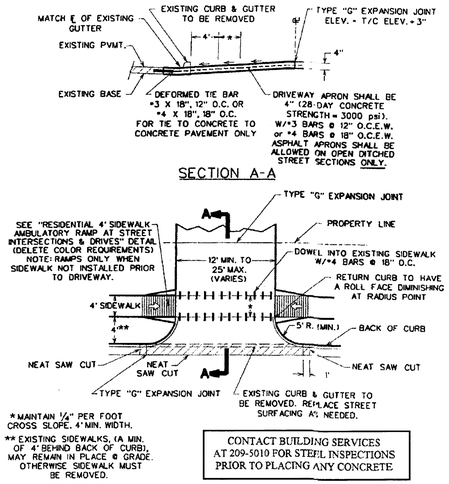
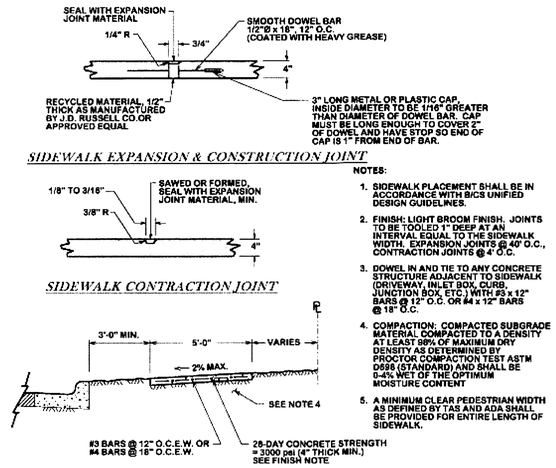


RESIDENTIAL DRIVEWAY



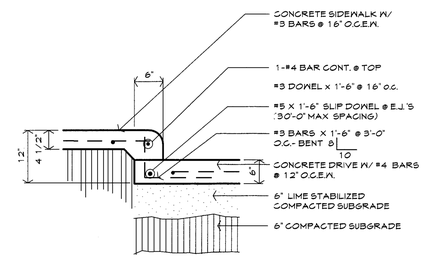
NOTES:

1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH BCS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C., CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.

5' CONCRETE SIDEWALK

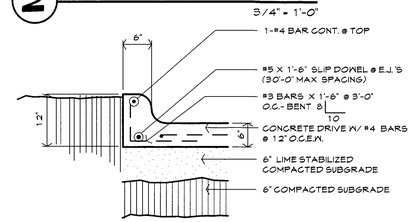
7 CITY STANDARD DETAILS

NO SCALE



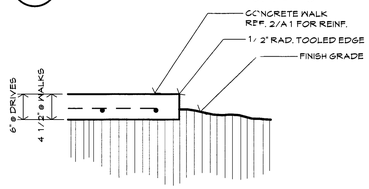
2 SIDEWALK @ DRIVE

3/4" = 1'-0"



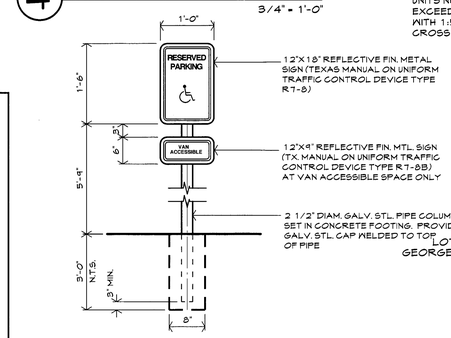
3 CURB DETAIL

3/4" = 1'-0"



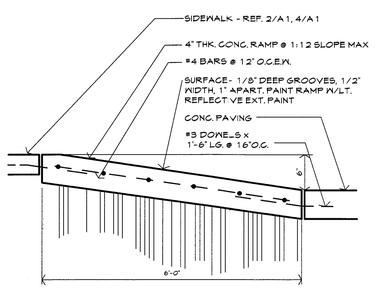
4 CONC. EDGE DETAIL

3/4" = 1'-0"



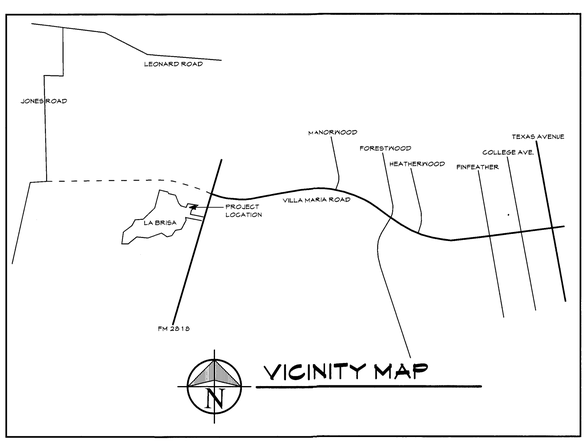
5 H.C. PARKING SIGN

3/4" = 1'-0"



6 H.C. RAMP

3/4" = 1'-0"



VICINITY MAP

GENERAL SITE NOTES

- THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN. FIRM COMMUNITY PANEL NO. 48041C 0145E, DATED MAY 16, 2012.
- CONSTRUCTION ACCESS ROAD NOT REQUIRED. PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- EXISTING CONTOURS BASED ON 2' CONTOURS INDICATED ON CITY OF BRYAN GEOGRAPHIC INFORMATION SYSTEM
- LOCATION OF WATER, SEWER AND ELECTRICAL LINES IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND MARKING ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK AT THE SITE.
- AREAS REQUIRING IRRIGATION ARE WITHIN 150' OF HOSE BIBS.
- SOLID WASTE TO BE COLLECTED IN STANDARD C.O.B. RESIDENTIAL CONTAINERS.
- ALL SIGNAGE WILL BE SEPARATELY PERMITTED.

