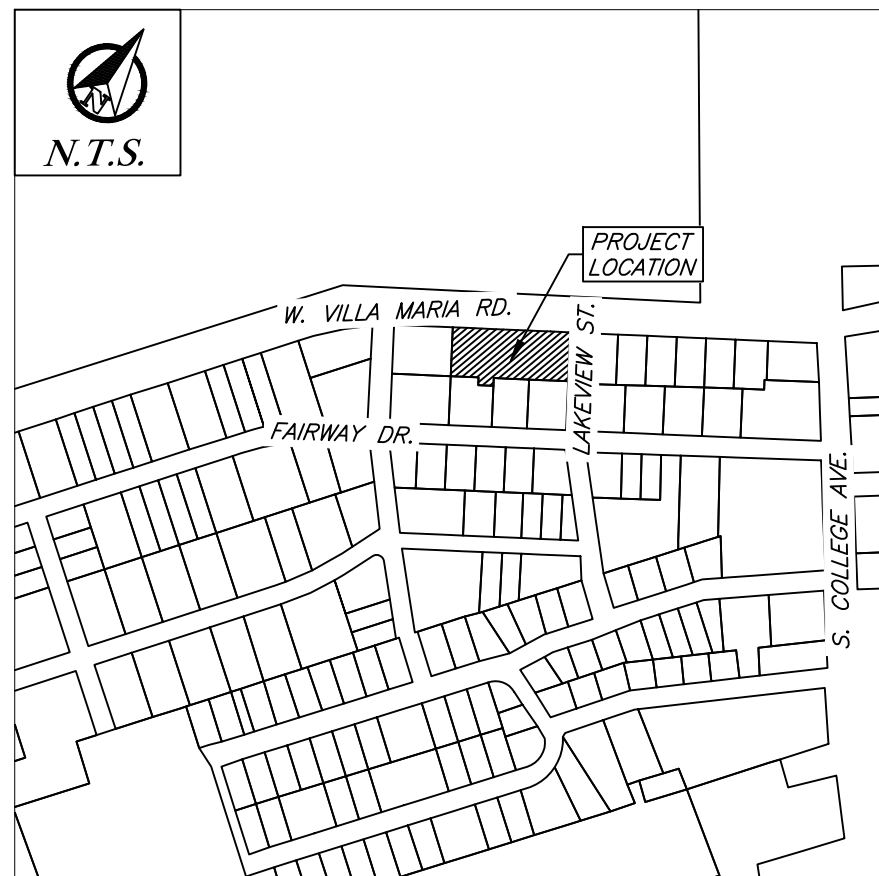


Site Plans for:
Villa Maria Townhomes II

Country Club Estates Addition Phase 1
Block B, Lots 3R-1 to 3R-11
- 0.872 AC, 205 W Villa Maria Rd.
Bryan, Brazos County, Texas



VICINITY PLAN

OWNER/DEVELOPER:

Optimal Housing Five, LLC
2529 Shenandoah Dr.
Tyler, TX 75701

ENGINEER:



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



Know what's below.
Call before you dig.

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Pavement and Grading Plan
C4	Drainage Plan
L1	Landscape Plan
S1	BCS Unified Sewer Details
S2	BCS Unified Sewer Details
W1	BCS Unified Water Details
W2	BCS Unified Water Details
D	BCS Unified Drainage Details
ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details

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

Released for Review

September 2026

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. 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. The contractor shall also notify the engineer if design changes need to be made 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. Where existing utilities or service lines are cut, broken, or damaged, the contractor shall repair or replace the utilities or service line with the same type of material and construction or better. This material and work shall be at the contractor's own expense.
6. During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical. The contractor shall clean and remove from the project area all surplus and discarded materials, temporary structures, and debris of any kind and shall leave the project site in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
7. Contractor is responsible for OSHA established trench safety as described in the federal register 29 CFR Part 1926. A trench safety plan should be prepared and a "competent person" appointed prior to any and all excavating operations exceeding 5' depth. The plan is to be prepared and sealed by a registered Texas professional engineer and shall be submitted to the City of College Station and consulting engineer prior to any excavation on the project.
8. A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of redline drawings, recording as-built conditions during construction. These redline marked up drawings will be submitted to the design consultant who will make the changes on the original tracings, labeling each sheet in the set as "record drawings".
9. The contractor shall be responsible for safeguarding and protections all material and equipment stored on the jobsite. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuries, during and after working hours, until project completion.
10. Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment is to be stored overnight at locations so as not to block streets or drives. Materials are to be protected from damage by the elements.
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. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
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. The pavement be cleaned daily.
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), which ever is greater. All trenching and excavation shall be done in strict accordance with current OSHA requirements and all other applicable safety codes and standards.
2. Minimum bury or cover specified is to be measured from finish grades. Where utility lines 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. In structural areas (i.e. under foundations, pavement, walks, etc.) the utility shall be bedded and initial backfill with cement stabilized sand. Final backfill in these areas shall be compacted by mechanical tamping to structural backfill requirements.
4. Regardless of elevations shown for manhole rims, clean-out covers, or grates, these items shall be installed flush with the pavement elevations and slopes. Manholes and clean-outs not in pavement areas shall be set 3 inches above the finish grade.
5. Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing and construction. Notify the engineer at once if any conflict.
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. The contractor shall locate and provide the necessary storage areas for materials and equipment.
9. Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.
10. This project shall be built by means of open cut except as noted on the drawings. Contractor shall 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.

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. Other public utilities shall be installed in accordance with the utility company's specifications. Showings, drawings or specifications differ with other utility company's specifications, the drafter of the two shall apply.
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.

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. Any materials to be demolished or cleared shall be completely removed and disposed of. This work will not only consist of above ground items, but underground elements as well, including but not limited to: tree roots, foundation systems, old pipes, etc. The contractor shall notify the engineer of any additional items that require demolition, not identified on these plans, prior to removal.
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. Flexible pavement shall be saw cut a minimum of 24" beyond any proposed structures.
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. When issued, it's use is intended solely for the individual or entity to which it is addressed. The material is intended for use by the recipient named, only, and permission is not granted to the recipient for duplication of these documents in any form or fashion. The recipient understands that this data is authorized "as is" without any warranty as to it performance, accuracy, freedom from error, or as to any results generated throughout its use. The recipient also understands and agrees that J4E, upon release of such data, is no longer responsible for their use or modification. The user and recipient of the electronic data accepts full responsibility and liability for any consequences arising out of their use.
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 ½" 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. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures.
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. When field conditions warrant off-site grading, permission must be obtained from the affected property owner(s). Any adjacent property and right-of-way disturbed during construction will be returned to there existing conditions or better.

Erosion Control Notes:

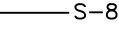
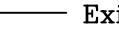
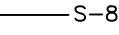
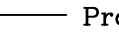
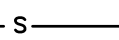
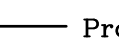
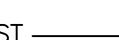
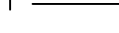
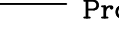
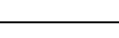
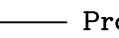
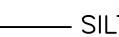
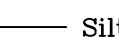
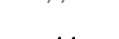
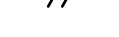
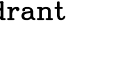
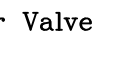
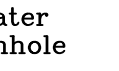
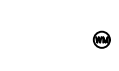
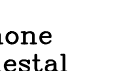
1. Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc...) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.

- properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
3. All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment levels reach 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
4. During construction, contractor shall maintain best management practice (bmp). Sediment fences may be used, but contractor shall control all storm water leaving the site.

- a. All reinforcing steel shall be deformed billed steel bar having a minimum yield strength of not less than 60 KSI conforming to ASTM A615, Grade 60.
- b. All reinforcing steel shall be free from rust or other bond reducing agents.
- c. All splices in pavement and curbing steel shall be staggered and lapped 30 inches times the bar diameter or 12 inches, whichever is greater.
- d. Concrete coverage for the reinforcing steel shall comply with the ACI code, latest edition. The steel shall have a minimum 1 1/2 inch clearance.

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. This clearance shall be measured from outside of pipe to outside of pipe, or sleeve, whichever is more conservative.

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.

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

1. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

This document is released for the purpose of interim review under the authority of Glenn Jones P.E. 97600 on 16-Sep-26. It is not to be used for construction, bidding, or permitting purposes.

No.	Revision/Issue	Date

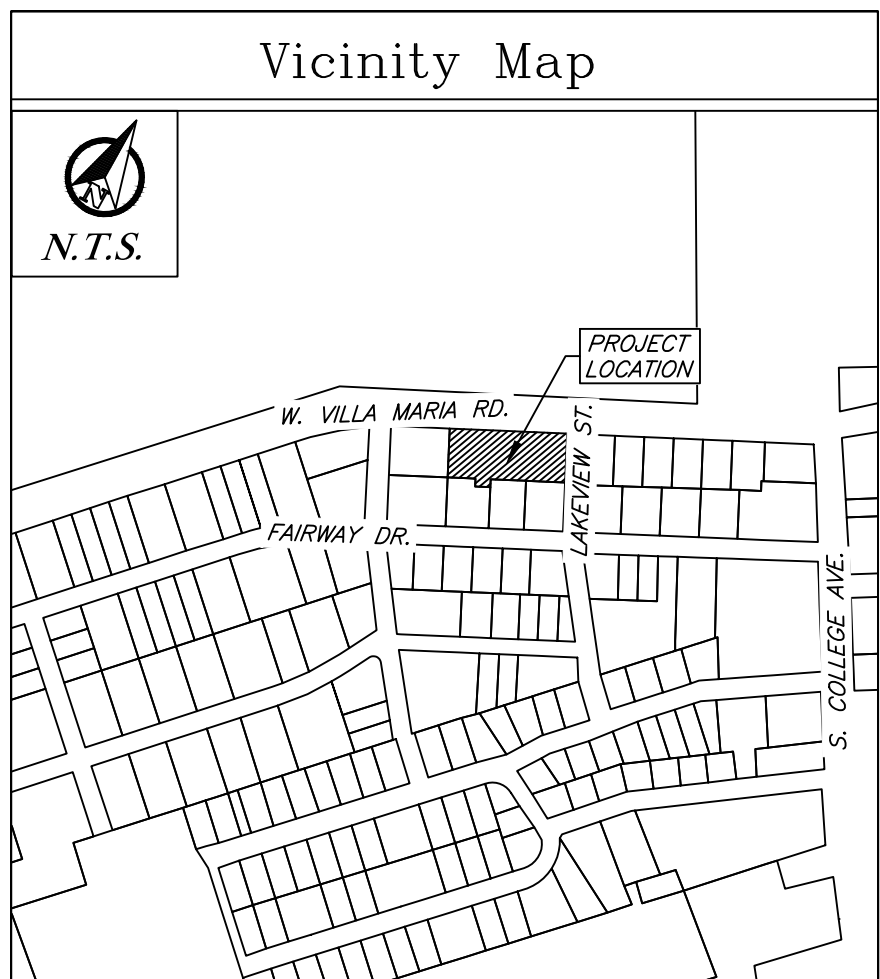
 **J4 Engineering**
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

e and Address:
Villa Maria
Townhomes II

*Country Club Estates Addition Phase 1
Block B, Lots 3R-1 to 3R-11
-0.872 Acres, 205 W Villa Maria Rd.
Bryan, Brazos County, Texas*

Drawn By:

 $C1$



- Site Specific Notes:
- The owner of the property is Optimal Housing Five, LLC. The subject property is Block B, Lots 3-6 & Part of Lots 2, 14-15, located at 205 W Villa Maria Rd, Bryan, Brazos County, Texas.
 - The proposed buildings are as follows:
 - Building A: Two-Story Type Vb without fire sprinklers totaling 6,902 SF.
 - Building B: Two-Story Type Vb without fire sprinklers totaling 8,352 SF.
 - The subject property is zoned Residential District 5000 (RD-5) & the intended use is townhomes.
 - Fire flow demand is 1,000 gpm. The proposed hydrant on Villa Maria Road and the existing hydrant on Fairway 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. 48041C021SF, Revised Date, April 4, 2012
 - The developed area for this project is 0.682 acres (29,704 SF).
 - Two, 6' X 10' side-load dumpsters are proposed for this site.
 - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
 - The proposed land use was approved by the Planning and Zoning Commission on through Conditional Use Permit Case No. CU28-000008.

- 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.

- Parking Analysis:
- Proposed Improvements:
- 11 - 4 Bedroom Units
- New Required Parking:
- 44... 1 Space per Bedroom
- 44... Total Required
- Total Proposed Parking:
- 31... Straight in Parking
- 22... Garage Parking
- 53... Total Provided

Fire Lane Striping:

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.

NOTICE!

