

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.
- 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 Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all BCS guidelines, details, & specifications.
- See Sheet C1 - General Notes

Parking Analysis:

Proposed Improvements:
3 - 3 Bedroom Townhomes
New Required Parking:
9 - 1 Space per Bedroom
Total Proposed Parking
15 - Straight in Parking
15 Total Parking

Landscape Analysis:

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

Net Total =	11,463 SF
	(86.0% Impervious)

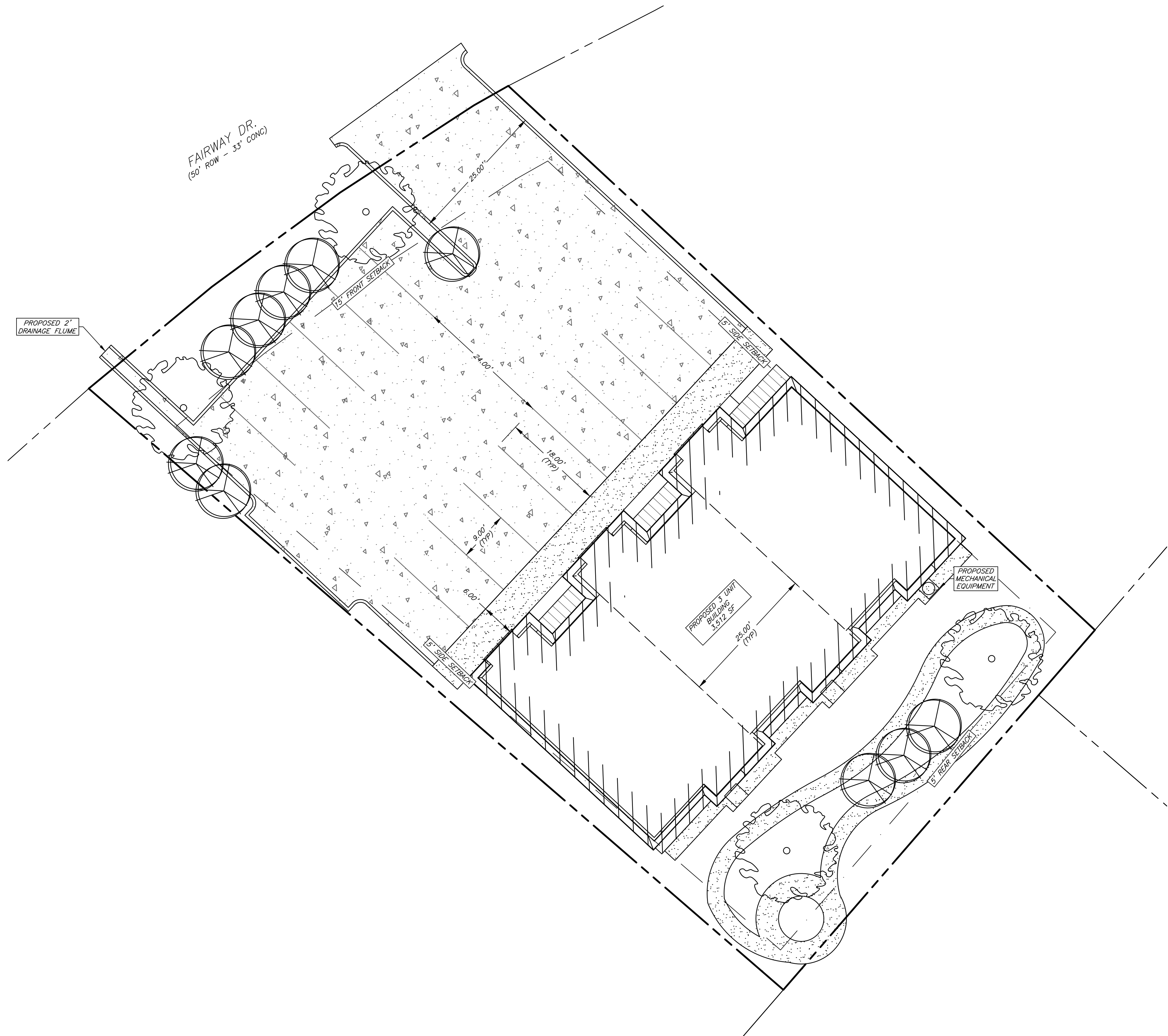
Requirements:

Disturbed Area	11,463 SF @ 15%	=	1,719 SF
Net Total =			1,719 SF

Provided:

Proposed Canopy Trees	4 @ 200 SF	=	800 SF
Proposed Non-Canopy Trees	10 @ 100 SF	=	1,000 SF
Net Total =			1,800 SF

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



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 28-May-26. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

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

Project Name and Address:

Fairway Townhomes #2
Country Club Estates No. 2
Block B, Lot 1 - 0.32 AC
303 Fairway Dr.
Bryan, Brazos County, Texas

Date:	May 2026	Sheet:	C1
Scale:	As Noted		
Drawn By:	OE		

J4 Engineering 5/28/2026 J4E-Project # 26-026 \\fe-servr\1\2026\26-026 Fairway Townhomes #2-Site Plan.dwg