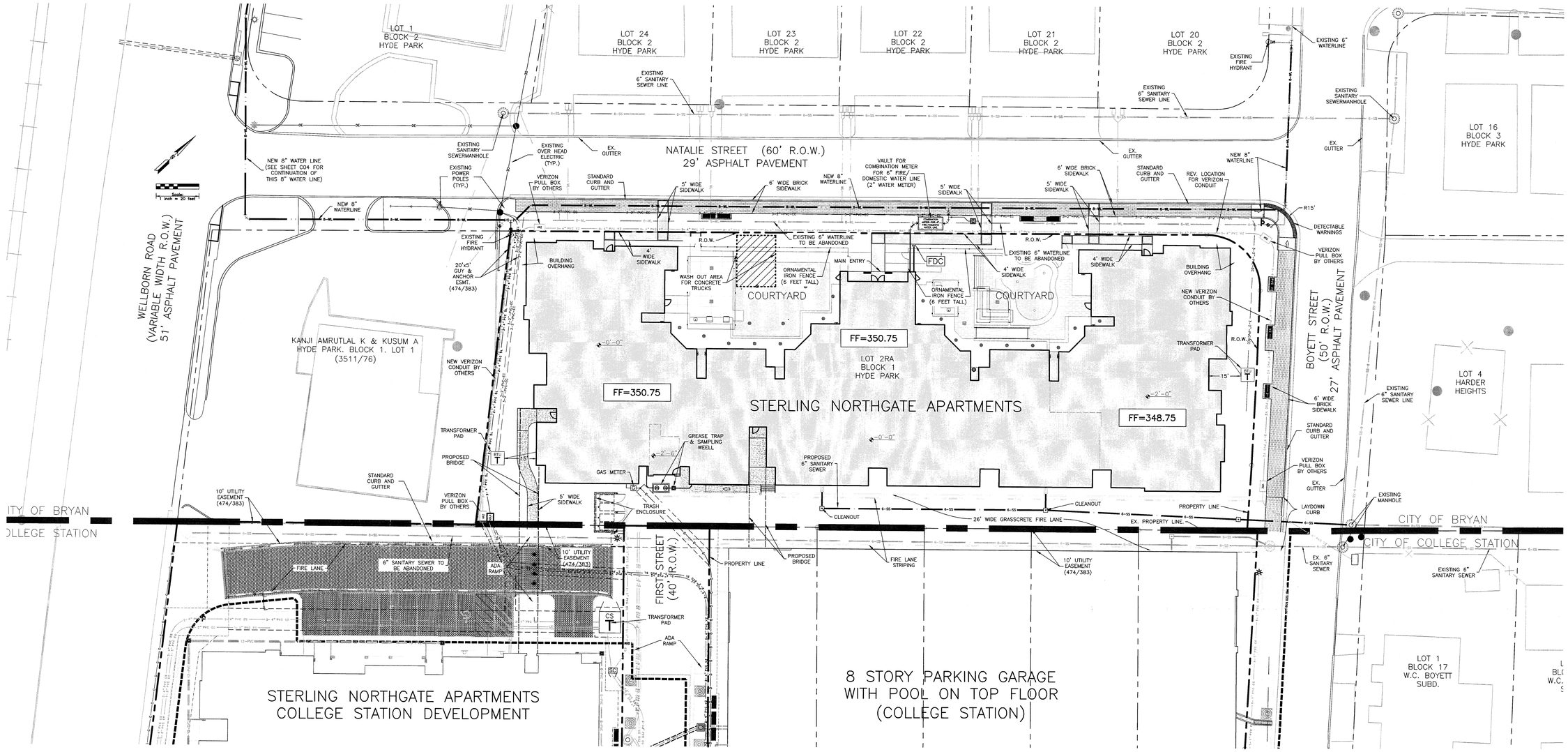
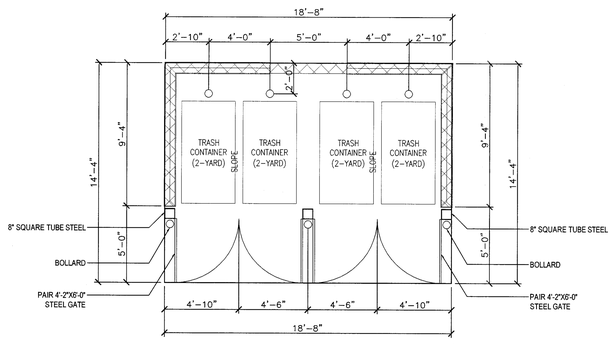
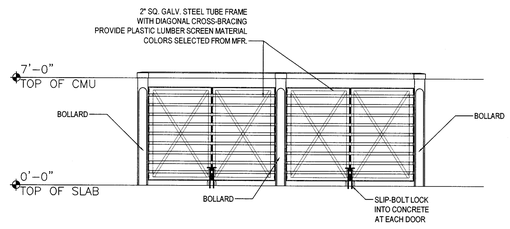
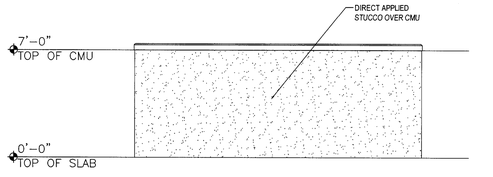


