

- NOTES:
- PROPOSED WATER METER WILL BE PURCHASED THROUGH THE CITY OF BRYAN WATER SERVICES DEPARTMENT AND INSTALLED BY THE CONTRACTOR WITH INSPECTION BY THE CITY OF BRYAN.
 - ZONING OF THIS PROPERTY IS PDD-PLANNED DEVELOPMENT. THE USE IS MULTI-FAMILY.
 - MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.
 - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PUBLIC SANITARY SEWER AND WATERLINE IMPROVEMENTS FOR THIS PROJECT.
 - ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN COLLEGE STATION 2009 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
 - NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - 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 WIND BLOWN LITTER FROM THE PROJECT SITE.

- DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
- NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.L.R.A. COMMUNITY NO. 481195, MAP NO. 4804100142C, EFFECTIVE JULY 2, 1992.
- BEARING SYSTEM SHOWN HEREON IS BASED ON BEARINGS BASED ON GRID NORTH - NAD-27 - TEXAS STATE PLANE - CENTRAL ZONE.
- SEE GENERAL NOTES ON SHEET C1.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
- REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR GRADING AND DRAINAGE DESIGN.
- ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
- ON-SITE SOLID WASTE WILL BE SERVICED BY AN ON-SITE PRIVATELY SERVICED COMPACTOR.
- ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18.5'. THE PARKING LOT DRIVE ANGLES ARE 24' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES.

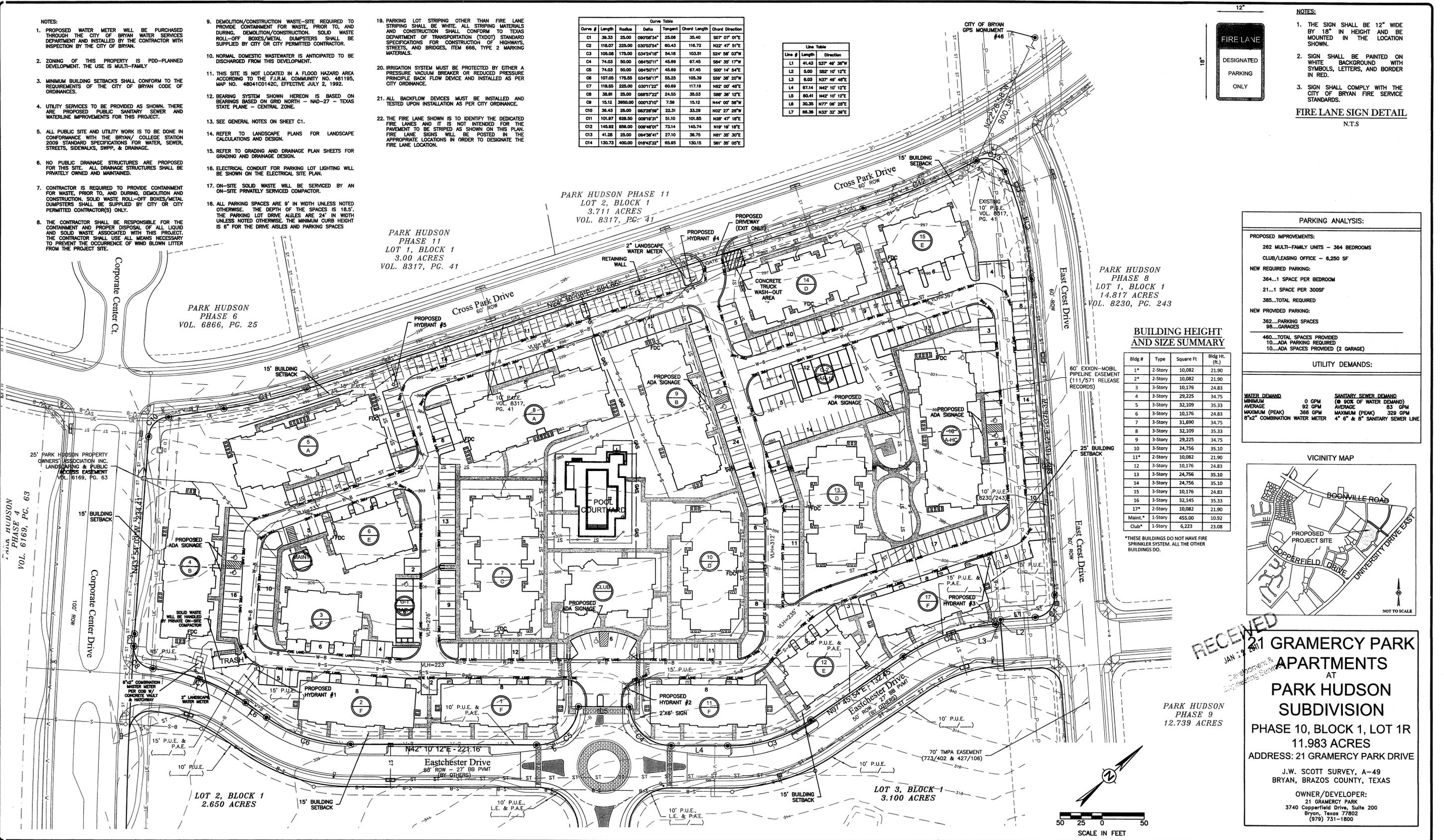
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
- IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE FIRE LANE SHOWN IS TO IDENTIFY THE DEDICATED FIRE LANES AND IT IS NOT INTENDED FOR THE PAVEMENT TO BE STRIPED AS SHOWN ON THIS PLAN. FIRE LANE SIGNS WILL BE POSTED IN THE APPROPRIATE LOCATIONS IN ORDER TO DESIGNATE THE FIRE LANE LOCATION.

