

- GENERAL NOTES**
1. DEVELOPER: SC INVESTCO, LLC
 2. CURRENT ZONING: RESIDENTIAL DISTRICT-5000 (RD-5)
 3. TOTAL LOT ACREAGE: 0.40 ACRES
 4. EXISTING CONTOURS SHOWN ARE FROM TXGIO AND ARE APPROXIMATE.
 5. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
 6. THIS TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0215F, EFFECTIVE 4/02/2014.
 7. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
 8. 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 PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 9. THE TOWNHOUSE LAND USE WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON 02/25-000015).
 10. ONE 90-GALLON ROLL-OFF CONTAINER FOR EACH UNIT IS PROPOSED FOR SOLID WASTE SERVICE.
 11. A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION IS REQUESTED ALONG FAIRWAY DRIVE.

- LANDSCAPING NOTES**
1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
 2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
 3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
 4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
 5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
 6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
 7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
 8. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	SF VALUE
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	100

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:	
PARKING & PAVEMENT	= 3,180 SF
BUILDING	= 5,850 SF
NET TOTAL	= 9,030 SF

REQUIRED LANDSCAPING:
15% OF DEVELOPED AREA SHALL BE LANDSCAPED
9,030 SF X 15% = 1,355 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES
1,355 SF X 50% = 678 SF REQUIRED

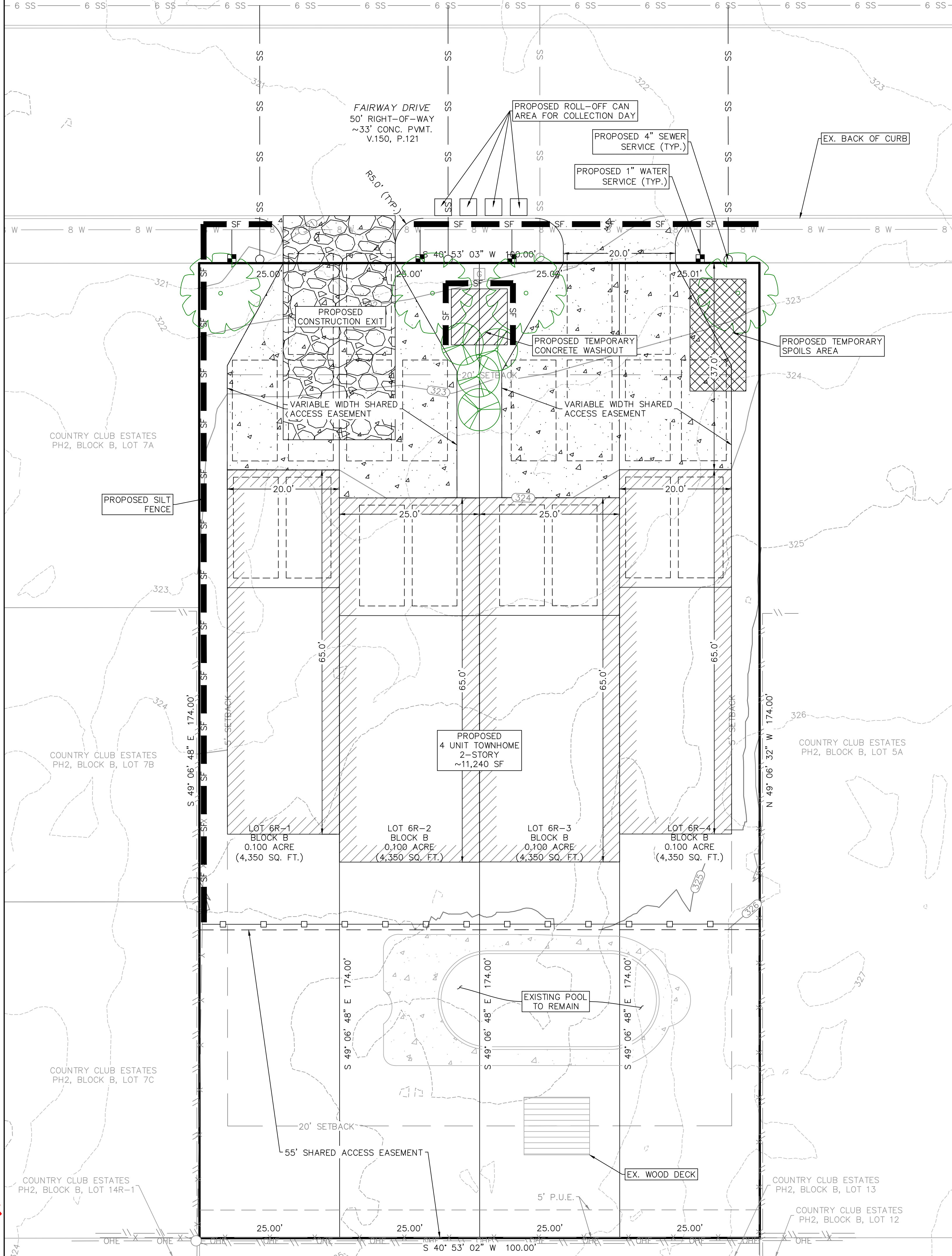
PROVIDED LANDSCAPING:	
4 CANOPY TREES @ 250 SF	= 1,000 SF
4 NON-CANOPY TREES @ 100 SF	= 400 SF
TOTAL PROVIDED	= 1,400 SF

PARKING ANALYSIS

IMPROVEMENTS:	
4 4 BEDROOM UNITS	
REQUIRED PARKING:	
16 1 SPACE PER BEDROOM	
PROVIDED PARKING:	
8 GARAGE PARKING	
12 DRIVEWAY PARKING	
20 TOTAL PROVIDED	

