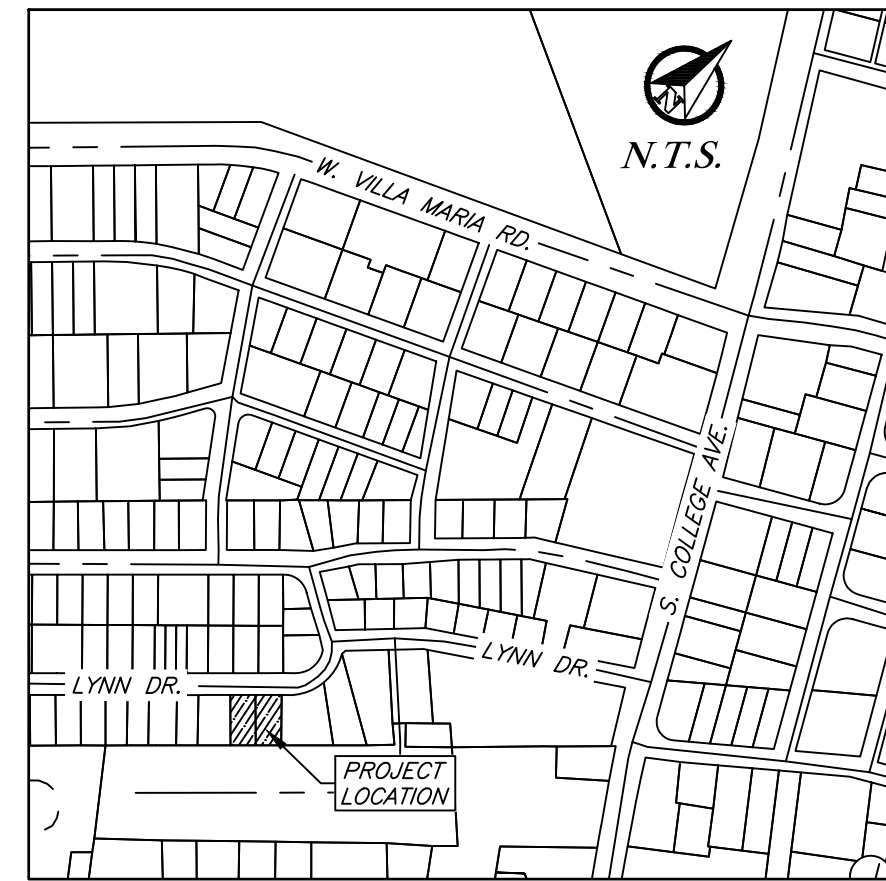


# Lynn Drive Townhomes

Munnerlynn Village

Block 1, Lots 13R-1, 13R-2, 14R-1, & 14R-2 - 0.331 AC

Bryan, Brazos County, Texas



VICINITY MAP

OWNER/DEVELOPER:

**Midtown BCS Properties**  
1551 Greens Prairie Rd., Ste. 101A  
College Station, TX 77845

ENGINEER:



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

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Pavement & Grading Plan
L1	Landscape Plan
SW	BCS Unified Sidewalk Details



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 2-Oct-24. It is not to be used for construction, bidding, or permitting purposes.

**Released for Review**

October 2024

General Notes:

- 1. The contractor shall promptly notify the engineer of any discrepancies between these plans and other drawings of differing disciplines & specifications.
2. 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.
3. Contractor to verify all underground utilities in the field prior to construction.
4. It is the responsibility of the contractor to comply with all state and federal regulations regarding construction activities near energized overhead power lines.
5. The contractor shall be responsible for the protection of all existing utilities or service lines that are crossed or exposed during construction operations.
6. During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical.
7. Contractor is responsible for OSHA established trench safety as described in the federal register 29 CFR Part 1926.
8. A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project.
9. The contractor shall be responsible for safeguarding and protections all material and equipment stored on the jobsite.
10. Contractor to store materials at location(s) approved by & coordinated with the owner.
11. Contractor shall saw cut remove and replace concrete pavement, and curb & gutter as required to construct proposed improvements.
12. It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
13. Any adjacent property and right-of-way disturbed during construction will be returned to their existing condition or better.
14. All exposed dirt surfaces shall be seeded, hydro-mulched, or sodded.
15. The contractor shall not create a dirt nuisance or safety hazard in any street or driveway.
16. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
17. The contractor shall coordinate all fence removal and replacement with the Owner.
18. The contractor shall protect all monuments, iron pins, and property corners during construction.
19. The contractor must provide construction staking from the information provided on the plans.

General Utility Note (Private & Public):

- 1. All excavation for underground utilities shall be made true to grade. Excavation shall be made a minimum of six inches below the required grade and provide a sand bed for the piping. Backfill over piping shall be made with earth or fill sand, free of debris, and shall be tamped by hand or mechanical means to the density of the adjacent undisturbed earth or to 95% standard proctor density (ASTM D698), whichever is greater.
2. Minimum bury or cover specified is to be measured from finish grades. Where utility line extend under pavement, the bury or cover shall be measured from the bottom of the structure.
3. Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements.
4. Regardless of elevations shown for manhole rims, clean-outs, covers, or grates, these items shall be placed flush with the pavement elevations and slopes.
5. Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing and construction.
6. The contractor shall coordinate all utility installation so that grade critical elements (i.e. storm drain, sanitary sewer, etc.) do not conflict with non-grade critical elements (i.e. electrical conduit, water services, etc.).
7. The contractor shall furnish all materials, equipment, and labor for excavation, boring, installation, and backfilling of utility lines and relates appurtenances, as shown on the plans.
8. The loading and unloading of all pipe and other accessories shall be in accordance with the manufacturer's recommended practices and shall, at all times, be performed with care to avoid any damage to the material.
9. Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspectors.
10. This project shall be built by means of open cut except as noted on the drawings. Contractor to determine the locations of bore pits in the field subject to the inspector's approval.
11. Structural backfill will be required for all excavation within 5 feet of public roadway pavements or walks.

Private Utility Notes:

- 1. The contractor shall install the proposed private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws.
2. It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
3. The contractor shall coordinate all installations of service lines, conduits, meters, etc., with the appropriate utility company.

Water Line Notes (Public & Private):

- 1. All domestic water line pipe shall be constructed out of PVC (Sch 40). Public or fire water line pipe shall be constructed out of C900-DR14 and public services shall be copper.

Storm Sewer Notes (Private):

- 1. All 15 inch to 42 inch storm sewer pipe, shall be constructed out of reinforced concrete pipe (RCP), C443 ASTM C76, Class III except as noted.
2. All 6 inch to 12 inch storm sewer pipe, except as noted, shall be HDPE. SDR-35, ASTM D-3034, PVC pipe may be used in place of HDPE pipe.
3. Contractor shall provide a minimum of 12 inch clearance at storm sewer and water line crossings and a minimum of 6 inch clearance at storm sewer and sanitary sewer crossings.
4. Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench detail contained in these construction drawings.

Demolition & Construction Notes:

- 1. Demolition of existing structures and improvements shall include all work contained on these plans, but shall not be limited to the items specially identified.
2. It shall be the responsibility of the contractor to stage and sequence all demolition work with utility companies to provide minimal interruption and inconvenience of utility services.
3. Demolished surplus material shall be legally disposed of off-site.
4. All pavement edges, bounding the construction area & matching with new construction, shall be neatly sw cut, unless gravel.
5. The contractor shall clear all right-of-ways and easements contained in these construction drawings.
6. The contractor shall field verify and locate all existing utilities on site prior to demolition.
7. The contractor shall perform demolition activities as noted and shown on these plans and as directed by the owner/ developer.
8. It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolition and disposal from the appropriate authorities.
9. The contractor shall install all erosion and sediment control devices prior to commencing demolition work.
10. The contractor is responsible for the protection of all utilities that are to remain in place.
11. The contractor shall take all precautions to avoid damage to any existing road surface.
12. All existing items that are to remain in place which are damaged during construction shall be restored to original condition, or better, at the sole expense of the contractor.
13. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
14. An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

Dimensional Control Notes:

- 1. The contractor may obtain an electronic copy of these plans for construction purposes. The electronic file and information generated, by J4 Engineering (J4E), for this project is considered by J4E to be confidential.
2. All dimensions shown are to be used in conjunction with these plans for locating all improvements and shall be field verified by the contractor for workability prior to construction of improvements.
3. Unless otherwise shown, all dimensioning is to the back of curb or edge of pavement, which ever is applicable.

Grading Notes:

- 1. All unpaved areas shall be adequately graded to drain at a minimum of 1.00% slope, unless otherwise noted, so that no ponding occurs.
2. Unless otherwise specified, unpaved areas shall drain away from buildings so that the perimeter curb is a minimum 6" lower than the finished floor.
3. Finish grade adjacent to curbing or sidewalk shall be 1/2" below the top of concrete and 2" below in landscaping areas.
4. When top of curb elevations are shown, the curb height is 6" unless otherwise specified.
5. The contractor shall follow the general intent of the grading plans.
6. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
7. The approval of these plans is not an authorization to grade adjacent properties.

Erosion Control Notes:

- 1. Erosion control measures shown in these plans shall be considered the very minimum required.
2. The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis.
3. All sediment trapping devices shall be installed as soon as practical after the area has been disturbed.
4. During construction, contractor shall maintain best management practice (bmp). Sediment fence, hay bale barriers, or other devices shall control all storm water leaving the site.

- 5. The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction.
6. Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements.
7. The contractor is responsible for removing sediment control devices after the site has been seeded and/ or sodded, and ground cover has taken root.
8. The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized.
9. The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized.
10. When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
11. Erosion control measures shall be implemented prior to any excavation or demolition work.

Sidewalk Construction

- 1. Sidewalks shall be doweled into and tie to any concrete structure adjacent to sidewalk (driveaway, inlet box, curb) #4 x 12" bars @ 18" O.C.
2. ADA ramps shall be constructed per the ambulatory ramp details on the pavement plan shown in these plans.

Paving Notes:

- 1. The pavement system shown was designed without the aid of a geotechnical investigation.
2. Sub-grade
a. Existing trees, stumps, and large tree systems, shall be grubbed and removed.
b. Paving areas shall be proof-rolled with a 20 ton roller and, if required at the time of construction, the contractor shall stabilize weak areas by over excavation and backfilling.
c. Materials excavated on site, excluding the top 6 inches, may be used as fill material.
d. Fill material shall be placed in eight inch maximum loose lifts, with each lift wetted or dried to a moisture content range of 0% to 43% of the optimum moisture content and compacted to a uniform density of 95% of the maximum dry density as determined by ASTM D698.
e. Compaction test, for fill, shall be verified by in-place density test for each lift.
3. Asphalt
a. All asphalt paving shall be hot-mix asphalt cement (HMAC), Type D P64-22, in accordance with TxDOT Item #340.
b. No more than 20% RAP shall be used with HMAC mix design.
c. Limestone base shall be prime coating with RC-250, MC-30, CRS-1P/2P, or approved equal in accordance with TxDOT Item #300 and Item #310.
4. Portland Cement Concrete
a. All concrete, unless otherwise specified, shall have a minimum compressive strength of 3,500 psi at 28 days for pavement and 3,000 psi at 28days for non-pavement applications.
b. All concrete shall be vibrated when placed and not raked a distance greater than 10 feet.
c. Unless otherwise noted, joint spacing shall not exceed 15 feet in any direction to another joint.
d. Expansion joints shall not exceed a maximum spacing of 45 feet and should not be placed through the middle of area inlets or junction boxes located in the pavement.
e. All joints shall be sealed with Sonoborn Sonolastic SL-1, or an approved equal.
f. Concrete shall not be placed if the air temperature is 50° F and falling or 95° F or higher.