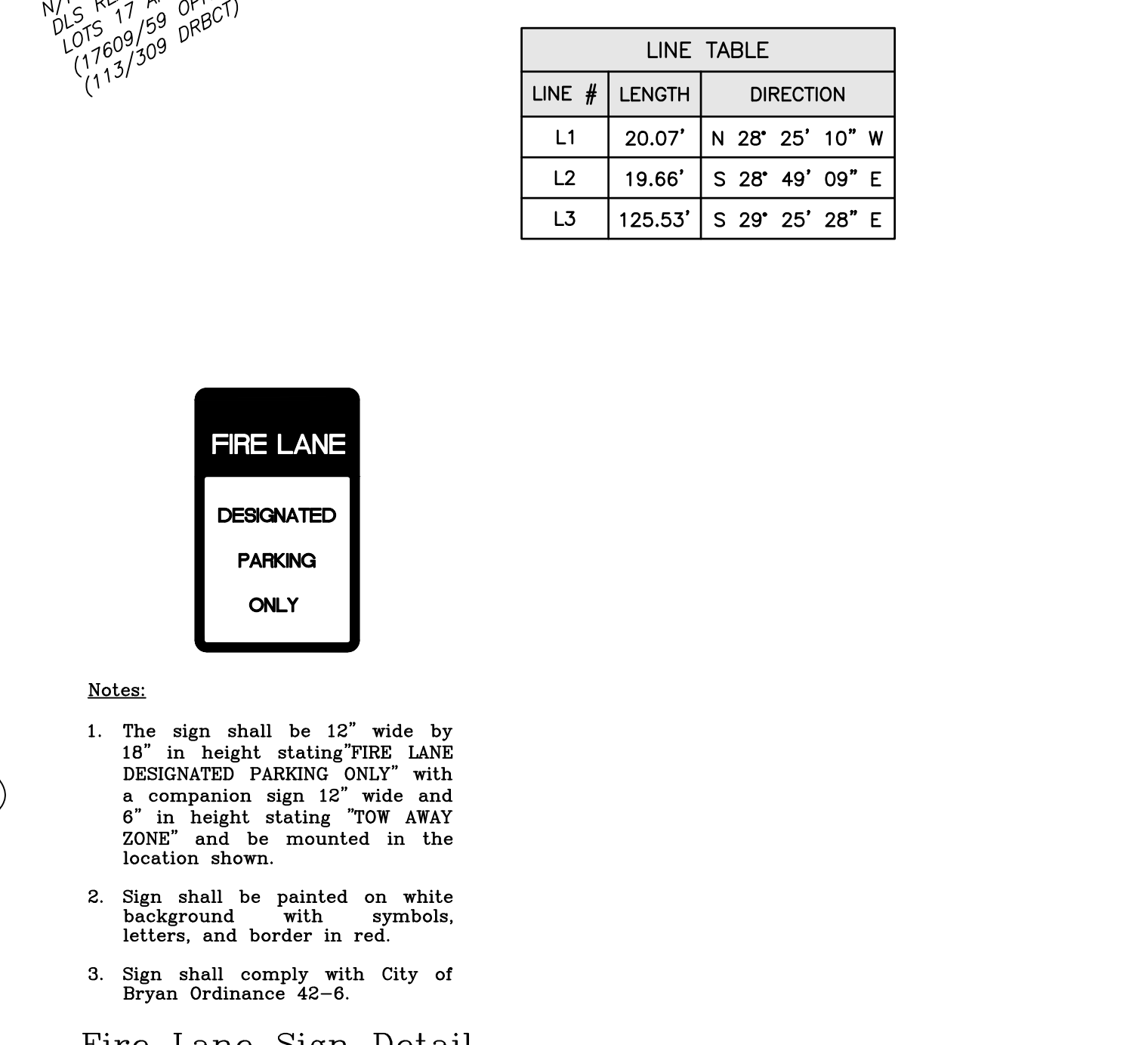
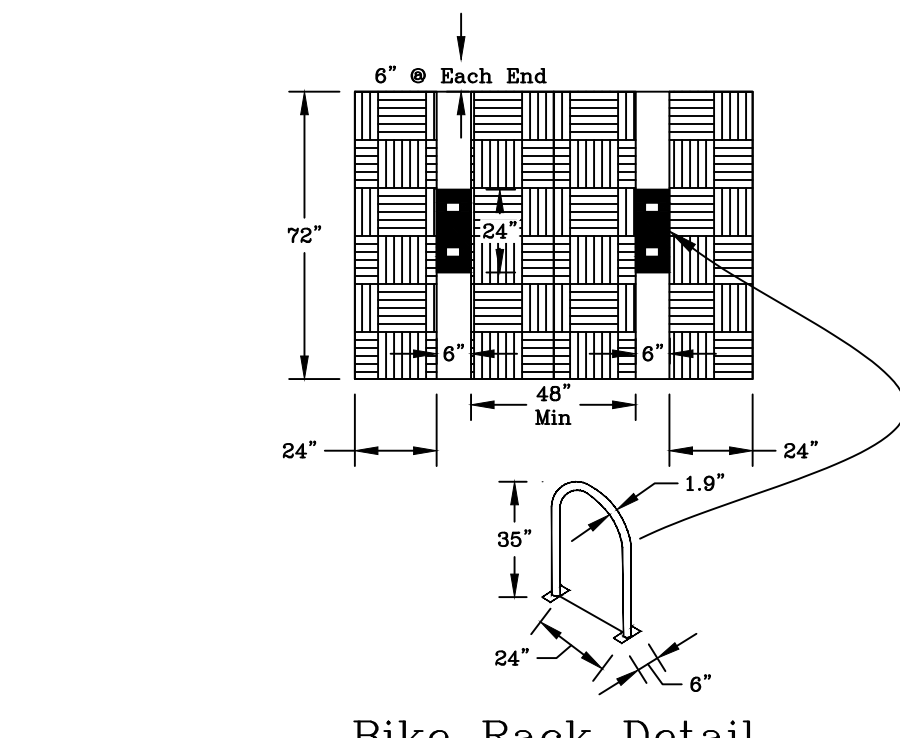
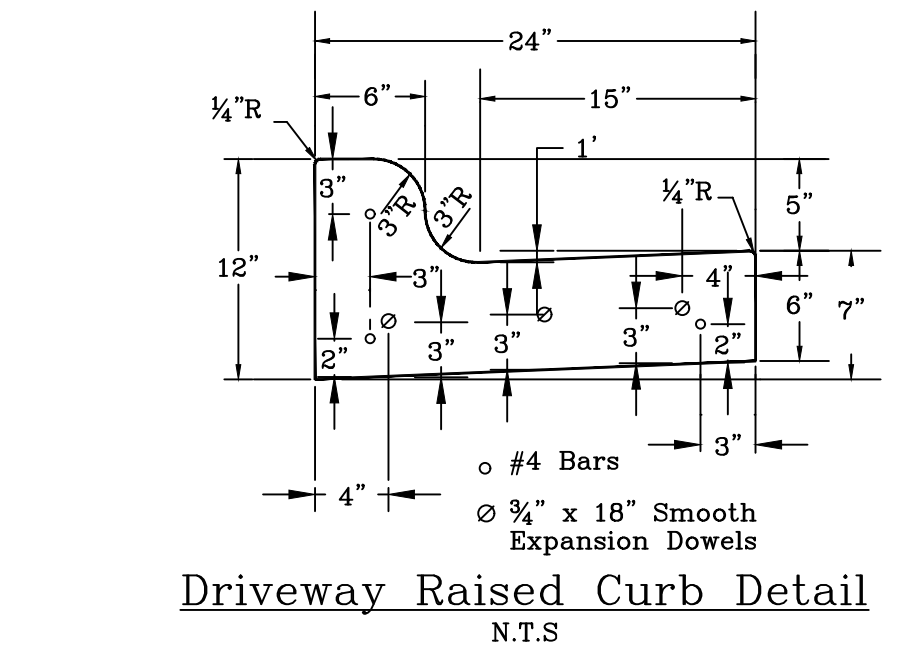
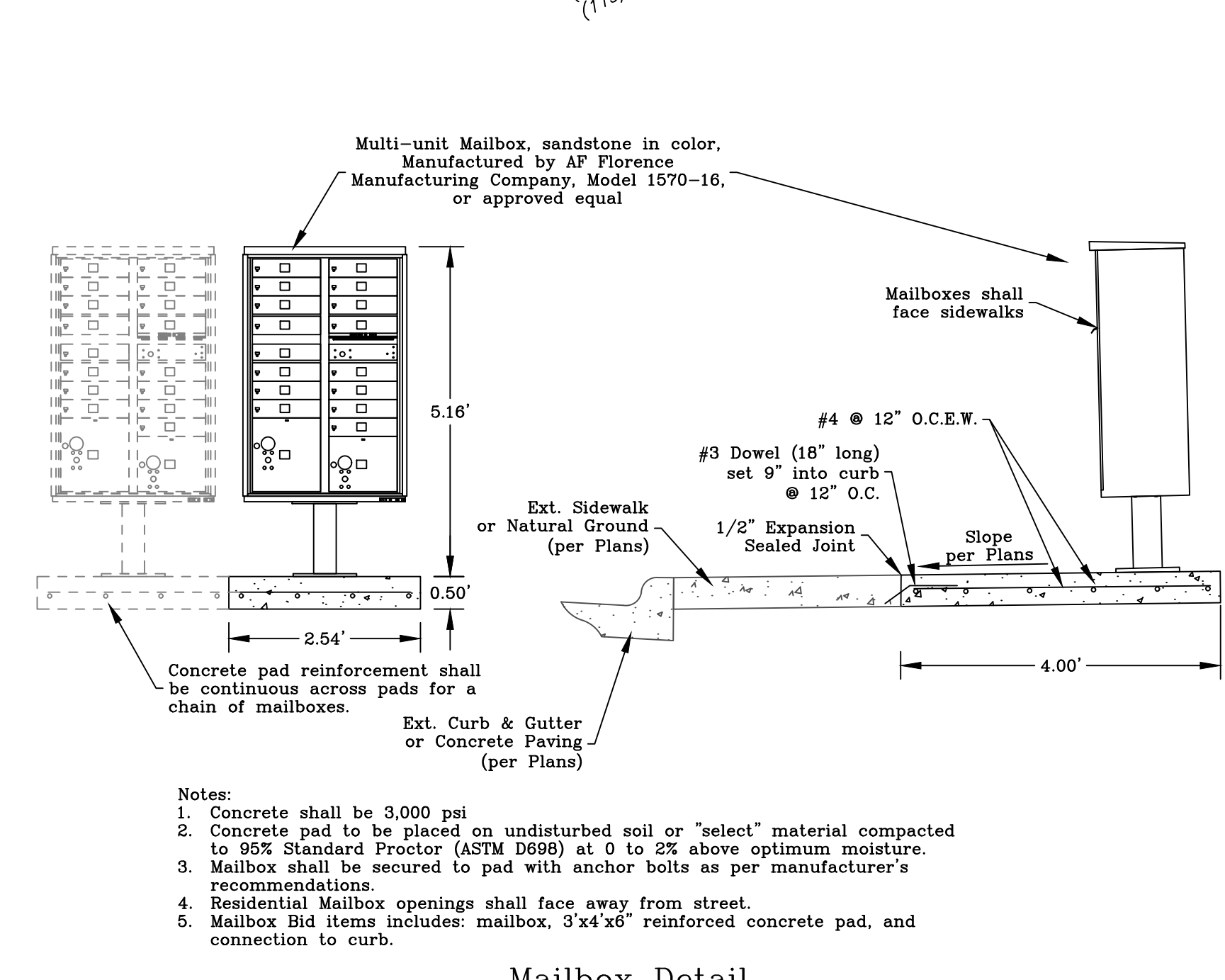
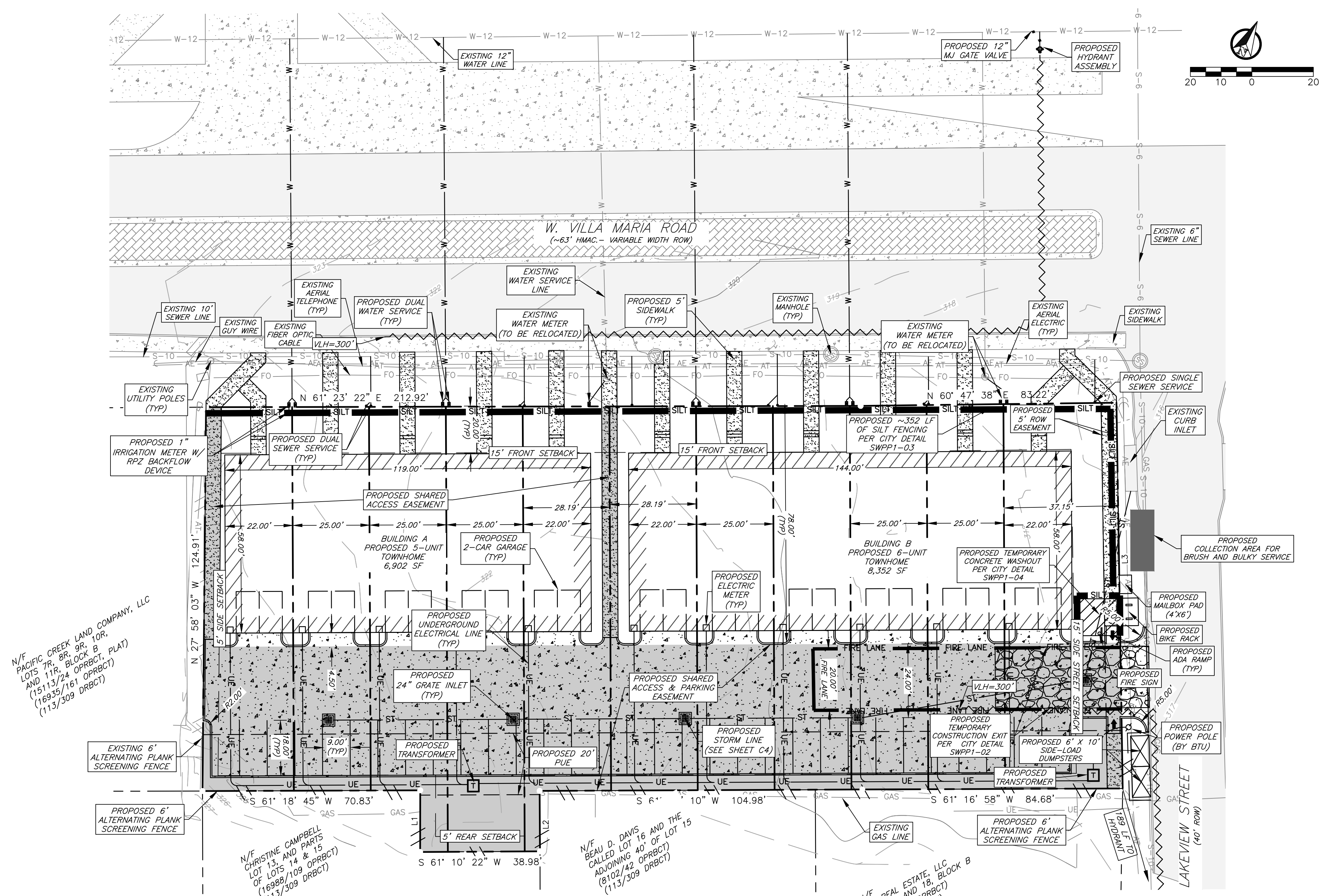
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete.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

- Solid Waste Notes:
- Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
 - If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
 - Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" O.C.W and the pad shall extend an additional 10' in front of the containment area.
 - The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
 - An all-weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
 - The pad, screening and doors will be constructed and maintained at the property owner's expense.
 - Containment areas are preferred to be on flat/level service areas. The apron/approach in front of the enclosure should be level with the enclosure with no more than 2% grade variance.



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:
Optimal Housing Five, LLC
2529 Shenandoah Dr.
Tyler, TX 75701

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

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:

Villa Maria Townhomes II
Country Club Estates Addition Phase 1
Block B, Lots 3R-1 to 3R-11
-0.872 Acres, 205 W Villa Maria Rd.
Bryan, Brazos County, Texas

Date:	Sheet:
September 2026	C2
Scale:	As Noted
Drawn By:	CB

\\4e-server\j\2024\24-021 VM Townhomes II\Site Plan\VM Townhomes II - Site Plan 3.dwg
44B Project #24-021
9/16/2026
J4 Engineering

Paving Notes:

1.

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.

2.

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.

3.

Subgrade shall be stabilized per the "Subgrade Stabilization Table."

4.

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.

5.

A sand leveling course under concrete pavement is NOT permitted.

6.

Joint sealant material to be Sonneborn SL-1 or approved equal.

7.

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.

8.

Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.

9.

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:

1.

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.

2.

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.

3.

ADA ramp slopes shall not exceed 1v:12h.

4.

The topography shown is from field survey data.

5.

Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.

6.

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.

7.

Refer to pavement plan for pavement construction details and notes.

8.

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.

9.

The contractor shall field verify and locate all existing utilities on site prior to demolition.

10.

The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.

11.

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.

Steel Reinforcing Bars

Concrete Pavement

Per Plan

8" Stabilized Subgrade to Extend 1' outside the Edge of Pvmnt

1. 6" Pavement - use #4 rebar @ 18" O.C.E.W.

Typical Concrete Paving Section

N.T.S.

Legend

Existing Asphalt Pavement

Existing 6" Concrete Sidewalk

Proposed 6" Concrete Pavement

Proposed Sidewalk

Contraction Joint Detail

N.T.S.

Expansion Joint Detail

N.T.S.

Typical Sidewalk

N.T.S.

Typical Step Detail

N.T.S.

Cut/Fill Report

Volume Summary

Name	Depth (ft)	2d Area (sq-ft)	Cut (yards)	Fill (yards)	Net (yards)
Cut/Fill	N/A	43042.00	234.00	1042.00	808.00 <fill>
Foundations	2.00	15254.00	1129.93		-1129.93 <cut>
Pavement	0.33-0.67	16682.00	295.15		-295.15 <cut>
Total					-617.07 <cut>

Notes:

1. All lumber shall be weather resistant cedar or pressure treated.

2. Pickets are to be 1x6, dog-eared, fastened w/ 1 1/2" galv. screws, min 2 per connection.

3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.

4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.

Typical Side Load Dumpster Enclosure - Plan

N.T.S.

W. VILLA MARIA ROAD

(~63' HMAC - VARIABLE WIDTH ROW)

PROJECT BENCHMARK:

X' IN SQUARE SET IN CONCRETE ~60.31'

SOUTHWEST OF THE NORTH PROPERTY CORNER HEREOF

N:10218191.27 E: 3545644.96

ELEV: 319.54'

CONTROL POINT:

N:10218191.27 E: 3545644.96

LAKEVIEW STREET

(40' ROW)

MATCH EXISTING GRADE

Typical Side Load Dumpster Enclosure - Plan

N.T.S.

Pavement and Grading Plan

General Notes:

1. The topography shown is from field survey data.

2. Refer to Final Plat for all lot dimensions and bearings.

3. 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.

4. 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.

5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

6. 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.

7. 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.

8. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.

9. See Sheet C1 - General Notes

TC - Top of Curb

FL - Flow Line

TW - Top of Sidewalk

TP - Top of Pavmt

EG - Existing Grade

PG - Proposed Grade

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J4 Engineering

PO Box 5192 - Bryan, Texas - 77805

979-739-0567 www.J4Engineering.com

Firm# 9951

Project Name and Address:

Villa Maria Townhomes II

Country Club Estates Addition Phase 1

Block B, Lots 3R-1 to 3R-11

~0.872 Acres, 205 W Villa Maria Rd.

