

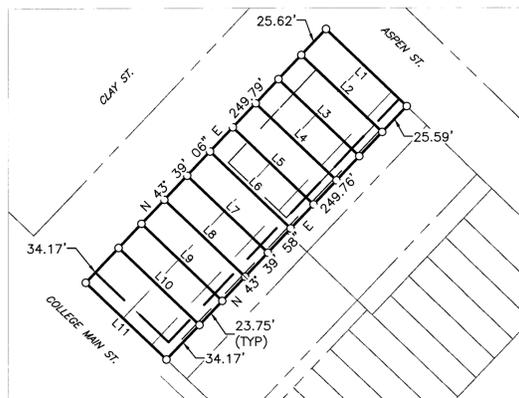
**Construction Notes:**

- 6'x10' side load dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6' tall brick enclosure. Dimensions shall be measured from face of bollards.
- All concrete to be constructed with 4000 psi (Min) - 28 day strength portland cement concrete.
- 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.
- Prior to grading operations, 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.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- 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.
- 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 be Type II paint-type material.
- 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.
- 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 to permitted contractor(s) only.

**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: 800-344-8377  
 System (Digites)  
 Bryan Texas Utilities: 979-821-5865  
 Atmos Energy: 979-774-2506  
 Verizon: 979-821-4300  
 Suddenlink: 979-846-2229



**Property Description Detail**  
N.T.S.

LINE #	LENGTH	DIRECTION
L1	80.01'	S 46° 19' 31" E
L2	80.00'	S 46° 20' 54" E
L3	80.00'	S 46° 20' 54" E
L4	79.99'	S 46° 20' 54" E
L5	79.99'	S 46° 20' 54" E
L6	79.98'	S 46° 20' 54" E
L7	79.97'	S 46° 20' 54" E
L8	79.97'	S 46° 20' 54" E
L9	79.96'	S 46° 20' 54" E
L10	79.96'	S 46° 20' 54" E
L11	79.95'	N 46° 20' 52" W

**Site Specific Notes:**

- The owner & developer of the property is Rock Pad, LLC. The subject property is lot 10, 30' of 9, 5, & 30' of 4, block 4, of the Highland Park PH1 subdivision. The property is zoned PD, Planned Development District Agreement, ordinance number 2154.
- Proposed building is one three-story type Vb with sprinklers.
- Total lot acreage is 0.46 Acres.
- Proposed use and improvements: Townhomes along with parking, utilities, & landscaping.
- This lot is not within the 100-YR floodplain according to the DIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0305F, effective April 2, 2014.
- The storm water runoff from this site will be controlled by site collection and detention system.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
- Drainage information and details will be provided on the Grading & Drainage Plan.
- All units are to be constructed using no less than 80% masonry on exterior walls and a combination of brick and stone to be used throughout elevations.
- City of Bryan Public Works (979-209-5900) to mark City water, sanitary sewer, and storm lines.

**Parking Analysis:**

**Proposed Improvements:**

4,020	SF	5 Townhomes (3-Bedrooms)
4,030	SF	5 Townhomes (4-Bedrooms)
8,050	SF	Total Area

**New Required Parking:**

35... 1 Space per Bedroom
35... Total Required

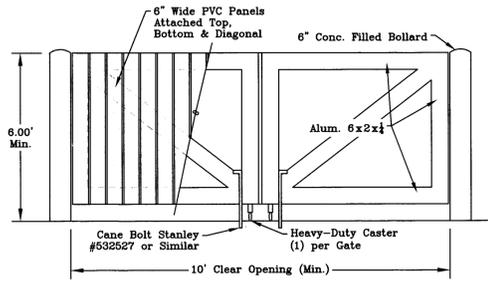
**New Provided Parking:**

25... Straight in Parking
20... Garage Parking
45... Total Provided

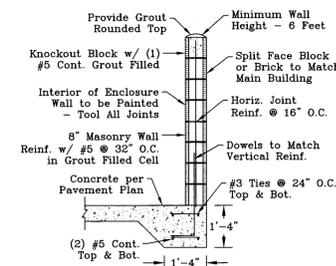
**Fire Lane Striping:**

All curbs and curb ends designated as firelanes on plans shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wording may not be spaced more than 15' apart.

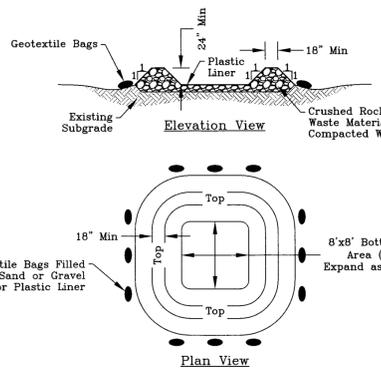
■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■



