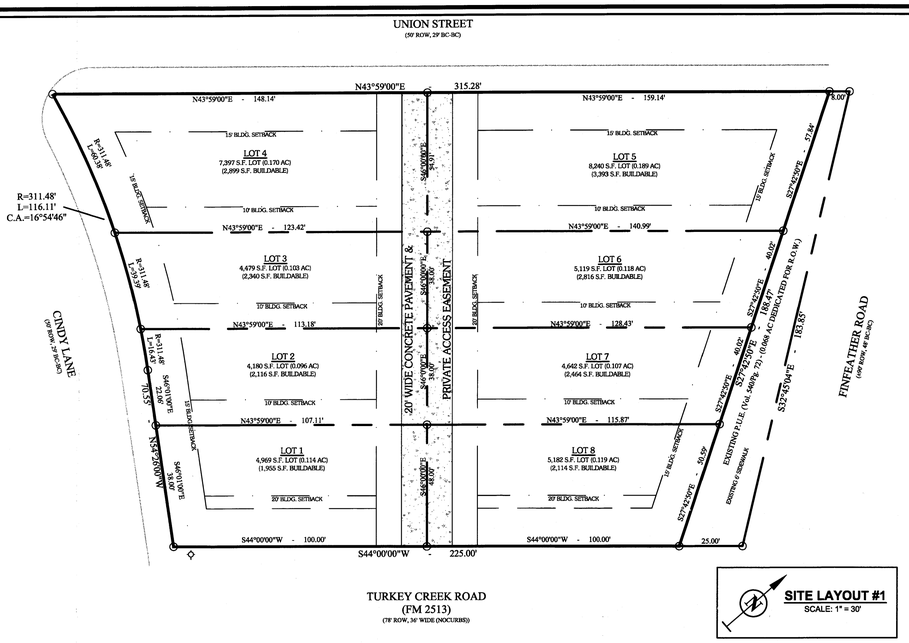
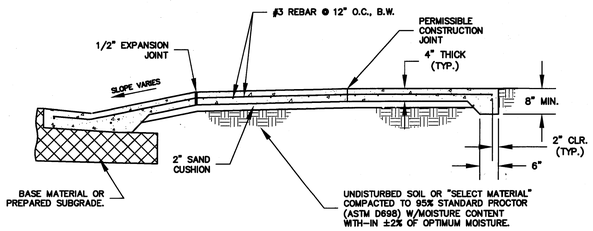
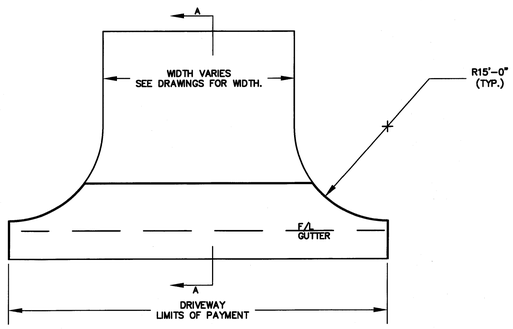
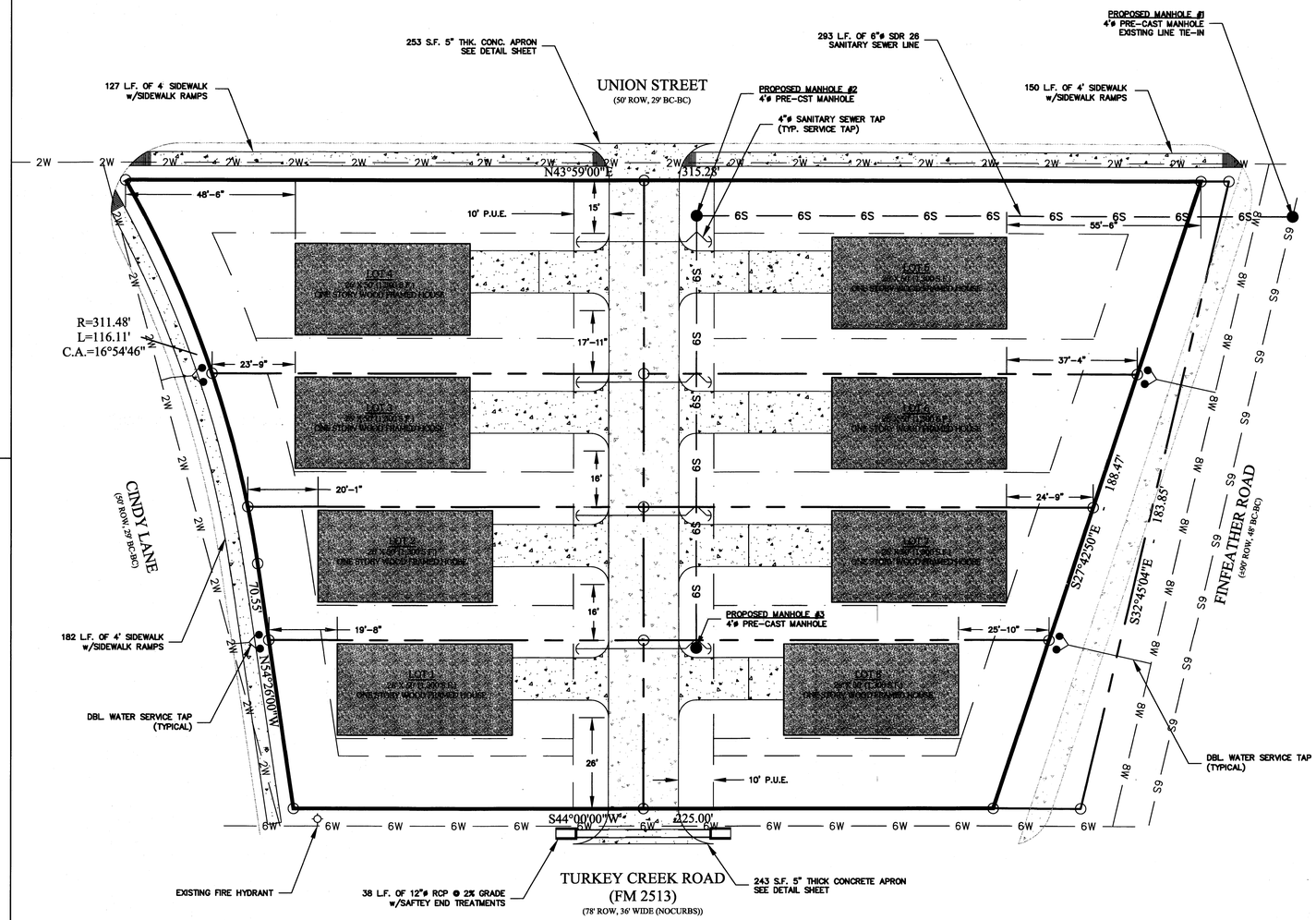




