



LANDWORKS

5900 BALCONES DRIVE, STE 100
AUSTIN, TEXAS 78731
PH: 512.820.3265
FIRM #23396
WWW.LANDWORKSTX.COM

**CIVIL ENGINEERING | BUILDING DESIGN
SURVEYING | CONSTRUCTION**

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ISSUE/REVISION RECORD

R1 - UPDATE FOR DIFFERENT BLDG. LAYOUT.

PROJECT NAME

**WOODSON MIXED
USE DEVELOPMENT**

600 WOODSON DRIVE
BRYAN, TEXAS TBD

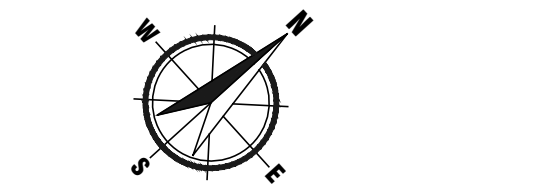
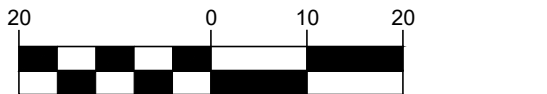
PROJECT NUMBER

20006

DRAWING FILE

20006-SITE.DWG

SCALE 1" = 20'



PROFESSIONAL SEAL



PROJECT STATUS

FOR CONSTRUCTION

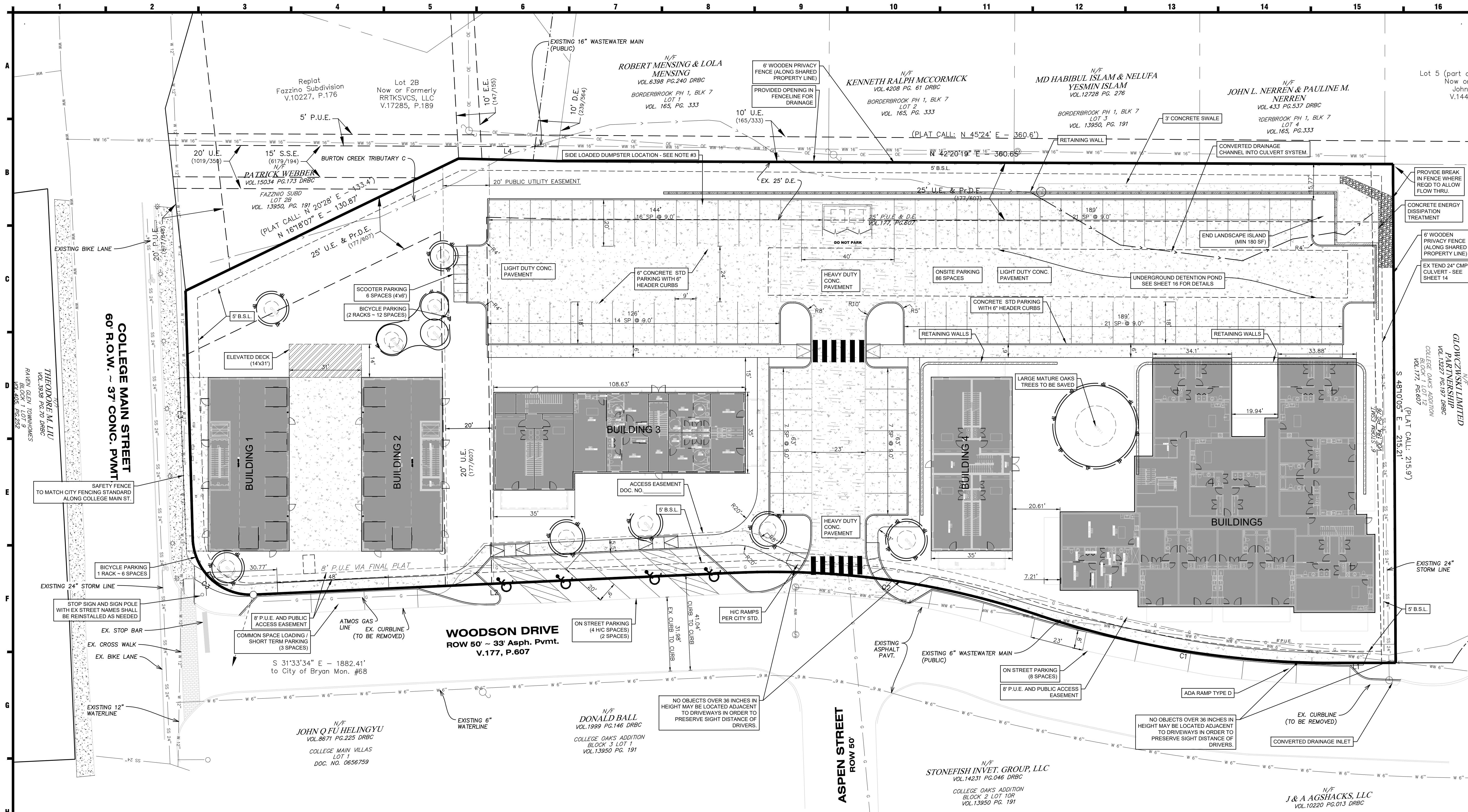
SHEET TITLE

**SITE & DIMENSIONAL
CONTROL PLAN**

SHEET NUMBER

10 of 34

TBD
DRAWING FILE: 20006-SITE.DWG



BUILDING & SITE SUMMARY

BLDG #	BLDG. TYPE	UNIT COUNT	BLDG. DESCRIPTION	AREA (SF)	STORY / HEIGHT
1		4	8 BEDROOM BLDG W/ GROUND LEVEL COMMERCIAL SPACE	2625	3 STORY / 50'
2		4	8 BEDROOM BLDG W/ GROUND LEVEL COMMON SPACE	2625	3 STORY / 50'
3		13	24 BEDROOM BLDG	4000	4 STORY / 50'
4		9	16 BEDROOM BLDG	2625	4 STORY / 50'
5		36	64 BEDROOM BLDG	12500	4 STORY / 50'