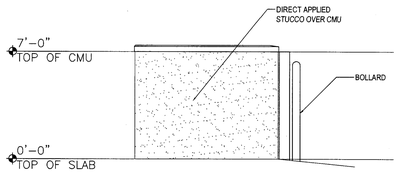

TRASH ENCLOSURE (PLAN)
(NOT TO SCALE)




TRASH ENCLOSURE (FRONT ELEVATION)
(NOT TO SCALE)




TRASH ENCLOSURE (REAR ELEVATION)
(NOT TO SCALE)




TRASH ENCLOSURE (RIGHT SIDE ELEVATION)
(NOT TO SCALE)
LEFT ELEVATION– MIRRORED VIEW

Drawn By:
Checked By:
Date Plotted: 16 December 2015
Issue Dates:
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions:

| | # | DATE | COMMENTS |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

STERLING NORTHGATE APARTMENTS (BLDG 1)
BRYAN, TEXAS
STERLING-A&M NORTHGATE, LLC

DEC 16 2015
RECEIVED

MITCHELL & MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

Firm #F-1443 12/16/15
STATE OF TEXAS
JOAQUIN U. JARAMILLO
116893
LICENSED PROFESSIONAL ENGINEER

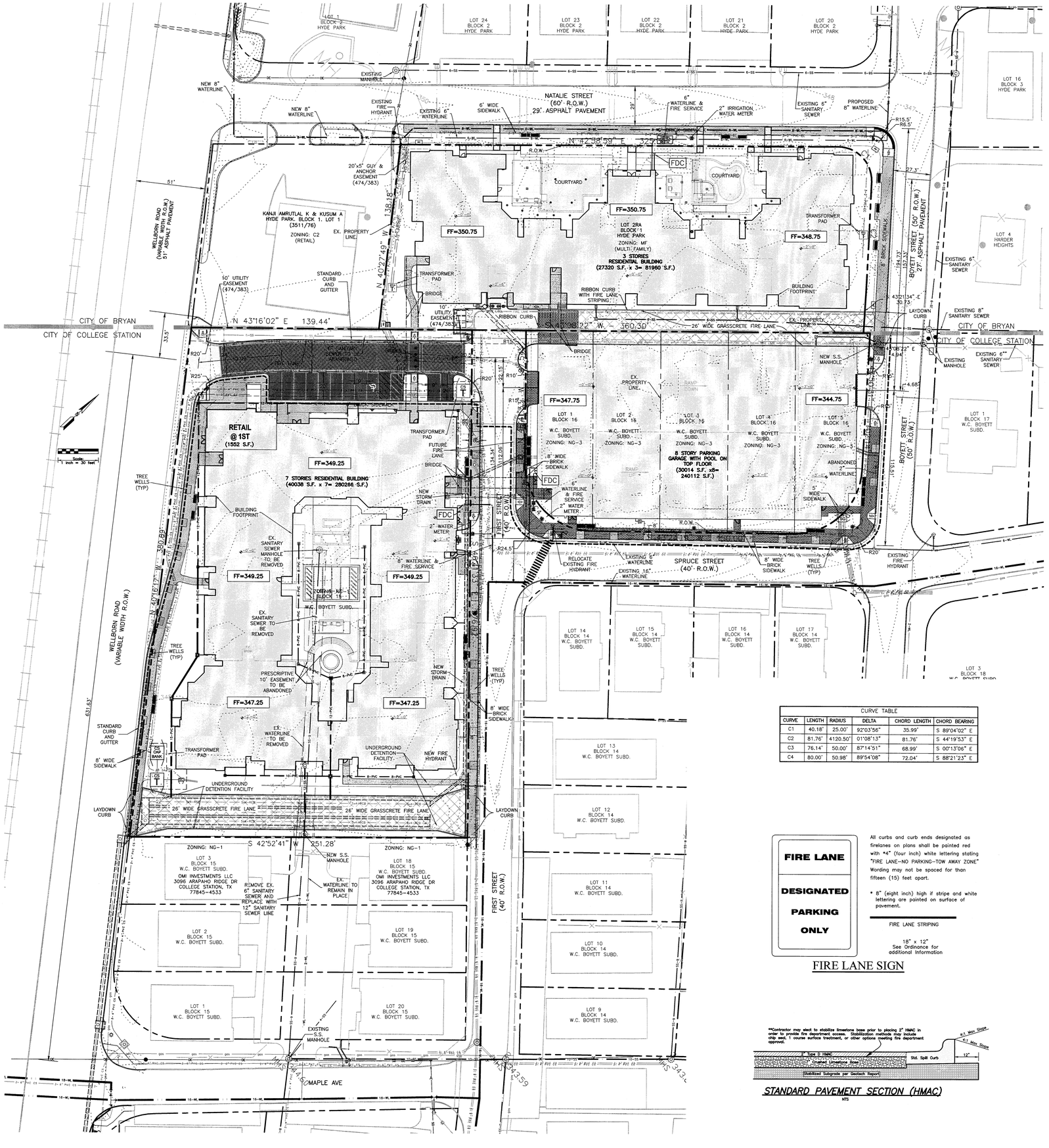
SHEET CONTENTS:
PARTIAL SITE PLAN - BRYAN

SHEET NO.
C-02

2015227

PERMIT SET - 10/15/2015

S:\1525\proj\1525-diversion northgate MF residential\2. Bryan\1525-C02-Partial-Site-Plan-Bryan.dwg




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING |
| C1 | 40.18' | 25.00' | 92°03'56" | 35.99' | S 89°04'02" E |
| C2 | 81.76' | 4120.50' | 01°08'13" | 81.76' | S 44°19'53" E |
| C3 | 76.14' | 50.00' | 87°14'51" | 68.99' | S 00°13'06" E |
| C4 | 80.00' | 50.98' | 89°54'08" | 72.04' | S 88°21'23" E |




All curbs and curb ends designated as firelanes on plans shall be painted red with "4" (four inch) white lettering stating "FIRE LANE–NO PARKING–TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart.

* 8" (eight inch) high if stripe and white lettering are painted on surface of pavement.