SECTION 'A'
N.T.S.



TYPICAL DRIVEWAY DETAIL
N.T.S.



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF bryan STANDARD SPECIFICATIONS AND THE CONSTRUCTION STANDARDS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
7. THE LAND IS CURRENTLY ZONED SF-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 10 PATIO HOME DEVELOPMENT.
8. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
9. ALL STORM WATER RUN-OFF SHALL SHEET FLOW TO THE NORTH AND NORTHWEST PROPERTY BOUNDARIES AND DISCHARGE INTO THE EXISTING STREET RIGHT OF WAYS OF CINDY LANE AND UNION STREET. FROM THERE IT IS CONVEYED VIA CURB & GUTTER TO THE EXISTING STORM DRAINAGE SYSTEM ON CINDY LANE, SPECIFICALLY A 15' CURB INLET BOX.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. TOTAL PROJECT PRODUCTIONS/DEMANDS:
    WATER: 8 PATIO HOMES 2,000 GALLONS/DAY.
    SEWER: 8 PATIO HOMES 1,800 GALLONS/DAY.
12. PARKING ANALYSIS & REQUIREMENTS: ALL PARKING SHALL BE OFF STREET PARKING PRIVIDED IN THE BACK OF EACH LOT VIA DRIVEWAYS. THESE DRIVEWAYS SHALL HAVE ACCESS VIA A 20' WIDE CONCRETE PRIVATE ACCESS DRIVE.
13. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
14. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH ½" IRON RODS WITH CAPS.
15. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.

LEGEND

	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	BUILDING SET BACK LINE
6S	EXISTING 6" SEWER LINE
2W	EXISTING 2" WATER
6W	EXISTING 6" WATER
6S	PROPOSED 6" SEWER
●	PROPOSED 4'ø SEWER MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
	PROPOSED DBL. WATER SERVICE TAP
	PROPOSED 4"ø SANITARY SEWER TAP

Received
MAR 14 2006
Development Engineering Services

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED PROFESSIONAL ENGINEER

"For Plan & Review Only."

DRAWN BY:	JOE G.
DATE:	March 2006
SCALE:	NOTED
PROJECT #:	GE001012-03-01

NO.	DATE	BY	REVISIONS DESCRIPTION

GATTISENGINEERING
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INFO@GATTISENGINEERING.COM

OAK GLADE ADDITION,
BLOCK 1
CITY OF BRYAN, BRAZOS COUNTY,
TEXAS

SITE PLAN, GENERAL NOTES, & LEGEND SHEET

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