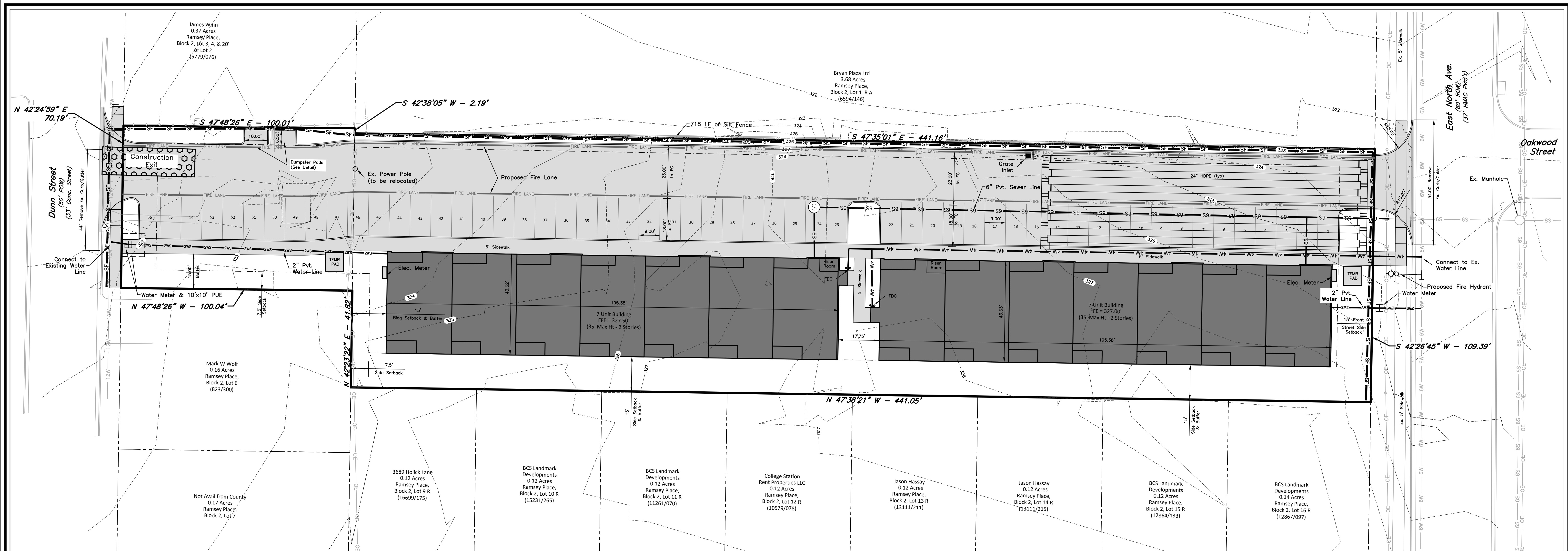
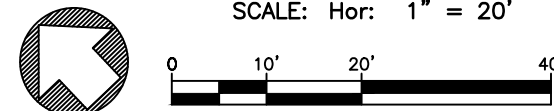




