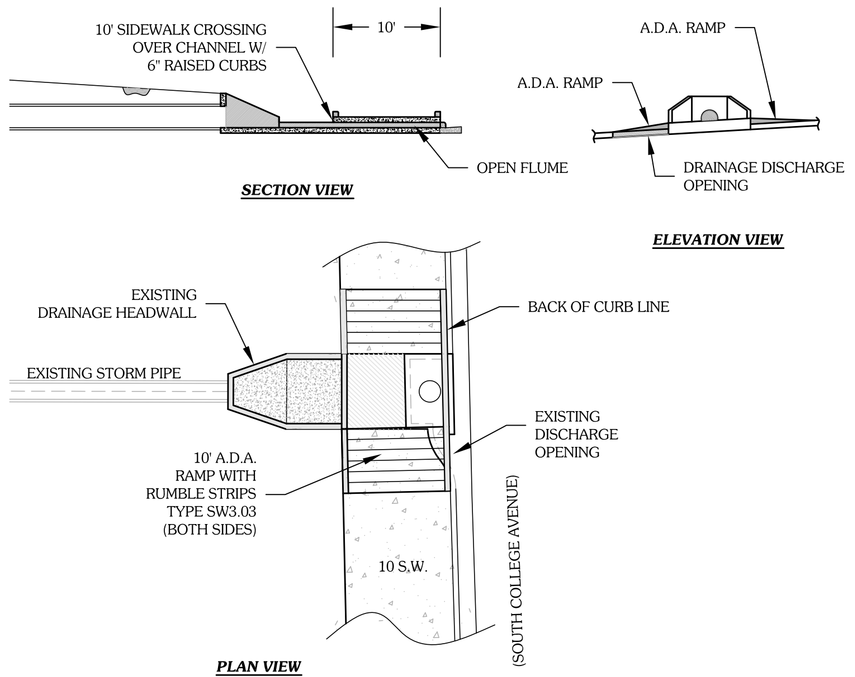
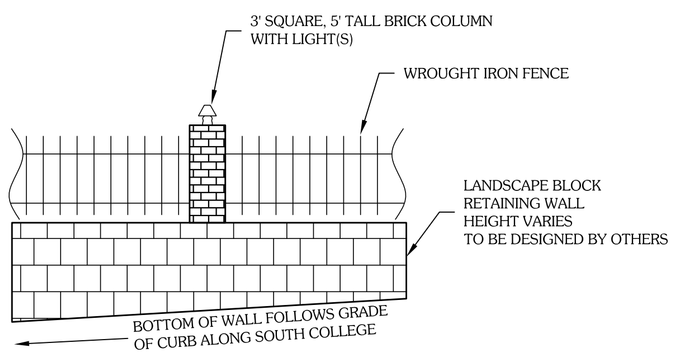


