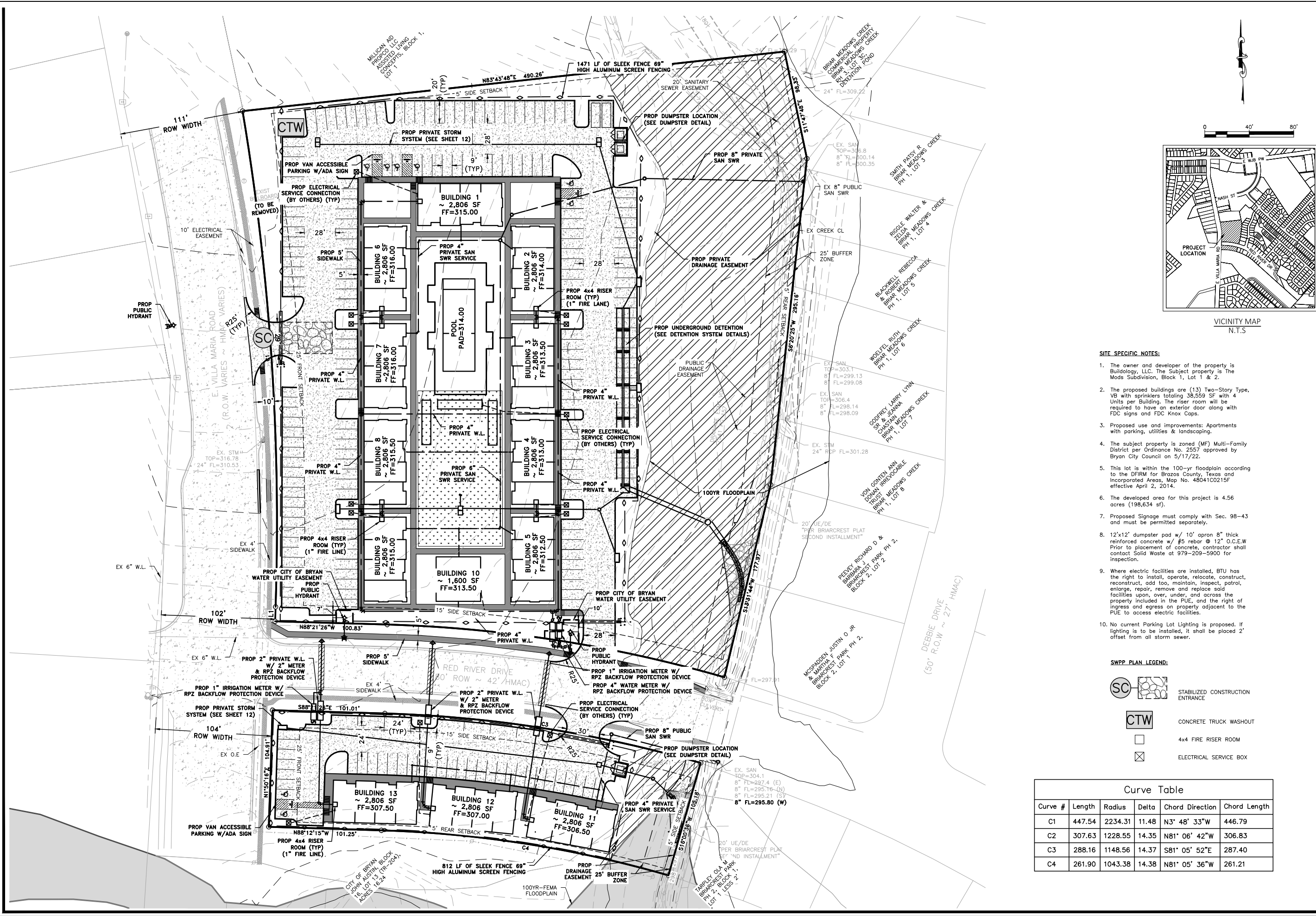


L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10766 - THE LUX\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Apr. 12, 2023-10:31 AM



SITE SPECIFIC NOTES:

- The owner and developer of the property is Buildology, LLC. The Subject property is The Mods Subdivision, Block 1, Lot 1 & 2.
- The proposed buildings are (13) Two-Story Type, VB with sprinklers totaling 38,559 SF with 4 Units per Building. The riser room will be required to have an exterior door along with FDC signs and FDC Knox Caps.
- Proposed use and improvements: Apartments with parking, utilities & landscaping.
- The subject property is zoned (MF) Multi-Family District per Ordinance No. 2557 approved by Bryan City Council on 5/17/22.
- This lot is within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 4504100215F effective April 2, 2014.
- The developed area for this project is 4.56 acres (198,634 sf).
- Proposed Signage must comply with Sec. 98-43 and must be permitted separately.
- 12'x12' dumpster pad w/ 10' apron 8" thick reinforced concrete w/ #5 rebar @ 12" O.C.E.W Prior to placement of concrete, contractor shall contact Solid Waste at 979-209-5900 for inspection.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add too, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- No current Parking Lot Lighting is proposed. If lighting is to be installed, it shall be placed 2' offset from all storm sewer.

SWPP PLAN LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASHOUT
- 4x4 FIRE RISER ROOM
- ELECTRICAL SERVICE BOX

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	447.54	2234.31	11.48	N3° 48' 33"W	446.79
C2	307.63	1228.55	14.35	N81° 06' 42"W	306.83
C3	288.16	1148.56	14.37	S81° 05' 52"E	287.40
C4	261.90	1043.38	14.38	N81° 05' 36"W	261.21

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
5807 W. DAVIS STREET #100
CORPUS CHRISTI, TEXAS 77404
OFFICE 361-445-0420
21223 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
JUSTIN WALTON
713-446-4083
JW@BUILD-OLGY.NET

PROJECT ADDRESS
2539 E VILLA MARIA ROAD
BRYAN, TEXAS 77803

THE MODS

2539 E Villa Maria Rd
The Mods Subd. Block 1, Lot 1 & 2 - 6.23 AC
Bryan, Brazos, County

OVERALL SITE PLAN

DRAWING ISSUE

#	DATE	BY	COMMENT
1	4/12/23	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10766	TDLR	**
DRAWN	BAS	EIT	JTW
SCALE	SHEET		
1" = 40' (24x36)			
1" = 80' (11x17)			

4/12/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE