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**CIVIL ENGINEERING | BUILDING DESIGN
CONSTRUCTION MANAGEMENT**

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**WOODSON
DEVELOPMENT**

ISSUE/REVISION RECORD

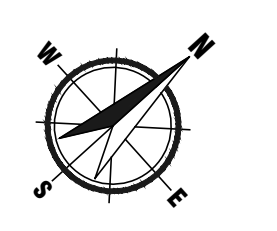
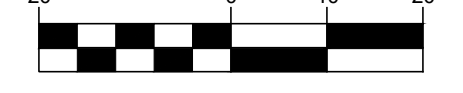
PROJECT NAME
**WOODSON MIXED
USE DEVELOPMENT**

600 WOODSON DRIVE
BRYAN, TEXAS TBD

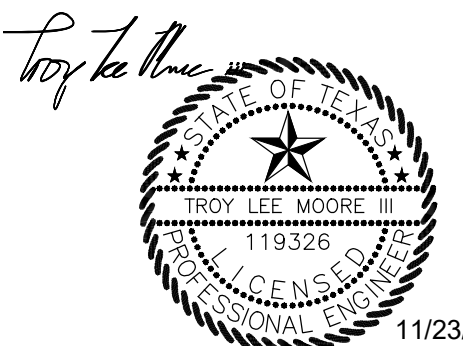
PROJECT NUMBER
20006

DRAWING FILE
20006-SITE SDRG.DWG

SCALE **1" = 20'**



PROFESSIONAL SEAL



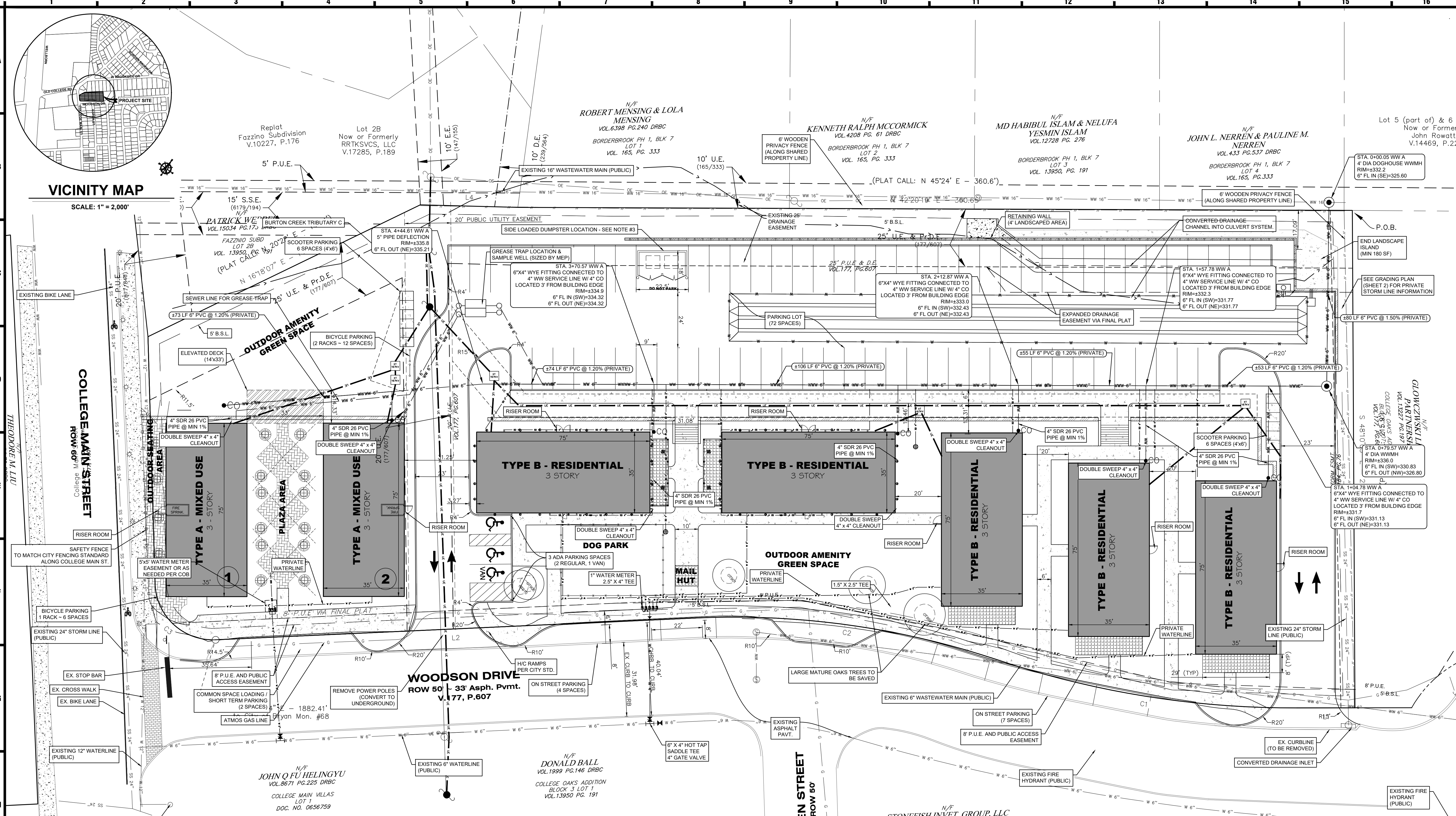
PROJECT STATUS
SDRC SITE PLAN

SHEET TITLE
**SITE & DIMENSIONAL
CONTROL PLAN**

SHEET NUMBER

1 of 3

DRAWING FILE: 20006-SITE SDRG.DWG



BUILDING & SITE SUMMARY

BLDG #	BLDG. TYPE	UNIT COUNT	BLDG. DESCRIPTION	AREA (SF) (GFA)	STORY / HEIGHT
1	TYPE A	5	8 BEDROOM BLDG W/ GROUND LEVEL SPACE	7875	3 STORY / 40'
2	TYPE A	5	8 BEDROOM BLDG W/ GROUND LEVEL SPACE	7875	3 STORY / 40'
3	TYPE B	7	12 BEDROOM BLDG	7875	3 STORY / 40'
4	TYPE B	7	12 BEDROOM BLDG	7875	3 STORY / 40'
5	TYPE B	7	12 BEDROOM BLDG	7875	3 STORY / 40'
6	TYPE B	7	12 BEDROOM BLDG	7875	3 STORY / 40'
7	TYPE B	7	12 BEDROOM BLDG	7875	3 STORY / 40'
TOTAL BLDG. AREA				55125.00	
TOTAL SITE AREA, AC				2.21	96.268
BUILDABLE SITE AREA, AC				1.80	
FAR				0.57	
FAR, BUILDABLE				0.70	
TOTAL UNIT COUNT		45	IMPERVIOUS AREA, AC		1.41
TOTAL BEDROOM COUNT		76	IMPERVIOUS AREA, %		63.8

PARKING SUMMARY

UNIT	UNIT COUNT	REQ'D RATIO	REQ'D PARKING	
COMMERICAL (3000 SF)	4280	1 SP / 375 SF	12	
BEDROOMS	76	1 SP / 1 BED	76	
GROSS PARKING SPACES REQUIRED				88
REDUCTION IN PARKING				
TRANSIT STOPS		2		
SCOOTER PARKING		2		
BICYCLE PARKING		2		
TOTAL REDUCTION		6		
NET PARKING REQUIRED				82
PROVIDED PARKING				
SPACE TYPE	DIMENSIONS	#		
PARALLEL PARKING	8' x 22'	13		
REGULAR SPACES	9' x 18'	72		
ADA SPACES (REGULAR)	9' x 18'	3		
PROVIDED PARKING	TOTAL	88		

- SITE PLAN NOTES**
- SIGNAGE USED TO PREVENT NON-CUSTOMERS 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. 2490, APPROVED BY CITY COUNCIL ON 6/8/2021.
 - 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.
 - ANY EXISTING SEWER TAPS FOR EXISTING HOMES TO THE EXISTING MAIN WILL NEED TO BE CAPPED OFF AT THE MAIN AS DIRECTED BY THE CITY.
 - 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 ROADWAY / PARKING PAVEMENT SHOULD BE LIGHT-DUTY.

<p>PROJECT ENGINEER M3 ENGINEERING 2900 S CONGRESS, SUITE 203 AUSTIN, TEXAS 78704</p>	<p>LEGAL DESCRIPTION LOTS 13R COLLEGE OAKS ADDITION 2.210 ACRES</p>
<p>OWNER CZECHMEX PROPERTIES, LLC 13492 RESEARCH BLVD, SUITE 120-152 AUSTIN, TEXAS 78750</p>	<p>APPLICANT WOODSON DEVELOPMENT, LLC 4464 LEONARD ROAD BRYAN, TEXAS 77807</p>