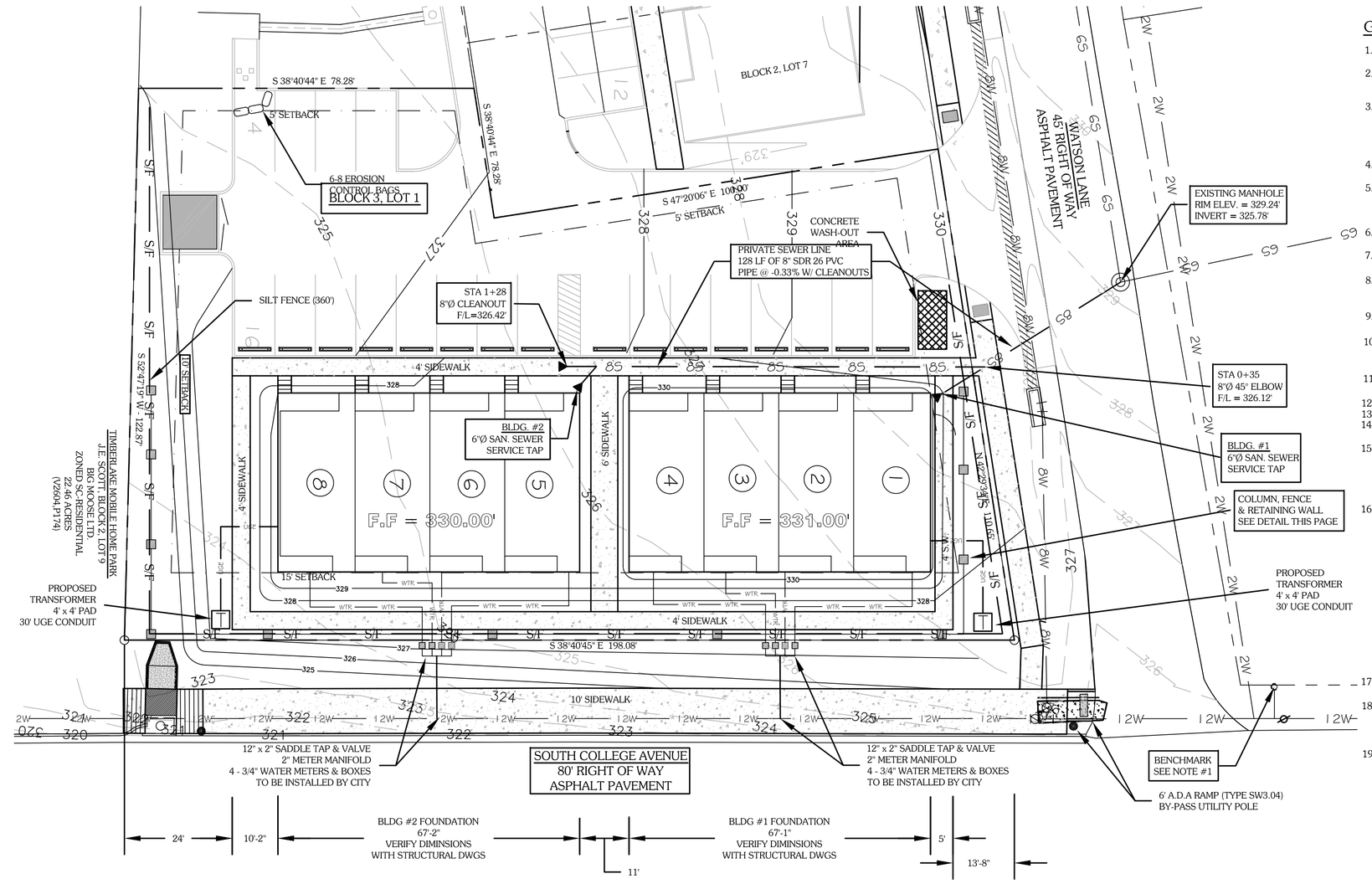
10' SIDEWALK CROSSING

SCALE: 1" = 10'



BRICK COLUMN WITH WROUGHT IRON FENCE / LANDSCAPE BLOCK RETAINING WALL

NOT TO SCALE

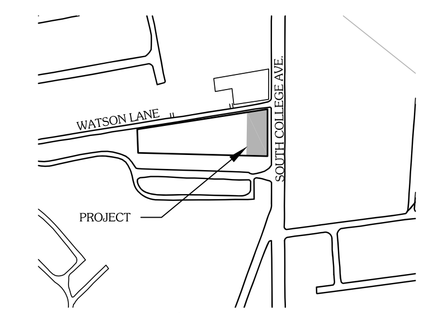


SITE PLAN

SCALE: 1" = 20'

GENERAL NOTES:

1. BENCHMARK: ELEV = 329.43' : TOP NUT OF EXISTING FIRE HYDRANT ADJACENT TO COLLEGE MAIN AND WATSON LANE INTERSECTION.
2. 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 DIG TESS @ 1-800-344-8377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF B/CS 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.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. 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.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
7. THIS PROJECT IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT (SC-B) AND IS APPROVED OF CONDOMINIUM USE PER APPROVED CONDITIONAL USE PERMIT.
8. 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 48041C0215E, EFFECTIVE DATE MAY 16, 2012.
9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVEYING, AUGUST 2013.
10. 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.
11. LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET C-7. IRRIGATION PLANS SHALL BE PROVIDED BY OTHERS.
12. ALL CURB RADII SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
14. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
15. 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 WITH IN 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 UNIFIED APPEARANCE.
16. THIS PROJECT WAS APPROVED BY CONDITIONAL USE PERMIT (CU14-16 BY THE BRYAN PLANNING AND ZONING COMMISSION WITH THESE REQUIREMENTS.
    A. 80% OF THE FRONT AND SIDE FACADES VISIBLE FROM A PUBLIC RIGHT OF WAY CONSIST OF A VARIATION OF STONE AND MASONRY.
    B. THE FACADE FACING SOUTH COLLEGE AVENUE SHALL HAVE CHANGES IN PLANE WITH A DEPTH OF AT LEAST 24 INCHES AT INTERVALS NO LESS THAN 15 FEET AND NO GREATER THAN 30 FEET.
    C. A MINIMUM OF 2 WINDOWS ARE INSTALLED ON THE DWELLING UNITS THAT WILL HAVE FACADES VISIBLE FROM A PUBLIC RIGHT OF WAY.
    D. NO MORE THAN 50% OF THE ROOF LINE FACING SOUTH COLLEGE AVENUE AS WELL AS TO THE SOUTHWEST (REAR) OF THE PROPERTY MAY BE AT THE SAME ELEVATION.
    E. A 3-FOOT TALL WROUGHT IRON PERIMETER FENCE WITH MASONRY COLUMNS LOCATED AT THE PROPERTY CORNERS AND EVERY 50 FEET SHALL BE INSTALLED ALONG THE PROPERTY LINE ADJOINING SOUTH COLLEGE AVENUE.
17. ALL MAINTENANCE AND UP-KEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. CONDOMINIUM UNITS SHALL MEET CITY OF BRYAN ORDINANCE:
    WIDTH: 16' - 8"
    DEPTH: 40'
    UNIT AREA: 667 SQ FT.
19. THIS CONDOMINIUM DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE SHARED PARKING LIMITED TO CONDOMINIUMS & TOWNHOME USE ONLY.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 262 — EXISTING CONTOURS
- 262 — PROPOSED CONTOURS
- S/F — EROSION CONTROL FENCE (SILT)
- AE — AE — EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / CURB
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- GUY WIRE ANCHOR
- WOOD FENCE
- CONCRETE

SOLID WASTE DISPOSAL:

1. 3 - 13' WIDE x 11' DEEP CONTAINMENT AREA HAVE BEEN PROVIDED WITH 6' FENCED ENCLOSURE FOR STANDARD 12' x 12' METAL TRASH BINS. TRASH BINS SHALL BE SHARED BY ALL TENANTS.

DEMOLITION / CONSTRUCTION WASTE:

1. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

FOUNDATION & BUILDING CONSTRUCTION:

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

SITE CLEARING AND GRADING:

1. 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.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

STORM WATER MITIGATION NOTES:

1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
2. 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.
3. ALL STORM WATER PRODUCED FROM THIS SITE GENERALLY SHEET FLOWS TO THE PARKING LOT AREAS WHERE IT IS CAPTURED AND CONVEYED TO THE EXISTING DETENTION POND.

PARKING ANALYSIS:

1. PARKING ANALYSIS & REQUIREMENTS:
    13 - 4 BEDROOM TOWNHOMES (1 P.S. per ROOM) — 52 PARKING SPOTS
    8 - 2 BEDROOM CONDOMINIUM (1 P.S. per ROOM) — 16 PARKING SPOTS
    PARKING SPOTS REQUIRED: 68 PARKING SPOTS
    74 PARKING SPOTS PROVIDED
    * INCLUDES 2 HANDICAP SPOTS (1 VAN ACCESSIBLE)
2. ALL PARKING HAS BEEN CONSTRUCTED.

