Vicinity Map



Site Specific Notes:

1. The owner of the property is Aggie Hawk, LLC. The subject property is Block B, Lots 1R, 2R, and 3R, of the Country Club Estates Phase 2 Subdivision, located at 303 Fairway Drive, Bryan, Brazos County, Texas 77801.
2. The proposed building is a 3-unit, 2-story building with 3 bedrooms per unit with fire sprinklers totalling 3,512 SF, FF=335.50' & Height=28.50'
3. The subject property is zoned, Residential District-5000 (RD-5).
4. 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.
5. 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
6. The developed area for this project is 0.263 acres (~11,463 SF).
7. One, 90 gal roll off can for each unit for solid waste service is proposed for this site.
8. All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
9. All signage to be permitted separately in accordance with the sign ordinance.
10. Conditional Use Permit, Case No. _____ has been approved by the Planning and zoning Commission on _____.

Utility Notes:

1. Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
2. Private water and sewer line service materials to be in accordance with plumbing code.
3. Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
4. Depth of the existing water and sewer lines to be verified by the contractor.
5. 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:

3 – 3 Bedroom Townhomes

New Required Parking:

9 – 1 Space per Bedroom

Total Proposed Parking

13 – Straight in Parking

13 Total Parking

NOTICE!

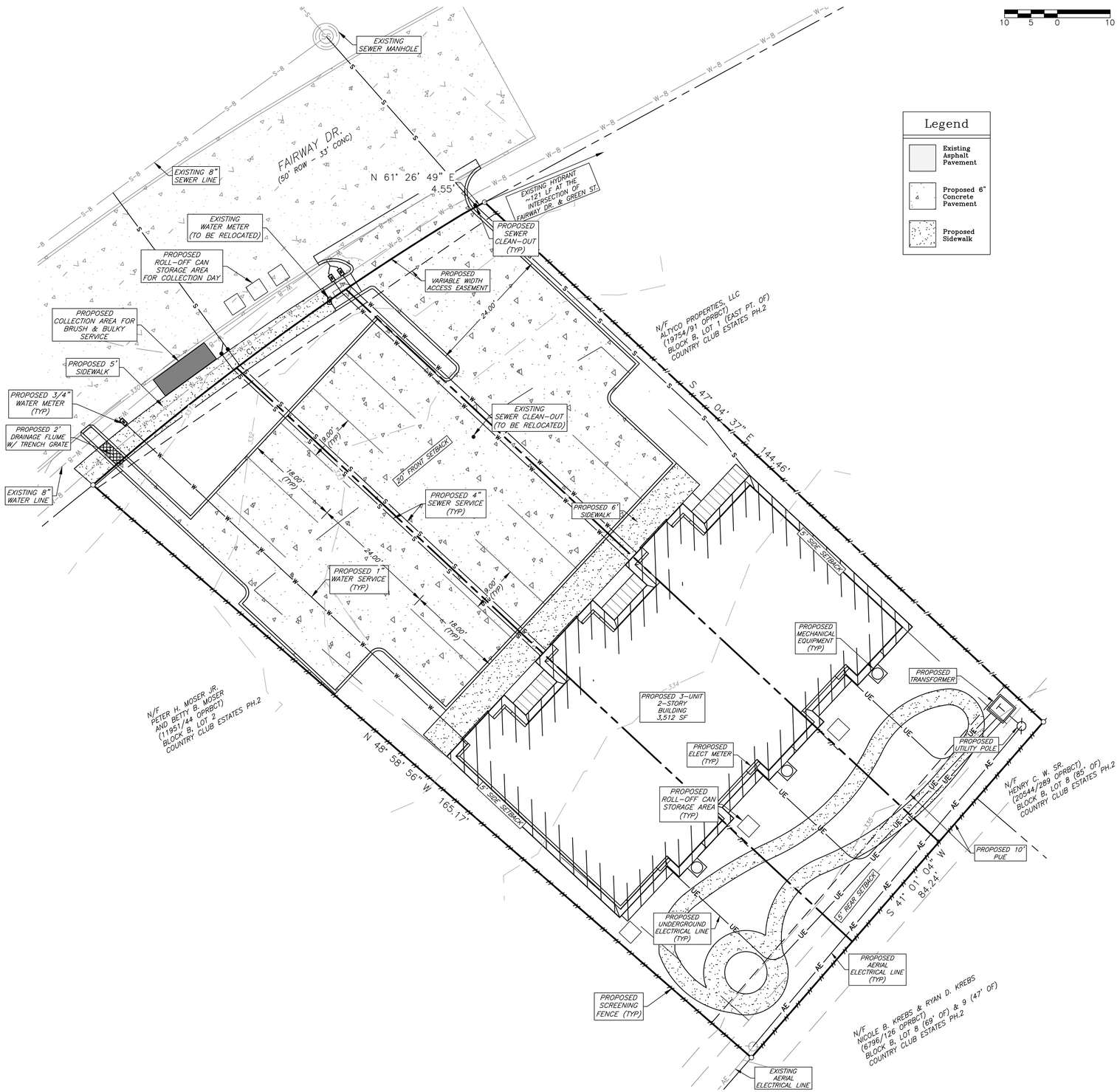
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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 System (Digtess)	979-209-5900
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Frontier	979-821-4300
Suddenlink	979-846-2229

