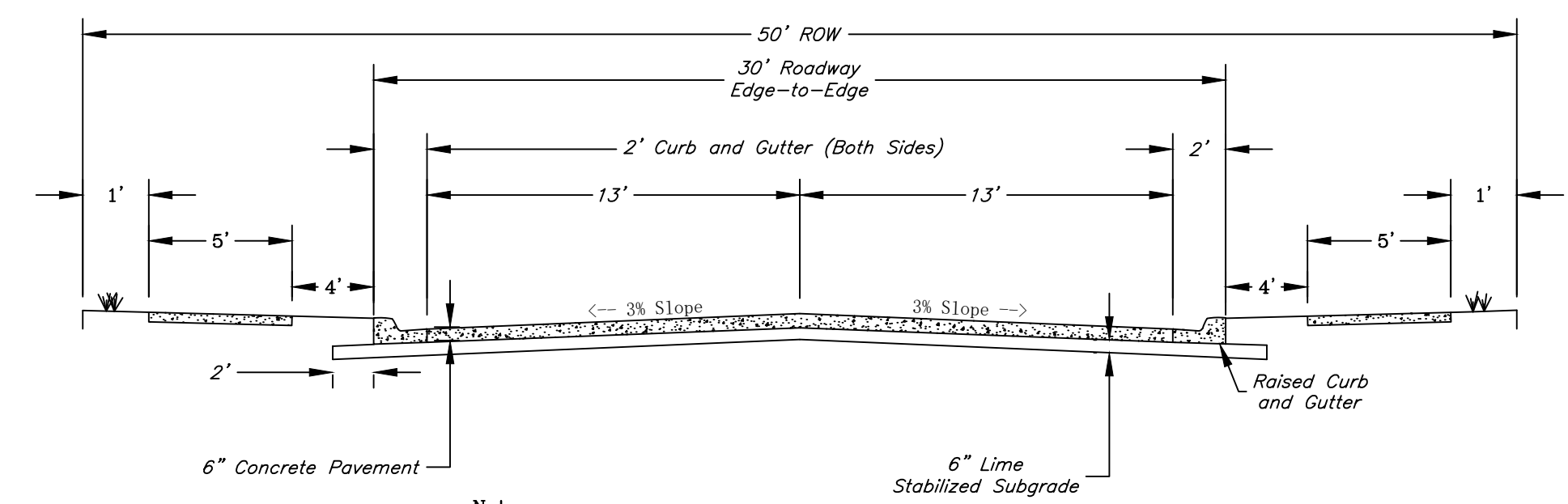


- Construction Notes:**
- 12'x12' dumpster pad w/ 10' apron per dumpster, 8" thick reinforced concrete w/ #5 rebar 12" OCW and w/ 6" tall wooden fence screen. See detail on Sheet L1. Prior to placement of concrete contractor shall contact Kyle McCain with solid waste @ 979-209-5900 for inspection.
  - 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.
  - 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.
  - 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.

- Striping Notes:**
- Stop Bars shall be installed by the Contractor and shall be 24" in width and placed as shown in this plan set, extending from the centerline of roadway to a point 24" from the face of curb. These lines shall be white and shall be placed perpendicular to the roadway.
  - All street striping shall conform to TxDOT Standard Specification 666, "ReflectORIZED Pavement Markings." Striping shall be Type I, Thermoplastic.
  - Pavement Marking Field Locations shall be fully laid out and approved by Inspector prior to application.

- Sign Installation Notes:**
- The Contractor shall install all street signs and signposts required by these plans. All signs to be installed on this project shall conform to the City of Bryan guidelines, details, and specifications.
  - Street name signs will be provided & installed by the City of Bryan.
  - The street signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above the adjacent sidewalk. All sign edge offsets shall be a minimum of 2' from face of curb.
  - The hardware used to attach signs to the signpost shall be the same as that currently used by the City of Bryan. The Contractor shall contact the City of Bryan City Engineer or Inspector and discuss installation procedures prior to installation.
  - All signs shall be positioned facing the motorists requiring the sign, and angled five to ten degrees toward the street from the perpendicular to the adjacent street.
  - All signage to be permitted separately.

