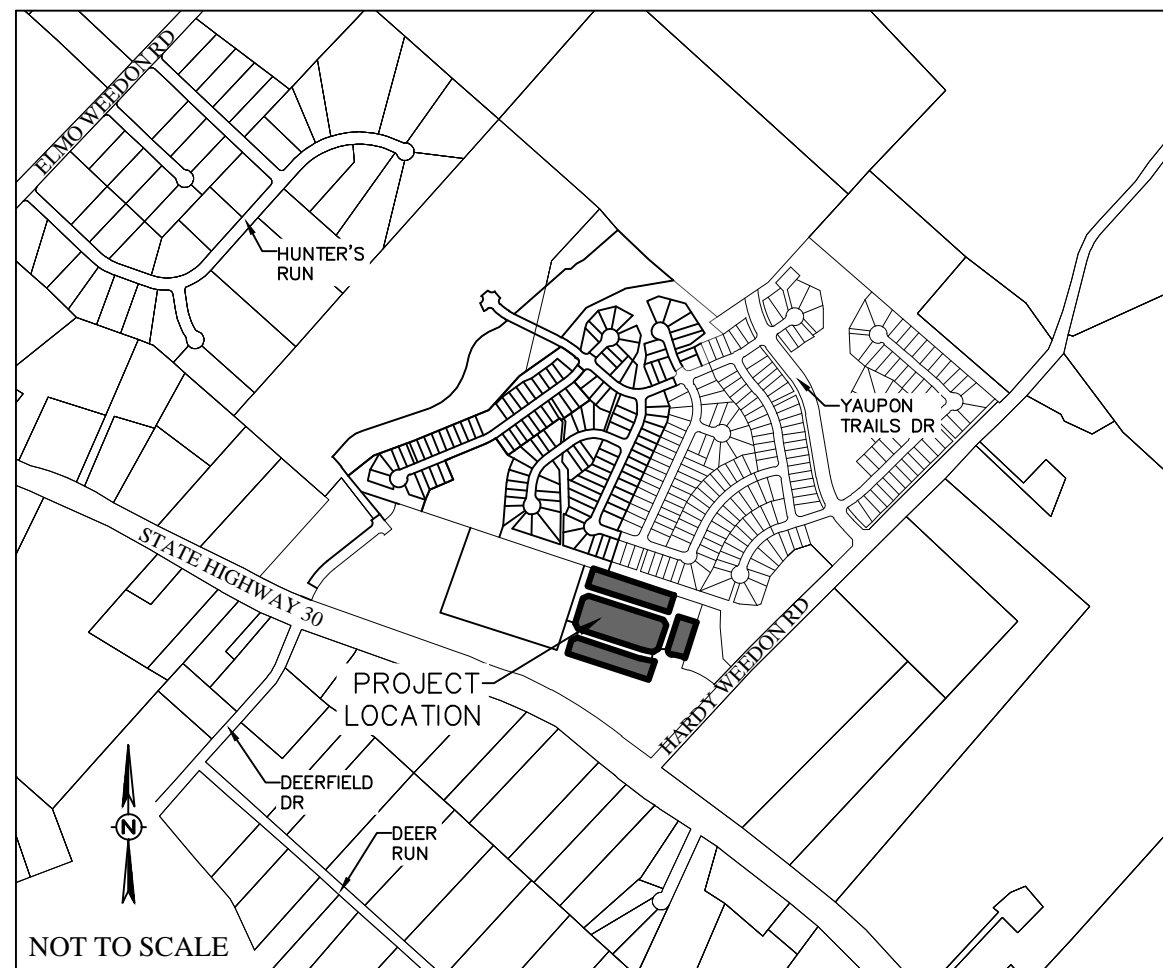


- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  3. 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.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  5. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
  6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  8. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
  9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  10. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  11. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  12. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREA SHALL BE REINFORCED WITH #5 BARS AT 12" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  13. ALL DEVICES, APPLIANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  14. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
  15. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
  16. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
  17. PROPOSED FENCES ARE 6FT PRIVACY FENCES.
- LEGEND**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - RIGHT OF WAY (ROW)
  - LOT LINE
  - PROPERTY SETBACK
  - PROPOSED PUBLIC UTILITY EASEMENT (PUE)
  - EXISTING PUBLIC UTILITY EASEMENT (PUE)
  - EXISTING PUBLIC ACCESS EASEMENT (PAE)
  - EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
  - LIMITS OF DISTURBANCE
  - FIRE LANE
  - PROPOSED CURB AND GUTTER
  - EXISTING CURB AND GUTTER
  - EXISTING STORM PIPE
  - EXISTING WATERLINE, SIZE NOTED
  - PROPOSED WATER SERVICE, SIZE NOTED
  - EXISTING WATERLINE, SIZE NOTED
  - PROPOSED SANITARY SEWER LINE, SIZE NOTED
  - EXISTING SANITARY SEWER LINE, SIZE NOTED
  - PROPOSED GAS LINE, SIZE NOTED
  - EXISTING GAS LINE, SIZE NOTED
  - PROPOSED UNDERGROUND ELECTRIC LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
- PARKING ANALYSIS**
- REQUIRED PARKING**
- 24 (2 BED UNITS)
  - 1 SPACE PER BEDROOM
  - 48 PARKING SPACES
  - 48 (3 BED UNITS)
  - 1 SPACE PER BEDROOM
  - 144 PARKING SPACES
  - 192 PARKING SPACES REQUIRED
  - PROPOSED PARKING**
  - 144 DRIVEWAY SPACES
  - 48 GARAGE SPACES
  - 31 PARKING LOT SPACES**
  - 223 TOTAL PARKING SPACES**
- BENCHMARK INFORMATION**
- | TBM   | N                | E               | ELEV         | IR                   |
|-------|------------------|-----------------|--------------|----------------------|
| TBM 1 | N: 10223224.0319 | E: 3576595.0046 | ELEV: 319.40 | TBM 1/2 IRS          |
| TBM 2 | N: 10223666.8921 | E: 3577024.8703 | ELEV: 324.36 | TBM CHISLED SQ IN SW |

## VICINITY MAP



### TOWNHOUSE SITE PLAN

4509 HARDY WEEDON ROAD

TOTAL DISTURBED AREA = 5.019 ACRES  
YAUPON TRAILS SUBDIVISION PH. 8B  
BLOCK 1, LOTS 1-19, BLOCK 2, LOTS 1-32  
BLOCK 3, LOTS 1-24 AND COMMON AREAS  
MARIA KEGANS SURVEY LEAGUE, A - 28  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

MAY 2025

OWNER/DEVELOPER:  
1983 LAND INVESTMENTS, LLC  
4090 S.H. 6 SOUTH  
COLLEGE STATION, TX  
(979) 690-1222

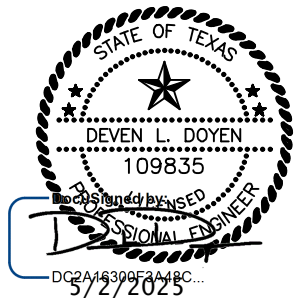
SURVEYOR:  
BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
DEVEN L. DOYEN, P.E.  
LICENSE NO. 109835  
MAY 02, 2025

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-108	MAY 2025



## YAUPON TRAILS SUBDIVISION PHASE 8B BRYAN, TX

## SITE PLAN

**SCALE**

VERTICAL: N/A

HORIZONTAL: 1"=40'

PLOTTING SCALE: 1:1

FILE NAME: 23-108

**SHEET**

# C1

MARK	REVISION	BY	DATE