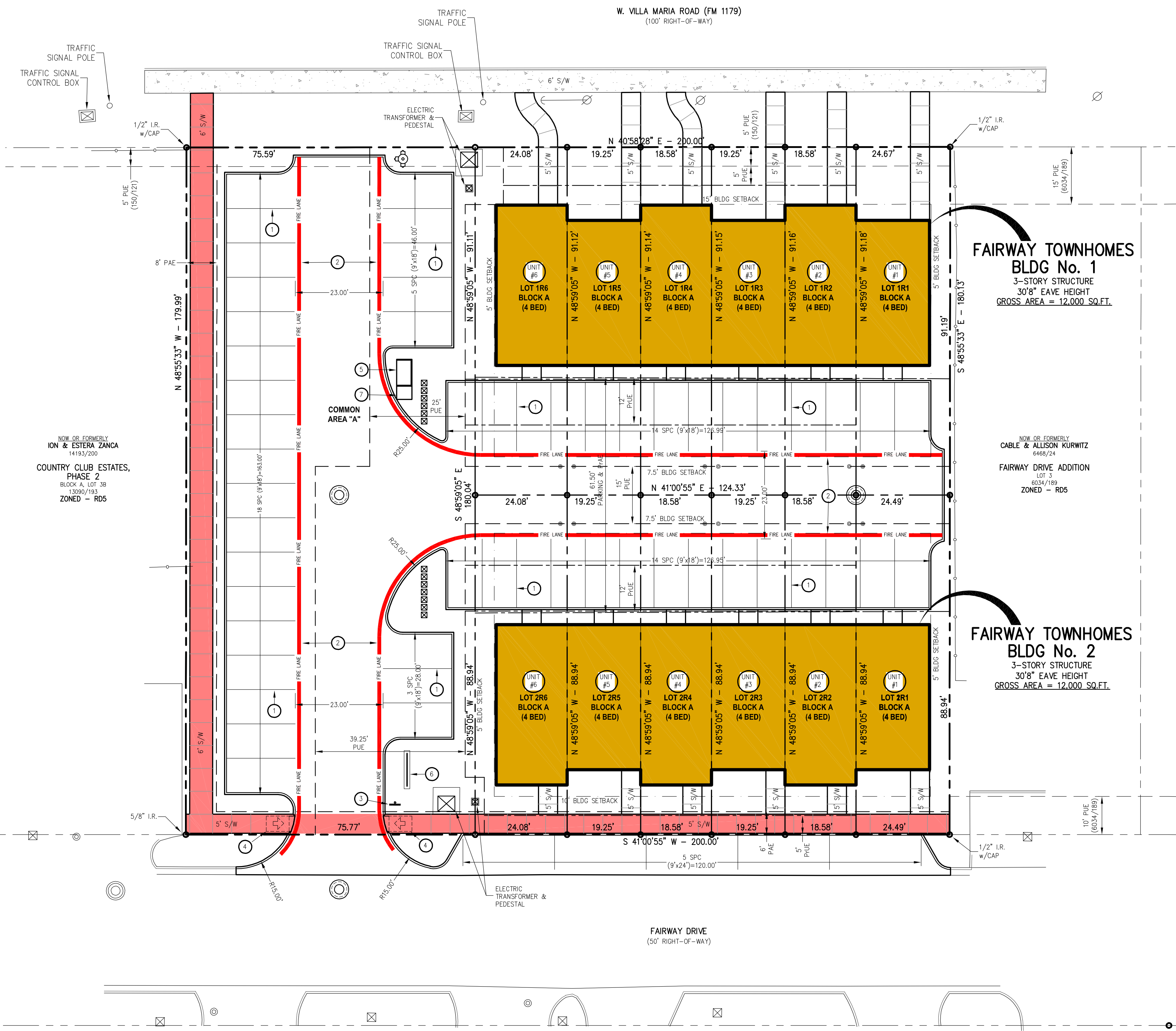


**CALL BEFORE YOU DIG**  
 (AT LEAST 72 HOURS PRIOR TO DIGGING)  
 WARNING: THE CONTRACTOR IS TO  
 LOCATE ANY AND ALL UTILITIES PRIOR TO  
 CONSTRUCTION AND IS SOLELY  
 RESPONSIBLE FOR ALL DAMAGES TO  
 EXISTING UTILITIES DUE TO ANY  
 CONSTRUCTION ACTIVITY.

