

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 (DigTess): 979-821-5865
 Bryan Texas Utilities: 800-344-8377
 Atmos Energy: 979-774-2506
 Frontier: 979-821-4300
 Suddenlink: 979-846-2229

- Construction Notes:**
- 6x10 dumpster pad w/ 8" thick reinforced concrete w/ #5 rebar @ 12" O.C.E.W. Prior to placement of concrete contractor shall contact Kyle McCain with solid waste @ 979-209-5900 for inspection.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

- Site Specific Notes:**
- The owner of the property is 904 Welch, LLC. The subject property is Block 2, Lot 3 Bryan, Brazos County, Texas.
 - Each building is 6 units W/ 4 bedrooms, Type Vb totaling 12,000 SF. Each unit shall be divided by a two-hr firewall with sprinklers, FP=328.5' and 327.5' & Height 43' 11 1/2".
 - The subject property is zoned Planned Development Housing (PD-H) per RZ 21-24, approved 11/17/22, Ord. #2594.
 - Fire flow demand is 1,500 gpm. The existing and proposed 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 0.827 acres (36,024 SF), with 85% of impervious cover.
 - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
 - Owner shall be responsible for the operation, repair, and maintenance of the private stormwater infrastructure facilities.

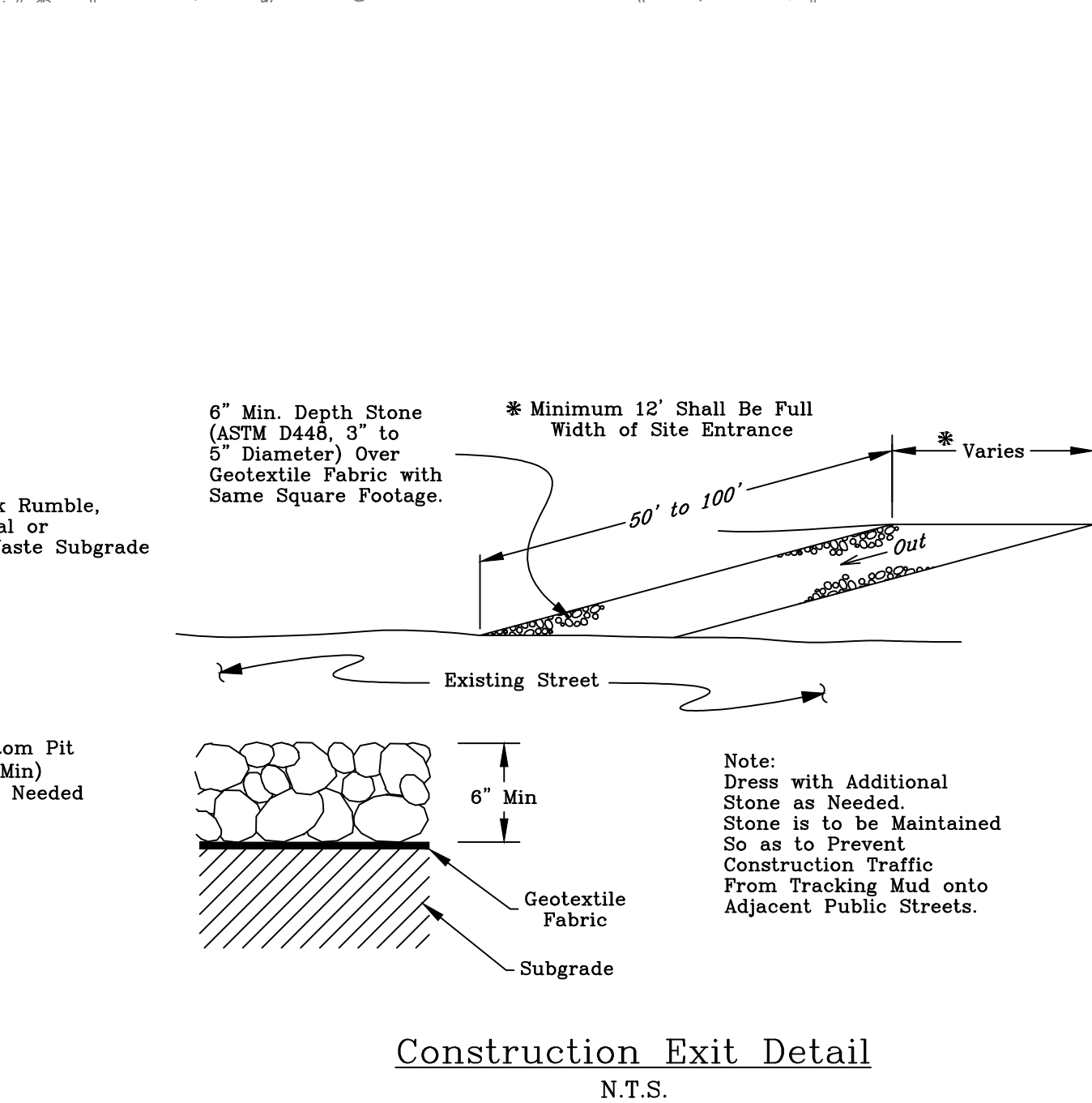
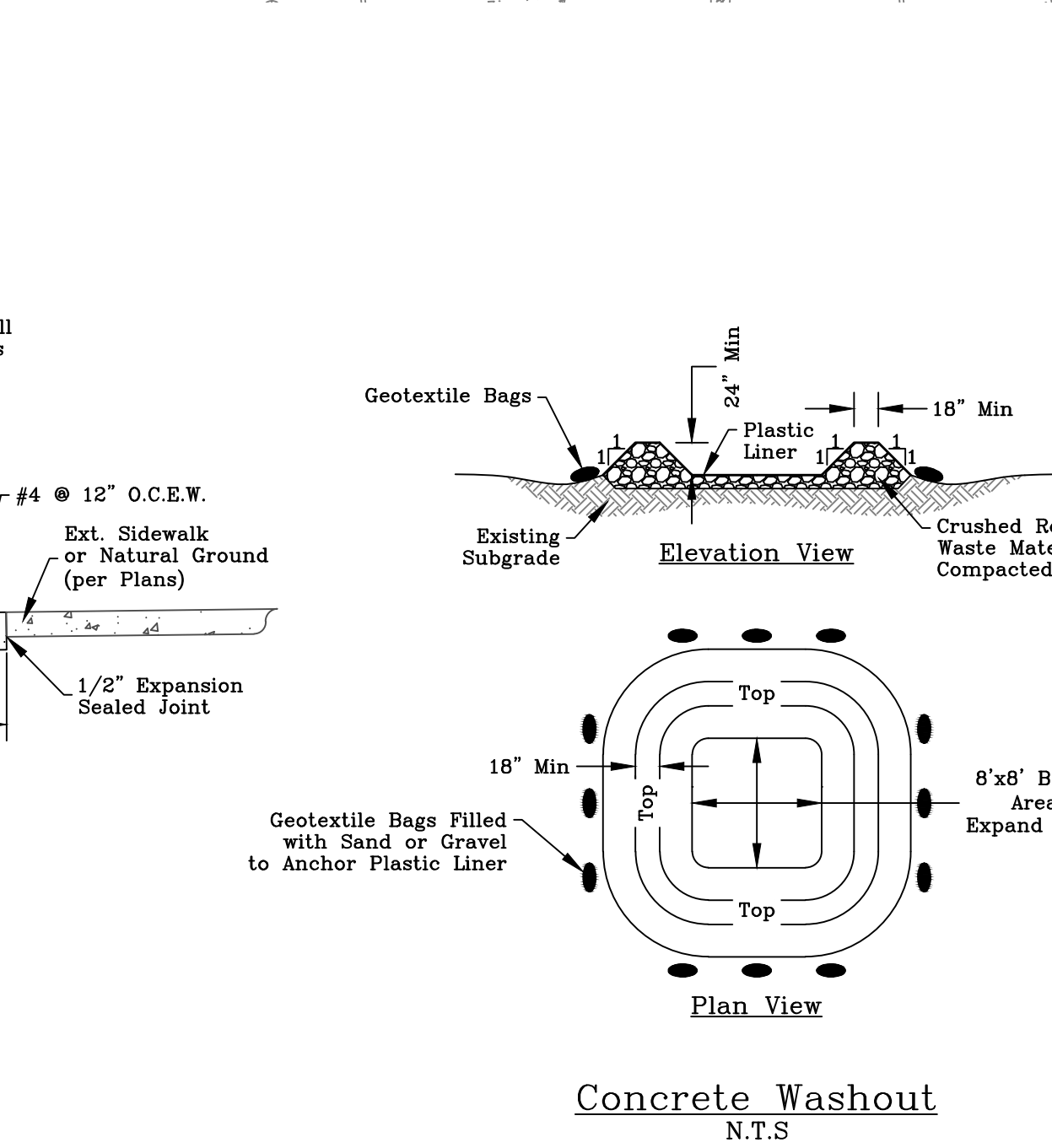
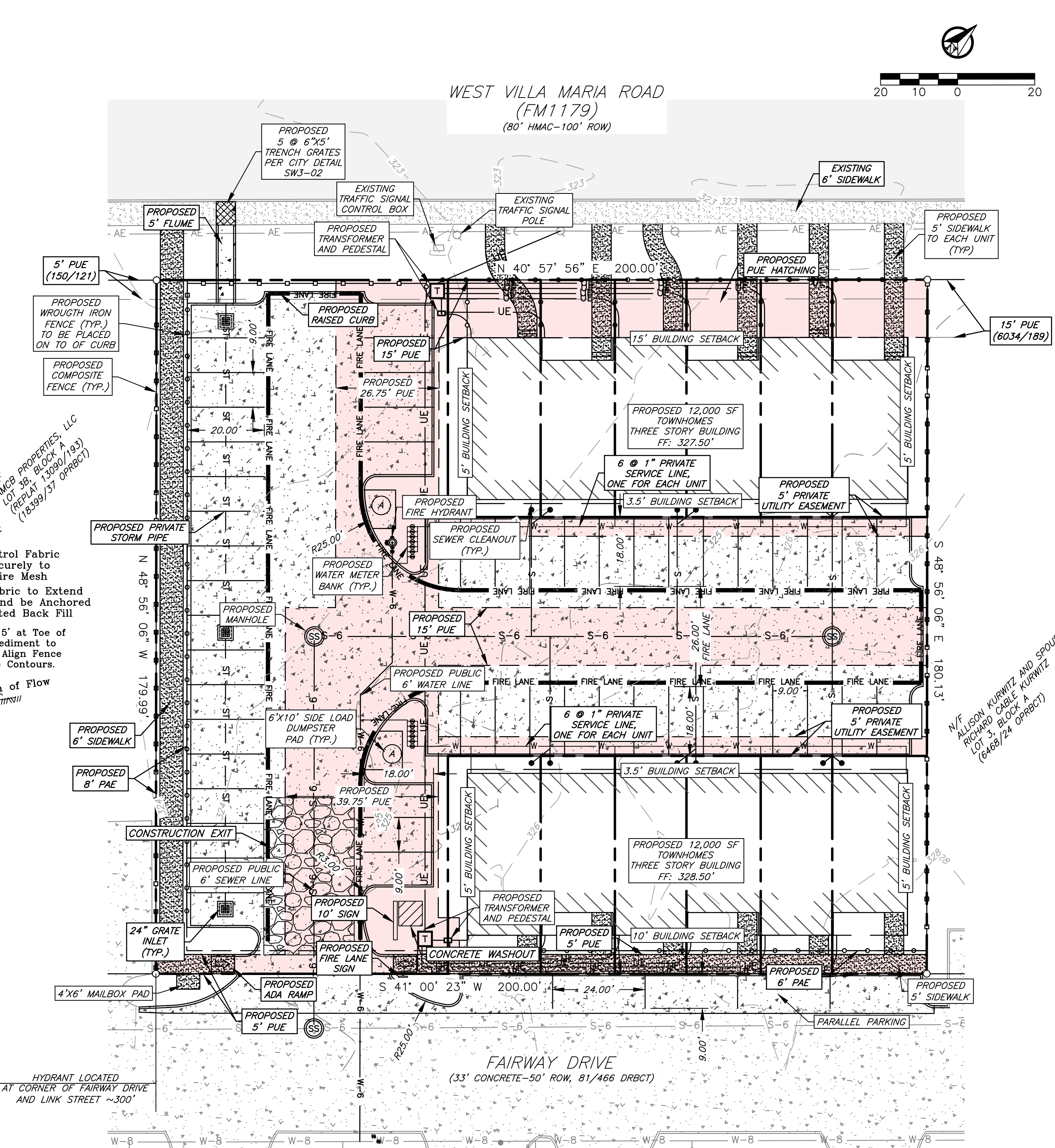
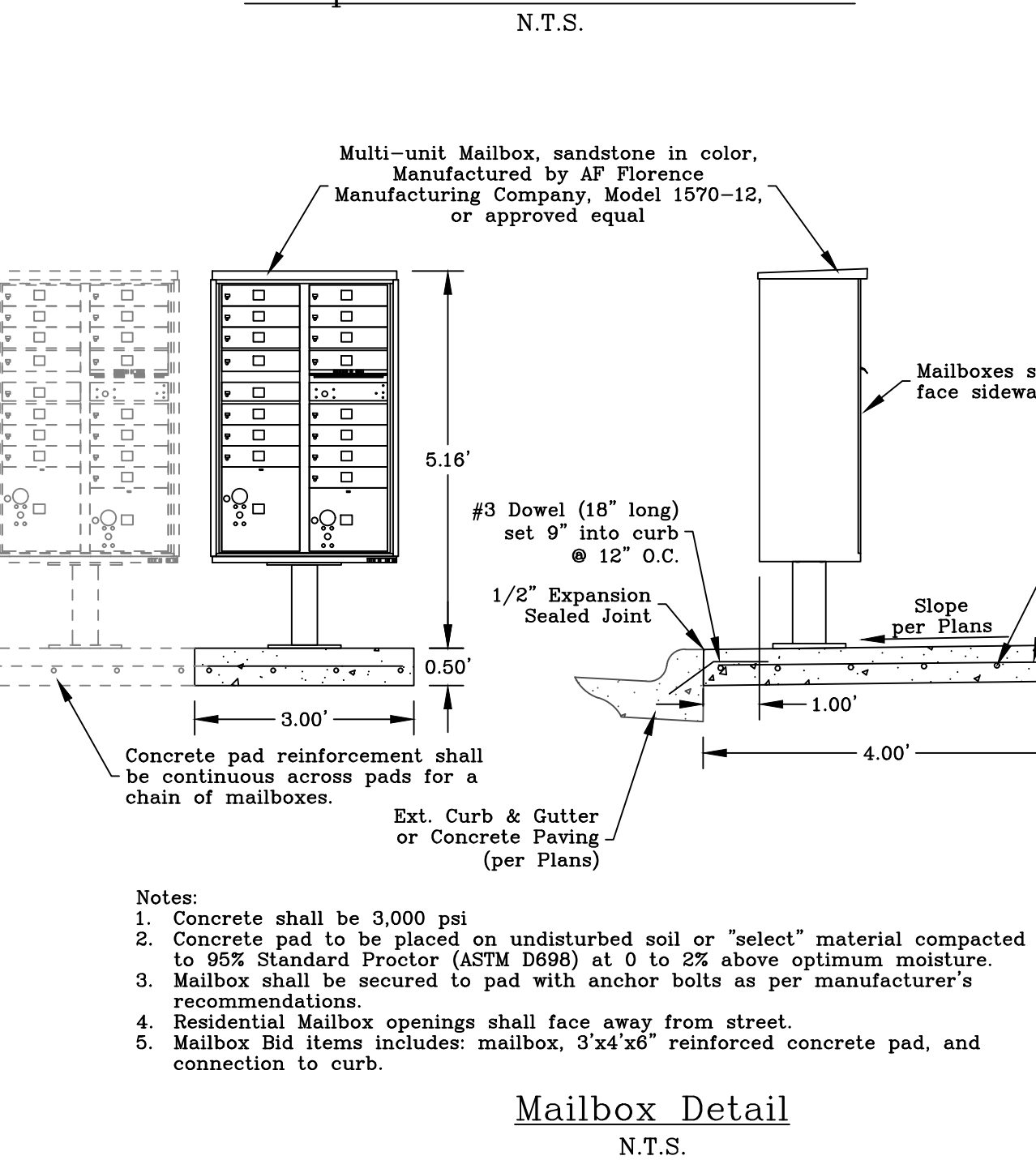
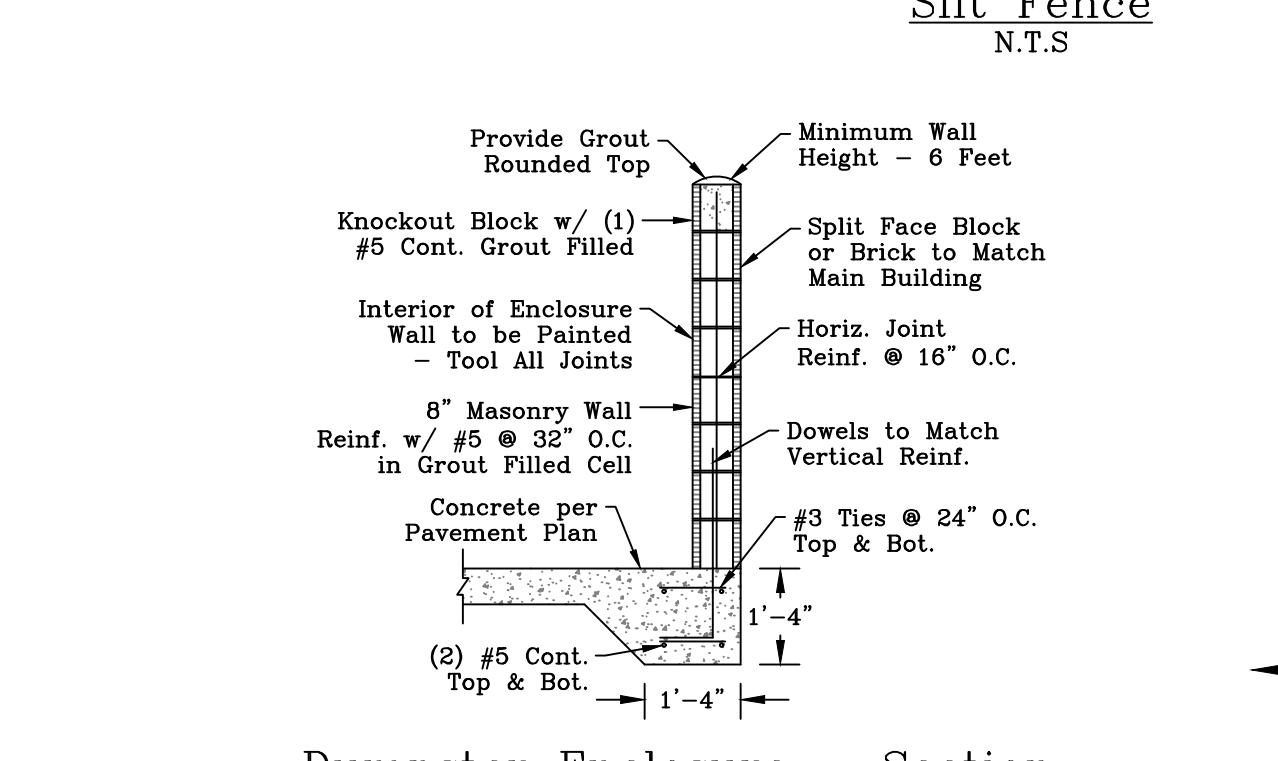
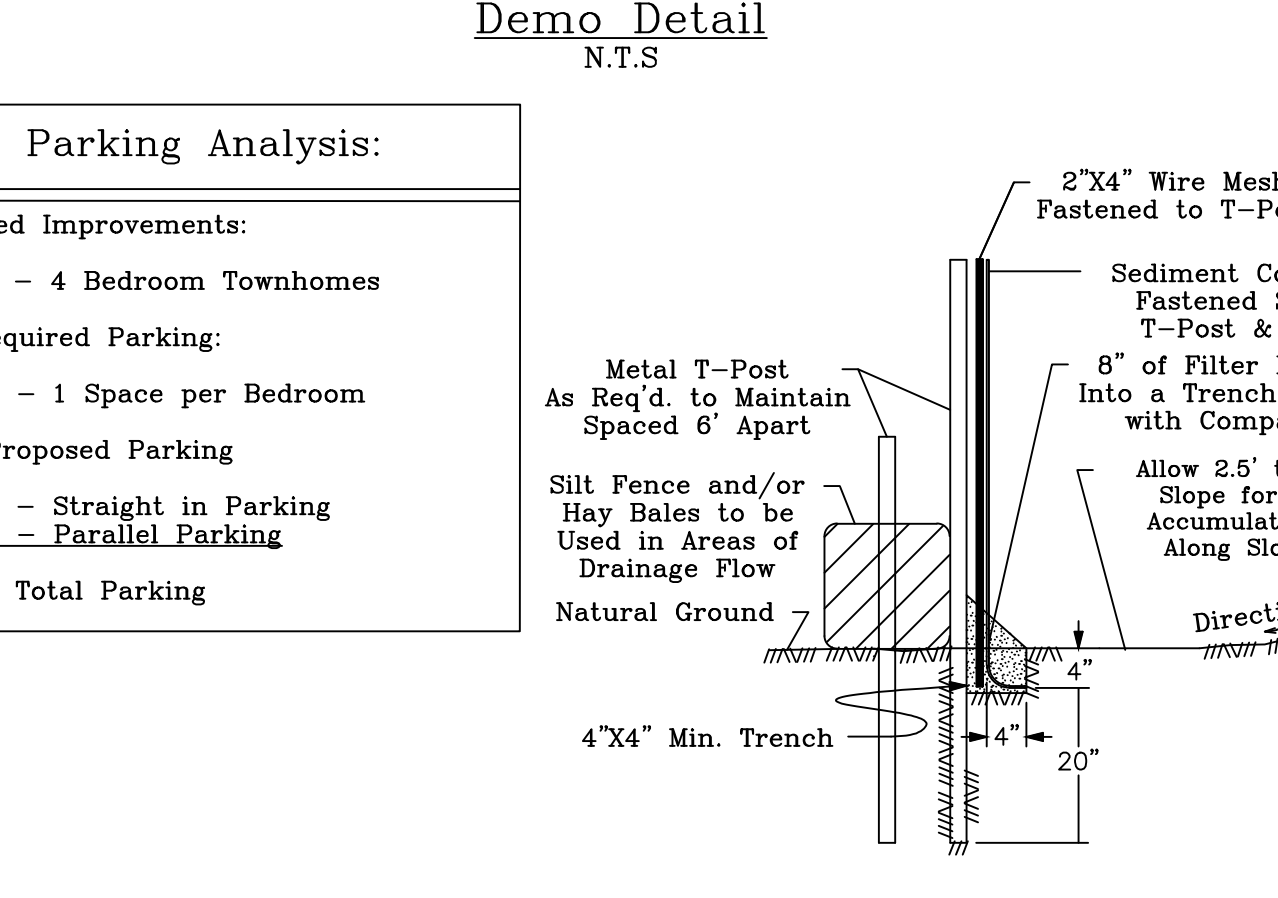
