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CIVIL ENGINEERING | BUILDING DESIGN
SURVEYING | CONSTRUCTION

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ISSUE/REVISION RECORD

PROJECT NAME
THE LANGLEY AT BRYAN

600 Woodson Ave.
 Bryan, TX

PROJECT NUMBER
095-001

DRAWING FILE
 095-001-SITE.DWG

SCALE 1" = 20'



PROFESSIONAL SEAL

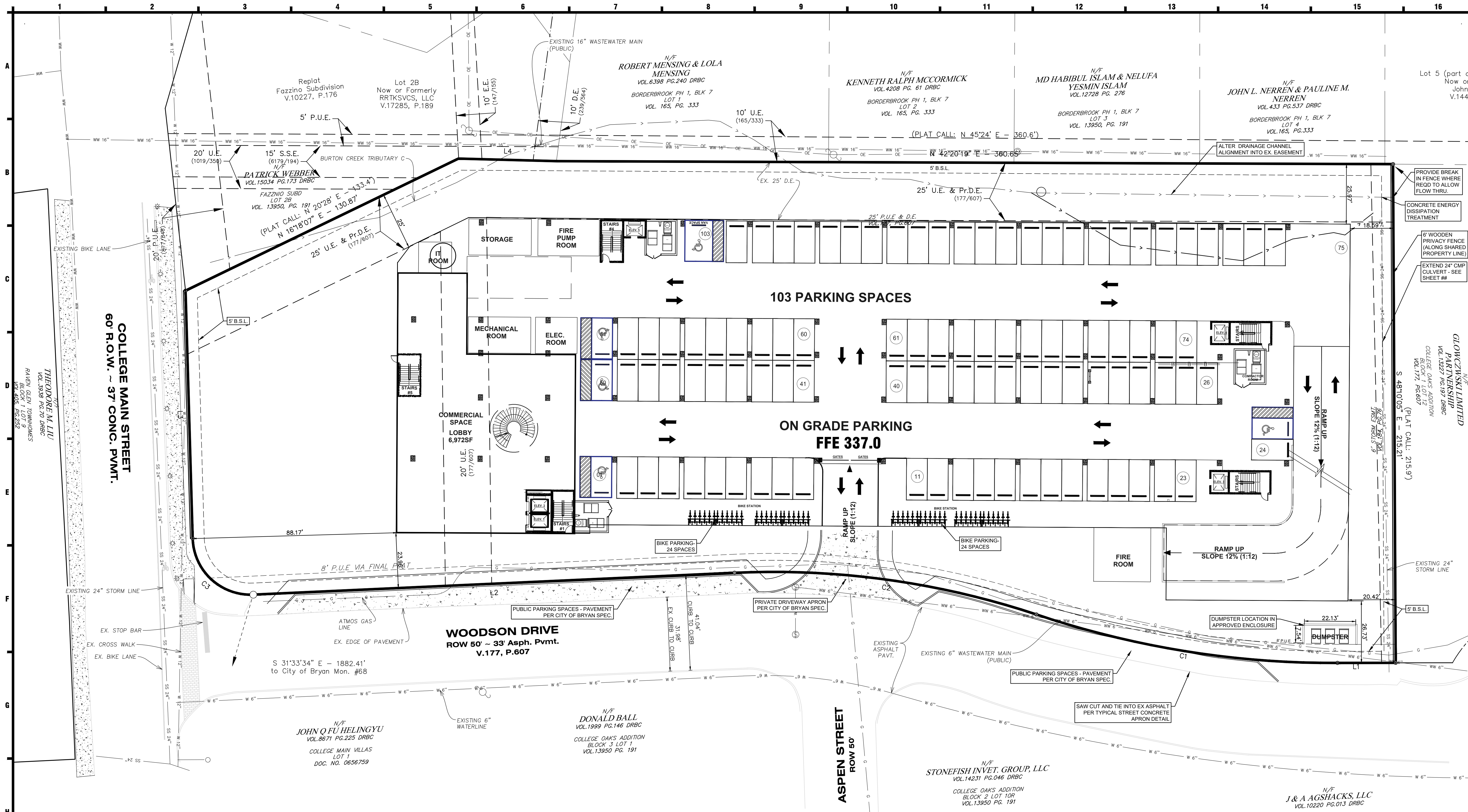
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PROJECT STATUS
SDRC

