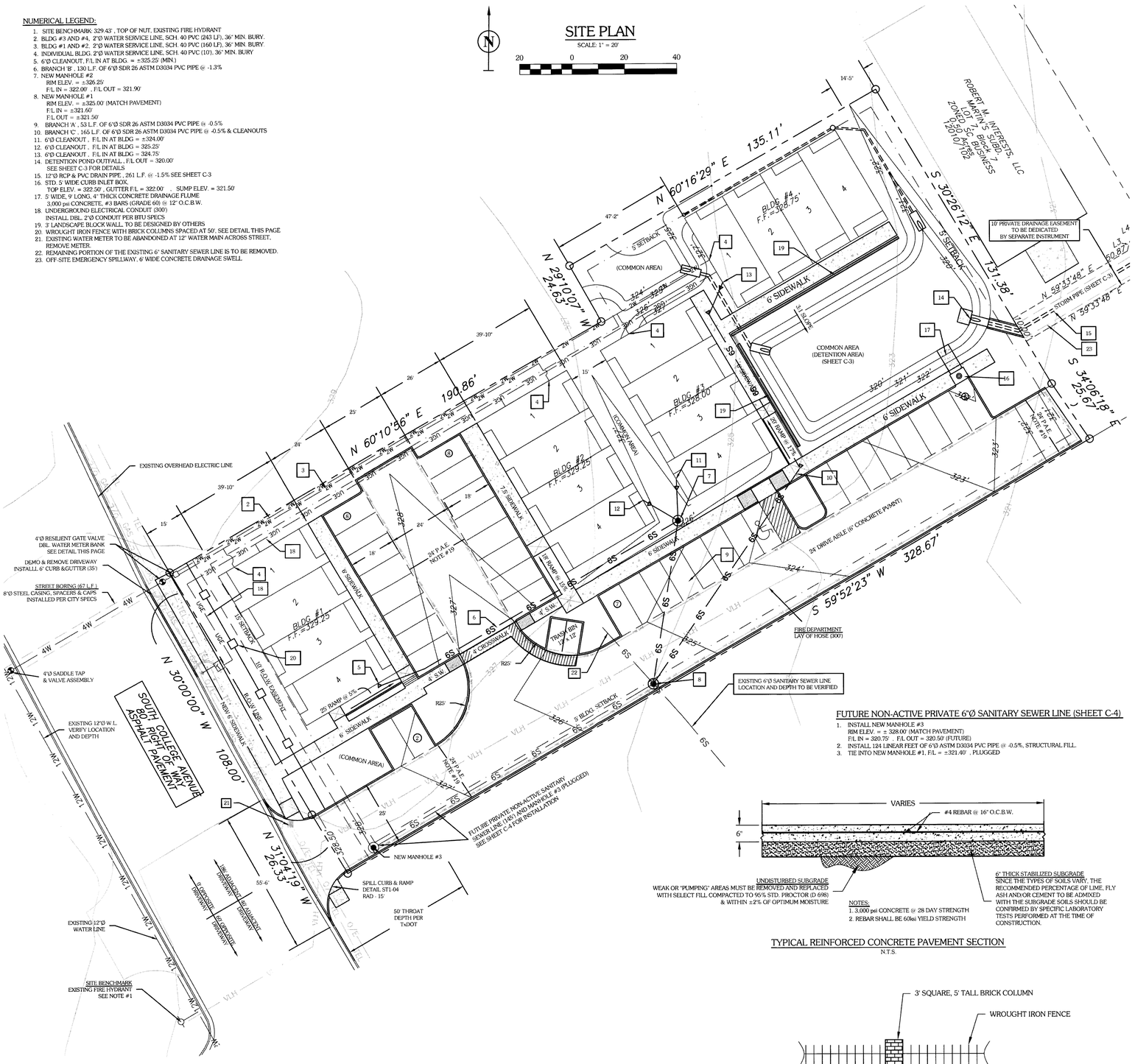
NUMERICAL LEGEND:

1. SITE BENCHMARK: 329.43' , TOP OF NUT, EXISTING FIRE HYDRANT
2. BLDG #3 AND #4, 2"Ø WATER SERVICE LINE, SCH. 40 PVC (243 LF), 36" MIN. BURY.
3. BLDG #1 AND #2, 2"Ø WATER SERVICE LINE, SCH. 40 PVC (160 LF), 36" MIN. BURY.
4. INDIVIDUAL BLDG. 2"Ø WATER SERVICE LINE, SCH. 40 PVC (10'), 36" MIN. BURY
5. 6"Ø CLEANOUT, F/L IN AT BLDG. = ±325.25' (MIN.)
6. BRANCH 'B' , 130 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -1.3%
7. NEW MANHOLE #2
   RIM ELEV. = ±326.25'
   F/L IN = 322.00' , F/L OUT = 321.90'
8. NEW MANHOLE #1
   RIM ELEV. = ±325.00' (MATCH PAVEMENT)
   F/L IN = ±321.60'
   F/L OUT = ±321.50'
9. BRANCH 'A' , 53 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -0.5%
10. BRANCH 'C' , 165 L.F. OF 6"Ø SDR 26 ASTM D3034 PVC PIPE @ -0.5% & CLEANOUTS
11. 6"Ø CLEANOUT , F/L IN AT BLDG = ±324.00'
12. 6"Ø CLEANOUT , F/L IN AT BLDG = 325.25'
13. 6"Ø CLEANOUT , F/L IN AT BLDG = 324.75'
14. DETENTION POND OUTFALL, F/L OUT = 320.00'
    SEE SHEET C-3 FOR DETAILS
15. 12"Ø RCP & PVC DRAIN PIPE , 261 L.F. @ -1.5% SEE SHEET C-3
16. STD. 5' WIDE CURB INLET BOX,
    TOP ELEV. = 322.50' , GUTTER F/L = 322.00' , SUMP ELEV. = 321.50'
17. 5' WIDE, 9' LONG, 4" THICK CONCRETE DRAINAGE FLUME
    3,000 psi CONCRETE, #3 BARS (GRADE 60) @ 12" O.C.B.W.
18. UNDERGROUND ELECTRICAL CONDUIT (300')
    INSTALL DBL. 2"Ø CONDUIT PER BTU SPECS
19. 3' LANDSCAPE BLOCK WALL, TO BE DESIGNED BY OTHERS
20. WROUGHT IRON FENCE WITH BRICK COLUMNS SPACED AT 50', SEE DETAIL THIS PAGE
21. EXISTING WATER METER TO BE ABANDONED AT 12" WATER MAIN ACROSS STREET, REMOVE METER.
22. REMAINING PORTION OF THE EXISTING 6" SANITARY SEWER LINE IS TO BE REMOVED.
23. OFF-SITE EMERGENCY SPILLWAY, 6' WIDE CONCRETE DRAINAGE SWELL

SITE PLAN

SCALE: 1" = 20'



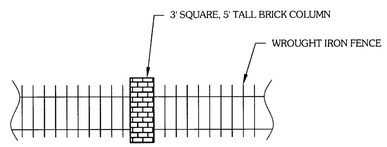
FUTURE NON-ACTIVE PRIVATE 6"Ø SANITARY SEWER LINE (SHEET C-4)

1. INSTALL NEW MANHOLE #3
   RIM ELEV. = ± 328.00' (MATCH PAVEMENT)
   F/L IN = 320.75' F/L OUT = 320.59' (FUTURE)
2. INSTALL 124 LINEAR FEET OF 6"Ø ASTM D3034 PVC PIPE @ -0.5%, STRUCTURAL FILL.
3. TIE INTO NEW MANHOLE #1, F/L = ±321.40' , PLUGGED

NOTES:
1. 3,000 psi CONCRETE @ 28 DAY STRENGTH
2. REBAR SHALL BE 60ksi YIELD STRENGTH

TYPICAL REINFORCED CONCRETE PAVEMENT SECTION

N.T.S.



BRICK COLUMN WITH WROUGHT IRON FENCE DETAIL

NOT TO SCALE

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 ENGINEER'S 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 48041C0215F, EFFECTIVE DATE APRIL 2, 2014.
9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY PAUL WILLIAMS SURVEYING CO., DECEMBER 2015.
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 L-1. 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 MUST BE APPROVED BY PLANNING AND ZONING COMMISSION FOR CONDITIONAL USE PERMIT PRIOR TO APPROVAL.
17. ALL MAINTENANCE AND UP-KEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER.
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 24' WIDE CROSS ACCESS EASEMENT ON ALL DRIVE AISLES SHOWN TO PROVIDE SHARED PARKING AND ACCESS.
20. 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 ORDINANCE.
21. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

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:

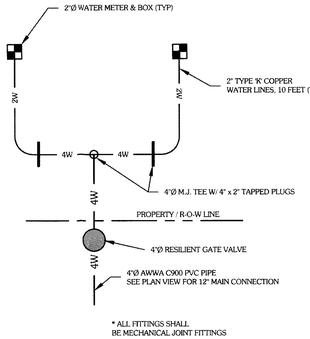
1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

PARKING ANALYSIS & PAVEMENT DESIGN NOTES:

1. PARKING ANALYSIS & REQUIREMENTS:
   4 – 2 BEDROOM CONDO UNITS PER BLDG. (4 BLDGS.) = 32 REQ'D PARKING SPOTS
   ---
   33 PARKING SPOTS PROVIDED
2. PARKING LOT DESIGN:
   DRIVE AISLE: 5" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
   PARKING AREAS: 5" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
   TRASH DUMPSTER AREA: 8" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT
5. CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
6. PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. ALL PAVEMENT MARKINGS SHALL BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED-RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.

SOLID WASTE DISPOSAL:

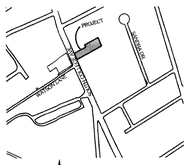
1. 2 - 12' x 12' CONTAINMENT AREA SHALL BE PROVIDED WITH 6' FENCED ENCLOSURE FOR STANDARD SIDE-LOAD CONTAINERS. TRASH BINS SHALL BE SHARED BY ALL TENANTS.
2. CONTAINMENT DOORS MUST BE A MINIMUM OF 12' WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
3. DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.
4. DUMPSTER PADS SHALL BE LEVEL, NOT SLANTED.



