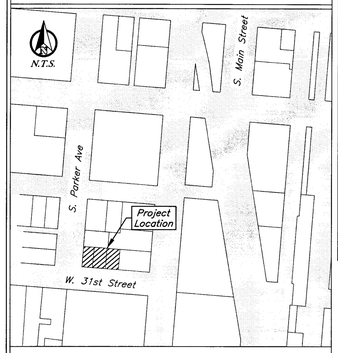
Vicinity Map



Site Specific Notes:

1. The owner & developer of the property is NN Out Properties, Ltd. The subject property is lots 1R-7R, block 114 of City of Bryan Townsite. The property is zoned PD-H.
2. Proposed buildings are three-story multi-unit townhouses with FF=363.33' and the first floors being 1,920 SF and 2,560 SF.
3. These lots are not within the 100-yr floodplain according to the DFirm for Brazos County, Texas and Incorporated Areas, Map No. 48041C0195E, effective May 9, 2014.
4. Drainage information and details will be provided on the grading and drainage plans.
5. Solid waste pickup will be provided by the collection truck on West 31st Street, collecting waste from individual 90 gal. containers placed infront of the townhouses.

Construction Notes:

1. All site work is to be done in conformance with the Bryan/College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
2. All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan
3. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
4. All concrete to be constructed 4000 psi (Min.) – 28-day strength portland cement concrete.
5. All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor, unless otherwise directed by the Owner. All debris must be disposed of off-site.
6. Prior to grading operations, the contractor is to strip the first 6" of soil. Contractor shall proof-roll the entire site and remove any unstable materials according to TxDOT specifications. Select fill is to be used in replacing objectionable material.
7. Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
8. Contractor is responsible for field verifying existing and proposed grades, flowlines, elevations, etc. prior to any construction and reporting any inconsistencies to the Engineer. Utility crossings and other points of possible conflict shall be verified prior to construction.
9. Electrical conduit for parking lot lighting will be shown on the electrical site plan.
10. Irrigation System – Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance. The irrigation system must be approved and installed prior to issuance of C.O.
11. Potable Water Protection – All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connect to the water supply system, shall be provided against backflow and contamination of the water supply system.
12. Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition) with the following exceptions: 1) Type II marking materials need not be purchased from the department, and 2) Glass beads may be omitted, but marking material shall by Type II paint-type material.
13. NOTE: Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid wast roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

Parking Analysis:

Proposed Improvements:

7... Townhomes (2 bed/ 2 bath)

New Required Parking:

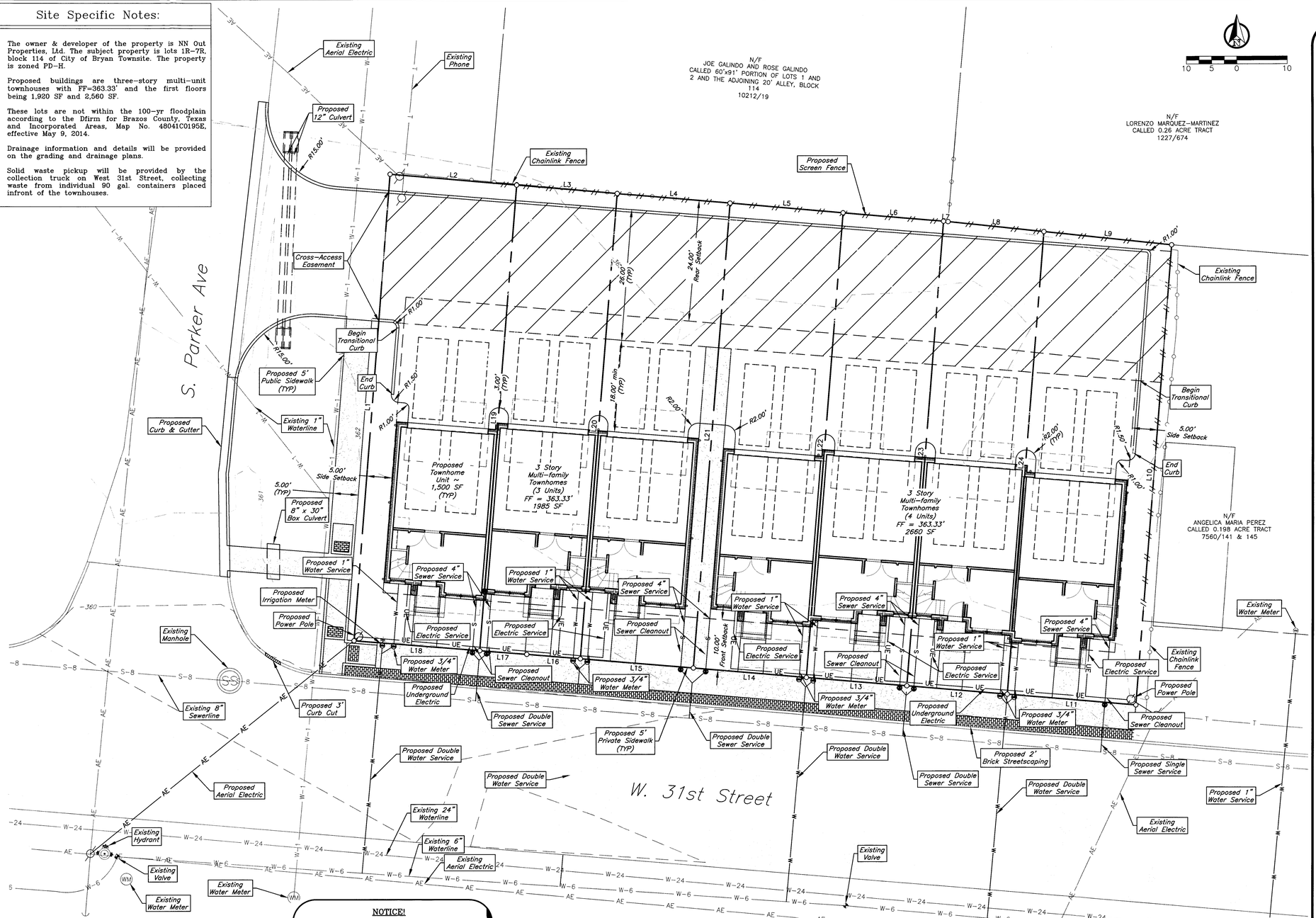
14... 1 Space per bedroom

14... Total Required

New Provided Parking:

14... 2 Car Garage Parking per Unit
7... 2 Driveway Parking per Unit

28....Total Provided



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	92.77'	N 4° 24' 37" E
L2	25.16'	S 85° 04' 00" E
L3	20.00'	S 85° 04' 00" E
L4	22.50'	S 85° 04' 00" E
L5	22.50'	S 85° 04' 00" E
L6	20.00'	N 85° 04' 00" W
L7	0.89'	N 85° 04' 00" W
L8	19.11'	N 84° 00' 58" W
L9	25.50'	N 84° 00' 58" W
L10	91.39'	N 4° 25' 57" E
L11	25.63'	S 85° 13' 31" E
L12	20.00'	S 85° 13' 31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	20.00'	S 85° 13' 31" E
L14	22.50'	N 85° 13' 31" W
L15	22.50'	N 85° 13' 31" W
L16	10.65'	N 85° 13' 31" W
L17	9.35'	N 85° 26' 31" W
L18	24.98'	N 85° 26' 31" W
L19	92.60'	S 4° 31' 04" W
L20	92.51'	N 4° 31' 04" E
L21	92.45'	N 4° 31' 04" E
L22	92.39'	S 4° 31' 04" W
L23	92.33'	S 4° 31' 04" W
L24	91.93'	N 4° 31' 04" E

NOTICE!

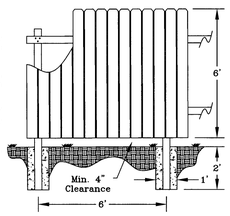
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800-245-4545
Lone Star One Call:	800-669-8344
Texas Excavation Safety System (Digtess)	800-344-8377
Bryan Texas Utilities	979-821-5865
Bryan Water Service	979-209-5900
Atmos Energy	979-774-2506
Verizon	979-821-4300
Suddenlink	979-846-2229

Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.



Screen Fence
N.T.S

Site Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
4. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
7. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.
8. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
9. See Sheet C1 – General Notes

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Aug 19, 2015. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

AUG 26 2015

Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Carini Townhomes

City of Bryan Townsite ,
Block 114, Lots 1R - 7R ~ 0.235 AC
Bryan, Brazos County, Texas

Date:	Sheet:
August 2015	C2
Scale: As Noted	

J4E Project # 15-019 | 08/19/2015 Carini Townhomes.dwg | J4 Engineering