

- ### Site Specific Notes:
- The owner of the property is Aggie Hawk, LLC. The subject property is Block B, west part of Lot 1 of the Country Club Estates Phase 2 Subdivision, located at 303 Fairway Drive, Bryan, Brazos County, Texas 77801.
  - The proposed building is a 3-unit, 2-story building with 3 bedrooms per unit with fire sprinklers totaling 3,512 SF, FF=335.50' & Height=28.50'
  - The subject property is zoned, Residential District-5000 (RD-5).
  - Fire flow demand is 1500 gpm. The existing hydrant at the intersection of Fairway Drive and Green Street will provide the hydrant 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 0.263 acres (~11,463 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.
  - All signage to be permitted separately in accordance with the sign ordinance.
  - Conditional Use Permit, Case No. \_\_\_\_\_ has been approved by the Planning and zoning Commission on \_\_\_\_\_

### Parking Analysis:

Proposed Improvements:

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

### Landscape Analysis:

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

Net Total = 11,463 SF (96.0% Impervious)

Requirements:

Disturbed Area	11,463 SF @ 15%	1,719 SF
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.

**NOTICE!**

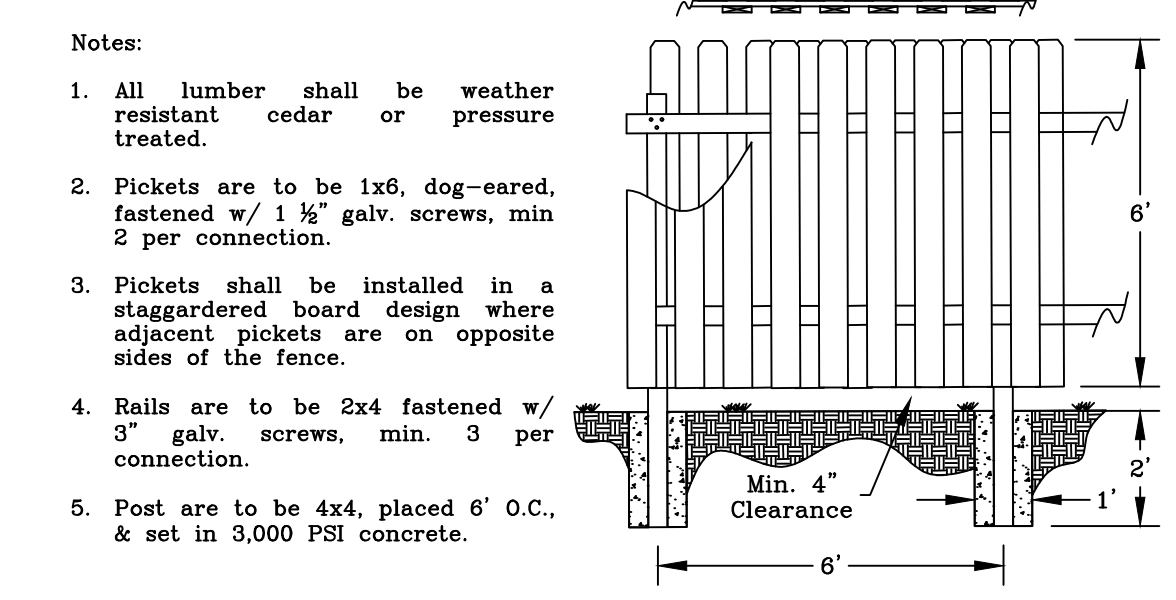
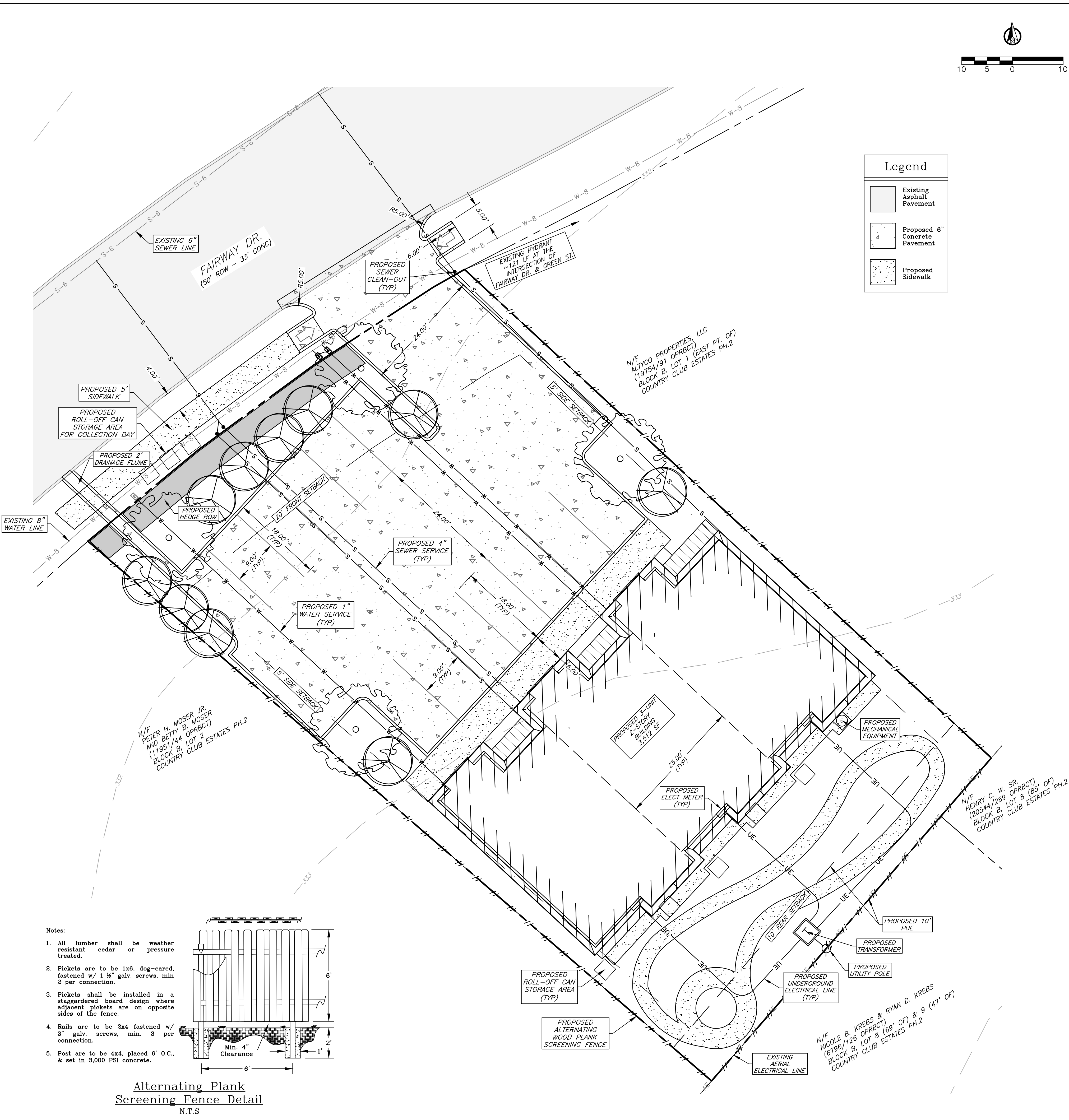
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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:

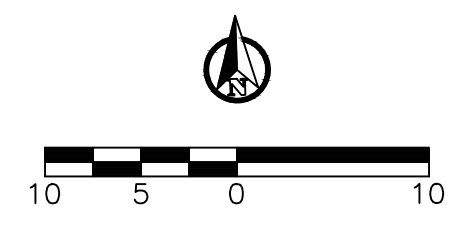
Texas One Call: 800-245-4545  
 Lone Star One Call: 800-669-8344  
 Texas Excavation Safety: 800-344-8377  
 City of Bryan: 979-209-5900  
 System (Digless):  
 Bryan Texas Utilities: 979-821-5865  
 Atmos Energy: 979-774-2506  
 Frontier: 979-821-4300  
 Suddenlink: 979-846-2229

- ### 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.

- ### 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.



Alternating Plank Screening Fence Detail  
N.T.S.



### Legend

	Existing Asphalt Pavement
	Proposed Sidewalk

# 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

Owner/Developer:  
Aggie Hawk, LLC  
543 W.D. Fitch Pkwy, Suite 115  
College Station, TX 77845

Surveyor:  
Kerr Surveying, LLC  
1718 Briarcrest Drive  
Bryan, TX 77802

## Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on 1-17-26. 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:	July 2026	Sheet:	C1
Scale:	As Noted		
Drawn By:	OE		

J4 Engineering 7/1/2026 J4E-Project # 26-026 J4E-2026-08-026 Fairway Townhomes #2\Fairway Townhomes#2-Site Plan.dwg