LEGEND

- Electrical Manhole
- Fire Hydrant
- Gas Manhole
- Gas Meter
- Guy Anchor
- Iron Pipe Found
- Iron Rod Found
- Iron Rod Set
- Light Pole
- Power Pole
- Sewer Clean-Out
- Sewer Manhole
- Sprinkler Head
- Storm Drain Manhole
- Street Sign
- TBM
- Telephone Manhole
- Telephone Pedestal
- Traverse Point
- Water Meter
- Water Valve
- Blackjack Tree
- Cedar Tree
- Elm Tree
- Mesquite
- Pine Tree
- Post Oak
- Water Oak Tree

- 138.00 / 138.12 — Station / Top of Curb Elevation
- SD1.01 — Proposed Drainage Structure No.
- WA1.0 — Indicates Proposed Water Structure Identifier
- WS1.00 — Indicates Proposed Water Service Line Number
- SA1.00 — Indicates Proposed Sewer Structure Identifier
- SS1.00 — Indicates Proposed Sewer Service Line Number
- Ambulatory Ramp
- Prop. Handicapped Parking Sign
- Straw Bale Barrier
- Inlet Protection
- Prop. Drainage Structure w/Culvert Inlet Protection
- 14 — Prop. Inlet / Storm Drain
- Drainage Flow
- Drainage Ditch
- Indicated Drainage Flow w/Straw Bale Barrier (Straw Bale)
- Prop. Hose Bib
- P — Pipeline
- G — Gas Line
- T — Telephone Cable
- FO — Fiber Optics Cable
- OE — Overhead Electrical Line
- UE — Underground Electric Line
- UG — Underground Utilities
- SS — Ex. Sewer Line w/ size
- SS — Prop. Sewer Line w/ size
- W — Ex. Water Line w/ size
- W — Prop. Waterline & Fire Hydrant
- SF — Prop. Silt Fence
- 224 — Ex. Ground Contour Line
- 224 — Prop. Finish Grade Contour
- X — Wire Fence
- Chain Link Fence
- Pipe Fence w/ Cable
- Subdivision Boundary
- Prop. R.O.W. Line
- Easement Lines

ABBREVIATIONS

BC	BUILDING CORNER	±	PLUS OR MINUS
BM	BENCHMARK	PC	POINT OF CURVATURE
CFS	CUBIC FEET PER SECOND	PRC	POINT OF REVERSE CURVATURE
℄	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CMP	CORRUGATED METAL PIPE	P℄	PROPERTY LINE
CONC.	CONCRETE	PRO.	PROPOSED
COP	CENTERED ON PROPERTY LINE	PT	POINT OF TANGENCY
Δ	DELTA	P.U.E.	PUBLIC DRAINAGE EASEMENT
ø	DIAMETER	P.U.E.	PUBLIC UTILITY EASEMENT
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE	R	RADIUS
ELEV.	ELEVATION	R.O.W.	RIGHT OF WAY
E.O.P.	EDGE OF PAVEMENT	SD	STORM DRAIN
EX	EXISTING	SF	SQUARE FEET
F.F	FINISHED FLOOR	SS	SEWER SERVICE
FH	FIRE HYDRANT	SY	SQUARE YARD
℄	LOW LINE	STA.	STATION
FT	FOOT (FEET)	STD.	STANDARD
GALV.	GALVANIZED	SW	SIDEWALK
H.P.	HIGH POINT	TBC	TOP OF BOX CORNER
HGL	HYDRAULIC GRADE LINE	TBM	TEMPORARY BENCHMARK
IN.	INCH	TC	TOP OF CURB
LF	LINEAR FEET	TG	TOP OF GRATE
LP	LOW POINT	TI	TOP OF INLET
MH	MANHOLE	TMH	TOP OF MANHOLE
MIN.	MINIMUM	TP	TOP OF PAVEMENT
MISC.	MISCELLANEOUS	TS	TOP OF SIDEWALK
NG	NATURAL GROUND	TEL.	TELEPHONE
N.T.S.	NOT TO SCALE	VPC	VERTICAL POINT OF CURVATURE
OC	ON CENTER	VPI	VERTICAL POINT OF INTERSECTION
OCEW	ON CENTER EACH WAY	VPT	VERTICAL POINT OF TANGENCY
O.D.	OUTSIDE DIAMETER	WS	WATER SERVICE

PROPOSED GRADING AND UTILITY IMPROVEMENTS

REAGAN COURT TOWNHOMES

BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2024

VICINITY MAP

Developer:
Cao's Home LLC
2136 Chestnut Oak Circle
College Station, TX 77845
(979) 218-1445

Prepared By:
McClure & Browne
Engineering/Surveying, Inc.
1008 Woodcreek Drive, Suite 103
College Station, Texas 77845
(979) 693-3838

Sheet List Table

Sheet #	Sheet Title
INDEX (CO)	
C0.0	Cover Sheet, Vicinity Map, Legend, & Sheet Index
FINAL PLAT (FP)	
FP-1	Final Plat
DRAINAGE MAPS (DM)	
DM-1	Existing Drainage Map
DM-2	Proposed Drainage Map
SITE PLAN (C1)	
C1.1	Overall Site Plan
C1.2	Initial Erosion Control and SWPPP
C1.3	Grading Plan
C1.4	Utility Plan
CONSTRUCTION DETAILS (C2)	
SWPP	Storm Water Pollution Prevention Details
ST1	Street Details
SW1	Sidewalk Details
S1	Sanitary Sewer Details
S2	Sanitary Sewer Details
W1	Water Details
W2	Water Details

STATE OF TEXAS — JOSHUA L. FEE — 142436 — REGISTERED PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 10/25/24 DRAWN BY: JF
DESIGNED BY: JF/AR
CHECKED BY: JF