Bryan, Brazos County, Texas

Date: September 2026

Scale: As Noted

Drawn By: CB

Sheet: C3

Landscape Notes:

1. All trees shall be provided as container grown trees.
2. 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.
3. 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.
4. 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 dependent on growing conditions.
5. 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 Ryegrass/Bermuda mixture.
6. 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.
7. "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
8. 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 62-429(a)(2)(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.
9. 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.
10. 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= 29,704 SF
(78.2% Impervious)

Requirements:

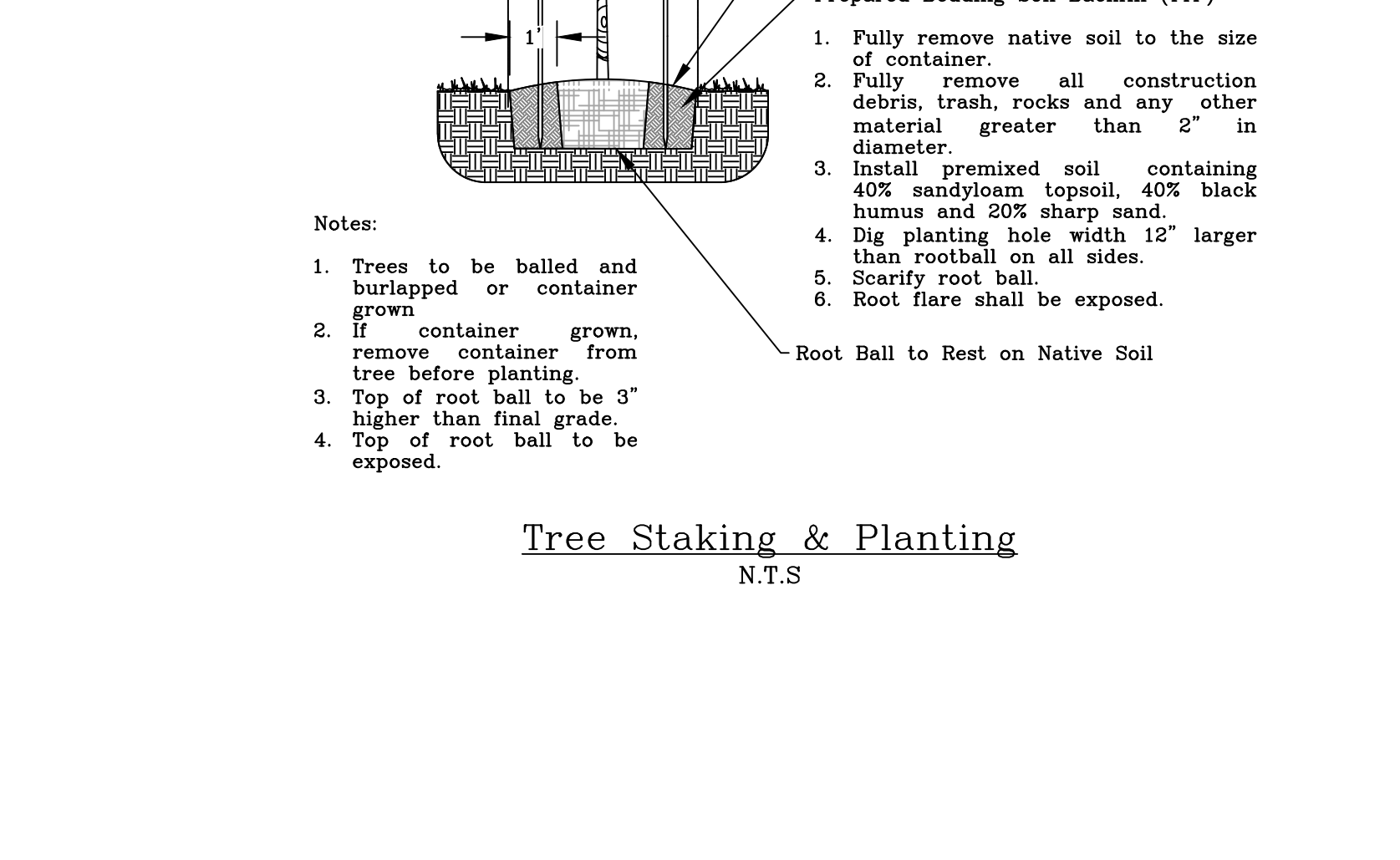
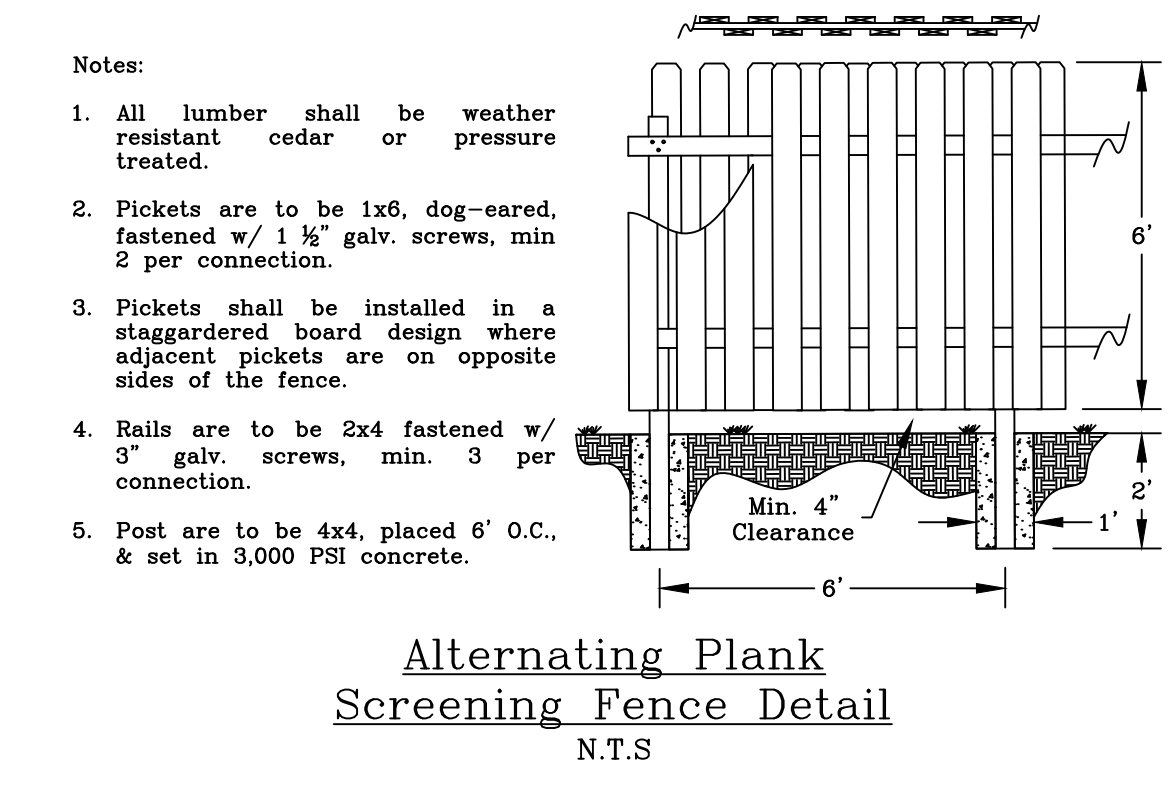
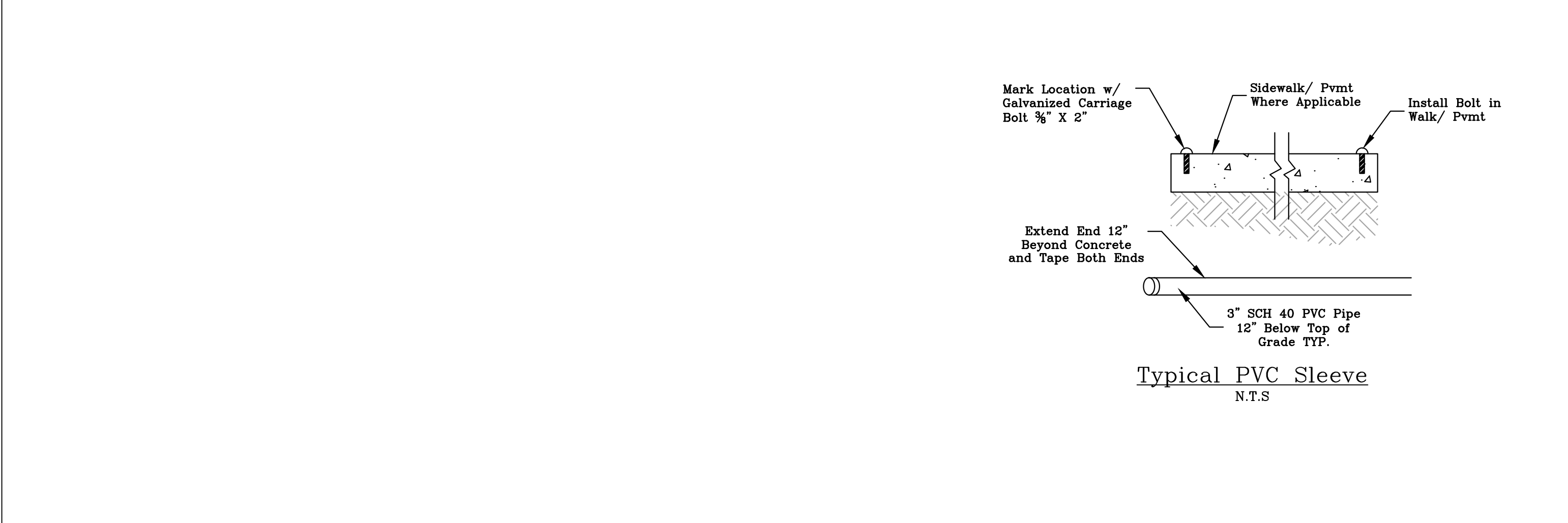
Disturbed Area

29,704 SF @ 17%	=	5,100 SF
Net Total	=	5,100 SF

Provided:

Proposed Canopy Trees		
16 @ 200 SF	=	3,200 SF
Proposed Non-Canopy Trees		
23 @ 100 SF	=	<u>2,300 SF</u>
Net Total	=	5,500 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	16	Cedar Elm	Ulmus crassifolia	>3" cal.
	23	Crepe Myrtle	Lagerstroemia indica	1½" cal.



Landscape Plan		
General Notes:		
1. An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued. 2. 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. 3. All backflow devices must be installed and tested upon installation as per city ordinance 2394. 4. 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. 7. It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details. 8. See Sheet C1-General Notes.		
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:

Villa Maria
Townhomes II

Country Club Estates Addition Phase I
Block B, Lots 3R-1 to 3R-11
-0.872 Acres, 205 W Villa Maria Rd.
Bryan, Brazos County, Texas

Date: September 2026	Sheet: L1
Scale: As Noted	L1
Drawn By: CB	

- 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 backflow device, or a double-check back flow device as 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 must be installed 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.

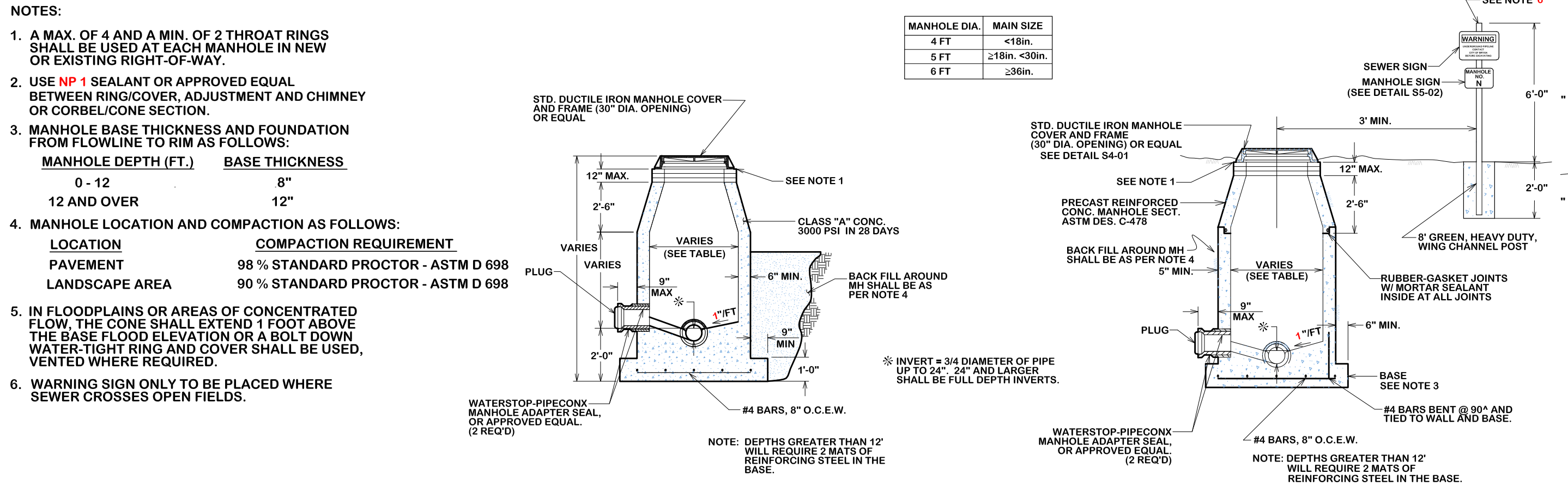
Firm Name and Address:

 **J4 Engineering**
PO Box 5192 • Bryan, Texas • 77805
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*Villa Maria
Townhomes II*

*Country Club Estates Addition Phase 1
Block B, Lots 3R-1 to 3R-11
-0.872 Acres, 205 W Villa Maria Rd.
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September 2026	<i>L1</i>
Scale: <i>As Noted</i>	
Drawn By: <i>CB</i>	

