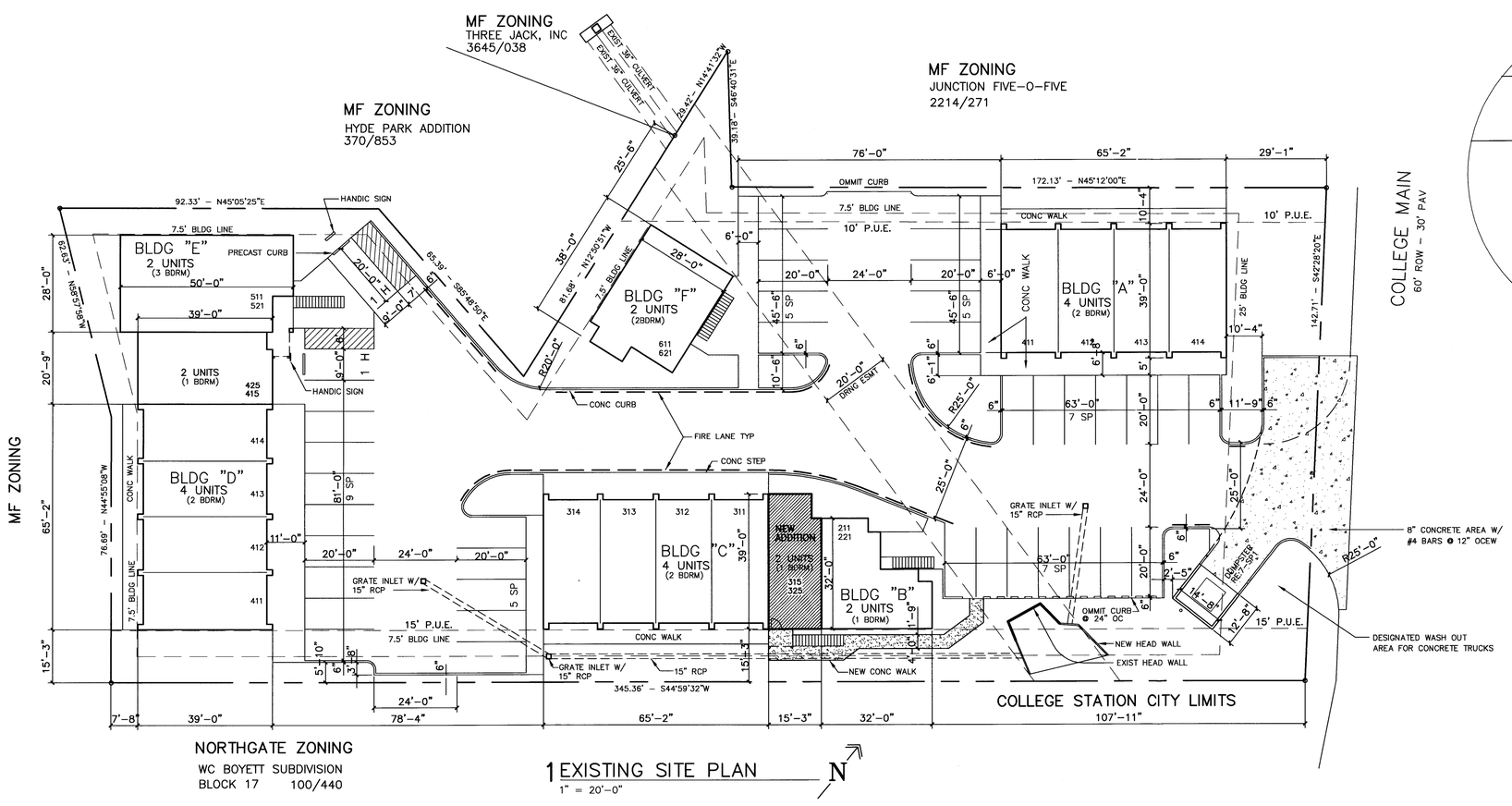
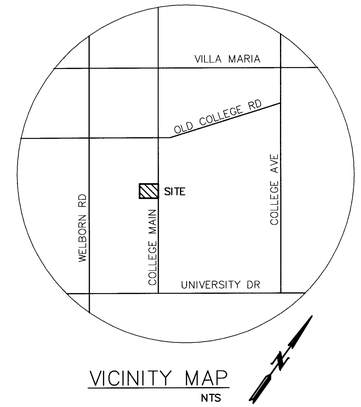


1 EXISTING SITE PLAN
1" = 20'-0"



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOT 1R (1.10 AC)
HARDER HEIGHT SUBDIVISION
VOLUME 6442, PAGE 115
BRYAN, BRAZOS COUNTY, TEXAS

ZONED MF

OWNER

JOHN FU
718 SUMMERGLEN
COLLEGE STATION, TEXAS 77840
846-4076

APARTMENT PROJECT ANALYSIS

LOT 43 – LAND AREA		47,916 SF
BLDG "A"	4 UNITS @ 2 BDRMS EA	= 8 BDRMS
BLDG "B"	2 UNITS @ 1 BDRM EA	= 2 BDRMS
BLDG "C"	4 UNITS @ 2 BDRMS EA	= 8 BDRMS
BLDG "C"	2 UNITS @ 1 BDRMS EA	= 2 BDRMS
BLDG "D"	4 UNITS @ 2 BDRMS EA	= 8 BDRMS
BLDG "D"	2 UNITS @ 1 BDRMS EA	= 2 BDRMS
BLDG "E"	2 UNITS @ 3 BDRM EA	= 6 BDRMS
BLDG "F"	2 UNITS @ 2 BDRM EA	= 4 BDRMS
TOTAL NO BUILDINGS		6 BLDGS
TOTAL NO UNITS		22 UNITS
TOTAL NO BEDROOMS		40 BDRMS

SLAB AREAS	10,940 + 576	11,516 SF
PAVING AREA	21,680 + 363	22,043 SF
DEVELOPED AREA (SLAB & PAVING) 70%		33,559 SF

TOTAL PARKING REQUIRED

1 SP PER BEDROOM @ 40 BDRMS 40 SP

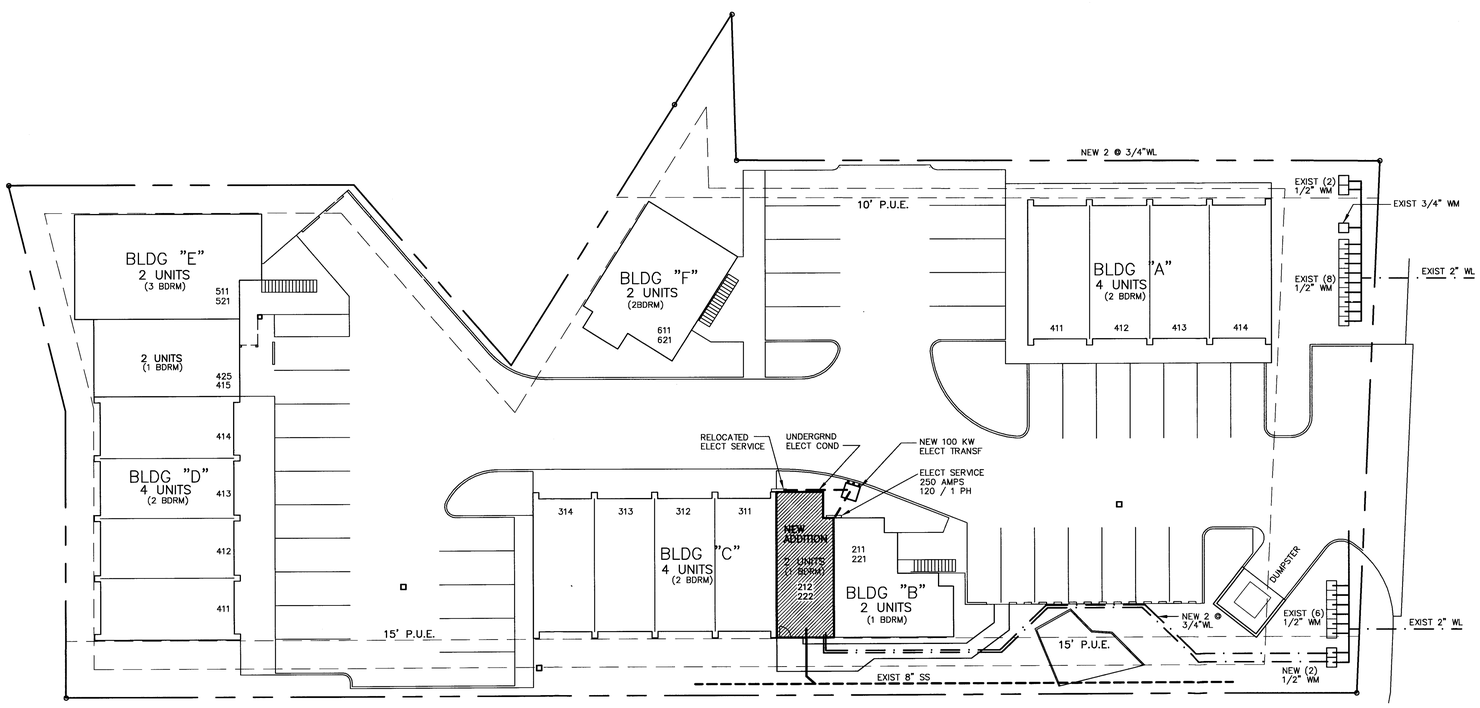
TOTAL PARKING PROVIDED

HANDICAP	2 SP
TENANTS	38 SP
TOTAL NO PARKING	40 SP

NOTES

DEMOLITION / CONSTRUCTION WASTE – SITE IS REQUIRED
TO PROVIDE CONTAIMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION.
SOLID WASTE ROLL OFF BOXES AND / OR METAL DOMPSTERS
SHALL BE SUPLIED BY CITY OR CITY PERMITED CONTRACTOR(S) ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAIMENT AND PROPER DISPOSAL
OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT
THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF
WIND BLOWN LITTER FROM THE PROJECT SITE



2 SITE PLAN – PROPOSED UTILITIES
1" = 20'-0"

UTILITIES DEMAND – BLDG "C"	UNITS NO ~~345~~ 212 & ~~325~~ 222
WATER	22 GAL PER MIN
SEWER	22 GAL PER MIN
ELECTRICAL	120, 1 PH, 250 AMP – 4 WIRE

OCT 19 2015

REVISIONS	
DATE	BY
10-16-15	CB

10-18-15
REGISTERED ARCHITECT
CONSTANTIN BARBU
13280
STATE OF TEXAS
EXPIRATION DATE 7/31/16

C. BARBU CO.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3522 MIDWEST DR – BRYAN, TEXAS

PROJECT
AGGIE VILLAS APARTMENTS
ADDITION
4504 COLLEGE MAIN
BRYAN, TEXAS

SP1

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