



New Development  
**Oaks On Riverside**  
Bryan, Texas

revisions:

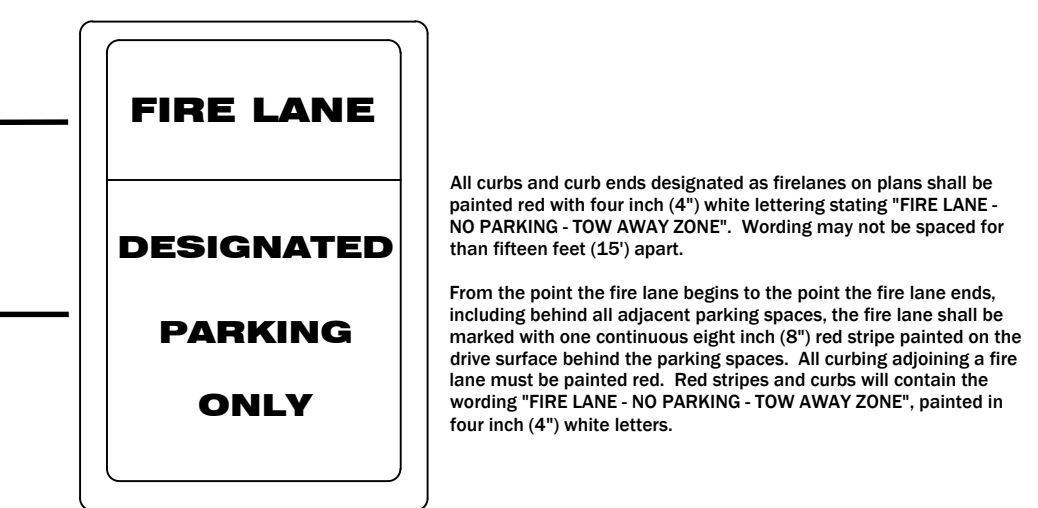
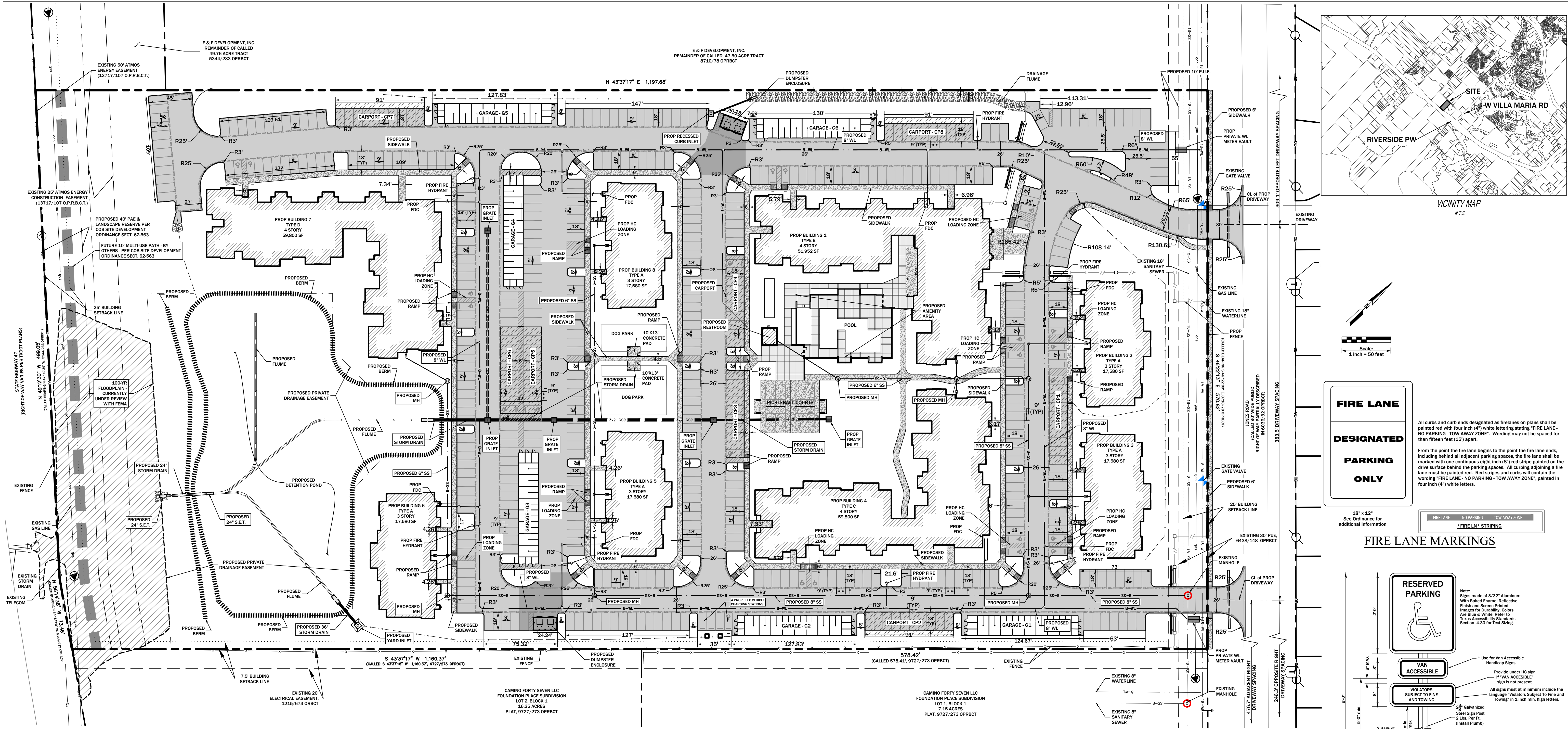


