

VICINITY MAP
SCALE: 1" = 2,000'

COLLEGE MAIN STREET
60' R.O.W. ~ 37' CONC. P.V.M.T.

PARKING SUMMARY

UNIT	UNIT / AREA	REQ'D RATIO	REQ'D PARKING
COMMERCIAL	2625	1 SP / 375 SF	7
BEDROOMS	120	0.75 SP / 1 BED	90
PARKING SPACES REQUIRED			97
REDUCTION IN PARKING			
TRANSIT STOPS			2
SCOOTER PARKING			1
BICYCLE PARKING			2
TOTAL REDUCTION			5
NET PARKING REQUIRED			92
PROVIDED PARKING			
SPACE TYPE	DIMENSIONS	#	
PARALLEL PARKING	9' x 24'	11	
ANGLE PARKING	9' x 22'	2	
REGULAR SPACES	9' x 18'	83	
ADA SPACES	9' x 18'	4	
PROVIDED PARKING	TOTAL		100

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. 2664, APPROVED BY CITY COUNCIL ON 2/13/2024.
- 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.
- 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 P.U.E. AND/OR EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

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	IMPREVIOUS AREA, AC 1.41
TOTAL BEDROOM COUNT				120	IMPREVIOUS AREA, % 62.1

PROJECT ENGINEER
LANDWORKS ENGINEERING
301 S WACO STREET
GIDDINGS, TEXAS 78942

LEGAL DESCRIPTION
LOTS 13R
COLLEGE OAKS ADDITION
2.210 ACRES

OWNER
CZECHEMEX PROPERTIES, LLC
13492 RESEARCH BLVD,
SUITE 120-152
AUSTIN, TEXAS 78750

APPLICANT
WOODSON DEVELOPMENT, LLC
4464 LEONARD ROAD
BRYAN, TEXAS 77807

NOT FOR CONSTRUCTION



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

CIVIL ENGINEERING | BUILDING DESIGN
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ISSUE/REVISION RECORD

R1 - UPDATE FOR DIFFERENT BLDG. LAYOUT.

NOT FOR CONSTRUCTION

PROJECT NAME

**WOODSON MIXED
 USE DEVELOPMENT**

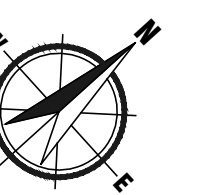
500 WOODSON DRIVE
 BRYAN, TEXAS TBD

PROJECT NUMBER

20006

DRAWING FILE
 20006-SITE SDRG_RECOVER.DWG

SCALE 1" = 20'



