

# CONSTRUCTION DRAWINGS FOR

PROPOSED MULTI-FAMILY DEVELOPMENT WITH ASSOCIATED  
PARKING, GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS

FOR

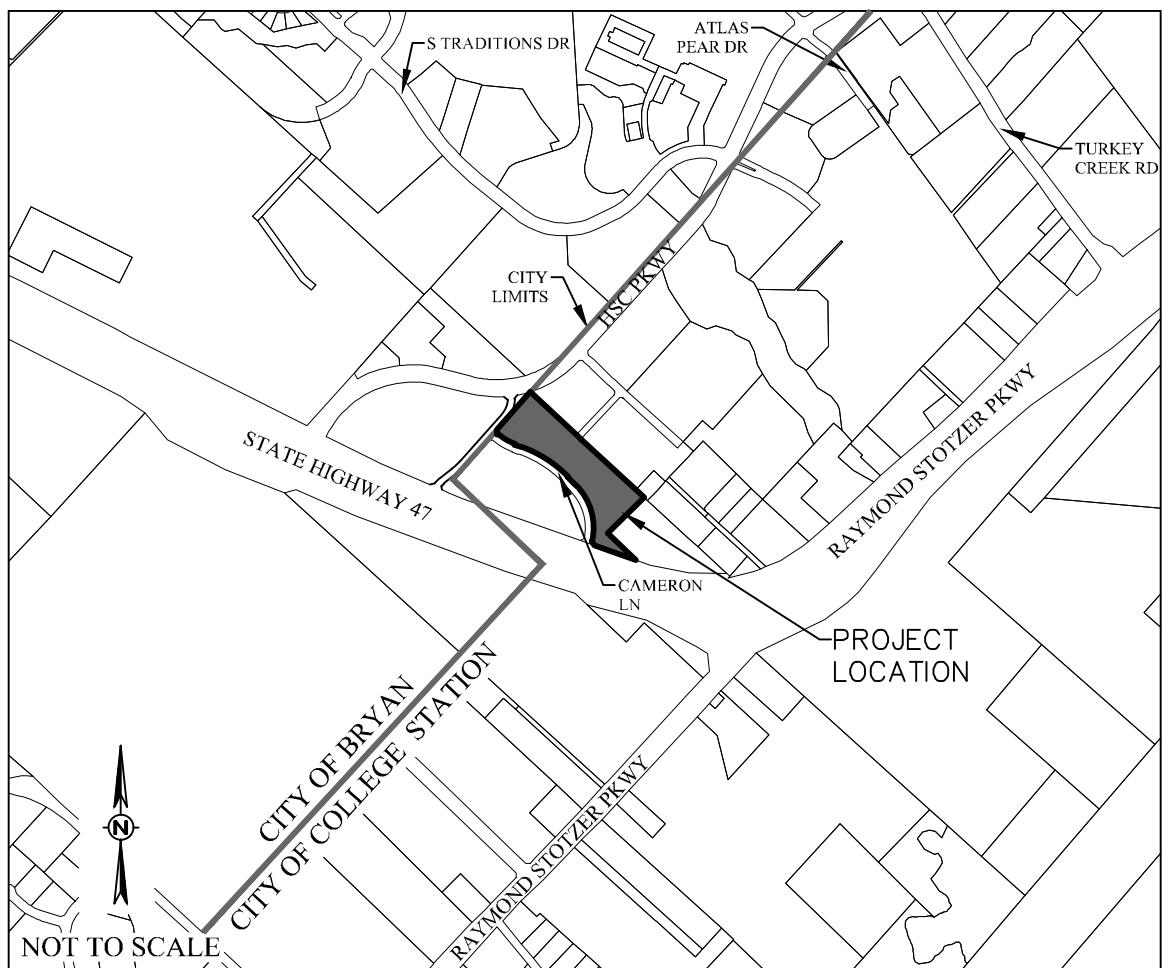
## CAMWEST CROSSING MULTI-FAMILY CAMWEST CROSSING II SUBDIVISION BLOCK 1, LOT 1 COLLEGE STATION, TEXAS

### SCHEDULE OF SHEETS

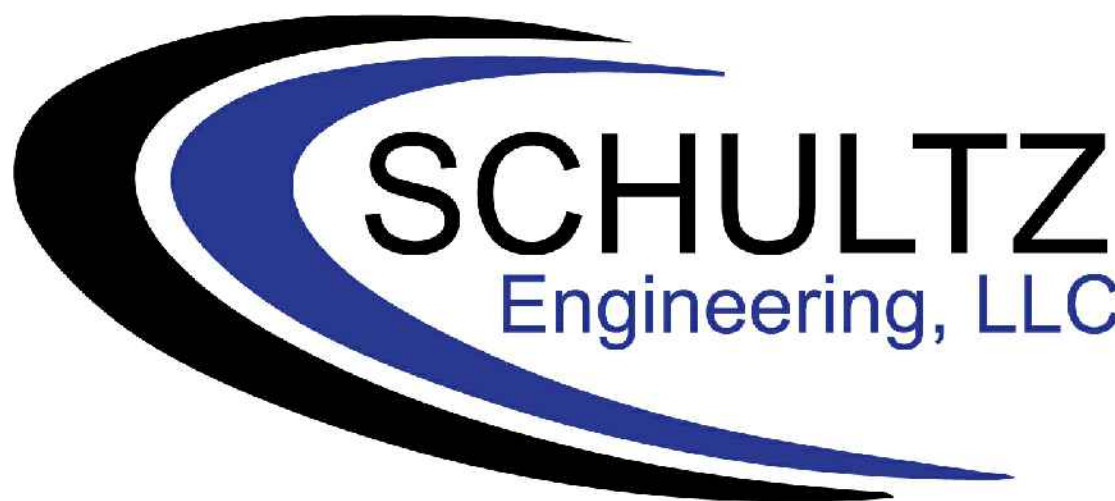


Know what's below.  
Call before you dig.

### VICINITY MAP



APRIL 2025



TBPE FIRM REGISTRATION NO. 12327  
911 SOUTHWEST PARKWAY EAST  
COLLEGE STATION, TEXAS 77840  
979.764.3900

### OWNER:

CAMWEST TRADITIONS LP  
351 ADRIATIC PKWY  
McKINNEY, TX 75072-5540

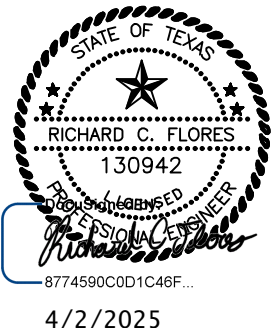
### DEVELOPER:

CWT/MREP TRADITIONS  
8554 KATY FWY, STE 100  
HOUSTON, TX 77024-2849  
(713) 385-2242

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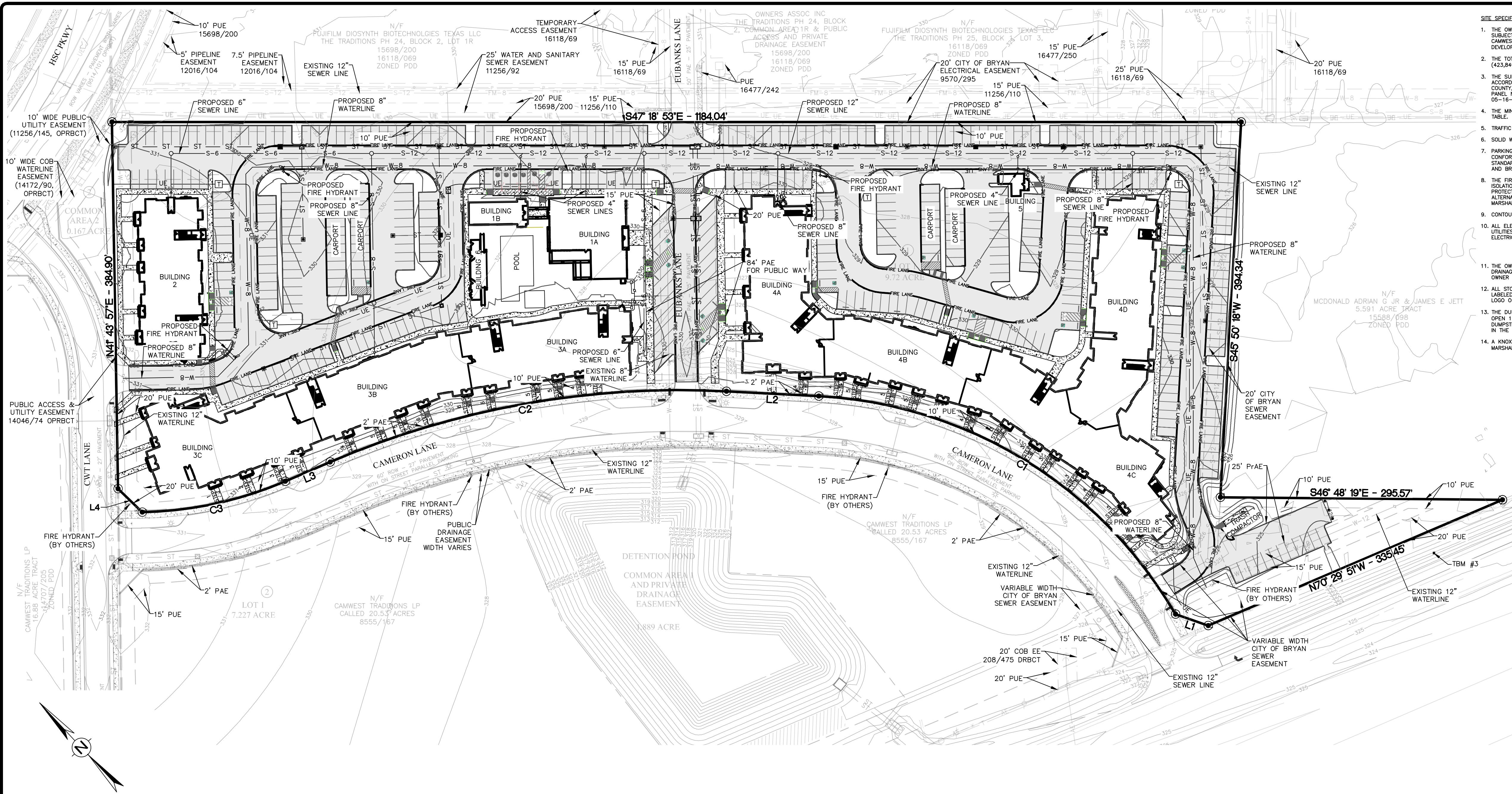
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DOCUMENT WAS AUTHORIZED BY  
RICHARD C. FLORES, P.E.,  
LICENSE NO. 130942  
APRIL 1, 2025

ISSUED FOR REVIEW



SHEET	TITLE
C1	SITE PLAN (1 OF 3)
C2	SITE PLAN (2 OF 3)
C3	SITE PLAN (3 OF 3)
C4	SITE PLAN DETAILS
C5	PHASING PLAN
C6	GRADING PLAN (1 OF 4)
C7	GRADING PLAN (2 OF 4)
C8	GRADING PLAN (3 OF 4)
C9	GRADING PLAN (4 OF 4)
C10	PAVEMENT PLAN (1 OF 2)
C11	PAVEMENT PLAN (1 OF 2)
C12	OVERALL DRAINAGE & EROSION CONTROL PLAN
C13	DRAINAGE PLAN (1 OF 4)
C14	DRAINAGE PLAN (2 OF 4)
C15	DRAINAGE PLAN (3 OF 4)
C16	DRAINAGE PLAN (4 OF 4)
C17	UTILITY PLAN (1 OF 2)
C18	UTILITY PLAN (2 OF 2)
C19	WATERLINE W-1, STA. 0+10 TO 10+00, PLAN & PROFILE
C20	WATERLINE W-1, STA. 10+00 TO 17+35, PLAN & PROFILE
C21	WATERLINE W-2, STA. 0+00 TO 0+16, PLAN & PROFILE WATERLINE W-3, STA. 0+00 TO 0+36, PLAN & PROFILE WATERLINE W-4, STA. 0+00 TO 0+25, PLAN & PROFILE WATERLINE W-5, STA. 0+00 TO 0+14, PLAN & PROFILE
C22	SEWER PLAN & PROFILE
LP0.01	CITY REQS - LANDSCAPE PLAN
FIGURE W1	STANDARD WATER DETAILS SHEET 1 OF 2
FIGURE W2	STANDARD WATER DETAILS SHEET 2 OF 2
FIGURE S1	STANDARD SEWER DETAILS SHEET 1 OF 3
FIGURE S2	STANDARD SEWER DETAILS SHEET 2 OF 3