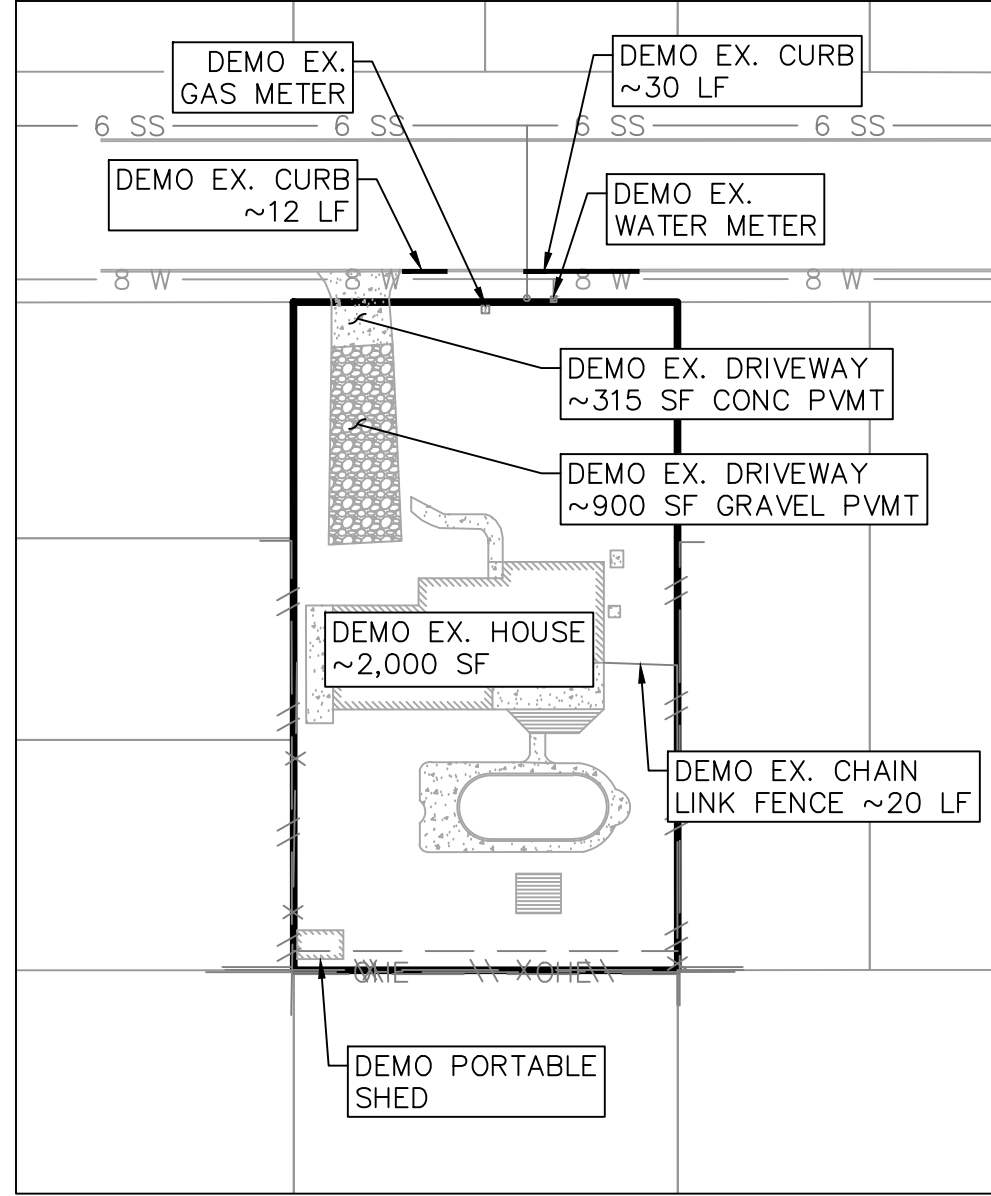


!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



LEGEND

EXISTING	PROPOSED	
	N/A	PROPERTY BOUNDARY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		GRAVEL
		MAJOR CONTOUR
		MINOR CONTOUR
		SEWER LINE, SIZE NOTED
		SEWER MANHOLE
		SEWER CLEAN OUT
		WATER LINE, SIZE NOTED
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		STORM SEWER LINE
		STORM GRATE INLET
		STORM SEWER MANHOLE
		WOOD FENCE
		WROUGHT IRON FENCE
		CHAIN LINK FENCE
		GAS LINE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD ELECTRIC
		ELECTRIC SERVICE
		TRANSFORMER
		POWER POLE
		GUY WIRE
		STREET LIGHT
		SIGN
		GAS METER



DEMOLITION PLAN

SCALE: 1" = 50'

DATE	
REVISION	
NO.	
OWNER INFORMATION	SC INVESTCO, LLC (979) 777-2215
PROPERTY INFORMATION	COUNTRY CLUB ESTATES, PH2, BLOCK B, LOT 7A 6R-1, 6R-2, 6R-3, 315 FAIRWAY DR BRYAN, TX, 77801
315 FAIRWAY TOWNHOMES SITE PLAN	
ENGINEER INFORMATION	CENTER POLE ENGINEERING BRYAN, TX 77802 (979) 213-6971 TBEL'S F-23601
PROJECT NO.	2513
DATE	11/12/2025
DESIGNED BY	TJJ
DRAWN BY	TJJ
CHECKED BY	PRJ
PRELIMINARY THIS DRAWING IS FOR PRELIMINARY PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 11/12/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.	
SHEET NUMBER C2	