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For Interior Review Only
These documents are not
to be used for bidding or permit
purposes.
Drawing: JTB, JTB, JTB
Checked: JTB, JTB, JTB
Date: 03/20/23

March, 2023
Drawn By: JTB, JTB
Checked By: JTB, JTB
Prepared For:
Charles S. Teeple
Teeple Partners, Inc.
1302 S Capital of Texas Hwy.
Suite A134
Austin, Texas 78746

GENERAL CONSTRUCTION NOTES:

- The contractor is responsible for obtaining all applicable permits for work contemplated on these plans.
- It is the responsibility of the contractor to schedule a pre-construction meeting with the engineer of record and the regulatory agency inspector prior to commencing construction.
- 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 Dig Toss @ 1-800-344-8377
 - Contact Josh Norton @ ATMS 774-2506
 - Contact Dan Augsburg @ Suddennik/Altice 204-8263
 - Contact Brandon Charranz @ STU 821-5770
 - Contact Doug Thorton @ Frontier 821-4582
 - Contact Jayson Barfknecht @ COB (Water/Wastewater) 209-5959
- All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and General, 2012, and RCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to Construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
- TRENCHING AND BACKFILLING:** All trenching and backfilling shall conform to the specifications set out herein. 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 shall extend 5' beyond the curb lines of all streets, alleys and parking 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 City of C.S. Electrical Division.
- All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provide on these plans.
- All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
- Trenches may not be left open overnight.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
- The contractor shall coordinate with Atmos, Suddennik Communications, BTU, CSU, and Frontier to adjust the location of existing facilities.
- Temporary spoil areas will be identified on site by owner.
- All materials storage and staging shall NOT be within the FEMA Floodplain.
- Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
- All storm sewer being constructed with this site plan is private.
- All roof and ground mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject.
- All backflow devices must be installed and tested upon installation as per city Ordinance 2394.
- Exterior building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below on opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
- Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).

SITE PLAN NOTES:

- Name of Project: Teeple Multi-Family
- Legal: A005901,TJ WOOTEN (C/L) TRACT 38, 53.87 ACRES
- Address: XXXX Jones Road, Bryan, Texas 77807
- Owner: Charles S. Teeple, Teeple Partners, Inc., 1302 S Capital of Texas Hwy, Suite A134, Austin, Texas 78746, (512) 329 5755
- Engineer: Mitchell & Morgan, L.L.P., 3204 Earl Rudder Fwy. S, College Station, Texas 77845, (979) 260-5963
- Zoning: IC-HDR Innovation Corridor - High Density Residential
- Existing Use: Undeveloped-Vacant
- Proposed Use: Multi-Family
- Setbacks: Per City of Bryan Ordinances
- Overall Site Area: 15.5 Acres
- Water Demands:

Avg. =	XXX gpm
Min. =	XXX gpm
Peak =	XXX gpm
- Sanitary Demands:

Avg. =	XXX GPD
Max =	XXX GPD
- All pavement shall have a 6 inch curb unless otherwise noted.
- The subject tract does not lie within the 100-year floodplain boundary according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480082, Panel No. 0285E, Map No. 480410285E. Effective Date: May 16, 2012.
- Signage shall be permitted separately.
- Buildings are greater than 30' at eave height.
- Fire Flow Information:

Building Types =	Structure Size = XXXX SF
Req'd Fire Flow =	XXXX gpm

PARKING LEGEND:

PROPOSED PARKING:
STANDARD PARKING SPACES PROVIDED = 507
ACCESSIBLE PARKING SPACES PROVIDED = 30

PARKING SPACES REQUIRED = 365
TOTAL SPACES PROVIDED = 537

Revisions

SITE PLAN
TEEPLE MULTI-FAMILY

SP