Gas Company Notes:

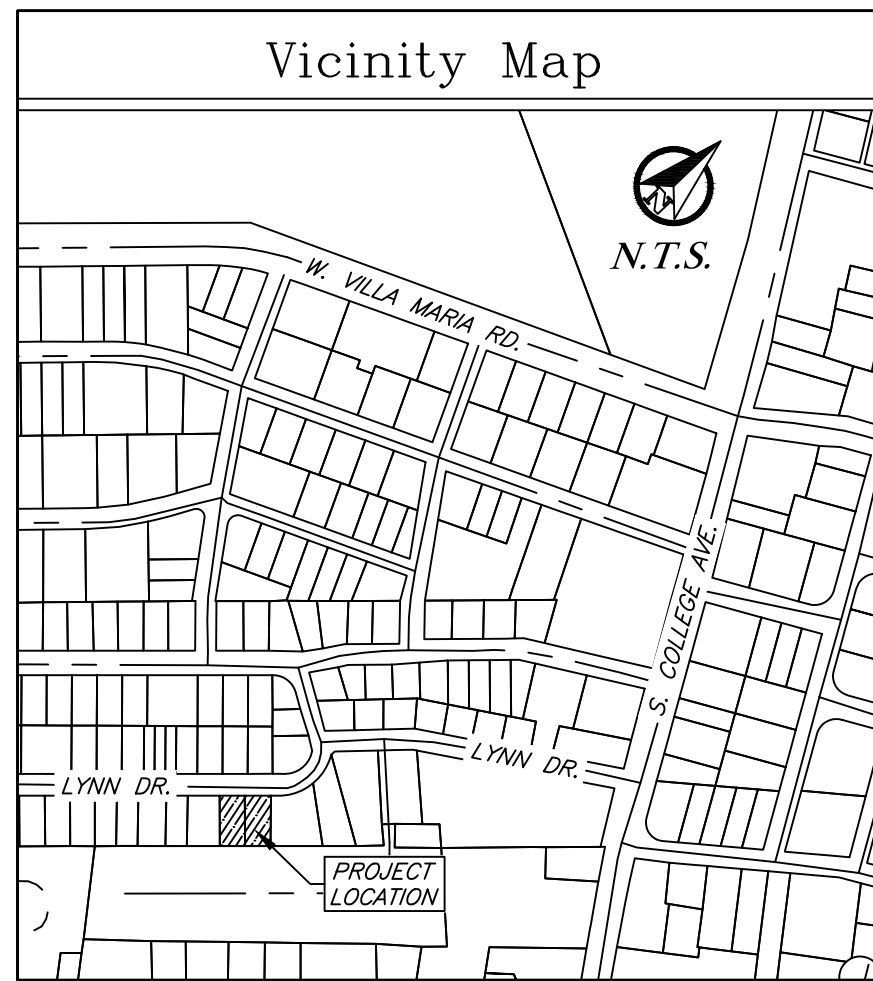
- 1. At all underground gas utility crossings, the contractor shall give the appropriate utility company a minimum of 72 hours notice so that their field representative may be present.
2. Eighteen (18) inch clearance shall be maintained between the proposed utility and the existing underground gas line.
3. For excavation near the underground gas line(s), the contractor shall cover, or remove, the bucket teeth of the excavator.

Traffic Control Notes:

- 1. Contractor shall provide and install traffic control devices in conformance with part VI of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD, most recent edition with revisions) during construction.
2. Lane closure will not be allowed unless approved by the TxDOT or COB representative, as applicable.
3. The work shall be completed such that the roadway will be fully opened to traffic overnight.
4. Plastic drums shall be used for overnight delineation of off roadway work areas.

Legend
Line Types
W-8 Existing Water Line, Size Noted
W-6 Proposed Water Line, Size Noted
W Existing Water Service
W Proposed Water Service
S-8 Existing Sanitary Sewer Line, Size Noted
S-8 Proposed Sanitary Sewer Line, Size Noted
S Existing Sanitary Sewer Service
S Proposed Sanitary Sewer Service
ST Existing Storm Sewer Piping
ST Proposed Storm Sewer Piping
GAS Existing Natural Gas Line
GAS Proposed Natural Gas Line
UE Existing Underground Electrical Line
UE Proposed Underground Electrical Line
AE Existing Aerial Electrical Line
AE Proposed Aerial Electrical Line
T Existing Underground Telephone
T Proposed Underground Telephone
Existing Contour, Elevation Noted
Proposed Contour, Elevation Noted
Existing Easement
Proposed Easement
SILT Silt Fence
Existing Chain Link Fence
Proposed Chain Link Fence
XXX Existing Wire Fence
// // Existing Board Fence
// // Proposed Board Fence
Symbols
Hydrant, Water Valve, Water Manhole, Water Meter, Phone Pedestal, Sign, Storm Grate Inlet, S.E.T., Sewer Manhole, Sewer Clean-Out, Mail Box, Power Pole
Abbreviations
TP Top of Pavement, TC Top of Curb, TG Top of Ground, TW Top of Walk, TI Top of Inlet, TR Top of Wall, FL Flow Line, EG Existing Grade, PG Proposed Grade, TS Top of Step, Min Minimum, Max Maximum, N.T.S. Not to Scale, PI Point of Inflection, PT Point of Tangency, PC Point of Curvature, Sch Schedule, ROW Right of Way, W/ With, W/OUT With Out, S.E.W. Sloped End Treatment, BM Bench Mark, TBM Temporary Bench Mark, SY Square Yard, CO Clean Out, O.C. On Center, O.C.E.W. On Center Each Way, PSI Pounds per Square Inch, PVC Polyvinyl Chloride, RCP Reinforced Concrete Pipe, PVMT Pavement, H Horizontal, V Vertical

Notes
General Notes:
1. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
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 2-Oct-24.
Released for Review
Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com Firm# 9951
Project Name and Address:
Lynn Drive Townhomes
Munnerlynn Village
Block 1, Lots 13R-1, 13R-2, 14R-1, & 14R-2
0.331 Acres, 207 & 205 Lynn Dr.
Bryan, Brazos County, Texas 77801
Date: Oct 2024
Scale: As Noted
Sheet: C1
WS



- ### 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 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.

