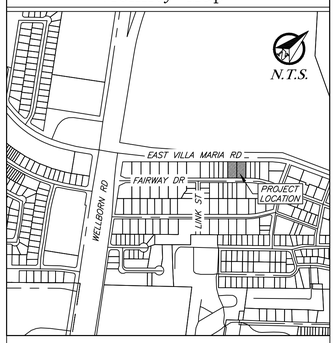
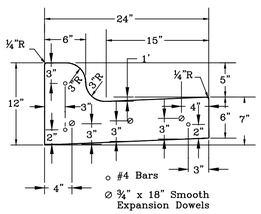
Vicinity Map



Construction Notes:

(A) 6x10 dumpster pad w/ 8" thick reinforced concrete w/ #5 rebar @ 12" O.C.E.W. Prior to placement of concrete contractor shall contact Kyle McCain with solid waste @ 979-209-5900 for inspection.

1. All concrete to be constructed with 3,500 psi (Min) – 28 day strength portland cement concrete.
2. 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.
3. 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.
4. Assure positive drainage across project site to the storm water structures.
5. Normal Domestic Wastewater is anticipated to be discharged from this development.
6. 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. As noted in Texas Administrative code 30 TAC 290.47– Appendix F.
7. 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.
8. 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.
9. 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.
10. 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.
11. Demolition/Constuction 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.
12. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.



Driveway Raised Curb Detail
N.T.S

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 System (Digtess)	979–209–5900
Bryan Texas Utilities	979–821–5865
Atmos Energy	979–774–2506
Frontier	979–821–4300
Suddenlink	979–846–2229

Site Specific Notes:

1. The owner of the property is 904 Welch, LLC. The subject property is Block 2, Lot 3 Bryan, Brazos County, Texas.
2. Each building is 6 units Type Vb totaling 12,000 SF, each unit shall be divided by a two–hr firewall with out sprinklers, FF=328.5' and 327.5' & Height 43' 11 ⅛".
3. The subject property is zoned Planned Development Housing (PD–H) per RZ 21–24, approved 11/17/22, Ord. #2594.
4. Fire flow demand is 1,500 gpm. The and proposed hydrants on the property will provide the hydrant flow for this project.
5. No portion of this tract lies within a designated 100–yr floodplain according to the F.I.R.M. Maps Panel No. 48041C0215F, Revised Date, April 2, 2014.
6. The developed area for this project is 0.827 acres (36,024 SF)..
7. All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
8. Owner shall be responsible for the operation, repair, and maintenance of the private stormwater infrastructure facilities.

Utility Notes:

1. Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
2. Private water and sewer line service materials to be in accordance with plumbing code.
3. Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
4. Depth of the existing water and sewer lines to be verified by the contractor.
5. 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.

Fire Lane Striping:

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE–NO PARKING–TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

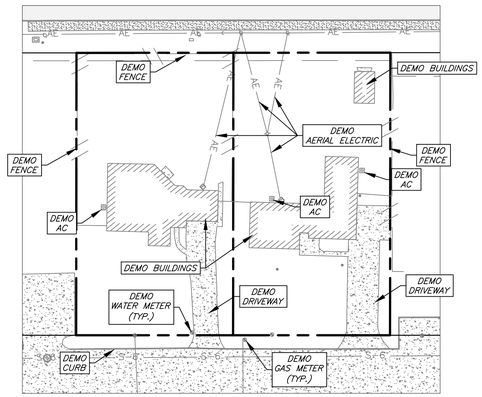
FIRE LANE NO PARKING TOW AWAY ZONE

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.

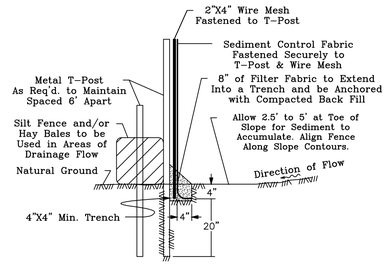
Notes:

1. The sign shall be 12" wide by 18" in height stating"FIRE LANE DESIGNATED PARKING ONLY" with a companion sign 12" wide and 6" in height stating "TOW AWAY ZONE" and be mounted in the location shown.
2. Sign shall be painted on white background with symbols, letters, and border in red.
3. Sign shall comply with City of Bryan Ordinance 42–6.