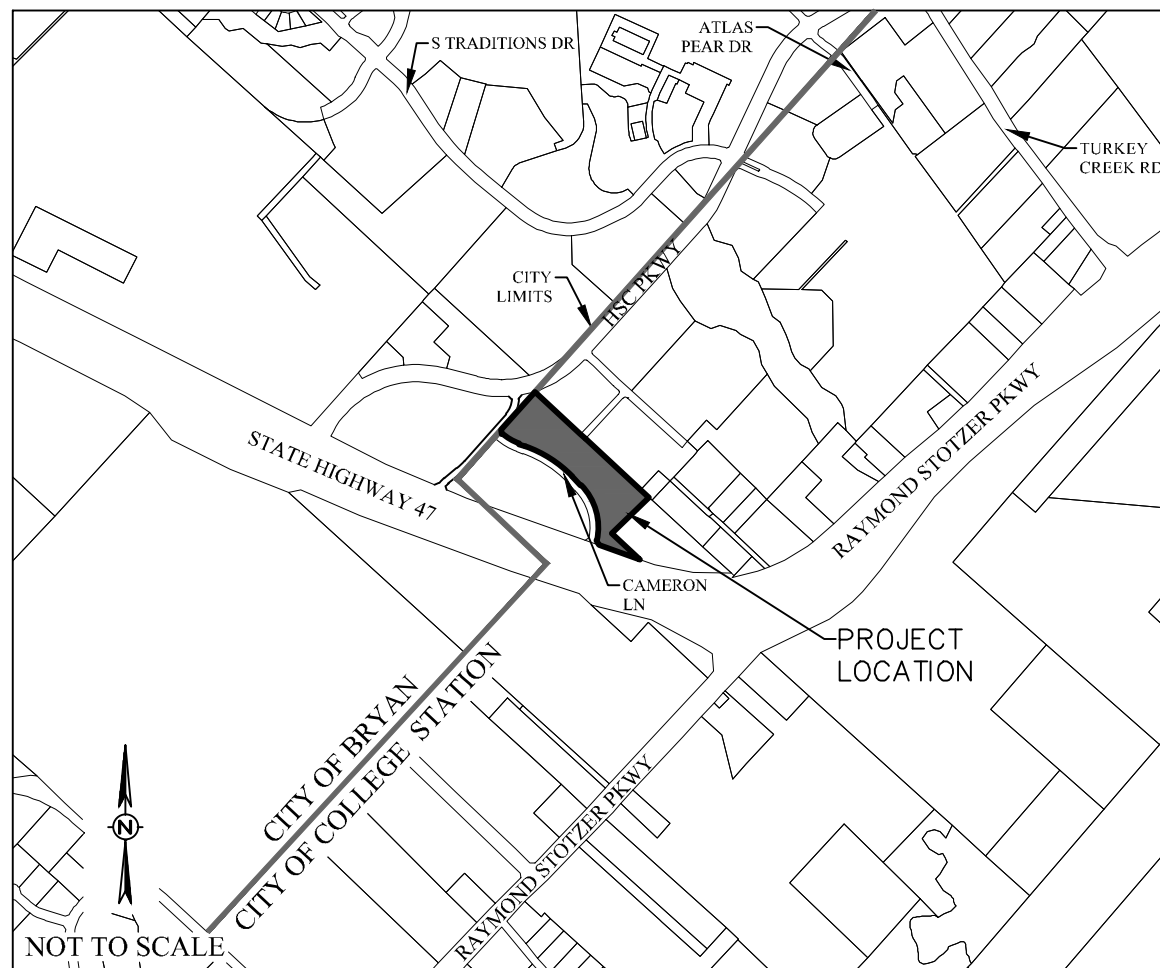




- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS CAMWEST TRADITIONS LP. THE SUBJECT PROPERTY IS CAMWEST CROSSING II, BLOCK 1, LOT 1. PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT (PDD).
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 9.73 ACRES (423,849 SF).
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. CORSE, MAP NO. 480410000E, EFFECTIVE DATE: 05-16-2012.
  - THE MINIMUM REQUIRED FIRE FLOW IS SHOWN IN THE BUILDING DATA TABLE.
  - TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
  - SOLID WASTE WILL BE SERVICED BY TRASH COMPACTOR.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 66A, TYPE 2 MARKING MATERIALS.
  - THE FIRE SUPPRESSION LINES SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVES. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA L1582 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - ALL ELECTRICAL IMPROVEMENTS SHALL BE PER COLLEGE STATION UTILITIES SPECIFICATIONS AND PER THE COLLEGE STATION UTILITIES ELECTRICAL DESIGN FOR THIS PROJECT. ELECTRIC PROJECT COORDINATOR: CITY OF COLLEGE STATION UTILITIES 979-764-8314.
  - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF COLLEGE STATION LOGO ON COVERS.
  - THE DUMPSTER GATES SHALL HAVE A MINIMUM OPENING OF 12' AND OPEN 180° A 6" CLEARANCE FOR THE CURB SHALL BE PROVIDED. DUMPSTER GATES SHALL UTILIZE A POSITIVE-LOCKING MECHANISM WHILE IN THE OPEN POSITION.
  - A KNOX BOX WILL BE PROVIDED ON THE BUILDING PER FIRE MARSHALL'S REQUIREMENTS AND SPECIFICATIONS.
- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION CITY MAP DOCUMENTATION OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.  
DIG TESTS: (800) 344-8377  
ATKINS ENERGY: (979) 774-2556  
SUDDEN LINK COMMUNICATIONS: (979) 595-2429  
FRONTIER COMMUNICATIONS: (979) 821-4783
  - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE PDD ZONING FOR THIS TRACT.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE UDO.
  - 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 PROPERTY. MEASURED FROM A POINT 5 FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TROPS GENERAL PERMIT NO. TAP 150000 REQUIREMENTS DURING CONSTRUCTION.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOODED OR REVEGETATED. BARBED AREAS SHALL BE REVEGETATED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - EXTERIOR BUILDING AND SITE LIGHTING SHALL MEET THE STANDARDS OF SECTION 7.1.1 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPaque HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE. PLEASE NOTE THAT COMPLIANCE WITH THIS SECTION WILL BE VERIFIED AT THE TIME OF BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  - 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOSSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHT-OF-WAYS, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
  - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SEL), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERRORS, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
  - FOR CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
L1	36.38'	N28° 09' 39"W	C1	457.20'	460.00'	056°56'47"	249.48'	438.61'
L2	96.77'	N44° 19' 42"W	C2	425.93'	930.00'	026°14'27"	216.77'	422.22'
L3	51.11'	N70° 34' 08"W	C3	154.42'	400.00'	022°07'11"	78.19'	153.47'
L4	35.35'	N3° 16' 36"W						

## VICINITY MAP



## LEGEND

328	PROPOSED CONTOUR
328	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PRAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PRAE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PRDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PRDE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	PROPOSED WATER SERVICE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	GAS
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE

## BENCHMARK INFORMATION

PROJECT BENCHMARK  
CITY OF COLLEGE STATION MONUMENT CS94-164  
N: 10207269.05  
E: 3541253.11  
ELEV: 344.70'  
(ELEVATION DATUM NAVD 1988, GEOID09)

TBM 1  
N: 10202485.27  
E: 3538057.26  
ELEV: 331.84'  
5/8" IRON ROD WITH RED PLASTIC CAP  
STAMPED 'KERR TRAV' SET  
(NOT LABELED ON THIS VIEW)

TBM 2  
N: 10202152.70  
E: 3538854.10  
ELEV: 331.85'  
5/8" IRON ROD WITH RED PLASTIC CAP  
STAMPED 'KERR TRAV' SET  
(NOT LABELED ON THIS VIEW)

TBM 3  
N: 10201147.46  
E: 3539069.79  
ELEV: 325.07'  
5/8" IRON ROD WITH RED PLASTIC CAP  
STAMPED 'KERR TRAV' SET  
(NOT LABELED ON THIS VIEW)

TBM 4  
N: 10201619.45  
E: 3537752.53  
ELEV: 327.13'  
5/8" IRON ROD WITH RED PLASTIC CAP  
STAMPED 'KERR TRAV' SET  
(NOT LABELED ON THIS VIEW)

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES.

## CAMWEST CROSSING MULTI-FAMILY #### CAMERON LANE

TOTAL DISTURBED AREA = 9.73 ACRES  
CAMWEST CROSSING II  
LOT 1, BLOCK 1  
TOTAL AREA = 9.73 ACRES  
VOL. ####, PG. ##, ####  
JOHN H. JONES LEAGUE, A - 26  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60' MARCH 2025

OWNER:  
CAMWEST TRADITIONS LP  
351 ADRIATIC PKWY  
McKINNEY, TX 75072-5540

SURVEYOR:  
NATHAN PAUL KERR, RPLS NO. 6834  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

DEVELOPER:  
CWT/MREP TRADITIONS, LLC  
8554 KATY FREEWAY, SUITE 100  
HOUSTON, TX 77024-2849  
713-355-2242

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979)764-3900

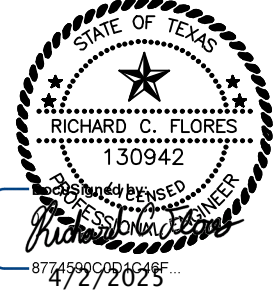


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College Station, Texas 77840  
979-764-3900  
TBP FIRM NO. 12327

