

PARKING ANALYSIS:

- DUPLEX - 1 PARKING SPACE REQUIRED PER 1 BEDROOM
- 2 DUPLEXES PROPOSED WITH 3 BEDROOMS ON EACH SIDE FOR A TOTAL OF 12 BEDROOMS
- 12 PARKING SPACES ARE REQUIRED

GENERAL NOTES:

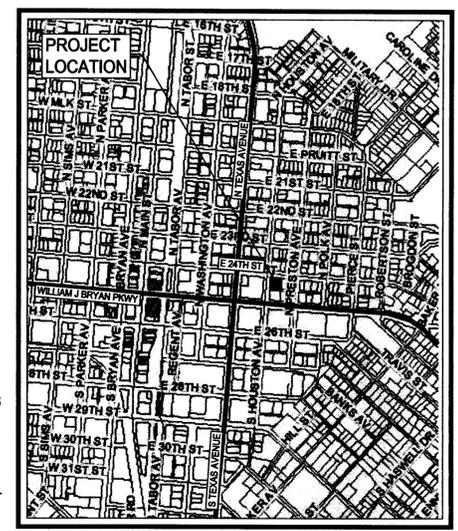
- PROPERTY ADDRESS: 503 E. 24TH STREET. LEAGEL DISCRPTION: BRYAN ORIGINAL TOWNSITE, BLOCK 52, LOTS 6, 7, AND 20' OF LOT 8 AND CONTAINING 0.32 ACRES OUT OF THE STEPHEN F. AUSTIN SURVEY, A-62, BRYAN, BRAZOS COUNTY TEXAS.
- SUBJECT PROPERTY ZONED RD-5 RESIDENTIAL DISTRICT 5000.
- PROPOSED DEVELOPMENT: 2 DUPLEXES WITH 3 BEDROOMS PER UNIT, ASSOCIATED PARKING AND LANDSCAPING.
- CITY OF BYRAN STANDARD DETAILS ARE TO BE USED UNLESS OTHERWISE NOTED.
- A VARIANCE FROM THE 25' FRONT SETBACK TO A 15' FRONT SETBACK IS REQUESTED AT THIS TIME. THE 15' FRONT SETBACK LINE OFF OF THE 24TH STREET 80' ROW IS THE SAME AS A 25' FRONT SETBACK LINE OFF OF A 60' ROW.
- IT IS PROPOSED TO CLOSE THE 20' ALLEY WAY FOR THE BLOCK. 10' OR .03 ACRES OF THE ALLEY WAY IS TO BE RELINQUISHED TO THE SUBJECT PROPERTY.
- IT IS PROPOSED TO REDUCE THE 80' ROW OF HOUSTON STREET FOR THE BLOCK TO 60'. THE 60' ROW IS TO BE DETERMINED FROM 30' RIGHT AND LEFT OF THE CENTERLINE. FOR THE SUBJECT PROPERTY THE ROW ACQUISITION IS 13.42 FEET OFF OF THE CURRENT ROW LINE, CONTAINING 0.04 ACRES.
- SUBJECT PROPERTY DOES NOT LIE WITH IN A 100 YEAR FLOOD PLAN AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48041C0133 C, EFFECTIVE DATE JULY 2, 1992.
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY KLING ENGINEERING AND SURVEYING SURVEY DATED APRIL 2008.
- 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 OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

WATER/SEWER ANALYSIS:

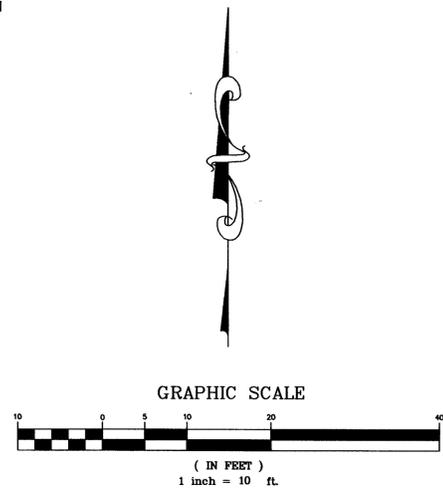
DOMESTIC WATER DEMAND:
 AVERAGE DAILY FLOW = 4 UNITS X 2.67 PERSONS PER UNIT = 10.68 GPH
 PEAK HOURLY FLOW = 10.68 GPH X 4 = 42.72 GPH OR 0.71 GPM
 PEAK HOURLY FLOW = 0.71 GPM

DOMESTIC SEWER DEMAND:
 PEAK HOURLY FLOW = PEAK HOURLY FLOW FOR WATER + 10% OF PEAK HOURLY FLOW FOR WATER = 0.71 GPM + (0.71*10) = 0.78 GPM
 PEAK HOURLY FLOW = 0.71 GPM

CALCULATION NOTES: 2 DUPLEX FOR A TOTAL OF 4 UNITS ARE PROPOSED. A POPULATION FACTOR OF 2.67 PERSONS PER UNIT USED FOR DEMAND CALCULATIONS, AS PER LAND USE DETERMINATION METHOD, BCS UNIFIED WATER DESIGN GUIDELINES 2006, PG 4.



	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	PROPOSED 6' CHAINLINK FENCE
	PROPOSED WATER SERVICE LINE
	PROPOSED SEWER SERVICE LINE
	PROPOSED CONCRETE DEMO AREA
	PROPOSED 0.03 ACRE ALLEY WAY ACQUISITION
	PROPOSED 0.04 ACRE HOUSTON STREET ROW ACQUISITION
	EXISTING CLEAN-OUT
	EXISTING GAS METER
	EXISTING TELEPHONE POLE
	EXISTING LIGHT POLE
	EXISTING WATER METER



REVISIONS

DATE	DESCRIPTION

PRELIMINARY PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION

Received
 APR 16 2008
 Development & Engineering Services

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CONSTRUCTION SITE PLAN
 PROJECT OF DUPLEX ADDITION FOR
 ROBERT HORTON
 BRYAN, BRAZOS COUNTY, TEXAS
 PROJECT No: C08-037 DRAWN BY: DMG CHECKED BY: JOB

ORIGINAL ISSUE DATE: 01.27.08
 PERMIT SET ISSUE DATE: 00.00.00
 CONSTRUCTION SET ISSUE DATE: 00.00.00
 DRAWING NUMBER:
C-2.0

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