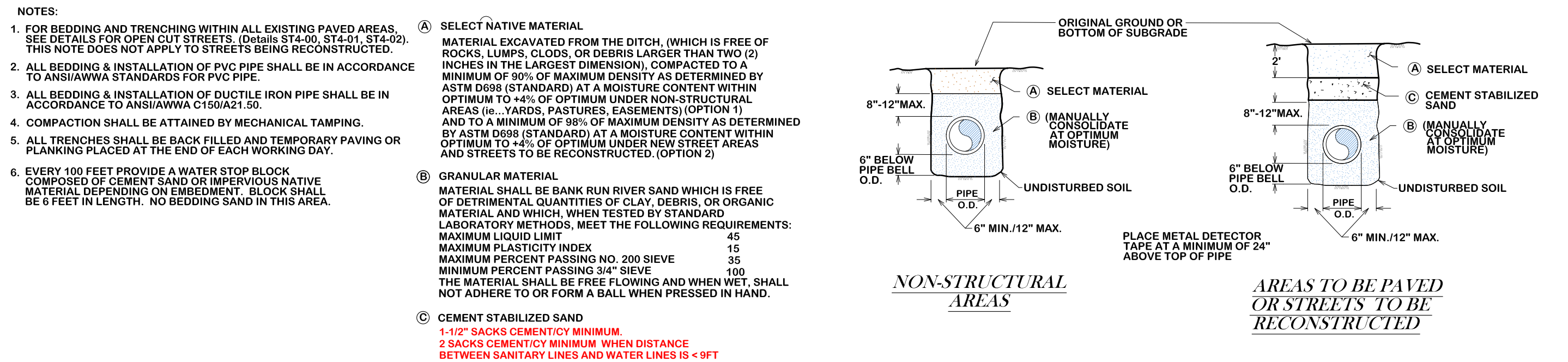


CAST-IN-PLACE MANHOLE

PRE-CAST MANHOLE

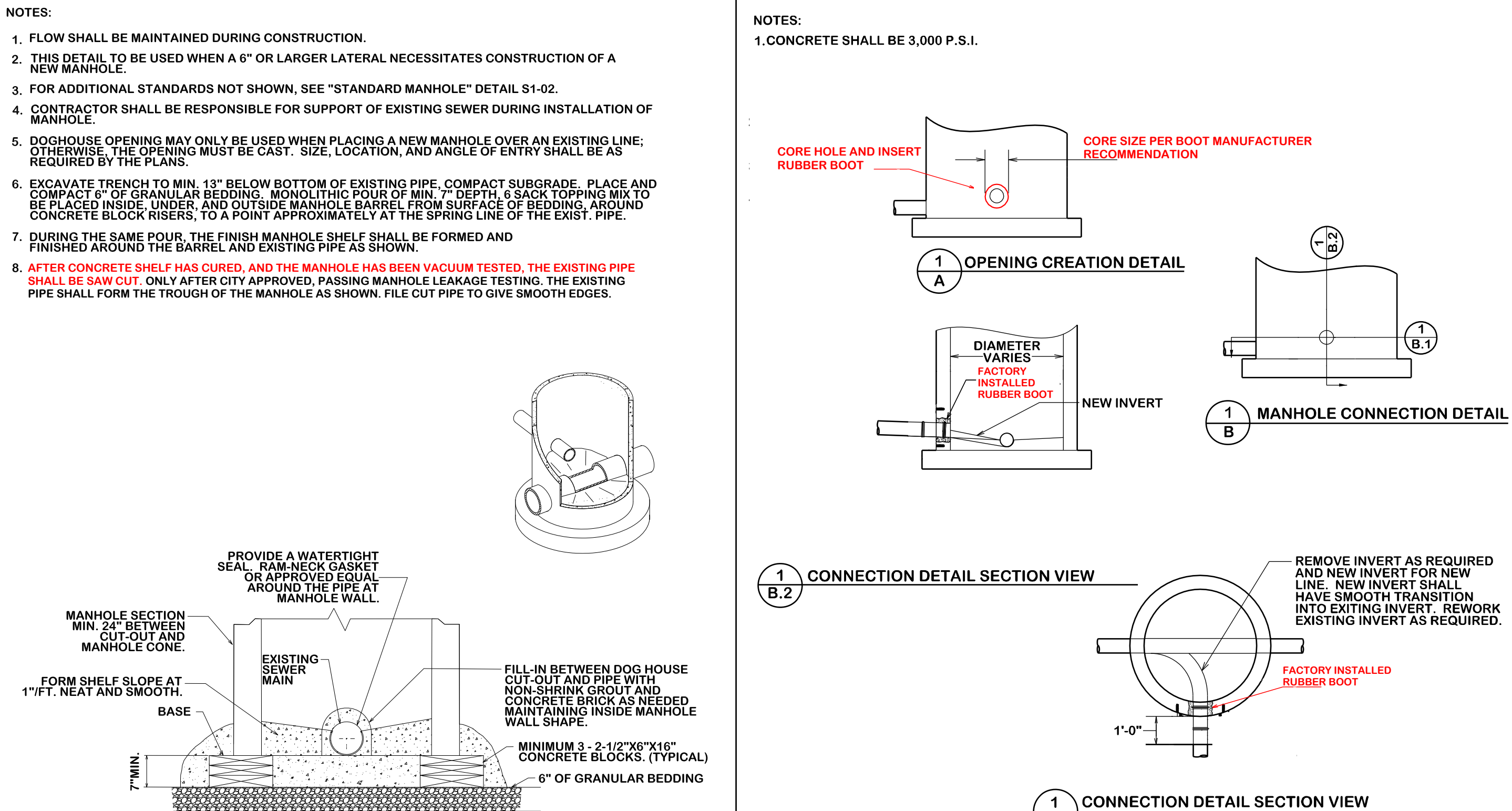
STANDARD MANHOLE

S1-00



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

S1-01

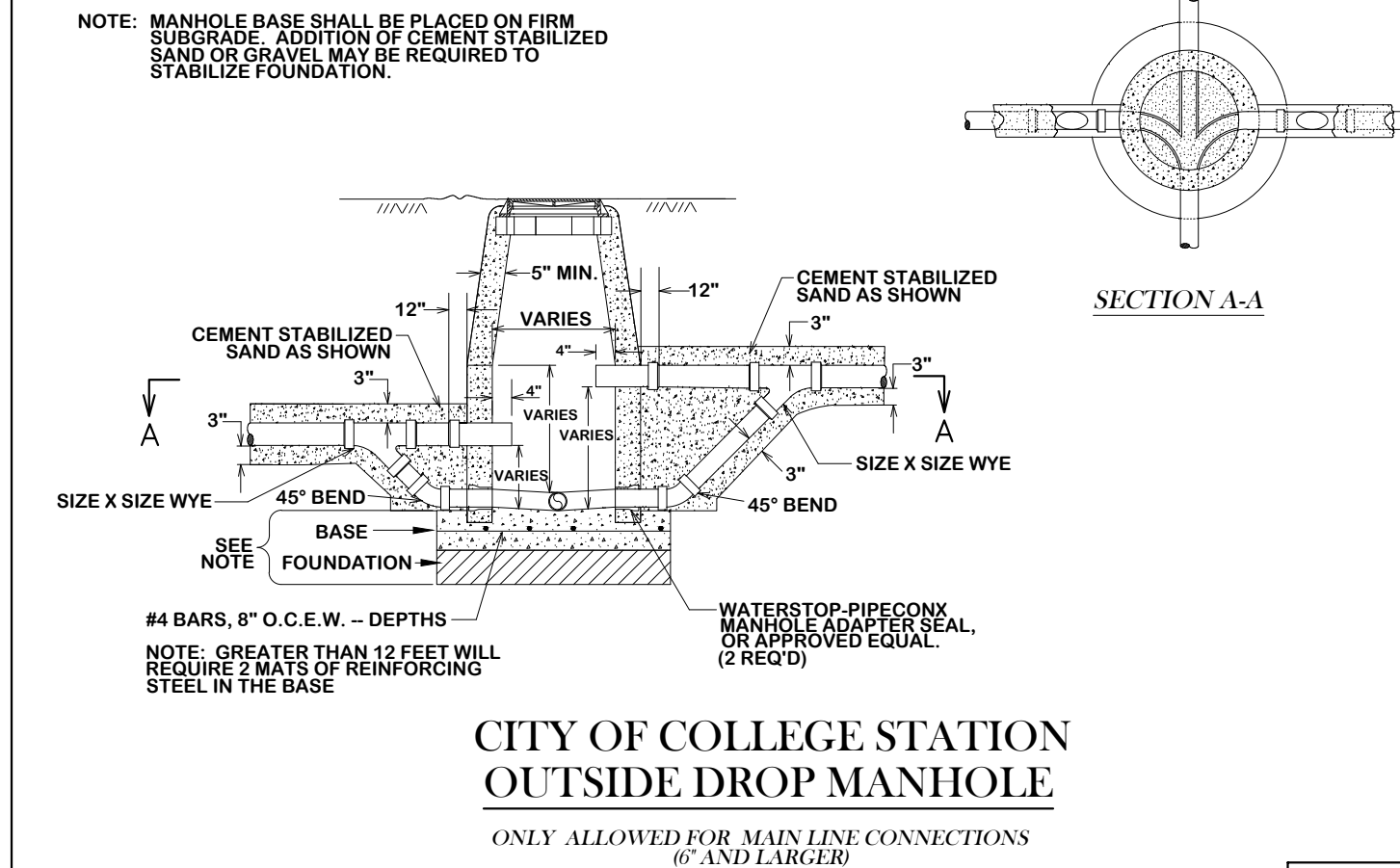


CITY OF COLLEGE STATION
GRAVITY SEWER DOGHOUSE MANHOLE

S3-00

STANDARD MANHOLE TIE-IN

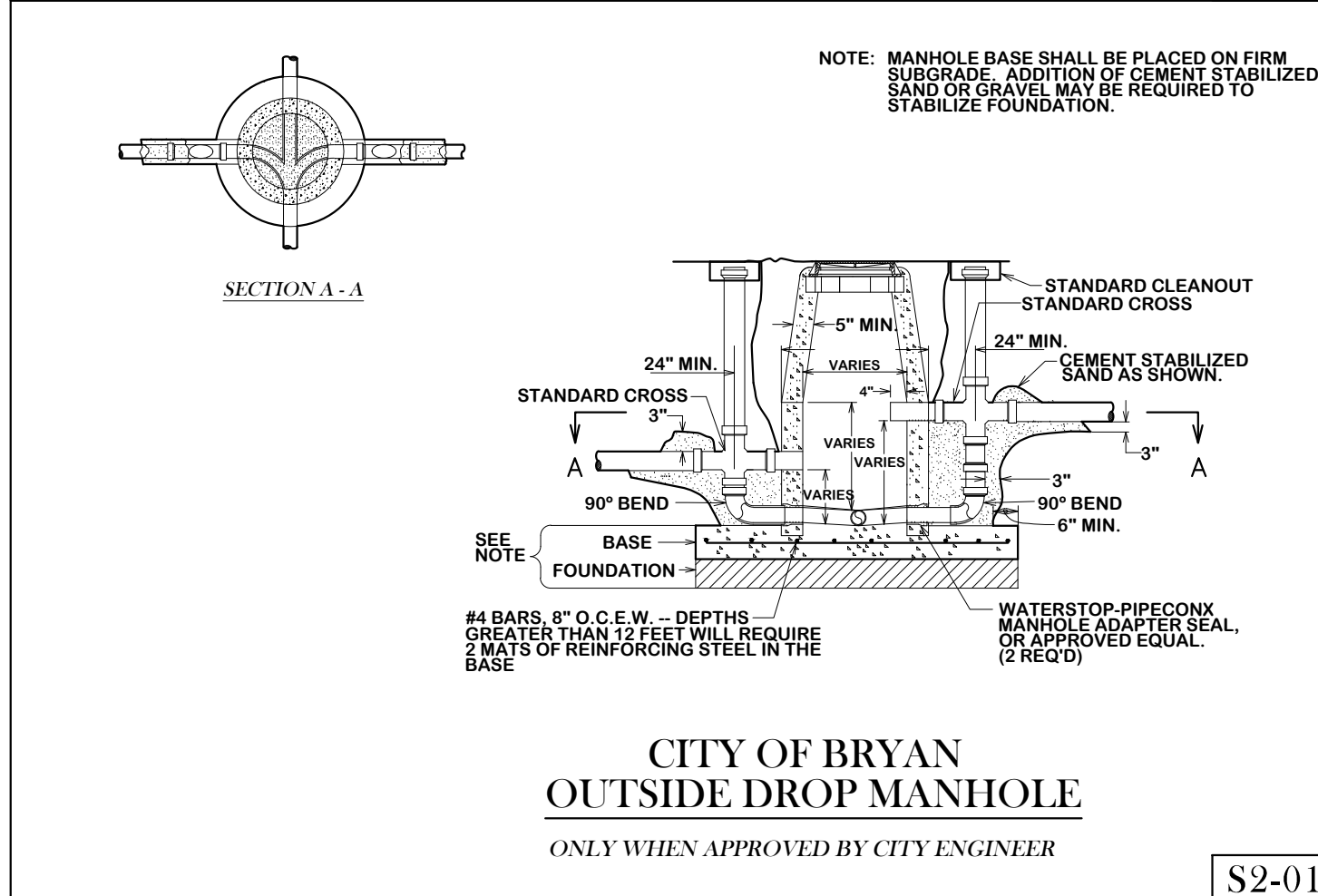
S3-01



CITY OF COLLEGE STATION
OUTSIDE DROP MANHOLE

ONLY ALLOWED FOR MAIN LINE CONNECTIONS
(6" AND LARGER)