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Direction
C1	38.33	25.00	090°08'34"	25.06	35.40	S07°07'01"E
C2	118.07	225.00	030°03'54"	60.43	116.72	N22°47'51"E
C3	105.08	175.00	034°24'18"	54.18	103.51	S24°58'03"W
C4	74.03	50.00	084°50'11"	45.89	67.45	S84°35'17"W
C5	74.03	50.00	084°50'11"	45.89	67.45	S07°14'54"E
C6	107.05	175.00	034°24'18"	55.25	105.39	S59°38'20"W
C7	118.05	225.00	030°03'54"	60.89	117.19	N82°00'49"E
C8	38.81	25.00	088°57'22"	24.55	35.03	S88°38'12"E
C9	15.12	3050.00	000°15'10"	7.56	15.12	N44°00'58"W
C10	38.43	25.00	083°38'59"	23.31	33.29	N02°27'28"W
C11	101.87	626.50	008°18'23"	51.10	101.85	N08°47'18"E
C12	145.88	886.00	008°48'00"	73.14	145.74	N10°18'18"E
C13	41.28	25.00	094°38'41"	27.10	38.75	N81°35'30"E
C14	130.73	400.00	018°43'32"	65.93	130.15	S81°38'05"E

Line Table

Line #	Length	Direction
L1	41.43	S37°49'35"W
L2	5.00	S82°10'12"E
L3	8.03	N37°49'48"E
L4	67.14	N42°10'12"E
L5	60.41	N42°10'12"E
L6	30.35	N77°00'28"E
L7	66.38	N37°32'39"E



- NOTES:
- THE SIGN SHALL BE 12" WIDE BY 18" IN HEIGHT AND BE MOUNTED IN THE LOCATION SHOWN.
 - THE SIGN SHALL BE PAINTED ON WHITE BACKGROUND WITH SYMBOLS, LETTERS, AND BORDER IN RED.
 - SIGN SHALL COMPLY WITH THE CITY OF BRYAN FIRE SERVICE STANDARDS.
- FIRE LANE SIGN DETAIL**
N.T.S.

PARKING ANALYSIS:

PROPOSED IMPROVEMENTS:
262 MULTI-FAMILY UNITS - 364 BEDROOMS
CLUB/LEASING OFFICE - 6,250 SF

NEW REQUIRED PARKING:
364...1 SPACE PER BEDROOM
21...1 SPACE PER 300SF
385...TOTAL REQUIRED

NEW PROVIDED PARKING:
362...PARKING SPACES
98...GARAGES

460...TOTAL SPACES PROVIDED
10...ADA PARKING REQUIRED
10...ADA SPACES PROVIDED (2 GARAGE)

UTILITY DEMANDS:

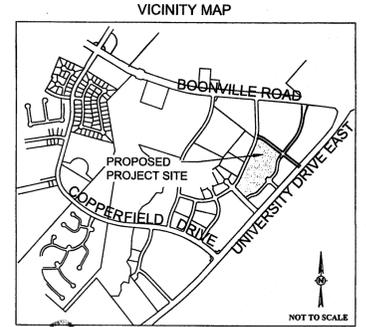
WATER DEMAND	MINIMUM	AVERAGE	MAXIMUM (PEAK)	SANITARY SEWER DEMAND	MINIMUM	AVERAGE	MAXIMUM (PEAK)
	0 GPM	92 GPM	365 GPM	(@ 90% OF WATER DEMAND)	83 GPM	320 GPM	320 GPM

8"x2" COMBINATION WATER METER 4" 6" & 8" SANITARY SEWER LINE

BUILDING HEIGHT AND SIZE SUMMARY

Bldg #	Type	Square Ft.	Bldg Ht. (ft.)
1*	2-Story	10,082	21.90
2*	2-Story	10,082	21.90
3	3-Story	10,176	24.83
4	3-Story	29,225	34.75
5	3-Story	32,109	35.33
6	3-Story	10,176	24.83
7	3-Story	31,690	34.75
8	3-Story	32,109	35.33
9	3-Story	29,225	34.75
10	3-Story	24,756	35.10
11*	2-Story	10,082	21.90
12	3-Story	10,176	24.83
13	3-Story	24,756	35.10
14	3-Story	24,756	35.10
15	3-Story	10,176	24.83
16	3-Story	32,145	35.33
17*	2-Story	10,082	21.90
Maint.*	1-Story	455.00	10.92
Club*	1-Story	6,223	23.08

*THESE BUILDINGS DO NOT HAVE FIRE SPRINKLER SYSTEM. ALL THE OTHER BUILDINGS DO.



RECEIVED
JAN 19 2011
Engineering & Surveying

21 GRAMERCY PARK APARTMENTS AT PARK HUDSON SUBDIVISION
PHASE 10, BLOCK 1, LOT 1R
11.983 ACRES
ADDRESS: 21 GRAMERCY PARK DRIVE

J.W. SCOTT SURVEY, A-49
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
21 GRAMERCY PARK
3740 Copperfield Drive, Suite 200
Bryan, Texas 77802
(979) 731-1800

MARK	REVISION	BY	DATE

SCHULTZ ENGINEERING LLC
TBPE NO. 12327
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON JANUARY 11, 2011.
ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	RCF	JPS	10-140	JANUARY 2011



21 GRAMERCY PARK
PARK HUDSON PHASE 10
BLOCK 1, LOT 1R - BRYAN, TX

SITE PLAN

SCALE

VERTICAL: _____
HORIZONTAL: 1"=40'
PLOTING SCALE: 1:1
FILE NAME: 10-140

SHEET
C2

DB