**Dumpster Enclosure - Gate**  
N.T.S.



**Dumpster Enclosure - Section**  
N.T.S.

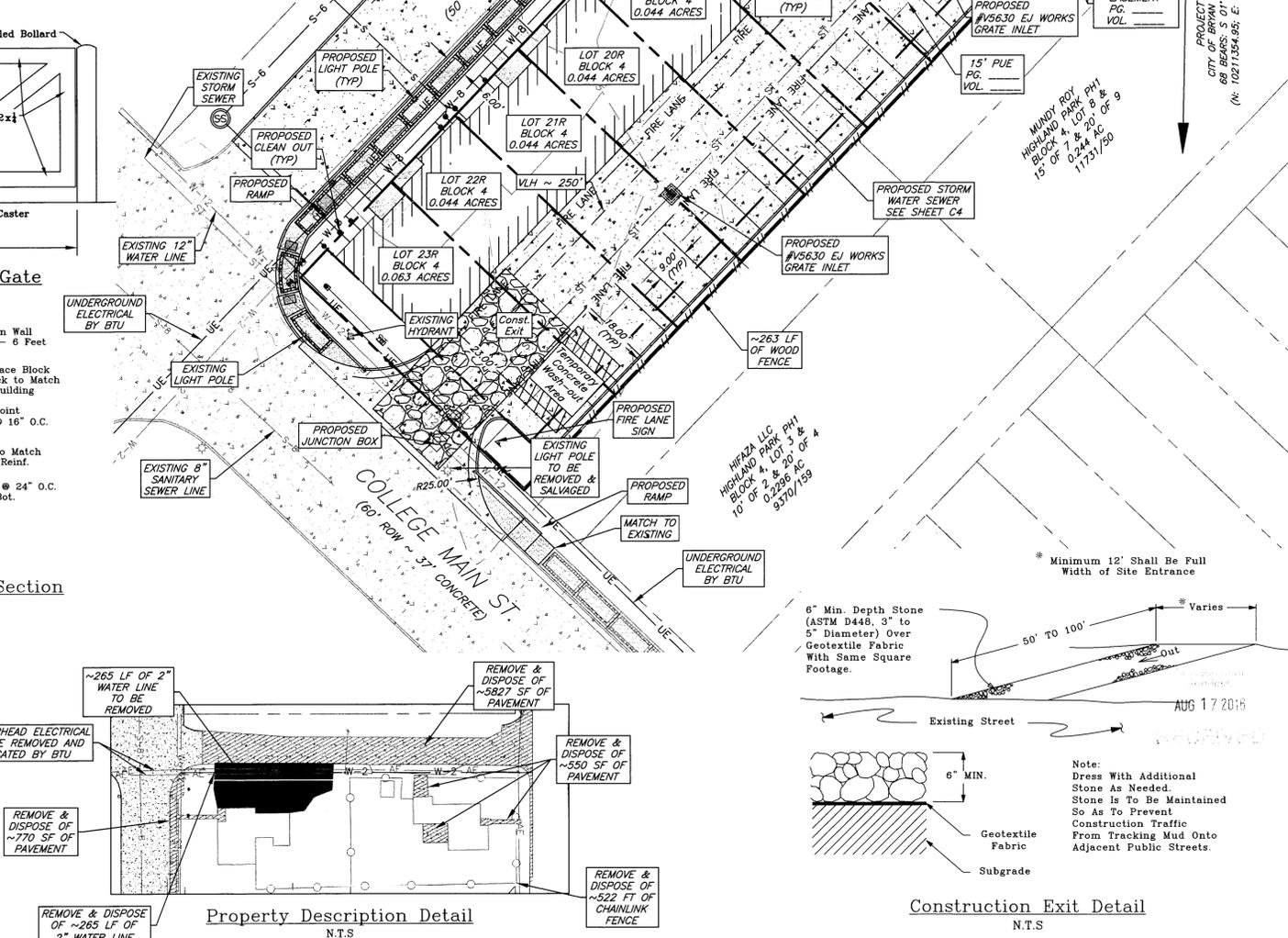


**Concrete Washout**  
N.T.S.

**Fire Lane Sign Detail**

- Notes:
- The sign shall be 12" wide by 18" in height with a companion sign 12" wide and 6" in height and be mounted in the location shown.
  - Sign shall be painted on white background with symbols, letters, and border in red.
  - Sign shall comply with City of Bryan Ordinance 42-6.

**Fire Lane Sign Detail**  
N.T.S.



**Property Description Detail**  
N.T.S.

**Construction Exit Detail**  
N.T.S.

**Site Plan**

**General Notes:**

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes

**Project Owner / Applicant:**  
 Rock Pad, LLC  
 3800 State Hwy. 6 S.  
 College Station, TX 77845

**Preliminary Plans Only**  
**Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on 17-Aug-16. It is not to be used for construction, bidding, or permitting purposes.

**Released for Review**

No.	Revision/Issue	Date

**Firm Name and Address:**

**J4 Engineering**  
 PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

**Project Name and Address:**

**Clay Street Townhomes**  
 #-# College Main St.  
 Lot 14R-23R Block 4, Highland Park PH1 ~0.46 AC  
 Bryan, Brazos County, TX

Date:	Aug 2016	Sheet:	C2
Scale:	As Noted		

J4 Engineering 08/17/2016 Clay Street - Site Plan.dwg A/E Project # 15-047