

VICINITY MAP

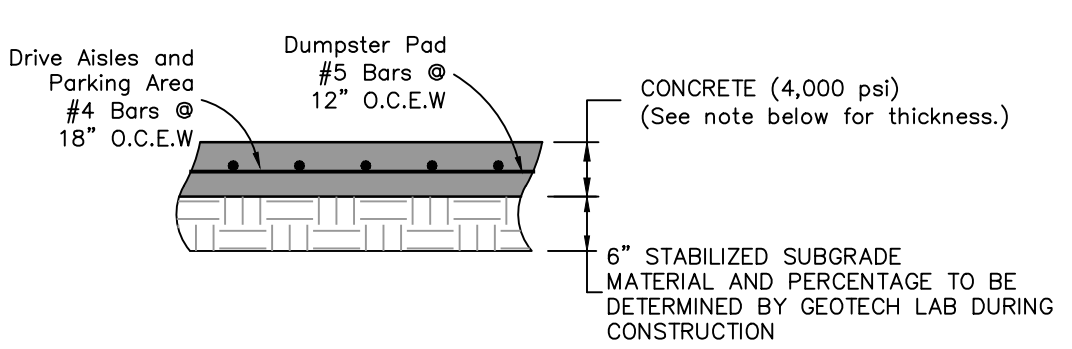
- SITE PLAN NOTES:**
- The subject property is zoned MIDTOWN CORRIDOR DISTRICT.
 - Owner & Applicant: VL Partners LLC, 707 Texas Ave Ste 101E, College Station, Tx 77840, 903-813-1415.
 - Legal Description: Lots 1-4, Block 1, Unity Subdivision, Addresses: 4011, 4013, 4015, and 4017 Aspen Street.
 - Proposed Use: Condos (13,392 sf total) (Max Ht. 30')
 - Parking Analysis:** Required: 1 Space / Unit = (24 Beds total in 12 Units); Provided: 24 spaces.
 - WATER AND SANITARY SEWER DEMANDS:** Average Daily Use = 1.67 GPM; Peak Hourly Flow = 6.6 GPM; Wastewater Flow (Rate of Return = 75%): Pk = 5 GPM Avg. = 1.5 GPM.
 - FIRE FLOW REQUIREMENTS:** Existing Fire Hydrants will cover this project. The buildings will not be sprinkled. Nearest fire hydrant is 50' away at the intersection of College Main St and W. 22nd Street.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100305F, Map Revised April 2, 2014. This property is not located in a Special Flood Hazard Area.
 - See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
 - Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
 - All Backflow devices must be installed and tested upon installation.
 - Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
 - NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
 - 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 windblown litter from the project site.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All signage will be permitted separately.
 - Imperviousness = 74%.
 - All mechanical equipment will be located to not be visible from the public right-of-way.
 - 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 solid 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.
 - This site will comply with Chapter 130-21 of the City of Bryan Code of Ordinances:
 - General Lighting Standards: No flickering or flashing lights shall be permitted. no lighting, illuminated displays or signage that simulates movement or moving images shall be permitted.
 - Outdoor Lighting Levels: Outdoor lighting shall not exceed the following levels: 0.5 lumen at the property line if the subject property abuts a residential district; 1.0 lumen at the property line if the subject property abuts a nonresidential district or lot containing a nonresidential use or at the right-of-way line.
 - Heights of Outdoor Lighting: Light fixtures in parking lots shall not exceed a maximum height of 24 feet; Pedestrian walkway fixtures shall not exceed a maximum height of 12 feet.

- STRIPING NOTES:**
- Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
 - All point glass beads and application rates shall conform to TxDOT Item 666, ReflectORIZED Pavement Markings, Type II Marking Materials.
 - All Parking Space Limit Lines shall be solid white lines 6" wide.
 - All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation.
 - Fire Lane curbs shall be marked "Fire Lane, No Parking, Tow Away Zone" with minimum of 4" letters on curbs only.
- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Texas811 @ 811
 - Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
 - Contact BTU @ 979-821-5700 to locate Electrical Lines
 - Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
 - TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
 - It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU).
 - Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
 - Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
 - It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and coordinate with City staff. Disturbed Area ~0.4 acres.

- City Details to use**
- Curb and Gutter- ST1-01
 - Residential Driveway- ST2-00
 - Concrete Joint- ST3-00
 - Silt Fence- SWPP1-03
 - Sewer Service Connection- S6-01
 - Water Service- W2-01
 - Straight or Angle Tap- W6-01

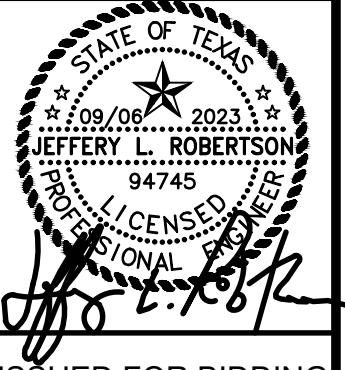
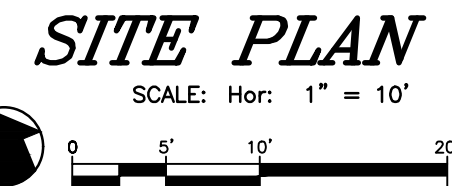
Note: Concrete thickness shall be as follows:

- Main Drives = 6"
- Parking Spaces = 5"
- Sidewalk = 4"
- Dumpster Pad = 8"
- Pavement sections shall be constructed in accordance with the BCS Unified Technical Specifications.
- Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at moisture contents in the range of the optimum moisture content to 4% above the optimum moisture content.



PAVEMENT SECTION

- Abbreviations**
- E.A.E. Emergency Access Easement
 - F.E. Fire Hydrant
 - R.O.W. Right-of-Way
 - U.A.E. Utility Easement
 - P.A.E. Private Access Easement



ISSUED FOR BIDDING AND CONSTRUCTION

DATE: xx DRAWN BY: xx
 DESIGNED BY: xx
 CHECKED BY: xx

REVISIONS

NO.	DATE	REVISION
1	2023-10-11	Revised per City Comments
2	2023-11-15	Revised per City Comments

McCLURE & BROWNE
 ENGINEERING/SURVEYING, INC.
 Engineer Reg. No. F-458 Survey Reg. No. 10103540
 1008 Woodcreek Dr., Suite 103
 College Station, Tx 77845 (979) 693-3838



SITE PLAN

Aspen Street Condos

SHEET NO.

SP