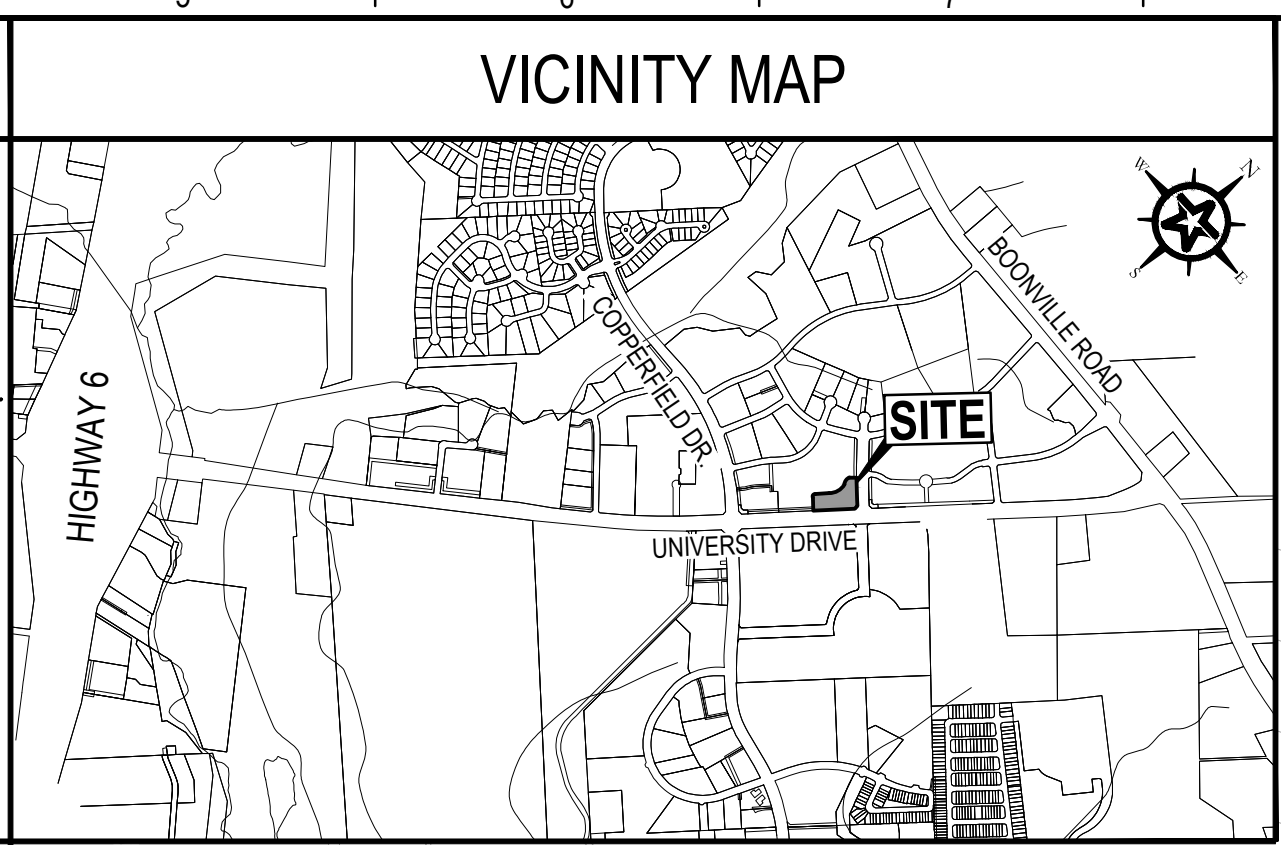


SITE PLAN NOTES

1. NAME OF PROJECT: SHOPS AT HUDSON OAKS
2. ADDRESS: 3349 UNIVERSITY DR. EAST BRYAN, TEXAS 77802
3. OWNER: BTX RETAIL, LLC 4565 LAKE SHORE DRIVE WACO, TEXAS 76710-1896
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

GENERAL NOTES

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.
3. CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. P.A.E. REFERS TO PUBLIC ACCESS EASEMENT.
6. 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 RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°24'27" W	31.33'	L4	S 42°10'12" W	383.88'
L2	S 42°10'12" W	242.54'	L5	S 47°49'48" E	79.35'
L3	N 47°49'48" E	30.00'	L6	S 02°49'48" E	35.36'

PROPERTY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	82°14'48"	30.00'	43.06'	S 04°17'02" W	39.46'
C2	79°00'34"	90.00'	124.11'	S 02°39'55" W	114.51'
C3	90°00'00"	20.00'	31.42'	S 02°49'48" E	28.28'
C4	03°55'58"	4050.00'	189.18'	S 45°51'49" E	189.18'

NOTE: PLANS ARE NOT TO BE USED FOR CONSTRUCTION. PLANS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY.



