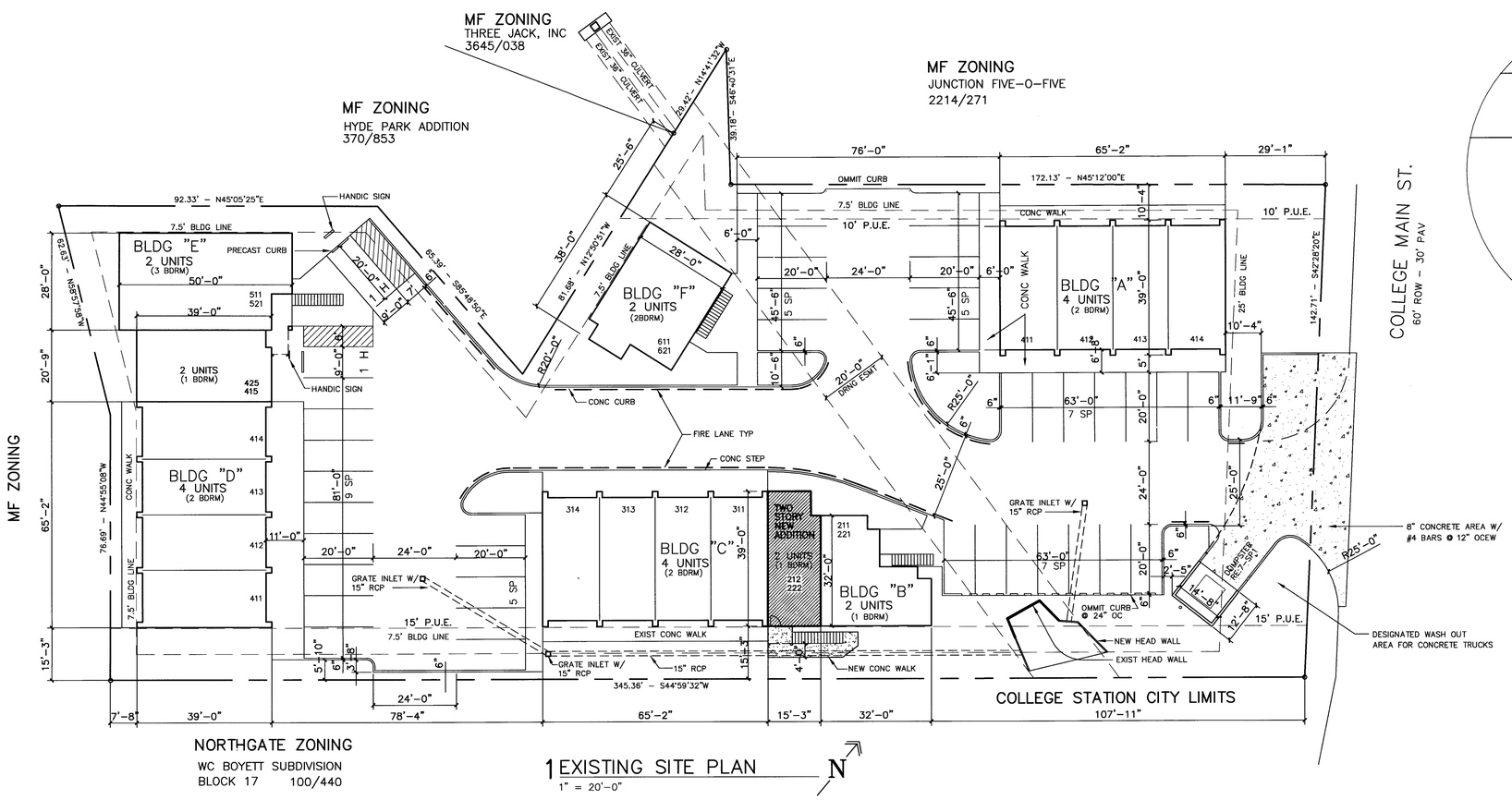
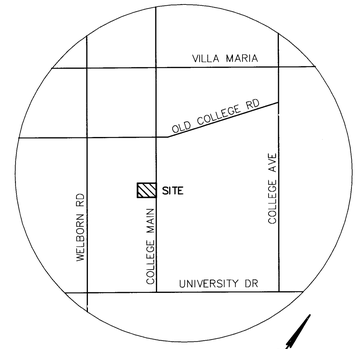