FIRE LANE STRIPING

18" x 12"
See Ordinance for additional Information

FIRE LANE SIGN




STANDARD PAVEMENT SECTION (HMAC)
NTS

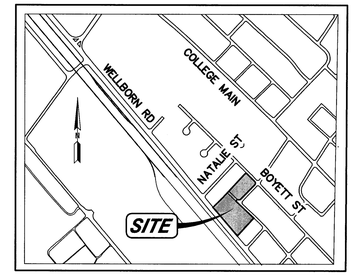
**SITE PLAN NOTES:**

1. Name of Project: Sterling Northgate Apartments (Parking Garage)
2. Legal Description: Lot 2RA, Block 1 Hyde Park Subdivision
   Address of property: 807 Natalie Street
3. Owner: Sterling–A&M Northgate, L.L.C.
   3411 Richmond Ave. Suite 200
   Houston, Texas 77046
   (832) 209–1200
4. Engineer: Mitchell & Morgan, L.L.P.
   3204 Earl Rudder FWY. S.
   College Station, Texas 77845
   (979) 260–6963
5. Architect: Humphreys and Partners Architects
   541 E. Horatio Ave, Ste. 100
   Maitland, Florida 32751
   (407) 339–9323
6. Zoning: PDH (Planned Development Housing)
7. Existing Use: Residential
   Proposed Use: Multifamily
8. Setbacks: Zero setbacks for this development.
9. Site Area: 1.123 Acres
10. Water Demands: min=0 gpm, average=11.87 gpm, max=23.75 gpm
11. Sanitary Demands: max= 45580 gpd
12. A TIA has Not been prepared for this site.
13. Water Meter Size: 2" Water meter
14. Sanitation service for this complex will be provided through the use of rollout trash containers. It will be the responsibility of management to assure rollouts are placed in an area accessible for pick up and returned to their enclosure with in 6 hours of pick up. Containers shall not block the fire lane.

This property is not located whitin a 100 – year flood hazard area as depicted from FLOOD INSURANCE RATE MAP No 48041C0305 F, Map Revised Date: April 2, 2014.

This property is Zoned PD per ordinance # 2115. The following are physical development standards that were approved with the PD zone:

1. Section 130–12.a – We are requesting that we be allowed to develop to a maximum density of 50 dwelling units per acre.
2. Section 62 Article IV – We are requesting zero setbacks for this development.
3. Section 62 Article IV. – We are requesting the maximum height restriction be changed from 35–FT to 50–FT.
4. Section 62.429.a1a – We are requesting a reduction to 10 percent of the developed area be required to be landscaped.
5. Parking for Lots 2R–6R Block 1 Hyde Park Addition will be provided within a parking garage located on Lots 1–5 Block 16 WC Boyett Subdivision. A parking agreement will be filed for record establishing this allowance.
6. Section 98–43 – We are requesting one (1) wall sign per facade facing ROW's ( We have two facades facing ROW's so would be requesting two signs) with 1 SF of sign area for each 1 LF of building frontage – max 300 SF per sign. We are requesting to be allowed to place these two wall signs on any building facade.




VICINITY MAP
(NTS)

**BRYAN DEVELOPMENT**

| 3 STORIES RESIDENTIAL BUILDING | | LEVEL 1 | LEVEL 2 | LEVEL 3 | | | TOTAL | BED COUNT |
|---|---|---|---|---|---|---|---|---|
| Unit A1 | 1BR/1BA | 4 | 4 | 4 | | | 12 | 12 |
| Unit B1 | 2BR/2BA | 3 | 3 | 3 | | | 9 | 18 |
| Unit D1 | 4BR/4BA | 4 | 4 | 4 | | | 12 | 48 |
| Unit D2 | 4BR/4BA | 4 | 4 | 4 | | | 12 | 48 |
| Unit E1 | 5BR/5BA | 3 | 1 | 1 | | | 5 | 25 |
| Unit E1 ALT | 5BR/5BA | 0 | 2 | 2 | | | 4 | 20 |
| | | 18 | 18 | 18 | | | 54 | 171 |
| Total Bldgs | 1 | | | | | | | |

**COLLEGE STATION DEVELOPMENT**

| 7 STORIES RESIDENTIAL BUILDING | | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | LEVEL 7 | TOTAL | BED COUNT |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit A1 | 1BR/1BA | 3 | 5 | 6 | 6 | 6 | 6 | 6 | 38 | 38 |
| Unit B1 | 2BR/2BA | 1 | 3 | 3 | 3 | 3 | 3 | 3 | 19 | 38 |
| Unit D1 | 4BR/4BA | 7 | 10 | 10 | 10 | 10 | 10 | 10 | 67 | 268 |
| Unit D2 | 4BR/4BA | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 33 | 132 |
| Unit E1 | 5BR/5BA | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 15 |
| Unit E1 ALT | 5BR/5BA | 0 | 2 | 3 | 3 | 3 | 3 | 3 | 17 | 85 |
| Unit B1 MODEL | 2BR/2BA | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 |
| | | 17 | 26 | 27 | 27 | 27 | 27 | 27 | 178 | 578 |
| Total Bldgs | 1 | | | | | | | | | |