WATER & SEWER DEMAND

BUILDING 'B' DOMESTIC WATER DEMAND:
 WATER SUPPLY FIXTURE UNITS: 120
 MAX. FLOW PER IPC TABLE E103.3(3): 73 GPM
 AVG. FLOW: 18 GPM

FIRE FLOW:
 LARGEST BLDG: 15,032 SF CONSTRUCTION TYPE II-B
 FIRE FLOW: 2,500 GPM
 FIRE FLOW WITH IFC APPENDIX B105.2
 REDUCTION: 1,500 GPM

SEWER DEMAND:
 DRAINAGE FIXTURE UNITS: 180
 MAX. FLOW PER IPC TABLE E103.3(3): 85.5 GPM
 PEAK FLOW: 61 GPM

NOTE: FIXTURE COUNTS ARE CURRENTLY ESTIMATED AND WILL NOT BE PERMANENT UNTIL TENANTS ARE DETERMINED AND TENANT PLANS ARE SENT TO ENGINEER.

PARKING DATA

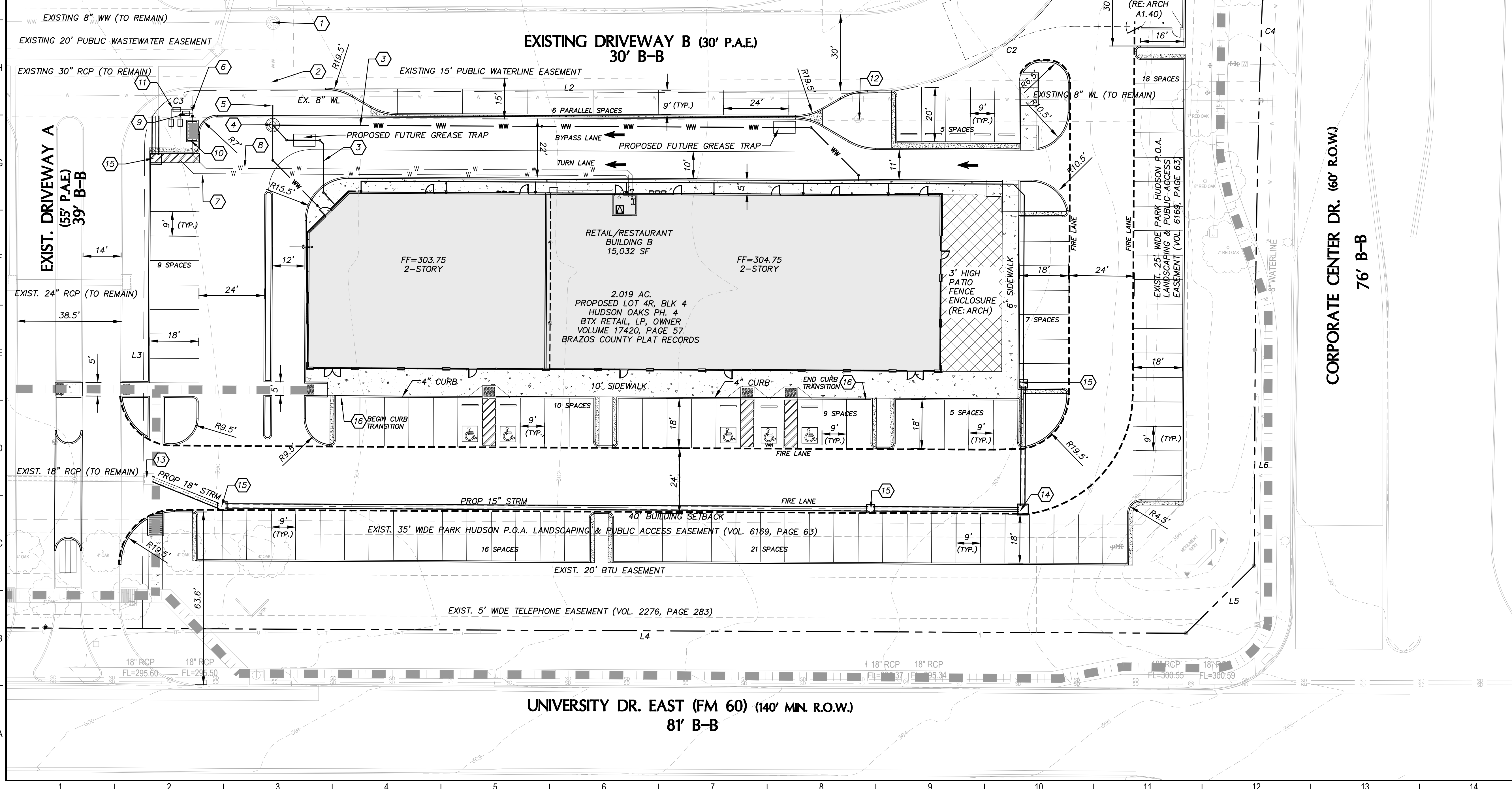
REQUIRED: RESTAURANT: 5,000 SF x 0.0125 = 63
 RETAIL: 10,032 SF / 250 = 40
 103 TOTAL SPACES