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## CAMWEST CROSSING MULTI-FAMILY COLLEGE STATION, TX

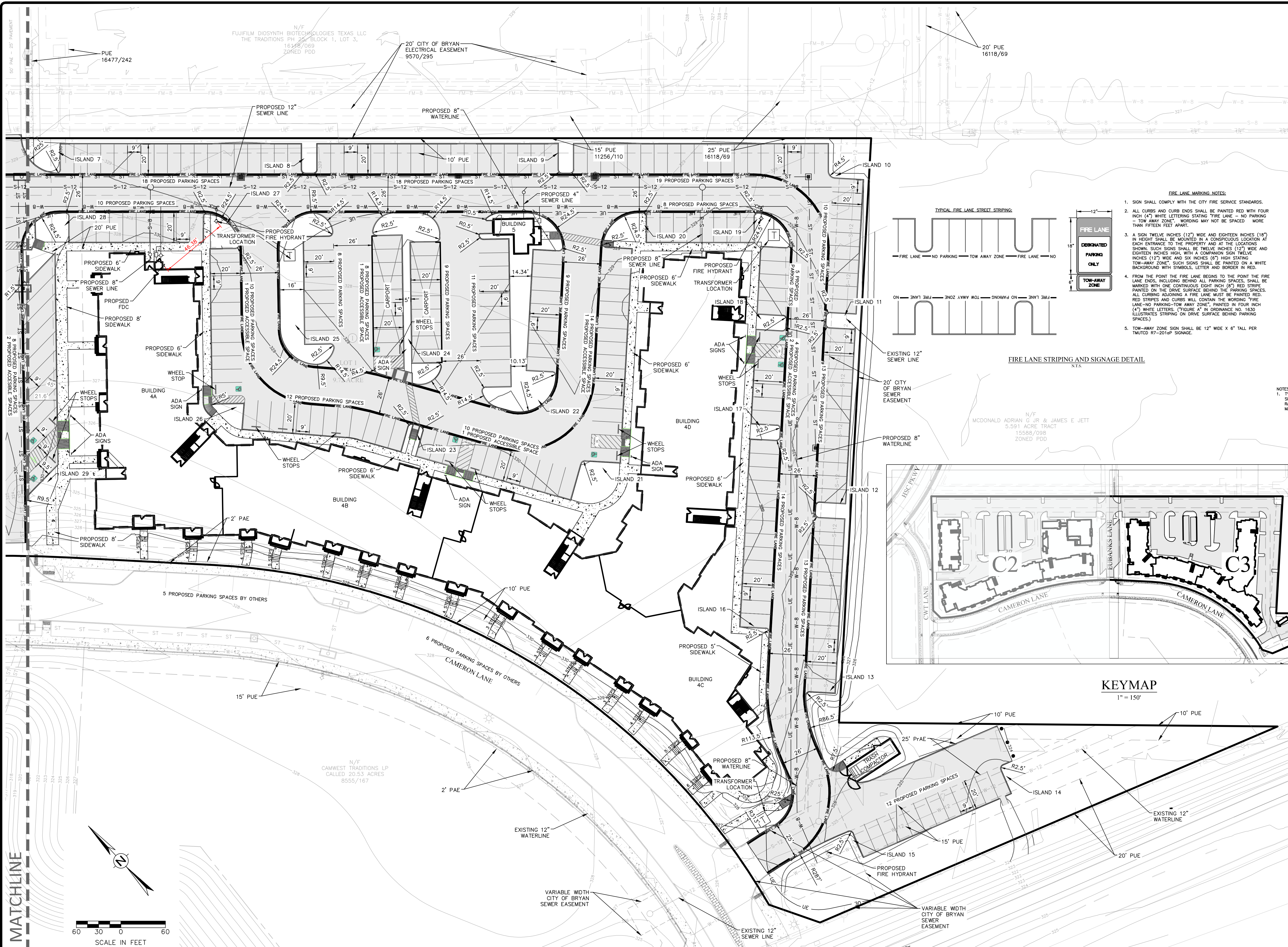
## SITE PLAN (1 OF 3)

SCALE	SHEET
VERTICAL: N/A	C1
HORIZONTAL: 1"=60'	
PLOTTING SCALE: 1:1	
FILE NAME: 24-254	

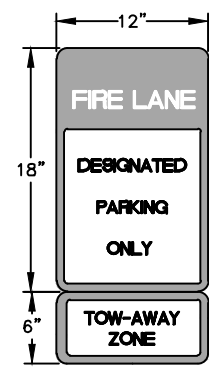
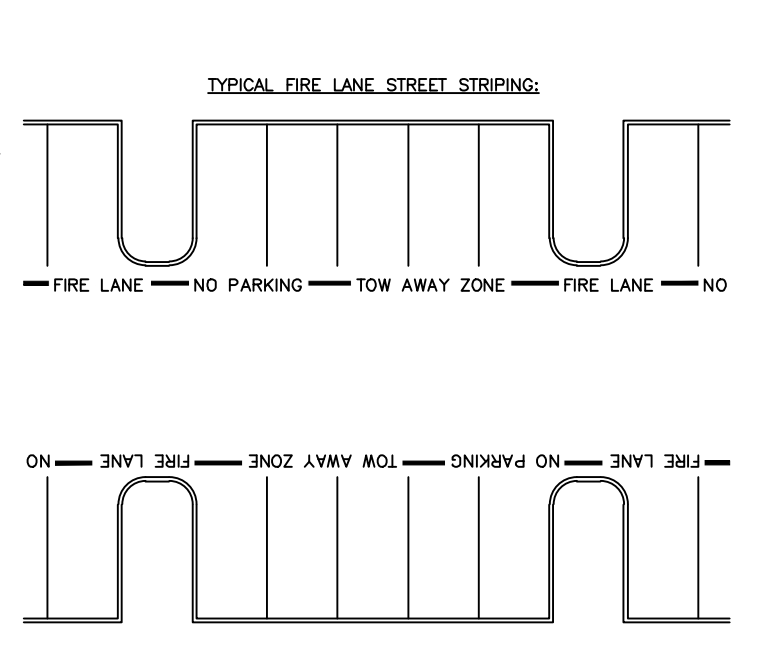






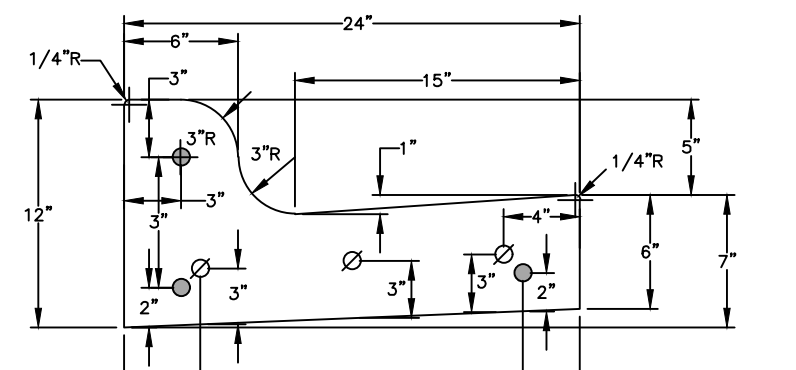


LEGEND	
328	PROPOSED CONTOUR
328	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PVAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PVAE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PVE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PVE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
ST	STORM PIPE
ST	EXISTING STORM PIPE
W-8	PROPOSED WATERLINE, SIZE NOTED
W-8	EXISTING WATERLINE, SIZE NOTED
W-8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
W-8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	PROPOSED GAS LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	PROPOSED UNDERGROUND ELECTRIC LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
UE	EXISTING OVERHEAD ELECTRIC LINE