**SYMBOL & LINE LEGEND**

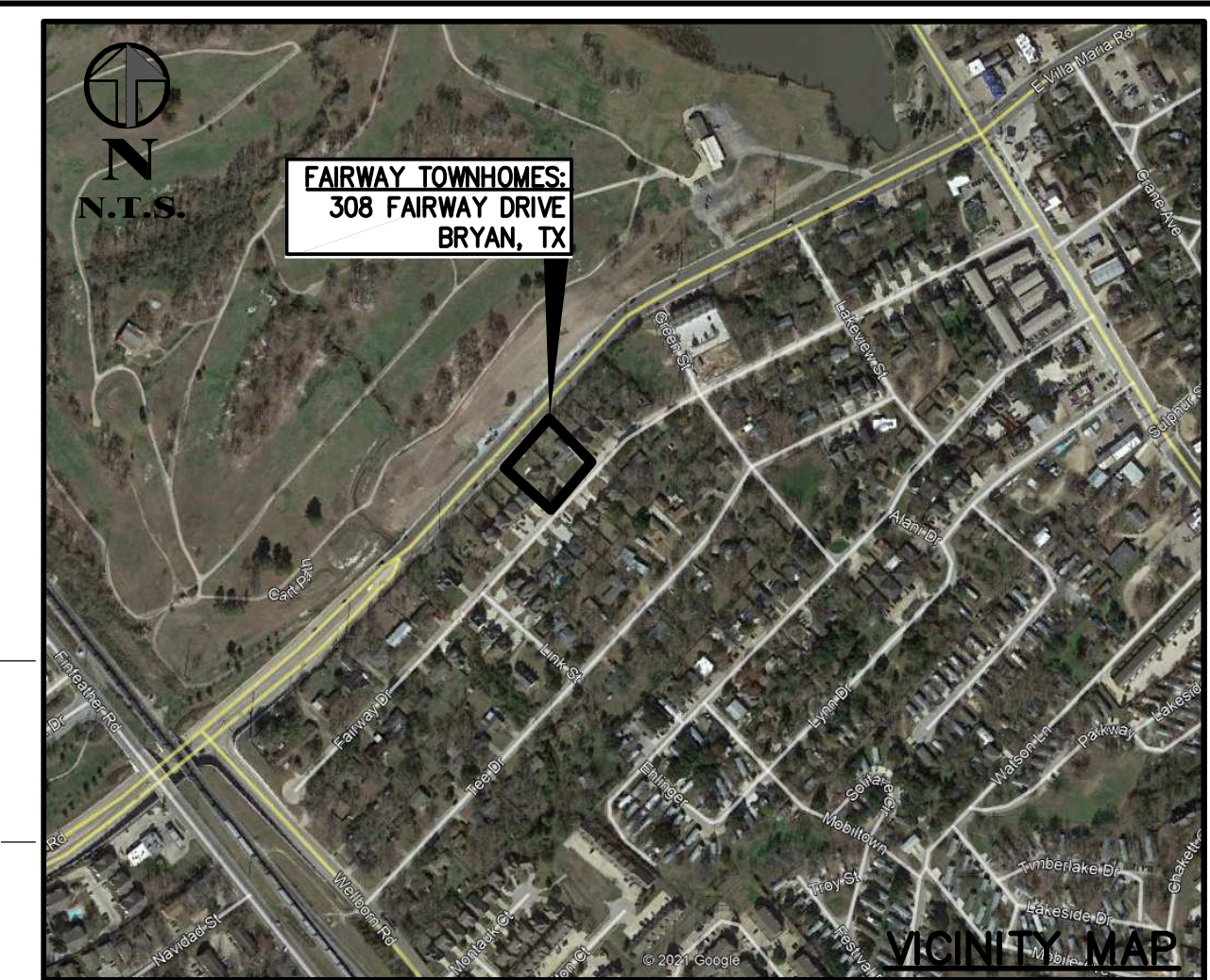
- PP POWER POLE
- DOWN GUY
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- ET ELECTRICAL TRANSFORMER
- EP ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- CM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- CI CURB INLET
- SIGN or MARKER (TYPE VARIES)
- CHAIN-LINK FENCE
- WOOD or WROUGHT IRON FENCE
- BARBED-WIRE FENCE
- WATER LINE (SIZE & TYPE VARIES)
- SEWER LINE (SIZE & TYPE VARIES)
- FORDEMAN (SIZE & TYPE VARIES)
- DRAIN (SIZE & TYPE VARIES)
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATIONS
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND FIBER OPTICS
- UNDERGROUND GAS MAIN
- PROPERTY LINE
- BUILDING SETBACK
- UTILITY EASEMENT (PUE or PUE)
- DRAINAGE EASEMENT (PDE or PDE)
- ACCESS EASEMENT (PAE or PAE)