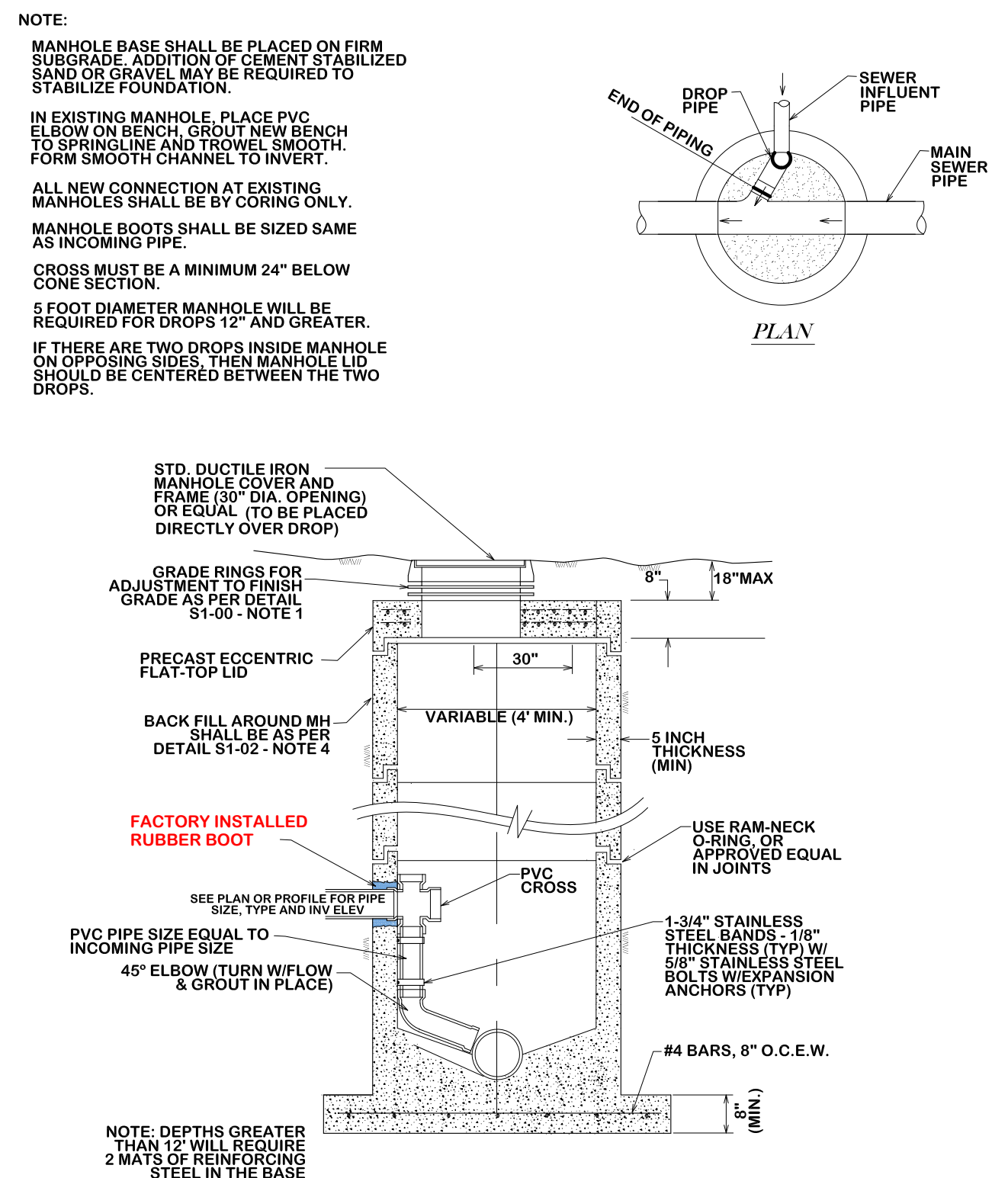
S2-00



CITY OF BRYAN
OUTSIDE DROP MANHOLE

ONLY WHEN APPROVED BY CITY ENGINEER

S2-01

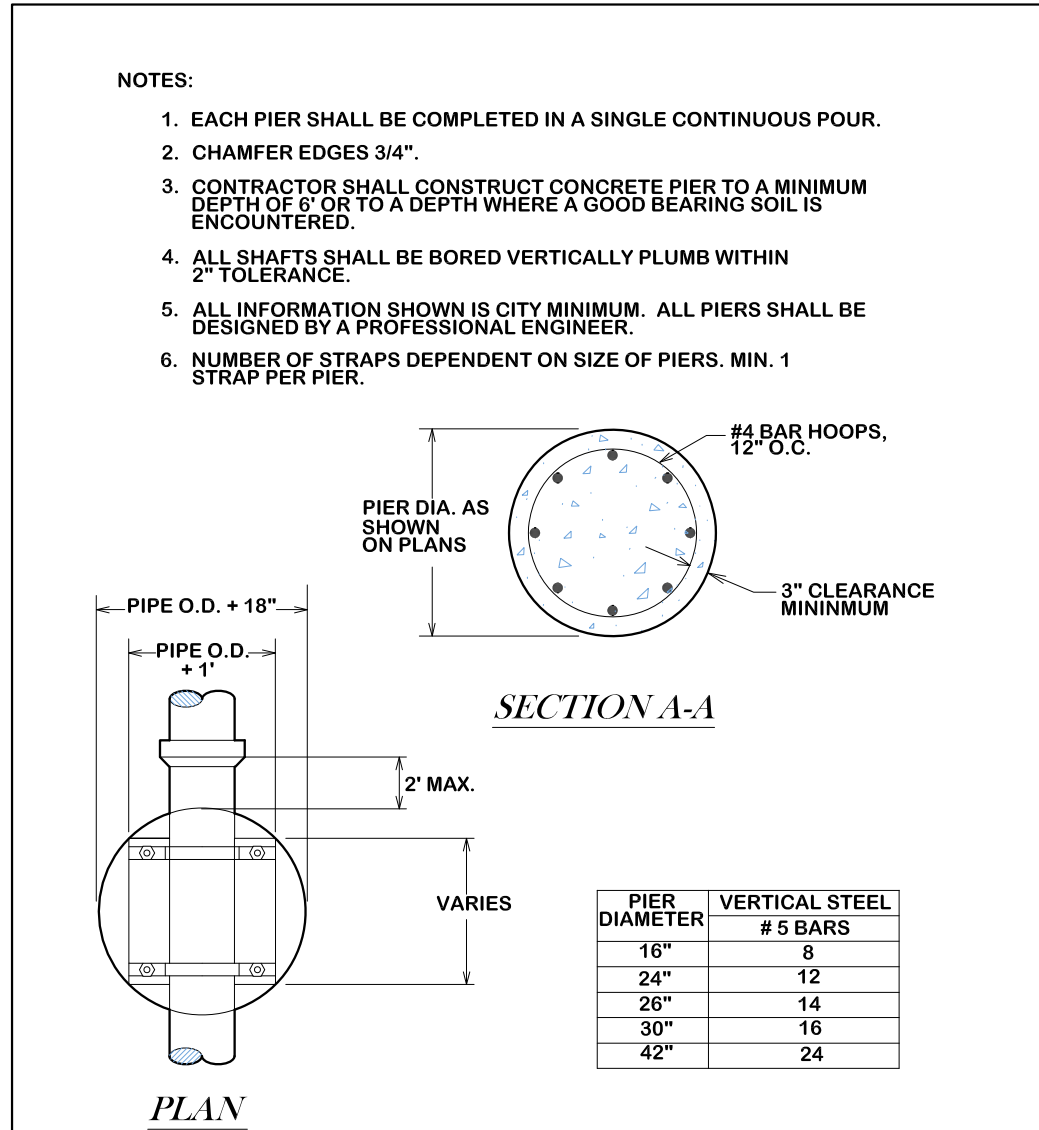


STANDARD DROP MANHOLE

CITY OF BRYAN - DROP MANHOLE TO BE USED ON LINES UP TO 12" IN SIZE

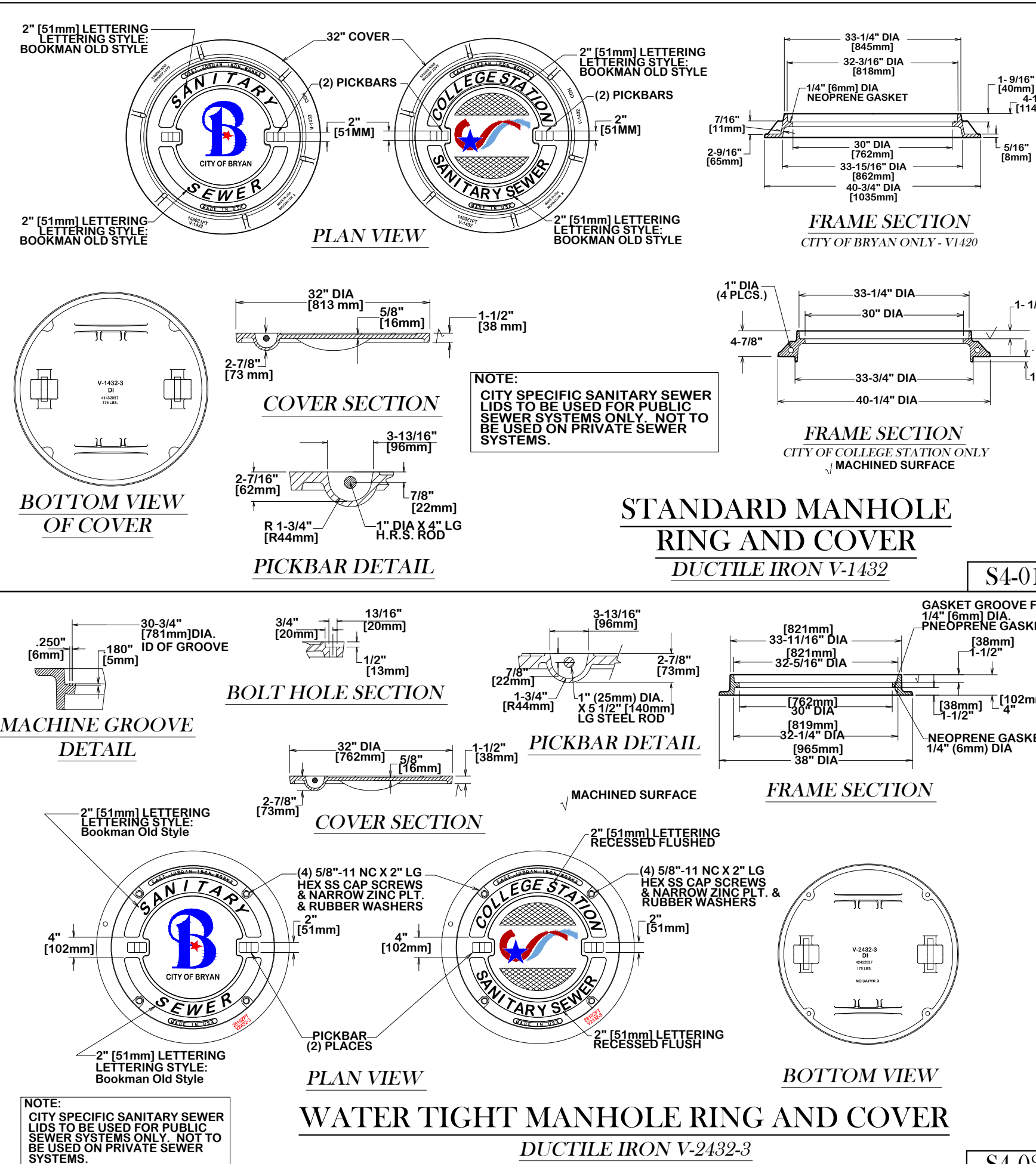
CITY OF COLLEGE STATION - DROP MANHOLE TO BE USED ON LINES UP TO 1" IN SIZE

S2-02



TYPICAL CONCRETE DRILLED
PIER FOR AERIAL SEWER

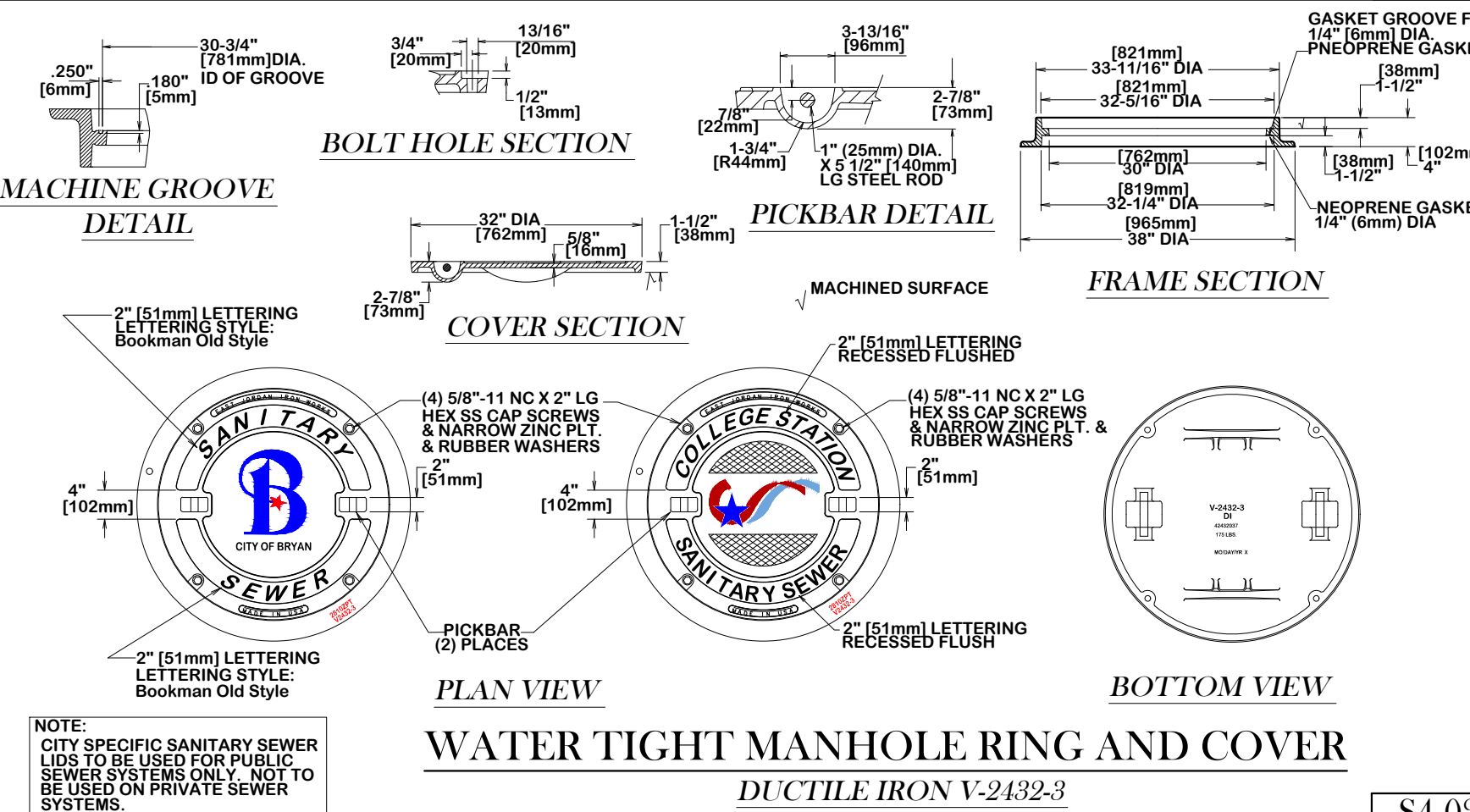
S4-00



STANDARD MANHOLE
RING AND COVER

DUCTILE IRON V-1432

S4-01

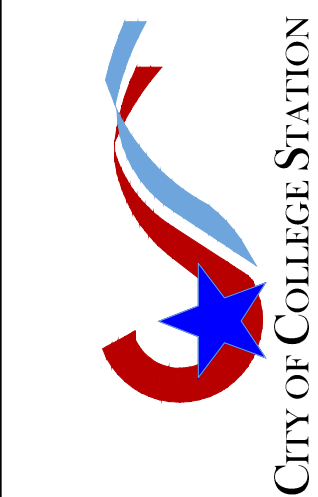


WATER TIGHT MANHOLE RING AND COVER

DUCTILE IRON V-2432-3

S4-02

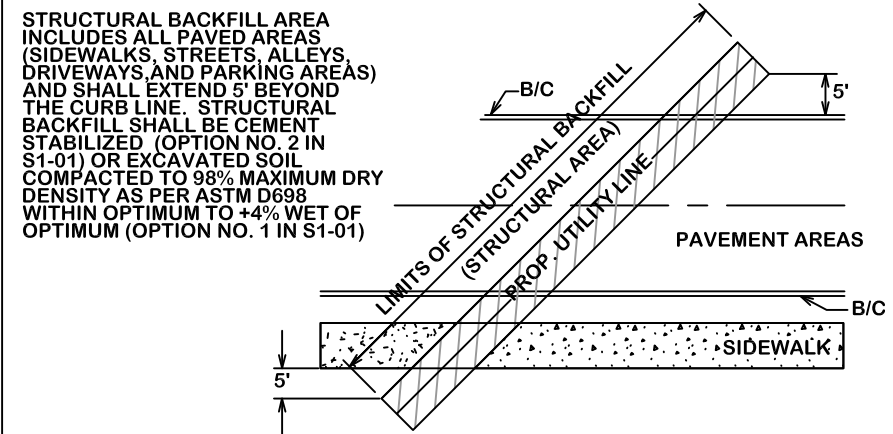
BRYAN - COLLEGE STATION
STANDARD SEWER DETAILS



DRAWN BY: K.L.
DATE: APR 2024
SCALE: NTS
APPROVED: W. P. K.

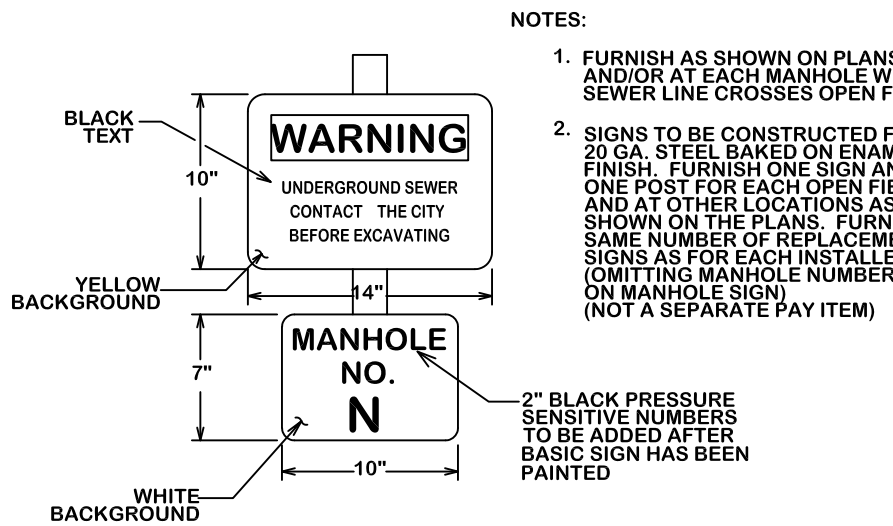
GENERAL NOTES:

- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED 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.
- ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.



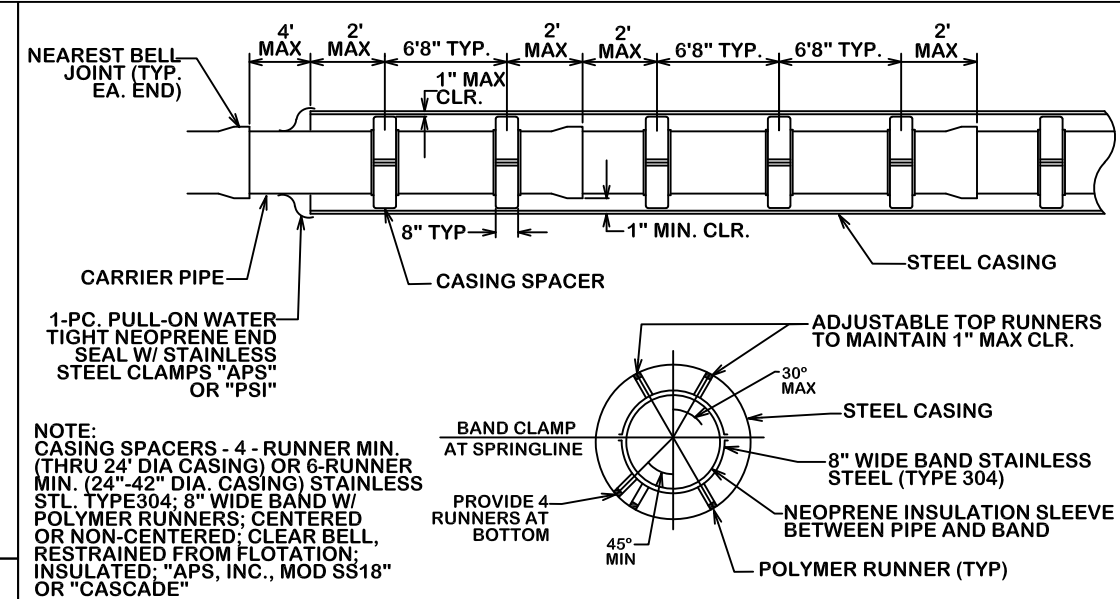
STRUCTURAL BACKFILL AREA

S5-00



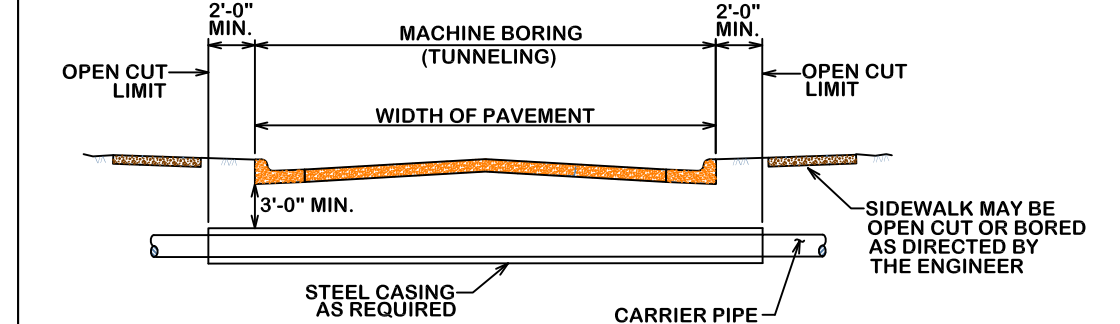
SEWER WARNING AND MANHOLE IDENTIFICATION SIGN

S5-02



CASING DETAIL

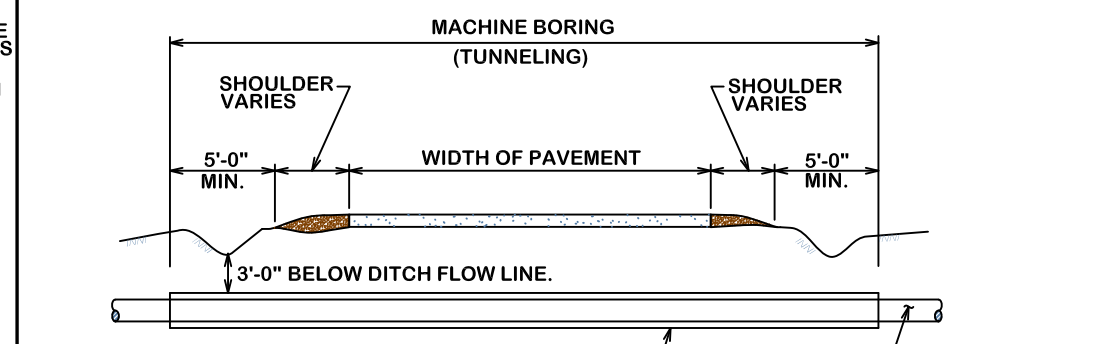
S5-03



- NOTE:
1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
 2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
 3. DRY BORING IS REQUIRED.

TYPICAL URBAN CITY STREET CROSSING

S5-04

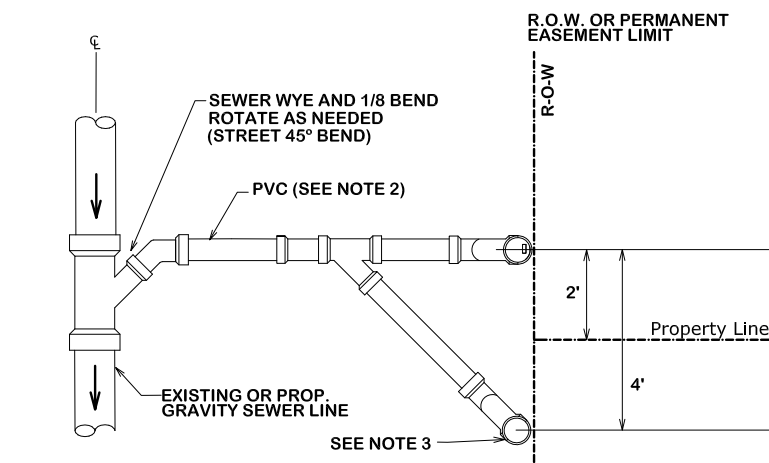


- NOTE:
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 2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
 3. DRY BORING IS REQUIRED.

