

# Midway Place Townhomes

Midway Place Addition

Block B, Lots 8, 10, and the East 5' of Lot 6 - 0.362 AC

308 Sulphur Springs Rd.

Bryan, Brazos County, Texas



VICINITY PLAN

OWNER/DEVELOPER:

**Aggie Hawk, LLC**  
543 WD. Fitch Pkwy, Suite 115  
College Station, TX 77845

ENGINEER:



Firm # 9951  
PO Box 5192  
Bryan, Texas 77805  
979-739-0567

| Sheet List Table |                         |
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| C3               | Pavement & Grading Plan |
| L1               | Landscape Plan          |



Know what's below.  
Call before you dig.

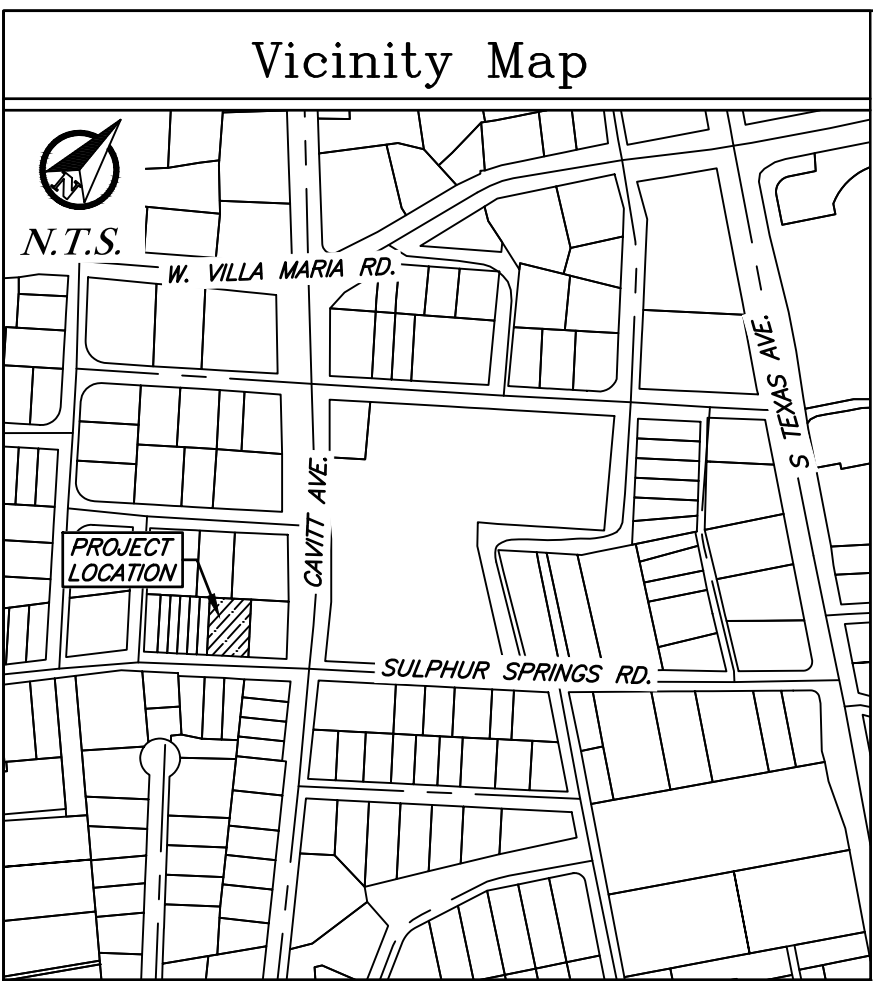
**Preliminary Plans Only  
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 12-Aug-24. It is not to be used for construction, bidding, or permitting purposes.

**Released for Review**

September 2024





**Site Specific Notes:**

- The owner of the property is Aggie Hawk, LLC. The subject property is located Lots 6, 10, and the East 5' of Lot 6 of Midway Place, located at 308 Sulphur Springs Rd, Bryan, Brazos County, Texas.
- The proposed building is a Two-Story Type Vb without fire sprinklers totaling 2,923 SF, FF=322.93' & Height 16'.
- The subject property is zoned Residential 5000 District (RD-5) & the intended use is townhomes.
- Fire flow demand is 1000 gpm. The existing hydrant on corner of Cavitt Avenue and Sulphur Springs Road will provide this flow.
- 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.
- The developed area for this project is 0.362 acres (15,789 SF).
- One, 90 gal roll off can for each unit for solid waste service is proposed for this site.
- All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

**Construction Notes:**

- All concrete to be constructed with 3,500 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. As noted in Texas Administrative code 30 TAC 290.47 - Appendix F.
- 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 any construction and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

**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 (DigTess): 979-821-5865  
 Bryan Texas Utilities: 979-774-2506  
 Atmos Energy: 979-821-4300  
 Frontier: 979-846-2239  
 Suddenlink: 979-846-2239

**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 meters 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.
- 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.

**Parking Analysis:**

Proposed Improvements:

3 - 3 Bedroom Units

New Required Parking:

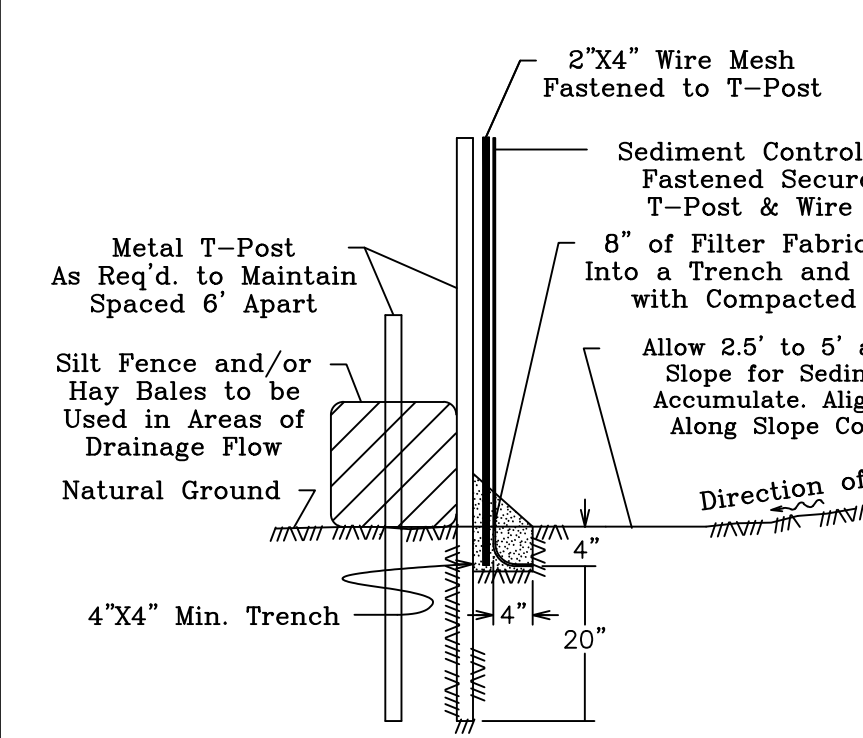
9... 1 Space per Bedroom

9... Total Required

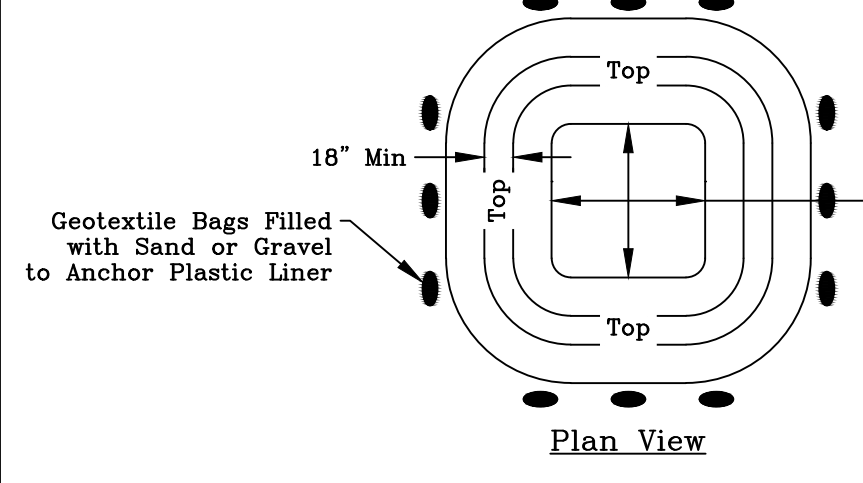
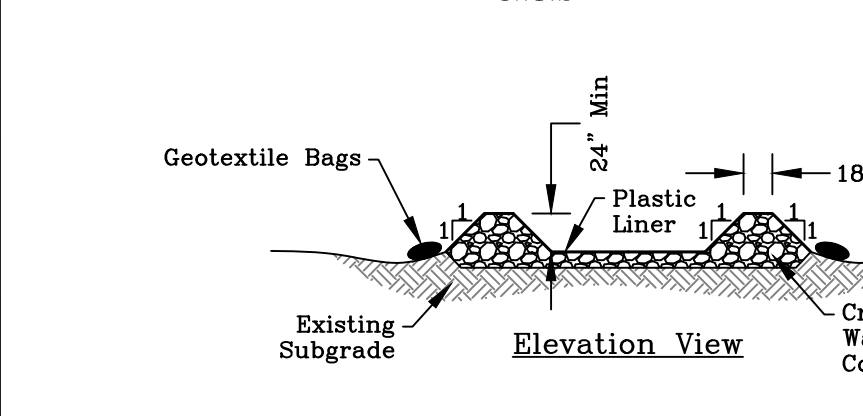
Total Proposed Parking:

17... Straight in Parking

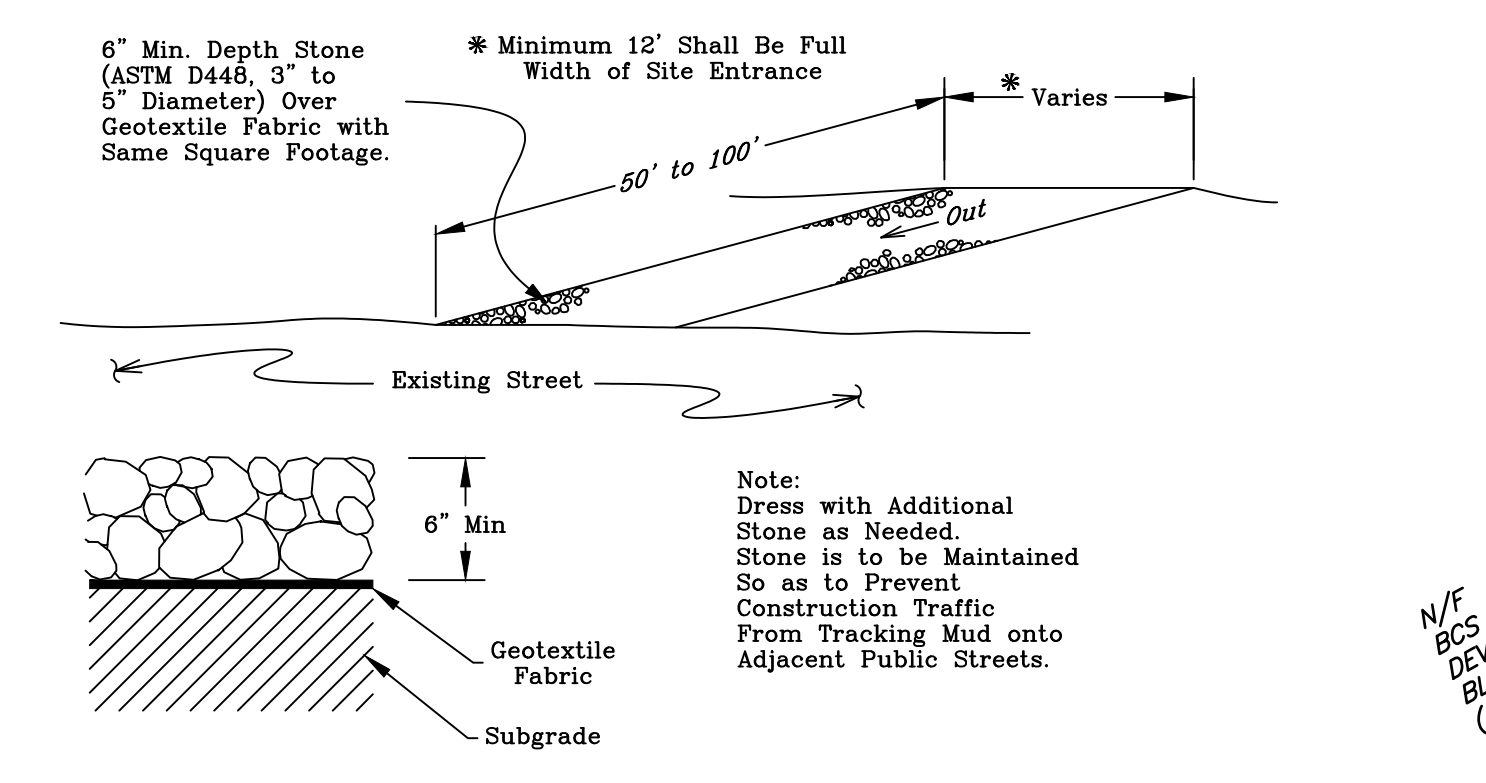
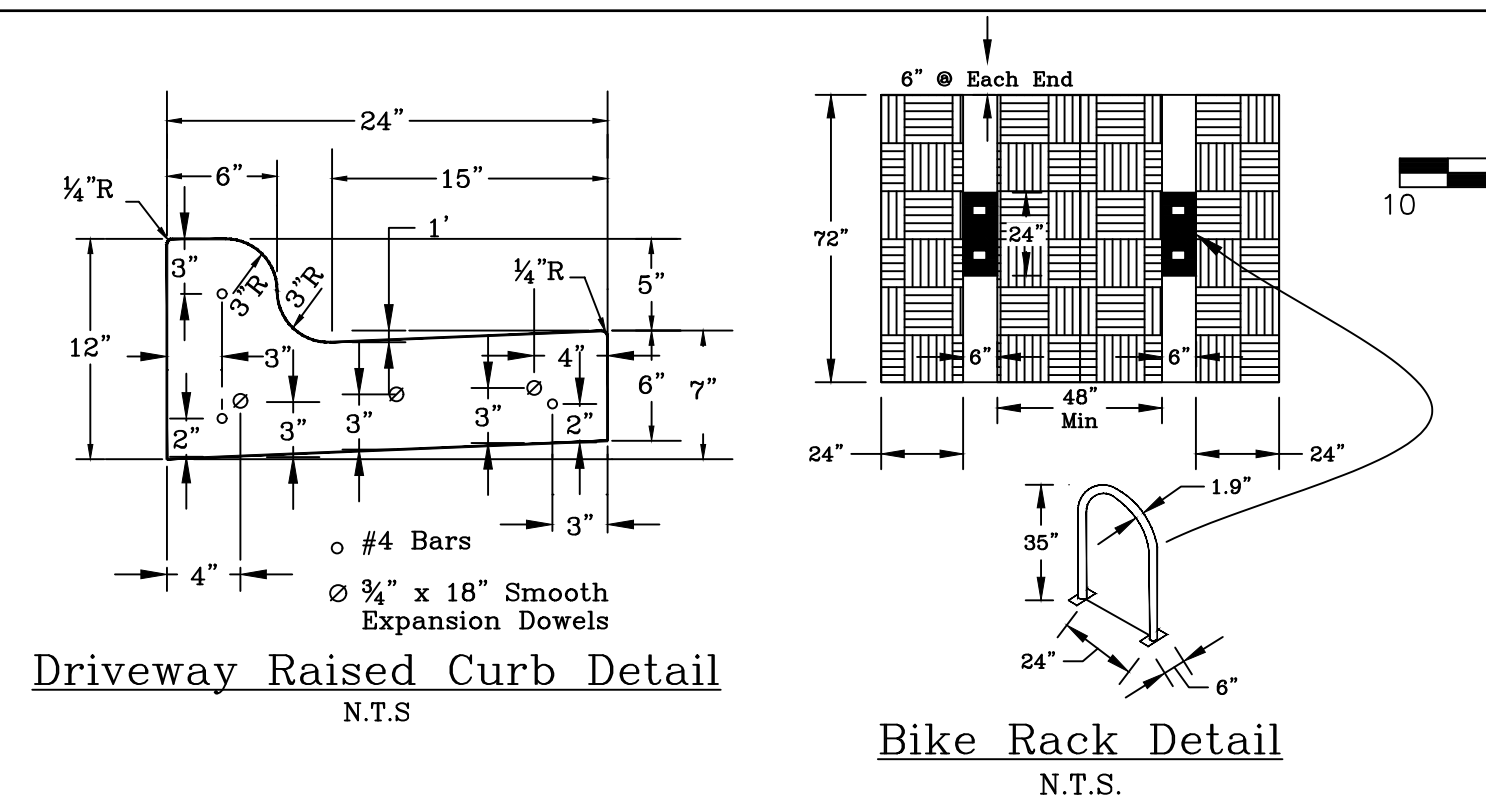
17... Total Provided



