

SITE PLAN

SCALE: 1" = 10'-0" | 04

SITE SCHEDULE	
TAG	ITEM
○	SOLID WASTE - 300 GAL. CONTAINER
○	HANDICAP PARKING SIGN
○	EXISTING POWER POLE - TO BE REMOVED
○	ELECT. - PRIMARY ELECT. SERVICE: 2"-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
○	ELECT. - TRANSFORMER & PAD (FURNISHED BY CARRIANT)
○	ELECT. - SECONDARY SERVICE: 3/4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
○	ELECT. - METER BOXES - BY UNIT
○	SEWER - EXISTING 6" SANITARY SEWER LINE
○	SEWER - NEW 4" SANITARY SEWER LINE
○	SEWER - CLEAN-OUT (TYPICAL)

NOTE: ALL SITE DETAILS TO MEET BY CS U.D.O. REQUIREMENTS. ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

SITE SCHEDULE

SCALE: N.T.S. | 03

- SITE NOTES**
1. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
  2. FOR UTILITY NOTIFICATION CONTACT BTU - (979) 821-5700 CITY OF BRYAN - (979) 209-5900
  3. 2-HOUR FIRE WALL SEPARATIONS WILL BE PROVIDED FOR EACH UNIT.
  4. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
  5. 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 THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  6. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
  7. THIS PROPERTY IS ZONED MIDTOWN - CORRIDOR DISTRICT (MT-C).
  8. ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
  9. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

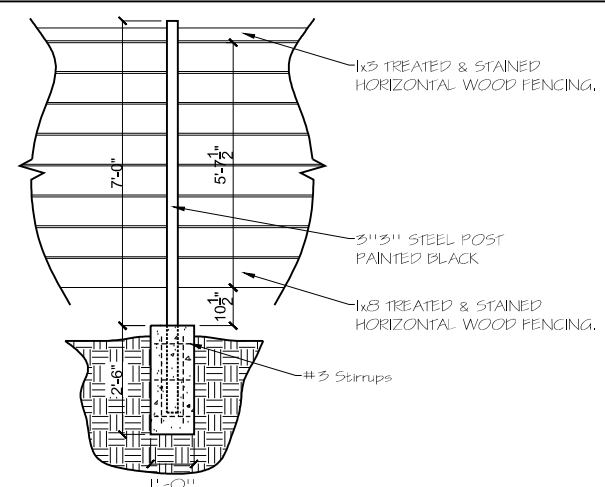


VICINITY MAP

**PARKING RATIO CALCULATIONS**  
 3-BEDROOMS PER UNIT  
 05 TOTAL UNITS  
 15 x 1.3 = 19.5 TOTAL SPACES REQUIRED  
 18 SPACES PROVIDED ON THE PROPERTY AND 9 ARE PROVIDED IN THE RIGHT-OF-WAY  
 TOTAL = 39

**NOTES**

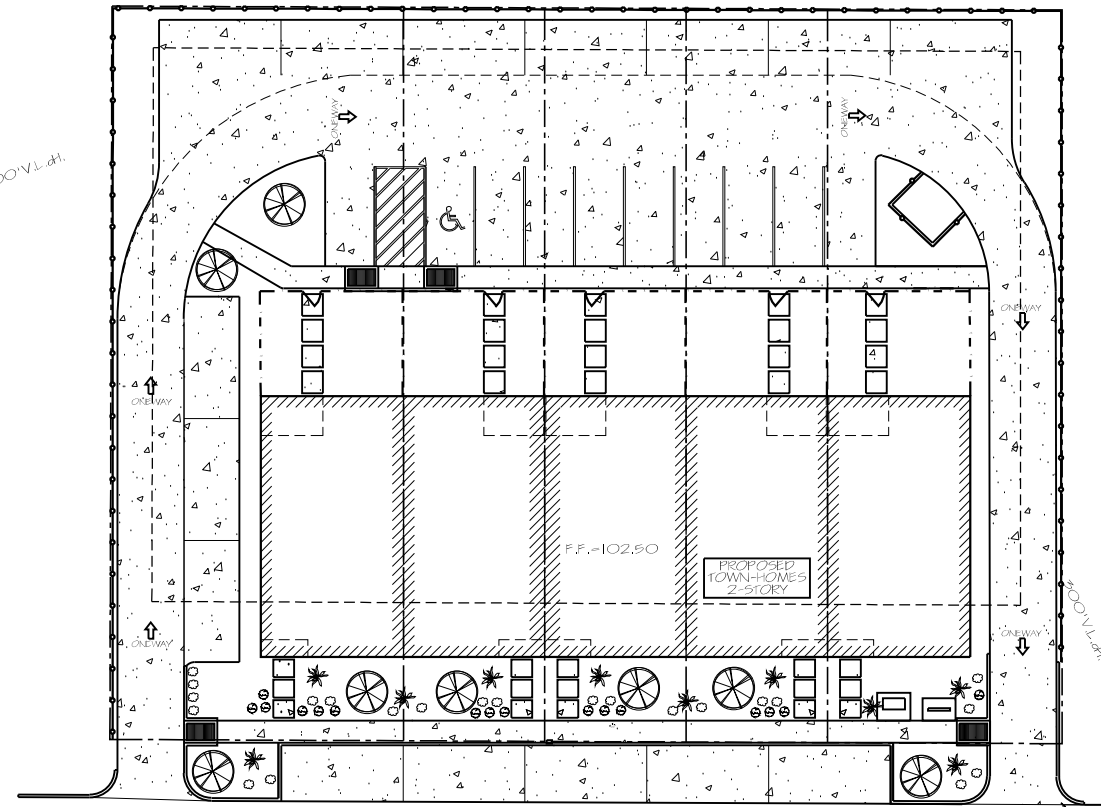
SCALE: N.T.S. | 02



OPAQUE FENCE DETAIL

SCALE: 1/2" = 1'-0" | 01

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**R.A.I. DESIGNS, INC.**  
 (979) 846-3366  
 4500 Carter Creek Dr. #203  
 Bryan, TX 77802  
 www.raidesigns.com  
 JOB# 21-062  
 PROJECT SITE INFO:  
 124 WATSON LANE  
 BRYAN, TEXAS  
 HANZEN-ZAK RESUBDIVISION, LOTS 1R-1, 1R-2, 1R-3, 1R-4 & 1R-5  
 0.532 ACRES  
 CLIENT:  
**TMS PROPERTIES LLC,**  
**TERRENCE MURPHY**  
 (979) 690-3783  
 JTR - TOWN HOME LAYOUT  
 03-17-21  
 JTR - REVISIONS  
 08-12-21  
 JTR - REVISIONS PER CITY  
 03-22-23  
 SHEET:  
**S-1**  
 OF  
 THREE  
 DATE:  
 03-23-2022



**LANDSCAPING REQUIREMENTS**

TOTAL SQUARE FEET OF THE SITE = 22,755

$22,755 \times .15\% = 3,413$

THERE ARE A TOTAL OF 3,173 LANDSCAPING POINT REQUIRED FOR THIS PROJECT.

