GENERAL NOTES:

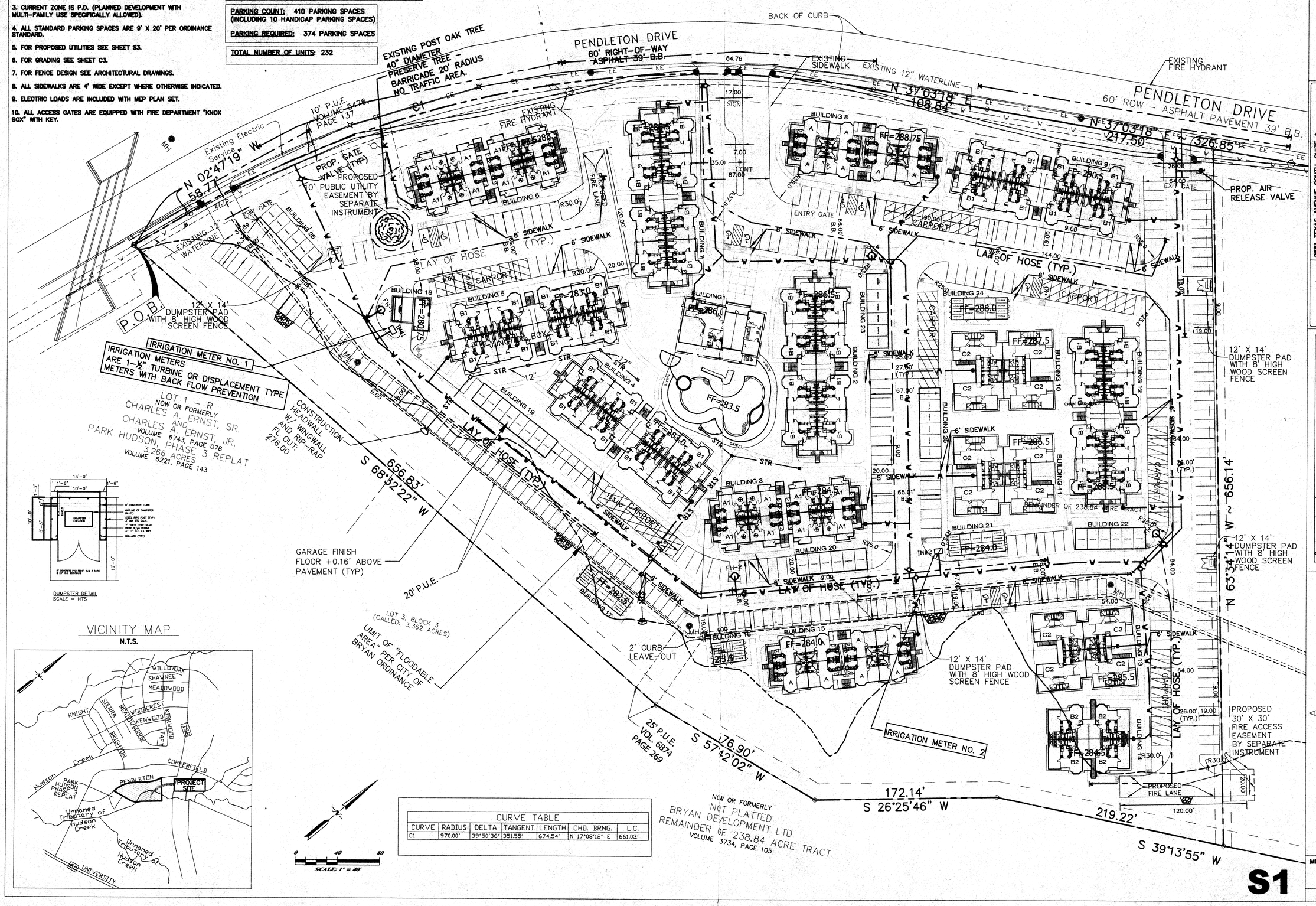
1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.
2. THIS SITE IS FOR MULTI-FAMILY RESIDENTIAL USE.
3. CURRENT ZONE IS P.D. (PLANNED DEVELOPMENT WITH MULTI-FAMILY USE SPECIFICALLY ALLOWED).
4. ALL STANDARD PARKING SPACES ARE 9' X 20' PER ORDINANCE STANDARD.
5. FOR PROPOSED UTILITIES SEE SHEET S3.
6. FOR GRADING SEE SHEET C3.
7. FOR FENCE DESIGN SEE ARCHITECTURAL DRAWINGS.
8. ALL SIDEWALKS ARE 4' WIDE EXCEPT WHERE OTHERWISE INDICATED.
9. ELECTRIC LOADS ARE INCLUDED WITH MEP PLAN SET.
10. ALL ACCESS GATES ARE EQUIPPED WITH FIRE DEPARTMENT "KNOX BOX" WITH KEY.