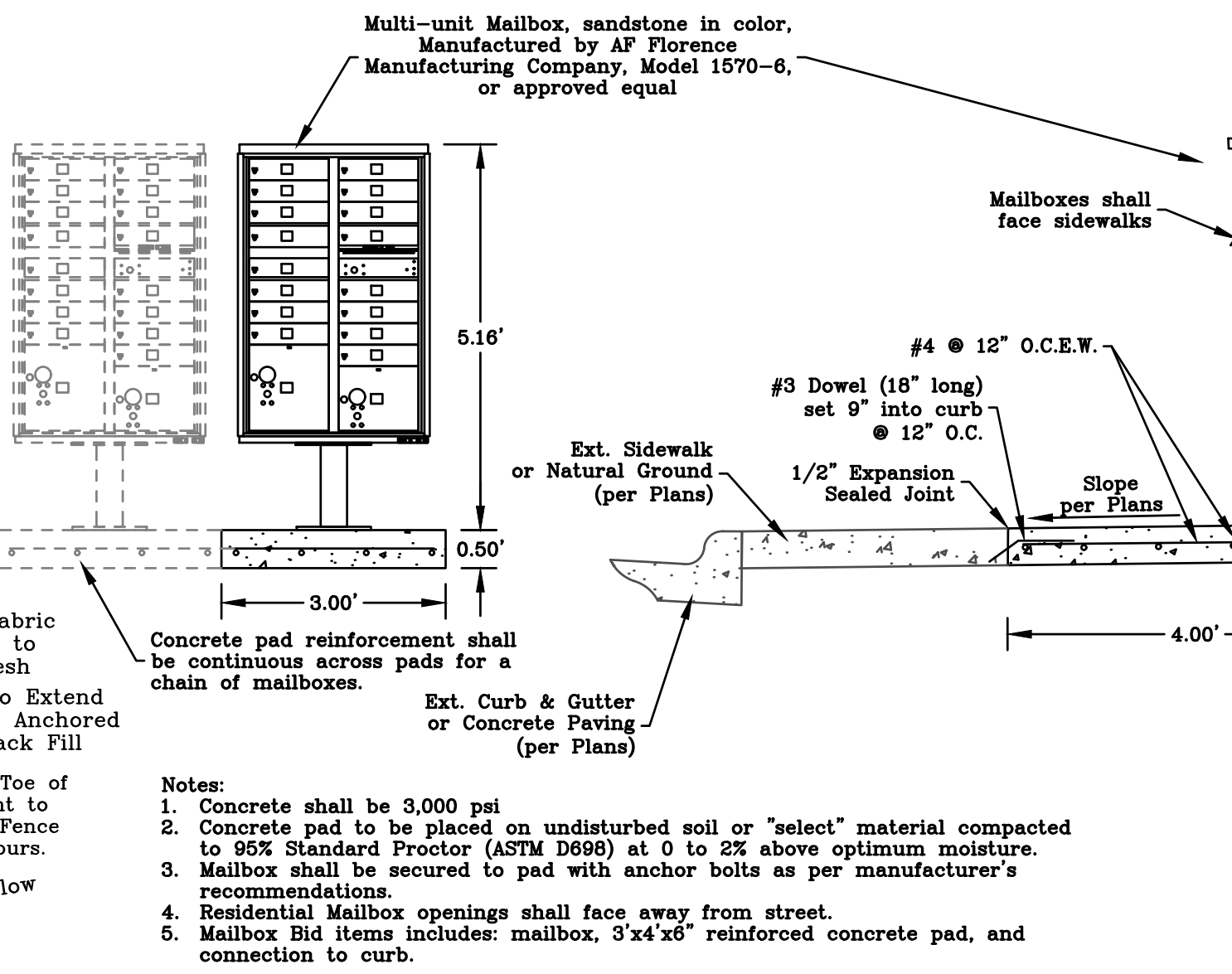
**Silt Fence**



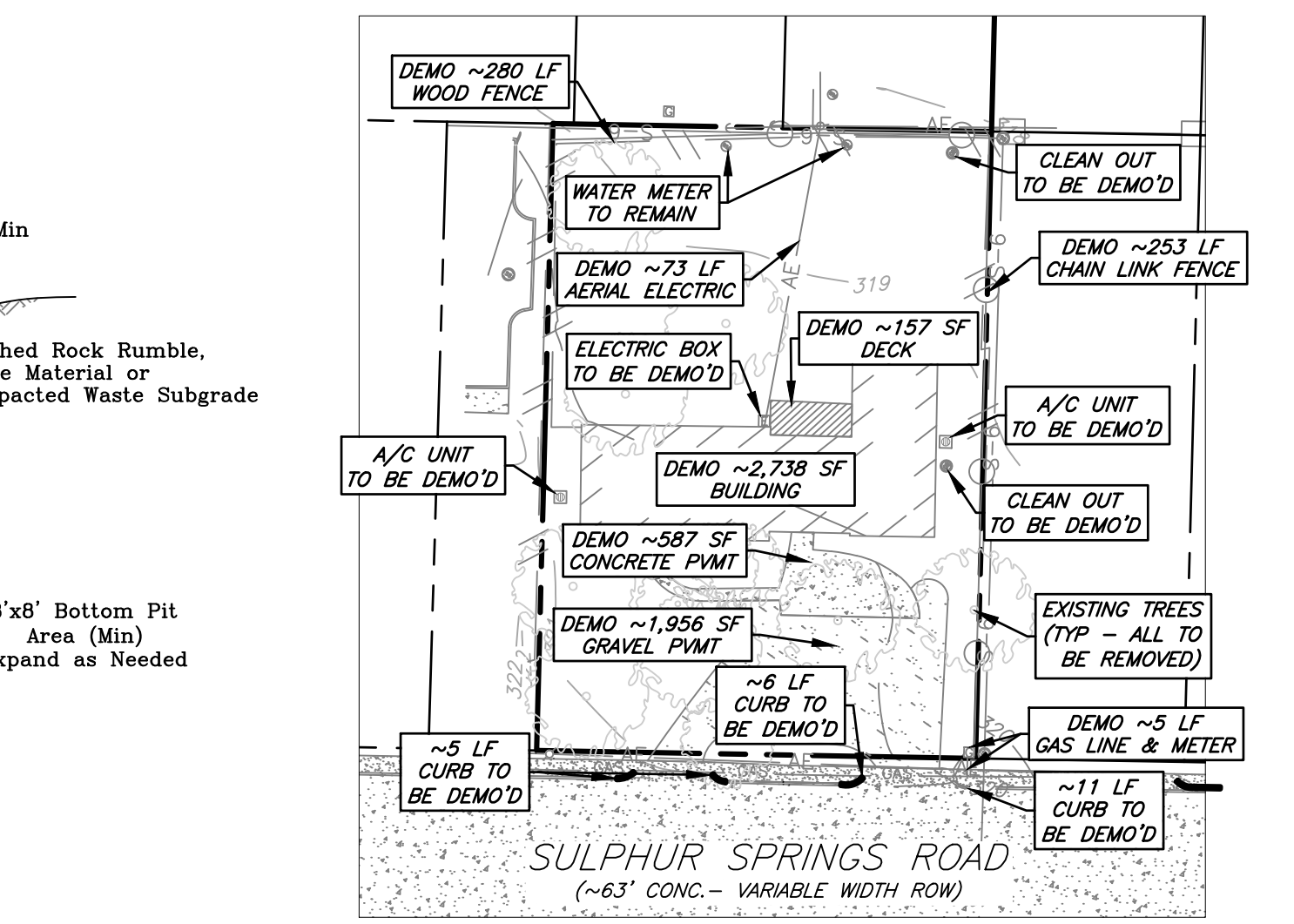
**Concrete Washout**



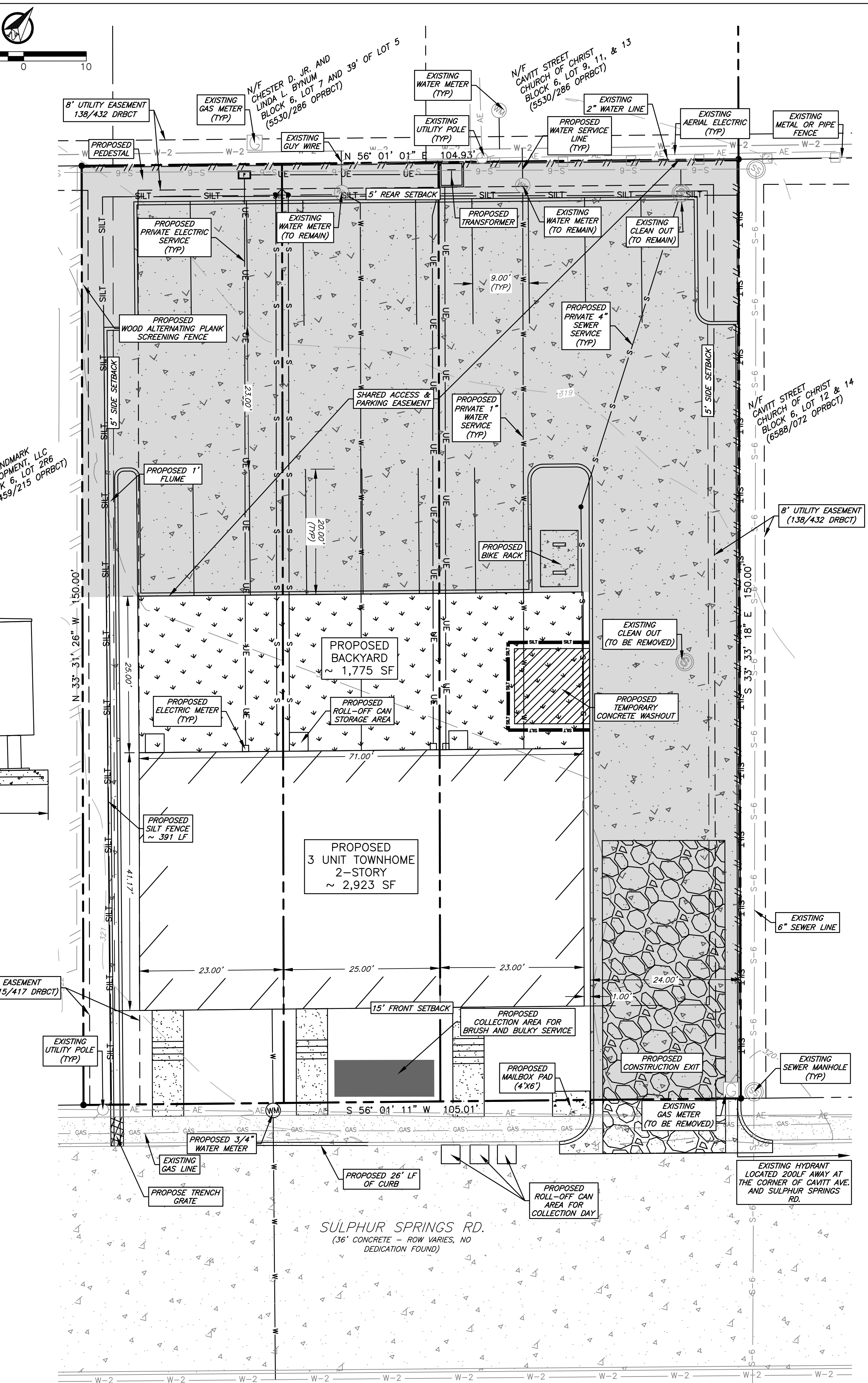
**Construction Exit Detail**



**Mailbox Detail**



**Demo Detail**



# 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.

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|     |                |      |

**Firm Name and Address:**

**J4 Engineering**

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

**Project Name and Address:**

**Midway Place Townhomes**

Block B, Lots 8R-1, 8R-2, and 8R-3  
-0.362 Acres, 308 Sulphur Springs Rd.  
Bryan, Brazos County, Texas

**Date:** September 2024 **Sheet:**

**Scale:** As Noted **C2**

**Paving Notes:**

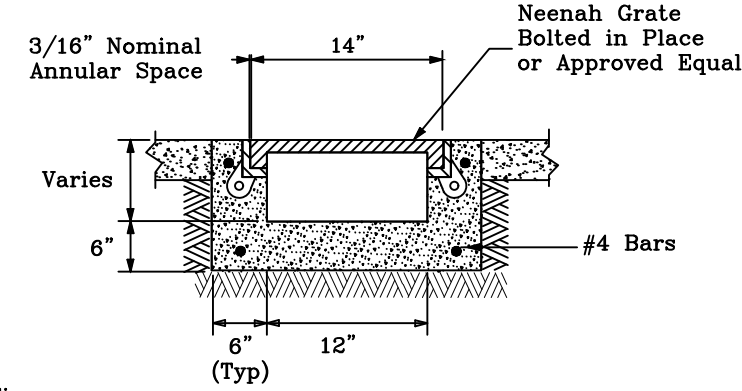
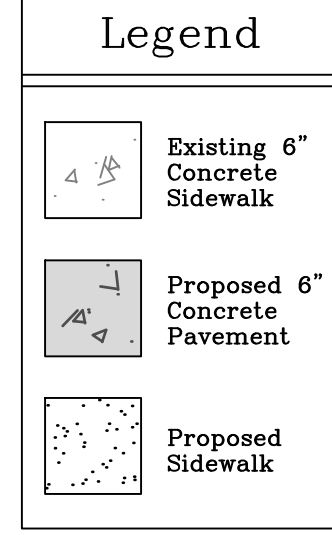
- All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 3,500 PSI. The maximum percentage of fly ash replacement of Portland cement shall be 20 percent by weight.
- Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
- Subgrade shall be stabilized per the "Subgrade Stabilization Table."
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled", any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- A sand leveling course under concrete pavement is NOT permitted.
- Joint sealant material to be Sonneborn SL-1 or approved equal.
- Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
- Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
- See Sheet C1-General Notes.