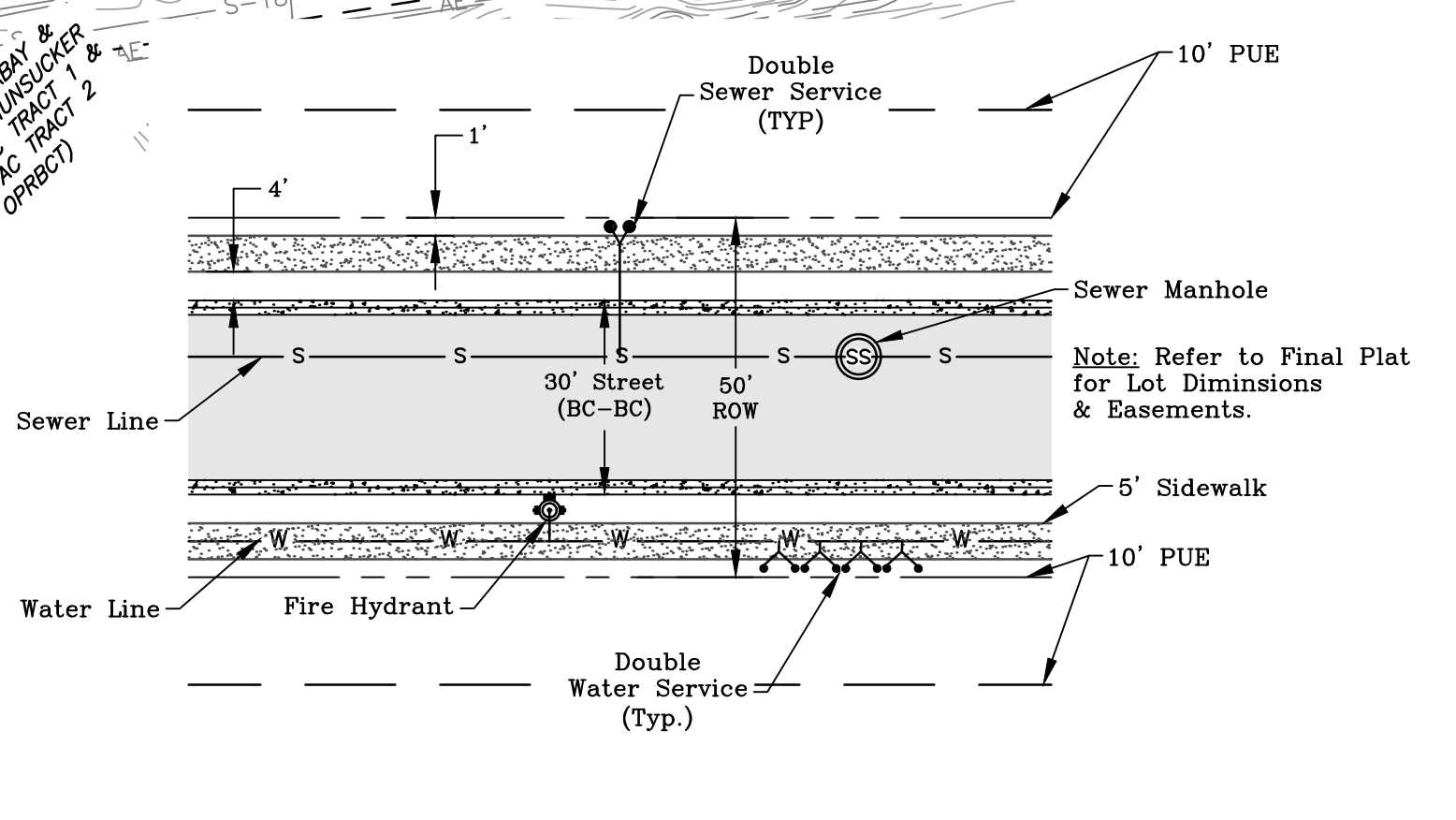
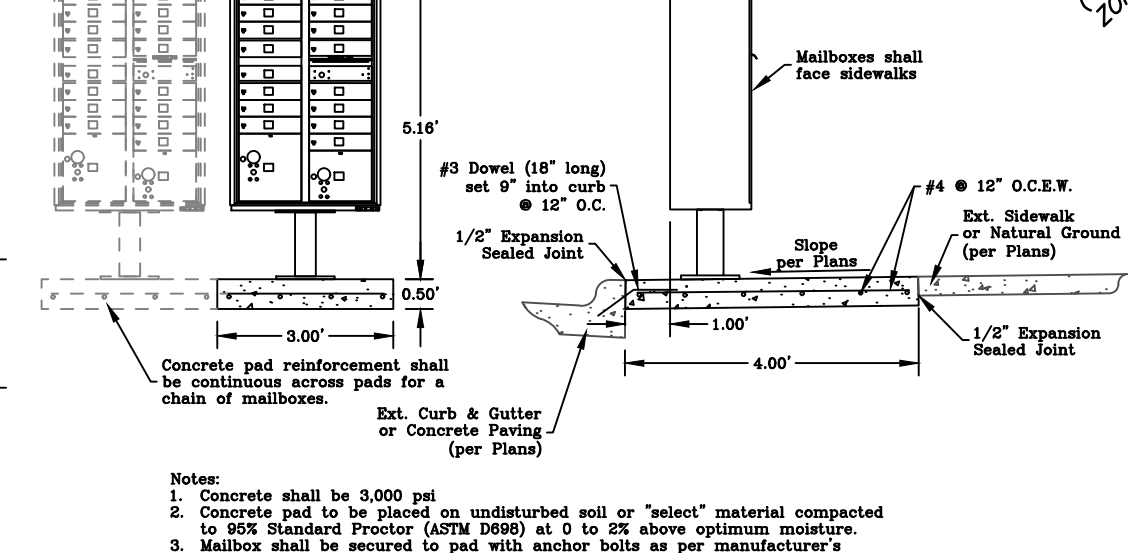
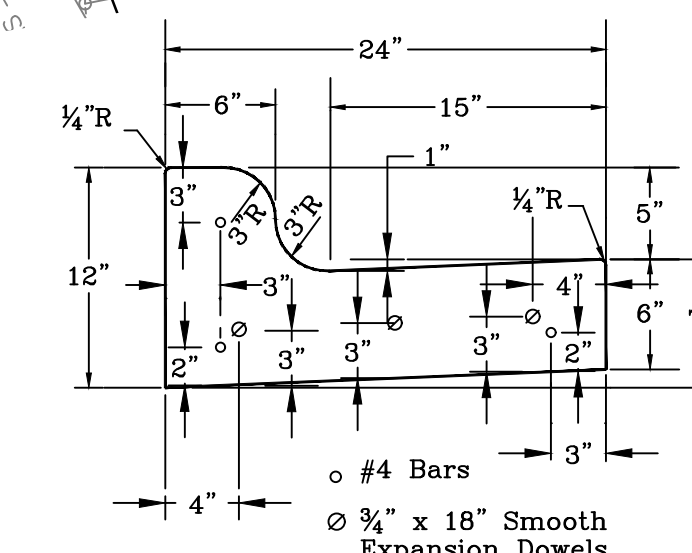
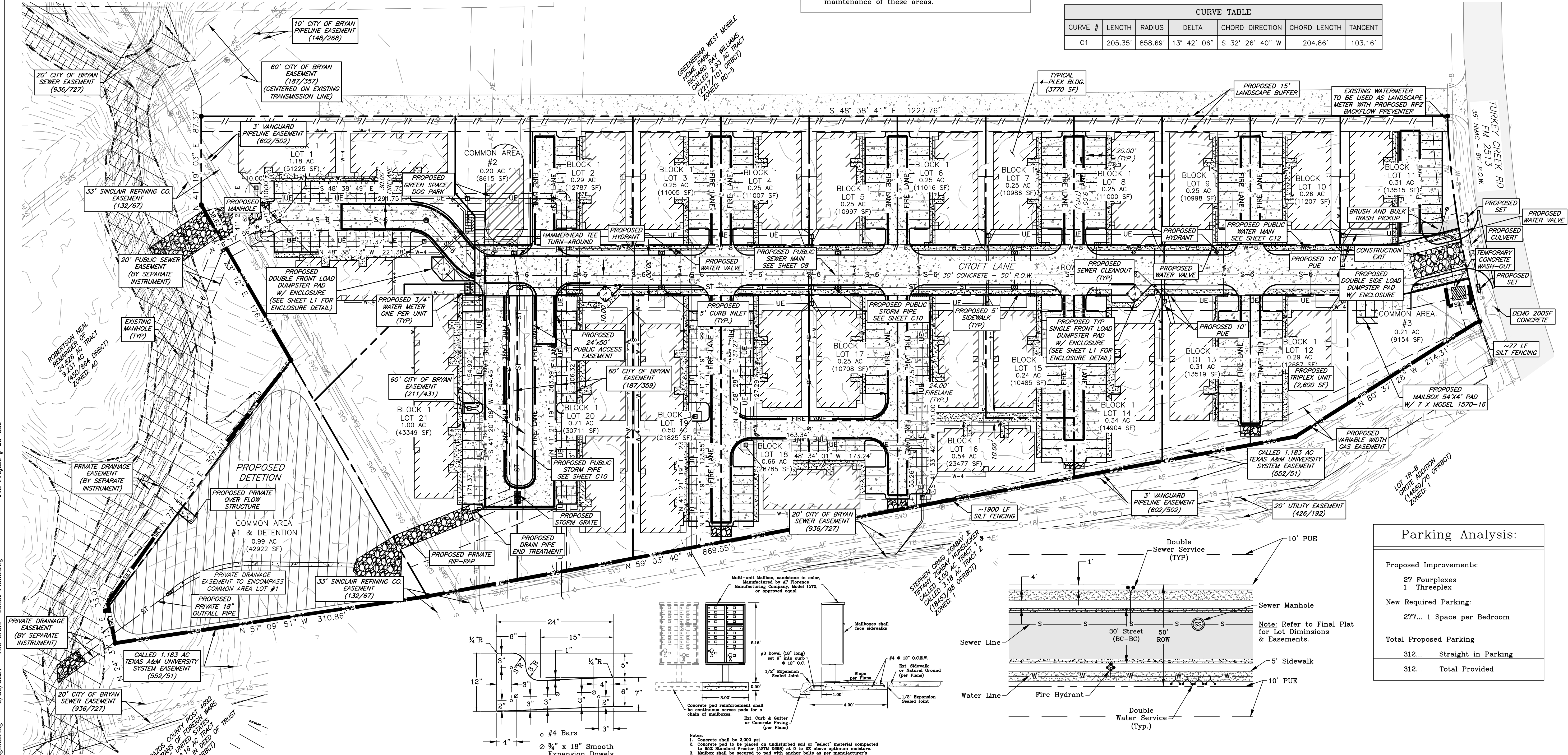
- Site Specific Notes:**
- Each 4-plex has 2 units having 2 beds and 2 units having 3 beds, totaling 10 bedrooms with a total area of 3,770 SF. One 3-plex has 2 units having 2 beds and 1 unit having 3 beds, totaling 7 beds and a total area of 2,600 SF. All units shall be Type Vb construction, one-hr firewalls between each unit, with sprinklers, and the same Height 18' 2".
  - The subject property is zoned Multiple Family - Residential (MF).
  - Reduced front setbacks for all lots was approved via Planning Variance case no. PV24-06 by Bryan Planning and Zoning Commission on May 2, 2024.
  - No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E revised date: May 16, 2012.
  - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
  - Owner shall be responsible for the operation, repair, and maintenance of the private stormwater infrastructure facilities.
  - The hammer head tee should be built to public standards since it will be used for the termination of a public road.
  - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.