TOTAL BLDG. AREA				24375.00	
TOTAL SITE AREA, AC				2.27	98.881
BUILDABLE SITE AREA, AC				1.80	
FAR				0.25	
FAR, BUILDABLE				0.31	
TOTAL UNIT COUNT				66	IMPERVIOUS AREA, AC 1.41
TOTAL BEDROOM COUNT				76	IMPERVIOUS AREA, % 62.1

PARKING SUMMARY

UNIT	UNIT COUNT	REQ'D RATIO	REQ'D PARKING	
COMMERCIAL (3000 SF)	5250	1 SP / 375 SF	12	
BEDROOMS	120	1 SP / 1 BED	120	
PARKING SPACES REQUIRED				132
PARKING SPACES 75% OF BED + COMMERCIAL REQUIRED				102.00
REDUCTION IN PARKING				
TRANSIT STOPS	2			
SCOOTER PARKING	2			
BICYCLE PARKING	2			
TOTAL REDUCTION	6			
NET PARKING REQUIRED				96
PROVIDED PARKING				
SPACE TYPE	DIMENSIONS	#		
PARALLEL PARKING	9' x 24'	11		
ANGLE PARKING	9' x 22'	2		
REGULAR SPACES	9' x 18'	86		
ADA SPACES	9' x 18'	4		
PROVIDED PARKING	TOTAL	103		

- SITE PLAN NOTES**
- SIGNAGE USED TO PREVENT NON-CUSTOMERS OR NON-RESIDENTS 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 SITE 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.

IMPREVIOUS SUMMARY

SPACE TYPE	AREA, SF
BUILDING AREA	23105
PARKING LOTS	27690
SIDEWALK	1890
CONTINGENCY	5000
	58.6

NOT FOR CONSTRUCTION