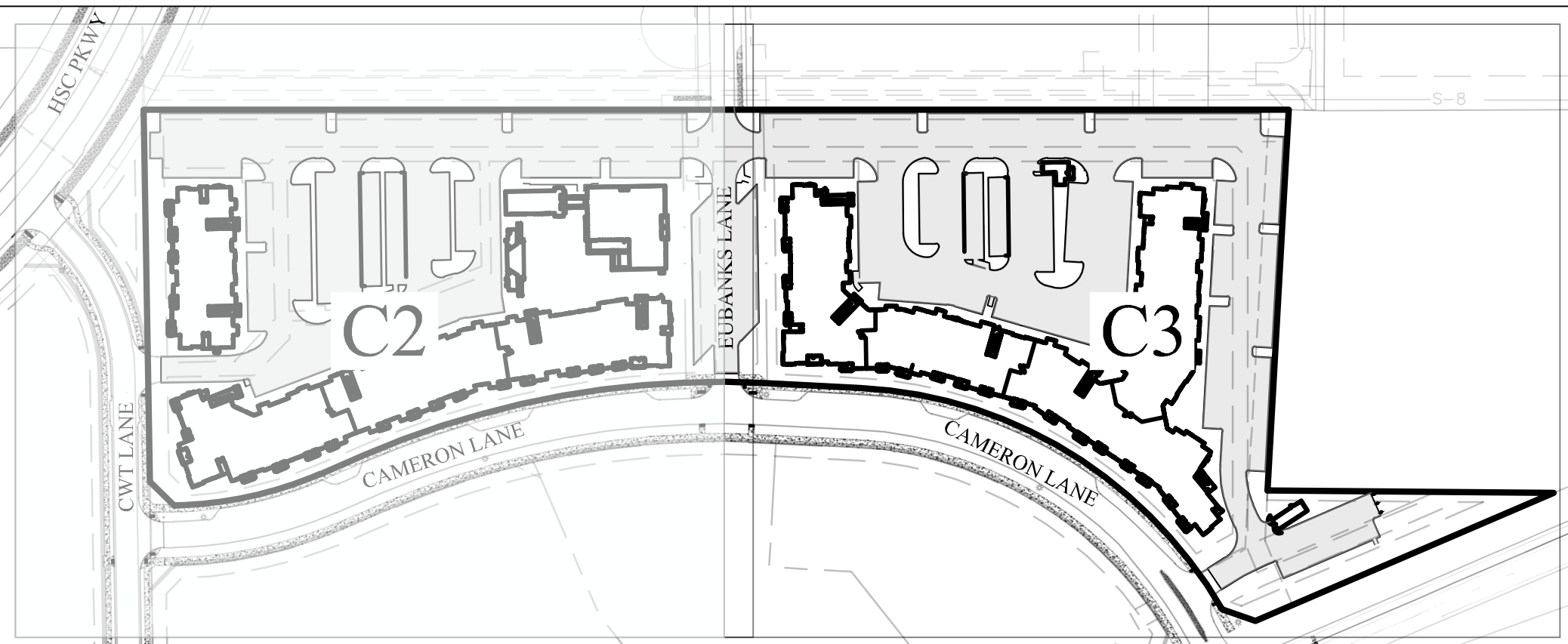


- FIRE LANE MARKING NOTES:**
1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
  2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
  3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
  4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE-NO PARKING-TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. (FIGURE A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
  5. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER MUTCD R7-2016P SIGNAGE.

**FIRE LANE STRIPING AND SIGNAGE DETAIL**  
N.T.S.




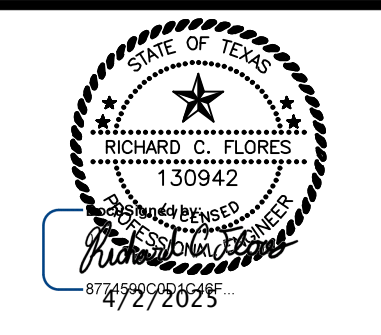
- NOTES:**
1. TYPE "O" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.
- = #4 BARS  
○ = 3/4" X 18" SMOOTH EXPANSION DOWELS



**KEYMAP**  
1" = 150'

MARK	REVISION	BY	DATE

 <b>SCHULTZ</b> Engineering, LLC		911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBP# FIRM NO. 12327		THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.		THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RICHARD C. FLORES, P.E., LICENSE NO. 130942 APRIL 1, 2025					
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SURVEYED		DESIGNED		DRAWN		APPROVED		JOB NO.		DATE	
KERR		RCF		RCF		JPS		24-254		APRIL 2025	



