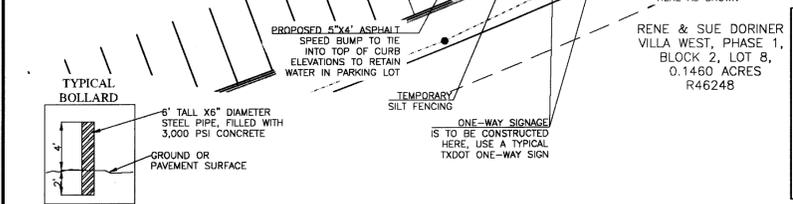
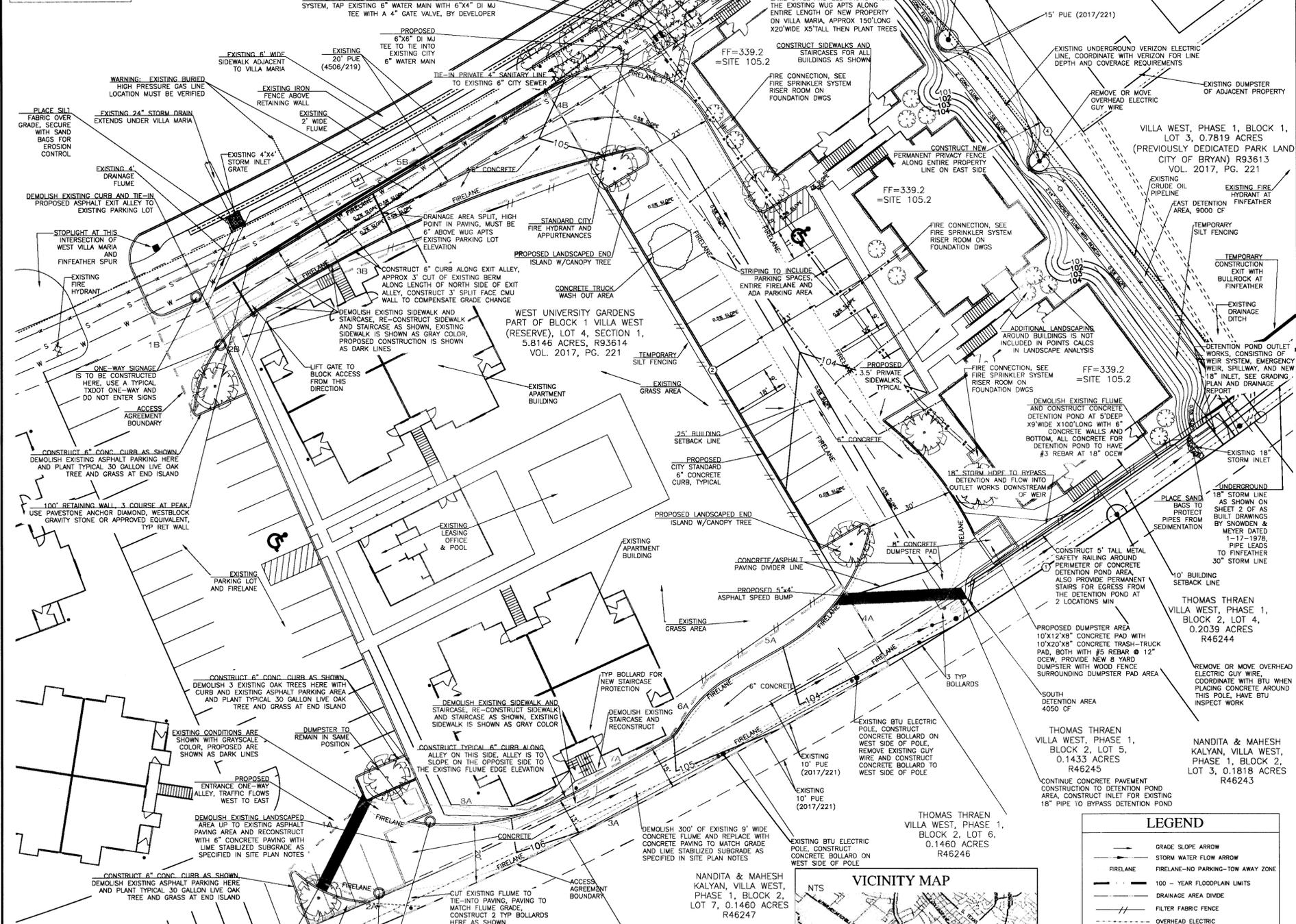
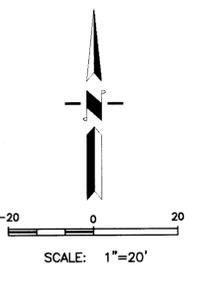