PARKING PROVIDED: 98 STANDARD
 6 PARALLEL
 5 ACCESSIBLE
 109 TOTAL SPACES
 (1 VAN ACCESSIBLE)

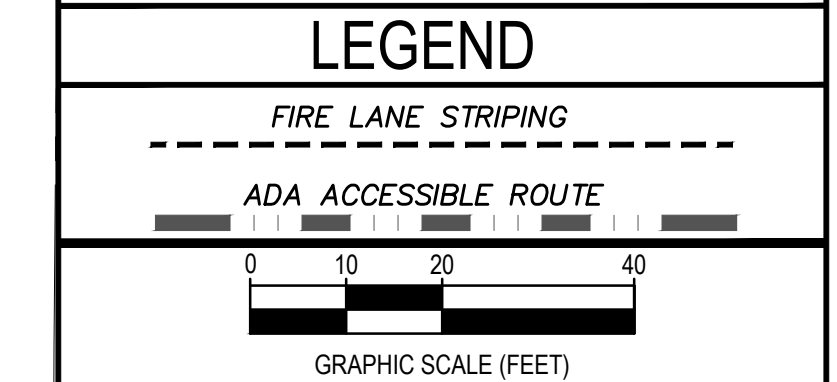
LEGEND

- BUILDING
- PATIO/BALCONY
- STRIPING

6.60 AC.
 LOT 3R, BLK 4
 HUDSON OAKS PH. 4
 HUDSON OAKS APARTMENTS, LP, OWNER
 VOLUME 17420, PAGE 57
 BRAZOS COUNTY PLAT RECORDS



- KEY NOTES**
- 1 EXISTING WASTEWATER MANHOLE
 - 2 EXISTING 8" WASTEWATER LINE
 - 3 6" WASTEWATER LINE
 - 4 PROPOSED 4" DIA. WASTEWATER MANHOLE
 - 5 CONNECT PROPOSED 8" WWL TO EXISTING WWL
 - 6 6" WATER SERVICE CONNECTION TO EXISTING 8" WATER MAIN, 2" TAP, 1" TAP
 - 7 2" DOMESTIC WATER LINE
 - 8 6" FIRE LINE
 - 9 1-1/2" DOMESTIC WATER METER
2" FEBCO LF860 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE
 - 10 6" FEBCO LF856 DCDA BACKFLOW ASSEMBLY IN CONCRETE VAULT
 - 11 1" SENSUS SRII IRRIGATION METER & 1" WATTS 009 DC BACKFLOW ASSEMBLY
 - 12 EXISTING FIRE HYDRANT TO REMAIN
 - 13 EXISTING JUNCTION BOX
 - 14 PROPOSED JUNCTION BOX
 - 15 PROPOSED GRATE INLET
 - 16 TRANSITION CURB & GUTTER FROM 6" TO 4" TO ALLOW FOR 4' PERPENDICULAR CURB RAMP (RE: G4/D103)



REV.	DESCRIPTION	DATE



BTX RETAIL, LP
SHOPS AT HUDSON OAKS
LOT 4R

OVERALL SITE PLAN

7/19/2023
 DATE

David P. Smith
 DAVID P. SMITH
 REGISTERED PROFESSIONAL ENGINEER
 56239

DESIGNED	RAM
DRAFTED	RDS, SRG
CHECKED	RAM
PROJECT NO.	4-01139.07
DRAWING NO.	C005

G:\PROJECTS\4-01139\2 ENGINEERING\3.0 CAD\4-01139.07 SITE PLAN, OVERALL SITE PLAN, 7/25/2023 3:18:46 PM, cshroeder