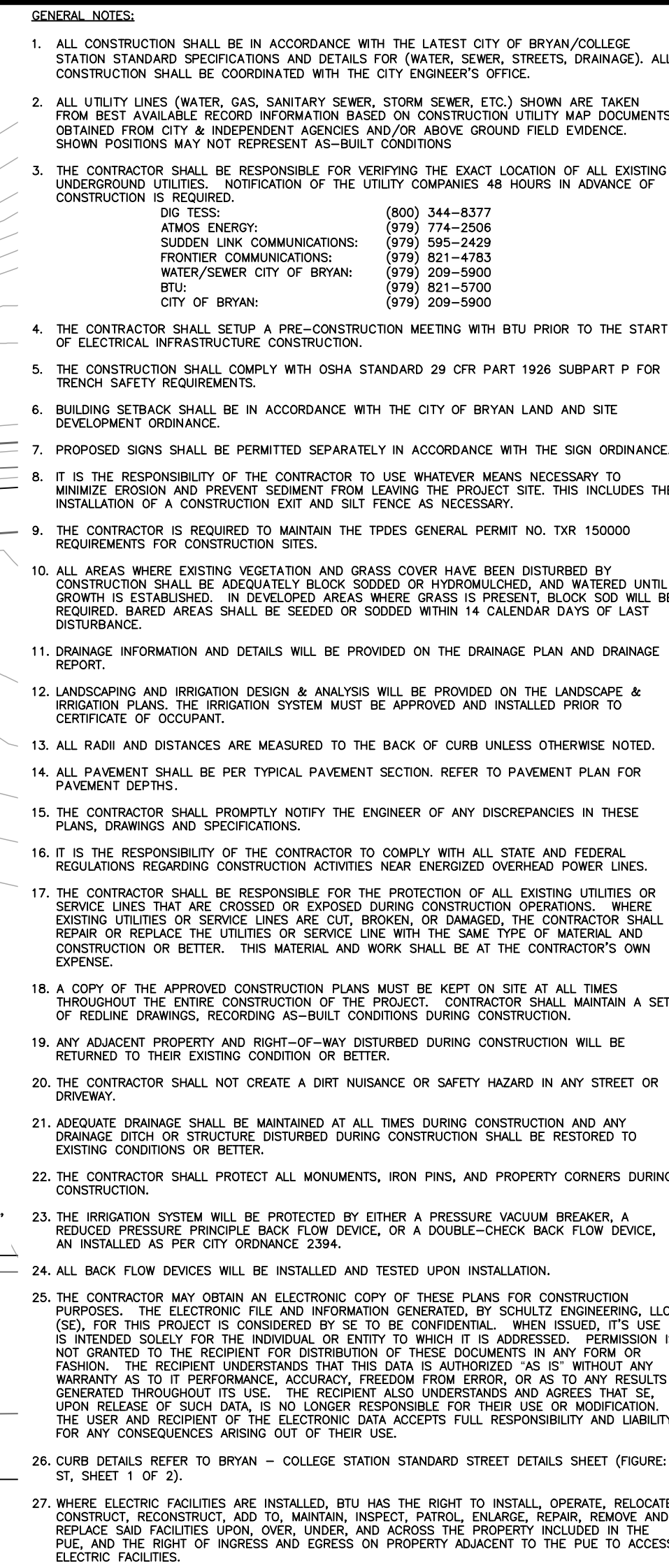




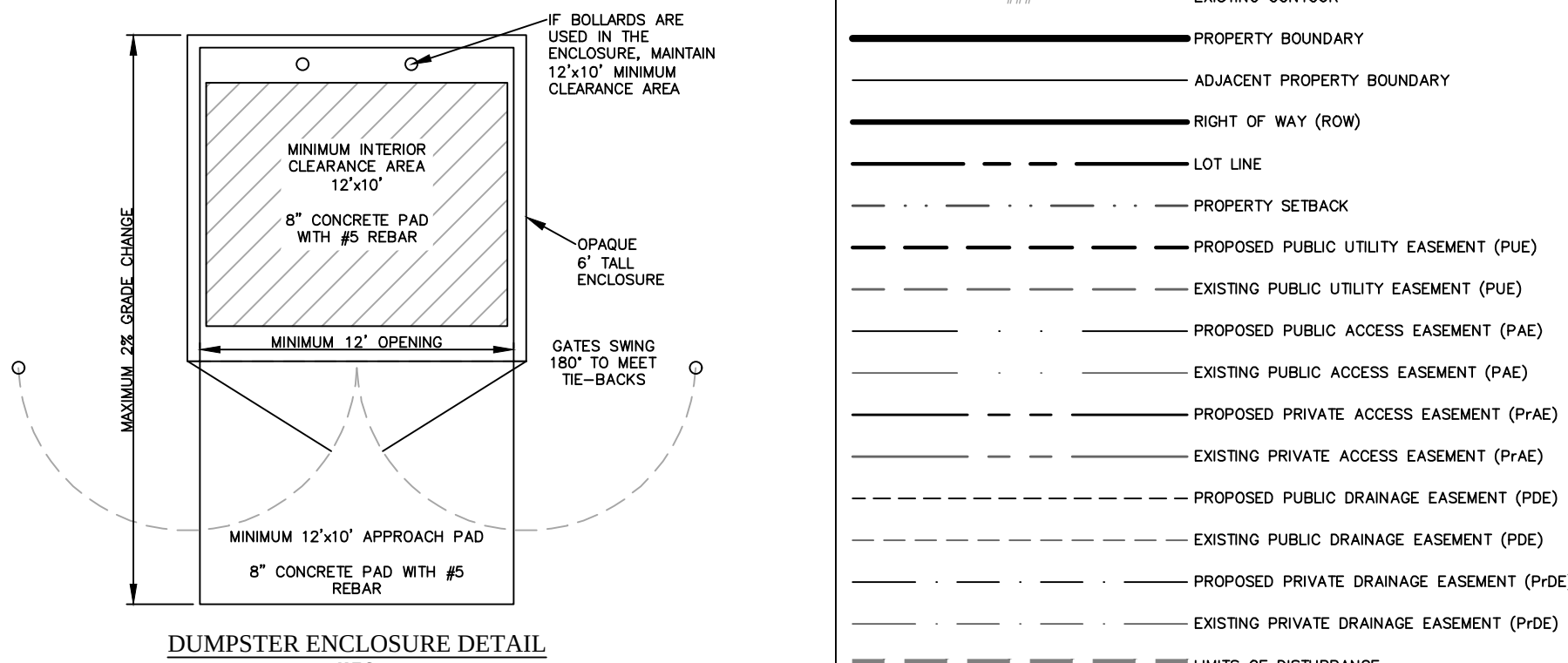