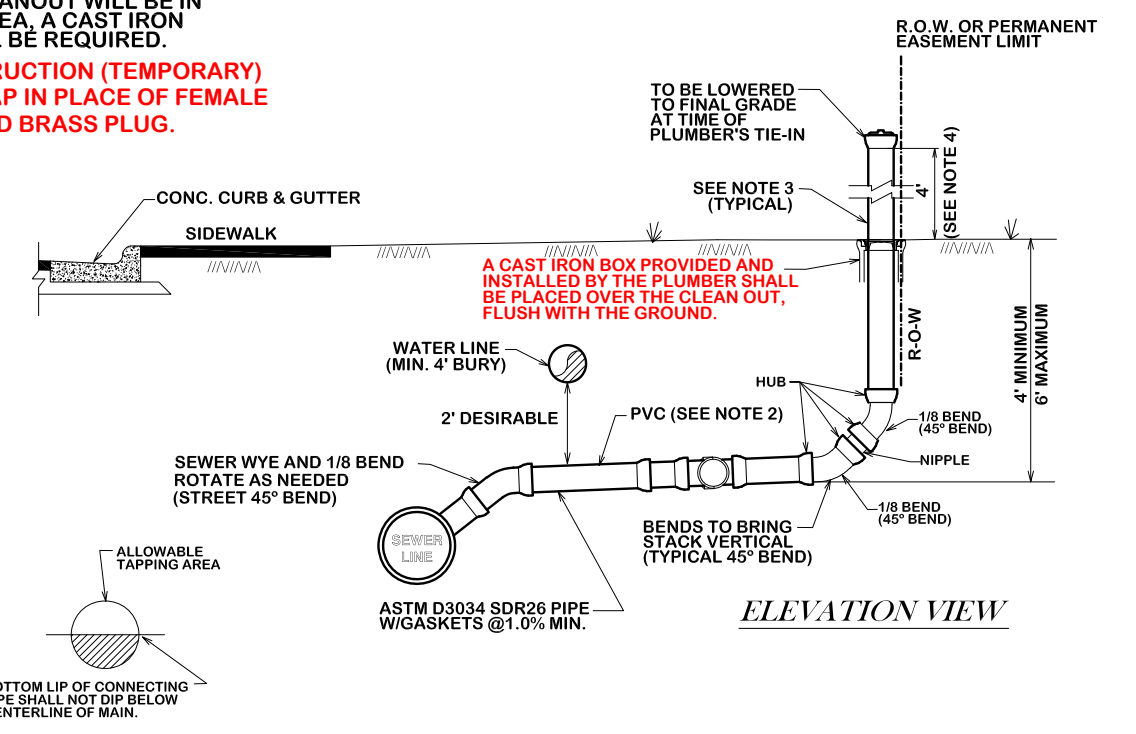
TYPICAL RURAL STREET CROSSING

S5-05

- NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
 2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
 3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
 4. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A SPLS UPON COMPLETION OF CONSTRUCTION
 5. "STANDARD" SERVICE CONNECTIONS APPLY WHEN TRENCH IS LESS THAN 7' DEEP.
 6. "DEEP" SERVICE CONNECTIONS APPLY WHEN TRENCH IS MORE THAN 7' DEEP.
 7. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT.
 8. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
 9. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
 10. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



PLAN VIEW

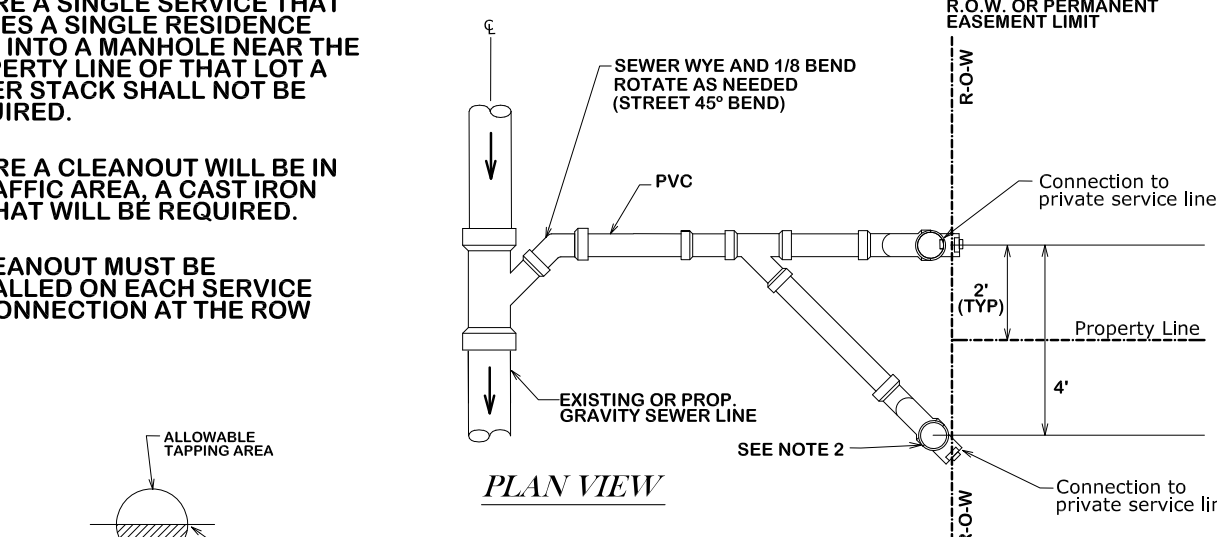


STANDARD SEWER SERVICE CONNECTION

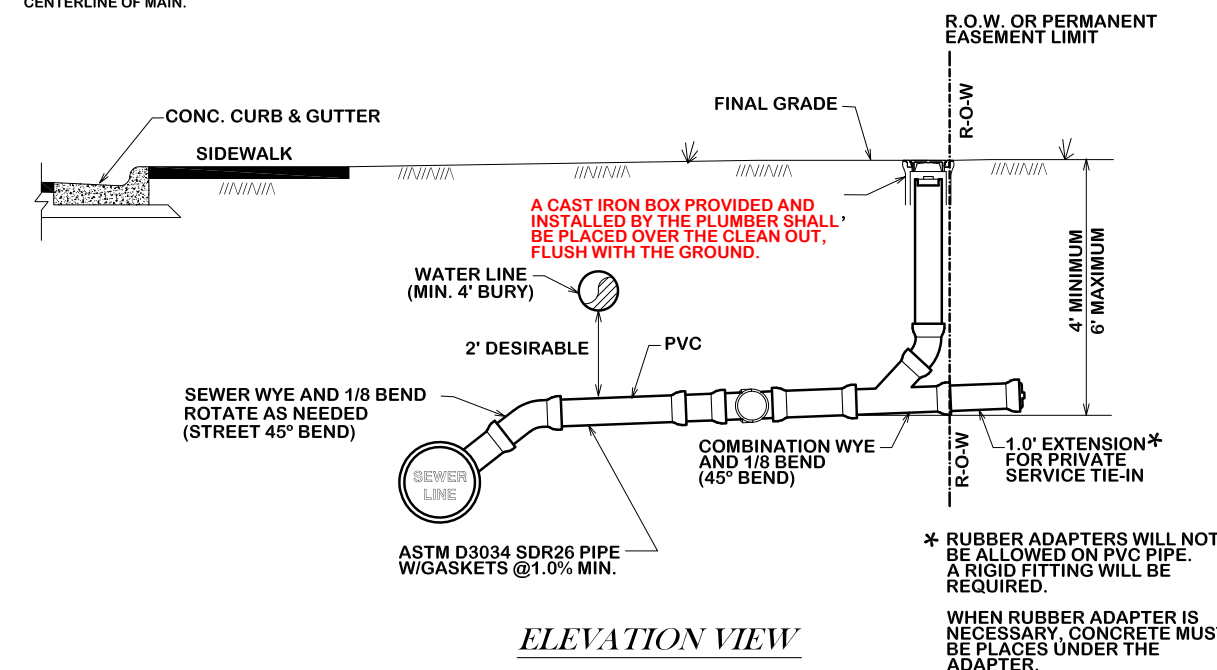
NEW CONSTRUCTION ONLY

S6-00

- NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
 2. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT
 3. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
 4. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
 4. A CLEANOUT MUST BE INSTALLED ON EACH SERVICE RE-CONNECTION AT THE ROW LINE.



PLAN VIEW



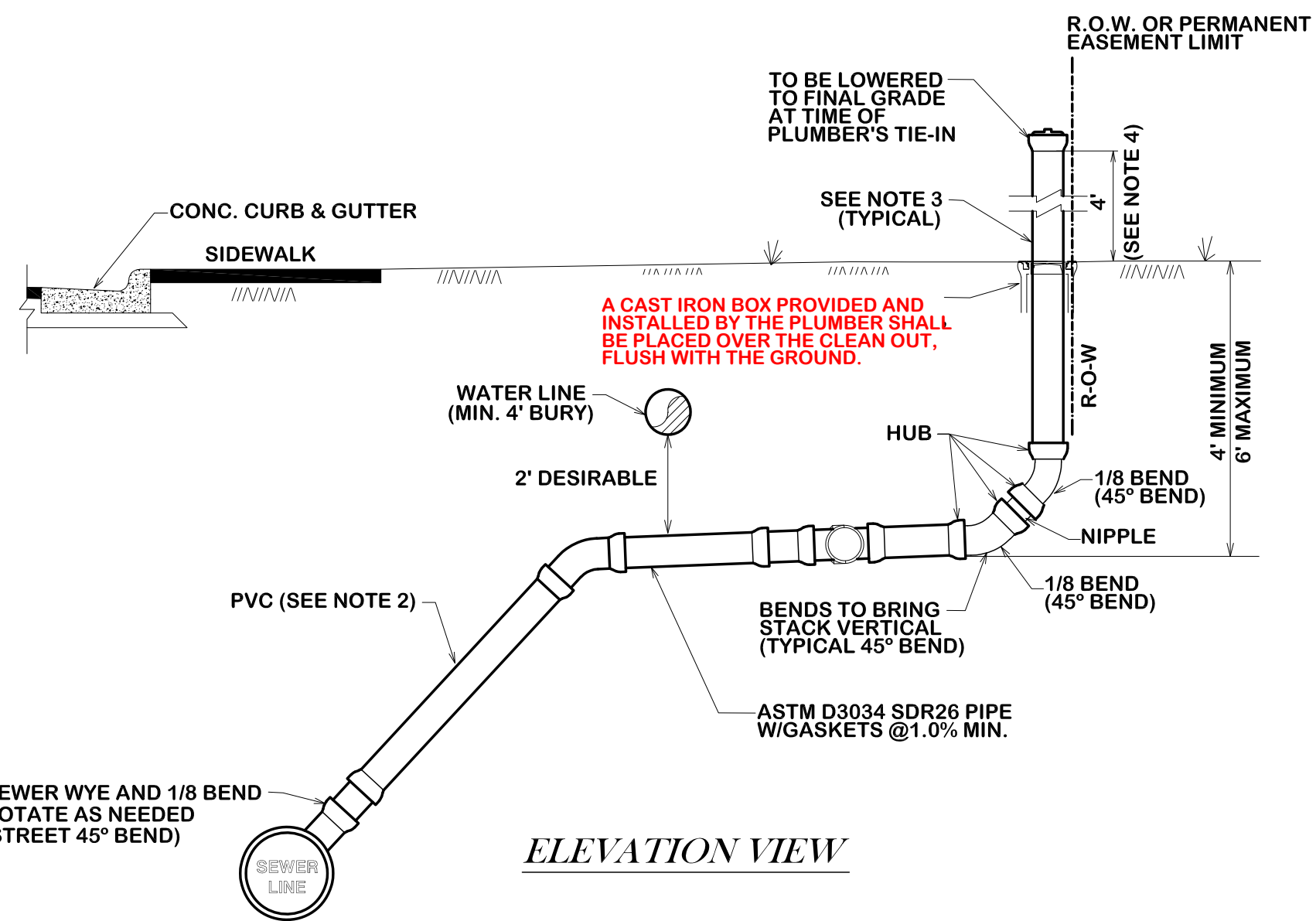
ELEVATION VIEW

STANDARD SEWER SERVICE RE-CONNECTION

PLUMBER CONNECTION OR CIP RECONSTRUCTION

S6-01

- NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
 2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
 3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG.
 4. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
 5. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



SEWER DEEP SERVICE CONNECTION

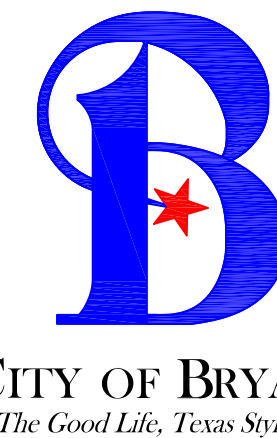
NEW CONSTRUCTION ONLY

S8-00

REVISIONS:

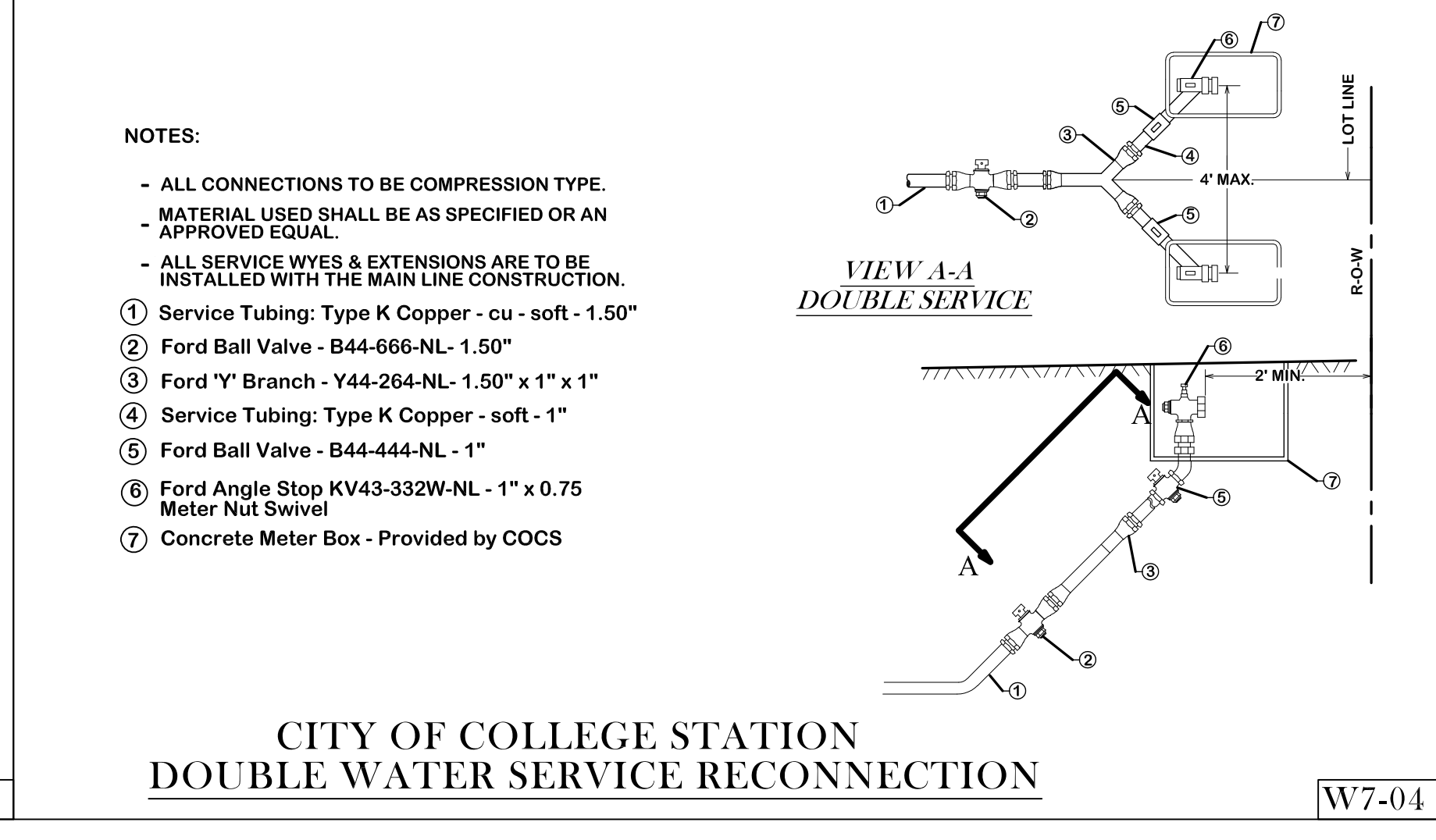
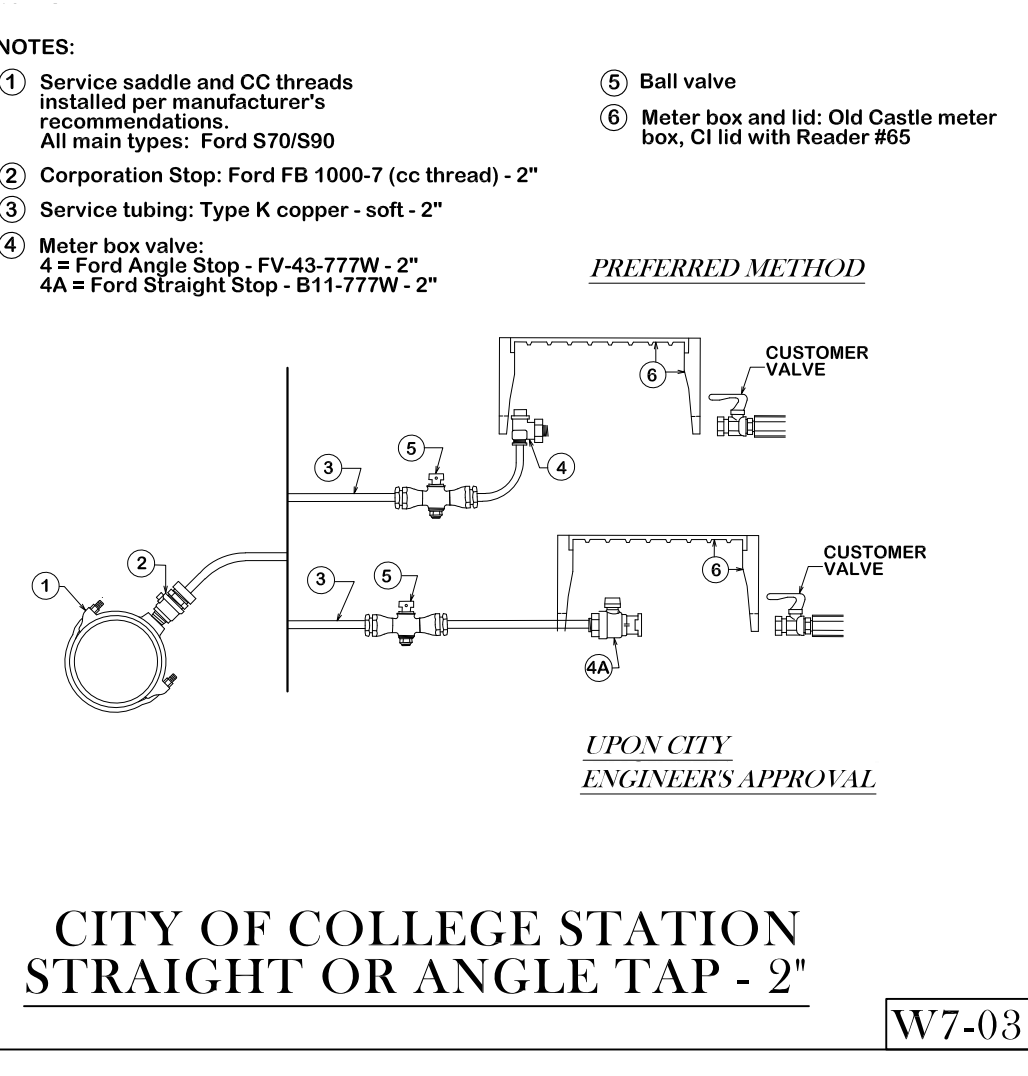
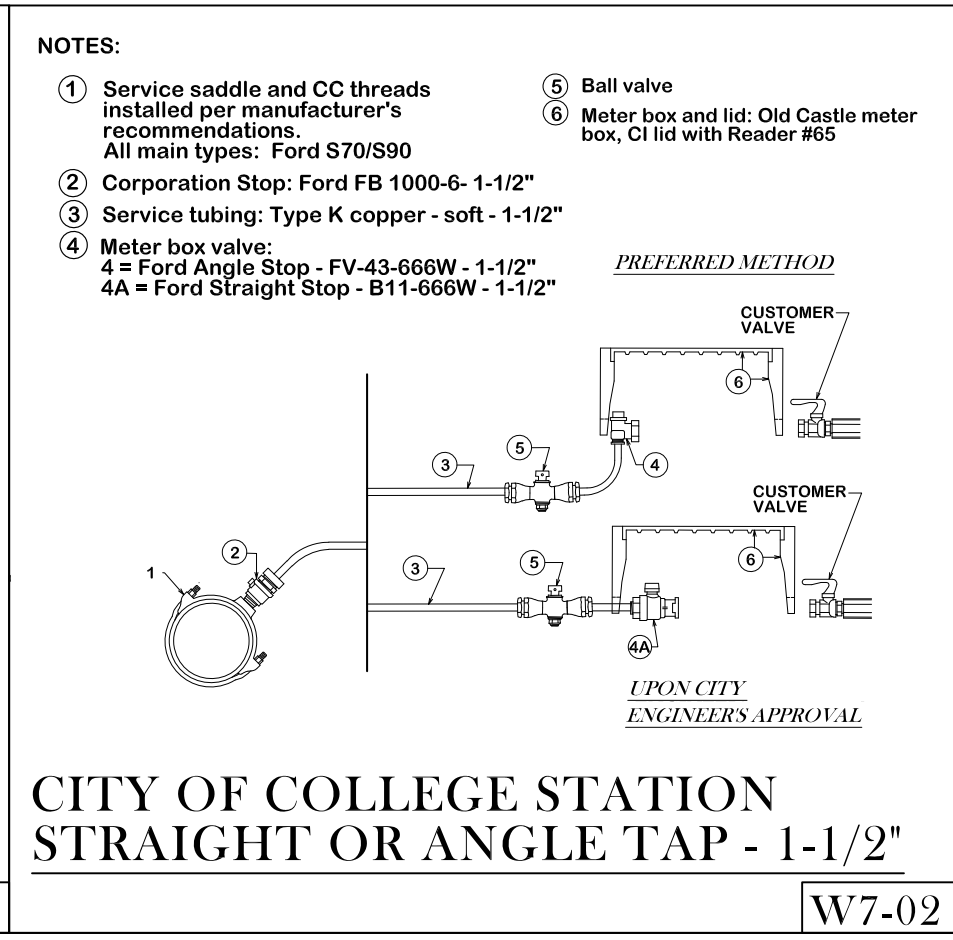
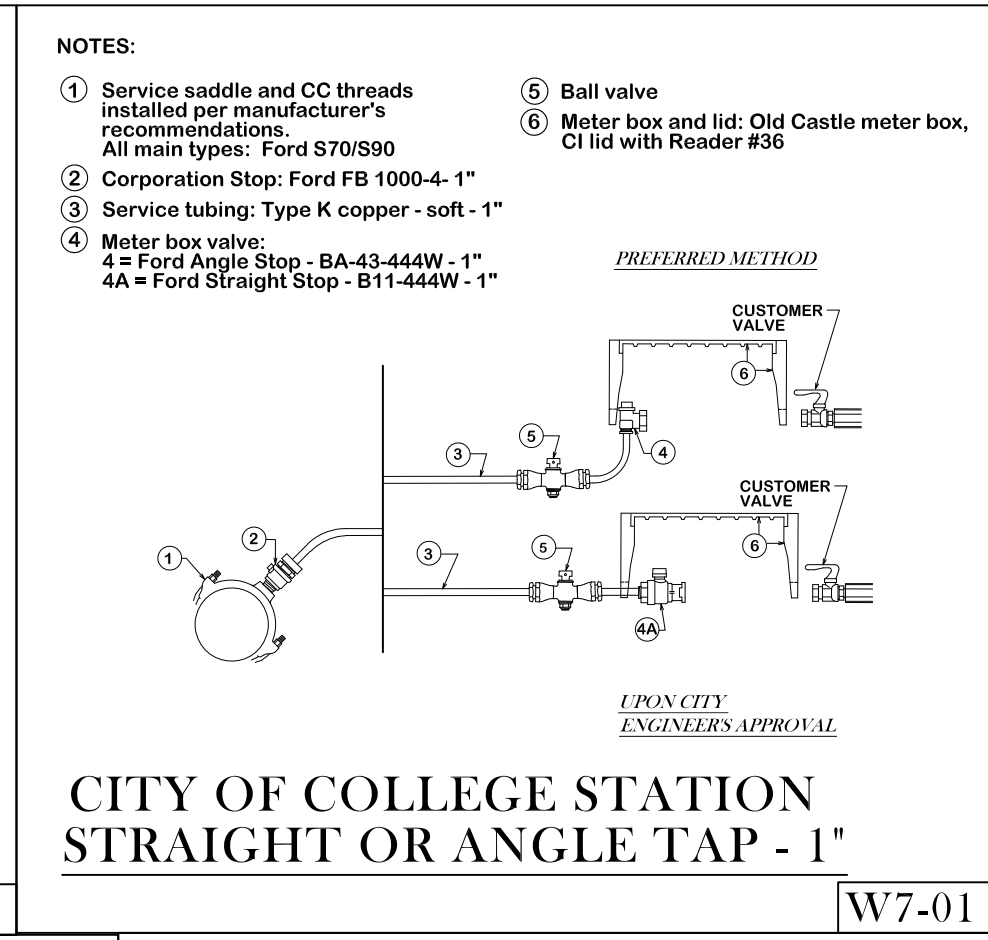
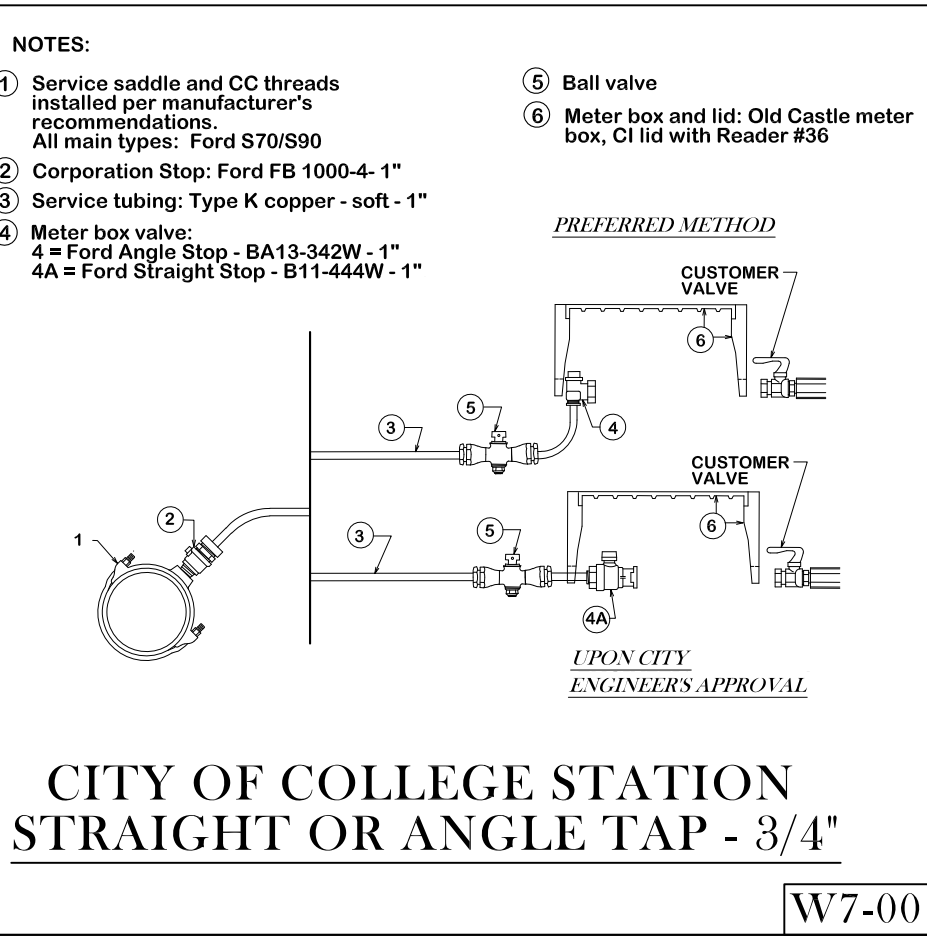
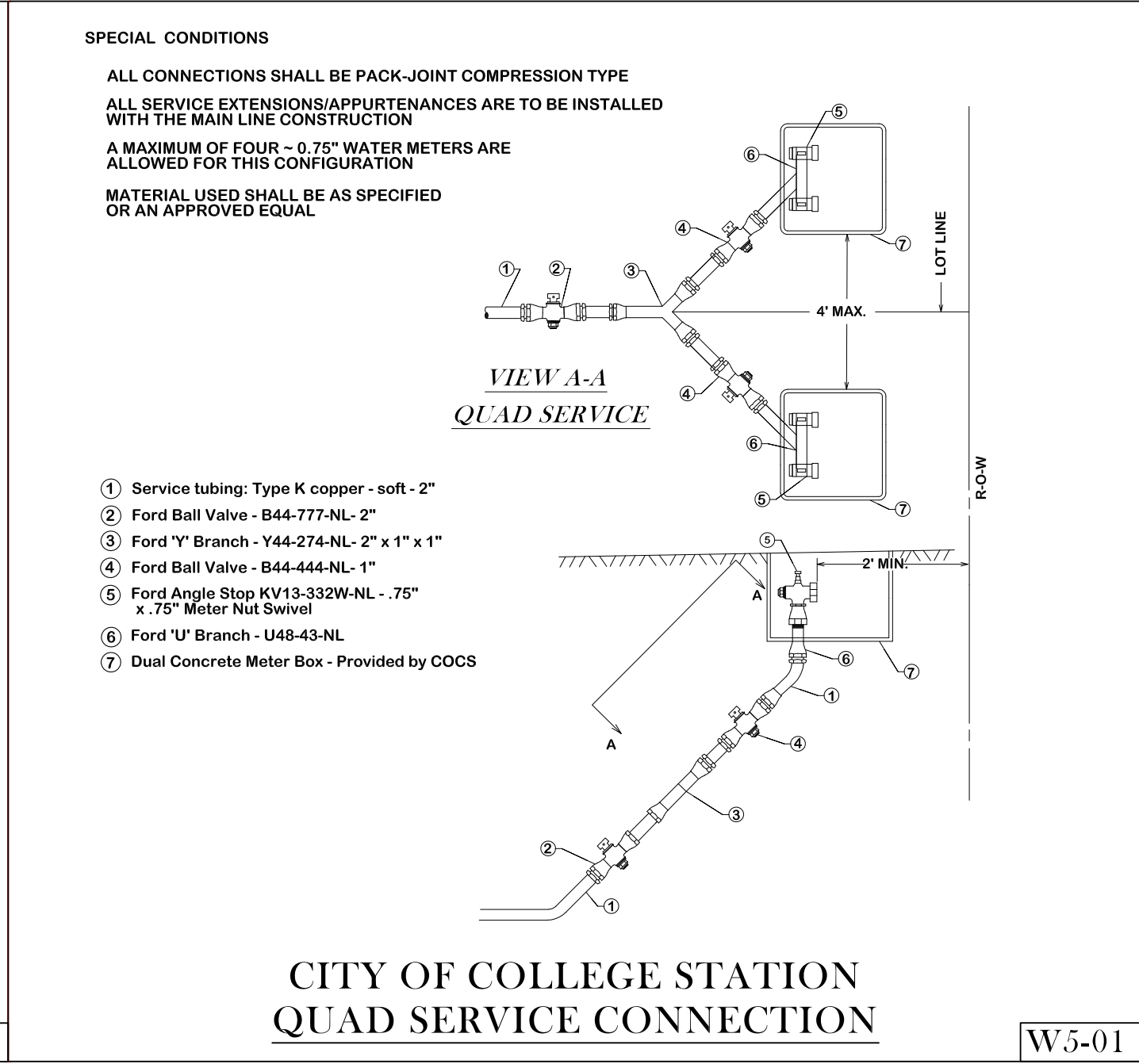
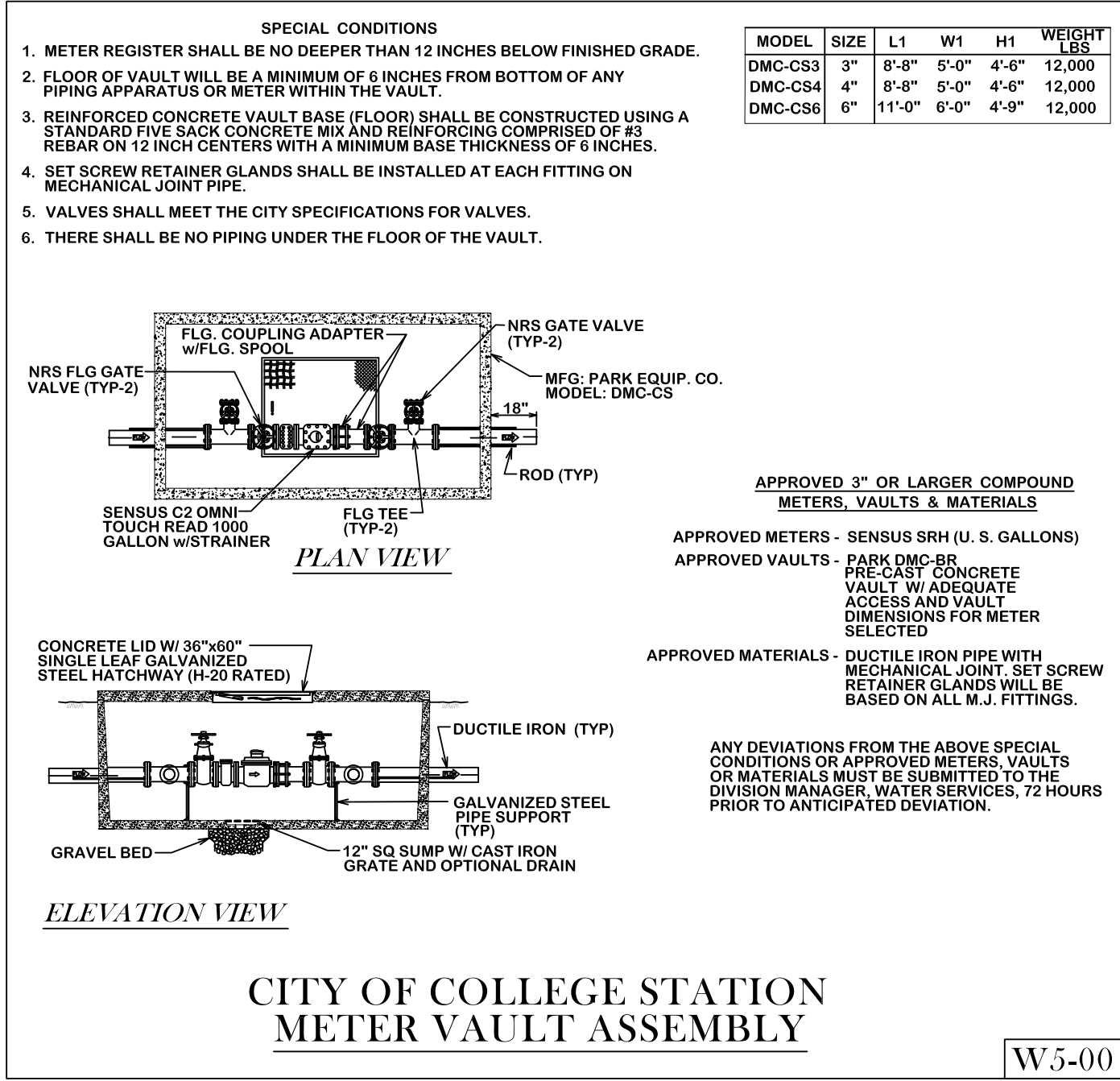
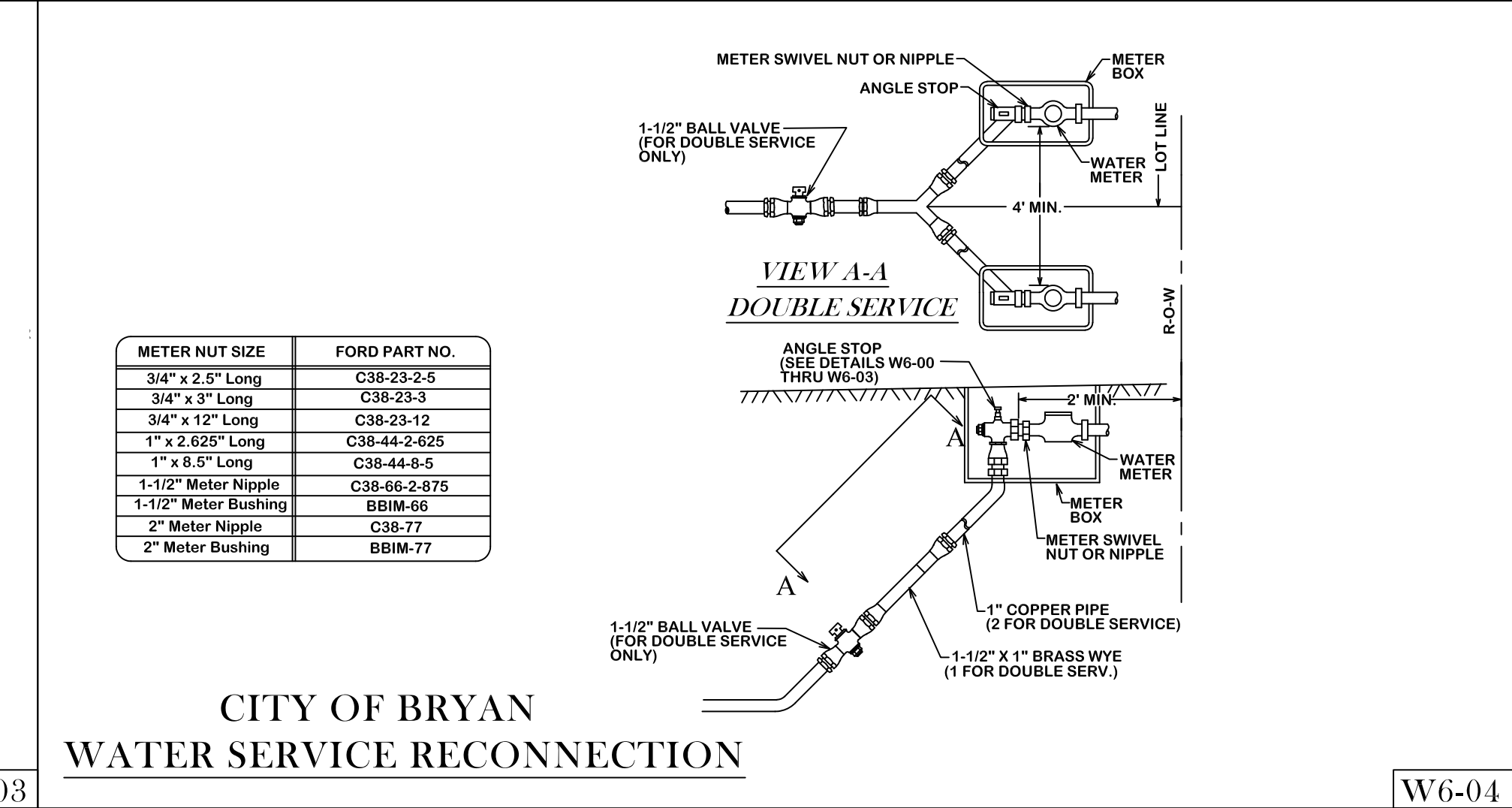
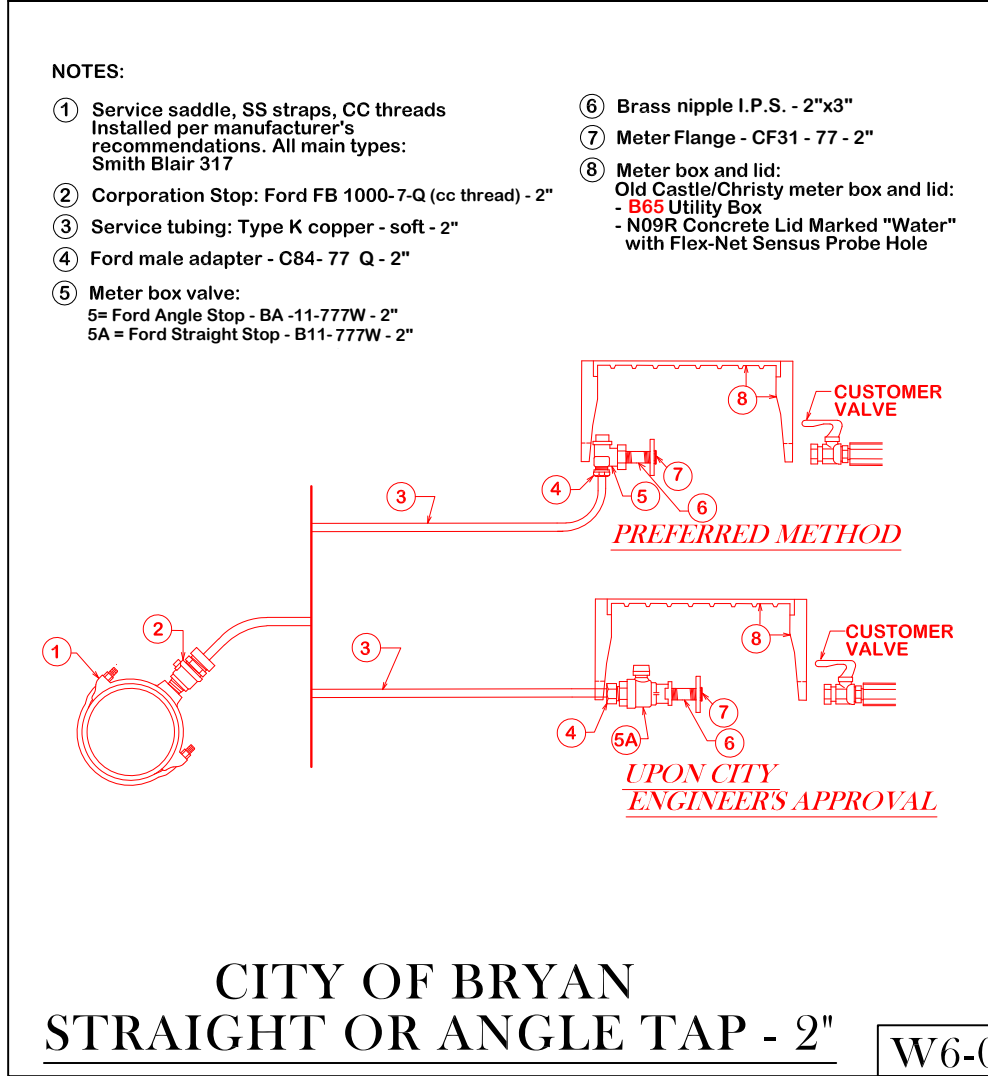
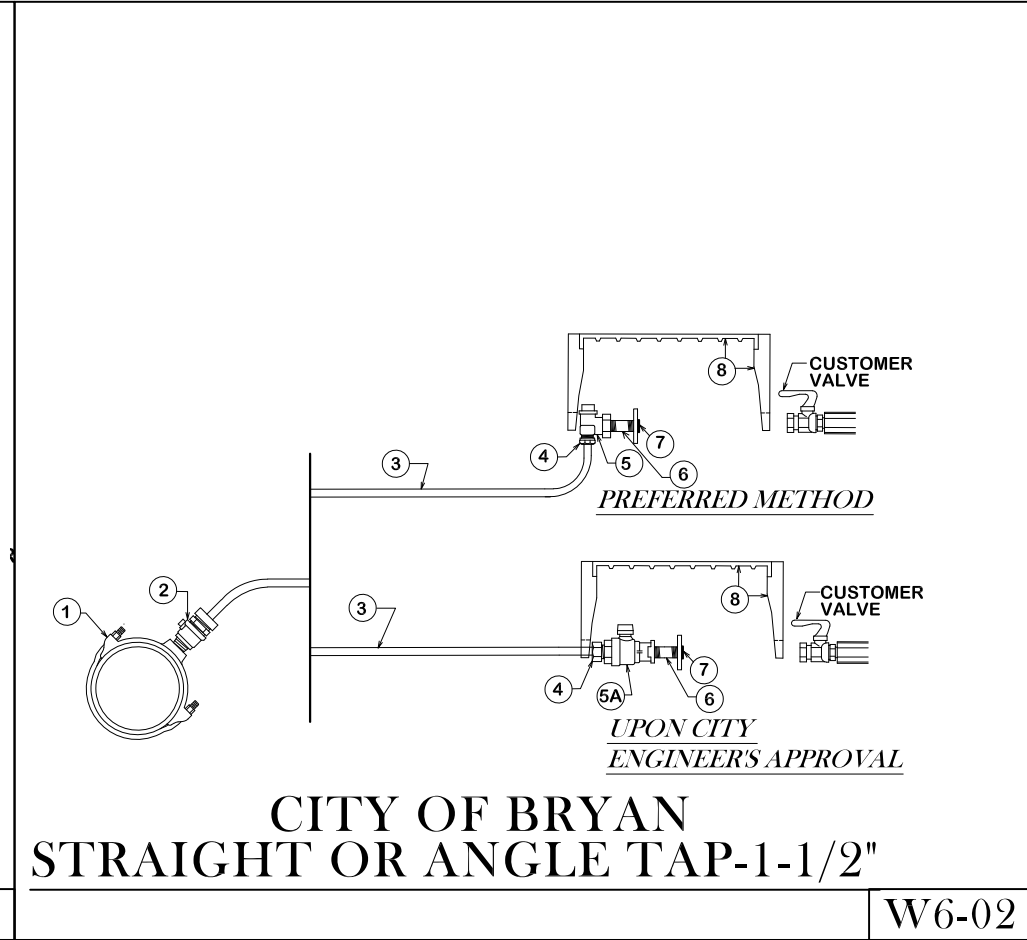
