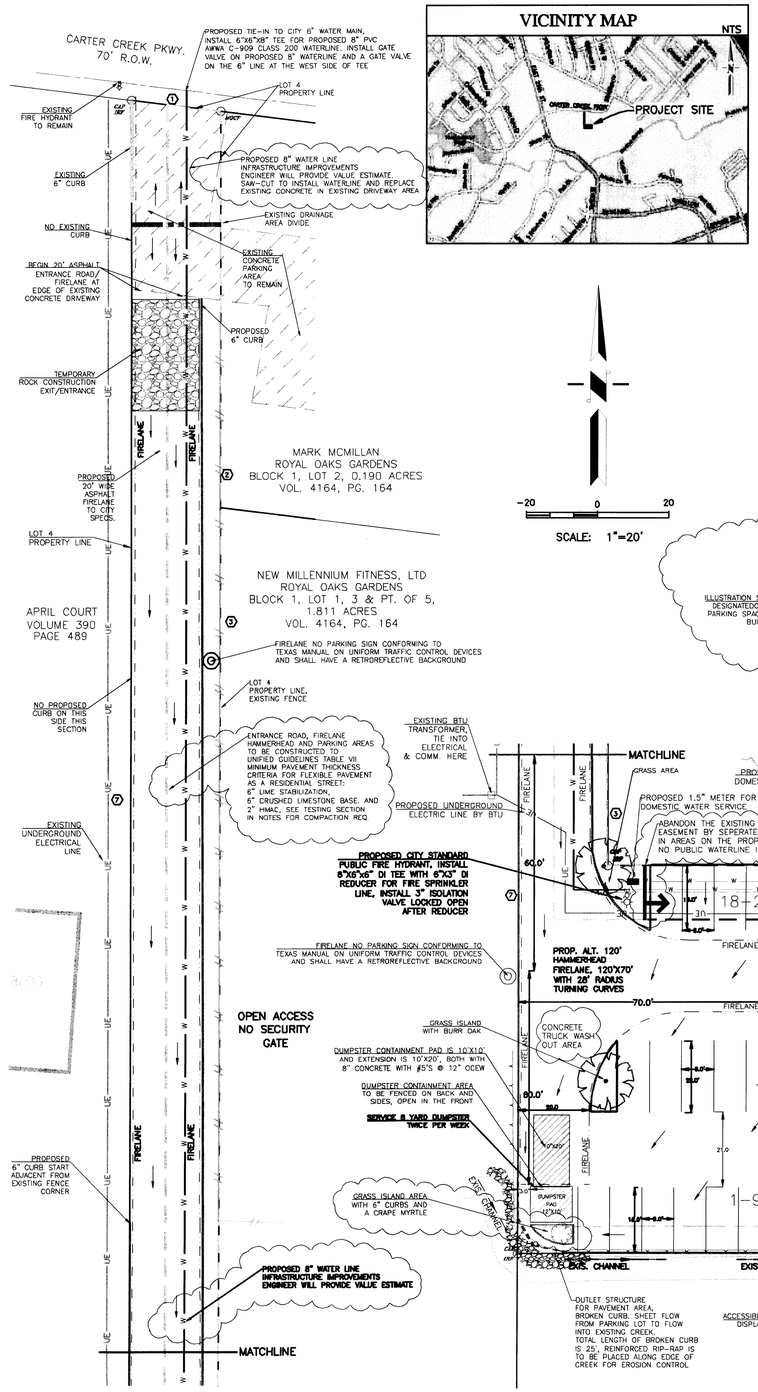


VICINITY MAP

SCALE: 1"=20'

CONSTRUCTION MATERIALS TESTING & INSPECTIONS:

INSPECTIONS : All construction is subject to inspection by the City of Bryan Construction Inspectors. The contractor must coordinate all required inspections with the appropriate City Official.

CONCRETE INSPECTIONS : Concrete compressive strength test cylinders shall be made according to ACI specifications at the frequency of 1 set of 4 cylinders (7,28,28,R) every 50 yards of concrete placed, not less than one set per day of concrete placement.

PAVING SUBGRADE INSPECTIONS : In place nuclear moisture density tests shall be taken every 5,000 sqft per 6" compacted lift of fill, lime stabilized subgrade and crushed limestone base course.
Proof Roll subgrade prior to fill over entire site, and proof roll areas of cut after subgrade is established.
6% Lime Stabilized Subgrade shall achieve a minimum pH of 12.4 within 1 hour of obtaining sample from 48-hour remix, gradations requirements at remix is 100% pass 1 1/2" sieve, 85% pass 3/4" sieve and 60% passing No. 4 sieve.
Compaction requirements:
Structural fill & Lime Stabilized Subgrade: 98% to 102% density of standard proctor (ASTM D-698) at optimum to +4% moisture.
Crushed Limestone Base Course: 95% to 105% density of modified proctor (ASTM D-1557) at optimum to +4% moisture.
Crushed Limestone Base shall meet current TXDoT requirements with respect to WBM, gradations and plasticity index.
Rolling pattern for asphalt must be established by 3rd party inspection company. Tack coat must be placed consistently on top of base course. One hot sample should be obtained for every day of placement, and tested in a laboratory with appropriate TXDoT methods for air voids and HVEEM stability. Air voids should be between 2% and 5%, and HVEEM stability should be no less than 35. Cores shall be taken for thickness verification and tested for in place air void percentage. Payment for asphalt will be in accordance with standards set forth in the B/CS Unified Specification No. 330.

SWPPP:

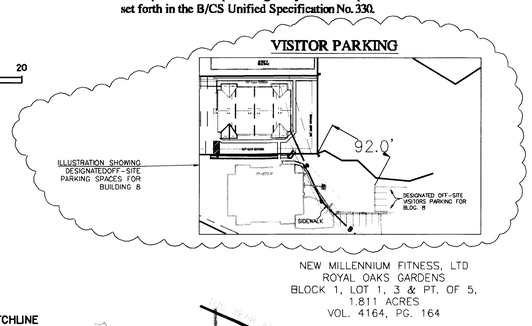
Project site is 0.826 acres, therefore due to the project site being less than one acre, is not required by TCEQ to be reported and does not fall under the guidelines of TPDES General Permit TXR150000. Although SWPPP best management practices are implemented for the project site.

FLOOD PLAIN INFORMATION:

According to the ammended Flood Insurance Rate Map complied by the Federal Emergency Management Agency for the National Flood Insurance Program, Community Panel No. 48041C0142C, Brazos County, TX dated September 19, 2000, it appears that a portion of the Royal Oaks Gardens, Lot 4, falls within the 100-year Flood Hazard Boundary, but not in the Floodway. The project falls into the Zone AE section of the flood plain fringe of Burton Creek, the 100-year flood elevation for the project site is considered to be 275.5 feet per intrepretation of the FEMA flood map and current revisions. The proposed elevation of the foundation slab of the proposed mulit-family dwelling is 277 feet, therefore creating 1.5 feet headway for the slab finish floor elevation above the 100-year flood elevation. A LOMR-F is to be completed and filed with the City of Bryan and FEMA by WBE prior to the request of certificate of occupancy, the developer assumes responsibility if problems should occur with the acceptance of the LOMR-F. A development permit will be filed with the City of Bryan with appropriate certifications upon application for building permit. An elevation certificate will also be filed to the City of Bryan upon completion of the foundation slab.

SITE DRAINAGE:

Flume on south-west corner of parking lot will drain into an existing creek utilizing bullrock on the creek edge to prevent erosion. No detention pond is required for this project as stated in the Unified Stormwater Design Guidelines, revised February 2008, in Appendix B: Region's Watersheds, Table B-1, which shows that no detention pond is required for areas of Burton Creek between E. 29th Street and Carter Creek.



PROPERTY LINES:

1	25.19'	S 82°53'23" E
2	110.51'	SOUTH
3	266.72'	SOUTH
4	219.70'	N 89°53'37" E
5	108.32'	SOUTH
6	244.70'	S 89°53'37" W
7	488.71'	NORTH

LEGEND

- PROPOSED SLOPE ARROW
- FLOW ARROW
- W — PROPOSED WATERLINES
- 100 - YEAR FLOODPLAIN LIMITS
- DRAINAGE AREA DIVIDE
- FILTER FABRIC FENCE
- 1 — PROPERTY LINE NUMBER, SEE LIST
- ROCK CONSTRUCTION EXIT / RIP-RAP
- FIRELANE-NO PARKING-TOW AWAY ZONE
- UE — PROPOSED UNDERGROUND ELECTRIC

SITE PLAN GENERAL NOTES:

GENERAL REQUIREMENTS:

GOVERNING CODE : The City of Bryan Code of Ordinances Chapters 62 (Land and Site Development Ordinance) and 130 (Zoning) and the B/CS Unified Design Guideline Manual.

REFERENCE STANDARDS : Reference to a specific section in a code does not relieve the contractor from compliance with the entire standard. The latest edition of the standard shall be used unless a specific date is indicated.

NOTE PRIORITIES : Notes on the individual drawings govern over these general notes.

SPECIFICATIONS : Refer to the contract specifications for information in addition to that contained in these notes and the structural drawings.

ARCHITECTURAL DRAWINGS : Refer to the architectural drawings for information including but not limited to: dimensions, elevations, utility connections and other sitework related items.

CONTRACTOR RESPONSIBILITIES : The contractor is responsible for the means and methods of construction and all job related safety standards. The contractor is responsible to be familiar with the work required in the construction documents and the requirements for executing the work in accordance with the governing ordinances and codes.