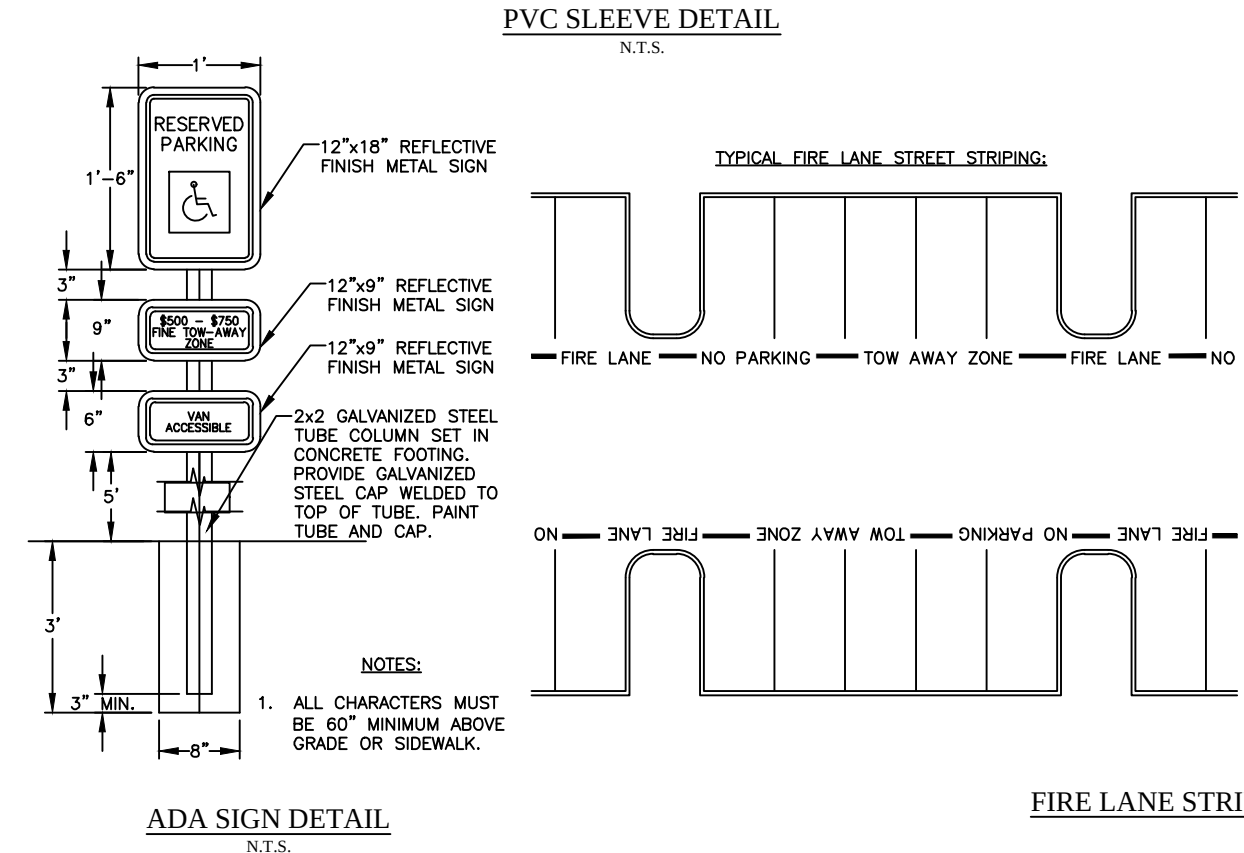
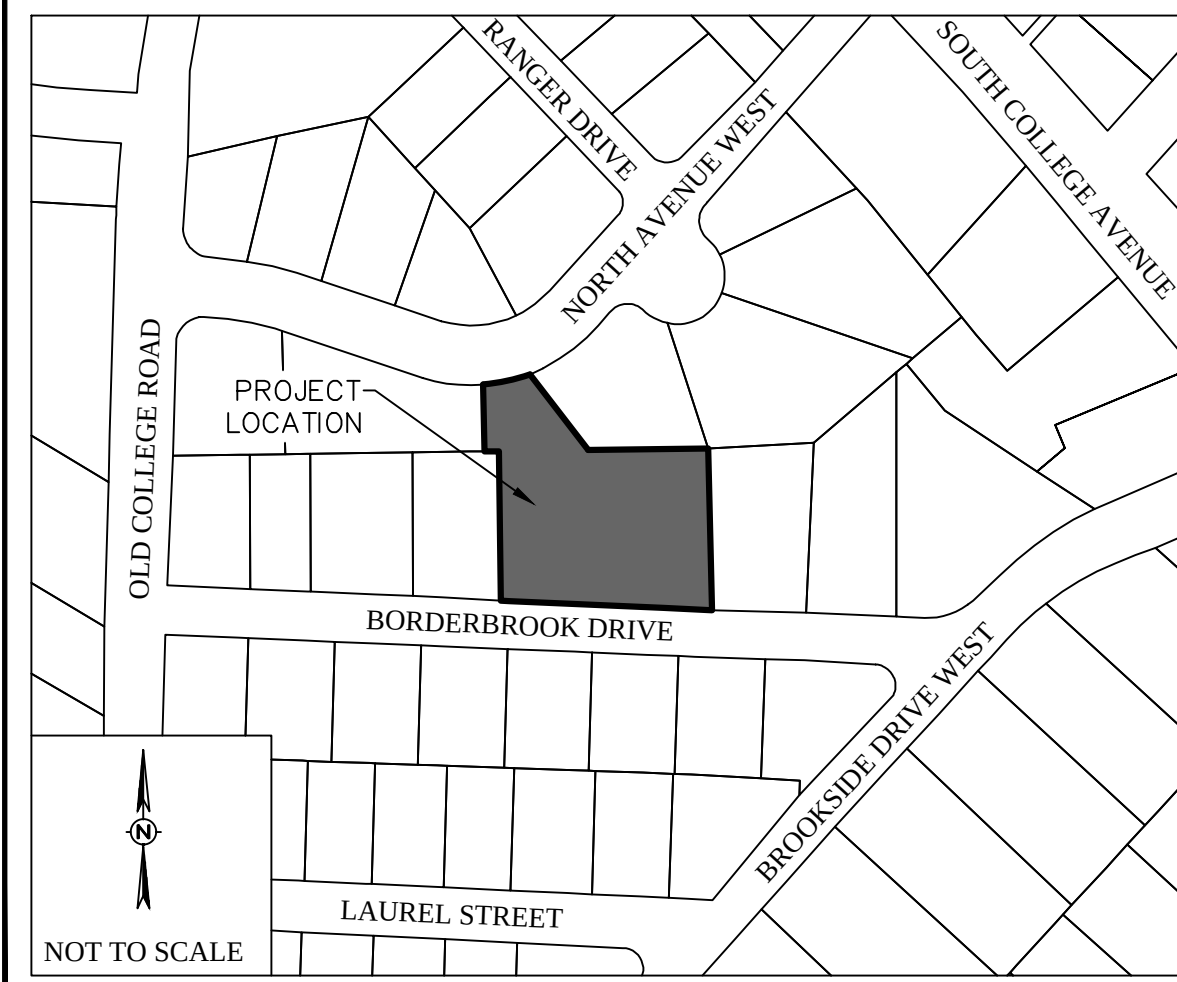
SITE SPECIFIC NOTES:

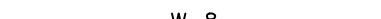
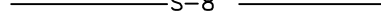
1. THE OWNER OF THE PROPERTY IS GRANT BCS FUND, LP. THE SUBJECT PROPERTY IS BOKERSBROOK PHASE 3, LOT 6R, BLOCK 1 /. PROPERTY IS ZONED MIDTOWN-CORRIDOR (M-C-CR).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.202 ACRES (32,359 SF).
3. THE SUBJECT TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804/02012F, REVISION DATE: 04-02-2014.
4. THE MINIMUM REQUIRED FIRE FLOW FOR A RESIDENTIAL CONDOM BUILDING ISLE TYPE VB8 OF 9,712 SF IS 1,100 GALLONS PER MINUTE (208 OF 2750 GPM IS LESS THAN 1,000 GPM MINIMUM). THE BUILDINGS ARE SPRINKLED. ONE FIRE HYDRANT IS REQUIRED. THE PROPOSED HYDRANT WILL BE SUFFICIENT.
5. 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 666, TYPE 2 MARKING MATERIALS.
6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
7. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
8. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PROPERLY AND SHALL NOT USE THE CITY OF BROWN LOGO ON COVERS.
9. 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.
10. 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.
11. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
12. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
13. 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.
14. 8" CEMENT PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BAYTOWN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O/CW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
15. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
16. ALL TOOLS, APPLIANCE, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH A CONTRACTOR SIGNATURE BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
17. SOLID WASTE ENCLOSURE:
 - a) BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
 - b) IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 - c) ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

