

- Site Specific Notes:**
- The owner of the property is Hammer Nails Homes. The subject properties are Lots 1R-1 through 1R-9, Block 8, Bryan, Brazos County, Texas.
 - The subject properties are Zoned Mixed Use (MU-2).
 - These lots are not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F effective April 02, 2014.
 - The developed area for this project is 0.573 acres (24,960 SF).
 - The proposed structures shall be in conformance with the development standards for Midtown Pattern-Cottage and Flex House (MP-CF) structures as identified in Zoning Ordinance Section 130-29, Midtown Pattern Overlay District.

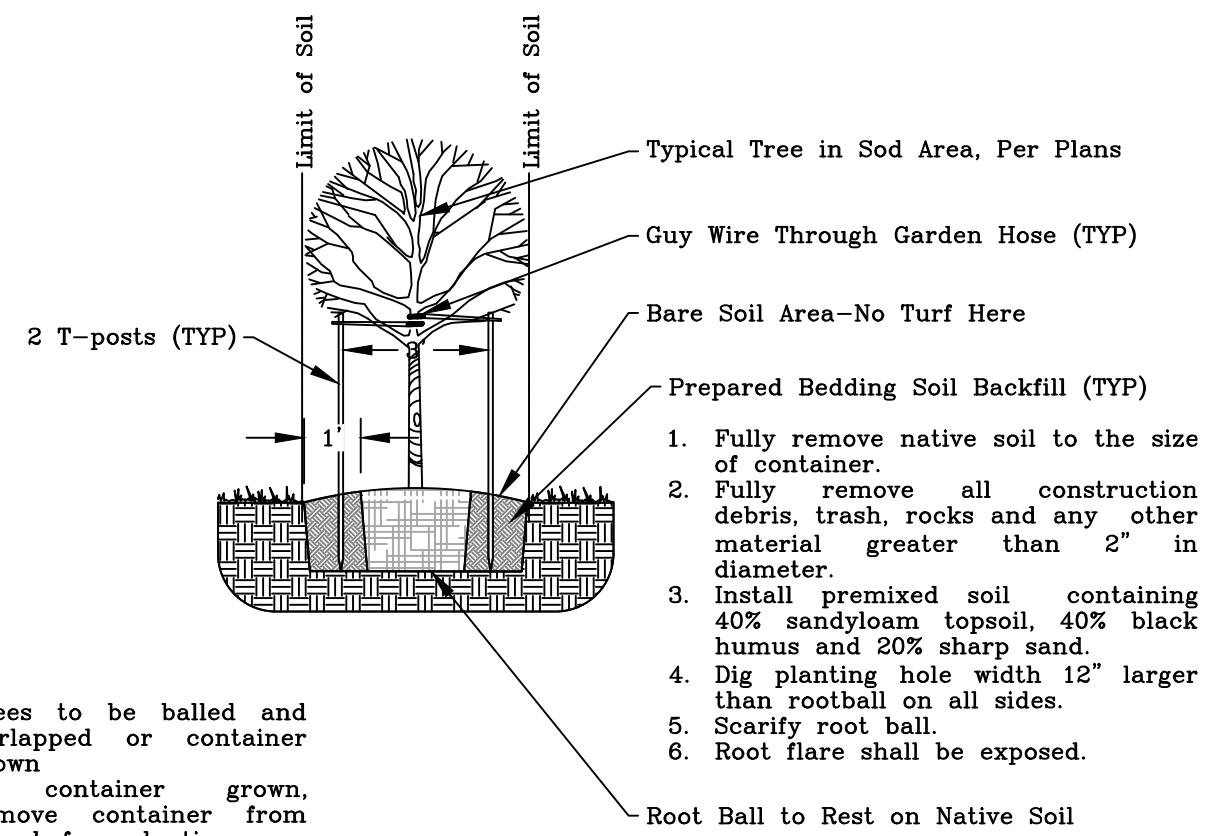
Parking Analysis:

Proposed Improvements:	9,360 SF Proposed Bldg
	9,360 SF Total Building Area
Required Parking:	
	18... 2 Spaces per Dwelling Unit
	9... Plus 1 for every 2 Bedrooms
	27... Total Required
Provided Parking:	
	17... 60 Degree Parking
	10... Parallel Parking
	27... Total Parking

Landscape Analysis:

Road Frontage:		
Cavitt Avenue	=	145 LF
Edge Street	=	203 LF
	Net Total=	348 LF
Requirements:		
1 Tree per 30 feet of Road Frontage		
Cavitt Avenue	=	5 EA
Edge Street	=	7 EA
	Net Total=	12 EA
Provided:		
Cavitt Avenue	=	5 EA
Edge Street	=	7 EA
Parking Island	=	2 EA
	Net Total=	14 EA

Qty.	Common Name	Botanical Name	Size
14	Cedar Elm	Quercus Virginiana	1 1/2"-3" cal.



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

Tree Staking & Planting
N.T.S.