PROFESSIONAL SEAL

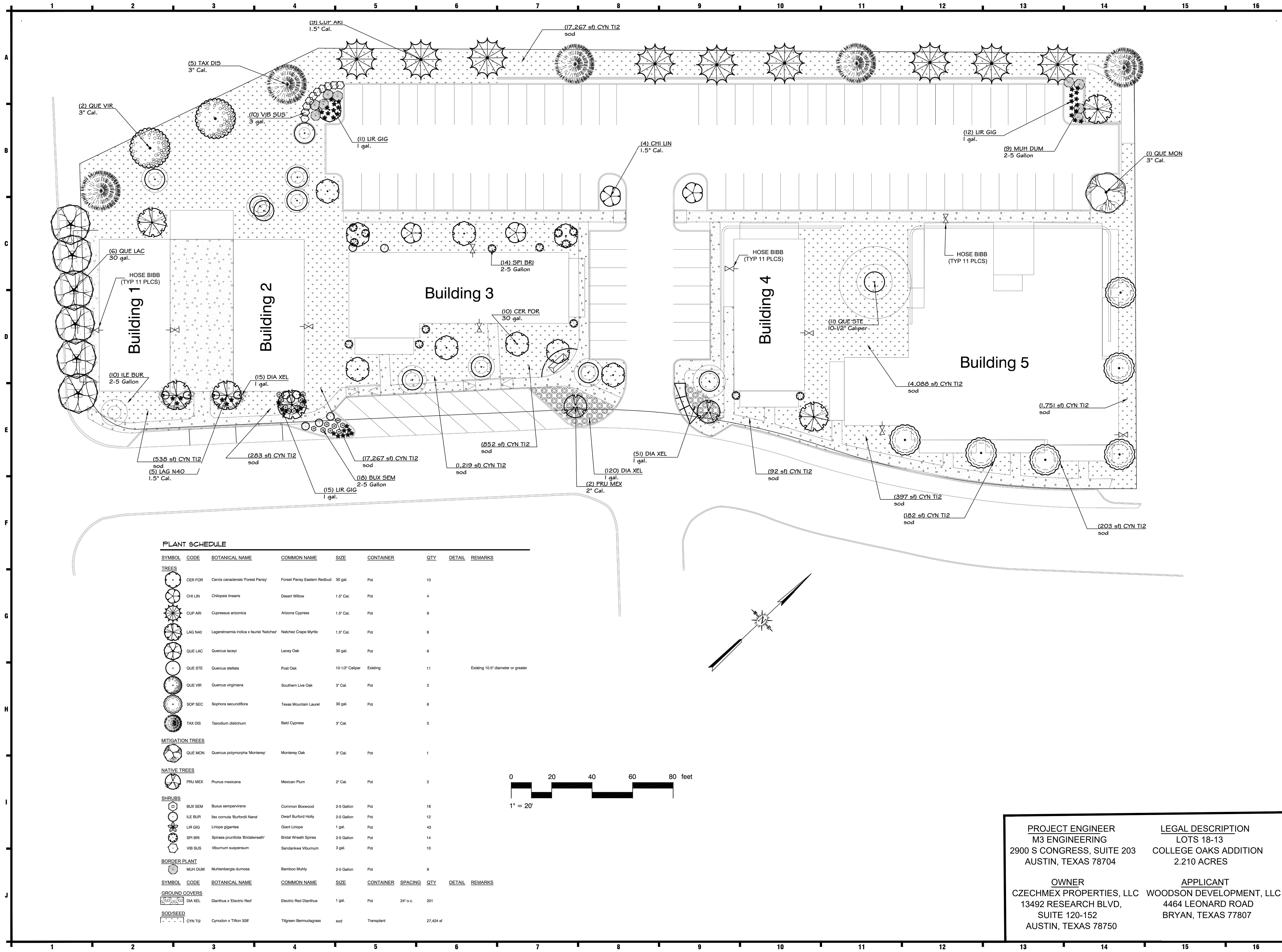


PROJECT STATUS
 SDRG SITE PLAN

SHEET TITLE
LANDSCAPE PLAN

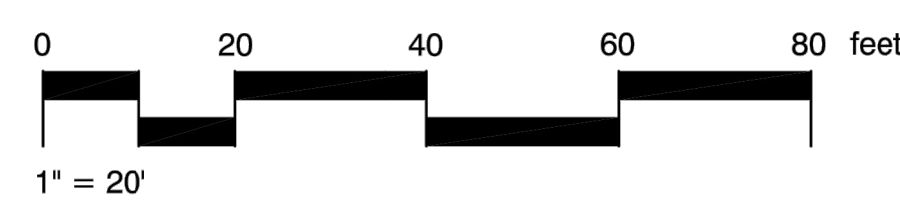
SHEET NUMBER

2 of 3



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES								
	CER FOR	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	30 gal.	Pot	10		
	CHI LIN	Chilopsis linearis	Desert Willow	1.5' Cal.	Pot	4		
	CUP ARI	Cupressus arizonica	Arizona Cypress	1.5' Cal.	Pot	9		
	LAG N40	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	1.5' Cal.	Pot	6		
	QUE LAC	Quercus laevis	Lacey Oak	30 gal.	Pot	6		
	QUE STE	Quercus stellata	Post Oak	10-12" Caliper	Existing	11		Existing 10.5" diameter or greater
	QUE VIR	Quercus virginiana	Southern Live Oak	3" Cal.	Pot	2		
	SOP SEC	Sophora secundiflora	Texas Mountain Laurel	30 gal.	Pot	6		
	TAX DIS	Taxodium distichum	Bald Cypress	3" Cal.	Pot	5		
MITIGATION TREES								
	QUE MON	Quercus polymorpha 'Montarey'	Montarey Oak	3" Cal.	Pot	1		
NATIVE TREES								
	PRU MEX	Prunus mexicana	Mexican Plum	2" Cal.	Pot	2		
SHRUBS								
	BUX SEM	Buxus sempervirens	Common Boxwood	2-5 Gallon	Pot	18		
	ILE BUR	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	2-5 Gallon	Pot	12		
	LIR GIG	Liriodendron giganteum	Giant Liriodendron	1 gal.	Pot	43		
	SPI BRI	Spiraea prunifolia 'Bridalwreath'	Bridal Wreath Spiraea	2-5 Gallon	Pot	14		
	VIB SUS	Viburnum suspensum	Sandbarnea Viburnum	3 gal.	Pot	10		
BORDER PLANT								
	MUH DUM	Muhlenbergia dumosa	Bamboo Muhly	2-5 Gallon	Pot	9		
GROUND COVERS								
	DIA XEL	Dianthus x 'Electric Red'	Electric Red Dianthus	1 gal.	Pot	24" o.c.	201	
SOD/SEED								
	CYN TI2	Cynodon x 'Tifton 328'	Tifgreen Bermudagrass	sod	Transplant		27,424 sf	



