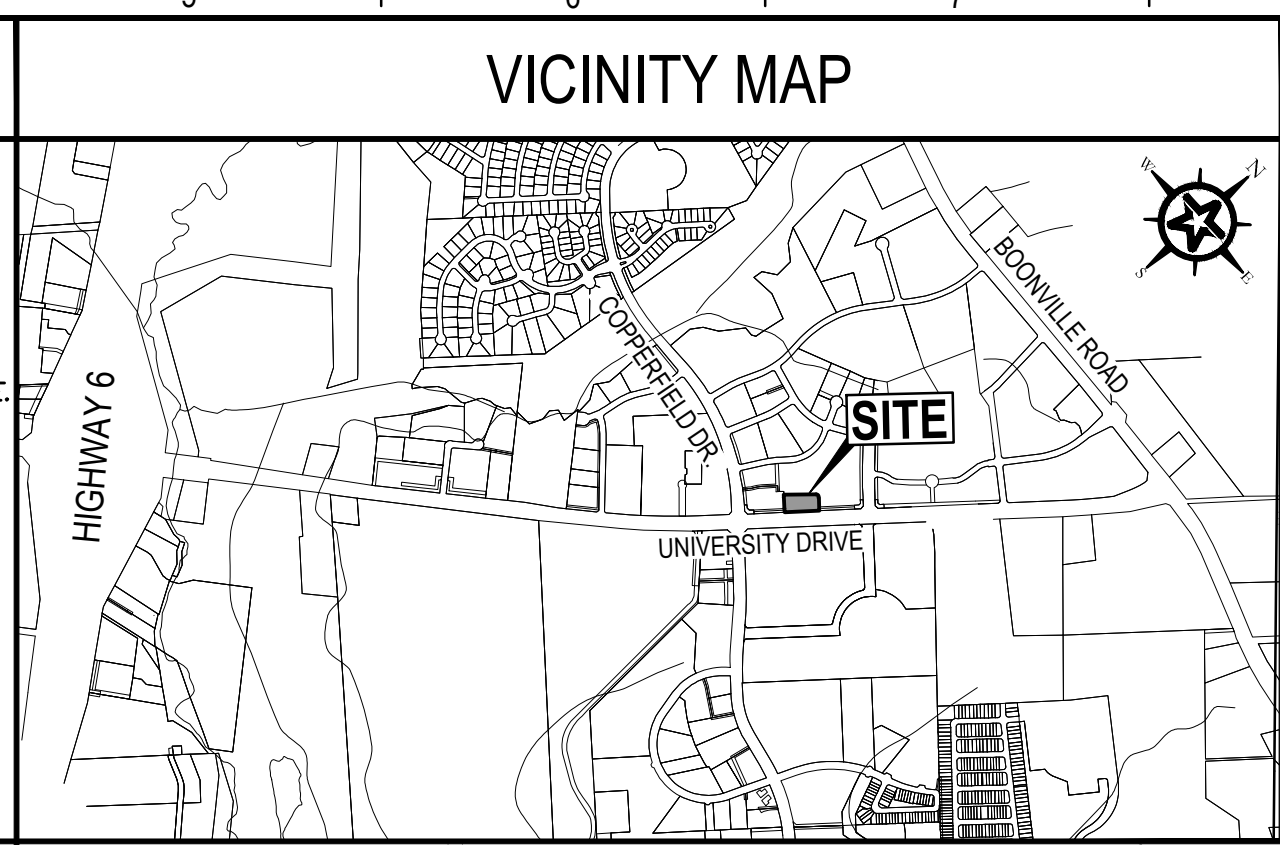


**SITE PLAN NOTES**

1. NAME OF PROJECT: SHOPS AT HUDSON OAKS
2. ADDRESS: 3339 UNIVERSITY DR. EAST BRYAN, TEXAS 77802
3. OWNER: UNIVERSITY RH, LP P.O. BOX 91882 AUSTIN, TEXAS 78709
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