**CAMWEST CROSSING  
MULTI-FAMILY  
COLLEGE STATION, TX**

**SITE PLAN  
(3 OF 3)**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	24-254

**SHEET  
C3**




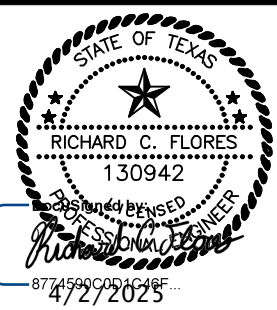
BUILDING DATA															
BUILDING #	BUILDING TYPE	# STORY BUILDING	GROSS AREA (SF)	BUILDING HEIGHT (FT-IN)	BUILDING FINISHED FLOOR (ELEV)	CONSTRUCTION TYPE	SPRINKLED	WATER METER SIZE (IN)	UNITS	TOTAL AVERAGE 12 HR DAY FLOW (GPM)	TOTAL PEAK DAY FLOW (GPM)	FIRE FLOW DEMAND (GPM)	FIRE FLOW DEMAND WITH REDUCTIONS (GPM)	FIRE HYDRANTS REQUIRED	SANITARY TOTAL PEAK DAILY FLOW
1	CLUBHOUSE	1	8,157	29'-2"	-	VA	YES	-	-	-	-	1500	375	1	-
1A	LEASING/ AMENITY	1	6,607	-	330.5'	VA	YES	1.5"	-	12	49	-	-	-	49
1B	FITNESS	1	1,550	-	331.0'	VA	YES	1"	-	9	37	-	-	-	37
2	-	3	30,861	44'-6"	332.75'	VA	YES	1.5"	30	26	105	3250	813	1	105
3	-	3	104,515	51'-9"	332.0'	VA	YES	3"	99	48	190	-	-	-	190
3A	-	-	33,847	-	-	VA	YES	-	30	-	-	3250	813	1	-
3B	-	-	34,477	-	-	VA	YES	-	33	-	-	3250	813	1	-
3C	-	-	36,191	-	-	VA	YES	-	36	-	-	3500	875	1	-
4	-	3	157,656	48'-7"	331.0'	VA	YES	3"	150	63	250	-	-	-	250
4A	-	-	38,647	-	-	VA	YES	-	33	-	-	3500	875	1	-
4B	-	-	30,394	-	-	VA	YES	-	30	-	-	3250	813	1	-
4C	-	-	44,050	-	-	VA	YES	-	42	-	-	3750	936	1	-
4D	-	-	44,565	-	-	VA	YES	-	45	-	-	3750	936	1	-
5	MAINTENANCE	1	515	14'-1"	329.10'	VB	NO	1"	-	6	24	1500	-	1	24
6	AMPTHEATER	1	1,161	19'-2"	330.75'	VB	NO	-	-	-	-	1500	-	1	-

INTERIOR ISLANDS			
ISLAND #	TOTAL ISLAND AREA S.F.	END ISLAND AREA REQUIRED S.F.	ADDITIONAL INTERIOR ISLAND AREA PROVIDED S.F.
1	408	360	48
2	180	180	0
16	180	180	0
17	197	180	17
18	197	180	17
19	407	360	47
20	533	360	173
21	891	360	531
22	2963	720	2243
23	197	180	17
24	1488	720	768
25	1864	360	1504
26	342	360	-18
27	428	360	68
28	888	360	528
29	180	180	0
30	180	180	0
31	1096	360	736
32	197	180	17
33	309	360	-51
34	180	180	0
35	1824	720	1104
36	1716	720	996
37	197	180	17
38	2167	720	1467
39	180	180	0
40	277	180	97
41	197	180	17
ADDITIONAL INTERIOR LANDSCAPE ISLAND PROVIDED = 10,343 SF (3,588 SF REQUIRED)			
LANDSCAPE ISLAND ANALYSIS			
TOTAL PARKING: 486 SPACES			
PERIPHERAL PARKING: 187 SPACES			
INTERIOR PARKING: 299 SPACES			
INTERIOR LANDSCAPE ISLAND REQUIRED: 299 SPACES X 12 = 3,588 SF			
EXTERIOR ISLANDS			
ISLAND #	TOTAL ISLAND SF		
3	180		
4	197		
5	197		
6	354		
7	381		
8	197		
9	197		
10	572		
11	197		
12	197		
13	180		
14	180		
15	180		

PARKING ANALYSIS
REQUIRED PARKING
177 1 BEDROOM UNITS
177 BEDROOMS
1.5 SPACES PER BEDROOM
266 SPACES REQUIRED
102 2+ BEDROOM UNITS
213 BEDROOMS
1 SPACE PER BEDROOM
213 SPACES REQUIRED
TOTAL REQUIRED: 479 SPACES
9' WIDTH, 20' LENGTH TYP.
PROPOSED PARKING
26 PARALLEL SPACES PARKING
17 PUBLIC WAY SPACES PARKING
5 EV CHARGING SPACES PARKING
1 EV CHARGING SPACESACCESSIBLE PARKING
4 PUBLIC WAY SPACES ACCESSIBLE PARKING
425 SITE SPACES PARKING
8 SITE SPACES ACCESSIBLE PARKING
486 SPACES PROVIDED
BICYCLE SPACES
390 BEDROOMS
0.5 SPACES PER BEDROOM
195 BICYCLE SPACES REQUIRED (24 SPACES MAXIMUM)
24 SPACES PROVIDED

MARK	REVISION	BY	DATE

<div><div></div><div>911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327</div></div>					
THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.					
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RICHARD C. FLORES, P.E., LICENSE NO. 130942 APRIL 1, 2025					
ISSUED FOR REVIEW					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	RCF	RCF	JPS	24-254	APRIL 2025