NOTE: REVISED "FLOODABLE AREA" LINE, SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING, INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON LOT TWO IS BASED ON AERIAL PHOTOGRAPHY ONLY, PER McCLURE & BROWNE ENGINEERING/SURVEYING, INC..

PARKING COUNT: 410 PARKING SPACES (INCLUDING 10 HANDICAP PARKING SPACES)

PARKING REQUIRED: 374 PARKING SPACES

TOTAL NUMBER OF UNITS: 232



DUMPSTER DETAIL
SCALE = NTS

VICINITY MAP
N.T.S.

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	970.00'	39°50'36"	351.55'	674.54'	N 17°08'12" E	661.03'

S1

STATE OF TEXAS
LEHWOOD S. ADAMS
63357
REGISTERED
PROFESSIONAL ENGINEER

MDG
MUNICIPAL DEVELOPMENT GROUP
2551 TEXAS AVENUE SOUTH, SUITE A
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REV.	DATE	BY	COMMENT
C	6/14/06	DH	REVISIONS PER CITY OF BRYAN
B	6/1/06	SB	REVISIONS PER CITY OF BRYAN
A	5/5/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: SITE-PLAN
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

A SITE PLAN FOR PENDLETON PLACE APARTMENTS

LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608, PAGE 278
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS

Received
JUN 14 2006
Development & Engineering Services

MUNICIPAL DEVELOPMENT GROUP FILE NUMBER
000034-3757

C

LANDSCAPE LEGEND:

CANOPY TREES

- CHINESE PISTACH TREE 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)
- LIVE OAK 1-1/2" TO 3" CALIPER (TOTAL COUNT = 26)
- BRADFORD PEAR 1-1/2" TO 3" CALIPER (TOTAL COUNT = 66)

NON-CANOPY TREES

- REDBUD/CRAPE MYRTLE (TOTAL COUNT = 221)
- 2-15 GALLON SHRUB (TOTAL COUNT = 68) (20 EACH - 10'x1')