* ALL FITTINGS SHALL BE MECHANICAL JOINT FITTINGS

DBL. 2" WATER METER BANK DETAIL

N.T.S.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 325 EXISTING CONTOURS
- 262 PROPOSED CONTOURS
- S/F EROSION CONTROL FENCE (SILT)
- AE AE EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / CURB
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE ANCHOR
- WOOD FENCE
- CONCRETE
- 23' ACCESS EASEMENT
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSHES FOR SCREENING

CONDITIONAL USE NOTES:

1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR FOUR - 4 DWELLING UNIT CONDOMINIUM BUILDINGS IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING.
2. THE SOUTH COLLEGE CONDOS SHALL BE A HIGH END SINGLE FAMILY CONDOMINIUM DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND LANDSCAPING THAT WILL REPLACE THE PREVIOUSLY APPROVED COMMERCIAL DESIGNATION.
3. THE CONDOMINIUMS WILL BE 2 BEDROOM, 2 BATH, TWO STORY UNITS WITH THE FRONT FACING SOUTH COLLEGE AVENUE. SEE DIAGRAM THIS PAGE.
4. PROJECT IS LOCATED AT 3411 SOUTH COLLEGE AVENUE ON 1.078 ACRES AND IS CURRENTLY VACANT.
5. THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #48041C215E DATED MAY 16, 2012.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. CONDOMINIUM UNITS SHALL BE/MEET CITY OF BRYAN ORDINANCE:
   WIDTH: 16' - 8"
   DEPTH: 40'
   UNIT AREA: 667 SQ FT.
8. THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
9. THIS CONDOMINIUM DEVELOPMENT WILL MAINTAIN / PROVIDE A CROSS ACCESS DRIVE TO THE EXISTING NEIGHBOR TO THE REAR.
10. 2 - 12' x 12' TRASH BIN ENCLOSURES ARE PROVIDED WITH LOCKING GATES.
11. PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE PROVIDED BY PWS SURVEYING COMPANY IN DECEMBER 2015.
12. A 5' SIDEWALK WITH A 3' BUFFER WILL BE PROVIDED ALONG SOUTH COLLEGE AVE.
13. 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 BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

DWELLING UNITS SPECS:

4 - 2 BEDROOM CONDO UNITS PER BLDG. ~ 4 BLDGS. (1,041 SQ. FT. EACH)
MAXIMUM BUILDING HEIGHTS ~ 25 FEET

DWELLING UNIT DENSITY: 15 D.U. / ACRE (MAX 25)

PARKING ANALYSIS:

REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM
4 – 2 BEDROOM CONDO UNITS PER BLDG. (4 BLDGS.) = 32 REQ'D PARKING SPOTS

** PARKING SPOTS PROVIDED: 37 PARKING SPOTS

STORM WATER MITIGATION & DETENTION:

CURRENTLY, STORM WATER RUN-OFF SHEET FLOWS FROM THE FRONT OF THE LOT ADJOINING SOUTH COLLEGE AVENUE AND FLOWS TO THE REAR OF THE LOT TO THE EASTERN PROPERTY CORNER WHERE IT CROSSES THE ADJOINING PROPERTIES.

PROPOSED STORM WATER RUN-OFF INCREASES FROM THIS PROJECT WILL BE DETAINED ON-SITE AND METER RELEASED EQUAL TO OR LESS THAN CURRENT STORM WATER FLOWS.

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.

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.

WATER & SANITARY SEWER LOADINGS:

1. WATER DEMAND AND SEWER PRODUCTION PER BLDG (50 WSFU PER BLDG.):

CONDOMINIUM (4 BLDGS/ 4 UNITS PER BLDG)	MINIMUM	AVERAGE	MAXIMUM
WATER:	32 GPM	72 GPM	120 GPM
SEWER:	1,600 GPD	3,200 GPD	14,000 GPD

CITY OF BRYAN DEVELOPMENT SERVICES
APR 20 2016
RECEIVED

DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

04/20/2016

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED PROFESSIONAL ENGINEER

APPROVED FOR BIDDING & CONSTRUCTION

GATTIS ENGINEERING
ENGINEERS ✦ CONSULTANTS
FIRM # F-7698
2010 Moses Creek Ct. ✦ College Station, Tx. 77845 ✦ (979) 575-5022
INFO@GATTISENGINEERING.COM

SOUTH COLLEGE CONDOMINIUMS PROJECT
3411 SOUTH COLLEGE AVE.
BRYAN, TEXAS
APRIL 20, 2016

SITE PLAN
LOT 5A, BLOCK 7
Formerly Lots 5-6 & 7, 8, 9 & 10, Block 7
ZONED ~ SOUTH COLLEGE BUSINESS
J.E. SCOTT SURVEY, ABSTRACT #50
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY:	JOE G.
DATE:	MARCH 29, 2016
SCALE:	NOTED
PROJECT #:	GE025006

C-1