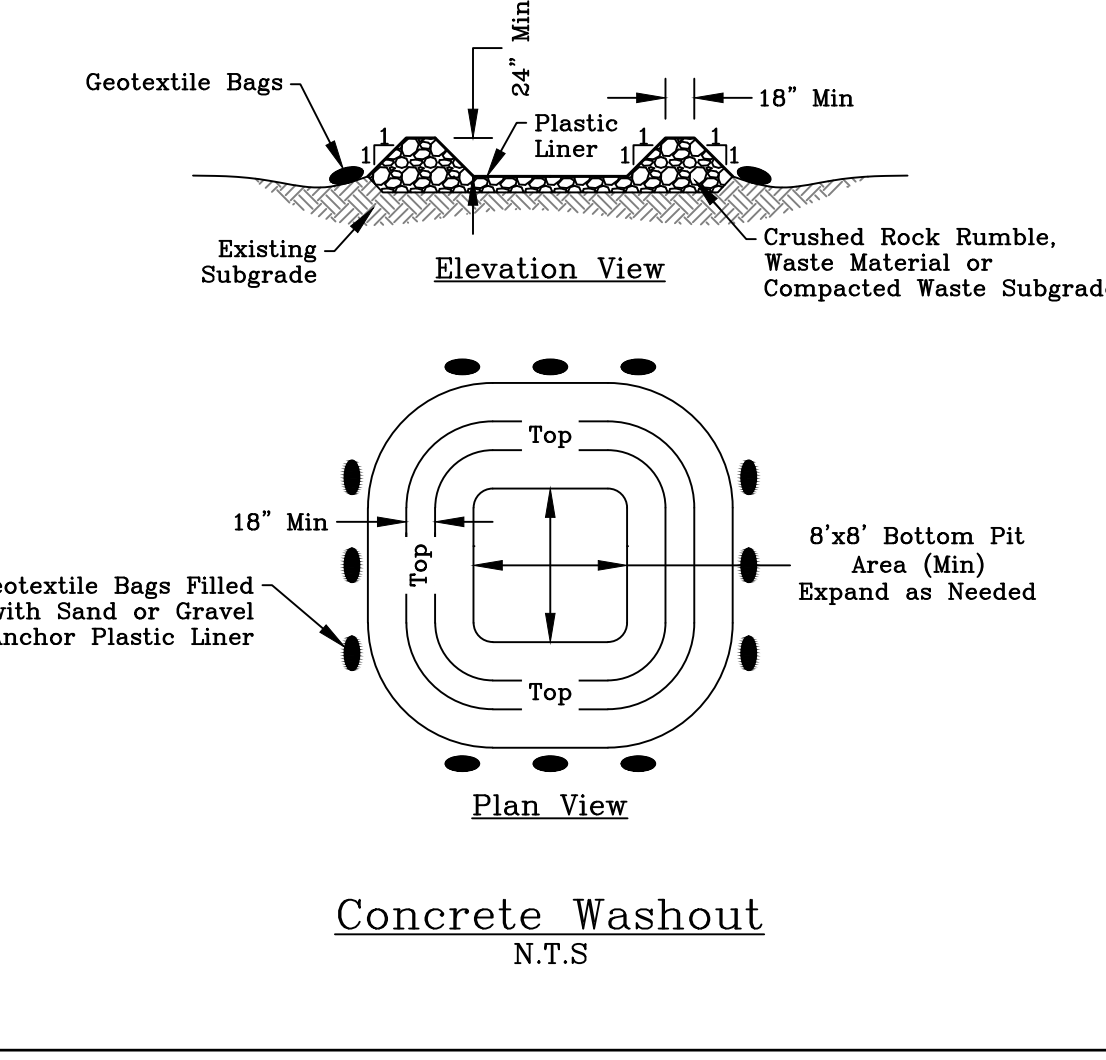
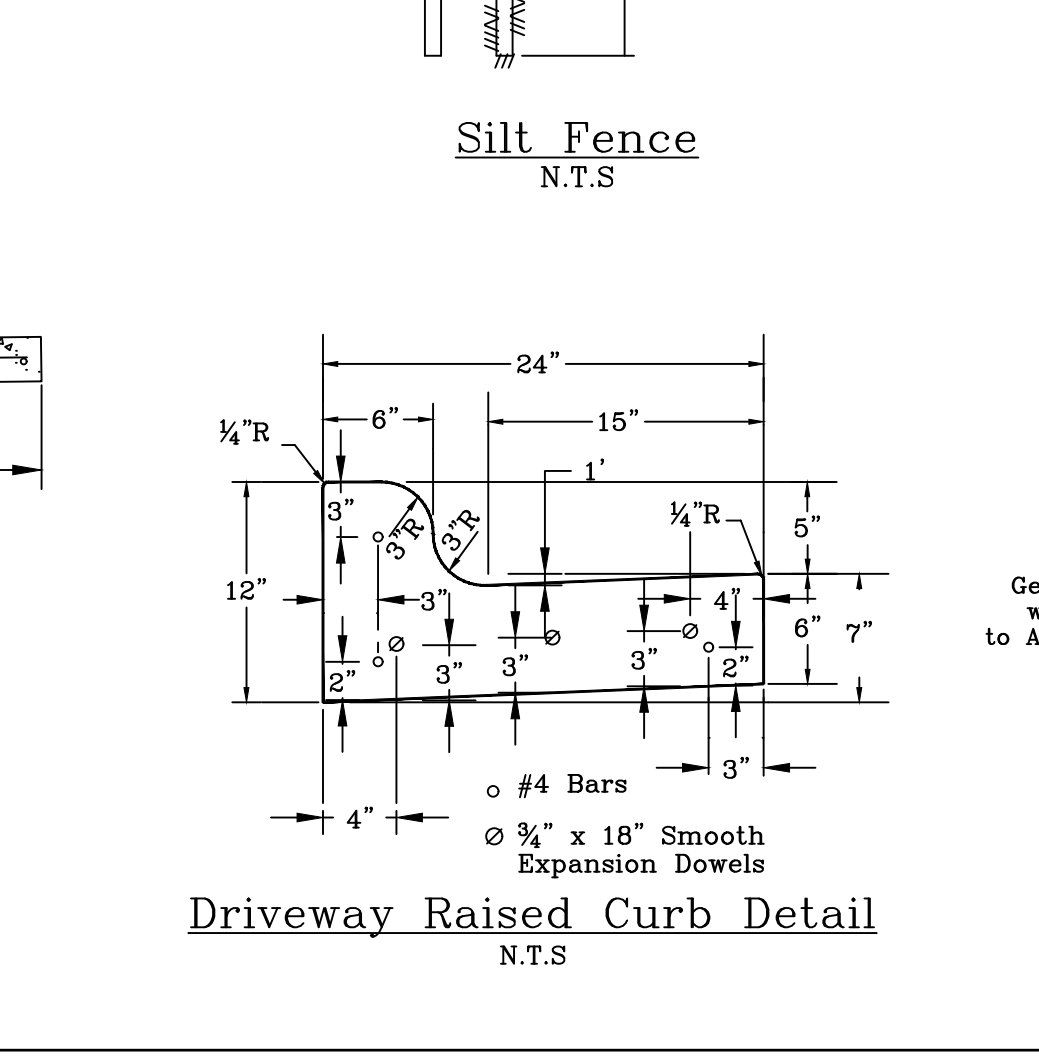
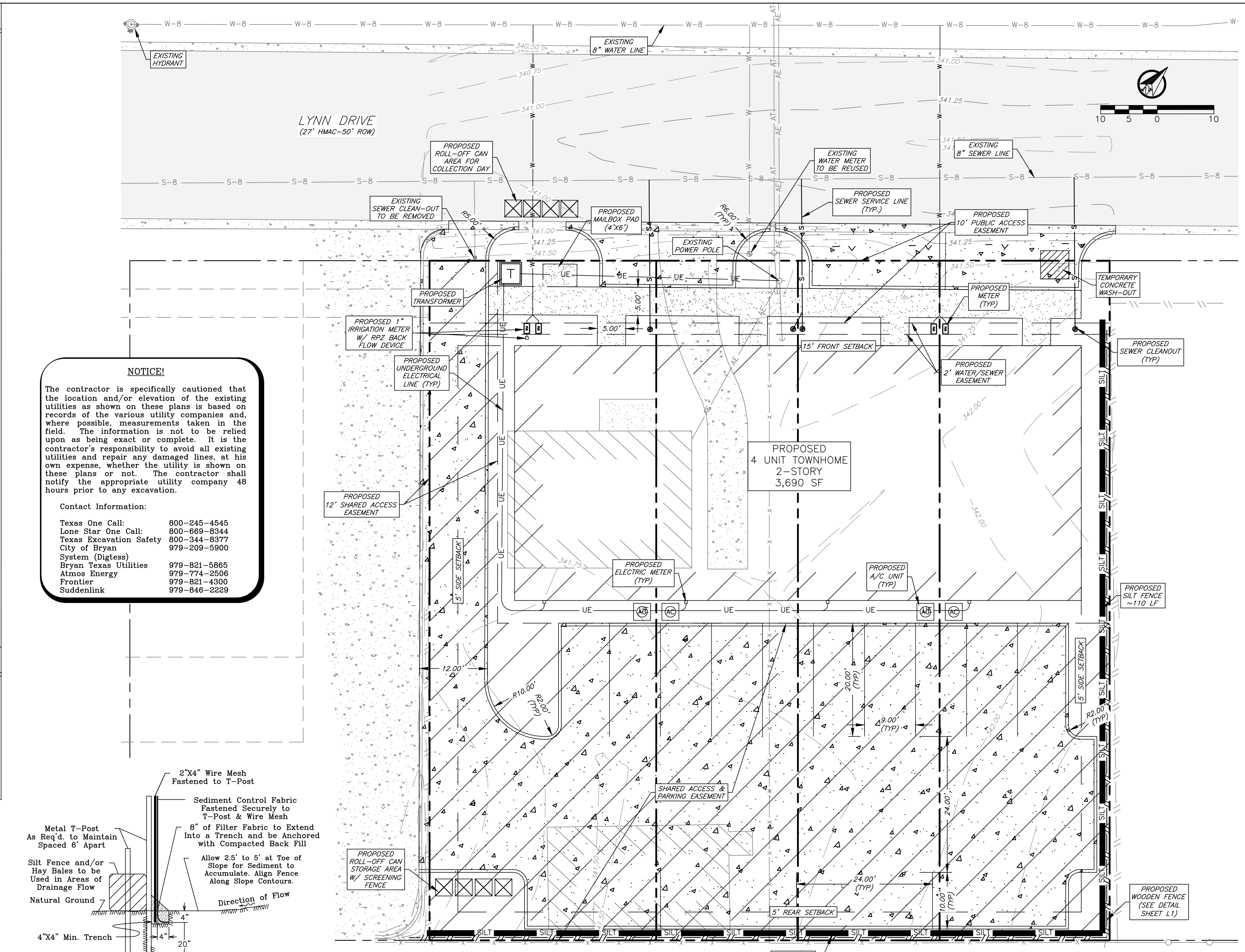
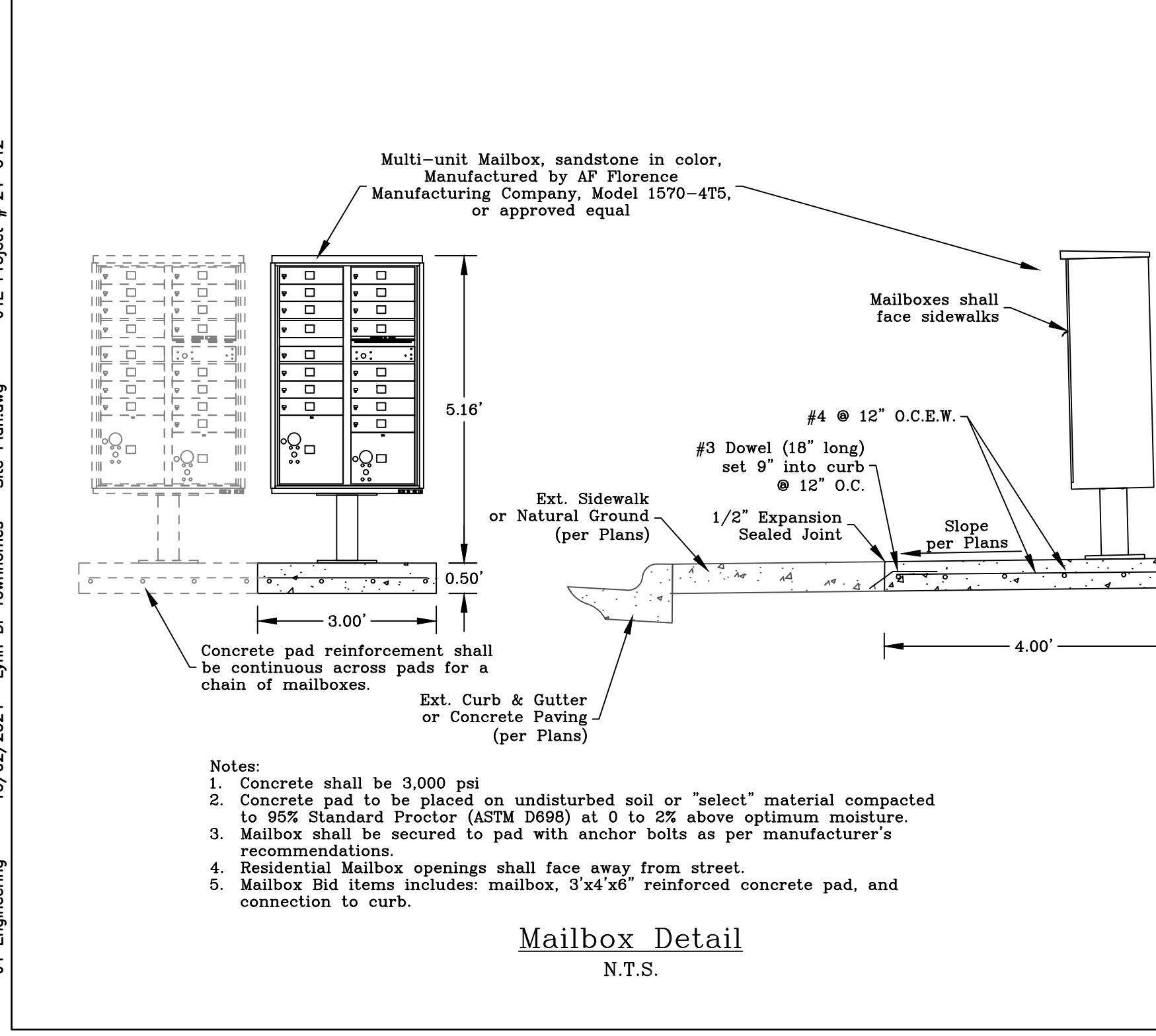
- ### Site Specific Notes:
- The owner of the property is Midtown BCS Properties, LLC. The subject property is Block 1, Lots 13R-1, 13R-2, 14R-1, & 14R-2, located at 207 Lynn Dr. Bryan, Brazos County, Texas.
  - The proposed building is a Two-Story Type Vb without fire sprinklers totaling 3,690 SF, FF=342.88' & Height 24'.
  - The subject property is zoned Residential 5000 District (RD-5) & the intended use is townhomes.
  - Fire flow demand is 1,500 gpm. The existing hydrant at 208 Lynn Drive will provide the fire flow for this project.
  - 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 0.331 acres (14,400 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.