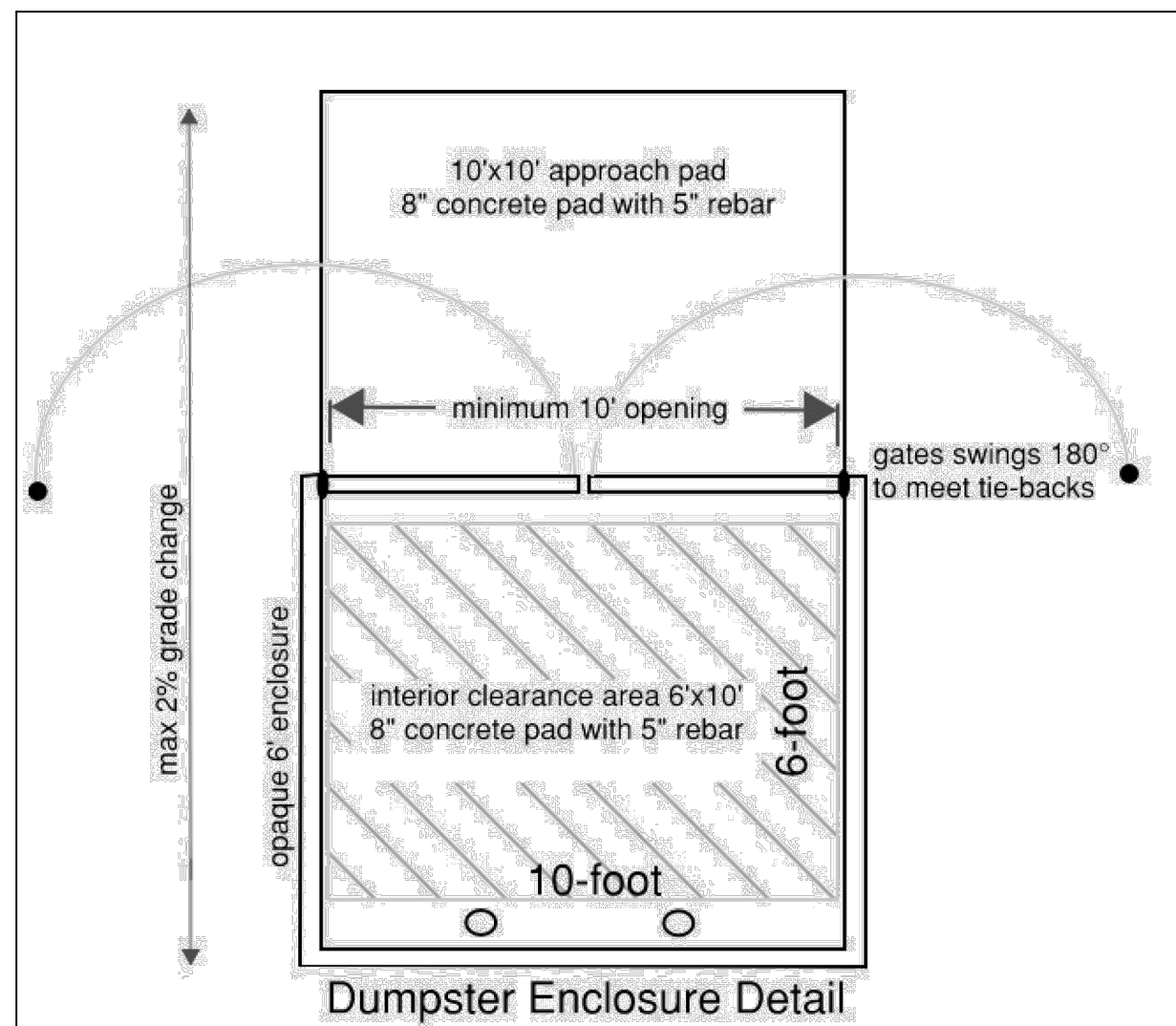
SITE PLAN

SCALE: Hor: 1" = 20'



SITE PLAN NOTES:

- This subject property is zoned for Multiple-Family Residential District (MF).
- Property Owner: VGC Ventures, LLC
- Proposed Use: Multifamily (56 Beds Total)
- The total site area as recorded in deed records is 1.27 acres
- BUILDING USAGE DETAILS:**
8,100 sf
- PARKING ANALYSIS:**
Total Required Parking Spaces (1 per Bed): 56 spaces
Parking Spaces Provided: 56 spaces
Handicap Spaces Required: 0 spaces
Total Handicap Spaces Provided: 0 spaces
- WATER AND SANITARY SEWER DEMANDS:**
Average Daily Use = 4 GPM
Peak Hourly Flow = 12 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 2.25 GPM (3,240 GPD)
- FIRE FLOW REQUIREMENTS:**
Required Fire Flow = 1,500 GPM for 3 HRS
- BASIS OF BEARINGS:** The bearing system and actual measure distance to the monuments are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
- See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Backflow preventers shall be installed on all firelines and located in the waterclosets of each building.
- 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.
- The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
- 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.
- Signage will be permitted separately.
- 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.
- Residential style container to be utilized for solid waste.
- All utilities shown on the site plan are to be privately owned and maintained.
- 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 to access electric facilities.
- A portion of Burton Creek Tributary 4 is located within this site. This creek is listed on the National Wetlands Inventory as a Riverine Intermittent Streambed Seasonally Flooded. All work shall be located outside of the high water mark and efforts taken to restrict any silt from entering the stream. The streambed has been identified with a blue line on the site plan.
- Solid Waste Notes:**
 - Before enclosure construction/modification begins contact Solid Waste at 979-209-5900 for an on-site review.
 - If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications.
 - Dumpster Containment Areas shall use 8" Concrete, Reinforced with #5 bar at 12" O.C.W and the pad shall extend an additional 10' in front of the containment area.
 - The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
 - An all-weather access route capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
 - The pad, screening and doors will be constructed and maintained at the property owner's expense.
 - This site will not be eligible for Brush and Bulky Service.



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.
 - Contact Texas811 @ 811
 - Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
 - Contact TxDOT @ 979-778-2165
- 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 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 ~0.4 acres.
- Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
- Refer to Architectural Plans for top of finished light pole foundation elevations.
- Construction of the fire line will need to comply with current NFPA 24 standards.

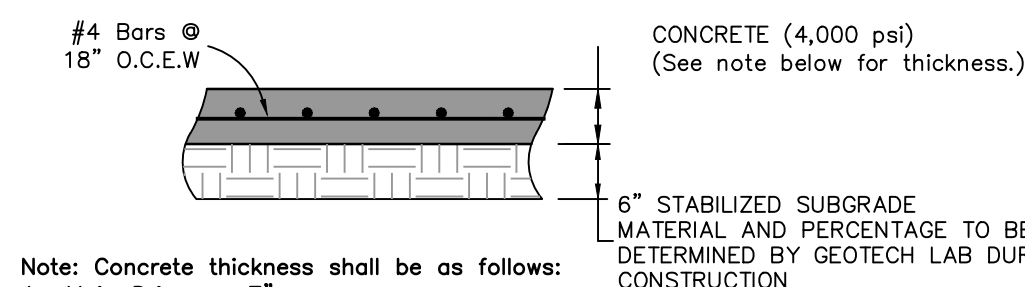
Legend

- - 1/2" Iron Rod Set
- ⊙ - 1/2" Iron Rod Found
- ⊙ - 5/8" Iron Rod Found
- RS — Existing Sewer Line w/ size
- WS — Existing Water Line w/ size
- SW — Proposed Sewer Line w/ size
- BW — Proposed Water Line w/ size
- GE — Existing Gas Line w/ size
- OE — Existing Overhead Electric Line
- ← Guy Anchor

Abbreviations

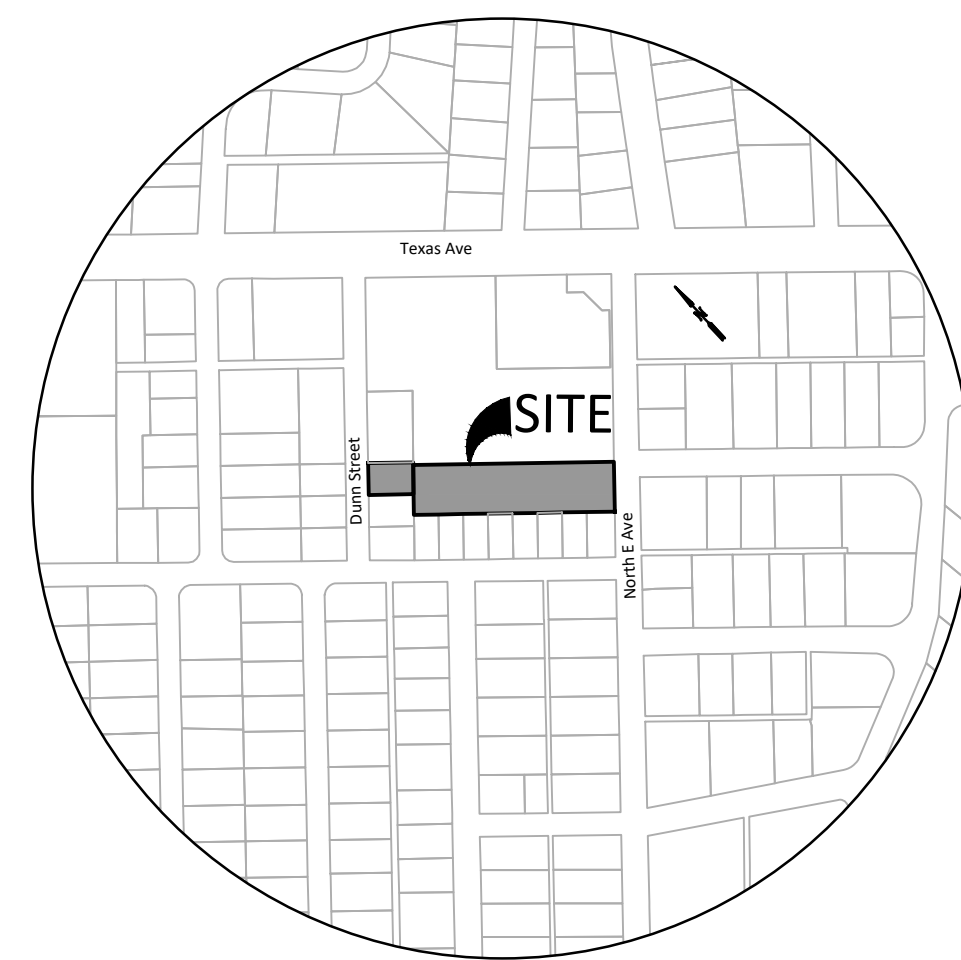
- D.E. Drainage Easement
- D.O.F.E. Drainage Detention Facility Easement
- D.R. Brazos County Deed Records
- E.A.E. Emergency Access Easement
- F.H. Fire Hydrant
- O.R. Brazos County Official Records
- P.A.E. Public Access Easement
- P.R. Brazos County Plat Records
- P.U.E. Public Utility Easement
-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

PAVEMENT SECTION



Note: Concrete thickness shall be as follows:

- Main Drives = 7"
- Parking Spaces = 5"
- Sidewalk = 4"
- Pavement sections shall be constructed in accordance with the BCS Unified Technical Specifications.
- 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.



VICINITY MAP

SITE PLAN

North & Dunn Apartments

1.11 Acres
Ramsay Place,
Block 2 Lot 8 R
Phase III
John Austin Survey A-2

0.16 Acres
Ramsay Place,
Block 2 Lot 5
Phase III
John Austin Survey A-2

BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: September 2026

Owner:
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636 Hunter Creek Way
Hockley, TX 77447
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