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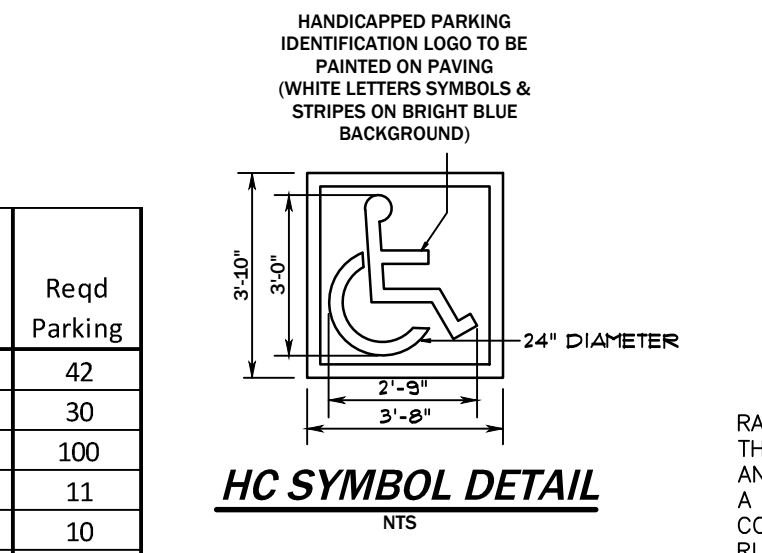
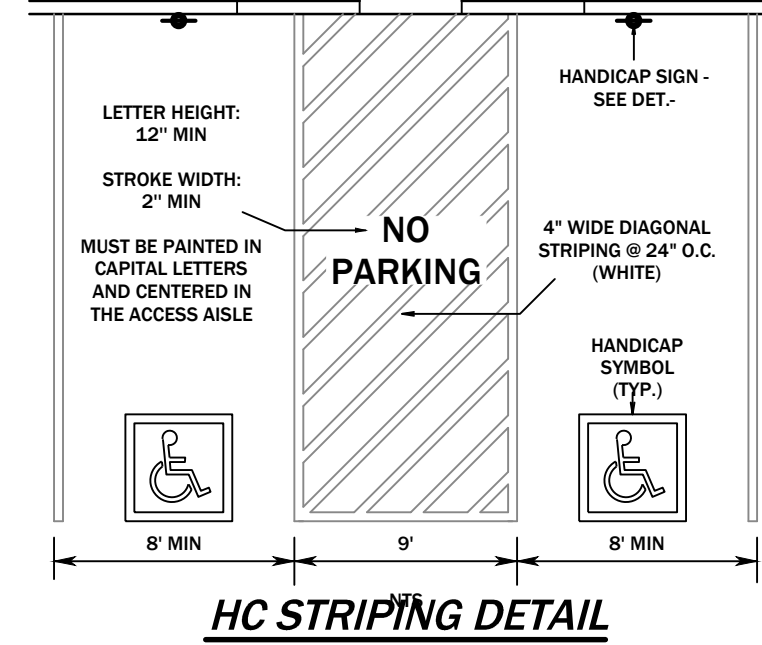
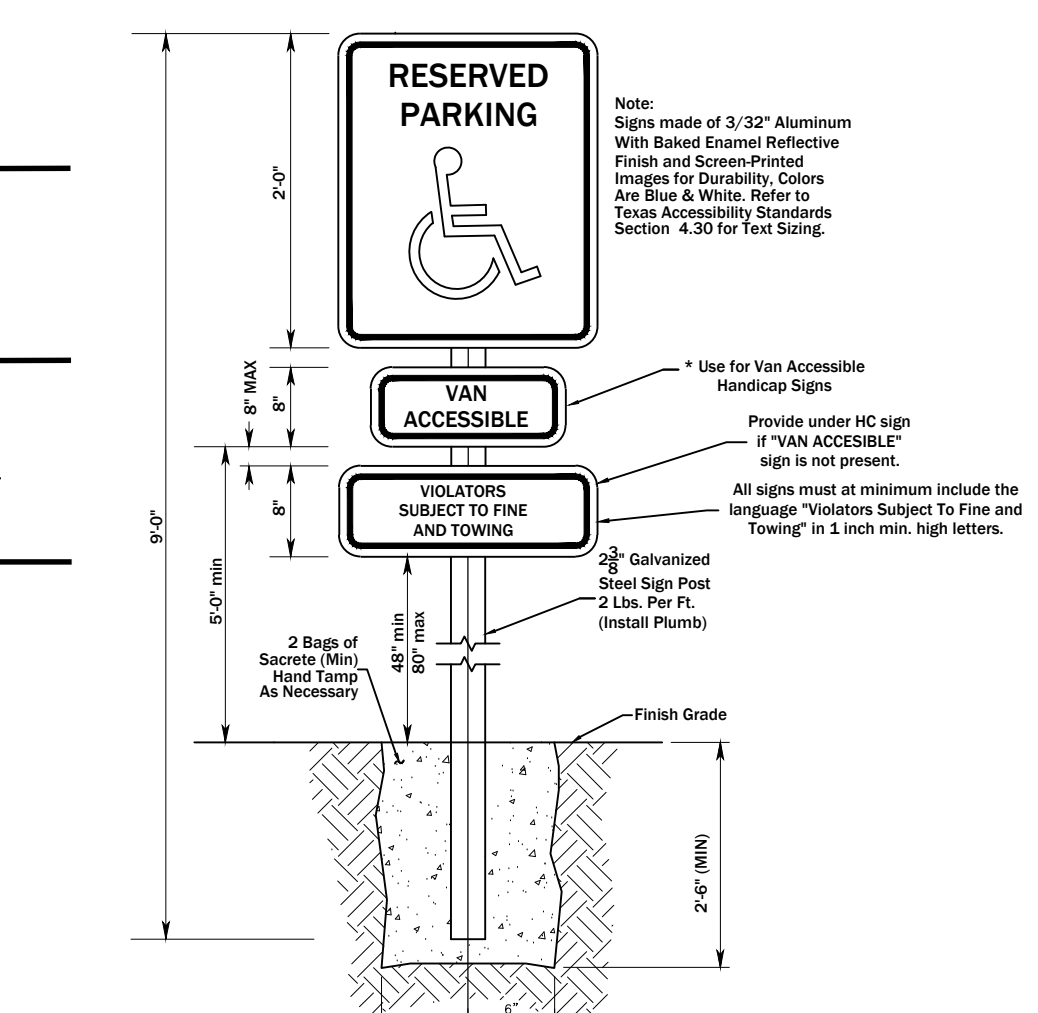
construction documents