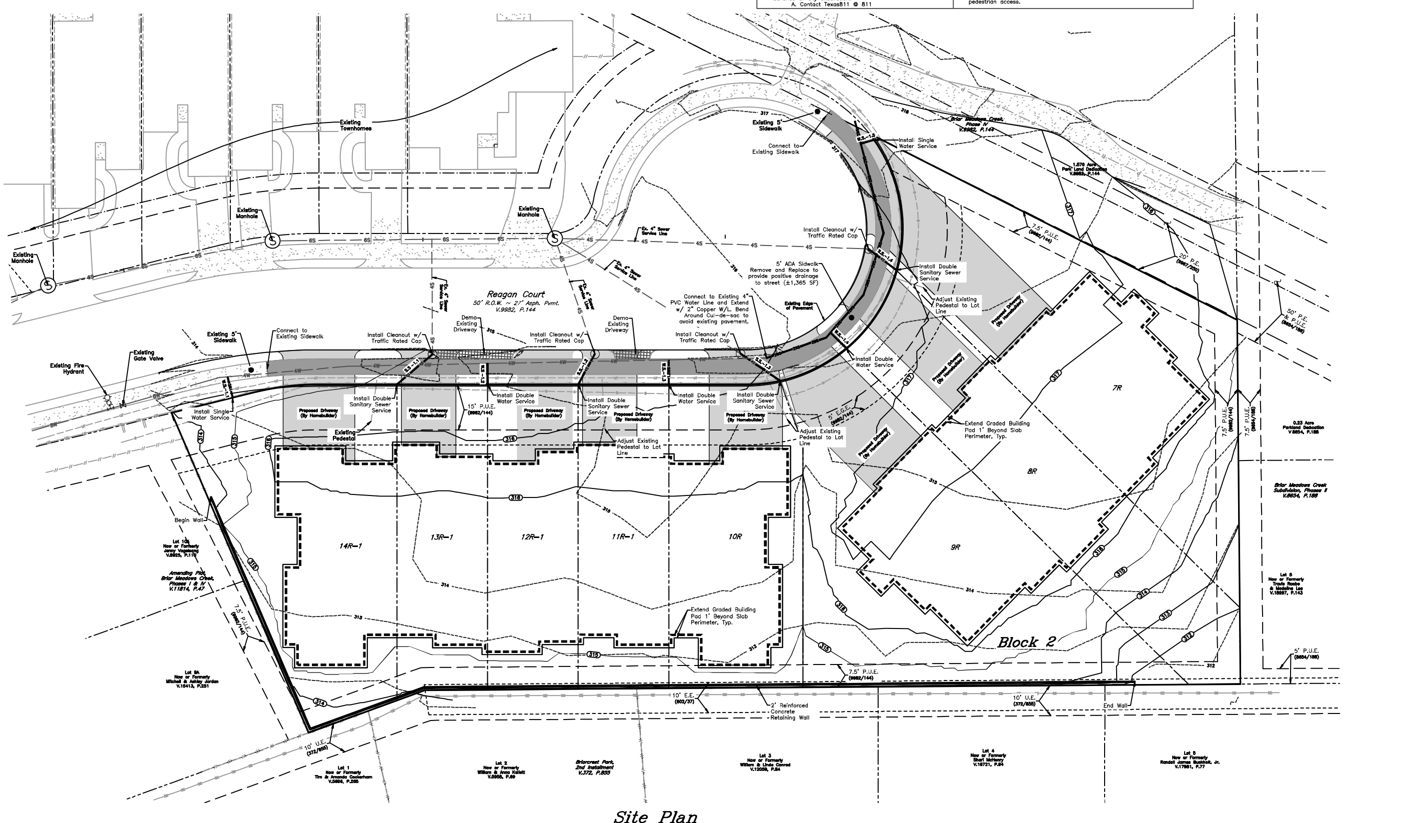
REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC. — TBPE FIRM NO. F-1386 — TBPLS FIRM NO. 10018800
1008 Woodcreek Dr., Suite 103, College Station, TX 77845 • (979) 693-3838

Cover Sheet, Vicinity Map, Legend, & Sheet Index
Reagan Court Townhomes

SHEET NO.
C0.0

GENERAL NOTES:
1. Owner & Applicant: Cao's Home, LLC.
2. This property is currently zoned RD-5 Residential.
3. Proposed Use: RD-5 Residential.
4. The total site area is 0.917 acres.
5. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
6. This property is currently zoned Residential District-5000 (RD-5).
7. Building setback lines to be in accordance with the City of Bryan Code of Ordinance for RD-5 zoning district and Sect. 62-168.-Townhouse Requirements. Additional building setback lines may be required by deed restrictions.
8. These lots follow the approved conditional use permit authorizing townhomes in Case Number CU 08-10.
9. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
10. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
    A. Contact Texas811 @ 811
11. Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
12. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
13. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
14. TRENCHING AND BACKFILLING: The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
15. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of Bryan Electrical Division.
16. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
17. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
18. It shall be the responsibility of the Contractor to file an NOI with the TCEQ and coordinate with City staff.
19. See Sheet C1.4 for Water and Wastewater demands.
20. Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.



Site Plan

SCALE: Hor: 1" = 15'

0 7.5' 15' 30'

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.

STATE OF TEXAS
10/03/2024
JOSHUA A. FRY
140436
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 10/03/24 DRAWN BY: JF
DESIGNED BY: JF/JLR
CHECKED BY: JF

REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 • Survey Reg. No. 10103300
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 • (979) 693-3838

M&B

Overall Site Plan
Reagan Court Townhomes

SHEET NO.

C1.1

10000508-C1.1