**GENERAL NOTES**

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.
3. CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. P.A.E. REFERS TO PUBLIC ACCESS EASEMENT.
6. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



**PROPERTY LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	N 47°49'48" W	178.16'	L10	N 42°10'12" E	37.65'
L8	S 42°10'12" W	270.42'	L11	S 47°49'48" E	190.33'
L9	S 47°49'48" E	7.84'	L12	N 42°10'12" E	252.77'

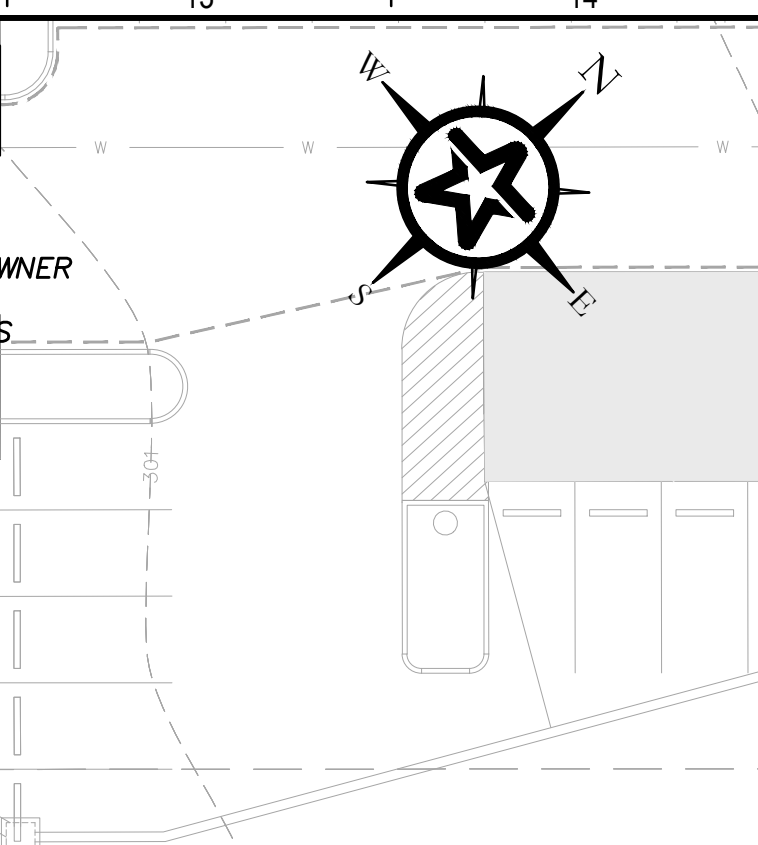
  

**PROPERTY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C5	90°00'00"	20.00'	31.42'	S 87°10'12" W	28.28'

NOTE: PLANS ARE NOT TO BE USED FOR BIDDING AND CONSTRUCTION. PLANS TO BE USED FOR PERMITTING PURPOSES ONLY.

6.60 AC.  
LOT 3R, BLK 4  
PARK HUDSON PH. 4  
HUDSON OAKS APARTMENTS, LP, OWNER  
VOLUME 17420, PAGE 57  
BRAZOS COUNTY PLAT RECORDS



**WATER & SEWER DEMAND**

**BUILDING 'A' DOMESTIC WATER DEMAND:**  
WATER SUPPLY FIXTURE UNITS: 120  
MAX. FLOW PER IPC TABLE E103.3(3): 73 GPM  
AVG. FLOW: 18 GPM

**FIRE FLOW:**  
LARGEST BLDG: 13,770 SF CONSTRUCTION TYPE II-B  
FIRE FLOW: 2,500 GPM  
FIRE FLOW WITH IFC APPENDIX B105.2  
REDUCTION: 1,500 GPM

**SEWER DEMAND:**  
DRAINAGE FIXTURE UNITS: 180  
MAX. FLOW PER IPC TABLE E103.3(3): 85.5 GPM  
PEAK FLOW: 61 GPM

NOTE: FIXTURE COUNTS ARE CURRENTLY ESTIMATED AND WILL NOT BE PERMANENT UNTIL TENANTS ARE DETERMINED AND TENANT PLANS ARE SENT TO ENGINEER.