**ACCESS AGREEMENT BOUNDARY LINES:**

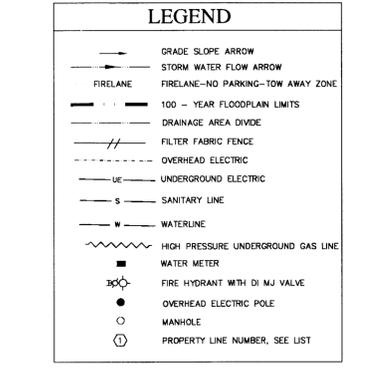
**ENTRANCE ALLEY**  
 1A: S48°25'18"W - 35.07'  
 2A: S68°31'14"E - 42.82'  
 3A: N56°16'25"E - 188.42'  
 R=1506.98'  
 4A: N30°47'42"W - 32.00'  
 5A: S55°11'14"W - 56.67'  
 6A: S32°50'21"W - 23.31'  
 7A: N62°55'14"E - 55.27'  
 8A: N87°12'43"W - 56.52'

**EXIT ALLEY**  
 1B: S23°18'33"W - 43.46'  
 2B: N28°21'0"E - 36.95'  
 3B: N66°55'7"E - 130.67'  
 4B: N30°47'42"W - 27.77'  
 5B: S63°37'55"W - 156.25'



**PROJECT PROPERTY LINES:**

①	154.14'	N 56°16'25" E	R=1506.98'	A=154.20	T=77.17
②	240.00'	S 30°47'42" E	D=5°51'46"		
③	129.59'	N 56°16'25" E	R=1266.98'	A=129.65	T=64.88
④	240.00'	S 36°39'28" E			



**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 BCS 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, civil and architectural drawings.

**ARCHITECTURAL DRAWINGS:** Refer to the architectural drawings for building information including but not limited to: architectural changes, dimensions, elevations, and utility connections.

**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. The contractor is responsible to verify all existing utility locations with Dig Toss prior to commencement of work, report discrepancies to the Engineer and Owner.

**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. Any existing utility information shown on the drawings and details is considered approximate and not necessarily complete.

**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.

**INSPECTIONS:** All construction is subject to inspection by the Building Official in accordance with BCS 108. The contractor must coordinate all required inspections with the City of Bryan.

**STORMWATER POLLUTION PREVENTION (SWP3):**

Project site is 0.7819 acres, therefore due to the project site being less than one acre, this project is not required by TCEQ to be reported and does not fall under the guidelines of TPDDES General Permit TXR150000. Although SWPPP best management practices are designed and implemented for the project, erosion control silt fencing and a silt fence construction exit are to be installed as shown on the Site Plan.

**FLOOD PLAIN INFORMATION:**

According to the Flood Insurance Rate Map compiled by the Federal Emergency Management Agency for the National Flood Insurance Program, Community Panel No. 48041C0141C, Brazos County, TX dated July 2, 1992, it appears that NO PORTION of the property and/or project site falls within the 100-year Flood Hazard Boundary.

**DRAINAGE:**

The parking area, entrance alley and partial building runoff is to drain to the centerline of the parking area on the South side of the parking lot to an existing 18" inlet pipe. The exit alley is to drain to the West to the existing 4" x 4" grate box inlet structure. See the Project Drainage Report and Grading Plan for further information of stormwater on-site detention.

**PARKLAND DEDICATION:**

Parkland Dedication requirement is to be accomplished by monetary payment in lieu of land dedication, as approved by City Officials of Parks and Recreation: the Parkland Dedication Fee for this multi-family project is \$133 per dwelling unit and Park Development Fee is \$292 per dwelling unit.

Parkland Dedication Fee: \$133 x 24 dwelling units = \$3,192  
 Park Development Fee: \$292 x 24 dwelling units = \$7,008  
 Total: \$10,200.00

**UTILITIES:**

THE EXACT LOCATIONS OF ALL UTILITIES MUST BE VERIFIED IN THE FIELD. ALL UTILITY LOCATIONS SHOWN ON THIS SITE PLAN ARE APPROXIMATE.

Water: One proposed fire hydrant on the Northwest corner of the proposed parking lot. Thrust blocks, pvc pipe, valves, hydrant, mechanical joints, bedding, disinfection and hydraulic testing are to be in accordance with the 2009 BCS Unified Specifications. One private domestic water line with one connection to each building is proposed.

Fire: One private fire water line with one connection to each building sprinkler system is proposed.

Sanitary: All lines are to be private.