SHEET TITLE
SITE PLAN

SHEET NUMBER

1 of 3



PARKING SUMMARY

UNIT	UNIT COUNT	REQ'D RATIO	REQ'D PARKING
COMMERCIAL (3000 SF)	6972	1 SP / 375 SF	19
BEDROOMS	254	1 SP / 1 BED	254
PARKING SPACES REQUIRED 273			
PARKING SPACES 75% OF BED + COMMERCIAL REQUIRED 209.09			
REDUCTION IN PARKING			
TRANSIT STOPS	2		
SCOOTER PARKING	2		
BICYCLE PARKING	2		
TOTAL REDUCTION	6		
NET PARKING REQUIRED 203			
PROVIDED PARKING			
SPACE TYPE	DIMENSIONS	#	
PARALLEL PARKING	9' x 24'		
ANGLE PARKING	9' x 22'		
REGULAR SPACES	9' x 18'	253	
ADA SPACES	9' x 18'	7	
PROVIDED PARKING	TOTAL	260	

- SITE PLAN NOTES**
- SIGNAGE USED TO PREVENT NON-CUSTOMERS OR NON-RESIDENTS FROM PARKING IN ANY ON-STREET PARKING SPACES IS PROHIBITED.
 - THE PROPERTY IS ZONED PLANNED DEVELOPMENT - MIXED USE (PD-M) PER CITY OF BRYAN ORDINANCE NO. 2664, APPROVED BY CITY COUNCIL ON 2/13/2024.
 - CONTAINMENT AREA PAD FOR DUMPSTER SHALL BE LEVEL W/ APPROACH TO ENCLOSURE <2% SLOPE. CONTAINMENT AREA SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10" IN FRONT OF THE CONTAINMENT AREA. CONTAINMENT DOOR MUST OPEN AT LEAST 10 FEET WIDE FOR EACH SIDE OF LOAD CONTAINER. CONTAINMENT AREA MUST BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET. THE PAD, SCREENING, AND DOORS WILL BE MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.
 - PLEASE CALL STREETS & DRAINAGE SERVICES AT (979) 209-5900 AT LEAST 48 HOURS PRIOR TO POURING CONCRETE. TO SCHEDULE A DRIVEWAY INSPECTION.
 - DRIVEWAYS MUST COMPLY WITH B/C'S UNIFIED STANDARD CONSTRUCTION DETAIL ST2-03.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR PROPERLY TYING DRIVEWAY(S) INTO (AND/OR PATCHING) EXISTING ROADWAY. STREET REPAIRS, WHEN REQUIRED, SHALL BE AS DETAILED IN B/C'S UNIFIED STANDARD CONSTRUCTION DETAIL ST4-01 OR ST4-02.
 - PER ORDINANCE NO. 2490, FRONT, REAR, AND SIDE SETBACKS FROM STRUCTURES TO PROPERTY LINES ARE 5 FEET.
 - CITY OF BRYAN WILL MAKE THE PROPOSED WATER TAPS. DEVELOPER WILL BE RESPONSIBLE FOR PAYING TAP FEES.
 - FDOS ARE LOCATED DIRECTLY OUTSIDE THE FIRE RISER ROOM.
 - ALL SIDEWALKS SHALL BE CONCRETE. ALL PARKING PAVEMENT SHOULD BE LIGHT-DUTY.