**Subgrade Stabilization Table:**

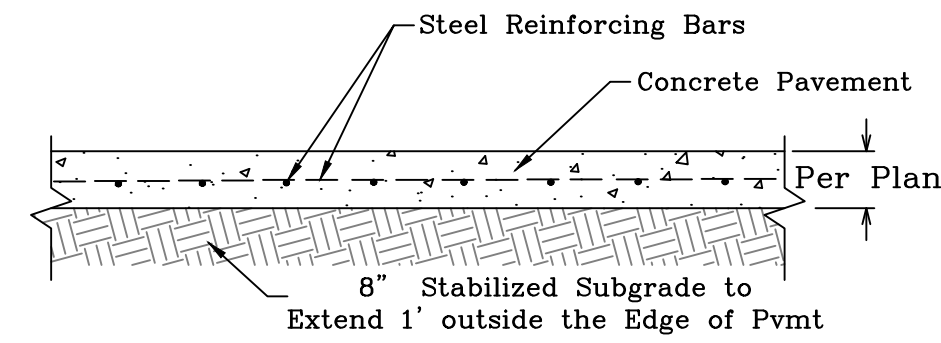
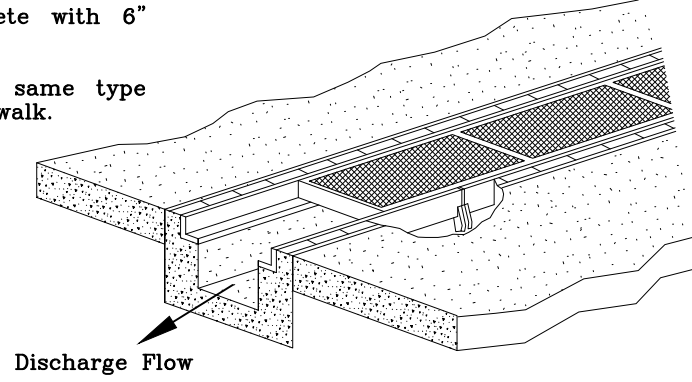
| PI = Plasticity Index  | LL = Liquid Limit            |          |
|--|------------------------------|----------|
| If PI >20 and LL <35, Then Lime Stabilize Subgrade   |                              |          |
| If PI >15 and LL >36, Then Lime Stabilize Subgrade   |                              |          |
| If PI <5, Then Cement Stabilize Subgrade   |                              |          |
| Acceptable soils other than those defined by the limits above, do not require stabilization. |                              |          |
| PI   | % Required                   | Material |
| <5   | 5%                           | Cement   |
| <25  | 5%                           | Lime     |
| 26-33  | 6%                           | Lime     |
| 34-40  | 7%                           | Lime     |
| >40  | Determined by ASTM C977 Lime |          |

**Grading Notes:**

- Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- ADA ramp slopes shall not exceed 1v:12h.
- The topography shown is from field survey data.
- Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
- The contractor shall follow the general intent of the grading plans. minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. the proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
- Refer to pavement plan for pavement construction details and notes.
- The contractor shall salvage all topsoil and replace it on all disturbed areas. all parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
- The contractor shall field verify and locate all existing utilities on site prior to demolition.
- The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
- Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.

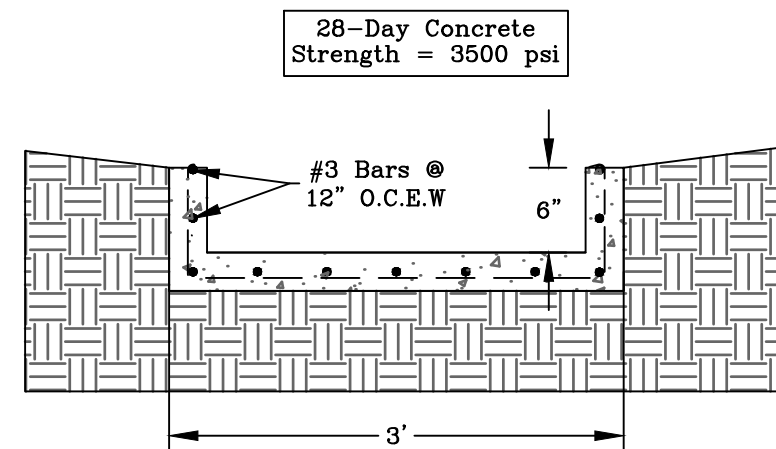
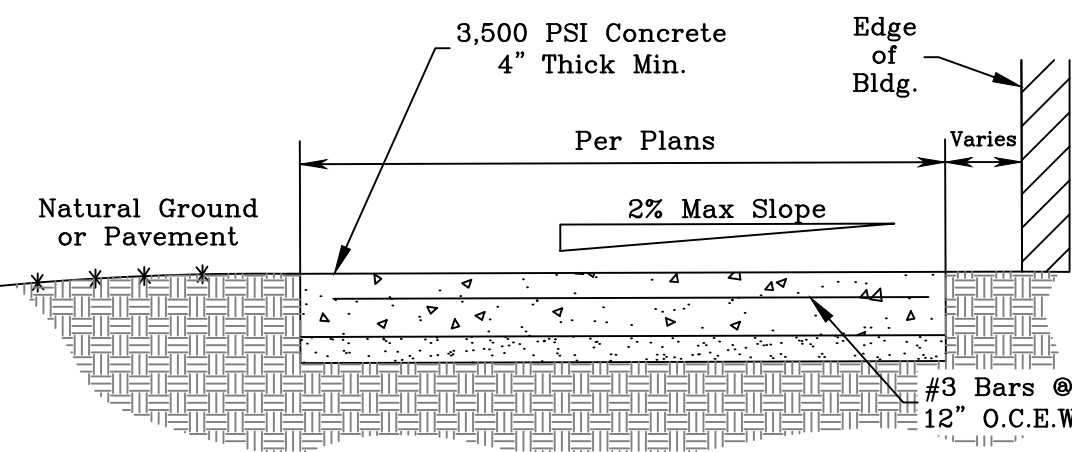


- Notes:**
- ADA pedestrian rated trench grate & frame shall be Neenah R-4999-1H, Type D Lid, or equal.
  - Trench grate & frame shall be installed utilizing pre-bolted assemblies (sections).
  - Do not disassemble sections before setting in concrete.
  - Trench drain shall be cast-in-place concrete with 6" side walls & floor.
  - Concrete to be the same type and strength as sidewalk.



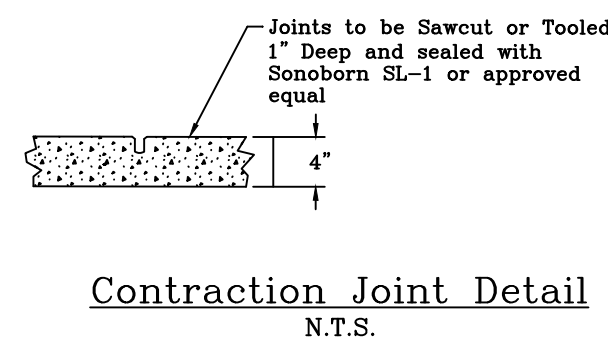
- 1. 6" Pavement - use #4 rebar @ 18" O.C.E.W.**
- Typical Concrete Paving Section**  
N.T.S.