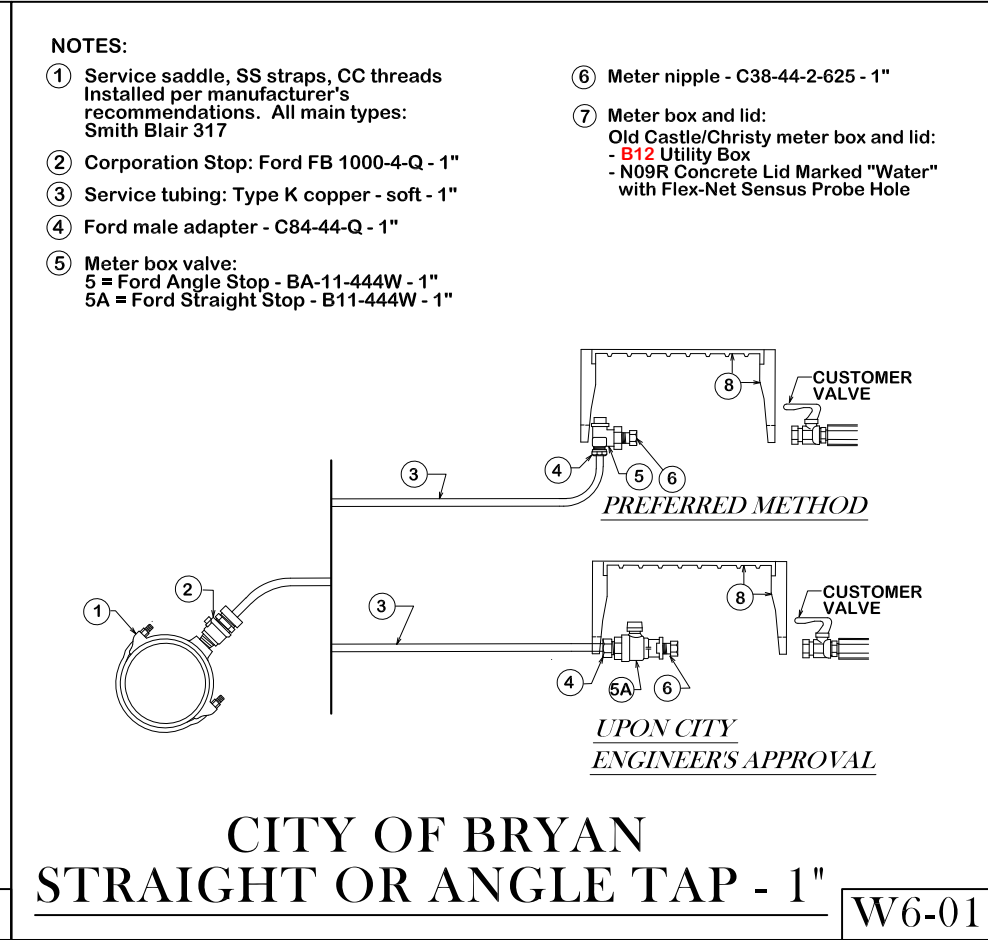
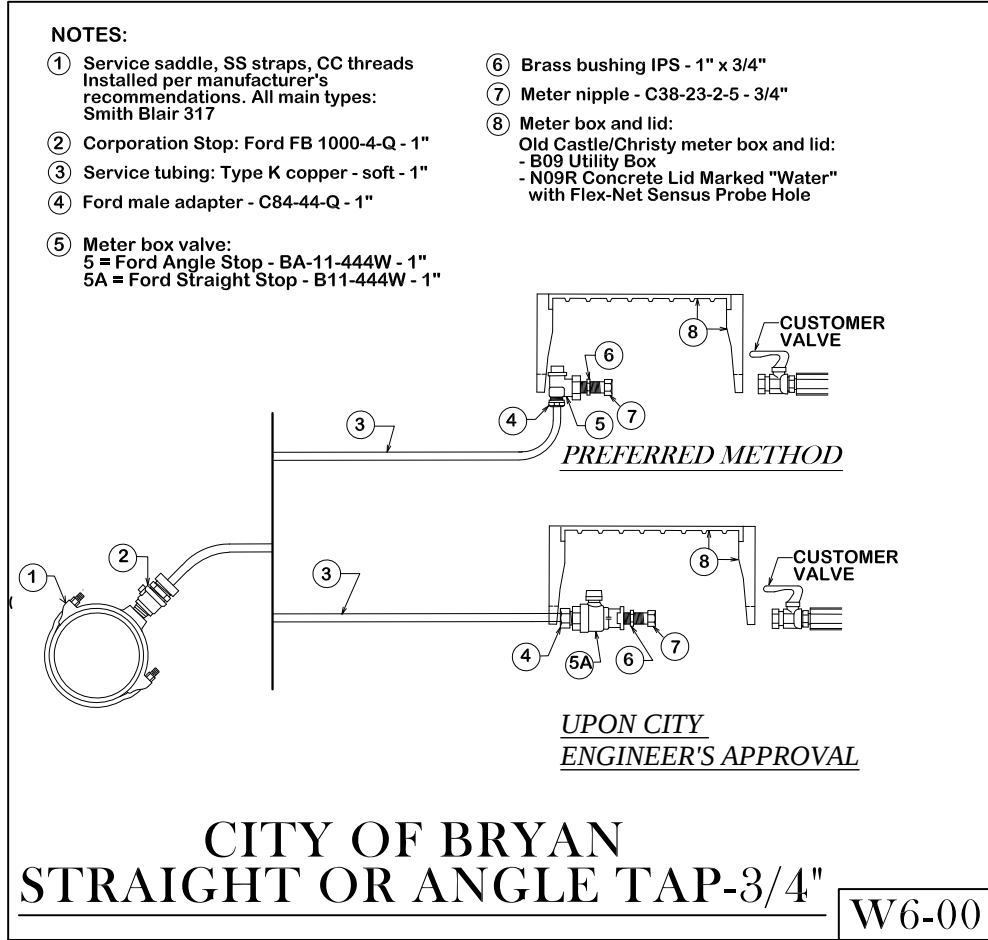
S5-00 & S6-01 revised 10/26/2012.

BRYAN - COLLEGE STATION
STANDARD SEWER DETAILS



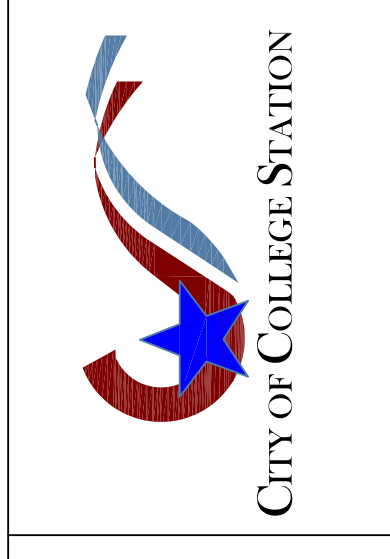
DRAWN BY: K.L.
DATE: APR 2024
SCALE: N T S
APPROVED: W. P. K.

S2
SHEET 2 OF 2



REVISIONS:
7/1/2016 - Details W6-00 thru W6-04 Accepted for use by COB

BRYAN - COLLEGE STATION STANDARD WATER DETAILS



DRAWN BY:
DATE:
SCALE:
APPROVED:

