

Vicinity Map

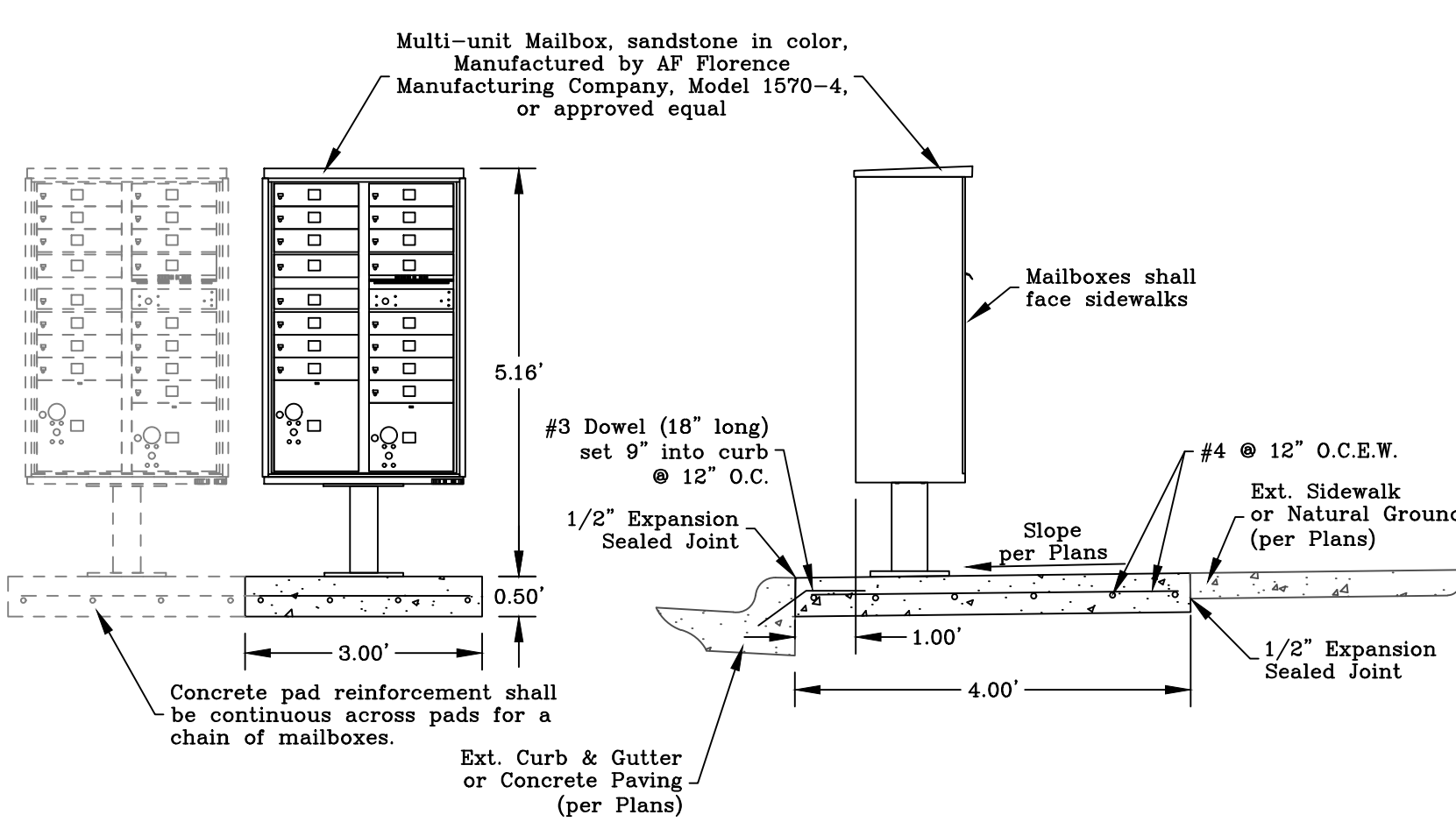
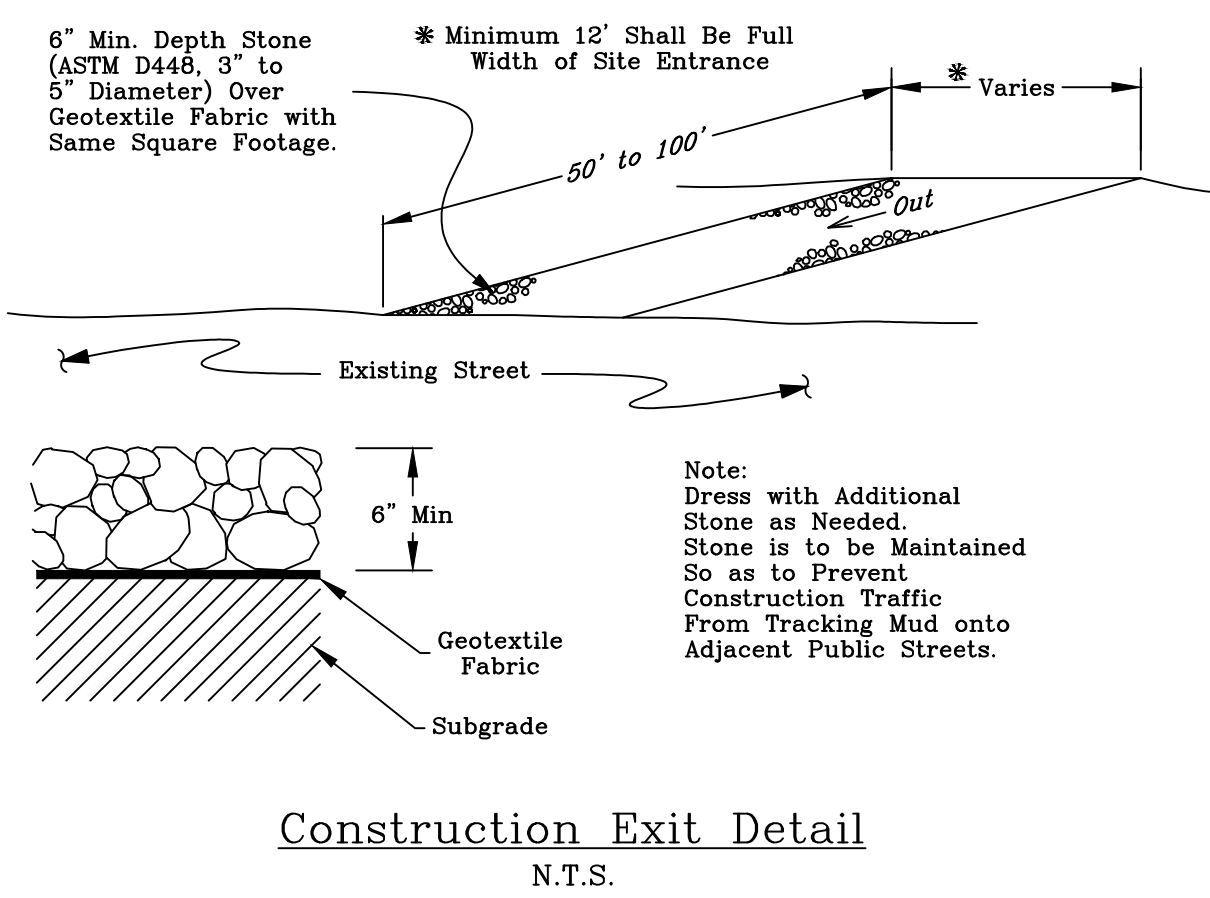
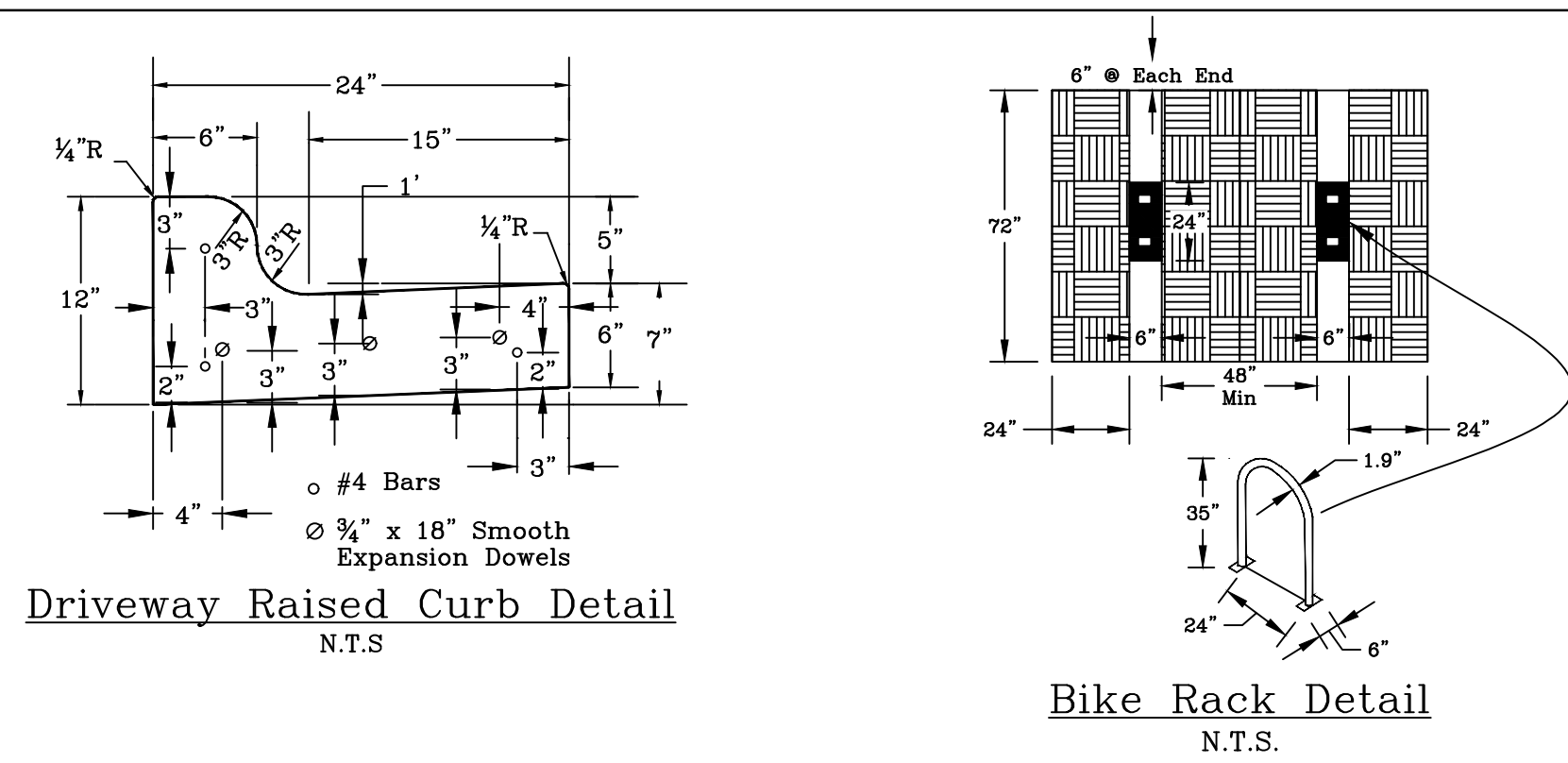


**NOTICE!**

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 (Digless): 979-821-5865  
 Bryan Texas Utilities: 979-774-2506  
 Atmos Energy: 979-821-4300  
 Frontier: 979-846-2229  
 Suddenlink: 979-846-2229



Construction Notes:

- All proposed sewer cleanouts that are to be placed within a concrete sidewalk shall be set at the same grade as the sidewalk and utilize a flush mount, brass cap, so that there are no tripping hazards.
- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- 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.
- 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.
- Fire Sprinkler System—potable water supply must be protected by testable double check valve assembly, and install as per City Ordinance.
- 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.
- 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.
- 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.
- All ADA ramps are to be built per TDLR (TAS/RAS) requirements.

Site Specific Notes:

- The owner of the property is Optimal Housing Five, LLC. The subject property is Block D, Lot 1R-A, 1R-B, and 1R-C, Bryan, Brazos County, Texas.
- The proposed building is a Two-Story Type Vb without fire sprinklers totaling 3,188 SF, FF=323.7' & Height 16'.
- The subject property is zoned, Residential District-5000 (RD-5).
- Fire flow demand is 1500 gpm. The existing hydrants on the property will provide the hydrant 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. 48041C0215F, Revised Date, April 2, 2014.
- The developed area for this project is 0.198 acres (8,643 SF).
- Dumpster or solid waste service is proposed for the site.
- All common areas, shared areas, landscaping, and common property shall be maintained by HOA.

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:

3 - 3 Bedroom Townhomes

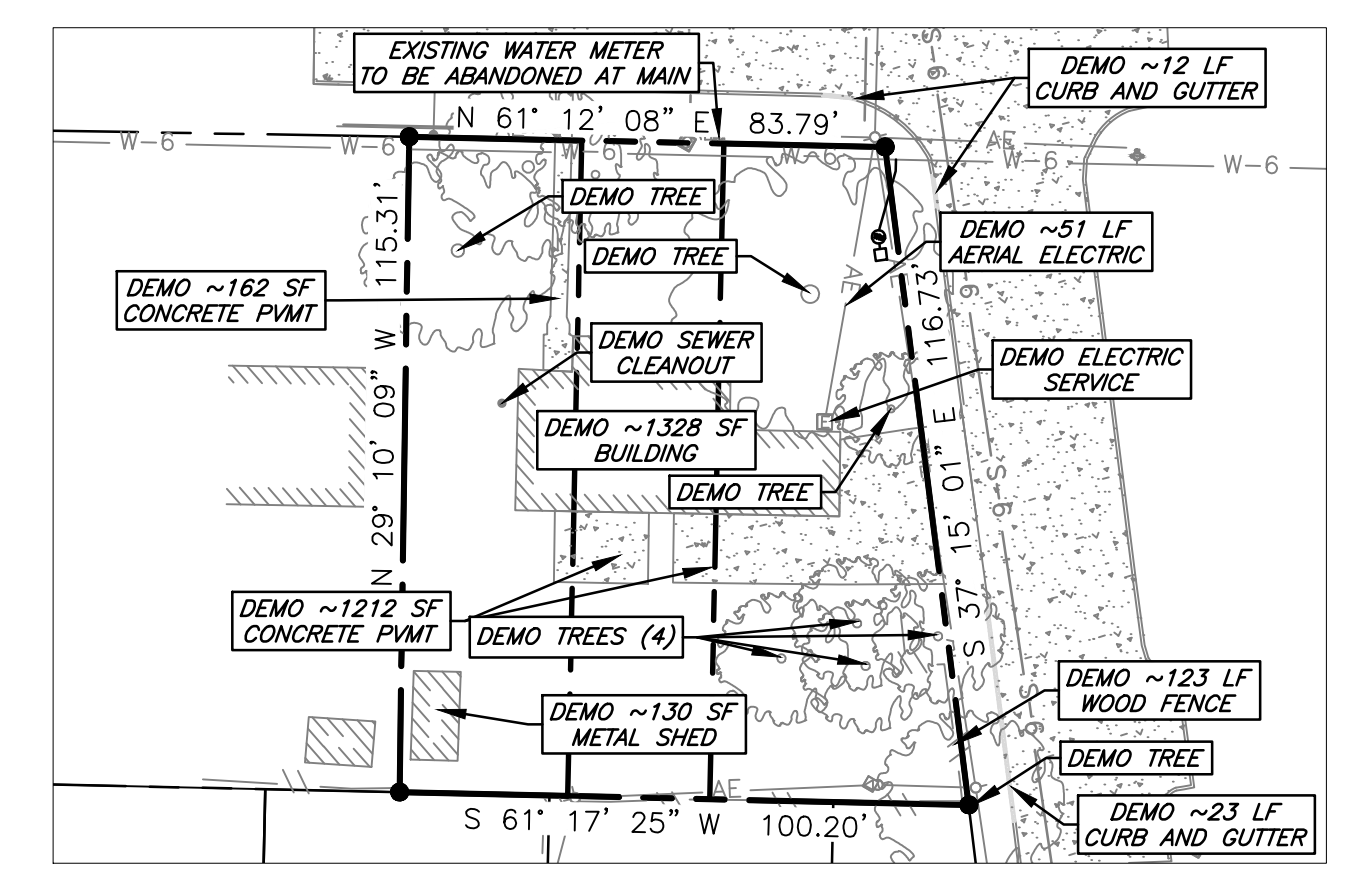
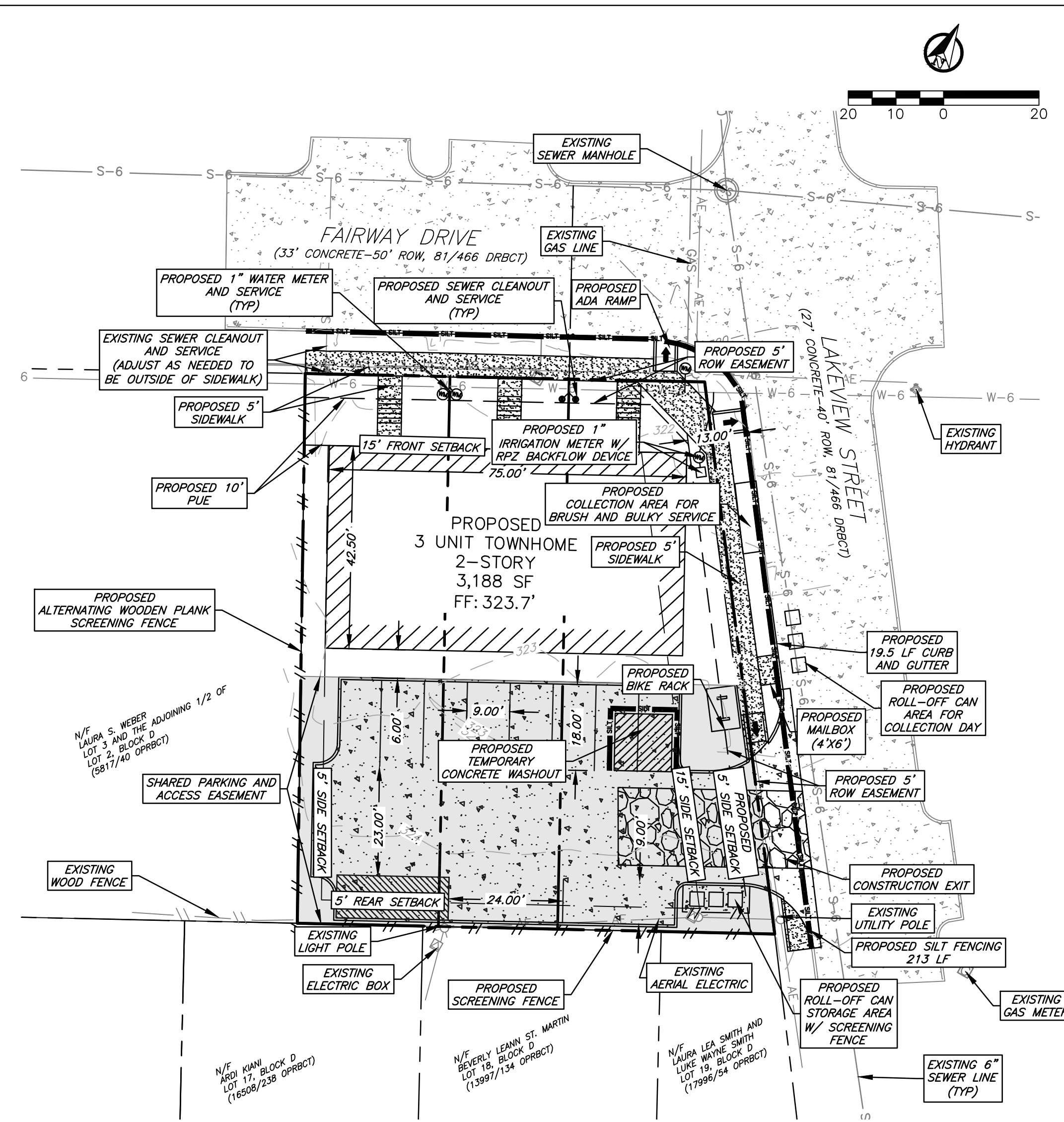
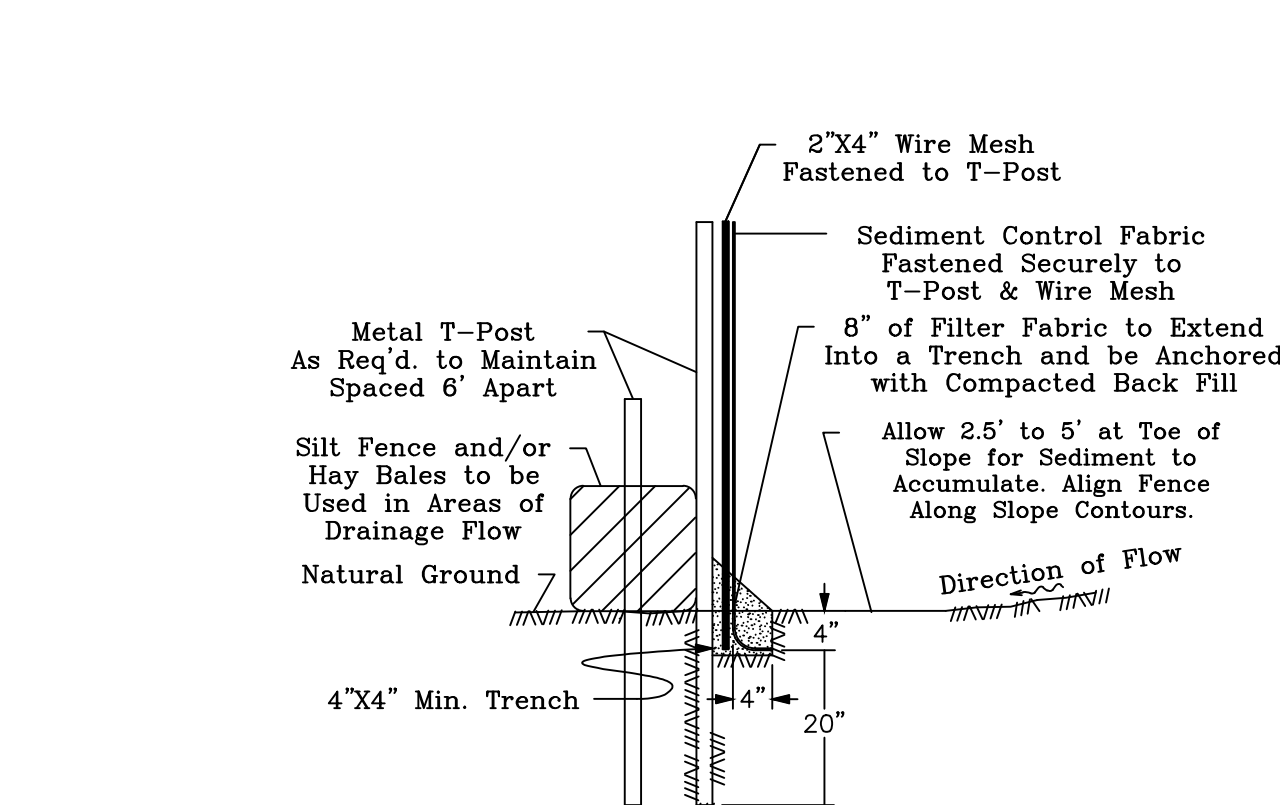
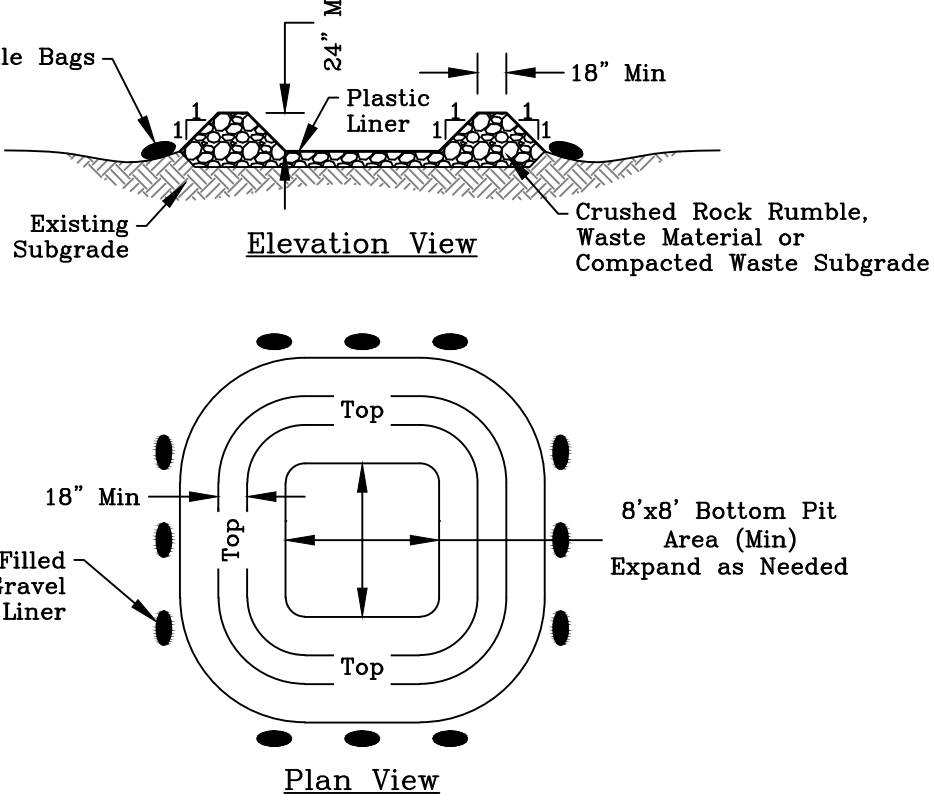
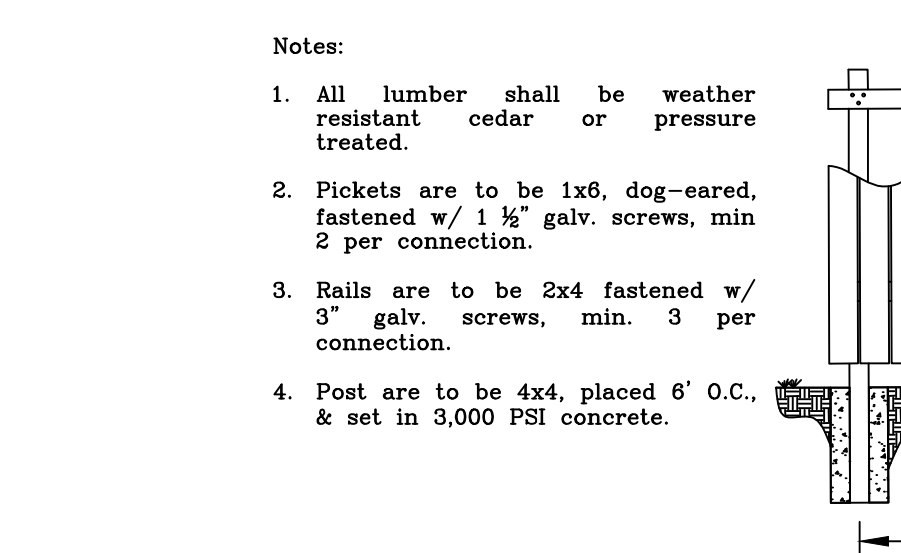
New Required Parking:

9 - 1 Space per Bedroom

Total Proposed Parking:

8 - Straight in Parking  
 2 - Parallel Parking

10 Total Parking



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.  
 Bryan, TX 77801

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 11-Oct-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:

**Fairway Dr. Townhomes**  
 201 Fairway Dr.  
 Block D, Lot 1R-A, 1R-B, and 1R-C  
 ~0.24 Acres  
 Bryan, Brazos County, Texas

Date: October 2023	Sheet:
Scale: As Noted	C2