IMPREVIOUS SUMMARY

SPACE TYPE	AREA, SF
BUILDING AREA	55635
SIDEWALK	2314
PERCENT IMPERVIOUS	58.9

BUILDING & SITE SUMMARY

BLDG #	UNITS	BLDG. DESCRIPTION	BLDG AREA (SF)	STORY / HEIGHT
1	187	STUDENT APARTMENTS	196942	6 STORY / 68'
TOTAL BLDG. AREA			196942	
TOTAL SITE AREA, AC			2.27	98,881
BUILDABLE SITE AREA, AC			1.80	
FAR			1.99	
FAR, BUILDABLE			2.51	
TOTAL UNIT COUNT		187		
TOTAL BEDROOM COUNT		254		

TEXAS ONE CALL SYSTEM
1-800-245-454
CALL BEFORE YOU DIG.
 TEXAS ONE CALL PARTICIPANTS SHALL REQUEST 72 HOURS BEFORE YOUR DIG, DRILL, OR BLAST.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DESIGN PROFESSIONAL



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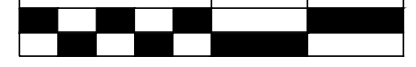
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600 Woodson Ave.
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DRAWING FILE
 095-001-GRAD.DWG

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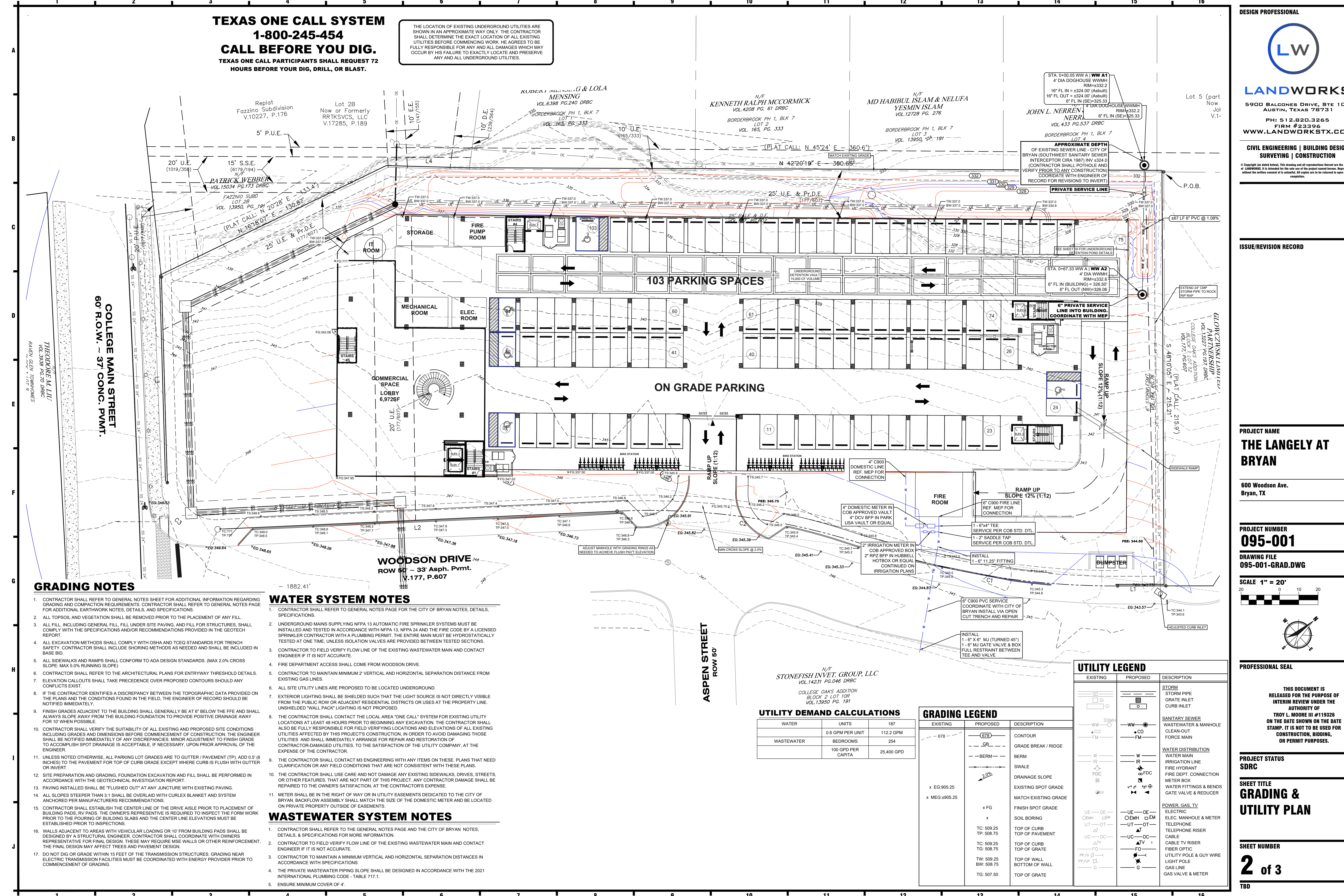
PROJECT STATUS
SDRC