**PARKING DATA**

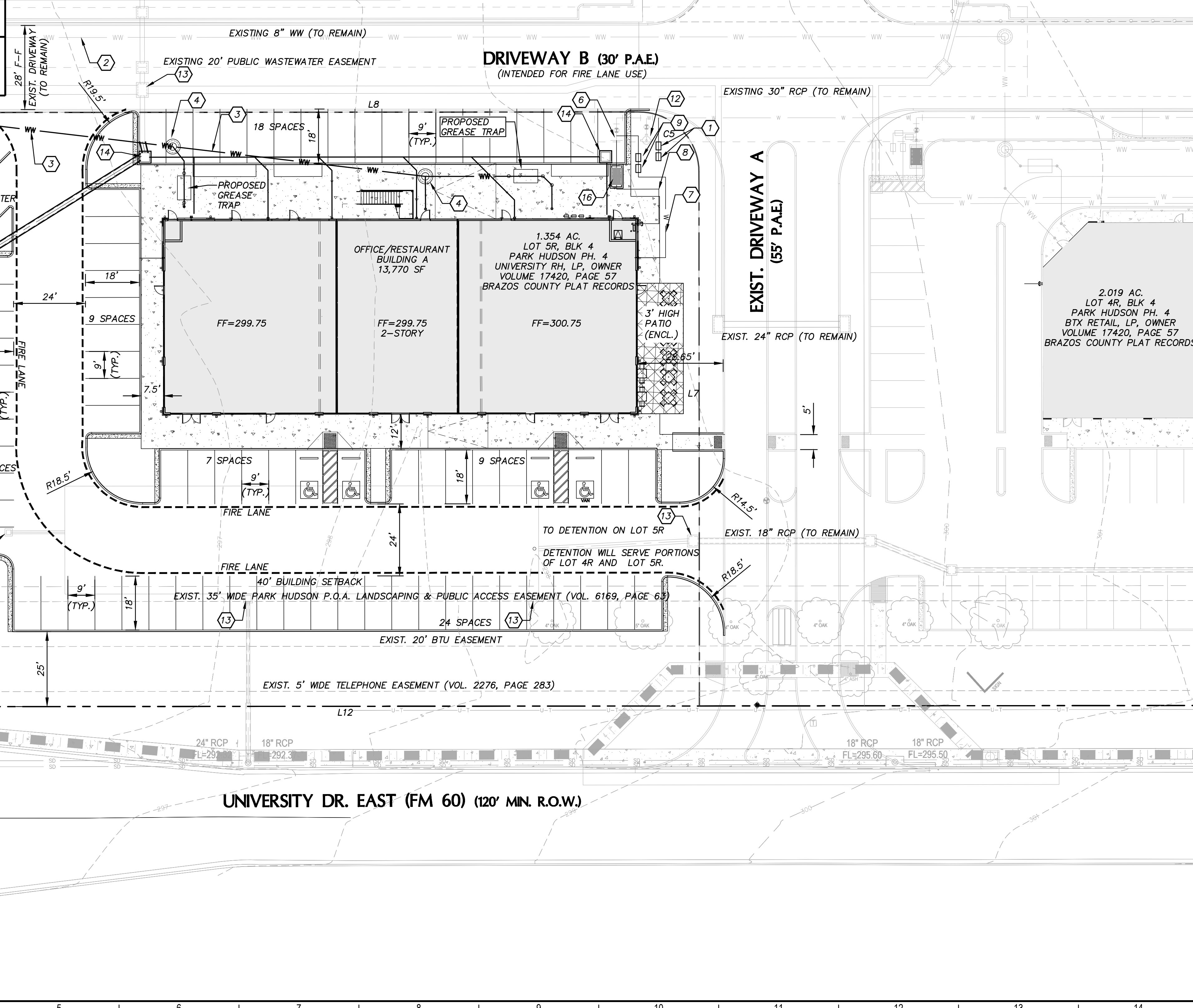
REQUIRED: RESTAURANT: 4,000 SF x 0.0125 = 48  
RETAIL: 3,528 SF / 250 = 14  
OFFICE: 6,132 SF / 300 = 20  
84 TOTAL SPACES