**C-100**

OVERALL SITE PLAN



**FIRE LANE MARKINGS**



- 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 @ 4300-344-8377
    - Contact Josh Norton @ ATMOS 979-774-2506
    - Contact Dan Augsburger @ Optimum Communications 979-204-8263
    - Contact Brandon Chazarea @ BTU 979-821-5770
    - Contact Mac Ortiz @ Frontier 972-365-9198
    - Contact Kris Smith @ MetroNet kris.smith@metronetinc.com
    - Contact Jason Barknecht @ COB (Water/Wastewater) 979-209-5959
  - 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 Generals, 2012, and BCS 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 Bryan Texas Utility (BTU).
  - 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 in accordance with the information provided on these plans.
  - All soil exposed by construction shall receive hydromulch or soil 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, Suddenlink 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 plan.
  - All storm sewer, sanitary sewer and waterline being constructed with this site plan will be 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.
  - Outdoor lighting shall not exceed 1 lumen at all property lines. Light fixtures in parking lot shall not exceed a maximum height of 24 feet and pedestrian walkway fixtures shall not exceed a maximum height of 12 feet. Outdoor lighting shall also be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.
  - Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 2:48 (2.08%) and maximum running slope 1:12 (8.33%).
  - The subject property is within the Innovation Corridor Overlay District as defined by zoning Ordinance Section 130-27(b).
  - Property owner shall have direct responsibility to operate, repair and maintain the private detection facilities. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add, to, maintain, inspect, patrol, enforce, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right to ingress and egress on property adjacent to the PUE to access electric facilities.