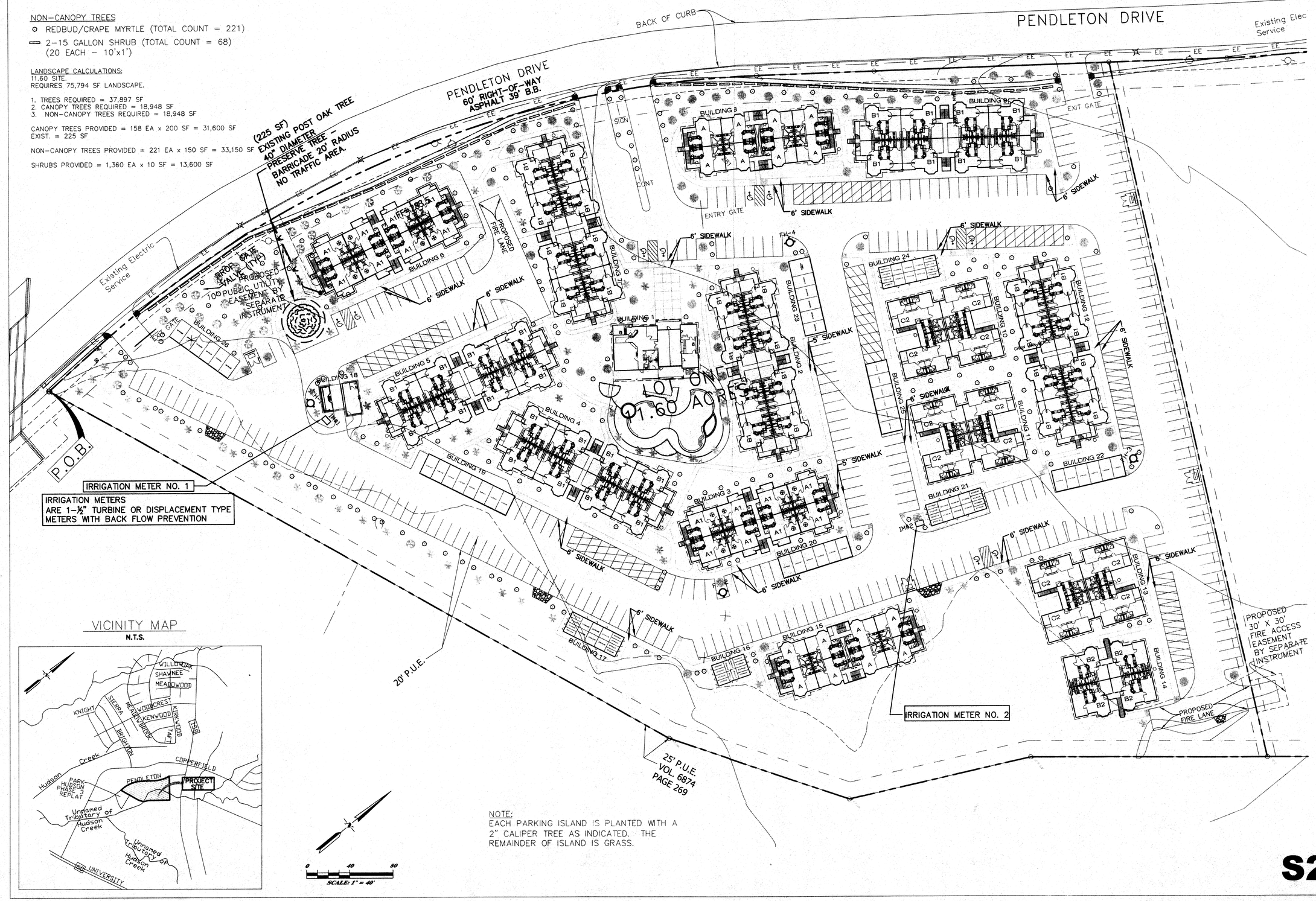
LANDSCAPE CALCULATIONS:
11.60 SITE.
REQUIRES 75,794 SF LANDSCAPE.

1. TREES REQUIRED = 37,897 SF
2. CANOPY TREES REQUIRED = 18,948 SF
3. NON-CANOPY TREES REQUIRED = 18,948 SF

CANOPY TREES PROVIDED = 158 EA x 200 SF = 31,600 SF
EXIST. = 225 SF

NON-CANOPY TREES PROVIDED = 221 EA x 150 SF = 33,150 SF

SHRUBS PROVIDED = 1,360 EA x 10 SF = 13,600 SF



VICINITY MAP
N.T.S.

NOTE:
EACH PARKING ISLAND IS PLANTED WITH A 2" CALIPER TREE AS INDICATED. THE REMAINDER OF ISLAND IS GRASS.

S2

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REV.	DATE	BY	COMMENT
C	6/14/06	DH	REVISIONS PER CITY OF BRYAN
B	6/1/06	SB	REVISIONS PER CITY OF BRYAN
A	05/05/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O J. HOUSING 2000, L.L.C.
6100 WESTPARK, SUITE 180
HOUSTON, TX. 77057

SCALE: 1" = 40' FILENAME: LANDSCAPING
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

