

APPROVED FOR BIDDING & CONSTRUCTION

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**WATSON LANE RETAIL & TOWNHOME DEVELOPMENT**  
3500 SOUTH COLLEGE AVE.  
COLLEGE STATION, TEXAS  
DECEMBER 2013

**SITE PLAN**  
WATSON TOWNHOME SUBD.  
14 LOTS ON 3 BLOCKS ON 1.88 AC.  
J.E. SCOTT SURVEY, AB #50  
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY: JOE G.  
DATE: OCTOBER 2013  
SCALE: NOTED  
PROJECT #: GE250901

C-3

**GENERAL NOTES:**

- BENCHMARK: ELEV. = 329.43'; TOP NUT OF EXISTING FIRE HYDRANT ADJACENT TO COLLEGE MAN AND WATSON LANE INTERSECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DGT TESS @ 1-800-344-8877.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BCS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEERS OFFICE PRIOR TO START.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
- THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC-B). THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 490410218E, EFFECTIVE DATE MAY 16, 2012.
- THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY RERR SURVEYING, AUGUST 2013.
- ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
- LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET C-7. IRRIGATION PLANS SHALL BE PROVIDED BY OTHERS.
- ALL CURB RADII SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL HYDRO MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A DIVIDED APPEARANCE.
- THIS PROJECT WAS APPROVED BY CONDITIONAL USE PERMIT (CU13-04) ON JUNE 6, 2013 BY THE BRYAN PLANNING AND ZONING COMMISSION.
- ALL MAINTENANCE AND UP-KEEPING OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**WATER & SANITARY SEWER LOADINGS:**

TOWNHOMES (13)	MINIMUM	AVERAGE	MAXIMUM
WATER	13 GPM	1,300 GPD	104 GPM
SEWER	250 GPD	1,300 GPD	3,000 GPD
RETAIL (4,000 SQ FT)	MINIMUM	AVERAGE	MAXIMUM
WATER	13 GPM	30 GPM	90 GPM
SEWER	250 GPD	2,000 GPD	4,000 GPD

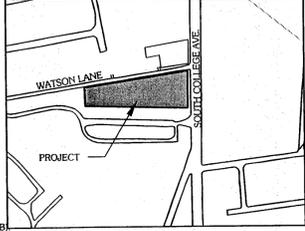
\* ASSUMING 6 LAVATORIES, NO RESTAURANTS

**SITE ELECTRICAL NOTES:**

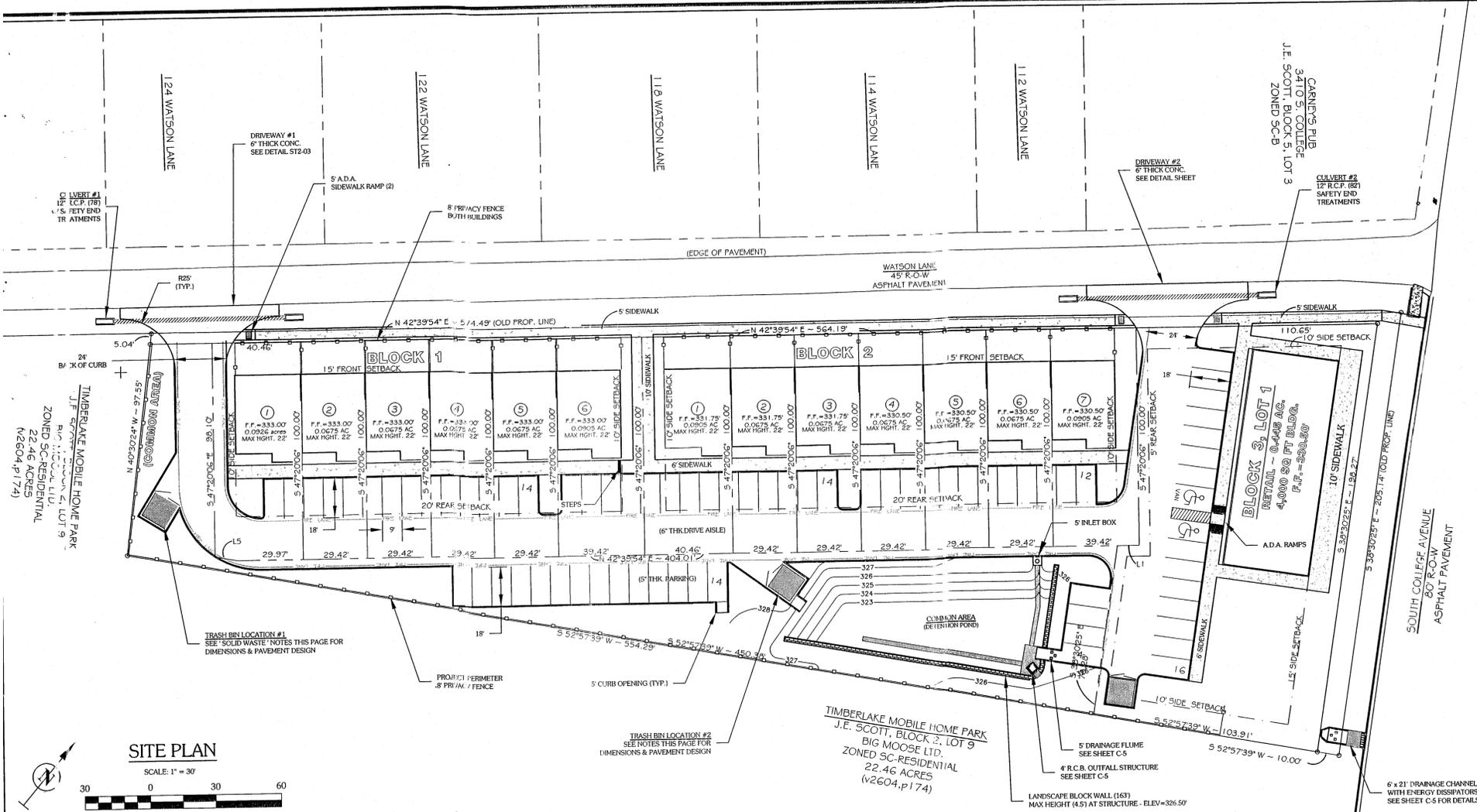
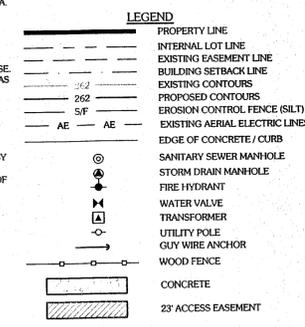
- DEVELOPER INSTALLS CONDUIT PER CITY CODES AND DESIGN.
- CITY WILL PROVIDE DRAWINGS FOR CONDUIT INSTALLATION.
- DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED.
- IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
- DEVELOPER WILL INSTALL METERSERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.
- SERVICE WIRE TO BE FURNISHED AND INSTALLED BY COLLEGE STATION UTILITIES.