- SITE PLAN NOTES:**
- Name of Project: Teeples Multi-Family
  - Legal: Lot 1, Block 1 of the OAK CREEK RANCH SUBDIVISION 15.50 ACRES, Vol. 18315/Pg.142
  - Address: 6000 Jones Road Bryan, Texas 77807 Charles S. Teeples
  - Owner: Teeples Partners, Inc. 1302 S Capital of Texas Hwy, Suite A134 Austin, Texas 78746 (512) 329 5755
  - Engineer: Mitchell & Morgan, L.L.P. 3204 East Rudler Fwy, S. College Station, Texas 77845 (979) 260-6963
  - Zoning: I-CRDR 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
  - Dwelling Units/Acre = 20.3 DU/ACRE
  - Water Demands: Min. = 58 gpm Avg. = 58 gpm Peak = 232 gpm Avg. = 84,105 GPD MAX. = 336,420 GPD
  - Sanitary Demands: MAX. = 336,420 GPD
  - All pavement shall have a 6 inch curb unless otherwise noted.
  - A portion of this tract has a proposed FEMA SPECIAL FLOOD HAZARD AREA subject to the 1% Annual Chance Flood (100 YEAR FLOOD PLAIN) in process, as shown hereon. Otherwise, this tract lies within FLOOD ZONE X UNSHADED and does not currently lie within a special flood hazard area subject to the 1% Annual Chance Flood (100 YEAR FLOOD PLAIN) according to the Brazos County Flood Insurance Rate Map (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.
  - Signage shall be permitted separately.
  - Buildings are greater than 30' at eave height.

**PARKING ANALYSIS**

REQUIRED PARKING:	449
PROVIDED PARKING:	STANDARD ACCESSIBLE TOTAL
SURFACE	372 17 389
VISITOR PARKING	24 2 26
DETACHED GARAGES	45 3 48
CARPORTS	75 5 80
<b>TOTAL:</b>	<b>516 27 543</b>

**FIRE FLOW INFORMATION**

BUILDING NO.	BLDG. TYPE	CONSTR. TYPE	GROSS AREA (SF)	# OF STORIES
1	B	V-B	51,952	4
2	A	V-B	17,580	3
3	A	V-B	17,580	3
4	C	V-B	59,800	4
5	A	V-B	17,580	3
6	A	V-B	17,580	3
7	D	V-B	59,800	4
8	A	V-B	17,580	3

Unit Type	Description	BLDG TYPE A (5 BLDGS)	BLDG TYPE B	BLDG TYPE C	BLDG TYPE D	# of Units	# of Bedrooms in Unit	# of Bedrooms in Project	Parking Required (1/BR)	Reqd Parking
A1	1BR/1BR/LIVING	30	4	4	4	42	1	42	1	42
A2	1BR/1BR/LIVING/DINING	30	0	0	0	30	1	30	1	30
A3	1BR/1BR/LIVING/DINING	30	22	24	24	100	1	100	1	100
A4	1BR/1BR/LIVING/DINING	0	3	4	4	11	1	11	1	11
A5	1BR/1BR/LIVING/DINING	0	2	4	4	10	1	10	1	10
B1	2BR/2BR/LIVING/DINING	0	10	12	12	34	2	68	1	68
B2	2BR/2BR/LIVING/DINING	30	0	0	0	30	2	60	1	60
B3	2BR/2BR/LIVING/DINING	0	14	16	16	46	2	92	1	92
C1	3BR/2BR/LIVING/DINING	0	4	4	4	12	3	36	1	36
<b>TOTAL</b>		<b>120</b>	<b>59</b>	<b>68</b>	<b>68</b>	<b>315</b>		<b>449</b>		<b>449</b>

**TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS & STEPS**

NTS