NOW OR FORMERLY  
**ION & ESTERA ZANCA**  
 14193/200  
**COUNTRY CLUB ESTATES,**  
**PHASE 2**  
 BLOCK A, LOT 3B  
 13090/193  
 ZONED - RDS

**FAIRWAY TOWNHOMES**  
**BLDG No. 1**  
 3-STORY STRUCTURE  
 30'8" EAVE HEIGHT  
 GROSS AREA = 12,000 SQ.FT.

**FAIRWAY TOWNHOMES**  
**BLDG No. 2**  
 3-STORY STRUCTURE  
 30'8" EAVE HEIGHT  
 GROSS AREA = 12,000 SQ.FT.



**RME**  
 Consulting Engineers  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmeengineer.com  
 OFFICE - (979) 764-0704  
 TEXAS FIRM REGISTRATION No. F-4695

**SURVEYOR**  
 KERR SURVEYING, LLC  
 409 NORTH TEXAS AVENUE  
 BRYAN, TX 77803  
 OFF: (979) 268-3195  
 FAX: (979) 691-8904

**UTILITY DEMAND SUMMARY:**

USE	AVG. (gpd)	PEAK (x4.0)
SEWER (cfs)	32,160	0,299
WATER (gpm)	33.5	134
IRRIGATION (gpm)	30	30

- UTILITY DEMAND NOTES:**
1. PEAK WATER WAS DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD AND SUPPLIED BY THE MEP.
  2. SANITARY SEWER AVERAGE DAILY FLOW (16-HOUR USAGE PERIOD) WAS DETERMINED BY DRAINAGE FIXTURE UNITS PROVIDED BY THE MEP.
  3. IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

- PLAN NOTES:**
1. SEE SHEETS C01 THRU C02 FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
  2. SEE SHEET C1.4 FOR ADDITIONAL SITE & UTILITY PLAN DATA.
  3. SEE SHEETS C3.0 THRU C3.4 FOR SITE, PARKING & MISCELLANEOUS DETAILS.
  4. ALL BACK-OFF-CURB (BOC) ARE 4' RADIUS UNLESS OTHERWISE SPECIFIED.
  5. ILLUSTRATES ADA ACCESSIBLE PATH.