**Sidewalk Trench Gate**  
N.T.S.

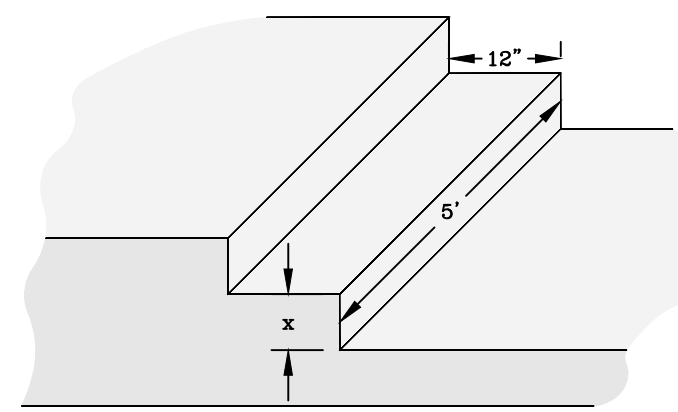


**Storm Flume Cross-Section**  
N.T.S.

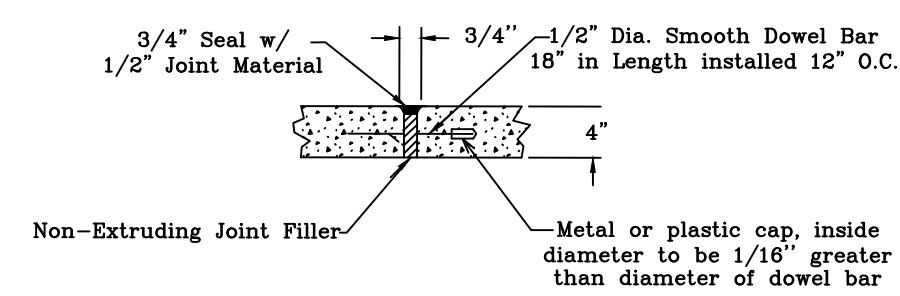
- Note:**
- Install expansion joints at 40' (max) longitudinal spacing and install contraction joints spaced at a maximum interval equal to the sidewalks width.
  - All Sidewalks shall have a light broom finish.
- Typical Sidewalk**  
N.T.S.



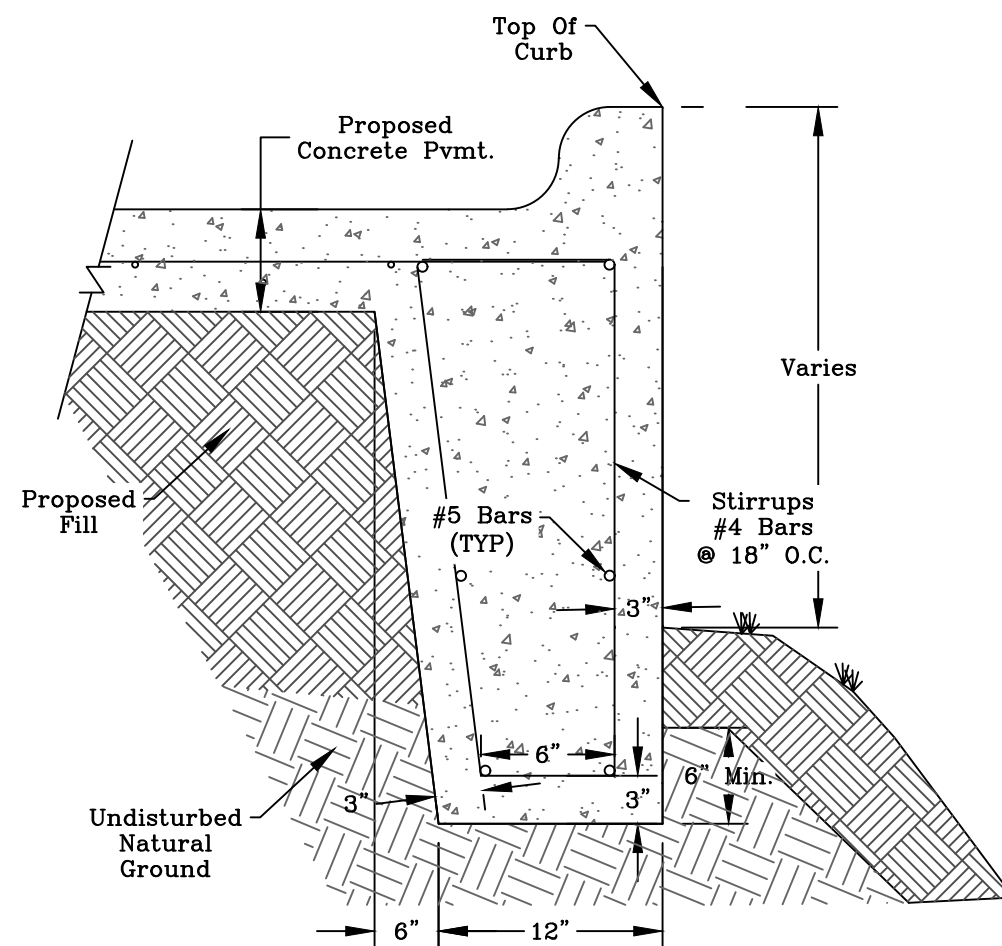
**Contraction Joint Detail**  
N.T.S.



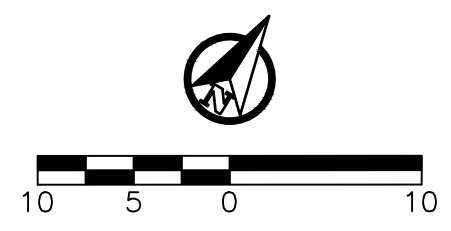
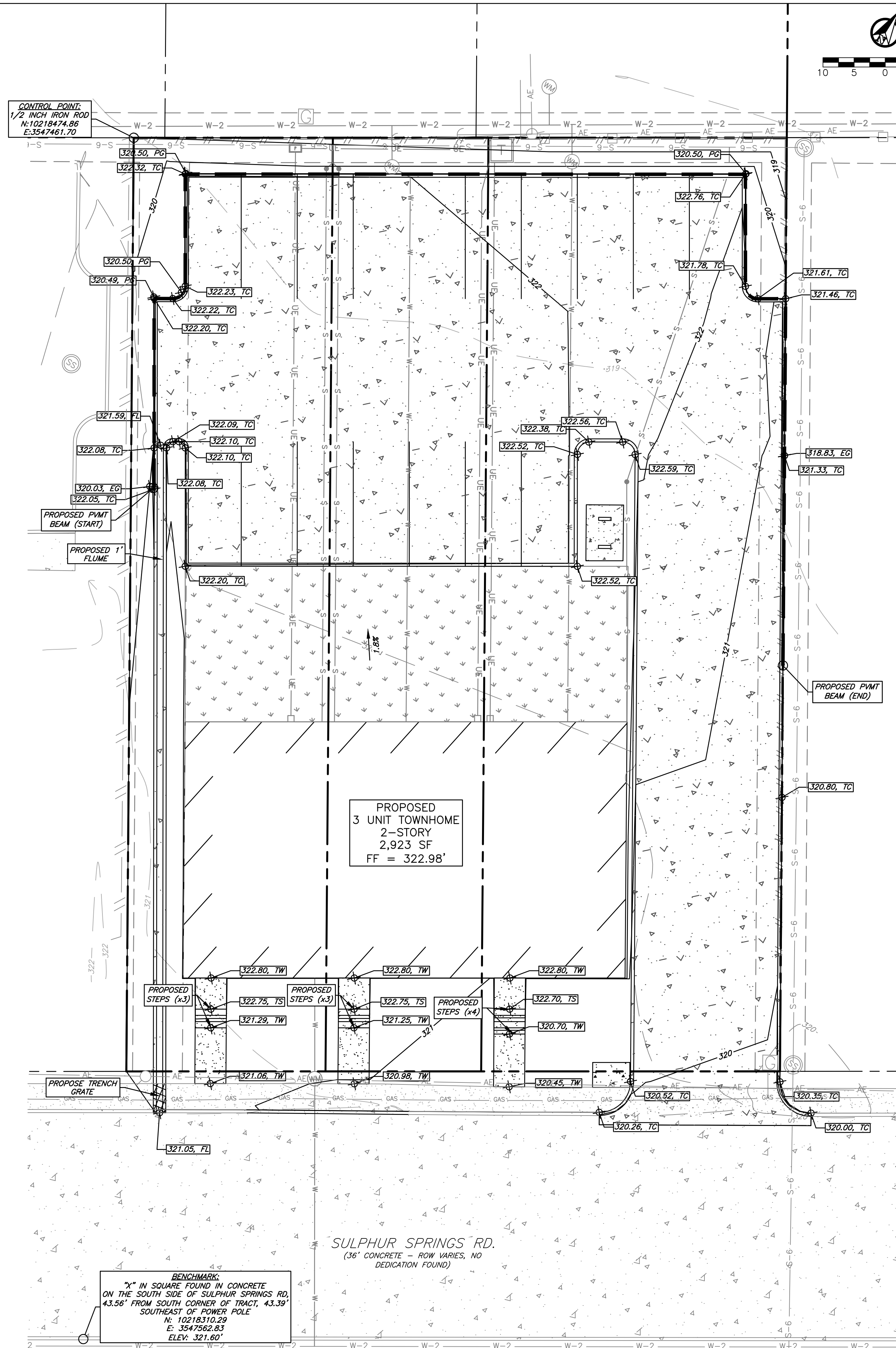
- Notes:**
- x varies from 5" to 7" as needed.
- Typical Step Detail**  
N.T.S.