Construction Notes:

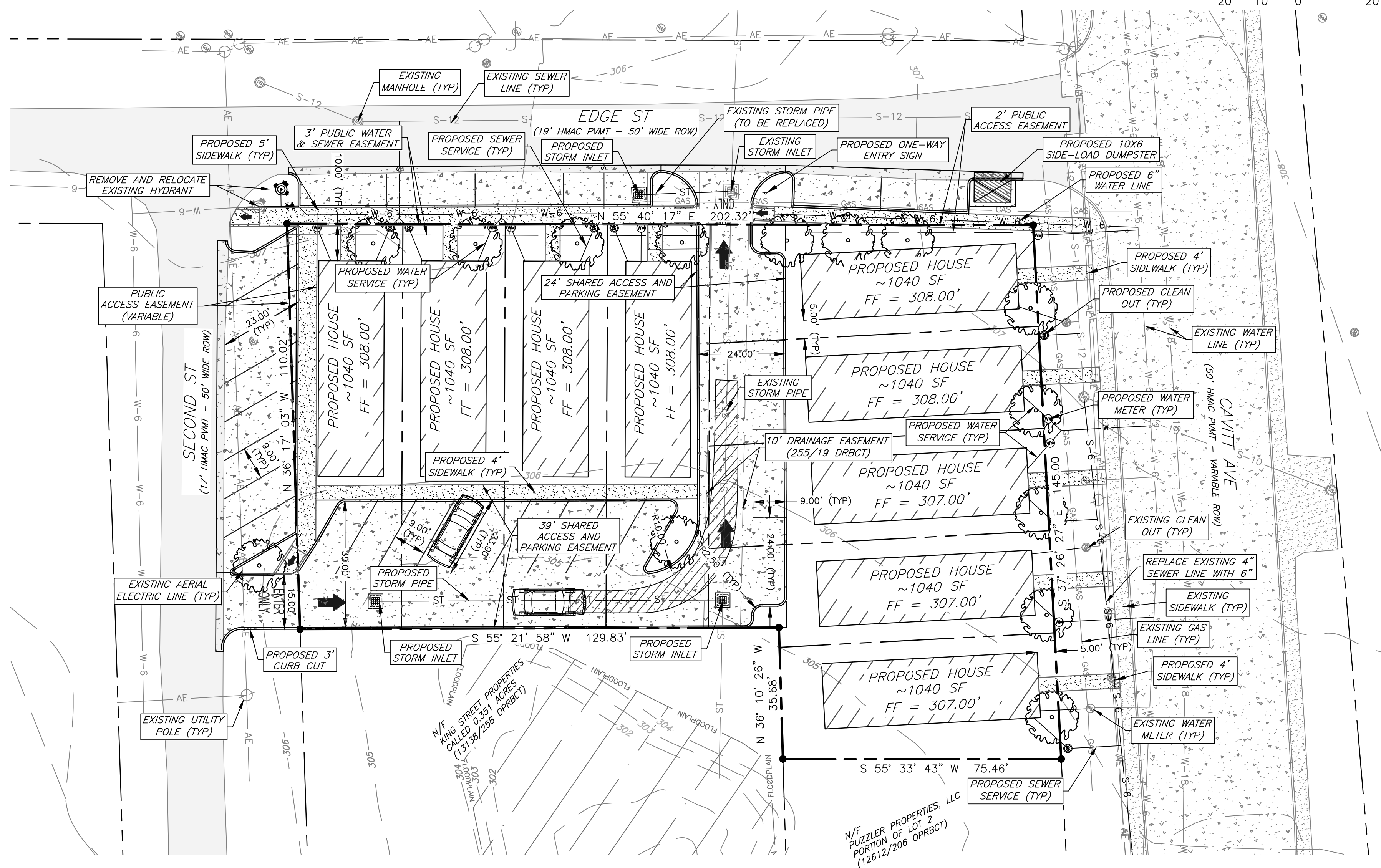
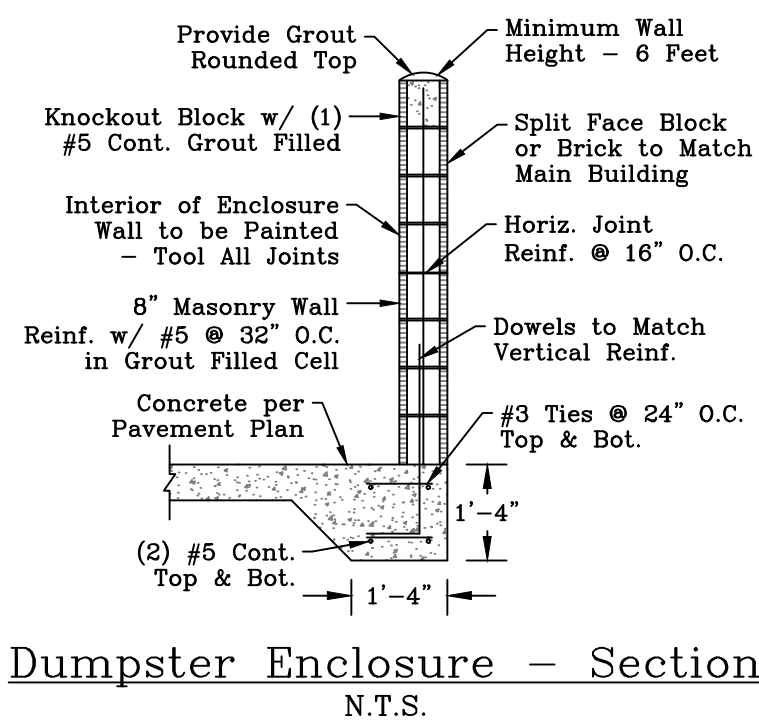
- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- 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.
- 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.
- Where electric facilities are install, 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.

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:	800-689-8344
Texas Excavation Safety:	800-344-8377
City of Bryan:	979-209-5900
System (Digtest):	
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Frontier:	979-821-4300
Suddenlink:	979-846-2229



Site Plan

General Notes:

- The topography shown is from GIS 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 Information:
Hammer Nails Homes
4918 Whistling Straits Loop
College Station, Texas 77845

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of interim review under the authority of Glen Jones, P.E. 97800 on 3-May-23. 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:

Dellwood Park
Lots 1R-1 through 1R-9, Block 8
0.573 Acres
307 Edge Street
Bryan, Brazos County, Texas

Date:	Apr 2023	Sheet:	
Scale:	As Noted		C2