- PARKING SUMMARY:**
- ORDINANCE:  
 SINGLE-FAMILY: (3 & 4 BED) = 3 SPACES/D.U.  
 (12 D.U. x 3 SPC/DU) = 36 SPACES  
 TOTAL REQUIRED = 36 SPACES
- PROVIDED:  
 REGULAR = 54 SPACES  
 PARALLEL = 5 SPACES  
 TOTAL PROVIDED = 59 SPACES  
 (1.23 SPC/BED)

- CIVIL SITE NOTES:**
1. THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN PER F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0215F REVISED DATE: 04-02-2014.
  2. ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  3. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN. SETBACKS SHALL BE IN ACCORDANCE WITH THE PD ZONING ORDINANCE NO. \_\_\_\_\_
  4. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SHELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  5. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 78.6% IMPERVIOUS COVER ON THE SUBJECT PROPERTY. TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
  6. 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
  7. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
  8. THIS DEVELOPMENT'S SOLID WASTE SERVICE WILL BE ACCOMPLISHED BY MEANS OF TWO (2) 300-GALLON CONTAINERS. CONTACT MR. JARED BIRKHEAD (979) 209-5931 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE.
  9. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C3.1). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 6" THICK IN DRIVEWAYS & PARKING BAYS (UNLESS OTHERWISE SPECIFIED ON SHEET C1.1).
  10. ALL DWELLING UNITS WILL BE SERVED BY A 1" WATER METER AND A 4" SEWER SERVICE.
  11. ALL SIGNS ARE PERMITTED SEPARATELY. SITE LIGHTING SHALL BE MEANS OF WALL-PACKS MOUNTED ON THE BUILDING.
  12. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE ACCESS & PARKING EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
  13. THE DEVELOPER SHALL COORDINATE THE PLACEMENT OF A COMMUNITY CLUSTER BOX WITH THE USPS. THE LOCATION/PLACEMENT SHOW IS APPROXIMATE ONLY.
  14. 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

- SITE # LEGEND**
- 1 TYPICAL 4" WHITE PARKING STRIPE
  - 2 TYPICAL FIRE LANE STRIPING
  - 3 TYPICAL FIRE LANE SIGN
  - 4 AMBULATORY & S/W RAMP (ALL TYPES & SIZES)
  - 5 7' x 4' DUMPSTER PAD w/6" SCREENING FENCE (SEE CIVIL SITE NOTE #8)
  - 6 LOW-PROFILE MONUMENT SIGN (SEE CIVIL SITE NOTE #11)
  - 7 USPS CLUSTER MAILBOX (SEE CIVIL SITE NOTE #13)

**REVIEW ONLY**  
**NOT FOR**  
**CONSTRUCTION**  
**4/27/22**

**PRELIMINARY**  
 THIS DOCUMENT IS RELEASED  
 FOR THE PURPOSE OF INTERIM  
 REVIEW UNDER THE AUTHORITY  
 OF RABON A. METCALF, P.E.  
 NO. 88583, APRIL 27, 2022. IT  
 IS NOT TO BE USED FOR  
 CONSTRUCTION, BIDDING OR  
 PERMIT PURPOSES.

**CIVIL SITE PLAN**  
 FOR THE  
**SITE IMPROVEMENTS**  
 LOCATED AT  
**FAIRWAY TOWNHOMES**  
**308 & 310 FAIRWAY DRIVE**  
 BLOCK A, LOTS 1R1-1R6 & 2R1-2R6 - COUNTRY CLUB ESTATES, PHASE 2  
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

**CLIENT INFORMATION**  
 BRIAN WILLIAMS  
 121 GABRIELS LOOP  
 GEORGETOWN, TX 78628  
 EMAIL: brian.williams.ce@gmail.com  
 PH: (512) 851-7128

FILENAME: 0753SP1A SCALE: 1"=15'  
 SUBMITTED DATE: 7/28/21, 4/27/22

DRAWN BY: R.A.M. CHECKED BY: R.A.M.  
 FIELD BOOK: N/A PAGES: N/A

**RME CONSULTING ENGINEERS**  
 CLIENT NO. PROJECT NO.  
**349 - 0753**

**C1.0**  
 SHEET 1 OF 3

- FIRE DEPARTMENT NOTES:**
15. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
  16. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.