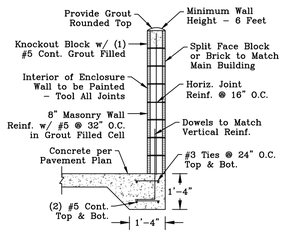
Fire Lane Sign Detail
N.T.S



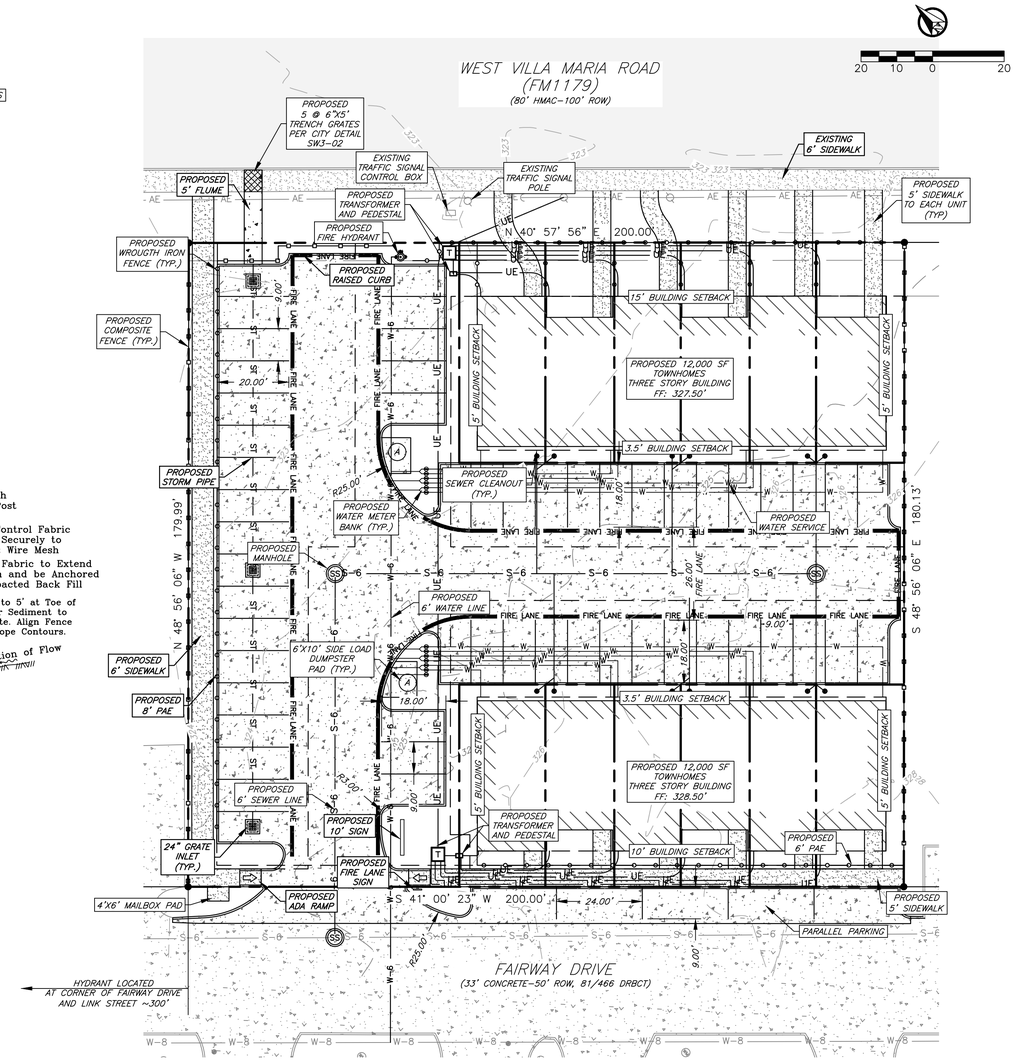
Demo Detail
N.T.S

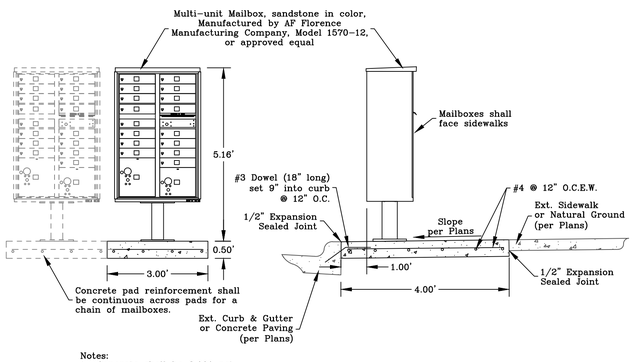


Silt Fence
N.T.S



Dumpster Enclosure – Section
N.T.S.





Notes:
1. Concrete shall be 3,000 psi
2. Concrete pad to be placed on undisturbed soil or "select" material compacted to 95% Standard Proctor (ASTM D698) at 0 to 2% above optimum moisture.
3. Mailbox shall be secured to pad with anchor bolts as per manufacturer's recommendations.
4. Residential Mailbox openings shall face away from street.
5. Mailbox Bid items includes: mailbox, 3'x4'x6" reinforced concrete pad, and connection to curb.

Mailbox Detail
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. 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.
6. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
7. See Sheet C1 – General Notes.

Owner/Developer:
904 Welch, LLC
5 Crestwood Dr.
Houston, TX 77024

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 8-Nov-23. 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:

Country Club Estates Addition
Block A, Lots 1R1-1R6, 2R1-2R6, and Common Area -0.827 Acres

Date: Nov. 2023	Sheet: C2
Scale: As Noted	