**PARKING ANALYSIS:**

- PARKING ANALYSIS & REQUIREMENTS:**
  - 13 - 4 BEDROOM TOWNHOMES (1 P.S. per ROOM) = 52 PARKING SPOTS
  - 4,000 SQ. FT. RETAIL BLDG. (1 P.S. per 200 S.F.) = 20 PARKING SPOTS
  - PARKING SPOTS REQUIRED: 72 PARKING SPOTS**
- PARKING LOT DESIGN:**
  - 74 PARKING SPOTS PROVIDED:
    - \* RCL LINES 2 HANDICAP SPOTS (1 VAN ACCESSIBLE)
  - DRIVE AISLE: 6" THICK #4 REBAR (GRADE 60) AT 16" O.C.B.W.
  - PARKING AREAS: 5" THICK #4 REBAR (GRADE 60) AT 16" O.C.B.W.
  - TRASH DUMPSTER AREA: 6" THICK #4 REBAR (GRADE 60) AT 16" O.C.B.W.
  - CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (6" SLUMP MAXIMUM)
  - CONTRACTOR SHALL CONTACT ENGINEERS PRIOR TO PLACEMENT
  - CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
  - PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT MARKINGS MUST BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.
  - FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS AS SHOWN WITH 4" WIDE RED PAINT WITH "FIRE LANE" SPACED EVERY 25' TO ESTABLISH FIRE LANE.



LOCATION MAP NOT TO SCALE



**SOLID WASTE DISPOSAL:**

- 3 - 12' W. DE x 11' DEEP CONTAINMENT AREA SHALL BE PROVIDED WITH 6" FENCED ENCL. IS RE FOR STANDARD 12' x 12' METAL TRASH BINS. TRASH BINS SHALL BE SHARED BY ALL TR. UNITS AND RETAIL.
- CONTAINMENT DOORS MUST BE A MINIMUM OF 12" WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
- DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

**UNDERGROUND ELECTRICAL:**

- SITE ELECTRICAL DESIGNS AND SPECIFICATIONS SHALL BE DESIGNED AND PROVIDED BY BTU.

**FOUNDATION & BUILDING CONSTRUCTION:**

- FOUNDATION AND BUILDING DESIGN AND CONSTRUCTION ARE TO BE PROVIDED BY OTHERS. AND ARE NOT INCLUDED IN THESE DOCUMENTS.

**DEMOLITION / CONSTRUCTION WASTE:**

- CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE PROVIDED BY CITY OR CITY PERMITTED CONTRACTORS 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 TAKE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

**SITE CLEARING AND GRADING:**

- SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
- ALL AREAS THAT ARE FOUND TO BE "PUMPING" OR "SINK-HOLES" OR NOT TO BE IN ORIGINAL UNDEVELOPED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, AS SPECIFIED PER PROJECT SPECIFICATIONS.

**STORM WATER MITIGATION NOTES:**

- CONTRACTOR OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
- ALL STORM WATER PROCEEDING FROM THIS SITE GENERALLY SHEET FLOWS OVER GRASS AND PAVED AREAS FROM WEST TO SOUTHEAST IS COLLECTED IN THE DETENTION POND AND THEN CONVEYED TO SOUTH COLLEGE CURB AND GUTTER DRAINAGE SYSTEM.

**LINE AND CURVE DATA:**

1	N 42°39'54" E	10.00' (LOT LINE)	
2	S 38°30'25" E	73.31' (23' ACCESS EASEMENT)	
3	S 38°30'25" E	39.75' (23' ACCESS EASEMENT)	
4	S 52°57'39" W	23.01' (23' ACCESS EASEMENT)	
5	S 52°57'39" W	10.66'	
1	L=24.34'	R=15.50'	C=N 87°39'54" E 21.92' (23' ACCESS EASEMENT)
2	L=60.47'	R=38.50'	C=N 87°39'54" E 54.44' (23' ACCESS EASEMENT)
3	L=18.11'	R=10.50'	C=S 87°53'35" E 15.94' (23' ACCESS EASEMENT)
4	L=16.98'	R=14.43'	C=S 08°57'28" W 16.01' (23' ACCESS EASEMENT)