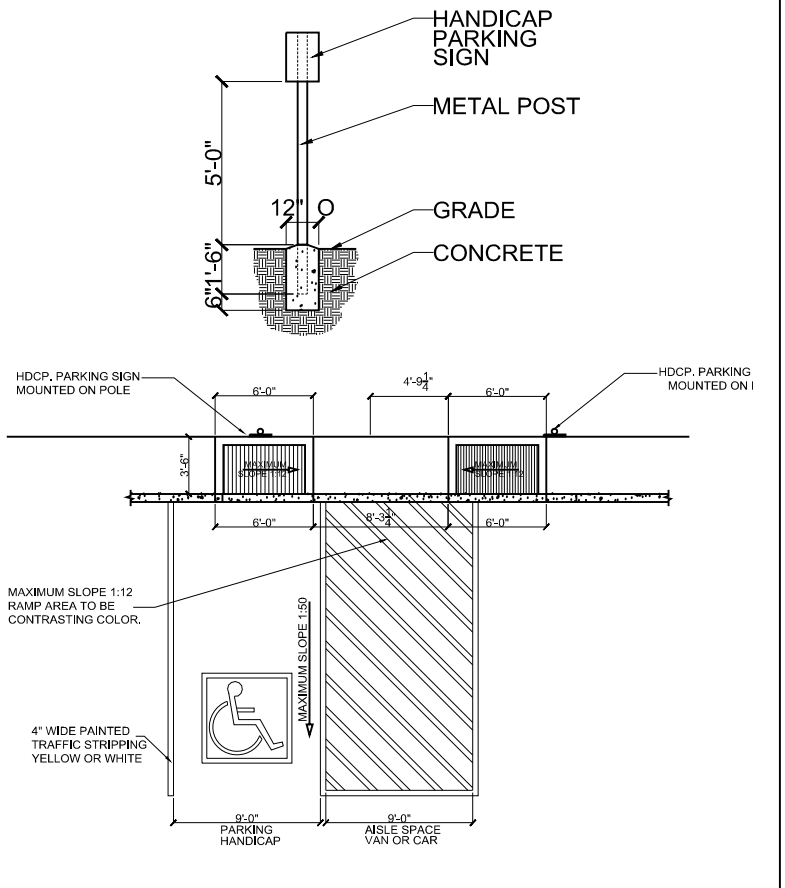
TOTAL PROVIDED 3,480.

THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED.

LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	8	1.5" to 3.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	30 GALLON	200	1,600
	10	1.5" to 3.0" CALIPER	AGAVE AMERICANA	BLUE AMERICAN AGAVE	ORNAMENTAL NON-CANOPY TREE	15 GALLON	150	1,500
	16	5 GALLON	LEUCOPHYLLUM FRUTESCENS "GREENCLOUD"	GREENWOOD TEXAS SAGE	SHRUB	(18" HEIGHT)	10	160
	22	5 GALLON	ERICACEAE THEACEAE	CAMELLIA	SHRUB	(24" HEIGHT)	10	220
								<b>3,480</b>

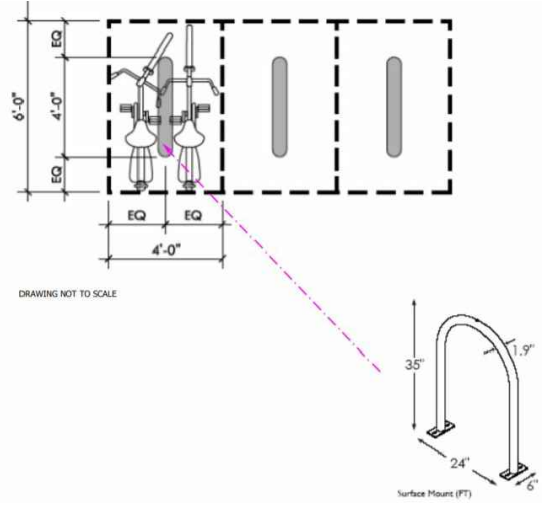
**LANDSCAPING PLAN**

SCALE: N.T.S. | 03



**HANDICAP PARKING DETAILS**

SCALE: N.T.S. | 02



**SITE DETAILS**

SCALE: N.T.S. | 01

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	MULTI-FAMILY

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124 WATSON LANE  
BRYAN, TEXAS  
HANZEN-ZAK RESUBDIVISION, LOTS  
1R-1, 1R-2, 1R-3, 1R-4 & 1R-5  
0.532 ACRES

CLIENT:  
TMS PROPERTIES LLC,  
TERRENCE MURPHY  
(979) 690-3783

JTR - TOWN HOME LAYOUT	03-17-21
JTR- REVISIONS	08-12-21
JTR- REVISIONS PER CITY	03-22-22

SHEET:  
**S-2**  
OF  
THREE  
DATE:  
03-23-2022



