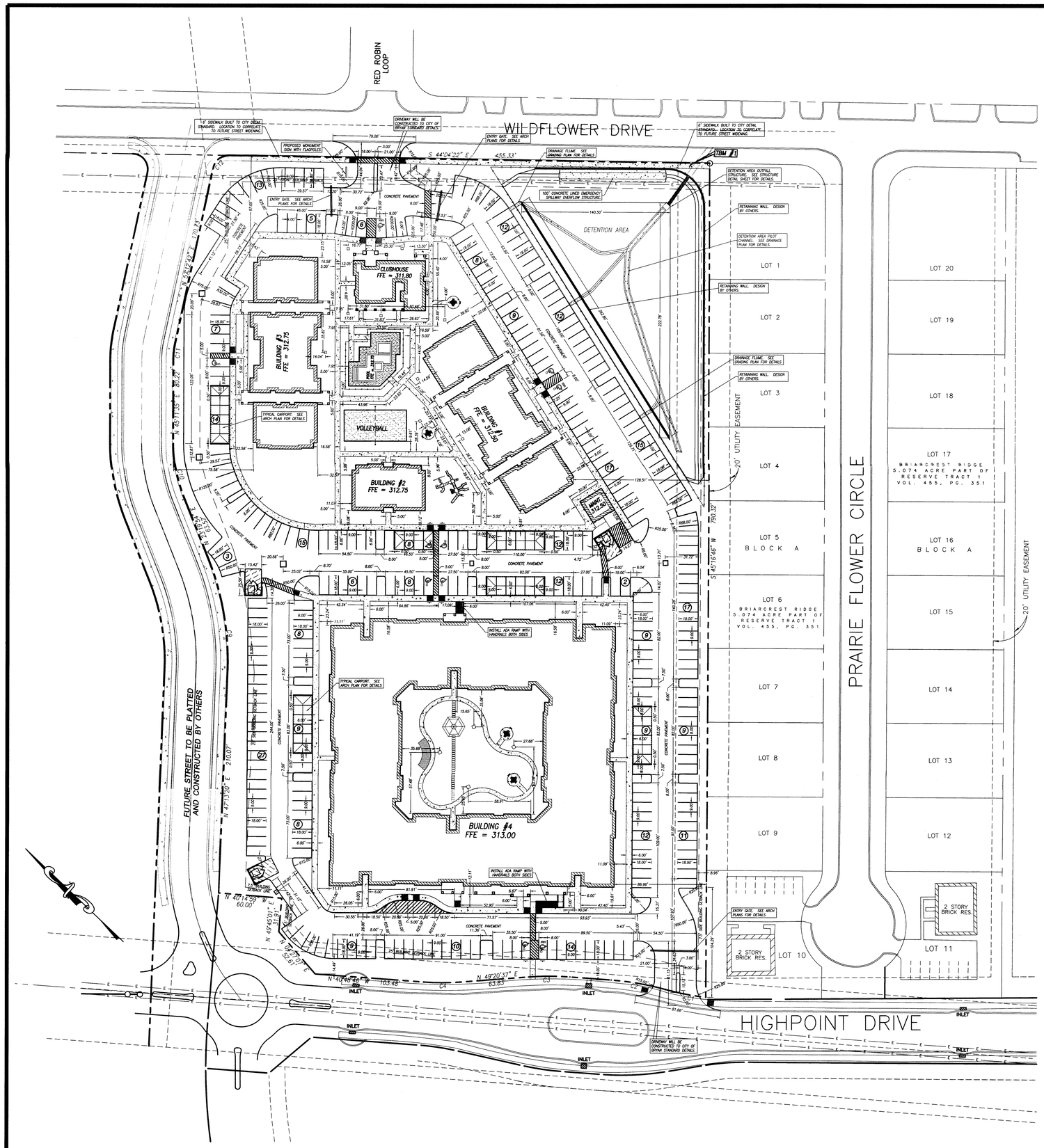

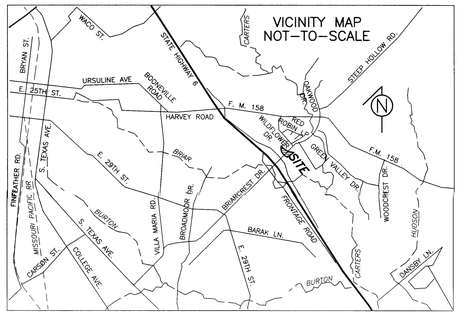

VICINITY MAP

NTS

SITE PLAN REVIEW GENERAL DATA

NAME OF DEVELOPMENT:	HIGHLAND VILLAS APARTMENTS
LEGAL DESCRIPTION OF PROPERTY:	BLOCK A, LOT 2R-3 OF HIGHLAND HILLS SUBDIVISION
NAME AND ADDRESS OF DEVELOPERS:	CARLISLE DEVELOPMENT GROUP, LLC DAN WILSON 2950 SW 27TH AVE., SUITE 300 MIAMI, FL 33133 MADHOUSE DEVELOPMENT SERVICES, INC HENRY FLORES 6209 LEDGE MOUNTAIN DRIVE AUSTIN, TX 78731
CIVIL ENGINEER:	CARNEY ENGINEERING T. CRAIG CARNEY, P.E. 4588 HINTON DR. PLANO, TX 75024
DRAFTSPERSON:	GAYLON W. MORELAND CARNEY ENGINEERING
ARCHITECT:	HUMPHREYS & PARTNERS ARCHITECTS, L.P. BOBBY FINTA 5339 ALPHA ROAD, SUITE 300 DALLAS, TX 75240
LANDSCAPE ARCHITECT:	BURY & PARTNERS DARYL BENKENDORFER 221 W. 6TH ST., SUITE 600 AUSTIN, TX 78701

4

ZONING – PLANNED DEVELOPMENT–MIXED USE (PD–M)

PARKING REQUIRED

1 PARKING SPACE PER BEDROOM
(9x18 PARKING SPACE WITH 6' SIDEWALK)
PARKING SPACES REQUIRED = 333

PARKING PROVIDED

REGULAR PARKING SPACES (9x18) PROVIDED = 326
HANDICAP PARKING SPACES (9x18) PROVIDED = 10

TOTAL PARKING SPACES (9x18) PROVIDED = 336

FLOOR TO AREA RATIO

BASED ON SLAB SIZE

FLOOR SPACE = 78,215 SF = 1.796 AC
LOT SPACE = 321,472.8 SF = 7.380 AC

FLOOR TO AREA RATIO = 1 : 4.11

NOTES:

1. DIMENSIONS ARE TO BACK OF CURB. RADIUSES ARE TO FACE OF BUILDING, FACE OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS & OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
3. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
4. ALL FACE OF CURB RADIUSES NOT NOTED SHALL BE 2.0' RADIUS.
5. CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.

NOTE TO CONTRACTOR

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.

CAUTION–NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	239.00'	09°22'18"	39.09'	N 34°08'17" W	39.05'
C2	261.00'	11°25'34"	52.03'	N 35°09'56" W	51.96'
C3	261.00'	08°31'51"	38.86'	N 45°04'42" W	38.82'
C4	239.00'	08°31'51"	35.58'	N 45°04'42" W	35.55'
C9	261.00'	23°53'58"	108.83'	N 35°16'37" E	108.04'
C10	135.00'	21°51'41"	51.51'	N 34°15'45" E	51.20'
C11	70.00'	12°01'07"	14.68'	N 51°12'09" E	14.66'
C12	15.00'	78°42'56"	20.61'	S 83°25'50" E	19.02'

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT LINE
- LANDSCAPE BUFFER LINE
- CROSSWALK
- HEAVY DUTY CONCRETE
- TYPICAL SIDEWALK
- (12) PARKING COUNT

TBM #1:

TOP AND CENTER OF A SANITARY MANHOLE LOCATED ±18 LF NNW OF THE NORTHWEST CORNER OF LOT 1, BLOCK A, BRIARCREST RIDGE RESERVE TRACT 1 ADDITION TO THE CITY OF BRYAN, TEXAS.

ELEVATION: 302.48

4 CHANGE PROPERTY DESCRIPTION

REVISIONS

#1:	8/03/12 ISSUE FOR REVIEW
#2:	8/08/12 REVISE ENTRANCES
#3:	8/20/12 PER CITY COMMENTS
#4:	10/10/12 ISSUE FOR PERMIT
#5:	10/23/12 REV. PER CITY (3RD NOTE)
#6:	10/30/12 REV. PER CITY (4TH NOTE)

HIGHLAND VILLAS APARTMENTS
WILDFLOWER DRIVE
BRYAN, TEXAS

SITE PLAN

CARNEY ENGINEERING COMPANY
4588 Hinton Dr.
Plano, Texas 75024
PH (469) 443-0861
FX (469) 443-0863

STATE OF TEXAS
T. CRAIG CARNEY
55714
REGISTERED PROFESSIONAL ENGINEER
10/30/12

TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY :	GWM
CHECKED BY :	TCC
START DATE :	JUN 2012
SCALE :	1" = 40'
PROJECT NO. :	12106

SHEET

C1