- ### 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.
  - 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.

- ### Utility Notes (Continued):
- 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.
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### Parking Analysis:

Proposed Improvements:	4 - 3 Bedroom Units
New Required Parking:	12 - 1 Space per Bedroom
Total Proposed Parking:	10 - Straight in Parking 7 - Parallel Parking
	17 Total Parking



**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)  
Bryan Texas Utilities: 979-821-5865  
Atmos Energy: 979-774-2506  
Frontier: 979-821-4300  
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/Developer:  
Midtown BCS Properties, LLC  
1551 Greens Prairie Rd., Ste. 101A  
College Station, TX 77845

**Preliminary Plans Only  
Not for Construction**

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**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:  
**Lynn Drive  
Townhomes**  
Munneryllyn Village  
Block 1, Lots 13R-1, 13R-2, 14R-1, & 14R-2  
0.331 Acres, 207 & 205 Lynn Dr.  
Bryan, Brazos County, Texas 77801

Date: Oct 2024	Sheet:
Scale: As Noted	<b>C2</b>
Drawn By: WS	

J4 Engineering 10/02/2024 Lynn Dr. Townhomes - Site Planning JAE Project # 24-042

**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:**

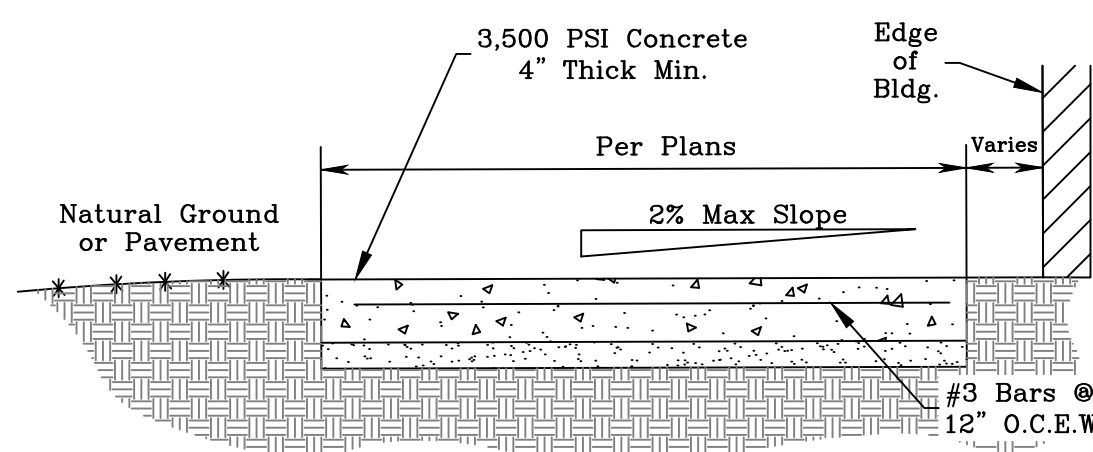
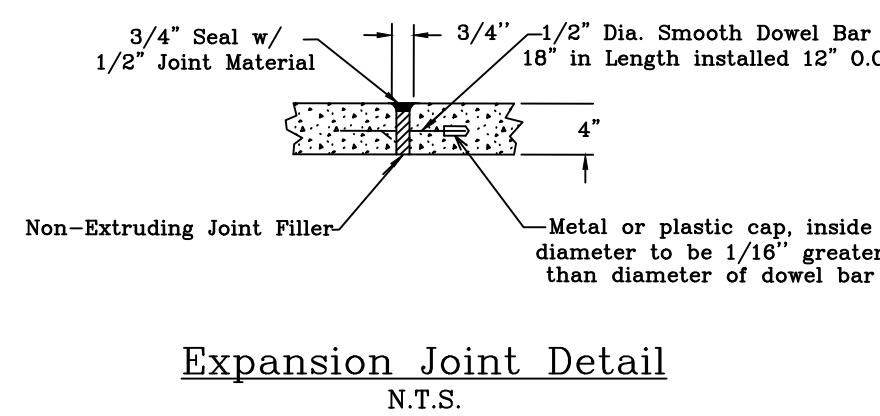
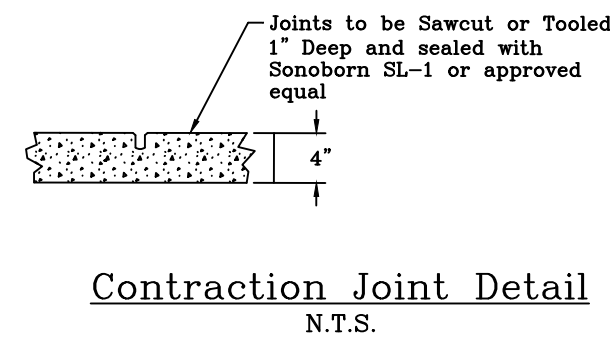
PI = Plasticity Index	LL = Liquid Limit	
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material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

**Grading Notes:**

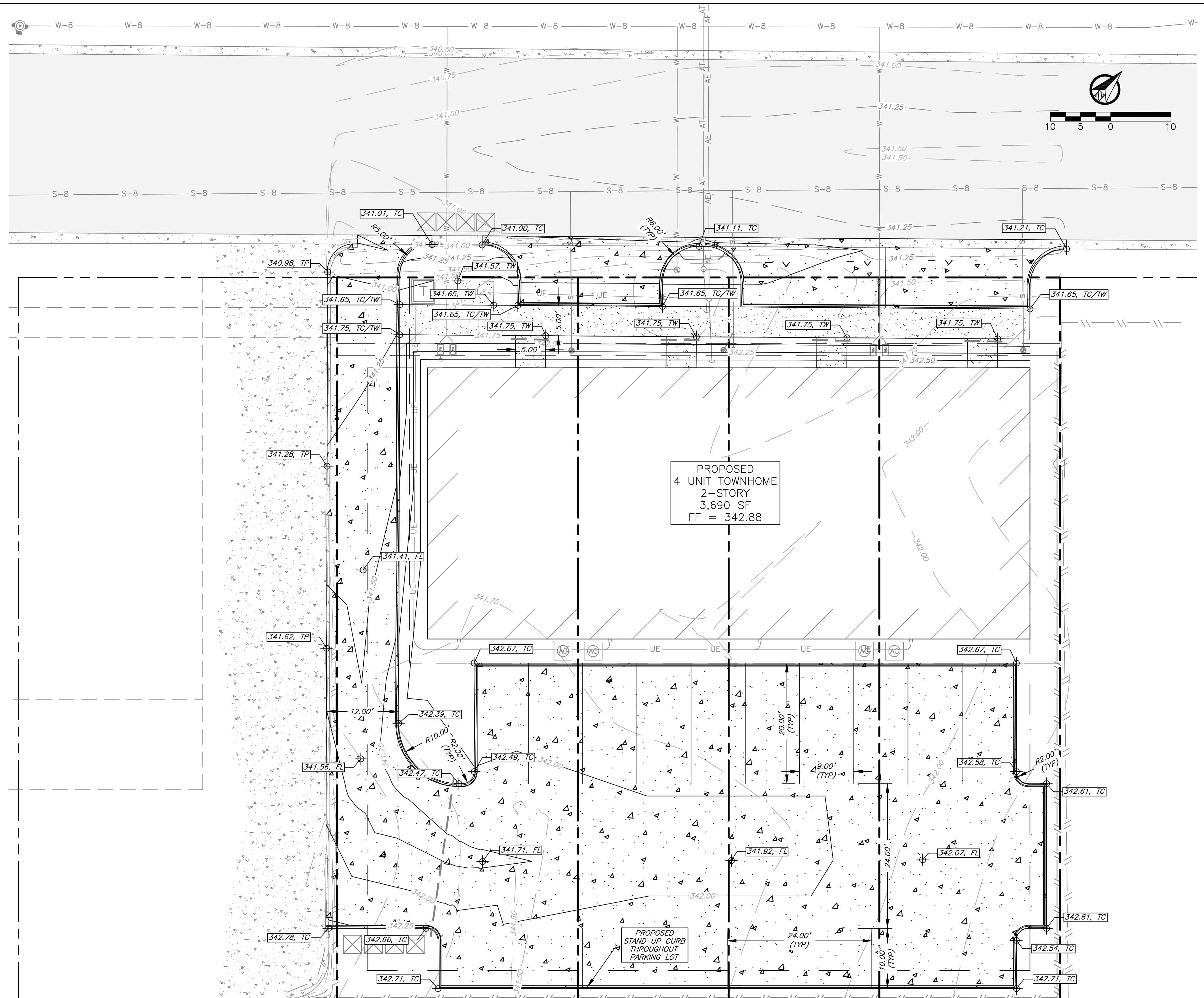
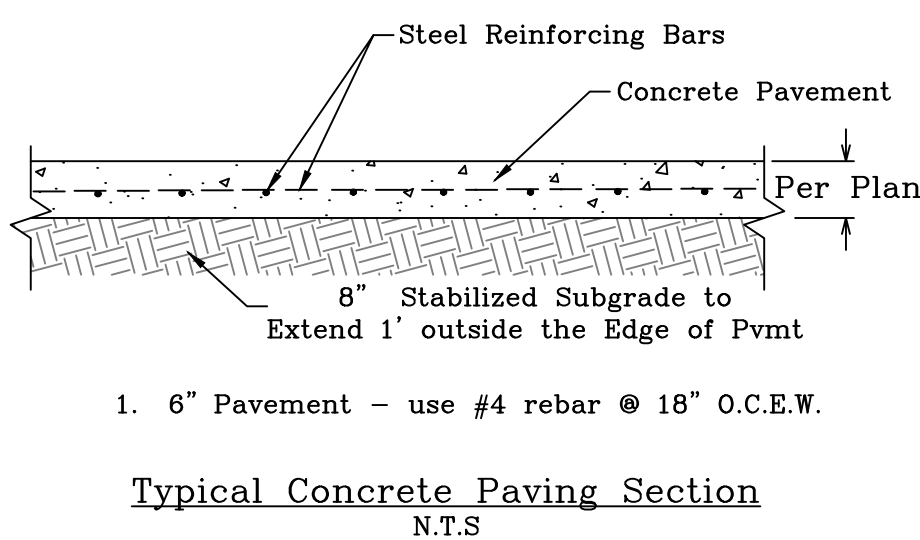
- Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture 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.