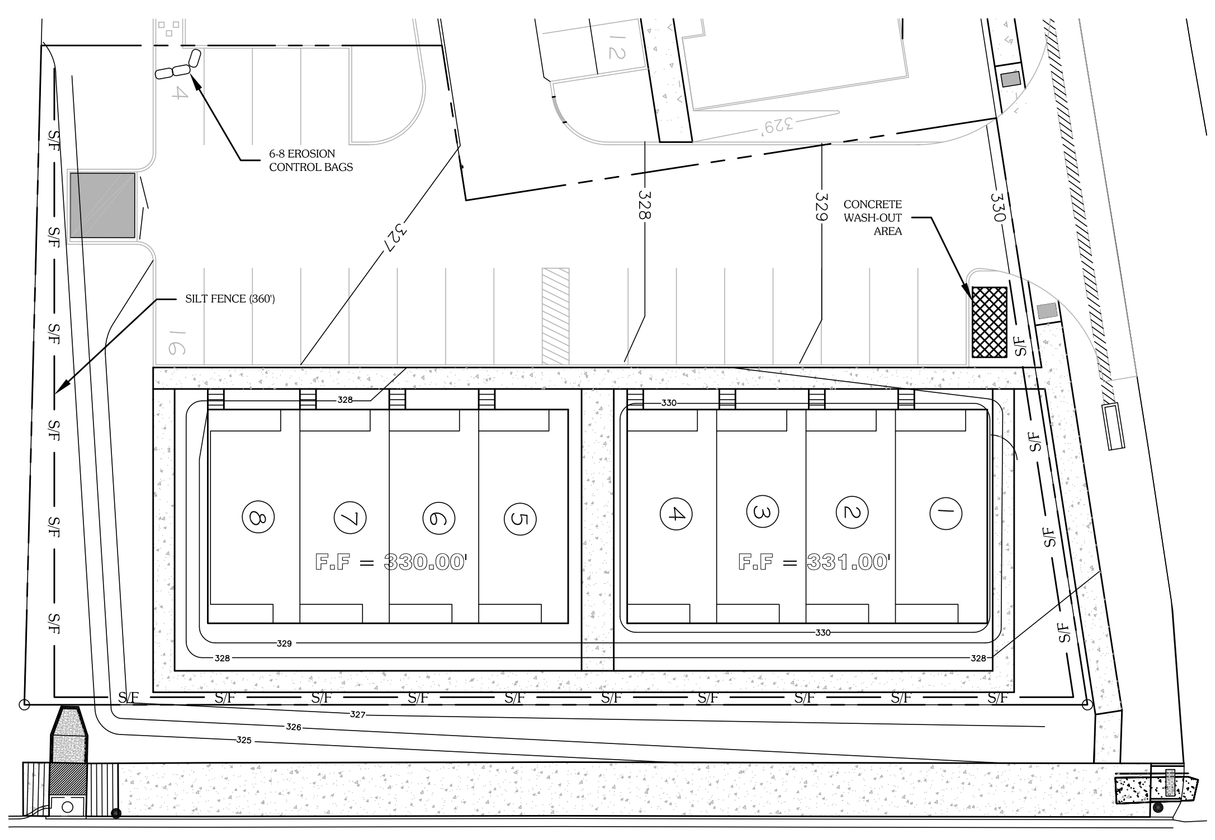
WATER & SANITARY SEWER LOADINGS:

1. WATER DEMAND AND SEWER PRODUCTION:

CONDOMINIUM (9 UNITS)	MINIMUM	AVERAGE	MAXIMUM
WATER:	9 GPM	18 GPM	72 GPM
SEWER:	180 GPD	900 GPD	3,000 GPD

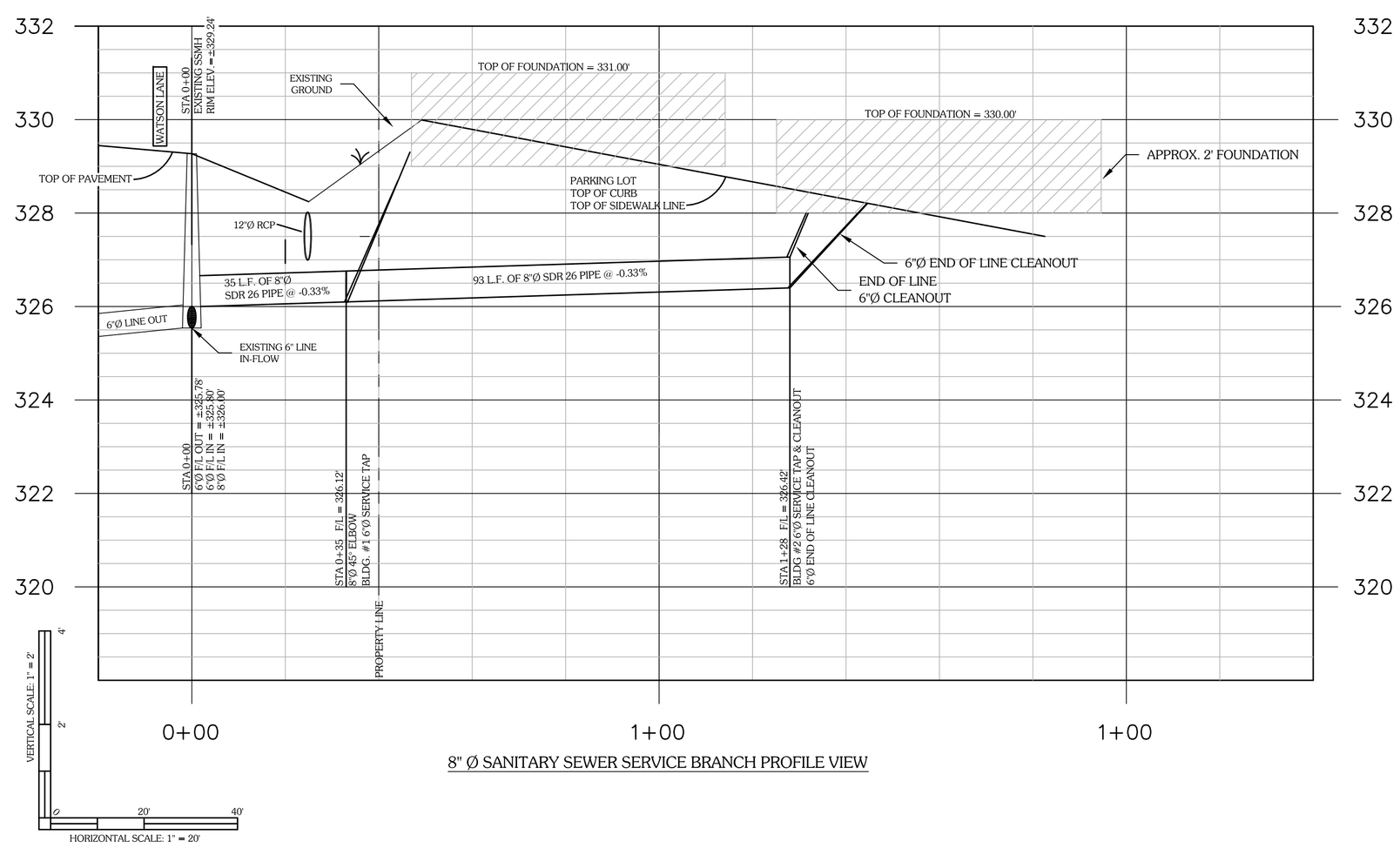
SITE ELECTRICAL NOTES:

1. DEVELOPER INSTALLS CONDUIT PER BTU SPECS AND DESIGN.
2. B.T.U. WILL PROVIDE DRAWINGS FOR CONDUIT INSTALLATION.
3. DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED.
4. IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
5. DEVELOPER WILL INSTALL METER/SERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.



EROSION CONTROL PLAN

SCALE: 1" = 20'



8" Ø SANITARY SEWER SERVICE BRANCH PROFILE VIEW

04/21/2015

STATE OF TEXAS — JOE I. GATTIS — 90964 — LICENSED — PROFESSIONAL ENGINEER

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WATSON LANE CONDOS
3500 SOUTH COLLEGE AVE.
COLLEGE STATION, TEXAS
APRIL 2015

SITE PLAN
LOT 1, BLOCK 3 (0.4779 AC)
WATSON TOWNHOME SUBD.
J.E. SCOTT SURVEY, AB #50
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY:	JOE G.
DATE:	MARCH 2015
SCALE:	NOTED
PROJECT #:	GE025001

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