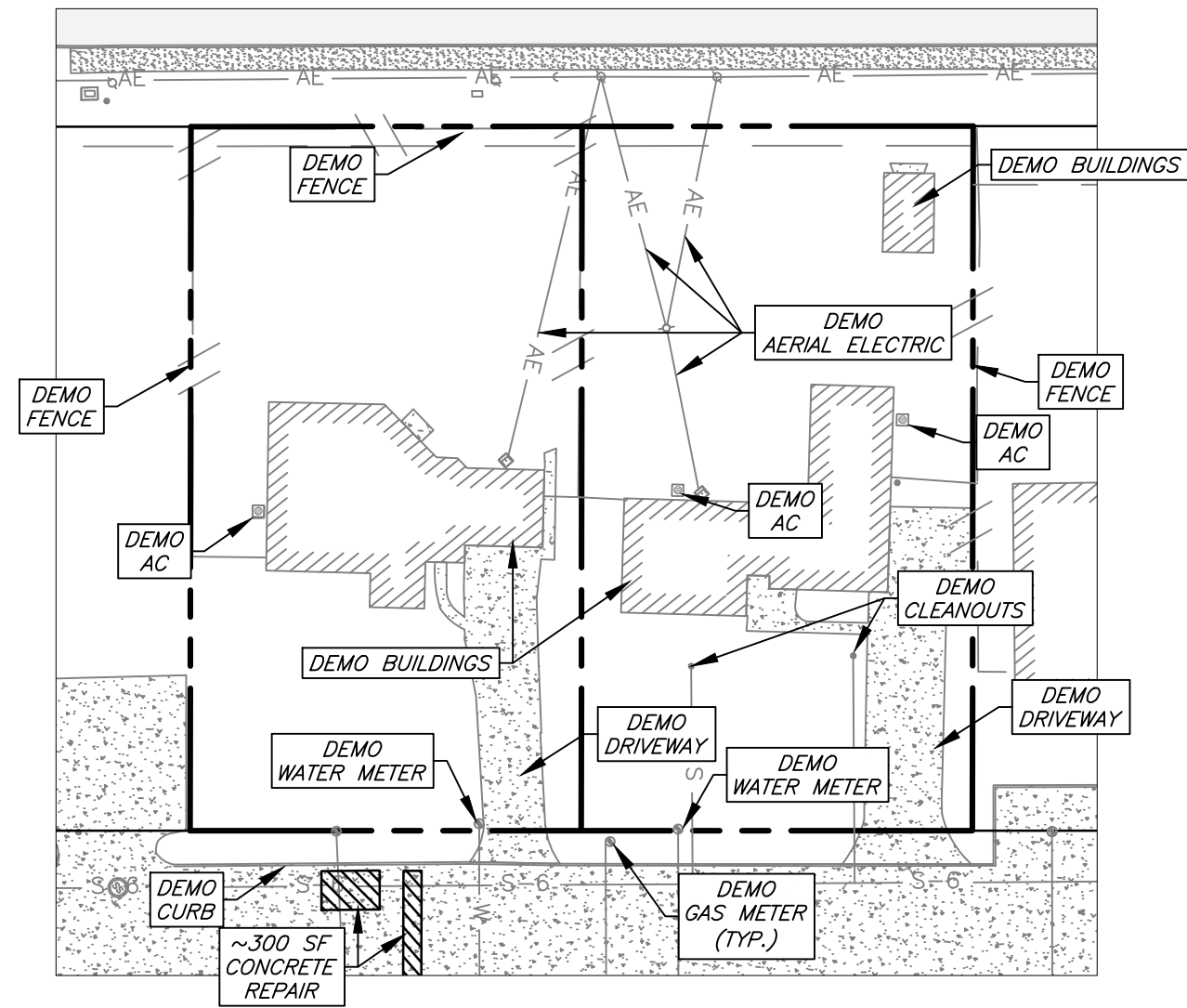
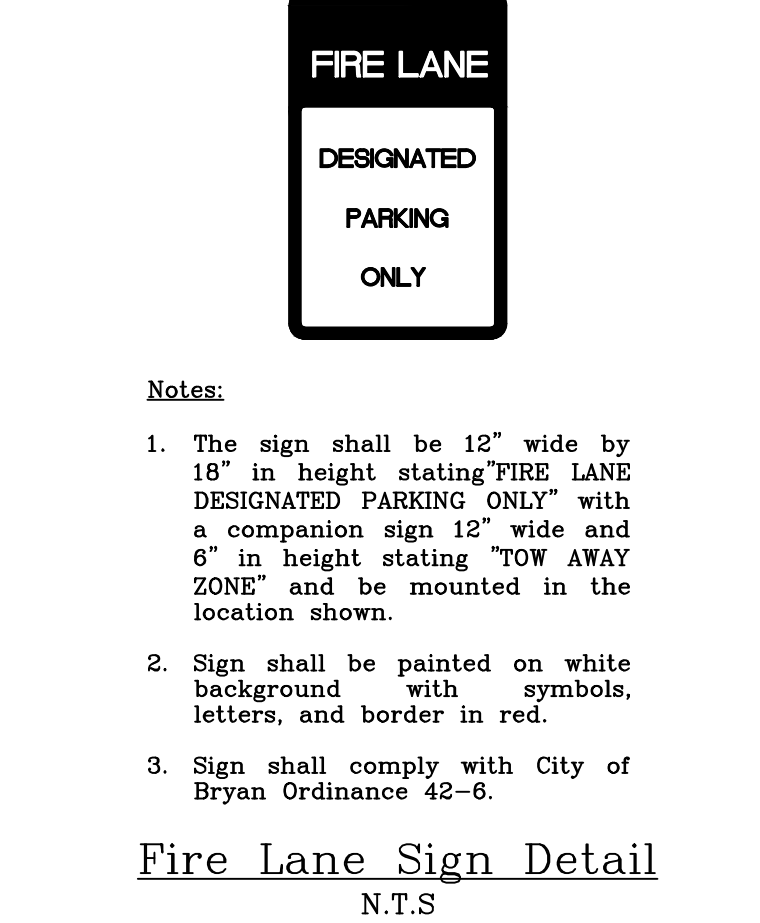
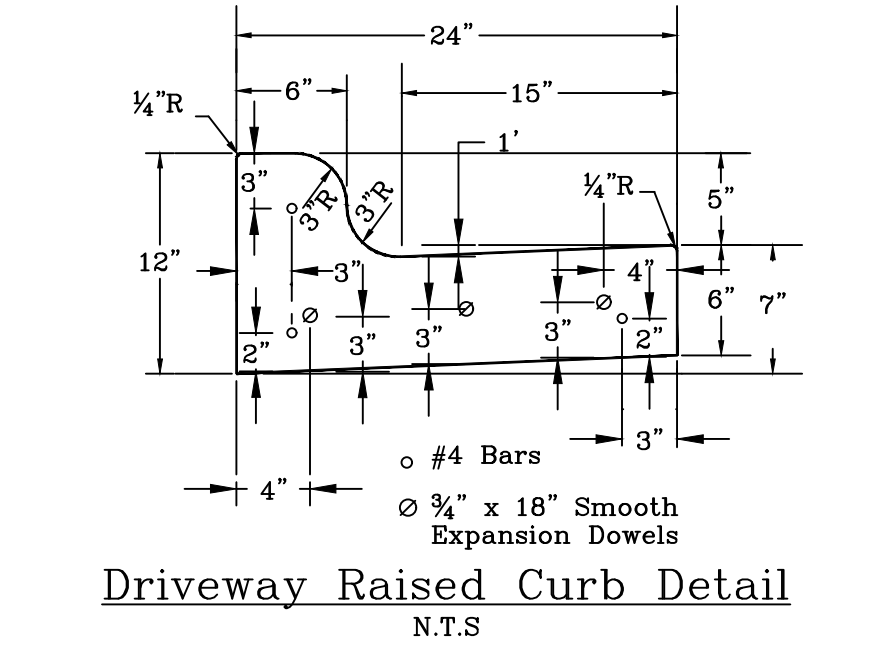
- Utility Notes:**
- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
 - Private water and sewer line service materials to be in accordance with plumbing code.
 - Contractor shall coordinate 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.