1 EXISTING SITE PLAN
1" = 20'-0"



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	(ADDITION)
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 (ADDITION)	11,516 SF	
PAVING AREA	21,680 + 194 (ADDITION)	21,874 SF	
DEVELOPED AREA (SLAB & PAVING) 69%		33,390 SF	

TOTAL PARKING REQUIRED

1 SP PER BEDROOM @ 40 BDRMS — 40 SP

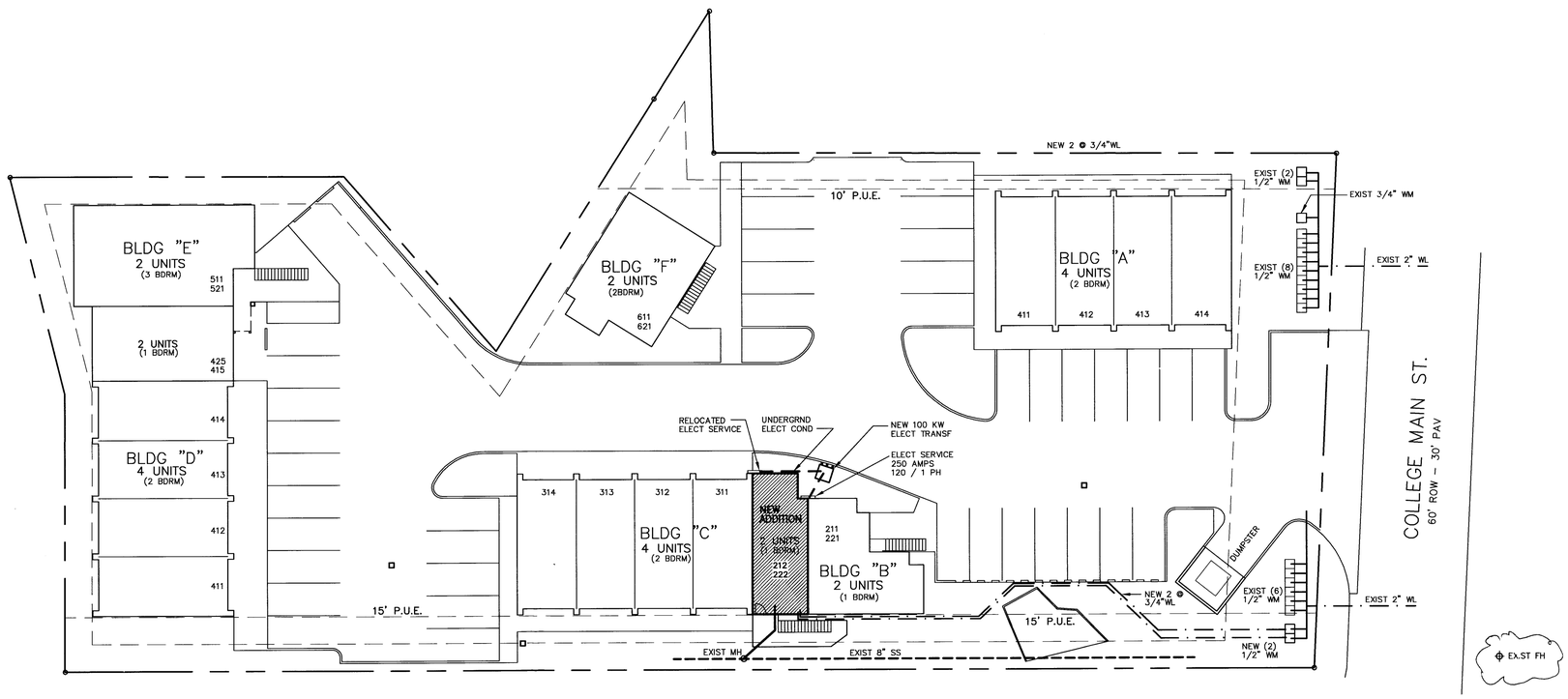
TOTAL PARKING EXISTING

HANDICAP	2 SP
TENANTS	38 SP
TOTAL NO PARKING EXISTING	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 ~~212~~ 212 & ~~222~~ 222	
WATER	22 GAL PER MIN
SEWER	22 GAL PER MIN
ELECTRICAL	120, 1 PH, 250 AMP – 4 WIRE

OCT 29 2015
RECEIVED

REVISIONS	
DATE	BY
10-16-15	CB
10-28-15	CB

10-29-15
REGISTERED ARCHITECT CONSTANTIN BARBU 13269 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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