**Expansion Joint Detail**  
N.T.S.



**Pavement Beam Detail**  
N.T.S.



**Pavement & Grading Plan**

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**Project Name and Address:**

**Midway Place Townhomes**

Block B, Lots 8R-1, 8R-2, and 8R-3  
-0.362 Acres, 308 Sulphur Springs Rd.  
Bryan, Brazos County, Texas

Date: September 2024 Sheet: C3

Scale: As Noted

**Landscape Notes:**

- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
- Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
- "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
- Existing Trees used for landscape credit must have a minimum trunk diameter of four and one-half inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 62-429(a)(3)(c). Existing trees with a trunk diameter less than four and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
- Replacement of dead landscaping shall occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping as required by the zoning official or his/her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
- To ensure the growth of trees in end islands, a minimum 24-inch soil depth and 250 cubic feet of appropriate planting medium is required per tree, with topsoil mounded to a center height.

**Landscape Analysis:**

Construction Activities:  
Disturbed Area (Parking, Pavement, Sidewalk, Structures)


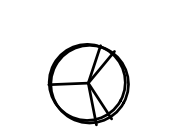
Net Total= 11,319 SF  
(71.8% Impervious)

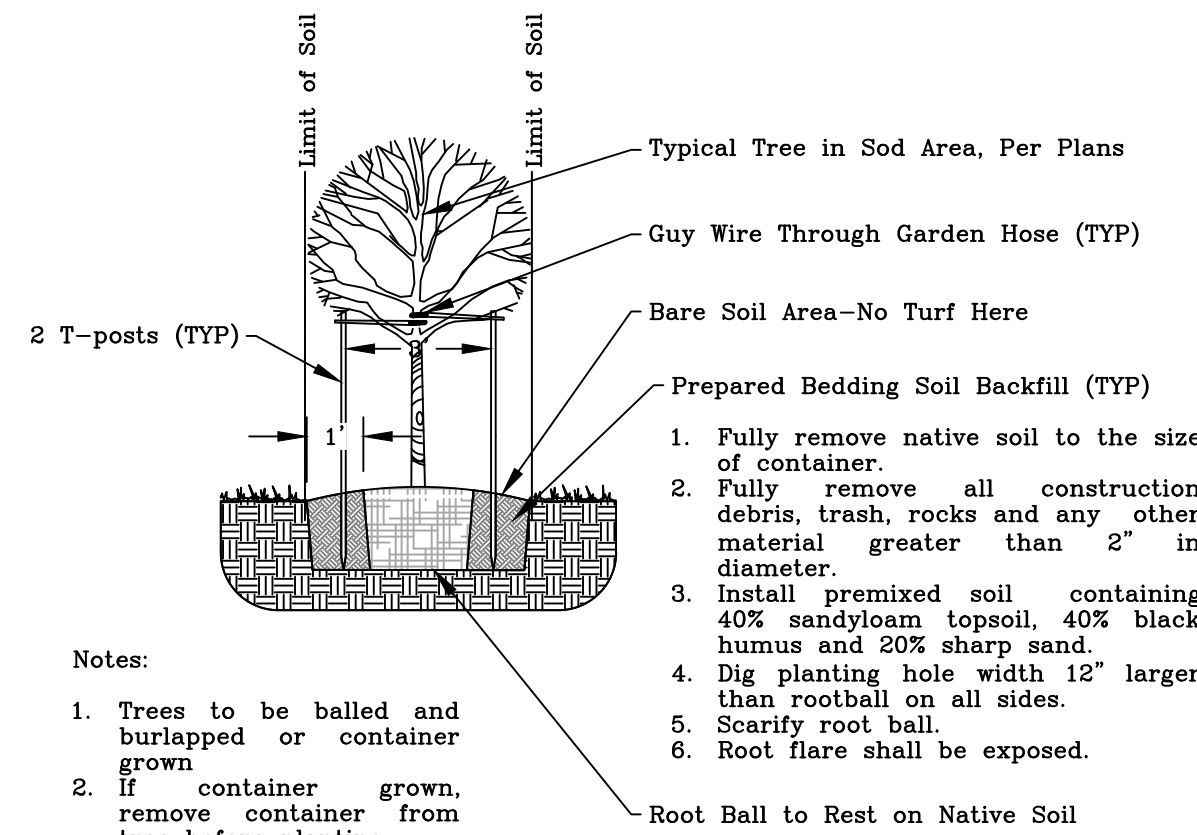
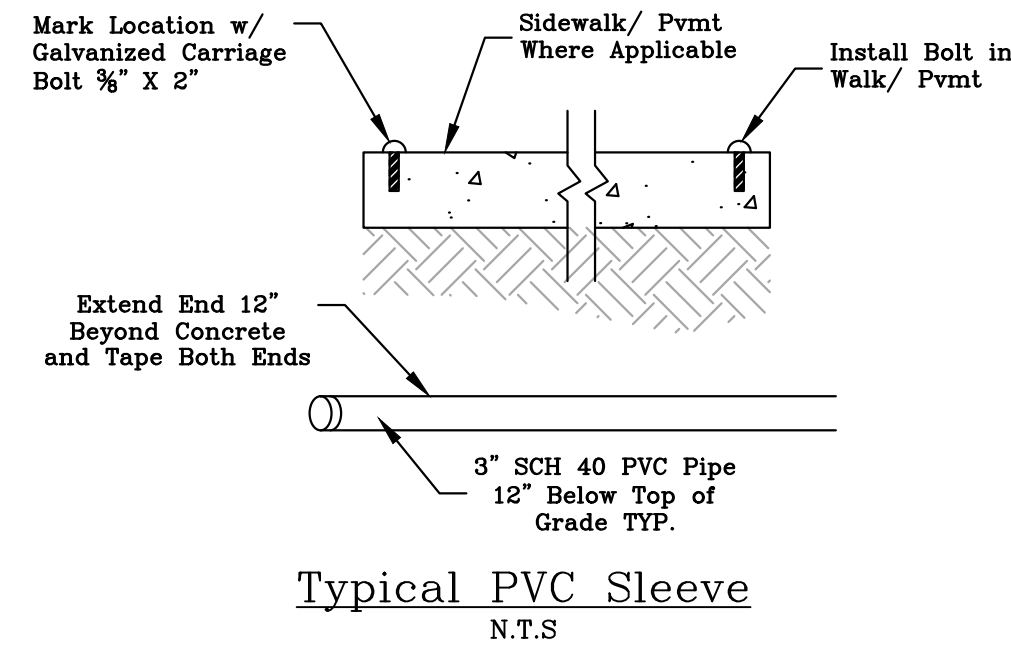
**Requirements:**