Fire Lane Striping:

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane line work shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Signage.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.



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:
 904 Welch, LLC
 5 Crestwood Dr.
 Houston, TX 77024

**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 3-Jan-24. 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:

Villa Maria Townhomes
 Block A, Lots 1R1-1R6, Lots 2R1-2R6, and Common Area - 0.827 Acres
 Bryan, Brazos County, Texas

Date: Jan 2024 **Sheet:** C2

Scale: As Noted

J4 Engineering
 01/02/2024
 Villa Maria Townhomes - Site Plan.dwg
 J4E Project # 23-042

- Landscape Notes:**
- All trees shall be provided as container grown trees.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
 - 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 62-422(a)(3)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.
 - 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 landscaping 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.
 - 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.
 - All landscaping is to be maintained by irrigation. The irrigation system will be designed and permitted separately.

Landscape Analysis:

Construction Activities:

Parking & Pavement	=	28,012 SF
Building	=	6,000 SF
Net Total	=	36,012 SF

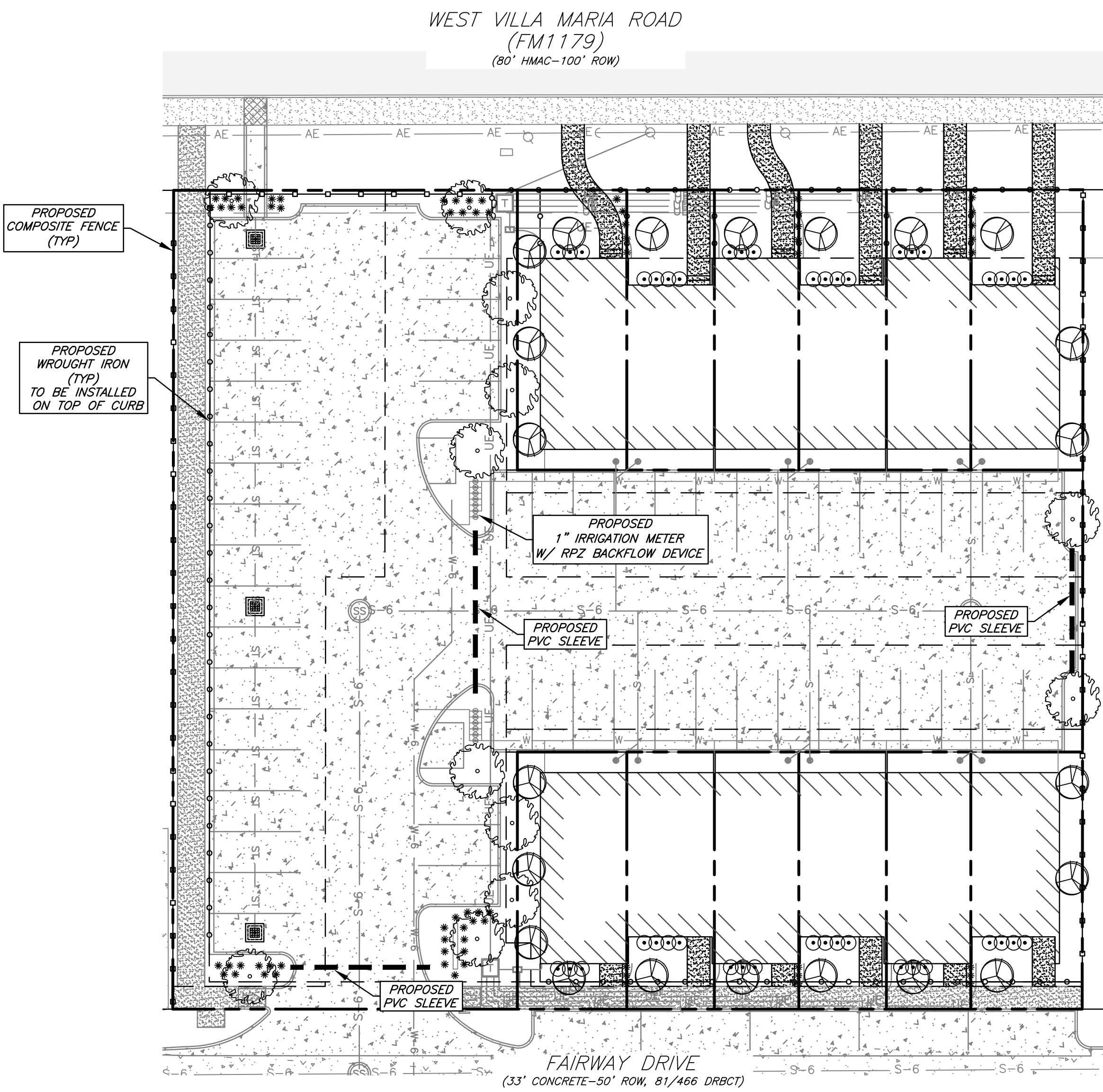
Requirements:

Building, Parking, & Pavement	=	6,482 SF
36,012 SF @ 18%	=	6,482 SF
Net Total	=	6,482 SF

Provided:

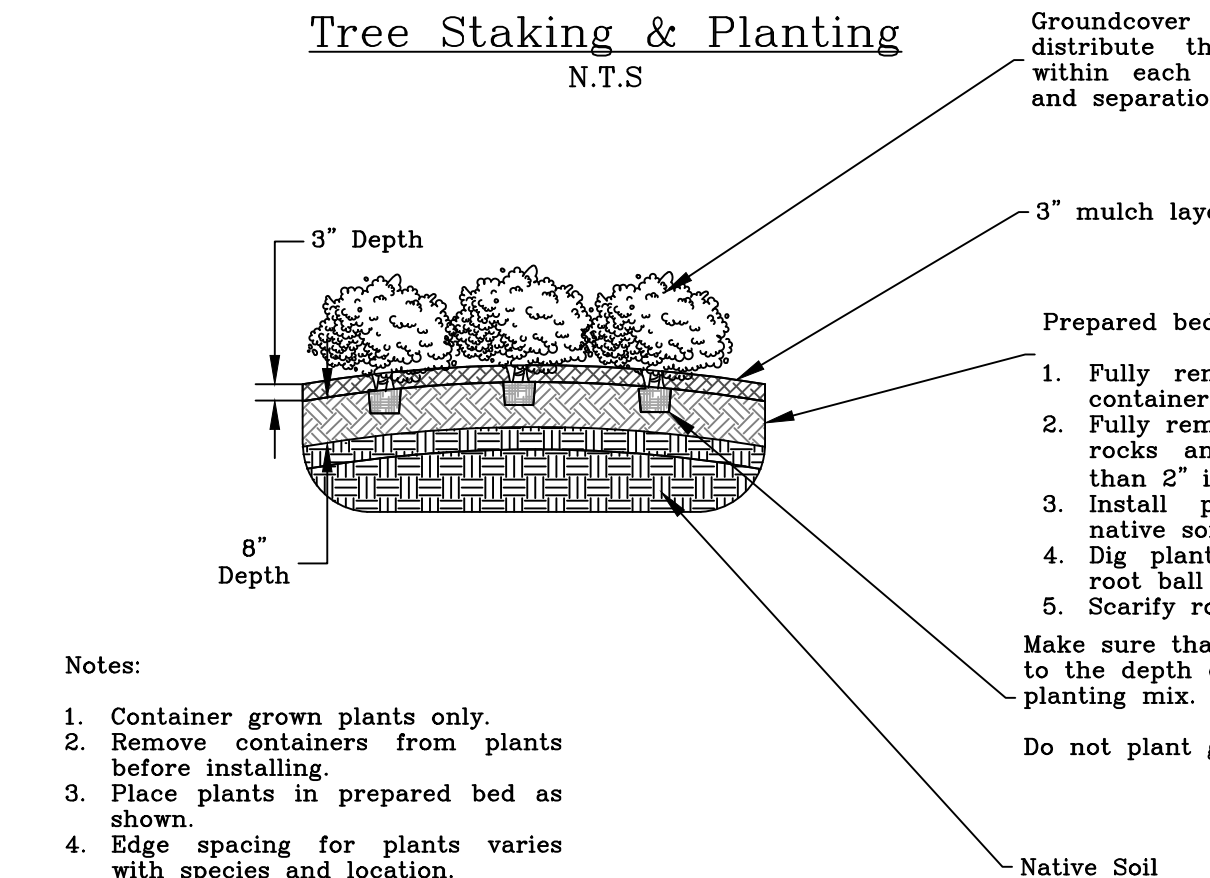
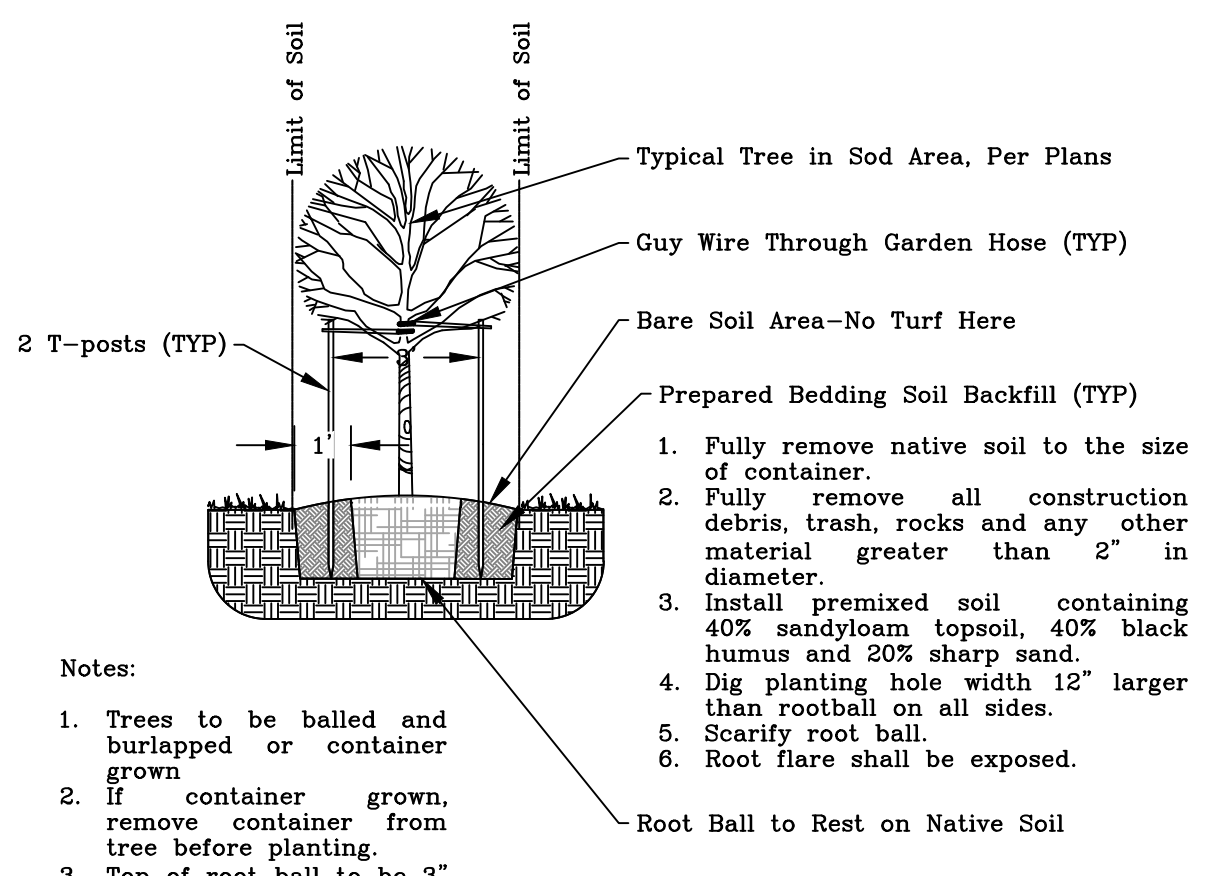
Canopy Trees	=	3,000 SF
12 @ 250 SF	=	3,000 SF
Non-Canopy Trees	=	2,200 SF
22 @ 100 SF	=	2,200 SF
15 Gallon Shrub	=	645 SF
43 @ 15 SF	=	645 SF
2-5 Gallon Shrub	=	680 SF
68 @ 10 SF	=	680 SF
Net Total	=	6,525 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	12	Cedar Elm	Ulmus crassifolia	>3" cal.
	22	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
	43	Photinia Species	Photinia X Fraseri	15 Gal.
	68	Dwarf Burford	Llex Cornuta	2-5 Gal.