DISCREPANCIES : In case of discrepancies between these general notes, contract specifications and reference standards, the Engineer shall determine which govern. Discrepancies shall be brought to the attention of the Engineer before proceeding with work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price, without the approval of Engineer or Owner.

SITE VERIFICATION : The contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Engineer before proceeding with work.

EXISITING UTILITIES : The contractor shall determine the location of all existing underground utilities prior to earthwork. Any utility information shown on the drawings and details is approximate and not necessarily complete.

ZONING:

The property is zoned C-1 (Office) District. On November 6, 2008, the Bryan Planning and Zoning Commission approved a Conditional Use Permit to allow multi-family residential use on this property, subject to compliance with certain conditions (case no. CU08-13). Please refer to the Planning and Zoning Commission meeting minute record of November 6, 2008 for a list of these conditions.

PARKING ANALYSIS:

Proposed apartment building has 24 one bedroom units, therefore 24 total bedrooms. One parking space is required per bedroom, therfore 24 spaces are required. The project site only includes 21 spaces due to property size limitations and parking layout requirements. The other required parking spaces are to be used at the adjacent Royal Oaks Gardens Apartments via a filed Joint Use Agreement between lots 4, 5 & 6 of the Royal Oaks Gardens Subdivision. The adjacent complex has 56 extra spaces to be utilized.

ENVIRONMENTAL SERVICES / SOLID WASTE:

Proposed 12'x10' dumpster area with 3 sides wood fence, dumpster is proposed to be a 8 yard front lift type metal dumpster. The dumpsters will need to be scheduled to be picked up twice per week. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. Teh contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site. 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.

BUILDING INFORMATION:

There are no variances requested for minimum building setbacks or maximum height requirements, the proposed location of the apartment building is setback further than requirements on all sides and the roof is lower than requirements at highest point.
Minimum Front/Street Setbacks: 25 feet
Minimum Side & Rear Setbacks: 7.5 feet
Maximum Height: 35 feet
Proposed Gross Area: 20,376 SQFT, 3 Story @ 6,792 SQFT per floor
Proposed Maximum Height: 34'10" at peak

FIRE PROTECTION:

Proposed 6" waterline from Carter Creek Pkwy to the north-western side of the proposed parking lot, this line splits into a 2" private domestic water service line and a 3" private fire sprinkler service line, see Waterline Design Report. The proposed building is to be equipped with a sprinkler system for fire protection with a National Fire Protection Association (NFPA) approved 13R system, to be installed by SAFE, Inc. Part of the existing waterline easement will be abandoned by seperate instrument by a registered professional surveyor prior to the request for certificate of occupancy, see Exhibit 2 in Water Design Report.

LANDSCAPE ANALYSIS:

TOTAL LOT AREA : 0.826 ACRES = 35,981 SQFT
Approx. 80% of Site is Impervious Lot Coverage
LANDSCAPING: (15% OF LOT AREA) = 5,397 SQFT
POINTS REQUIRED: 5,397

EXISTING TREES TO REMAIN:
CANOPY TREES (LIVE OAKS) : 3 @ 225 = 675 POINTS
PROPOSED CANOPY TREES:
BUR OAKS (Quercus Macrocarpa): 11 @ 200 = 2,200 POINTS
PROPOSED NON-CANOPY TREES:
CRAPE MYRTLES (Lagerstroemia Indica): 13 @ 150 = 1,950 POINTS
HYDRO-MULCHED GRASS:
7,023 SQFT = 702 POINTS

TOTAL PROPOSED: 5,527 POINTS

Received
DEC 09 2008
Development & Engineering Services

ENTRANCE / FIRELANE

PARKING LOT / APARTMENT BUILDING

WELDON BROWN ENGINEERING, LC
1511 S. TEXAS AVE., #117
COLLEGE STATION
TEXAS 77840
(979) 492-1468

STATE OF TEXAS — REESE WELDON BROWN, III — 65511 — REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS CONTRACT DOCUMENT WAS AUTHORIZED BY REESE W. BROWN, III, PE 065511 ON 12/05/08

OWNER/DEVELOPER:
R. A. GALINDO, INC.
1920 WEST VILA MARIA,
SUITE 301
BRYAN, TX 77807
TEL. (979) 823-1920

REVISIONS: DATE & DESCRIPTION
1/21/08 REVISED PER SDRC REVIEW COMMENTS
11/26/08 REVISED PER SDRC REVIEW COMMENTS
12/08/08 REVISED PER SDRC REVIEW COMMENTS

ROYAL OAKS GARDENS, Bldg. #8

ROYAL OAKS GARDENS, LOT 4, 0.826 ACRES,
VOLUME 4164, PAGE 164
BRYAN, BRAZOS COUNTY, TEXAS

SHEET TITLE:
SITE PLAN
DATE: 10/13/08

C-1
OF 1