SHEET TITLE
GRADING & UTILITY PLAN

SHEET NUMBER

2 of 3

TBD



GRADING NOTES

- CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION REGARDING GRADING AND COMPACTION REQUIREMENTS. CONTRACTOR SHALL REFER TO GENERAL NOTES PAGE FOR ADDITIONAL EARTHWORK NOTES, DETAILS, AND SPECIFICATIONS.
- ALL TOPSOIL AND VEGETATION SHALL BE REMOVED PRIOR TO THE PLACEMENT OF ANY FILL.
- ALL FILL, INCLUDING GENERAL FILL, FILL UNDER SITE PAVING, AND FILL FOR STRUCTURES, SHALL COMPLY WITH THE SPECIFICATIONS AND/OR RECOMMENDATIONS PROVIDED IN THE GEOTECH REPORT.
- ALL EXCAVATION METHODS SHALL COMPLY WITH OSHA AND TCEQ STANDARDS FOR TRENCH SAFETY. CONTRACTOR SHALL INCLUDE SHORING METHODS AS NEEDED AND SHALL BE INCLUDED IN BASE BID.
- ALL SIDEWALKS AND RAMPS SHALL CONFORM TO ADA DESIGN STANDARDS. (MAX 2.0% CROSS SLOPE; MAX 5.0% RUNNING SLOPE)
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ENTRYWAY THRESHOLD DETAILS.
- ELEVATION CALLOUTS SHALL TAKE PRECEDENCE OVER PROPOSED CONTOURS SHOULD ANY CONFLICTS EXIST.
- IF THE CONTRACTOR IDENTIFIES A DISCREPANCY BETWEEN THE TOPOGRAPHIC DATA PROVIDED ON THE PLANS AND THE CONDITIONS FOUND IN THE FIELD, THE ENGINEER OF RECORD SHOULD BE NOTIFIED IMMEDIATELY.
- FINISH GRADES ADJACENT TO THE BUILDING SHALL GENERALLY BE AT 6" BELOW THE FFE AND SHALL ALWAYS SLOPE AWAY FROM THE BUILDING FOUNDATION TO PROVIDE POSITIVE DRAINAGE AWAY FOR 10' WHEN POSSIBLE.
- CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
- UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER / PAVEMENT (TP). ADD 0.5" (6 INCHES) TO THE PAVEMENT FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- PAVING INSTALLED SHALL BE "FLUSHED OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE OVERLAID WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.
- CONTRACTOR SHALL ESTABLISH THE CENTER LINE OF THE DRIVE AISLE PRIOR TO PLACEMENT OF BUILDING PADS, RV PADS. THE OWNER'S REPRESENTATIVE IS REQUIRED TO INSPECT THE FORM WORK PRIOR TO THE POURING OF BUILDING SLABS AND THE CENTER LINE ELEVATIONS MUST BE ESTABLISHED PRIOR TO INSPECTIONS.
- WALLS ADJACENT TO AREAS WITH VEHICULAR LOADING OR 10' FROM BUILDING PADS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. CONTRACTOR SHALL COORDINATE WITH OWNERS REPRESENTATIVE FOR FINAL DESIGN. THESE MAY REQUIRE MSE WALLS OR OTHER REINFORCEMENT. THE FINAL DESIGN MAY AFFECT TREES AND PAVEMENT DESIGN.
- DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH ENERGY PROVIDER PRIOR TO COMMENCEMENT OF GRADING.