**Legend**

	Existing Asphalt Pavement
	Existing 6\" Concrete Pavement
	Proposed 6\" Concrete Pavement
	Proposed Sidewalk



- 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.



**Pavement & Grading 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.
  - The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
  - It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
  - See Sheet C1 - General Notes
- TC - Top of Curb  
TP - Top of Pavement  
TW - Top of Sidewalk  
TS - Top of Step  
EG - Existing Grade  
PG - Proposed Grade

**Preliminary Plans Only  
Not for Construction**

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**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:**

**Lynn Drive  
Townhomes**

Munnerlynn Village  
Block 1, Lots 13R-1, 13R-2, 14R-1, & 14R-2  
0.331 Acres, 207 & 205 Lynn Dr.  
Bryan, Brazos County, Texas 77801

Date: Oct 2024	Sheet: C3
Scale: As Noted	WS

**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 62-422(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= 12,000 SF

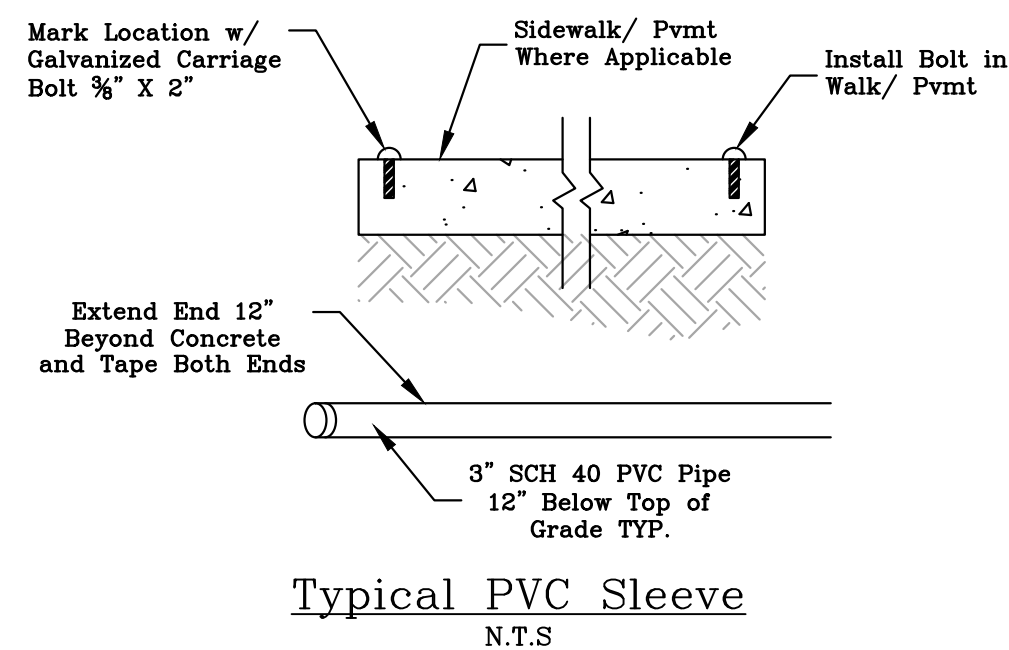
Requirements:

Disturbed Area = 2,040 SF  
12,000 SF @ 17%  
Net Total= 2,040 SF

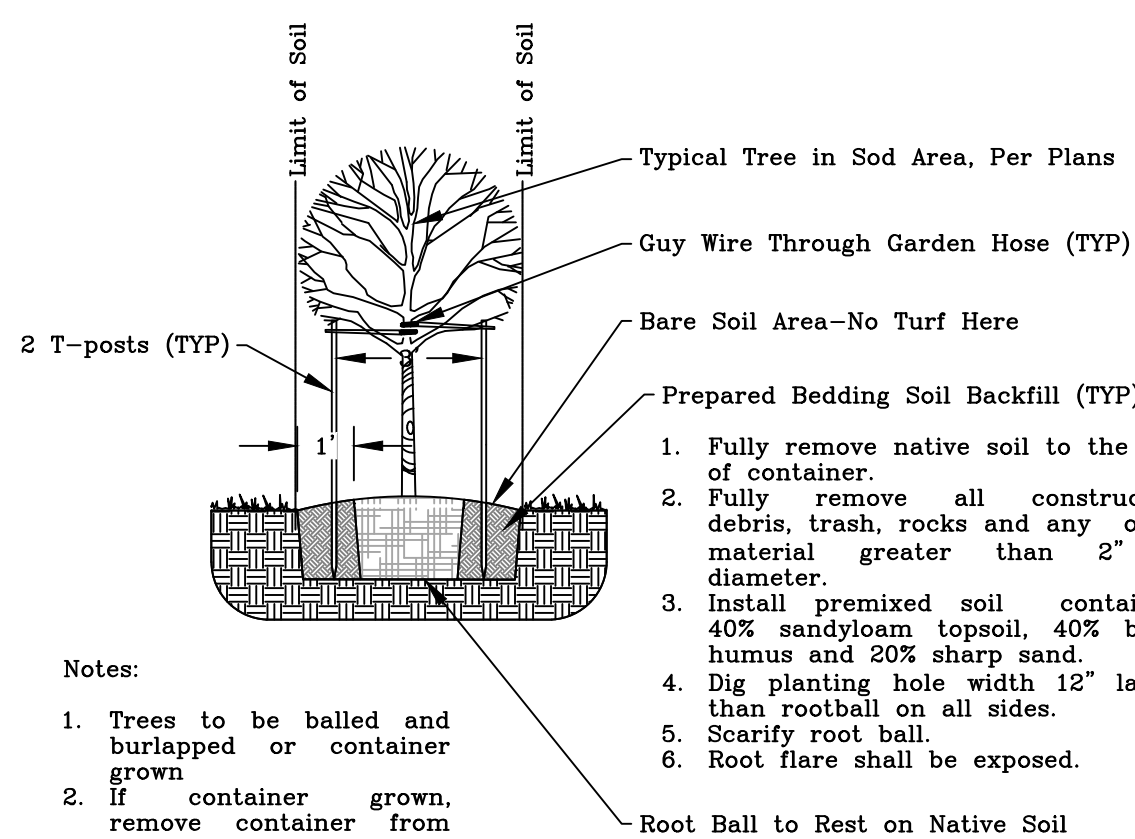
Provided:

Proposed Canopy Trees 5 @ 200 SF = 1,000 SF  
Proposed Non-Canopy Trees 11 @ 100 SF = 1,100 SF  
Net Total= 2,100 SF

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



**Typical PVC Sleeve**  
N.T.S.



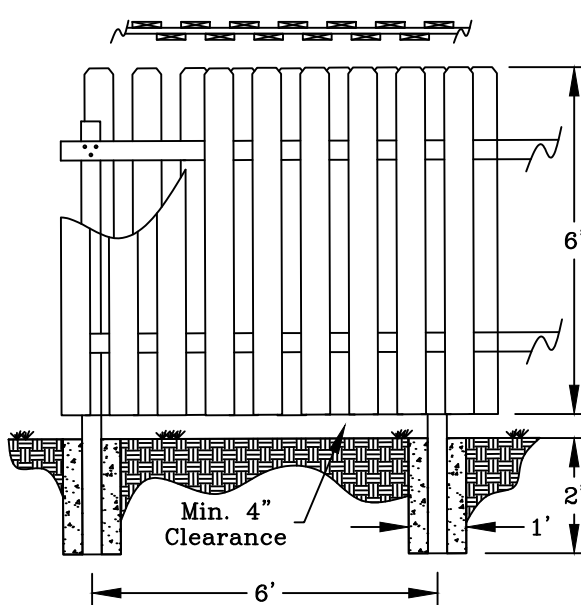
Notes:

- Trees to be balled and burlapped or container grown.
- If container grown, remove container from tree before planting.
- Top of root ball to be 3" higher than final grade.
- Top of root ball to be exposed.

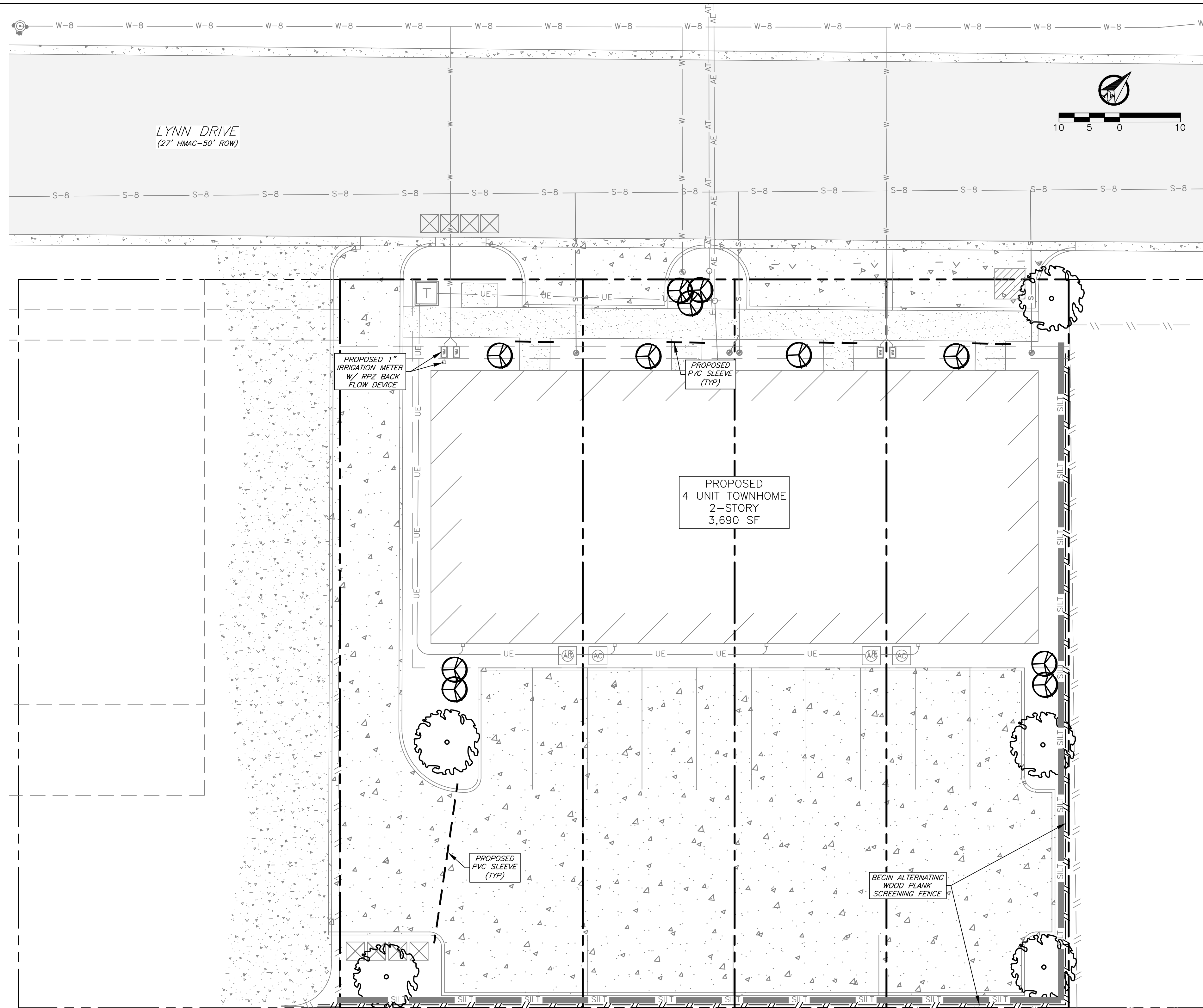
**Tree Staking & Planting**  
N.T.S.