PROJECT ENGINEER M3 ENGINEERING 2900 S CONGRESS, SUITE 203 AUSTIN, TEXAS 78704	LEGAL DESCRIPTION LOTS 18-13 COLLEGE OAKS ADDITION 2.210 ACRES
OWNER CZECHMEX PROPERTIES, LLC 13492 RESEARCH BLVD, SUITE 120-152 AUSTIN, TEXAS 78750	APPLICANT WOODSON DEVELOPMENT, LLC 4464 LEONARD ROAD BRYAN, TEXAS 77807



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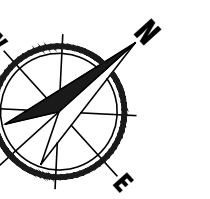
500 WOODSON DRIVE
 BRYAN, TEXAS TBD

PROJECT NUMBER

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DRAWING FILE
 20006-SITE SDRG_RECOVER.DWG

SCALE 1" = 20'



PROFESSIONAL SEAL



PROJECT STATUS
 SDRG SITE PLAN

SHEET TITLE
**LANDSCAPE PLAN
 DETAILS**

SHEET NUMBER

1 of 3

Landscape Plan Analysis

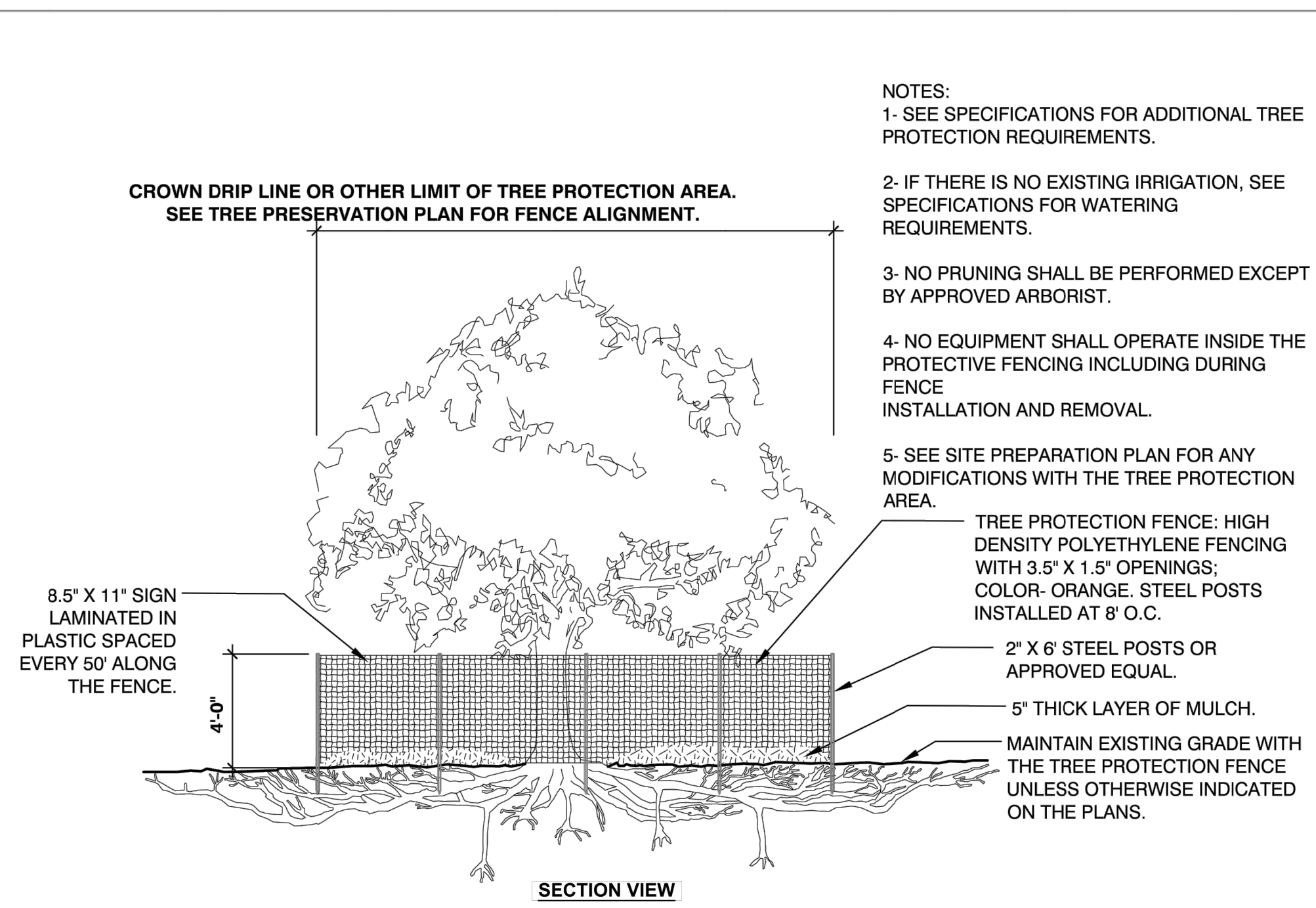
Symbol	Size	Official Name	Qty	Value	Total
	Minimum of 10" caliper	Post Oak (Quercus stallea) Existing Canopy Tree	5	1000	5,000.00
	3" caliper	Southern Live Oak (Quercus virginiana) Newly Planted Canopy Trees Greater than 3"	2	250	500.00
	3" caliper	Bald Cypress (Taxodium distichum) Newly Planted Canopy Trees Greater than 3"	5	250	1,250.00
	3" caliper	Monterey Oak (Quercus polymorpha 'Monterey') Newly Planted Canopy Trees Greater than 3"	1	250	250.00
	1-1/2" caliper	Lacey Oak (Quercus laceyi) Newly Planted Non Canopy Trees Greater than 1-1/2"	6	200	1,200.00
	1-1/2" caliper	Mexican Plumb (Prunus Mexicana) Newly Planted Non Canopy Trees Greater than 1-1/2"	2	100	200.00
	1-1/2" caliper	Texas Redbud (Cercis canadensis texensis) Newly Planted Non Canopy Trees Greater than 1-1/2"	11	100	1,100.00