Disturbed Area  
11,319 SF @ 17%  
Net Total= 1,925 SF

**Provided:**

Proposed Canopy Trees  
3 @ 200 SF = 600 SF  
Proposed Non-Canopy Trees  
14 @ 100 SF = 1,400 SF  
Net Total= 2,000 SF

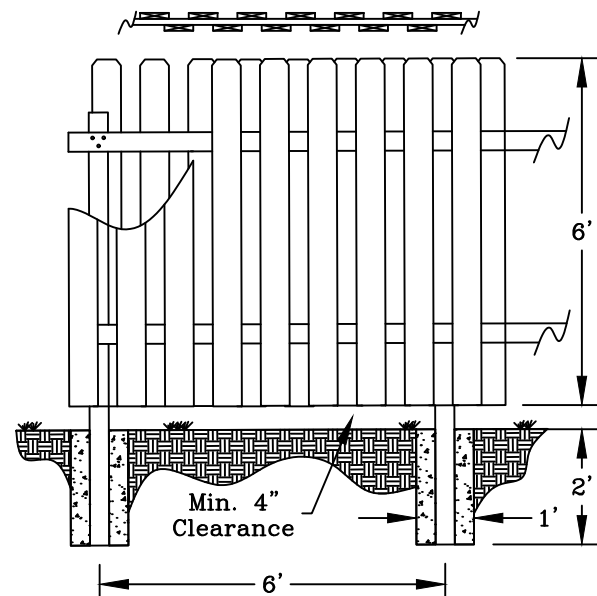
| Symbol   | Qty. | Common Name  | Botanical Name       | Size        |
|--|------|--------------|----------------------|-------------|
|  | 3    | Cedar Elm    | Ulmus crassifolia    | >3" cal.    |
|  | 14   | Crepe Myrtle | Lagerstroemia indica | 1 1/2" cal. |



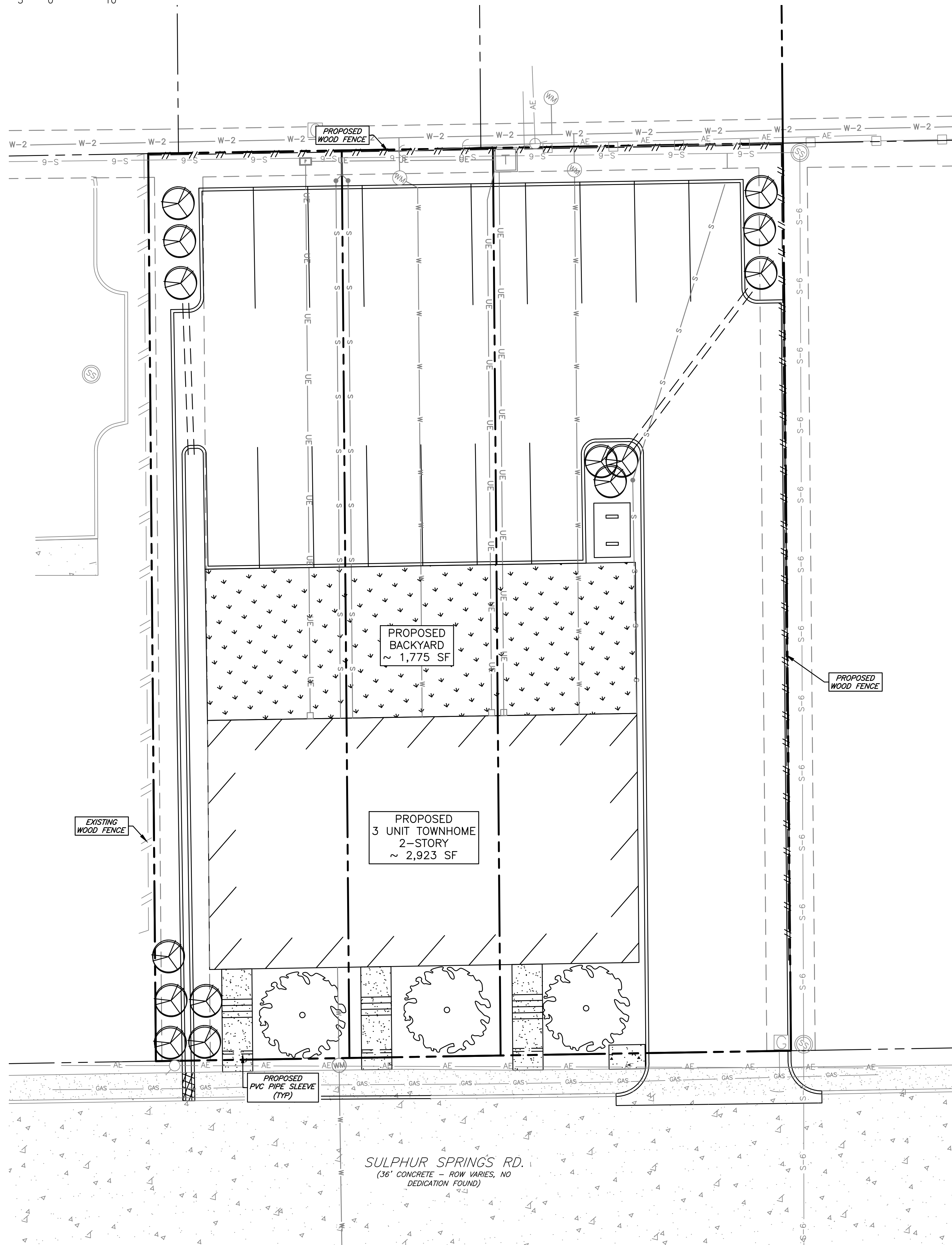
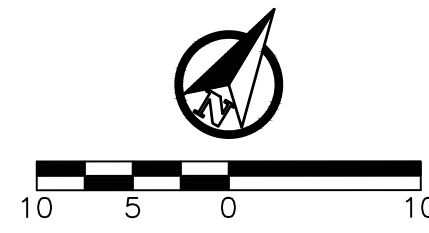
**Tree Staking & Planting**  
N.T.S.

**Notes:**

- All lumber shall be weather resistant cedar or pressure treated.
- Pickets are to be 1x6, dog-eared, fastened w/ 1 1/2 galv. screws, min 2 per connection.
- Pickets shall be installed in a staggered board design where adjacent pickets are on opposite sides of the fence.
- Rails are to be 2x4 fastened w/ 3 galv. screws, min 3 per connection.
- Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.



**Alternating Plank Screening Fence Detail**  
N.T.S.



**Landscape Plan**

**General Notes:**

- An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
- Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure principle back flow device, or a double-check back flow device and installed as per city ordinance 2394.
- All backflow devices must be installed and tested upon installation as per city ordinance 2394.
- 100% coverage of groundcover, decorative paving, decorative rock(not loose) or a perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights-of-way, and adjacent property disturbed during construction.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details.
- See Sheet C1-General Notes.

| No. | Revision/Issue | Date |
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Date: September 2024 Sheet:  
 Scale: As Noted **L1**