

**Parking Analysis:**

Proposed Improvements:

- 5 Townhome Units
- @3 Bedrooms per Unit

Required Parking:

- 15... 1 Space per Bedroom

New Provided Parking:

- 5... Garage Parking
- 10... Straight In Parking
- 15... Total Provided

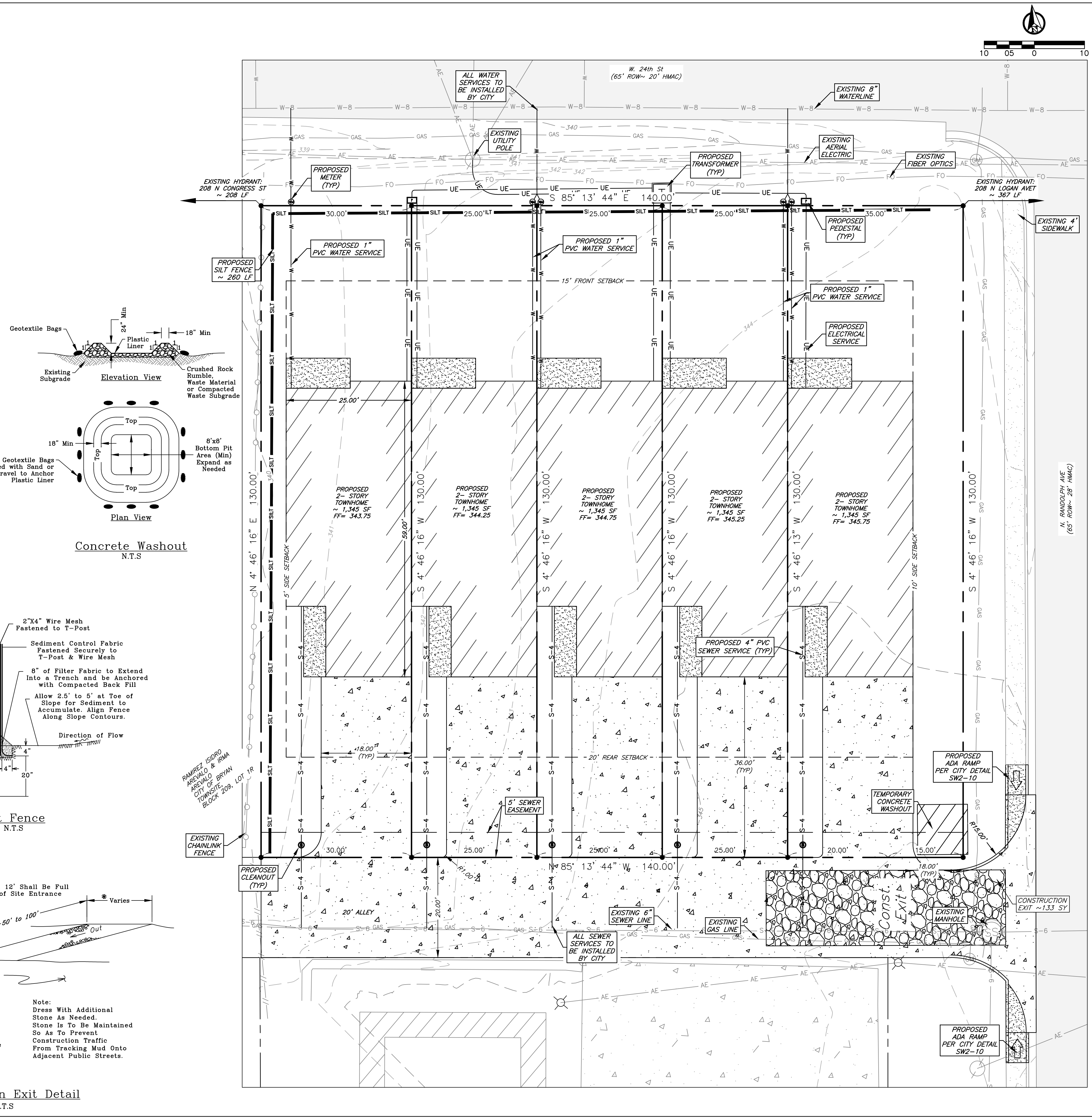
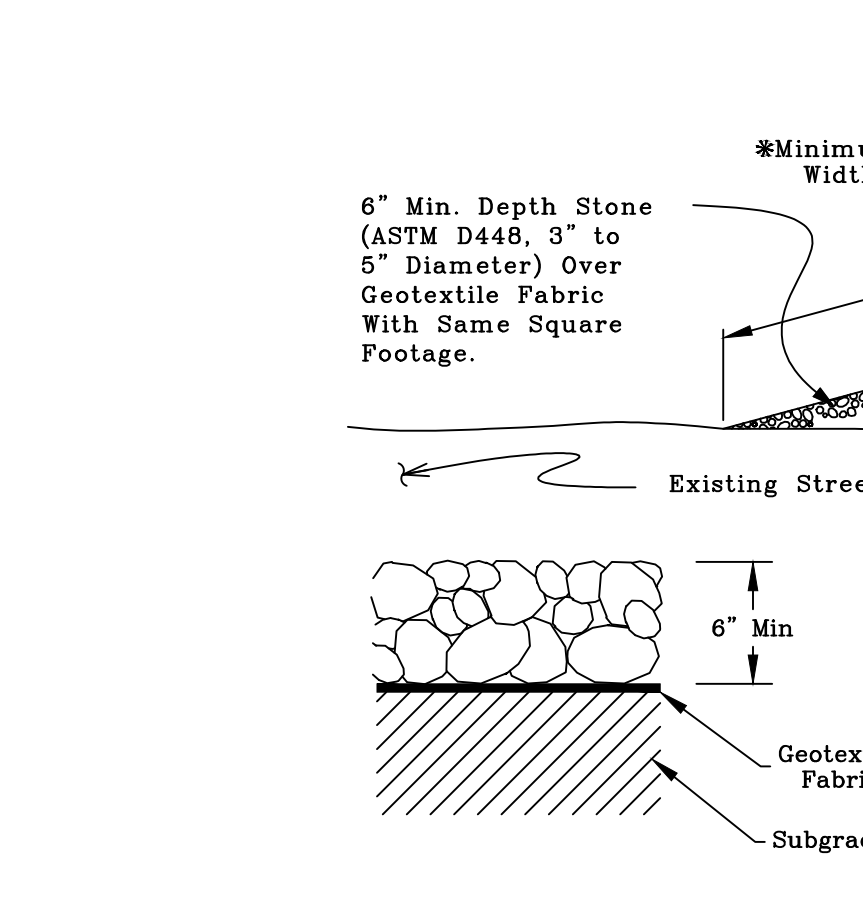
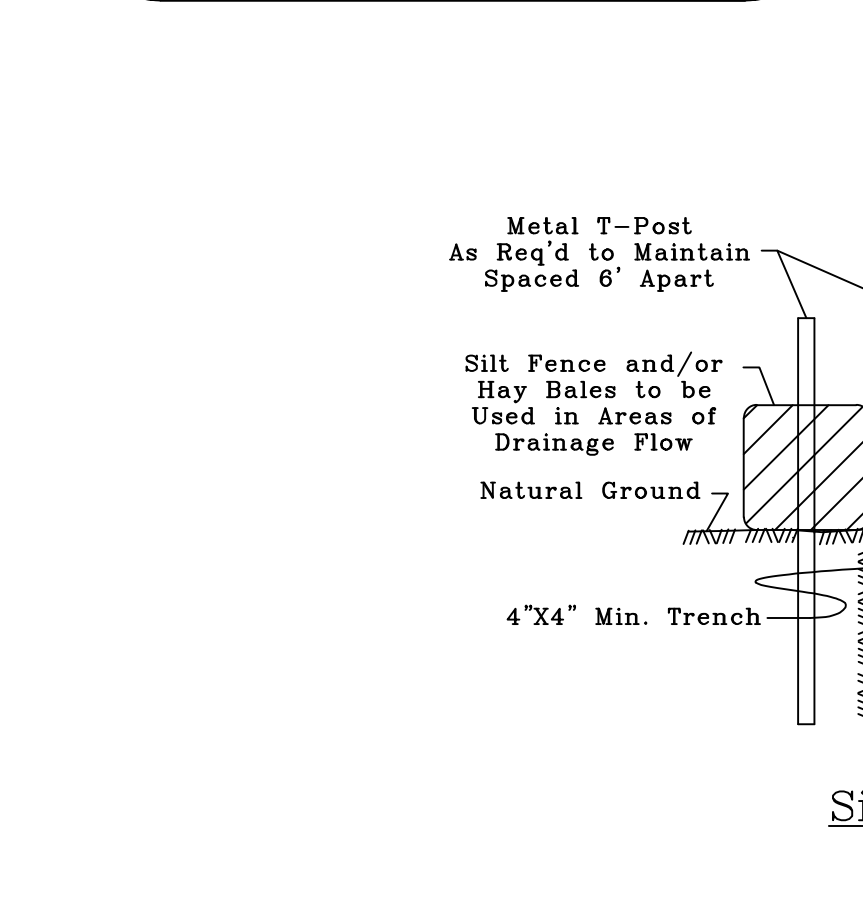
- Utility Notes:**
- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
  - Private water and sewer line service materials to be in accordance with plumbing code.
  - Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
  - Depth of the existing water and sewer lines to be verified by the contractor.
  - Traffic control for utility work shall be provided by the contractor as needed.
  - 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, and the right of ingress and egress on the property adjacent to the PUE to access electric facilities.

**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
- City of Bryan: 979-209-5900
- System (Digtest): 979-821-5865
- Bryan Texas Utilities: 979-774-2506
- Almos Energy: 979-821-4300
- Frontier: 979-846-2229
- Suddenlink: 979-846-2229



# 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.
- 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.

Owner Information  
Faustino Castillo & Amelia Castillo  
2006 Quail Hollow Dr.  
Bryan, TX 77802

**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 28-Sep-22. 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:  
**Randolph Townhomes**  
City of Bryan Townsite  
Block 209, Lots 6R - 10R  
~ 0.418 AC  
Bryan, Brazos County, Texas

Date: Sep 2022  
Scale: As Noted  
Sheet: **C2**