	1-1/2" caliper	Desert Willow (Chilopsis linearis) Newly Planted Non Canopy Trees Greater than 1-1/2"	4	100	400.00
	1-1/2" caliper	Arizona Cypress Cupressus arizonica Newly Planted Non Canopy Trees Greater than 1-1/2"	9	100	900.00
	1-1/2" caliper	Texas Mountain Laurel (Sophora secundiflora) Newly Planted Non Canopy Trees Greater than 1-1/2"	6	100	600.00
	1-1/2 caliper	Grape Myrtle (Lagerstroemia indica) Newly Planted Multi Trunk Trees Greater than 3"	6	100	600.00
	2-5 Gallon	Common Boxwood (Buxus sempervirens) 2 Gallon up to 15 Gallon	18	10	180.00
	2-5 Gallon	Dwarf Burford Holly (Ilex cornuta 'Burfordii Nana') 2 Gallon up to 15 Gallon	12	10	120.00
	2-5 Gallon	Bridal Wreath Spirea (Spiraea prunifolia 'Bridalwreath') 2 Gallon up to 15 Gallon	14	10	140.00
	2-5 Gallon	Sandankwa Viburnum (Viburnum suspensum) 2 Gallon up to 15 Gallon	10	10	100.00
	2-5 Gallon	Pink Flamingo Muhly Grass (Muhlenbergia capillaris 'Pink Flamingos') 2 Gallon up to 15 Gallon	9	0	0.00
	1 Gallon	Giant Liriope (Liriope gigantea) 1 Gallon	43	0	0.00
	1 Gallon	Electric Red Dianthus (Dianthus x 'Electric Red') 1 Gallon	291	0	0.00
	Covers 16% of property 22,985	TifWay 419 Bermuda Cynodon dactylon x C. transvaalensis germplasma.	22,990 Sq. Ft.		

Landscape Requirements: 1. 15% of Developed Area (1.8 Acres)/(78408 Sq. Ft.)=11,762 Sq. Ft. Landscaping
 2. Not less than 50% Required Area shall be Trees=5881 Sq. Ft. Required (Provided=11,350 Sq. Ft.)
 3. Not less than 50% of Trees shall be Canopy Trees=2941 Sq. Ft. (Provided 8,450 Sq. Ft.)
 4. All Parking Islands must have a Canopy Tree

Total Area Required:	11,762.00 Sq. Ft.
Landscape Area Provided:	12,580.00 Sq. Ft.

