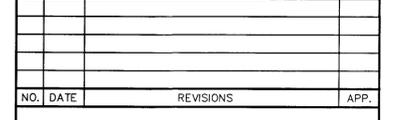


LEGEND		
EXISTING	PROPOSED	DESCRIPTION
○ IPS		SURVEY FEATURES
● IPF		IRON PIN SET
▲ TP		IRON PIN FOUND CONTROL POINT
⊕ BM		BENCHMARK
⊗ ROM		RIGHT OF WAY MARKER BEARING & DISTANCE
		SITE
	---	CURB & GUTTER
	---	EDGE OF PAVEMENT
	---	SIDEWALK
	---	CENTERLINE
	---	FIRE LANE
	---	TREELINE
	○	PRKG. COUNT-REGULAR
	○	PRKG. COUNT-IMPACT
	○	TRAFFIC FLOW ARROWS
	○	H/C SYMBOL
	○	ADA RAMP
	○	ADA ROUTE
	○	BICYCLE PARKING
	○	BOLLARDS
	○	WHEEL STOPS
	○	LIGHT POLE
	○	RETAINING WALL
	○	FENCE W/ TYPE
		STORM
	○	STORM PIPE
	○	GRATE INLET
	○	CURB INLET
		SANITARY SEWER
	○	SEWER MAIN & MANHOLE
	○	CLEAN-OUT
	○	FURCE MAIN
		WATER DISTRIBUTION
	○	WATER MAIN
	○	IRRIGATION LINE
	○	FIRE HYDRANT
	○	FIRE DEPT. CONNECTION
	○	METER BOX
	○	WATER FITTINGS & BENDS
	○	GATE VALVE & REDUCER
		POWER, GAS, TV
	○	ELECTRIC
	○	ELEC. MANHOLE & METER
	○	TELEPHONE
	○	TELEPHONE RISER
	○	CABLE
	○	CABLE TV RISER
	○	FIBER OPTIC
	○	UTILITY POLE & GUY WIRE
	○	LIGHT POLE
	○	GAS LINE
	○	GAS VALVE & METER
		TREE
	○	TREE TO BE REMOVED
	○	TREE TO BE SAVED



**PROJECT INFORMATION AND NOTES:**

- OWNER/DEVELOPER: CHARLES & ANITA SZABUNIEWICZ
- SITE ADDRESS: SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE
- LEGAL DESCRIPTION: NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2
- ZONING: RESIDENTIAL - NEIGHBORHOOD CONSERVATION DISTRICT (R-NC)
- LAND USE: RESIDENTIAL PATIO HOMES
- CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY OF BRYAN CONSTRUCTION STANDARDS, DETAILS AND SPECIFICATIONS.
- DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OF BOXED AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- EROSION CONTROL: CONTRACTOR SHALL PROVIDE EROSION CONTROL FEATURES AS INDICATED ON SHEET 4 - EROSION CONTROL PLAN AND 11 - EROSION CONTROL DETAILS.
- WASTEWATER: THE WASTE STREAM TO BE GENERATED AT THIS SITE IS NORMAL DOMESTIC WASTEWATER.
- 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 OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY STANDARDS.
- POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
- ALL SIGNEAGE SHALL BE PERMITTED SEPARATELY AND APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE LOCATION OR SIZE.
- LOT 8 IS TO OWNED BY THE HOA.
- STORMWATER DETENTION POND IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
- INDIVIDUAL BUILDINGS ARE TO BE SPRINKLER WITH 13-D FIRE SUPPRESSION SYSTEM. A FIRE SUPPLY RATE OF 30 GPM IS REQUIRED.
- ENTRANCE GATE SHALL BE EQUIPPED WITH A KNOX BOX

- ACCESSIBLE TO CITY SERVICES.
- PRIOR TO CONSTRUCTION, A BOARD CERTIFIED MASTER ARBORIST SHALL BE ASSIGNED TO MONITOR THE PROJECT DURING DEVELOPMENT TO CERTIFY THAT ADEQUATE, REASONABLE MEASURES ARE BEING TAKEN TO PRESERVE THE LARGE TREES AND SAFEGUARD THEIR CONTINUED HEALTH AND SURVIVAL. A COPY OF THE MONITORING LOGS / REPORTS WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- NO PARKING WILL BE ALLOWED IN THE DRIVE AISLE.
- PAVING DESIGN WILL BE REQUIRED TO SUSTAIN WHEEL LOADS OF A FULLY LOADED GARBAGE TRUCK.
- ALL FUTURE PAVING MAINTENANCE DUE TO DAMAGE FROM CITY TRUCKS WILL BE AT THE DEVELOPER OR HOA EXPENSE.

**PARKING ANALYSIS**

REQUIRED:  
2 SPACES / UNIT (1-2 BEDROOM) = 14 SPOTS

PROPOSED:  
TOTAL PROPOSED SPOTS = 28 SPOTS

(2 VISITOR PARKING / BUILDING)  
(2 GARAGE PARKING / BUILDING)

**SETBACKS**

- SETBACKS ARE BASED ON DEED RESTRICTION COMMITTEE OF NORTH OAKWOOD HOMEOWNERS ASSOCIATION SEPTEMBER 18TH 2016
- FRONT SETBACK ALONG TEXAS AVE SHALL BE 20
- REAR SETBACK SHALL BE 30'
- NO BUILDING LINE ALONG THE SOUTHEAST SIDE OF LOT 4 BUILDING LINE ALONG NORTHWEST END TRACT ADJACENT TO LYLE BARNES SHALL BE 25'
- LOT 8 SHALL HAVE A 25' BUILDING SETBACK LINE.

**BUILDINGS**

- PROPOSED HOMES SHALL BE MAXIMUM OF 1,750 SF OF HEATED FLOOR SPACE AND A MIN. 1,400 SQUARE FEET.
- EACH HOME WILL CONSIST OF 2 BEDROOMS.
- ALL HOMES WILL BE A MAXIMUM OF 1 STORY, MAXIMUM HEIGHT = 28 FEET PER NORTH OAKWOOD ADDITION NEIGHBORHOOD DEED RESTRICTIONS (2014)

**COMMON AREA**

THE COMMON AREA AT THE CORNER OF TEXAS AVENUE AND HENSEL AVENUE IS OWNED COLLECTIVE BY THE HOA. THIS AREA AND TREES SHALL REMAIN NATURAL AND CONSERVED. THIS AREA IS NOT INTENDED TO SERVE AS A SEPARATE LOT OF BUILDING SITE.

CHARLES & ANITA SZABUNIEWICZ  
BRYAN, TEXAS

**NORTH OAKWOOD ADDITION**  
SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE  
NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2

**SITE PLAN** OCT 11 2016  
RECEIVED  
JONES CARTER  
Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
150 Venture Drive, Suite 100 - College Station, Texas 77845 - 979.731.8000

SCALE: \_\_\_\_\_ DGN. BY: TM  
DATE: 09-15-2016 DWN. BY: TM / JG  
JOB NO. 15028 DWG. NO. 15028001-SITE.DWG  
SUBMITTED: \_\_\_\_\_ SURV. BY: \_\_\_\_\_  
F.B. NO. \_\_\_\_\_

Troy Lee Moore III  
PROFESSIONAL LAND SURVEYOR  
119326  
10/12/2016

SHEET NO.  
1  
OF 1