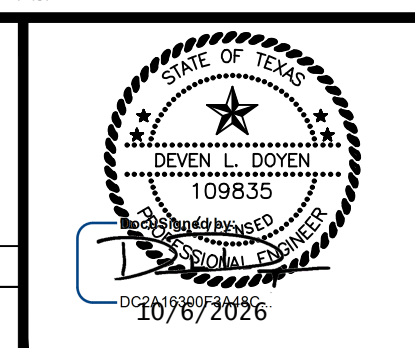
UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	16.25 GPM	BUILDING 1 - 17 BEDROOMS	
		BUILDING 2 - 17 BEDROOMS	
MAXIMUM (PEAK)	65 GPM	BUILDING 3 - 4 BEDROOMS	
2" DOMESTIC WATER METER		1 SPACE PER BEDROOM	
SANITARY SEWER DEMAND		38 SPACES REQUIRED	
		PROPOSED PARKING	
AVERAGE	7.5 GPM	36 SPACES PARKING	
		2 ADA SPACES PROVIDED	
MAXIMUM (PEAK)	30 GPM	38 SPACE PROVIDED	
6" SANITARY SEWER LINE			
@ 1.10% MIN. SLOPE			
FIXTURE UNITS = 280			
FIXTURE UNITS ALLOWED = 1000			
PIPF SLOP OK			

CONDO SITE PLAN
308 BORDERBROOK DRIVE, BRYAN, TX

TOTAL DISTURBED AREA = 1.202 ACRES
BORDERBROOK PHASE 3
BLOCK 1, LOT 6R
TOTAL AREA = 0.950 ACRES
VOL. _____, PG. _____
JOSEPH SCOTT SURVEY LEAGUE, A - 50
BRYAN, BRAZOS COUNTY, TEXAS



	PROPOSED CONTOUR
	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 (P _{PAE})
	EXISTING PRIVATE ACCESS EASEMENT (P _{PAE})
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P _{PDE})
	EXISTING PRIVATE DRAINAGE EASEMENT (P _{PDE})
	LIMITS OF DISTURBANCE
	FIRE LANE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	FLOW ARROWS
	STORM PIPE
	EXISTING STORM PIPE
	PROPOSED WATERLINE, 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



CONDO SITE PLAN

BORDERBROOK PHASE 3
BLOCK 1, LOT 6R
BRYAN, TX

SITE PLAN

SCALE	SHEET
VERTICAL <u> N/A </u>	C1
HORIZONTAL <u> 1" = 30' </u>	
PLOTING SCALE: <u> 1:1 </u>	
FILE NAME: <u> 25-376 </u>	