OWNER INFORMATION

ALFREDO & RIGIO EDITH SIFUENTAS
3703 IVERSON DRIVE
BRYAN, TEXAS 77803
979-324-0081

SITE INFORMATION

LOT 17, BLOCK A, LA BRISA 3
BRYAN, BRAZOS COUNTY, TEXAS
PLAT RECORDED IN VOL. 455, PG. 459 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
ZONING: "MF" MULTI-FAMILY RESIDENTIAL

AREA ANALYSIS

HEATED AREA: 3170 s.f.
SLAB AREA: 1721 s.f.
SITE AREA: .2014 Acres (8775 s.f.)
DEVELOPED AREA: 3901 Sq ft (44%)

PARKING ANALYSIS

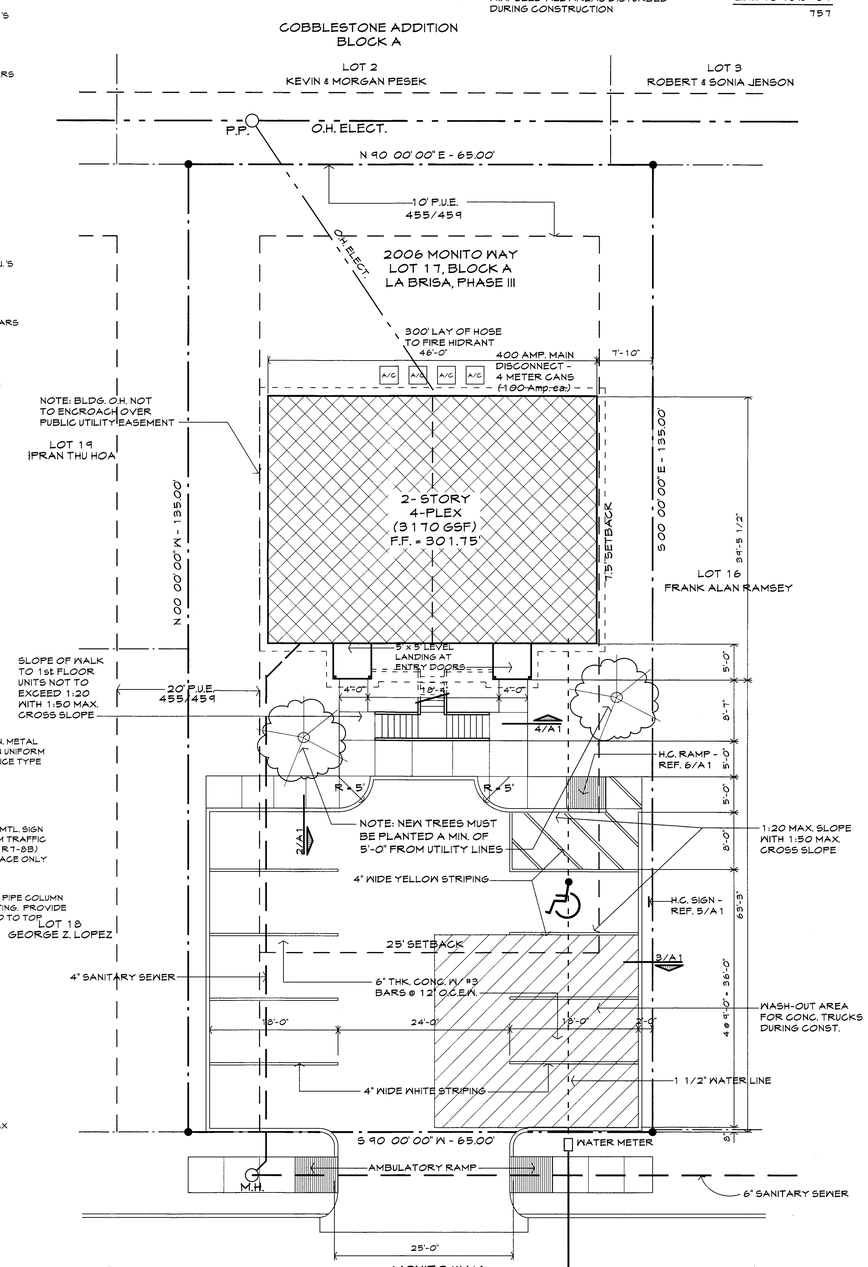
REQUIRED: 1/Bedroom = 8 spaces
PROVIDED: 9 spaces

LANDSCAPE ANALYSIS

DEVELOPED AREA: 4484 s.f. x .15 = 748
TOTAL LANDSCAPE REQUIRED: 748
TOTAL LANDSCAPE PROVIDED: 757

LANDSCAPE LEGEND:

LIVE OAK (Quercus virginiana) (CANOPY) 3"(+) CALIPER - CONTAINER	2 -	= 700
GRASS - BERMUDA & RYEGRASS MIX. SEED ALL AREAS DISTURBED DURING CONSTRUCTION	3791 s.f. X .10 = 379 LIMIT TO 15% = 57	
		757



1 SITE PLAN

1" = 10'-0"

Development Services
FEB 19 2014
RECEIVED

MONITO WAY FOURPLEX

BRYAN TEXAS

Transition Design Service

201 W. Villa Maria Road * Bryan, Texas 77801 * (979) 822-7777

DATE	FEB. 2014
A1	