WATER SYSTEM NOTES

- CONTRACTOR SHALL REFER TO GENERAL NOTES PAGE FOR THE CITY OF BRYAN NOTES, DETAILS, SPECIFICATIONS.
- UNDERGROUND MAINS SUPPLYING NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, NFPA 24 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- CONTRACTOR TO FIELD VERIFY FLOW LINE OF THE EXISTING WASTEWATER MAIN AND CONTACT ENGINEER IF IT IS NOT ACCURATE.
- FIRE DEPARTMENT ACCESS SHALL COME FROM WOODSON DRIVE.
- CONTRACTOR TO MAINTAIN MINIMUM 2' VERTICAL AND HORIZONTAL SEPARATION DISTANCE FROM EXISTING GAS LINES.
- ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
- EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
- THE CONTRACTOR SHALL CONTACT THE LOCAL AREA "ONE CALL" SYSTEM FOR EXISTING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY THIS PROJECT'S CONSTRUCTION, IN ORDER TO AVOID DAMAGING THOSE UTILITIES AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES, TO THE SATISFACTION OF THE UTILITY COMPANY, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT M3 ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THESE PLANS.
- THE CONTRACTOR SHALL USE CARE AND NOT DAMAGE ANY EXISTING SIDEWALKS, DRIVES, STREETS, OR OTHER FEATURES, THAT ARE NOT PART OF THIS PROJECT. ANY CONTRACTOR DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- METER SHALL BE IN THE RIGHT OF WAY OR IN UTILITY EASEMENTS DEDICATED TO THE CITY OF BRYAN. BACKFLOW ASSEMBLY SHALL MATCH THE SIZE OF THE DOMESTIC METER AND BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF EASEMENTS.

WASTEWATER SYSTEM NOTES

- CONTRACTOR SHALL REFER TO THE GENERAL NOTES PAGE AND THE CITY OF BRYAN NOTES, DETAILS, & SPECIFICATIONS FOR MORE INFORMATION.
- CONTRACTOR TO FIELD VERIFY FLOW LINE OF THE EXISTING WASTEWATER MAIN AND CONTACT ENGINEER IF IT IS NOT ACCURATE.
- CONTRACTOR TO MAINTAIN A MINIMUM VERTICAL AND HORIZONTAL SEPARATION DISTANCES IN ACCORDANCE WITH SPECIFICATIONS.
- THE PRIVATE WASTEWATER PIPING SLOPE SHALL BE DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL PLUMBING CODE - TABLE 717.1.
- ENSURE MINIMUM COVER OF 4'.

N/F
STONEFISH INVT. GROUP, LLC
 VOL.14231 PG.046 DRBC
 COLLEGE OAKS ADDITION
 BLOCK 2 LOT 10R
 VOL.13950 PG. 191

UTILITY DEMAND CALCULATIONS

WATER	UNITS	187
	0.6 GPM PER UNIT	112.2 GPM
WASTEWATER	BEDROOMS	254
	100 GPD PER CAPITA	25,400 GPD

GRADING LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CONTOUR
---	---	GRADE BREAK / RIDGE
---	---	BERM
---	---	SWALE
---	---	DRAINAGE SLOPE
---	---	EXISTING SPOT GRADE
---	---	MATCH EXISTING GRADE
---	---	FINISH SPOT GRADE
---	---	SOIL BORING
---	---	TOP OF CURB
---	---	TOP OF PAVEMENT
---	---	TOP OF CURB
---	---	TOP OF GRATE
---	---	TOP OF WALL
---	---	BOTTOM OF WALL
---	---	TOP OF GRATE

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	STORM
---	---	STORM PIPE
---	---	GRATE INLET
---	---	CURB INLET
---	---	SANITARY SEWER
---	---	WASTEWATER & MANHOLE
---	---	CLEAN-OUT
---	---	FORCE 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