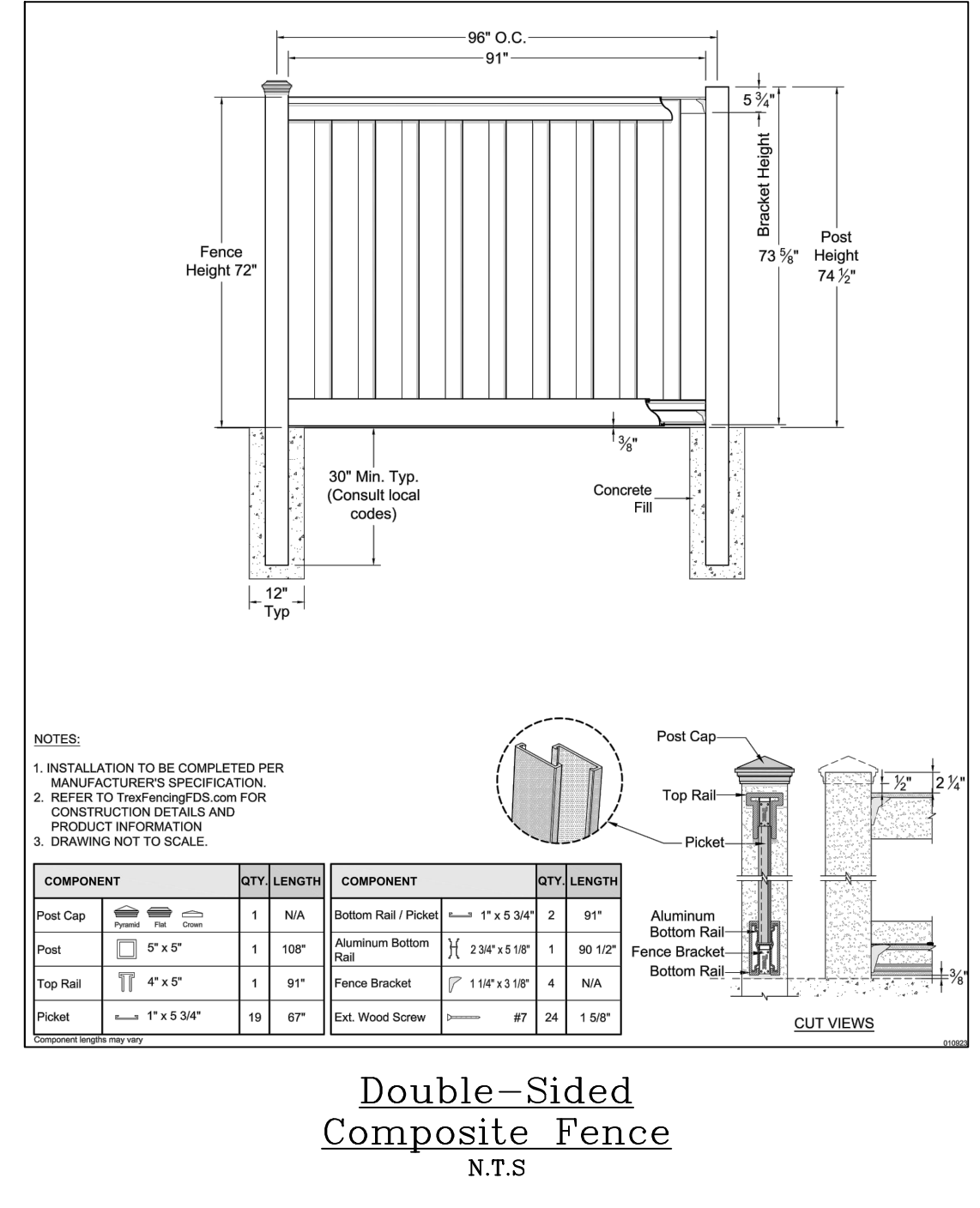
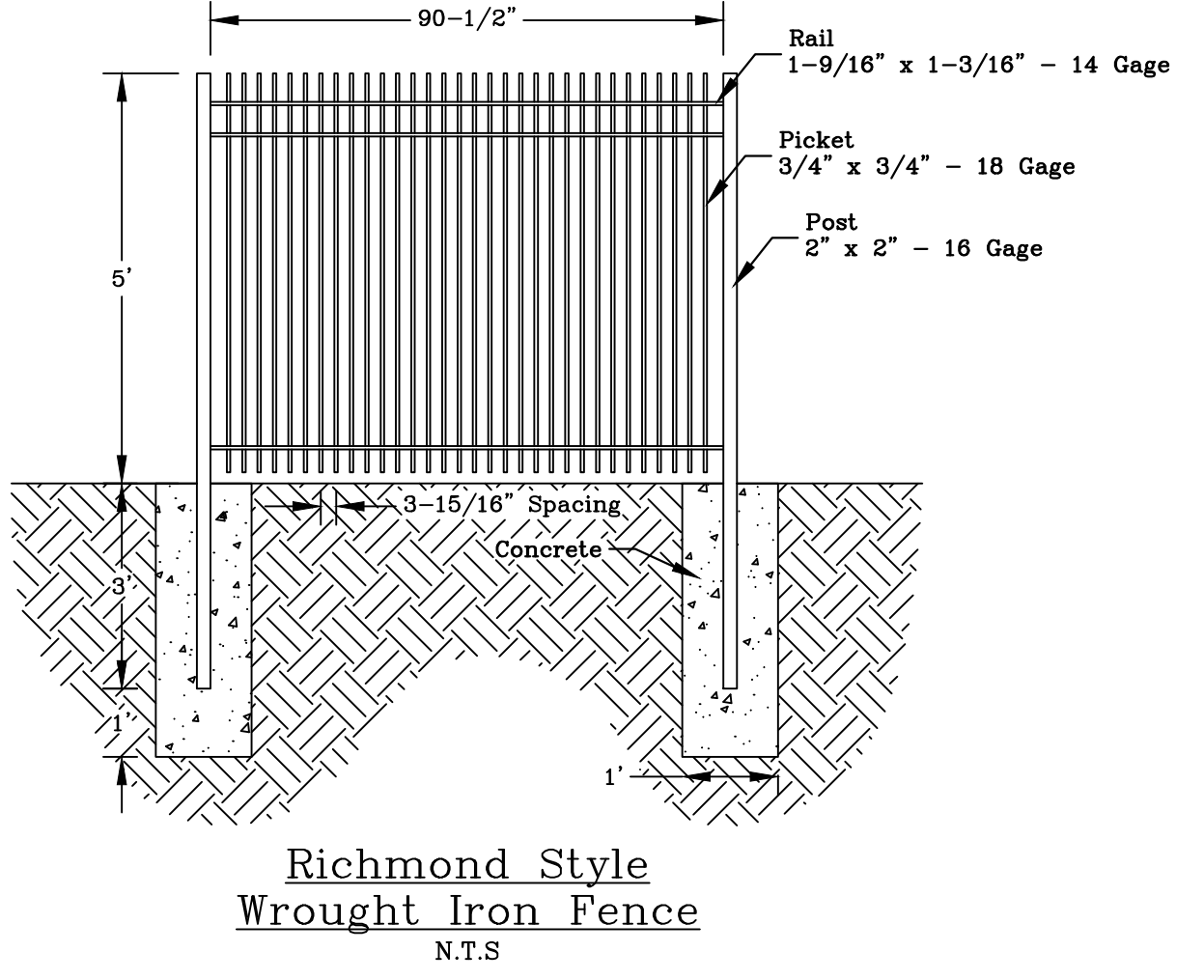
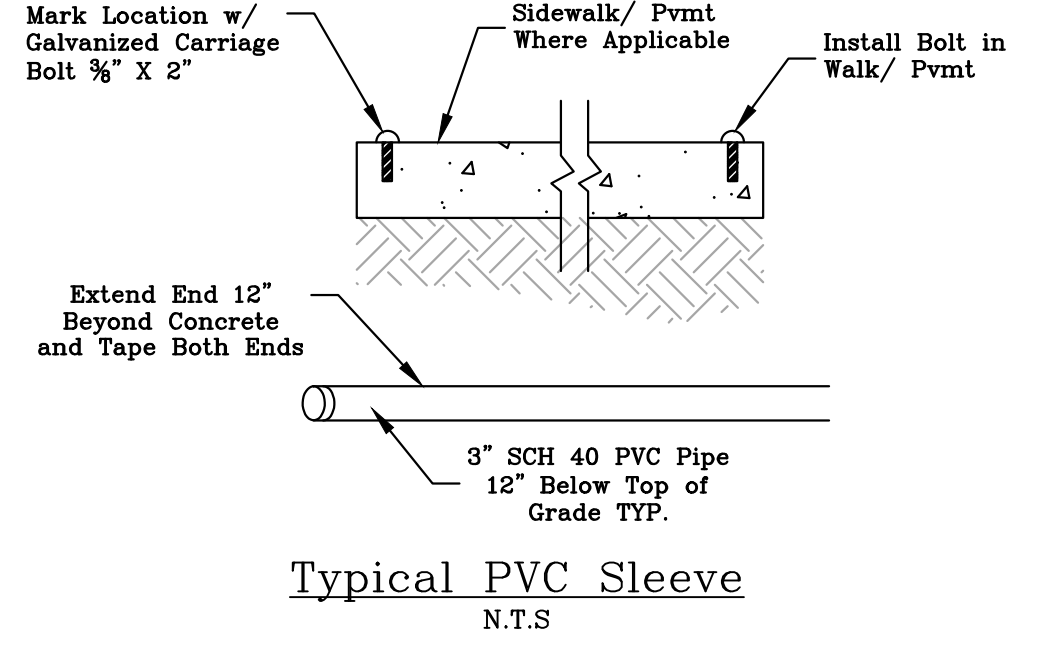


Landscape Plan

- General Notes:**
- An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
 - 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.
 - All backflow devices must be installed and tested upon installation as per city ordinance 2394.
 - 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.
 - It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details.
 - See Sheet C1-General Notes.



Shrub Planting
N.T.S.



No.	Revision/Issue	Date

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01/02/2024 J4 Engineering Villa Maria Townhomes - Site Plan.dwg J4E Project # 23-042