Construction Notes:

1. All concrete to be constructed with 3,500 psi (Min) – 28 day strength portland cement concrete.
2. 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.
3. 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.
4. Assure positive drainage across project site to the storm water structures.
5. Normal Domestic Wastewater is anticipated to be discharged from this development.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Demolition/Constuction 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.
12. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.



Legend

- Existing Asphalt Pavement
- 4 Proposed 6" Concrete Pavement
- Proposed Sidewalk

N
10 5 0 10

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

Owner/Developer:
Aggie Hawk, LLC
543 WD. 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. 97600 on 4-Nov-26. It is not to be used for construction, bidding, or permitting purposes.

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:
Fairway Townhomes #2
Country Club Estates Phase 2
Block B, Lots 1R, 2R, and 3R - 0.312 AC
303 Fairway Dr.
Bryan, Brazos County, Texas

Date: November 2026	Sheet: C1
Scale: As Noted	
Drawn By: CB	

J:\2026\26-026 Fairway Townhomes #2\Fairway Townhomes#2-Site Plan.dwg
J4E Project # 26-026
11/4/2026
J4 Engineering

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 dependant 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 Rye/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 landscapeing 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= 9,938 SF
(73.0% Impervious)

Requirements:

Disturbed Area 9,938 SF @ 15%	=	1,491 SF
Net Total=		1,491 SF

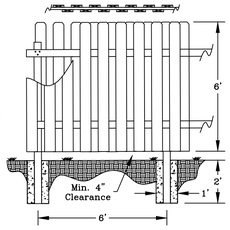
Provided:

Proposed Canopy Trees 4 @ 200 SF	=	800 SF
Proposed Non-Canopy Trees 10 @ 100 SF	=	1,000 SF
Proposed Shrubs 39 @ 10 SF	=	390
Net Total=		2,190 SF

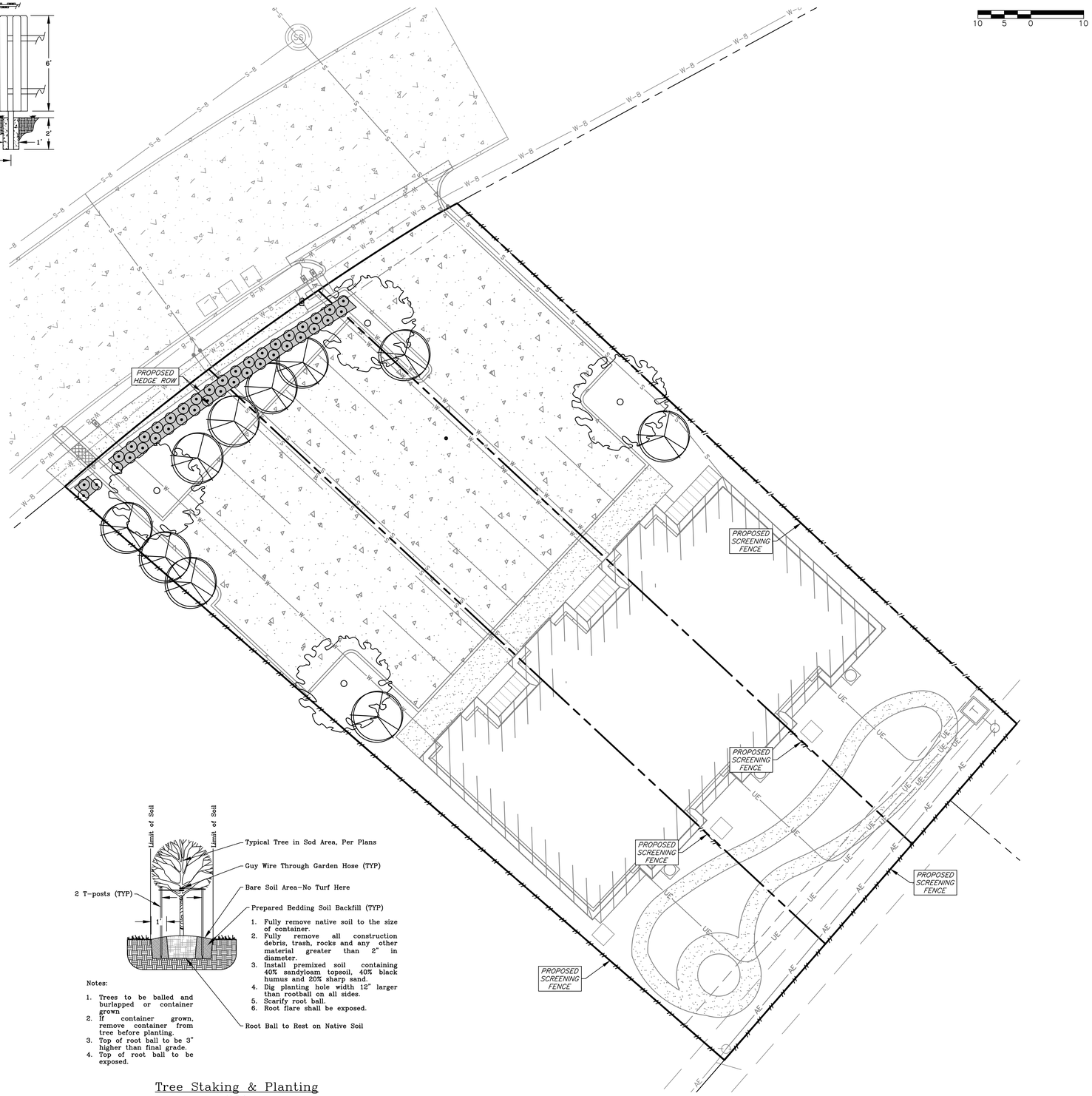
Symbol	Qty.	Common Name	Botanical Name	Size
	4	Cedar Elm	Ulmus crassifolia	>3" cal.
	10	Crepe Myrtle	Lagerstroemia indica	1½" cal.
	39	Red Tip Photinia	Photinia x fraseri	15 gal.

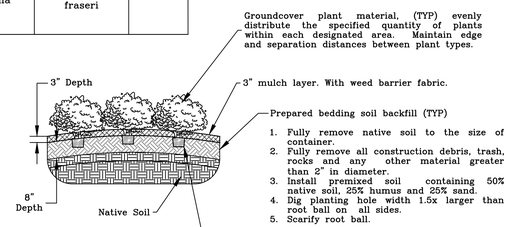
Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Pickets shall be installed in a staggardered board design where adjacent pickets are on opposite sides of the fence.
4. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
5. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.



Alternating Plank Screening Fence Detail
N.T.S





Groundcover plant material, (TYP) evenly distribute the specified quantity of plants within each designated area. Maintain edge and separation distances between plant types.

3" mulch layer. With weed barrier fabric.

Prepared bedding soil backfill (TYP)

1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
4. Dig planting hole width 1.5x larger than root ball on all sides.
5. Scarify root ball.

Make sure that plant root ball is fully planted to the depth of the container in prepared planting mix.

Do not plant groundcover in mulch layer only.

Notes:

1. Container grown plants only.
2. Remove containers from plants before installing.
3. Place plants in prepared bed as shown.
4. Edge spacing for plants varies with species and location.

Shrub Planting
N.T.S

Typical Tree in Sod Area, Per Plans

Guy Wire Through Garden Hose (TYP)

Bare Soil Area-No Turf Here

Prepared Bedding Soil Backfill (TYP)

1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 40% sandyloam topsoil, 40% black humus and 20% sharp sand.
4. Dig planting hole width 12" larger than rootball on all sides.
5. Scarify root ball.
6. Root flare shall be exposed.

Root Ball to Rest on Native Soil

Notes:

1. Trees to be balled and burlapped or container grown
2. If container grown, remove container from tree before planting.
3. Top of root ball to be 3" higher than final grade.
4. Top of root ball to be exposed.

Tree Staking & Planting
N.T.S

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.

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

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Country Club Estates Phase 2
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303 Fairway Dr.

Bryan, Brazos County, Texas

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