Storm: See Drainage section of these notes.

Communications & Electric: All to be underground with locations and sizes coordinated with and designed by local providers. BTU must be contacted to coordinate and schedule moving of guy wires on 3 electric poles on the South edge of property, as shown on the Site Plan.

Gas: No gas lines are proposed for construction.

Existing Utilities are to be located and verified in the field by the contractor, providers are to be contacted via Dig Toss prior to any excavations on the site. The locations shown on the civil drawings are considered approximate, any deviations of actual locations versus as shown on the plans must be immediately reported to the Engineer and Owner. WARNING: there is an existing high pressure gas line buried along the north edge of the property.

**LANDSCAPE ANALYSIS:**

Total Lot Area: 0.7819 acres = 34,060 sqft  
 Landscaping: (17%) = 5,790 sqft

REQUIRED: 5,790 POINTS

All existing trees on the property are initially proposed to be removed from the site. According to the specifications for the West Villa Maria Corridor Overlay District, all proposed trees, canopy and non-canopy, must have a trunk caliper of more than 3" and be a minimum of 8' in height. Also, as required Live Oaks have year-round foliage and Crepe Myrtles are a flowering deciduous species in which both are recommended for the Brazos Valley.

Proposed Landscaping (ALL CONTAINER GROWN):  
 Canopy Trees (Live Oaks, 3"+): 9 @ 350 = 3,150 Points  
 Non-Canopy Trees (Crepe Myrtles, 3"+): 12 @ 225 = 2,700 Points

**TOTAL PROPOSED: 5,850 POINTS**  
 (60 Points in excess of minimum requirements)

**IRRIGATION:**

All landscaped areas will be watered with an underground timed cycle irrigation system which shall be designed and installed by a licensed contractor.

**PROJECT DESCRIPTION:**

The project is an expansion of 3 multi-family buildings to the existing West University Gardens Apartments located at 999 W. Villa Maria Ave., Bryan, TX 77801. The project site is located on the south side of West Villa Maria Rd due west of Finfeather Rd, the property is situated directly to the East of the existing apartment complex. The project is located in the West Villa Maria Corridor Overlay District, the expansion development is to conform to the requirements and standards of this overlay district as much as possible without changing the continuity and appearance of the existing apartment complex. The property was previously owned by the City of Bryan as parkland dedicated property, R. A. Galindo, Inc. recently purchased the property through public auction after being voted by taxpayers via ballot to be sold. Three (3) buildings of 8 units each are proposed for construction on the property, the buildings are described below in building information. A parking lot with 24 spaces including one handicap space is proposed to be constructed adjacent to the proposed buildings. Access to this parking lot is to be two 13 ft wide one-way private alleys which connect to the existing apartment complex parking lot and firelane. The alleys are to serve as access for renters, trash pickup and fire/emergency vehicles to the 3 proposed buildings, and shall be marked as no parking firelanes. The entrance alley is to be located south of the existing apartment leasing office and pool, which traffic will flow from west to east; and the exit alley is to be located to the north of the existing leasing office and pool, which traffic will flow from east to west. This design of traffic access is proposed for safety due to traffic congestion and difficulty of access from the newly constructed intersection and stoplight of Finfeather Rd and West Villa Maria Rd.

**ZONING:**

The property was approved on November 5, 2009 by the Planning and Zoning Commission to be re-zoned from the current C-2 (Retail) District to MF (Multi-Family Residential); Case No. RZ09-18.

**BUILDING INFORMATION:**

There are no variances requested for minimum building setbacks or maximum height requirements, the proposed location of the apartment buildings are setback at or further than minimum requirements on all sides and the roofs are to be designed lower than requirements at highest point, all 3 buildings are 2 story.

Building Basics: 3 buildings; 2 buildings (Bldgs 14 & 15) are to be 8 units each with 1 bedroom units and a study with one bathroom each; the other building (Bldg 16) is to be 8 efficiency units with one bathroom each. Totaling 24 units with a total of 24 bedrooms.

Gross Bldg Areas (Bldgs 14 & 15): 6,730 sqft ea. 2 Story @ 3,365 sqft per floor  
 Gross Bldg Area (Bldg 16): 4,280 sqft. 2 Story @ 2,140 sqft per floor  
 Site Size (Bldg 16): 2,140 sqft  
 The building square footages may be changed by the architect.

**PARKING ANALYSIS:**

The 3 proposed apartment buildings are to have a total of 24 units with a total of 24 bedrooms. One parking space is required per bedroom, therefore 24 spaces are required. As per conversations with Mr. Eddy Hare, no handicap parking spaces are required for this project.

**ADA: PRIVATE ACCESSIBILITY REVIEW:**

No EAB number is needed for a Private Accessibility Review for residential projects, single or multi-family which have no common area proposed in the project. This addition to the existing apartment complex has no proposed office or pool area included in the construction, only buildings with residential units.

**FIRE PROTECTION:**

Access to the property via fire truck is through the one-way 13 ft wide entrance firelane alley on the South edge of the property in which the firelane widens in the parking lot to a width of 23 ft. A variance to the typical 20' minimum firelane width for access of a property is requested due to safety issues concerning accessing the property with only one route adjacent to the newly constructed intersection and stoplight at West Villa Maria Rd and Finfeather Rd spur. In the proposed design in the case of an emergency where the South entrance alley was blocked, the North exit alley could be manually used to access the 3 proposed buildings. All turning radii proposed with this project are in accordance with communications with the Fire Marshal of a ladder truck. One fire hydrant is proposed for construction on the North side of the proposed parking lot. All 3 buildings are to be protected with 3 individual fire sprinkler systems as requested by the City of Bryan Fire Marshal. For further information see the Fire Flow Report.

**ENVIRONMENTAL SERVICES / SOLID WASTE:**

The proposed 12x10' dumpster area with 20x10' concrete dumpster pad is located at the end of the one-way entrance alley to the South of the proposed parking lot, location is shown on the Site Plan. A variance is requested to remove the requirement for the containment fence of the dumpster due to crime in the area, the containment fence is viewed by the property management to be a place for vandals to loiter and hide from residents and property management. The dumpster is proposed to be a 8 yard front lift type metal dumpster. The dumpster is to be scheduled to be picked up 2 times per week. During construction phase the contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the construction of this project. The 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.

The overhead electrical lines along the South edge of the entrance alley have been measured at approximately 16 ft above the concrete frame, these lines run adjacent to the alley and not directly above the alley.

**PAVEMENT DESIGN:**

All pavement areas are to be concrete.

**SUBGRADE:**

6" thick soil stabilization of 6% lime on an assumed 100 pf of in-situ clayey soils to 2 ft past back of curb lines, with resulting soil pH greater than or equal to 12.4, lime used shall meet the requirements of TxDOT DMS-6350 or DMS-6330, and placed in accordance with Section 32.11.29 of the 2009 BCS Unified Specifications.

**CONCRETE:**

Other than the dumpster pad the concrete pavement area is to be 6" thick 3,500 psi concrete with #4 @ 12" on center each way. The dumpster pad is to be 8" thick 3,500 psi concrete with #5 @ 12" on center each way.

Expansion joints are to be constructed of 1/2" thick joint material similar to J.D. Russel Co recycled joint material and utilize a sealing compound similar to Soudubert SL-1 at every 40 ft each way with sawed control joints every 20 ft each way during expansion joints. All concrete is to be placed in accordance with BCS Unified Specifications Section 32.13.13.

The entrance alley must match the grade and slope of the existing flume, with the centerline 1' below the top of adjacent curbs.

**WELDON BROWN ENGINEERING, L.C.**  
 TBPE# 10477  
 1511 S. TEXAS AVE., #117 COLLEGE STATION, TEXAS 77840  
 (979) 492-1468

STATE OF TEXAS  
 REGISTERED PROFESSIONAL ENGINEER  
 REESE WELDON BROWN, III  
 65511  
 License No. 101-20-10

THE SEAL AND SIGNATURE APPEARING ON THIS CONTRACT DOCUMENT WAS AUTHORIZED BY REESE W. BROWN, III, PE #65511 ON 1-20-10

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

REVISIONS: DATE & DESCRIPTION	REVISOR	DATE	DESCRIPTION
R1	10/07/09	10/07/09	REVISED PER SDC PERMITS
R2	11/09/09	11/09/09	REVISED PER SDC PERMITS
R3	12/09/09	12/09/09	REVISED PER SDC PERMITS
R4	12/29/09	12/29/09	REVISED PER SDC PERMITS
R5	1/16/10	1/16/10	REVISED PER SDC PERMITS
R6	1/16/10	1/16/10	REVISED PER SDC PERMITS

**WEST UNIVERSITY GARDENS APTS EXPANSION**  
 VILLA WEST PHASE 1, BLOCK 1, LOT 3  
 0.7819 ACRES, VOLUME 2017, PAGE 221  
 BRYAN, BRAZOS COUNTY, TEXAS

SHEET TITLE  
**SITE PLAN**  
 DATE: 9/21/09

**RECEIVED**  
 JAN 21 2010  
 Development & Engineering Services

**C-1.1**