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.

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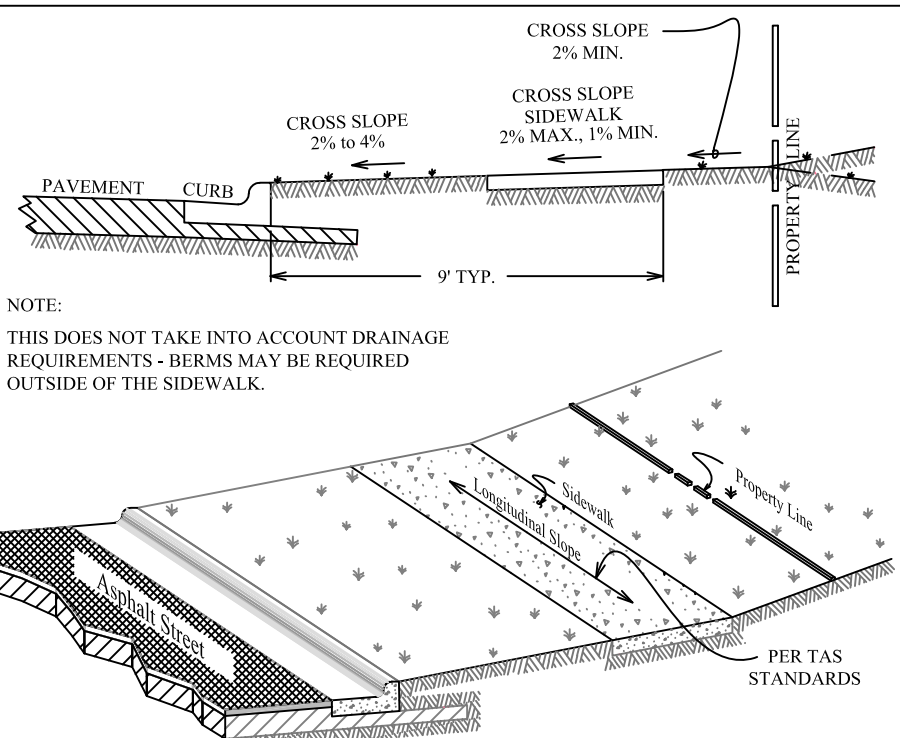
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No.	Revision/Issue	Date

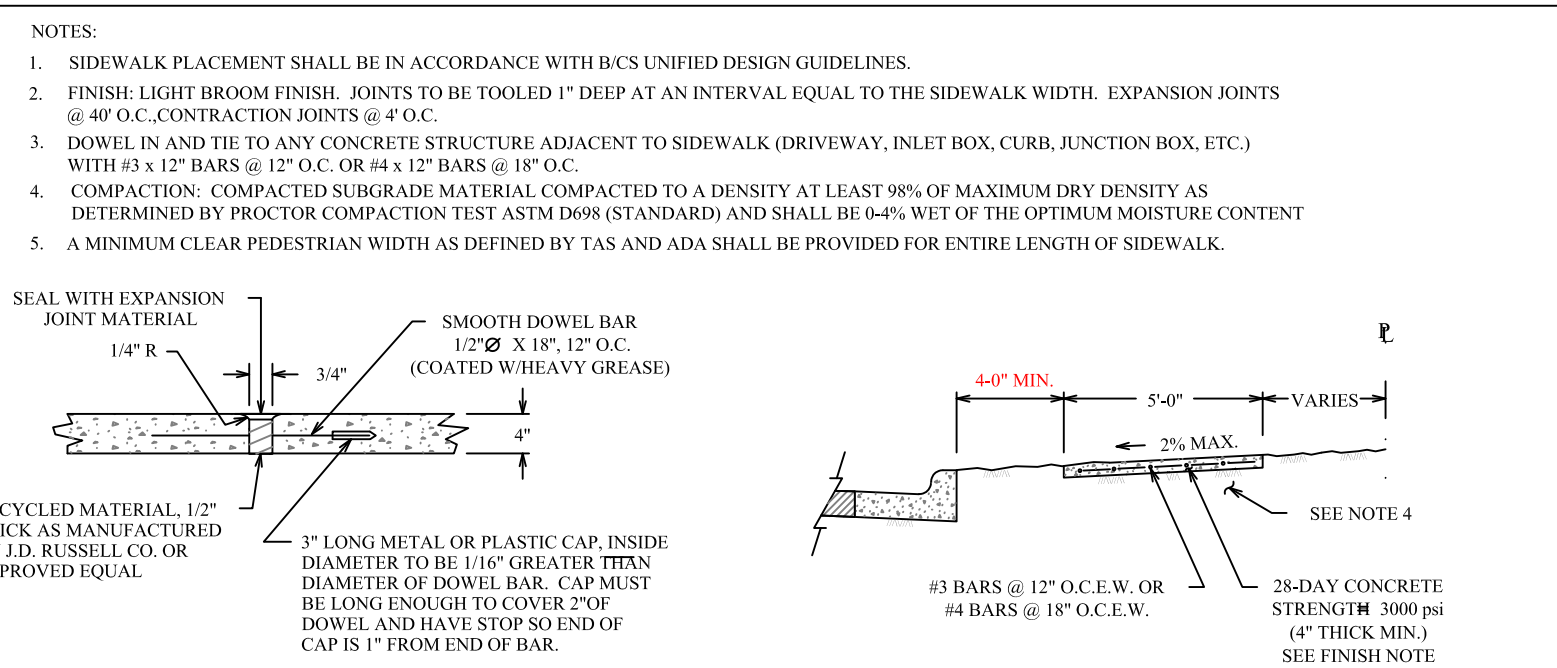
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Date: Oct 2024	Sheet:
Scale: As Noted	<b>L1</b>
WS	

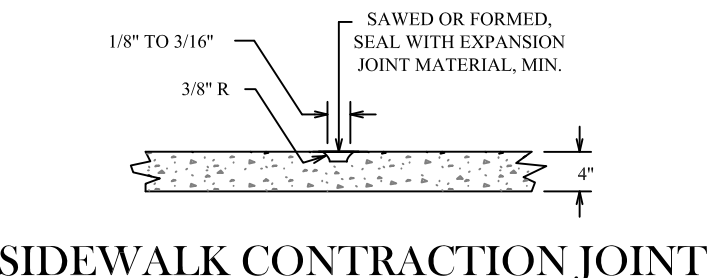


**SW1-00**

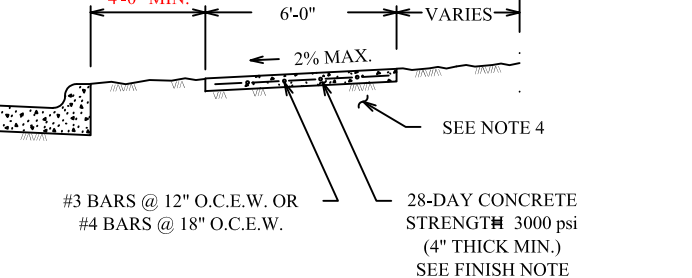


**SIDEWALK EXPANSION & CONSTRUCTION JOINT**

**ALONG LOCAL STREETS**

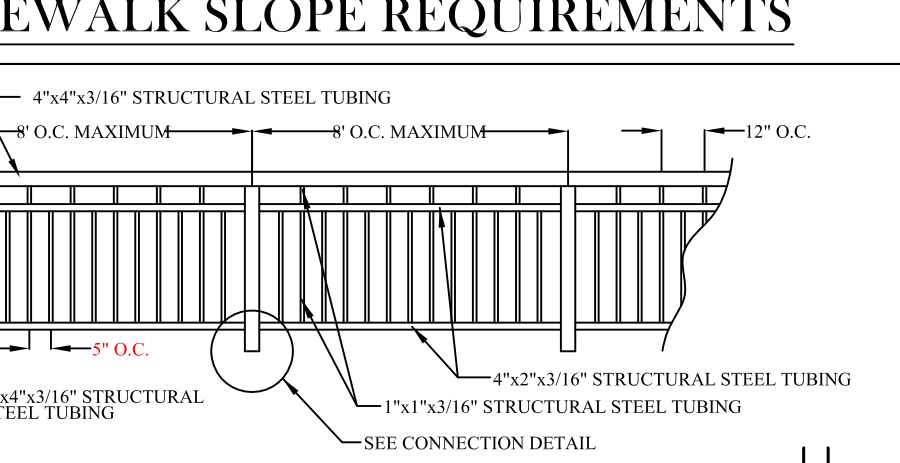


**SIDEWALK CONTRACTION JOINT**



**TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE**

**SW2-00**



**SW1-01**

**GENERAL NOTES:**

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY RE-SEEDING OR HYDROSEEDING AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

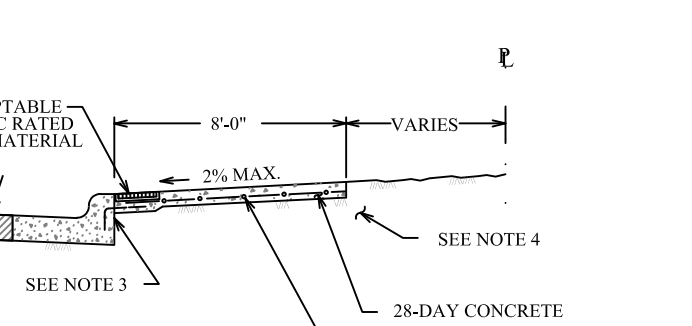
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.

