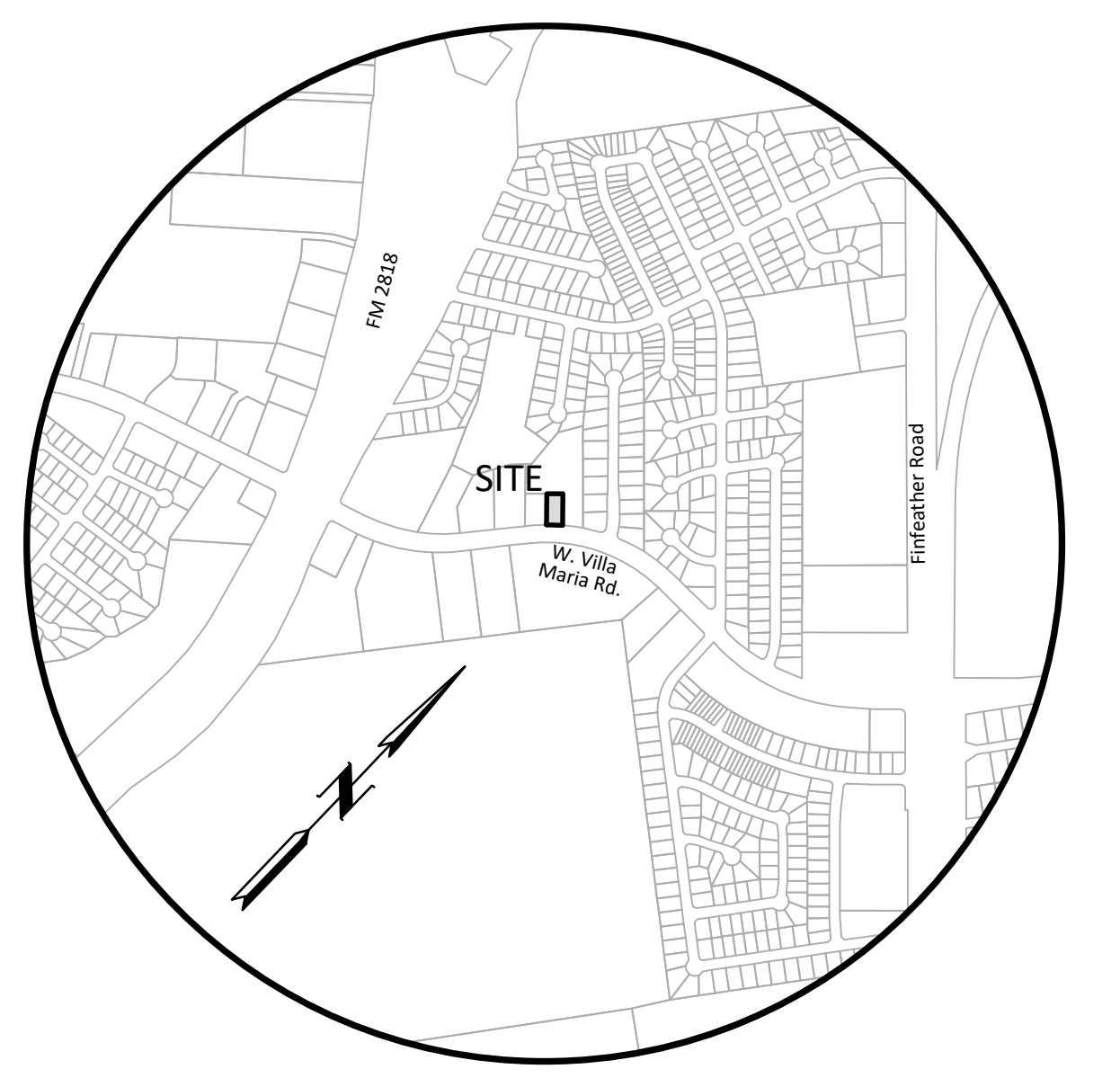


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	4°56'20"	987.50'	85.12'	42.59'	S 55°00'07" W	85.10'



VICINITY MAP

SITE PLAN NOTES:

- The subject property is zoned MF - Multifamily.
RAS LG LLC
PO Box 9080
College Station, Tx 77842
979-966-3913
- BUILDING USAGE DETAILS:**
Duplex
2 Units / 8 Bedrooms
Two-Storey
30' Height Max
- PARKING ANALYSIS:**
Total Required Parking Spaces (1sp/bed): 8 spaces
Parking Spaces Provided: 11 spaces
Total Parking Lot Spaces: 11 spaces
- WATER AND SANITARY SEWER DEMANDS:**
Average Daily Use = 2 GPM
Peak Hourly Flow = 8 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 6 GPM Avg. = 1.5 GPM
- FIRE FLOW REQUIREMENTS:**
Existing Fire Hydrants will cover this project. The building will not be sprinkled. Nearest Fire hydrant is 190' away on the adjoining tract (Lot 2, Block A)
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014. This property is not located in a Special Flood Hazard Area.
- Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
- All Backflow devices must be installed and tested upon installation.
- Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
- NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or city permitted contractor(s) only.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Site will use residential style trash containers.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All signage will be permitted separately.
- 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 the right of ingress and egress on property adjacent to the PUE to access electric facilities.

TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:

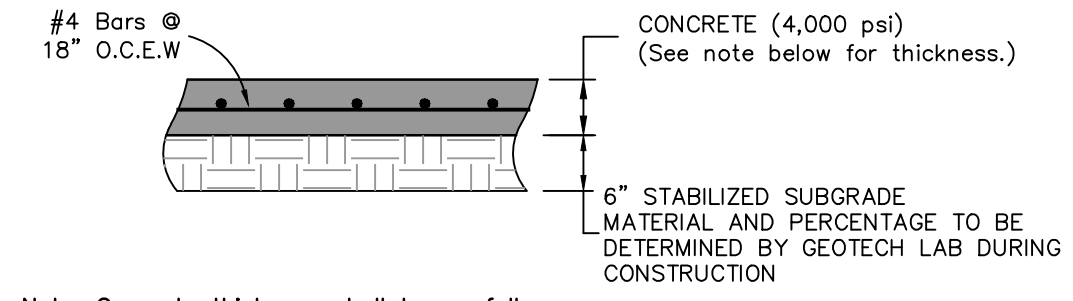
- All signs shall be posted on 8"-6", 2-1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The sign-post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.
- All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or sidewalk.
- The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Bryan.

STRIPING NOTES:

- Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
- All paint, glass beads and application rates shall conform to TxDOT Item 666, ReflectORIZED Pavement Markings, Type II Marking Materials.
- All Parking Space Limit Lines shall be solid white lines 6" wide.
- All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation.
- Fire Lane curbs shall be marked "Fire Lane, No Parking, Tow Away Zone" with minimum of 4" letters on curbs only.

Abbreviations

- D.E. Drainage Easement
- D.D.F.E. Drainage Detention Facility Easement
- D.R. Brazos County Deed Records
- E.A.E. Emergency Access Easement
- F.H. Fire Hydrant
- O.R. Brazos County Official Records
- P.A.E. Public Access Easement
- P.R. Brazos County Plat Records
- P.R.A. Public Utility Easement
- R.O.W. Right-of-Way
- U.E. Utility Easement
- Pr.A.E. Private Access Easement
- S.D. Storm Drain
- Pr.L.E. Private Landscape Easement
- F.D.C. Fire Department Connection



Note: Concrete thickness shall be as follows:

- A. Main Drives = 6"
- B. Parking Spaces = 5"
- C. Sidewalk = 4"
- D. Pavement sections shall be constructed in accordance with the BCS Unified Technical Specifications.
- E. Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at moisture contents in the range of the optimum moisture content to 4% above the optimum moisture content.

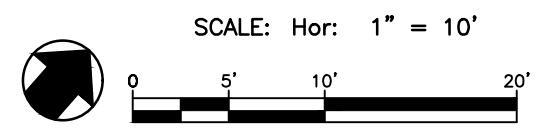
PAVEMENT SECTION

GENERAL CONSTRUCTION NOTES:

- 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.
A. Contact Texas811 @ 811
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
C. Contact BTU @ 979-821-5700 to locate Electrical Lines
- Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural driveway areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. 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 paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved 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 Bryan Texas Utilities (BTU)
- Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
- Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
- It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~0.25 acres.

Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Proposed Sewer Line w/ size
- Proposed Water Line w/ size
- Existing Gas Line w/ size
- Existing Overhead Electric Line
- Guy Anchor
- Drainage Arrow



Site Plan

Villa Maria Apartments
1308 W. Villa Maria Rd.
0.35 AC.
Lot 1, Block A, Villa West Phase 4

BRYAN, BRAZOS COUNTY, TEXAS
JULY 2024
SCALE: 1"=10'

Owner:
RAS LG LLC
PO Box 9080
College Station, Texas 77842
979-966-3913

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

MB