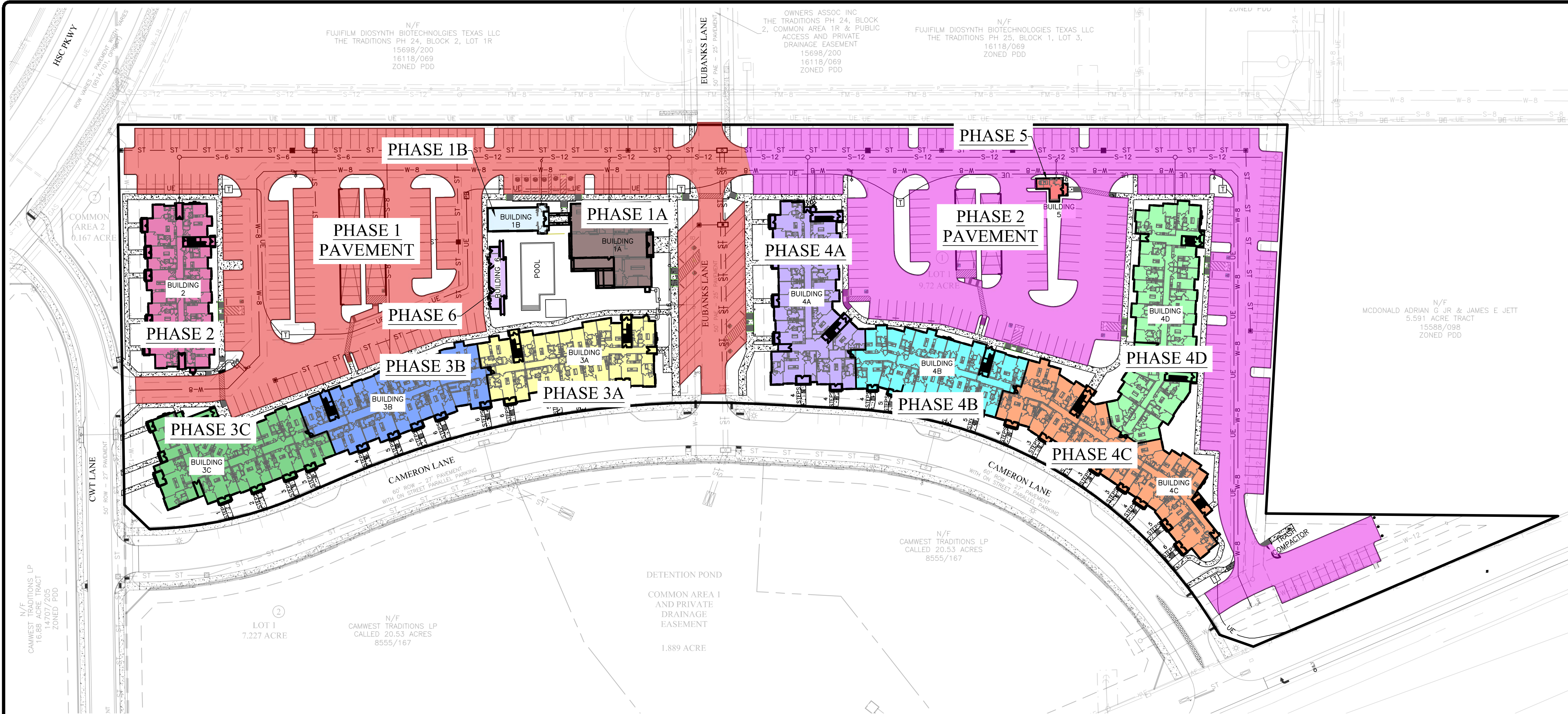
CAMWEST CROSSING MULTI-FAMILY COLLEGE STATION, TX
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SITE PLAN DETAILS
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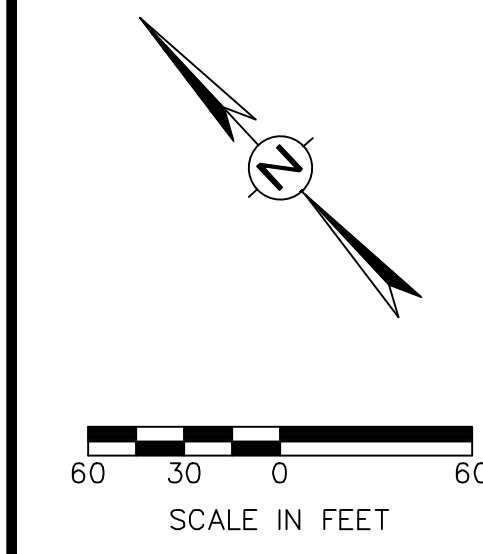
SCALE
VERTICAL    ___N/A___
HORIZONTAL   ___1"=60'___
PLOTTING SCALE:   ___1:1___
FILE NAME:    ___24-254___

SHEET C4
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- PHASING NOTES:
1. BUILDINGS WILL BE CONSTRUCTED IN SEQUENTIAL ORDER. BUILDINGS 3 AND 4 ARE BROKEN INTO SEPARATE SUB-PHASES.
  2. PHASE 1 PAVEMENT WILL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION OF BUILDINGS 1-3.
  3. PHASE 2 PAVEMENT WILL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION ON BUILDINGS 4-5.
  4. THE WATERLINE ALONG EUBANKS LANE CONSTRUCTED WITH CAMWEST CROSSING II WILL BE INSTALLED AND ACCEPTED BY THE CITY OF COLLEGE STATION PRIOR TO VERTICAL CONSTRUCTION ON BUILDING 1.
  5. THE WATERLINE LOOP ON THE WEST SIDE OF EUBANKS LANE WILL BE INSTALLED AND ACCEPTED BY THE CITY OF COLLEGE STATION PRIOR TO VERTICAL CONSTRUCTION ON BUILDING 2.
  6. THE WATERLINE LOOP ON THE EAST SIDE EUBANKS LANE WILL BE INSTALLED AND ACCEPTED BY THE CITY OF COLLEGE STATION PRIOR TO VERTICAL CONSTRUCTION ON BUILDING 4.
  7. ALL OTHER UTILITIES WILL BE INSTALL PRIOR TO PAVEMENT.



MARK	REVISION	BY	DATE



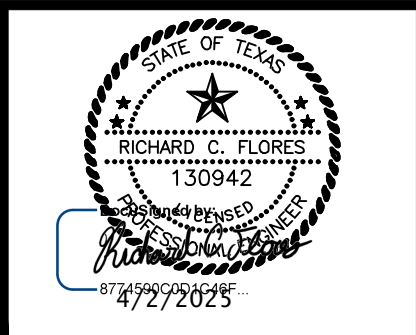
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KERR	RCF	RCF	JPS	24-254	APRIL 2025



CAMWEST CROSSING  
MULTI-FAMILY  
COLLEGE STATION, TX

# PHASING PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=60'
PLOTTING SCALE:	1:1
FILE NAME:	24-254

SHEET  
**C5**