SITE LANDSCAPING PLAN
A
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
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FILE NUMBER
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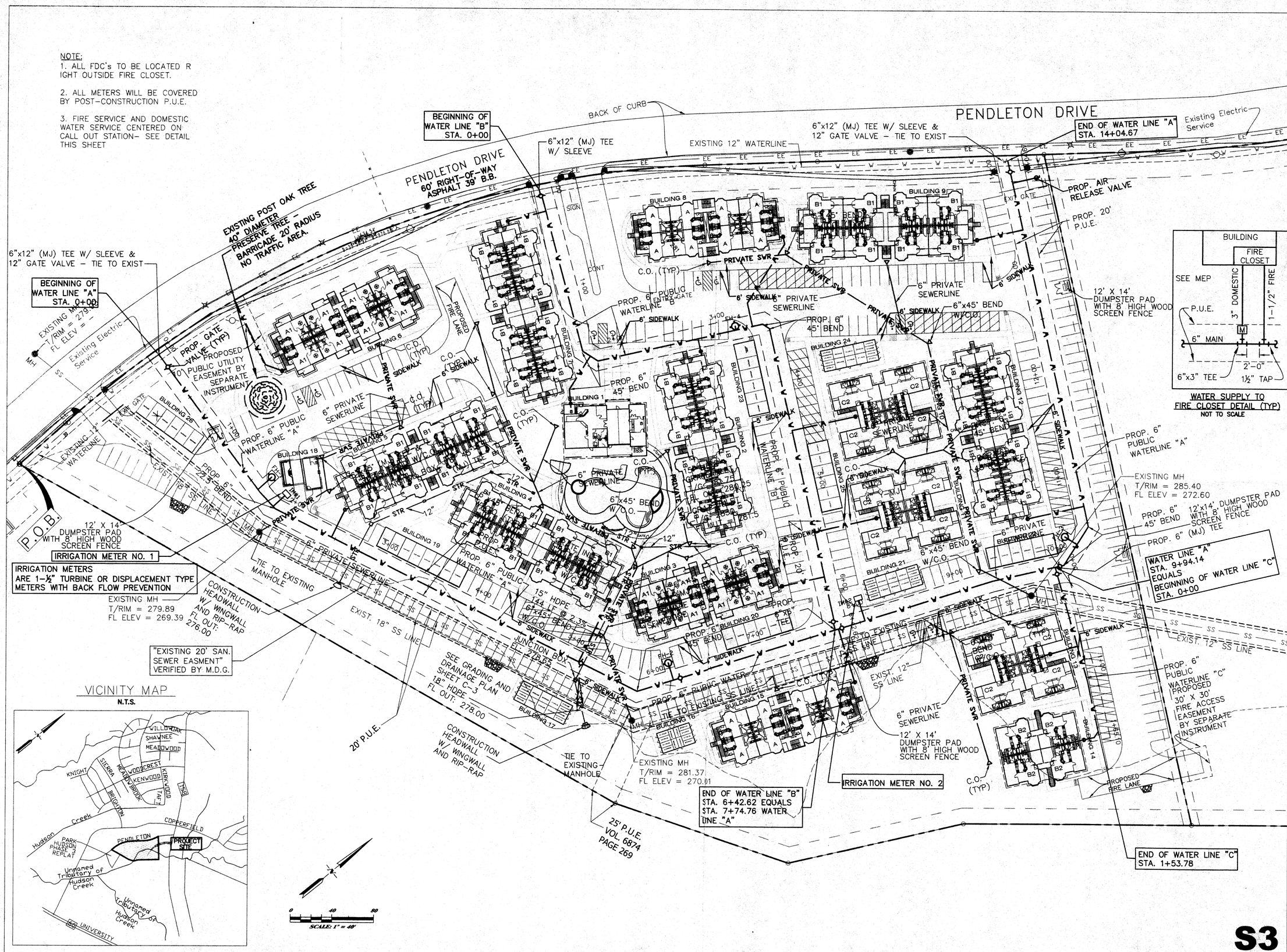
C

NOTE:
1. ALL FDC's TO BE LOCATED R IGHT OUTSIDE FIRE CLOSET.

2. ALL METERS WILL BE COVERED BY POST-CONSTRUCTION P.U.E.

3. FIRE SERVICE AND DOMESTIC WATER SERVICE CENTERED ON CALL OUT STATION- SEE DETAIL THIS SHEET



WATER SUPPLY TO FIRE CLOSET DETAIL (TYP)
NOT TO SCALE

VICINITY MAP
N.T.S.

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REV.	DATE	BY	COMMENT
C	6/14/06	DH	REVISIONS PER CITY OF BRYAN
B	6/1/06	SB	REVISIONS PER CITY OF BRYAN
A	05/05/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6400 BOAT ROCK, BERRY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: SITE-UTILITY
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.A.T. PAGE:

A SITE UTILITY PLAN FOR PENDLETON PLACE APARTMENTS

LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
J.W. SCOTT LEAGUE, A-49
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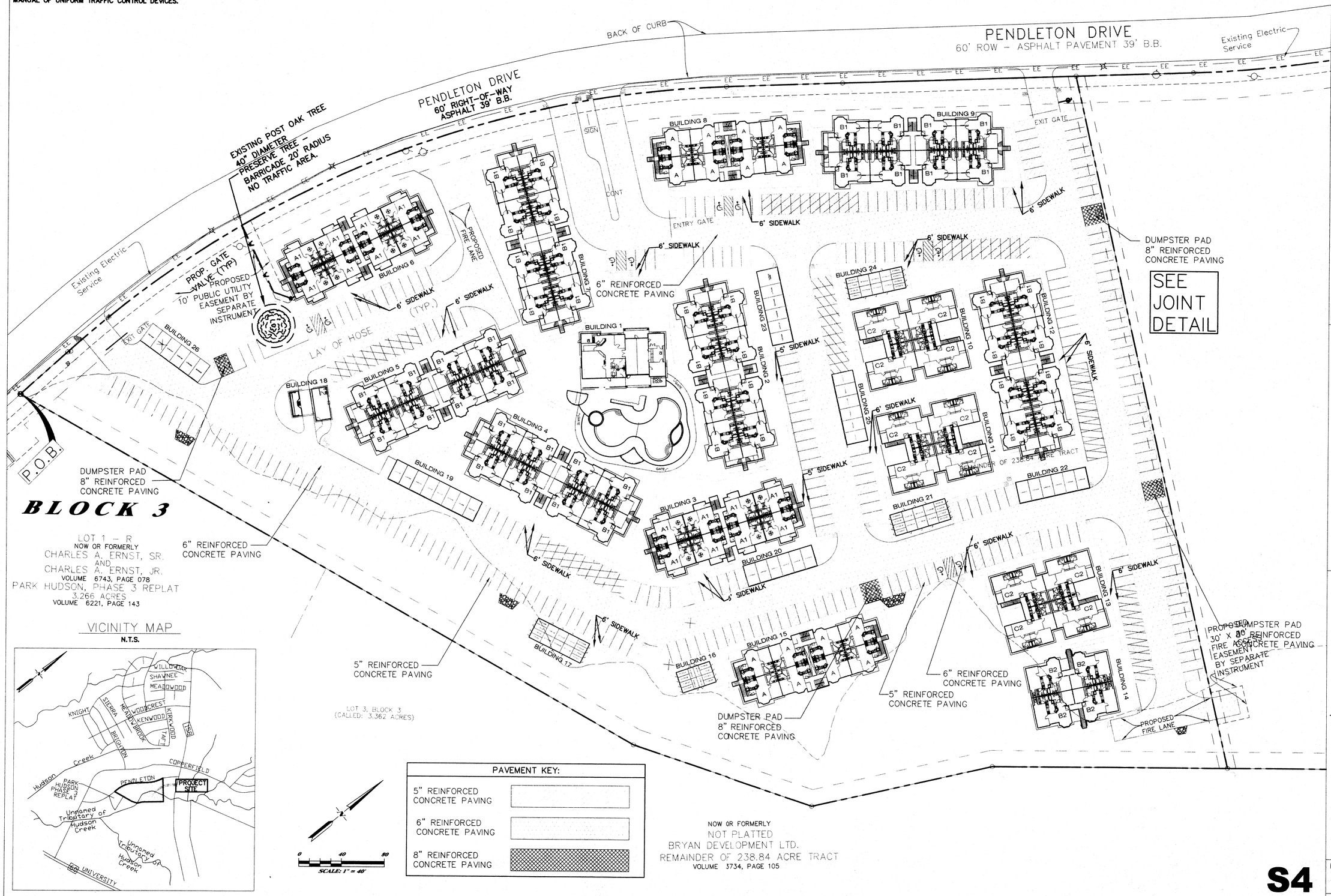
S3

GENERAL NOTES:

1. ALL PARKING STALLS SHALL BE STRIPED AS INDICATED.

2. ALL HANDICAPPED SPACES SHALL BE INDICATED BY STRIPING AND SIGNAGE IN ACCORD WITH THE HANDICAP SIGNAGE DETAIL.

3. FIRE LANES SHALL BE MARKED WITH CONTINUOUS PAINT STRIPING OR CURB STRIPING IN ACCORD WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



VICINITY MAP

N.T.S.

PAVEMENT KEY:	
5" REINFORCED CONCRETE PAVING	
6" REINFORCED CONCRETE PAVING	
8" REINFORCED CONCRETE PAVING	

S4

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B	6/1/06	SB	REVISIONS PER CITY OF BRYAN
A	5/5/06	SB	INITIAL SUBMISSION

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

SCALE: 1"=40' FILENAME: PWT/STRPG.
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