PARKING PROVIDED: 74 STANDARD  
4 ACCESSIBLE  
78 TOTAL SPACES  
(1 VAN ACCESSIBLE)

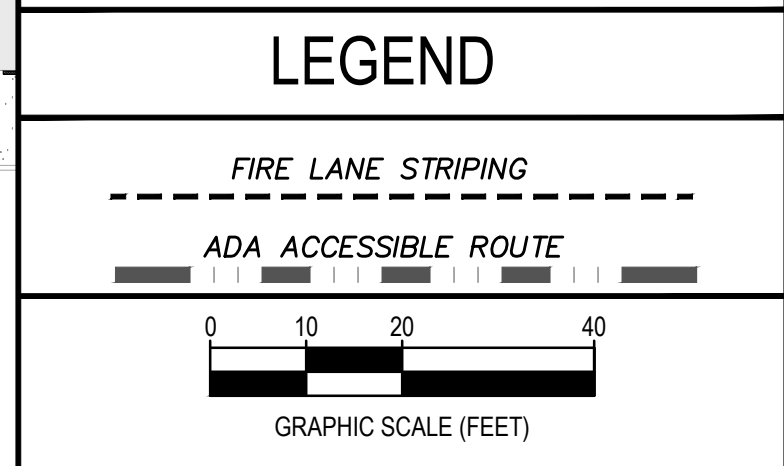
**LEGEND**

■ BUILDING

▨ PATIO/BALCONY



- KEY NOTES**
1. 6" FEBCO 856 DCDA BACKFLOW ASSEMBLY IN CONCRETE VAULT
  2. EXISTING 8" WASTEWATER LINE
  3. 6" WASTEWATER LINE
  4. PROPOSED 4" DIA. WASTEWATER MANHOLE
  5. CONNECT PROPOSED MANHOLE TO EXISTING WWL
  6. 6" WATER SERVICE CONNECTION TO EXISTING 8" WATER MAIN, 2" SERVICE SADDLE
  7. 2" DOMESTIC WATER LINE
  8. 6" FIRE LINE
  9. 2" DOMESTIC WATER METER
  10. 2" FEBCO LF860 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE
  11. EXISTING FIRE HYDRANT TO REMAIN
  12. EXISTING JUNCTION BOX
  13. PROPOSED JUNCTION BOX
  14. PROPOSED GRATE INLET
  15. 1" SERVICE SADDLE, 1" SENSUS SRII IRRIGATION METER & 1" WATTS 009 DC BACKFLOW ASSEMBLY IN METER BOX



REV.	DESCRIPTION	DATE

**Walker Partners**  
engineers • surveyors  
T.B.P.E. Registration No. 8583

**UNIVERSITY RH, LP**  
**SHOPS AT HUDSON OAKS**  
LOT 5R

**OVERALL SITE PLAN**

7/19/2023  
DATE

David P. Smith  
DAVID P. SMITH

DESIGNED	RAM
DRAFTED	DPS
CHECKED	LCS
PROJECT NO.	4-01139.08
DRAWING NO.	C005

G:\PROJECTS\4-01139\2 ENGINEERING\2.0 CAD\4-01139.08 SR SITE PLAN.DWG, OVERALL SITE PLAN, 7/21/2023 2:59:49 PM, cpadron-martinez