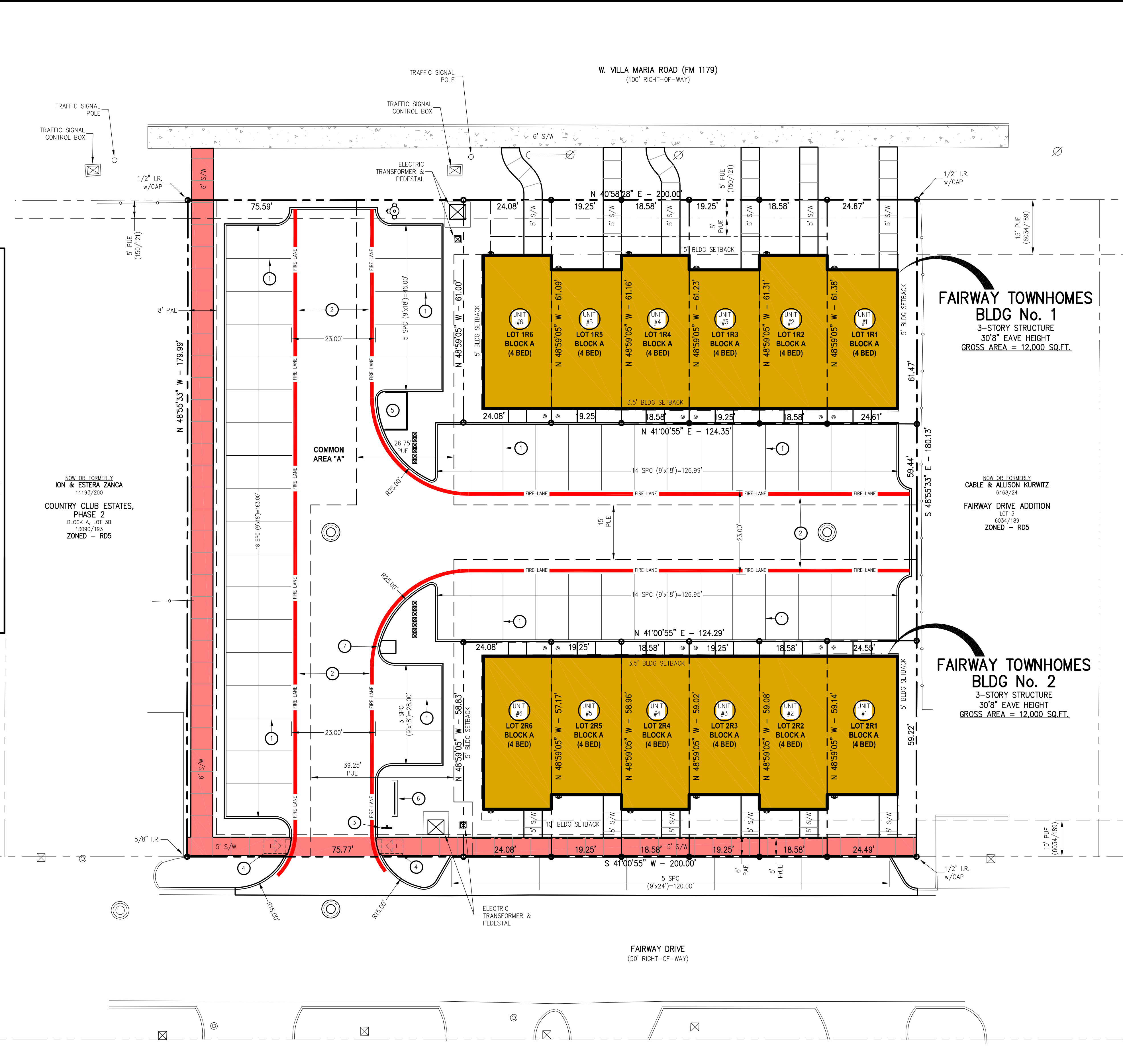


Texas 811 STOP!
CALL BEFORE YOU DIG
 (AT LEAST 72 HOURS PRIOR TO DIGGING) WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

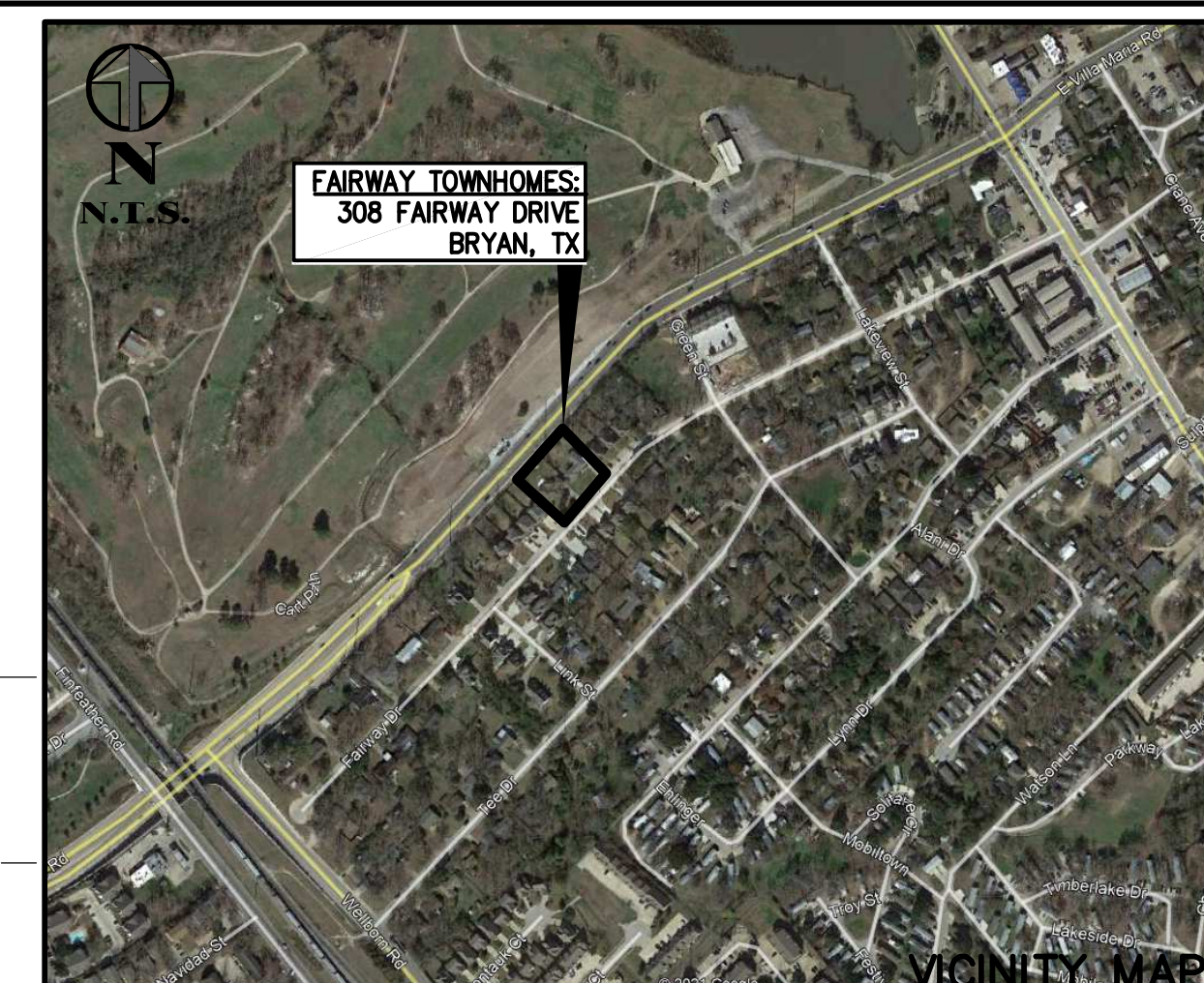
SYMBOL & LINE LEGEND

PP	POWER POLE
DL	DOWN GUY
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
ET	ELECTRICAL TRANSFORMER
EPB	ELECTRICAL PULL BOX
EM	ELECTRICAL METER
GM	GAS METER
MH	MANHOLE
CO	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
CI	CURB INLET
SM	SIGN OR MARKER (TYPE VARIES)
CL	CHAIN-LINK FENCE
WF	WOOD OR WROUGHT IRON FENCE
BW	BARBED-WIRE FENCE
WL	WATER LINE (SIZE & TYPE VARIES)
SL	SEWER LINE (SIZE & TYPE VARIES)
FL	FORDEMAIN (SIZE & TYPE VARIES)
DL	DRAIN (SIZE & TYPE VARIES)
OE	OVERHEAD ELECTRIC
OC	OVERHEAD COMMUNICATIONS
UE	UNDERGROUND ELECTRIC
UC	UNDERGROUND COMMUNICATIONS
UF	UNDERGROUND FIBER OPTICS
UG	UNDERGROUND GAS MAIN
PL	PROPERTY LINE
BS	BUILDING SETBACK
UE	UTILITY EASEMENT (PUE or PUE)
DE	DRAINAGE EASEMENT (PDE or PDE)
AE	ACCESS EASEMENT (PAE or PAE)



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:

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

PLAN NOTES:

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

ORDNANCE:
 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)

UTILITIES (PER BUILDING):
 3-STORY (30'-8" EAVE HEIGHT)
 GROSS AREA = 12,000 S.F.
 FIRE CODE: TYPE 5B
 50% REDUCTION FOR FIRE SPRINKLER SYSTEM
 HYDRANT: 1 HYDRANTS @ 1,500 GPM (TOTAL)
 AT 500' SPACING (MAX)

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	(4H x 10L) LOW-PROFILE MONUMENT SIGN (SEE CIVIL SITE NOTE #1)
7	USPS CLUSTER MAILBOX (SEE CIVIL SITE NOTE #13)

CIVIL SITE NOTES:

- 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.
- 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.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN. SETBACKS SHALL BE IN ACCORDANCE WITH THE PD ZONING ORDINANCE NO. _____.
- 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.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 78.6% IMPERVIOUS COVER ON THE SUBJECT PROPERTY. TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
- 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.
- 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.
- 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.
- 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).
- ALL DWELLING UNITS WILL BE SERVED BY A 1" WATER METER AND A 4" SEWER SERVICE.
- ALL SIGNS ARE PERMITTED SEPARATELY AND WILL COMPLY WITH THE SIGN ORDINANCE AND LANDSCAPING REQUIRED FOR SIGNAGE. SITE LIGHTING SHALL BE MEANS OF WALL-PACKS MOUNTED ON THE BUILDING.
- 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.
- THE DEVELOPER SHALL COORDINATE THE PLACEMENT OF A COMMUNITY CLUSTER BOX WITH THE USPS. THE LOCATION/PLACEMENT SHOWN IS APPROXIMATE ONLY.
- 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.

REVIEW ONLY
NOT FOR CONSTRUCTION
 6/1/22

PRELIMINARY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, JUNE 1, 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, 6/1/22

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 2

FIRE DEPARTMENT NOTES:

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