SITE PAVEMENT & STRIPING PLAN
A
FOR
PENDLETON PLACE APARTMENTS
LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
11.60 ACRES
VOLUME 6608 PAGE 278
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FILE NUMBER
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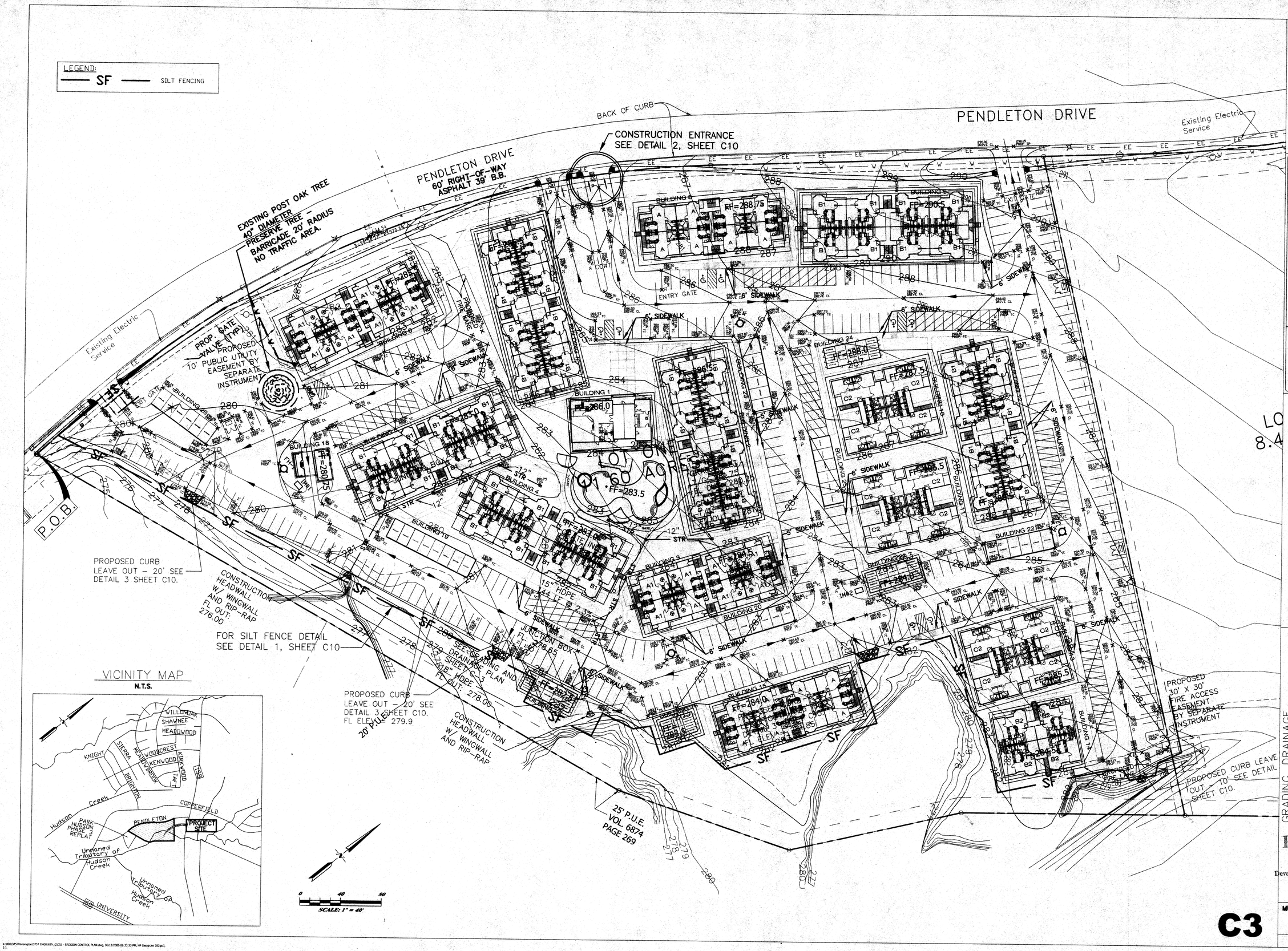

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SCALE: 1"=40' FILENAME: EROSION-PLN
PROJECT DATE: JANUARY, 2006
DRAWN BY: S.B. BOOK:
CHECKED BY: G.K.T. PAGE:

PREPARED FOR:
PENDLETON APARTMENTS, LTD
C/O HOUSING 2000
6303 BEVERLY HILLS, SUITE 180
HOUSTON, TX. 77057

GRADING, DRAINAGE, AND EROSION CONTROL PLAN FOR PENDLETON PLACE APARTMENTS

LOT 1, BLOCK 1
PENDLETON PLACE SUBDIVISION
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C3