**BRYAN DEVELOPMENT**
Parking Required = 171 (All bdrm units park at 1/bdrm)

**COLLEGE STATION DEVELOPMENT**
Parking Required = 617 (1 and 2 bdrm units park at 1.5/bdrm, all other units park at 1/bdrm)
Total Parking Required= Parking Required – 25% Reduction (Northgate) = (617–154) = 463

OVERALL PARKING REQUIRED B/CS DEVELOPMENT: 171+463 = 634

Total HC Required per Table 208.2, Chapter 2 of the Architectural Barriers Texas Accessibility Standards (TAS):

1 to 25 total parking spaces at facility ---> 1
501 to 1000 total parking spaces at facility ---> 2% of total

PARKING GARAGE = 684 PS * 2% = 14 HC Spaces required
16 HC spaces provided (2 Van Accessible)

SURFACE PARKING = 11 PS = 1 HC Space Required
1 HC Space provided (1 Van Accessible)

**PARKING GARAGE:**

| | |
|---|---|
| Regular Resident Vehicle Parking | 582 |
| Guest Parking | 51 |
| Handicap Van Accessible | 2 |
| Regular Handicap Accessible | 14 |
| Fuel Efficient Vehicle (FEV) | 35 |
| TOTAL VEHICLE PARKING @ GARAGE | 684 |

**SURFACE PARKING:**

| | |
|---|---|
| Regular Vehicle Parking | 10 |
| Handicap Van Accessible | 1 |
| TOTAL VEHICLE PARKING @ SURFACE | 11 |

TOTAL VEHICLE PARKING PROVIDED AT THIS SITE: 695

**GENERAL CONSTRUCTION NOTES:**

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

   a. Contact Dan Augsburger @ Suddenlink 595–2429
   b. Contact Richard Wallace @ Verizon 821–4752
   c. Contact Sam Weido @ CSU (Electrical) 764–6255
   d. Contact Butch Willis @ CSU (Water/Wastewater) 764–3660
   e. Contact Luis Cisneros @ Atmos Gas (Gas) 229–4627
   f. Contact David Hering @ BTU 204–2802
   g. Contact xxxxxxxxxxxx @ COB (Water Services) xxx–xxxx
   h. Contact xxxxxxxxxxxx @ COB (Sewer Services) xxx–xxxx

2. All construction shall be in accordance with the current City of Bryan (COB) Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of C.S. Electrical Division.
7. All materials & labor not identified as a Separate Bid item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Suddenlink Communications, CSU, ATMOS, and Verizon to adjust the location of existing facilities, if necessary.
13. The contractor is responsible for traffic control in accordance with TMUTCD. This is not a separate pay item.
14. Temporary spoil areas will be identified on site by owner.
15. All roof and ground–mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right–of–way or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
16. Exterior Building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
17. All dimensions are to the back of curb unless otherwise noted.
18. Contractor shall coordinate with BTU for location of all new power poles to be set.
19. Contractor is responsible for cost & installation of all electrical conduit for BTU service area.
20. Contractor shall be aware of possible buried concrete rubble and debris on site. If any is found during utility construction, contractor shall over–excavate the area to remove debris prior to utility construction at the direction of the engineer.
21. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
22. NOTE: Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
23. Irrigation System – Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance.
24. Fire Sprinkler System – Potable Water supply must be protected by testable double check valve assembly, and install as per City Ordnance.
25. All gates will be required to have "Knox" hardware as approved by the Fire Marshall's Office for emergency entry.

Drawn By:
Checked By:
Date Plotted: 16 December 2015
Issue Dates:

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions:

| # | DATE | COMMENTS |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

# STERLING NORTHGATE APARTMENTS (BLDG 1)
BRYAN, TEXAS
**STERLING-A&M NORTHGATE, LLC**

DEC 16 2015
RECEIVED


MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F–1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com


Exp. 8-1-2017
12/16/15
STATE OF TEXAS
JOAQUIN U. JARAMILLO
116893
LICENSED PROFESSIONAL ENGINEER

SHEET CONTENTS:
OVERALL SITE PLAN - BRYAN

SHEET NO.
C-01

2015227

PERMIT SET - 10/15/2015

S:\15Proj\1525-dinwiddie northgate, MF residential\2. Bryan\1525-C01-Overall-Site-Plan-Bryan.dwg