REFER TO SPEC 31 17.22 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

**SIDEWALK PAYER SECTION**

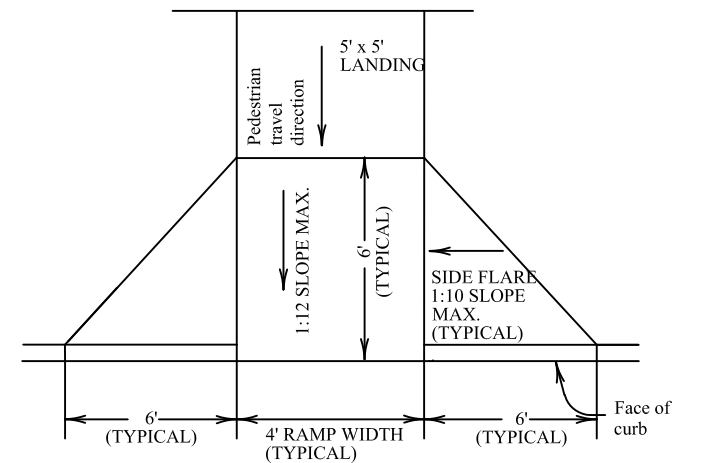
**CONCRETE SIDEWALK**

**ALONG MINOR COLLECTORS AND LARGER**



**TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN**

**SW2-01**



**TYPICAL AMBULATORY RAMP W/ FLARED WINGS**

**SW2-02**

- DETECTABLE WARNINGS GENERAL NOTES**
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4-29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FINISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
  2. DETECTABLE WARNING SURFACES MUST BE SLIP-RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
  3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
  4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
  5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 2' IN WIDTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
  6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADII.
  7. ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED PUMICE COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

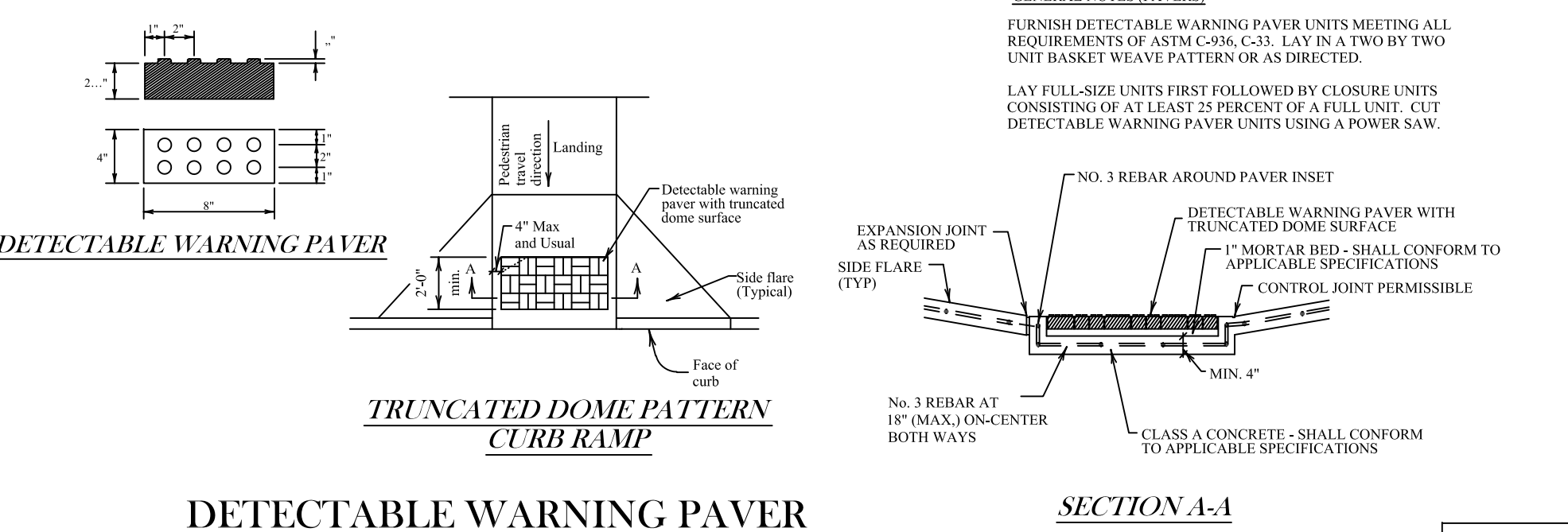
**SW2-GN00**

- CROSSWALKS GENERAL NOTES**
1. CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED, HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.
  2. THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL OR "LADDER" STYLE. THE CITY OF COLLEGE STATION'S PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE. HOWEVER, IN THE NORTHGATE AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL OR "LADDER" STYLE IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
  3. THE LONGITUDINAL "LADDER" STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH SPACED 48 INCHES APART, CONSIST OF 2 INCH WIDE WHITE LONGITUDINAL LINES SPACED 24 INCHES APART. LONGITUDINALLY, THESE MARKINGS SHALL EXTEND 8 FEET. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 4 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TxDOT'S SPECIFICATION FOR TYPICAL MARKINGS UNLESS OTHERWISE BE THERMOPLASTIC, UNLESS A DIFFERENT MATERIAL IS APPROVED BY THE CITY ENGINEER.
  4. ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.
  5. CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPPING.

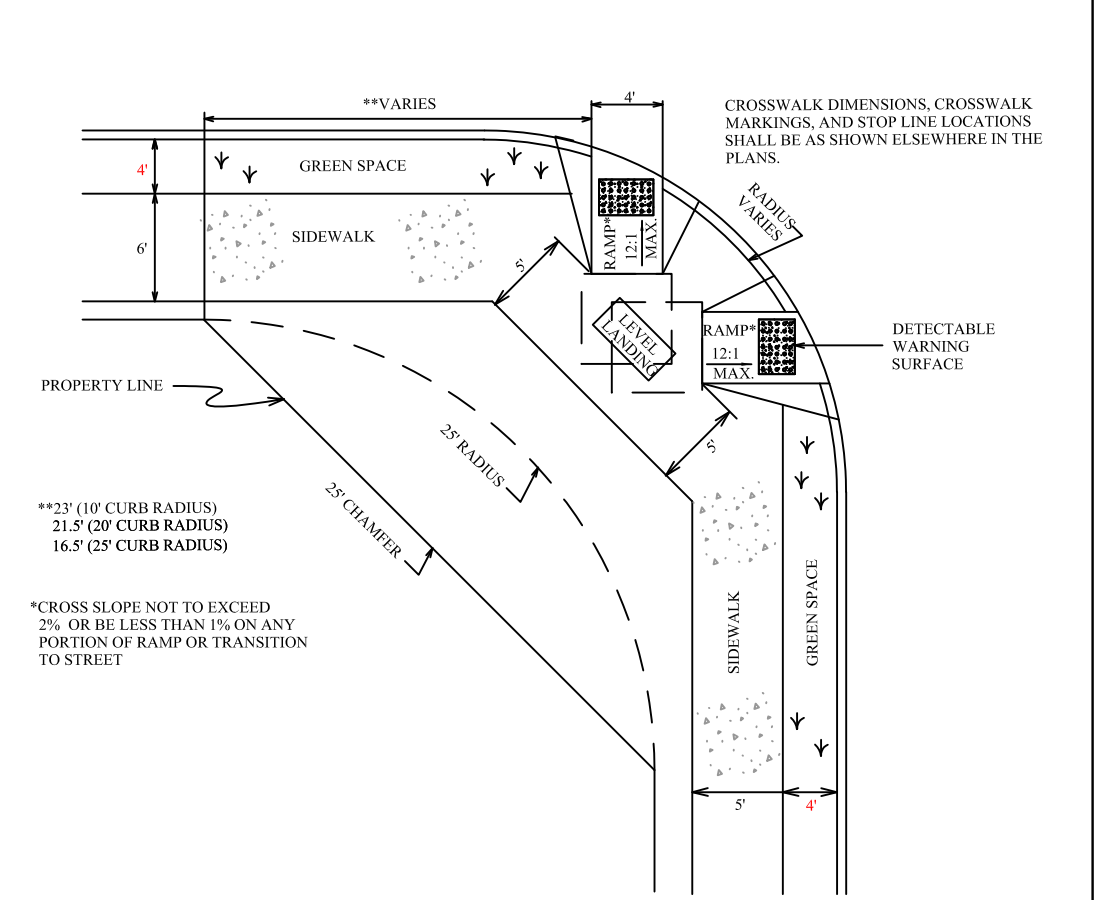
**SW2-GN01**

- PEDESTRIAN FACILITIES GENERAL NOTES**
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
  2. LANDINGS SHALL BE A 5' x 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
  3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' x 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL PATH.
  4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
  5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
  6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16-TAC 46-01-BE.
  7. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 3' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
  8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
  9. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
  10. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
  11. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
  12. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
  13. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