- Notes:**
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
  - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
  - See Sheet C1 - General Notes.

**Typical Street Cross-Section Concrete Pavement**  
N.T.S.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	205.35'	858.69'	13° 42' 06"	S 32° 26' 40" W	204.86'	103.16'



**Typical Street & Utility Layout:**  
N.T.S.

**Overall Layout**

**General Notes:**

- The detention pond and storm water collection system shall be constructed prior to any road and sidewalk construction.
- The topography shown is from field survey data.
- 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.
- All properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, 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 property adjacent to the PUE to access electric facilities.
- 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 Bryan 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, & specifications.

Owner/Developer:  
Robertson Neal  
2800 Brommoor Dr  
Bryan, TX 77802

**Preliminary Plans Only  
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenm Jones, P.E. 97600 on 26-Jun-24. 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:  
**The Croft**  
Block 1, Lots 1 - 21, Common Areas, and ROW - 11.04 AC  
Bryan, Brazos County, Texas

Date: June 2024  
Scale: As Noted  
Sheet: **C2**

**Parking Analysis:**

Proposed Improvements:	Value
27 Fourplexes	27
1 Threplex	1
<b>New Required Parking:</b>	<b>277... 1 Space per Bedroom</b>
<b>Total Proposed Parking</b>	<b>312... Straight in Parking</b>
	<b>312... Total Provided</b>

14 Engineering 6/26/2024 The Croft - Const. Plans.dwg 148 Project # 28-080