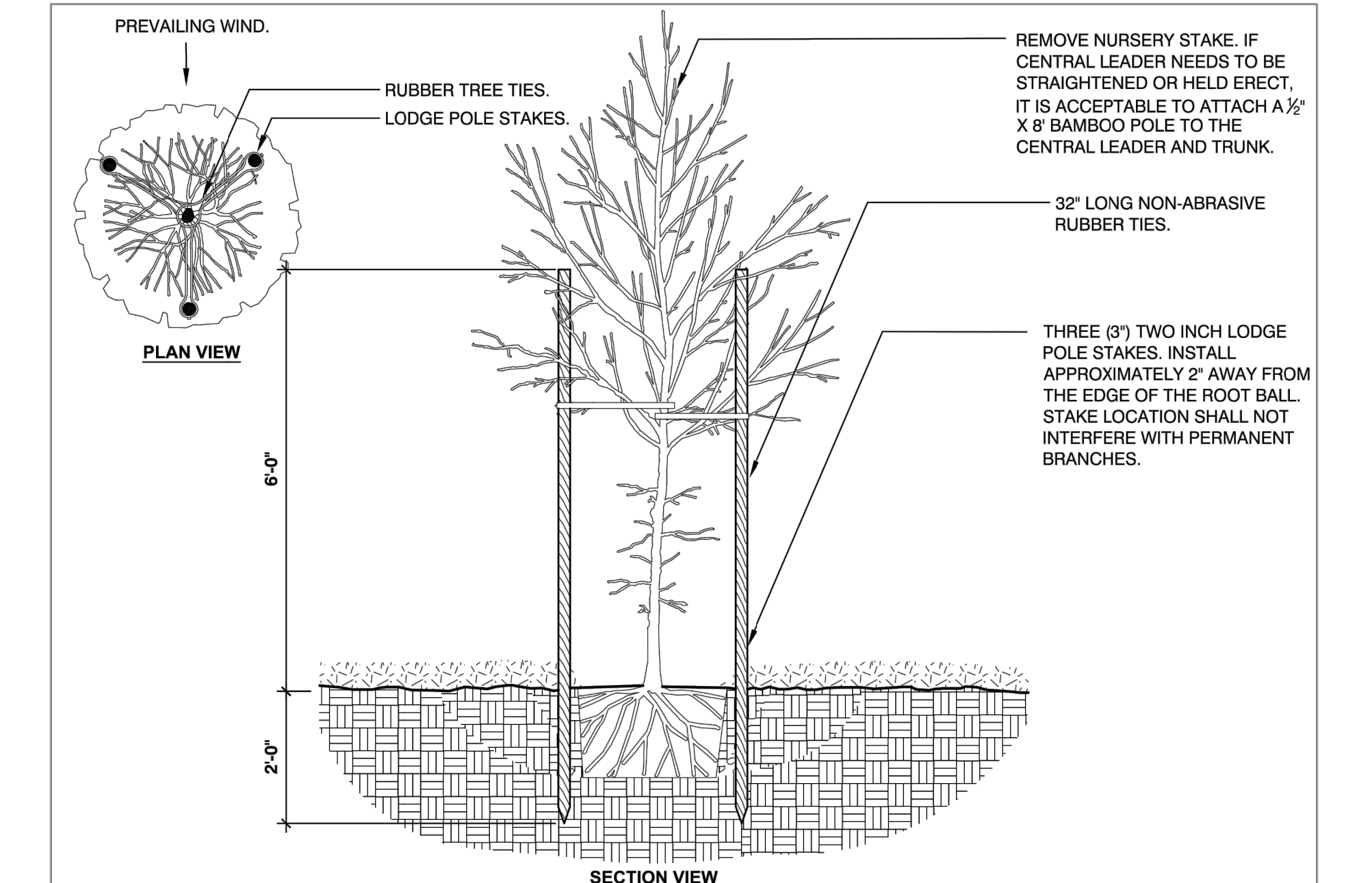
Total Area Provided: 12,580.00 Sq. Ft.

- NOTES:**
- 1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - 5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



1 TREE PROTECTION DETAIL
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- REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.
- 32" LONG NON-ABRASIVE RUBBER TIES.
- THREE (3) TWO INCH LODGE POLE STAKES. INSTALL APPROXIMATELY 2' AWAY FROM THE EDGE OF THE ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.



2 TREE STAKING - LODGE POLES (3)
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 FX-PL-FX-TREE-22

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