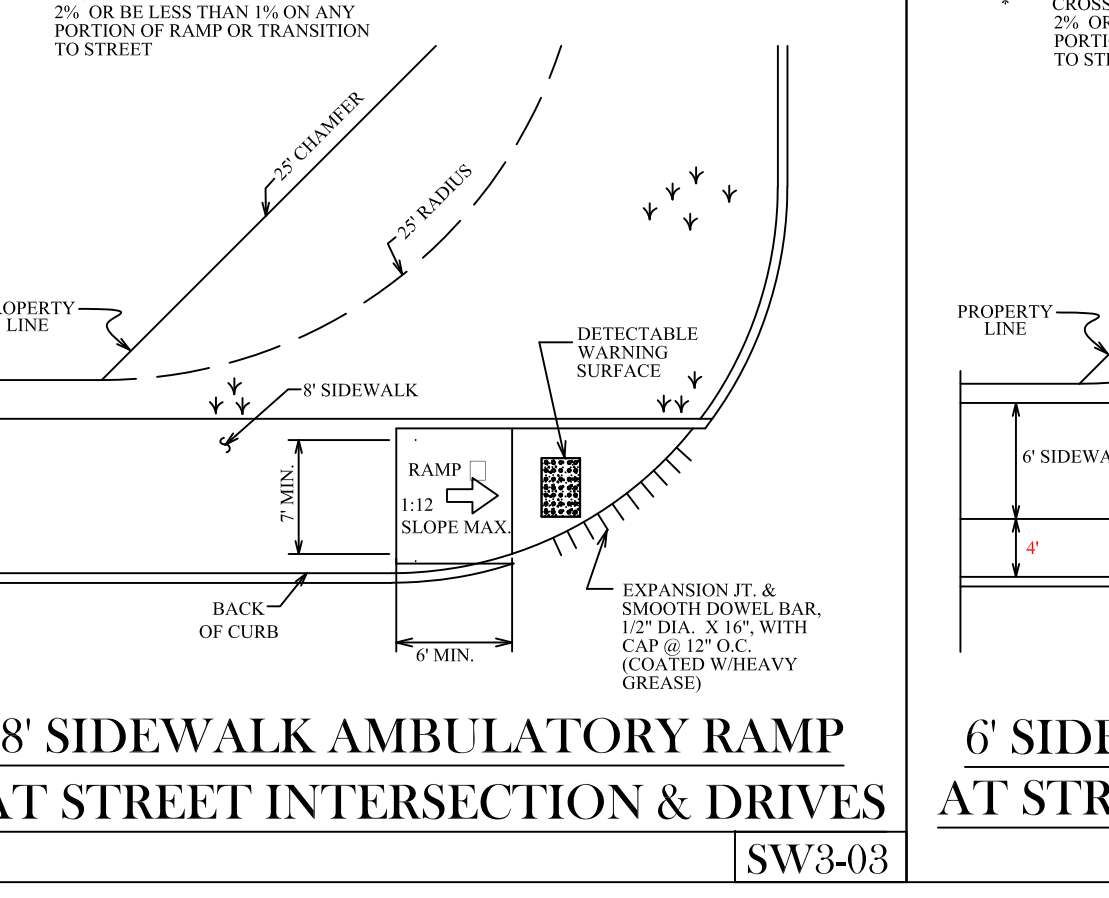
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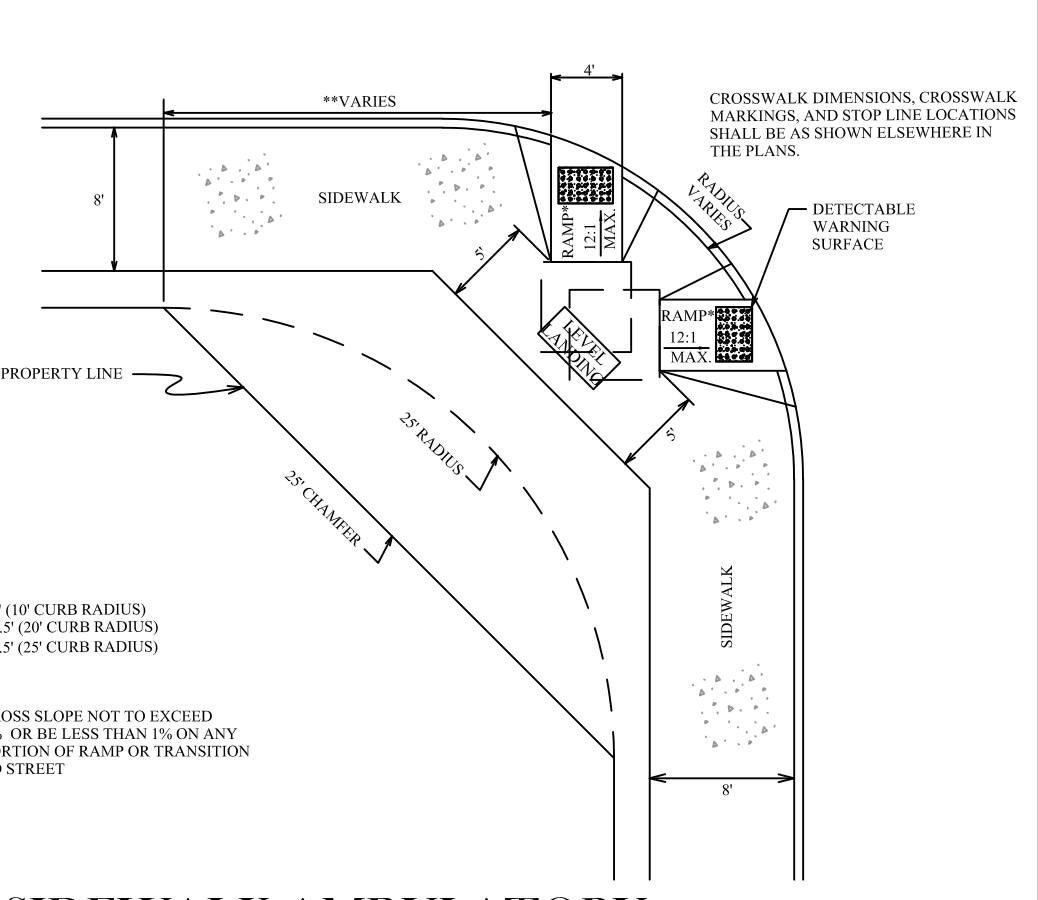
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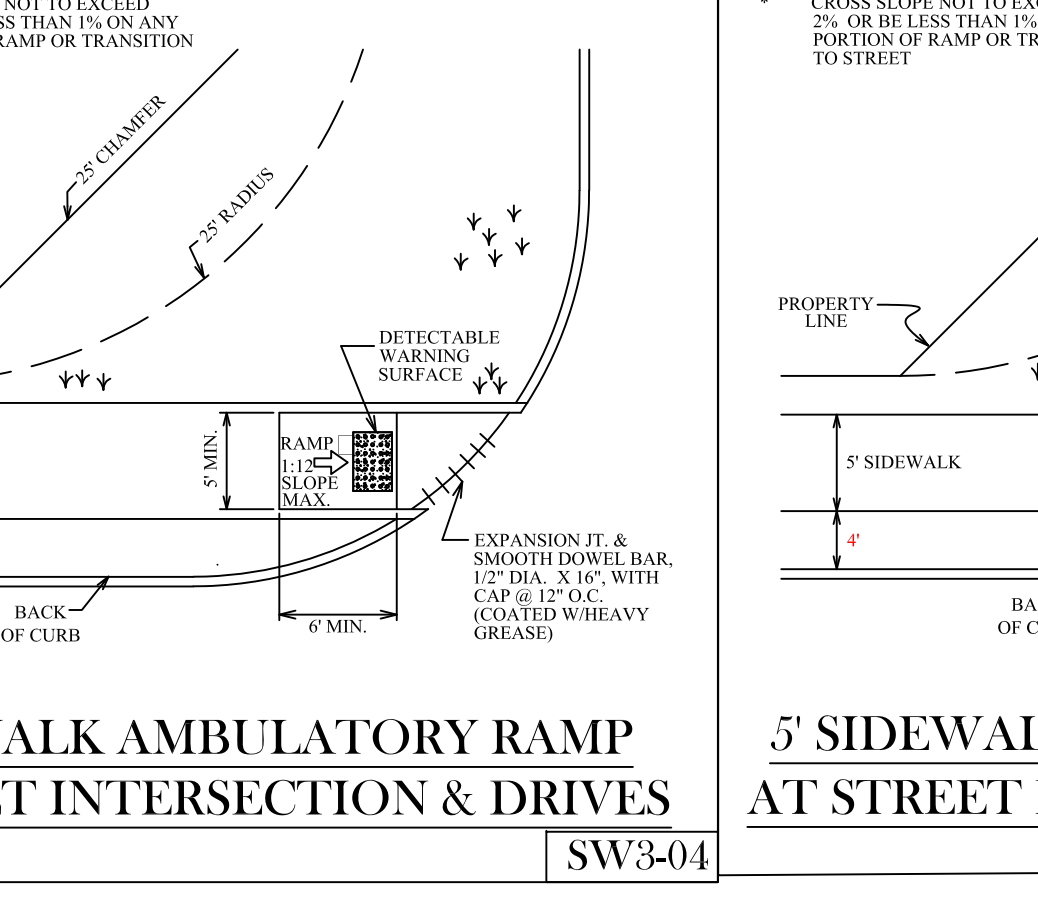
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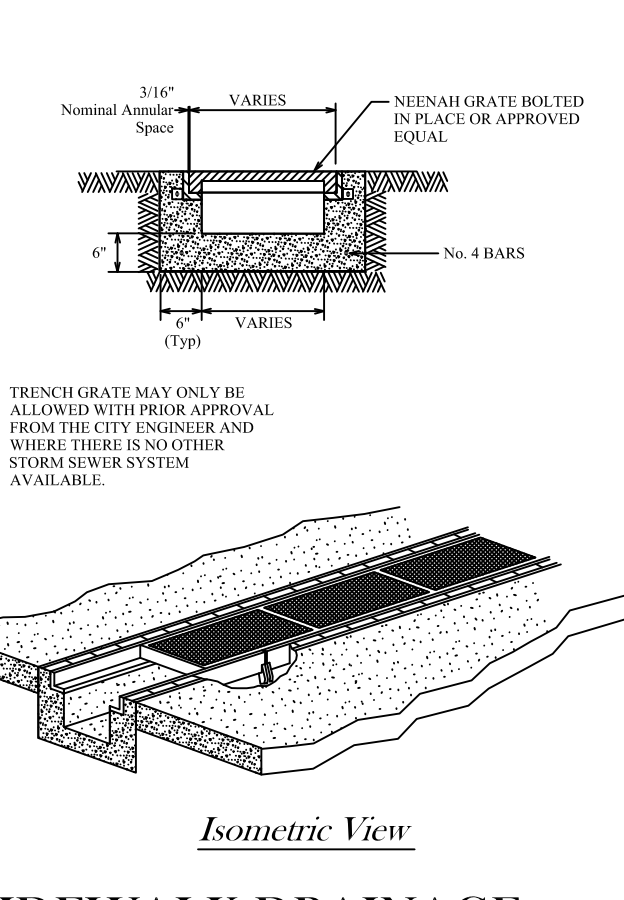
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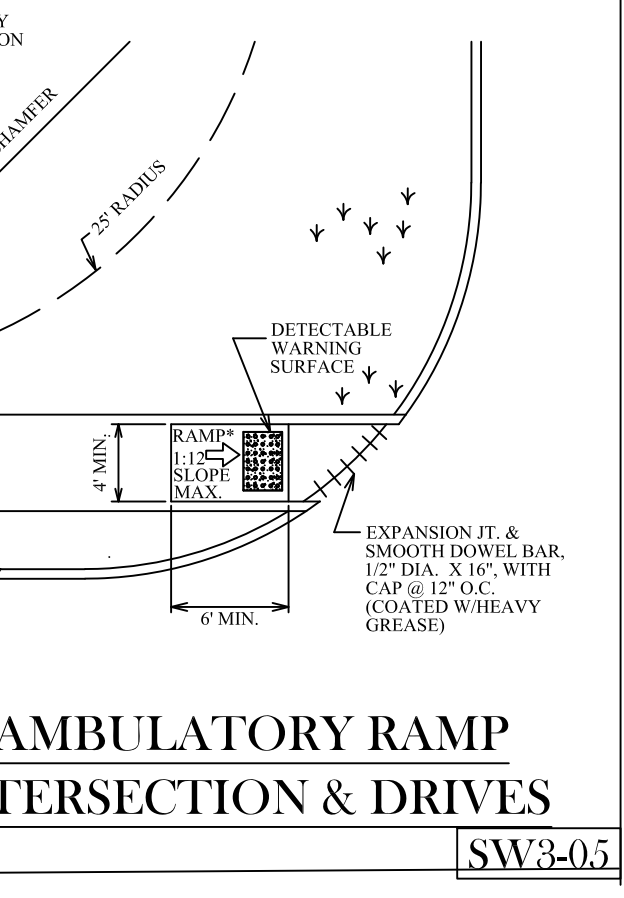
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**SW3-04**



**SW3-02**



**SW3-05**