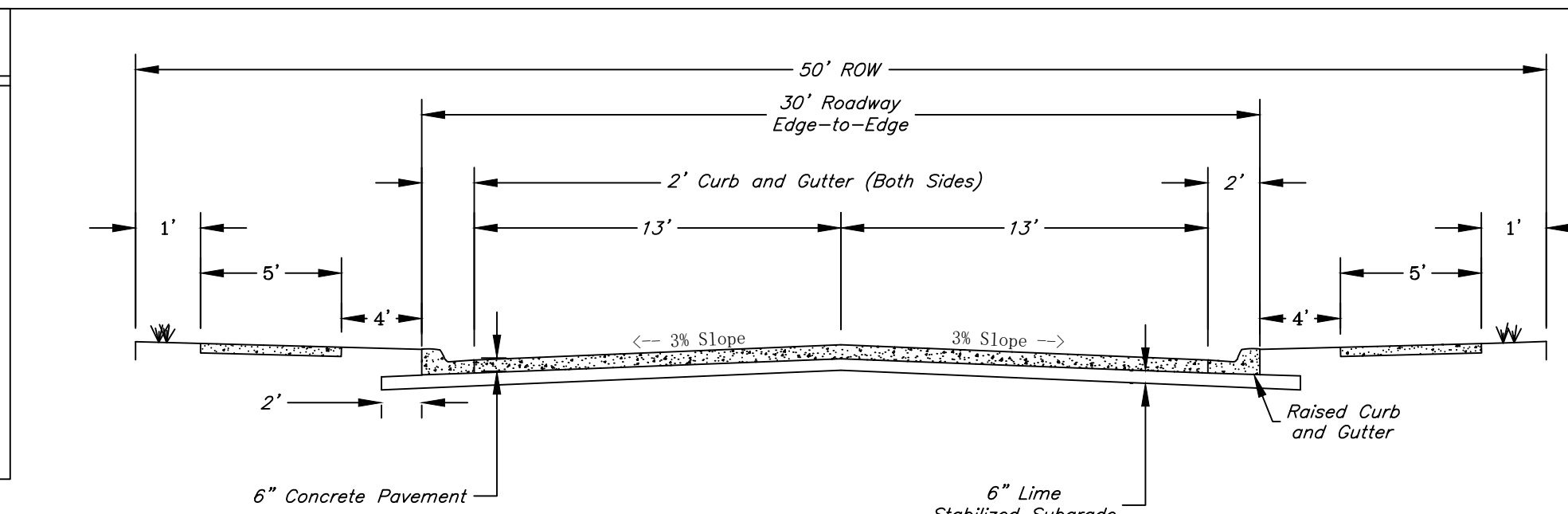


- Construction Notes:**
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off 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.
 - 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.

- Striping Notes:**
- Stop Bars shall be installed by the Contractor and shall be 24" in width and placed as shown in this plan set, extending from the centerline of roadway to a point 24" from the face of curb. These lines shall be white and shall be placed perpendicular to the roadway.
 - All street striping shall conform to TxDOT Standard Specification 666, "ReflectORIZED Pavement Markings." Striping shall be Type I, Thermoplastic.
 - Pavement Marking Field Locations shall be fully laid out and approved by Inspector prior to application.

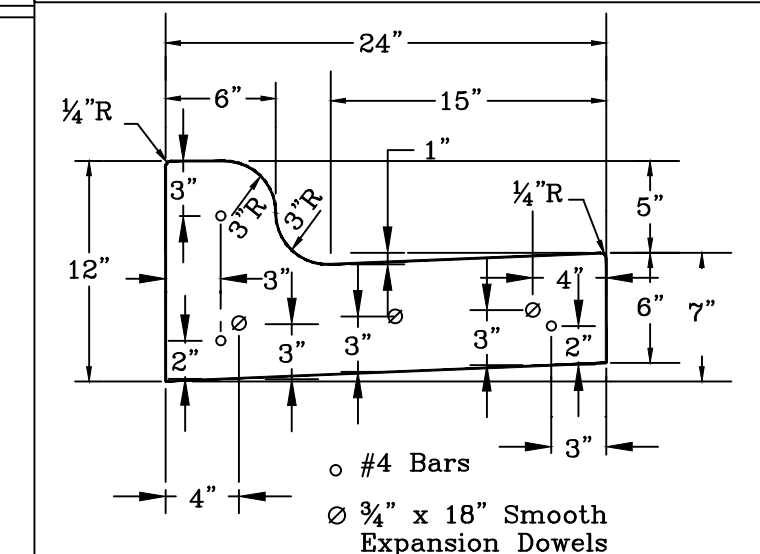
- Parking Analysis:**
- Proposed Improvements:
27 Fourplexes
1 Threeplex
- New Required Parking:
278... 1 Space per Bedroom
- Total Proposed Parking
311... Straight in Parking
311... Total Provided

- Sign Installation Notes:**
- The Contractor shall install all street signs and signposts required by these plans. All signs to be installed on this project shall conform to the City of Bryan guidelines, details, and specifications.
 - Street name signs will be provided & installed by the City of Bryan.
 - The street signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above the adjacent sidewalk. All sign edge offsets shall be a minimum of 2' from face of curb.
 - The hardware used to attach signs to the signpost shall be the same as that currently used by the City of Bryan. The Contractor shall contact the City of Bryan City Engineer or Inspector and discuss installation procedures prior to installation.
 - All signs shall be positioned facing the motorists requiring the sign, and angled five to ten degrees toward the street from the perpendicular to the adjacent street.

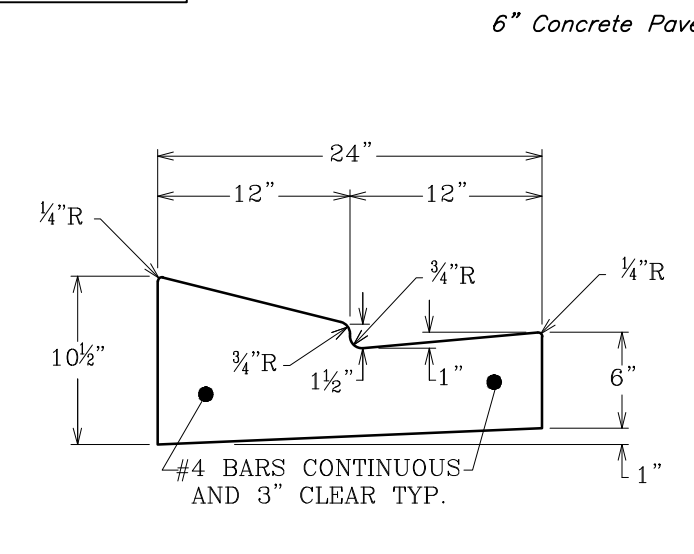


- Notes:**
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 - See Sheet C1 - General Notes.

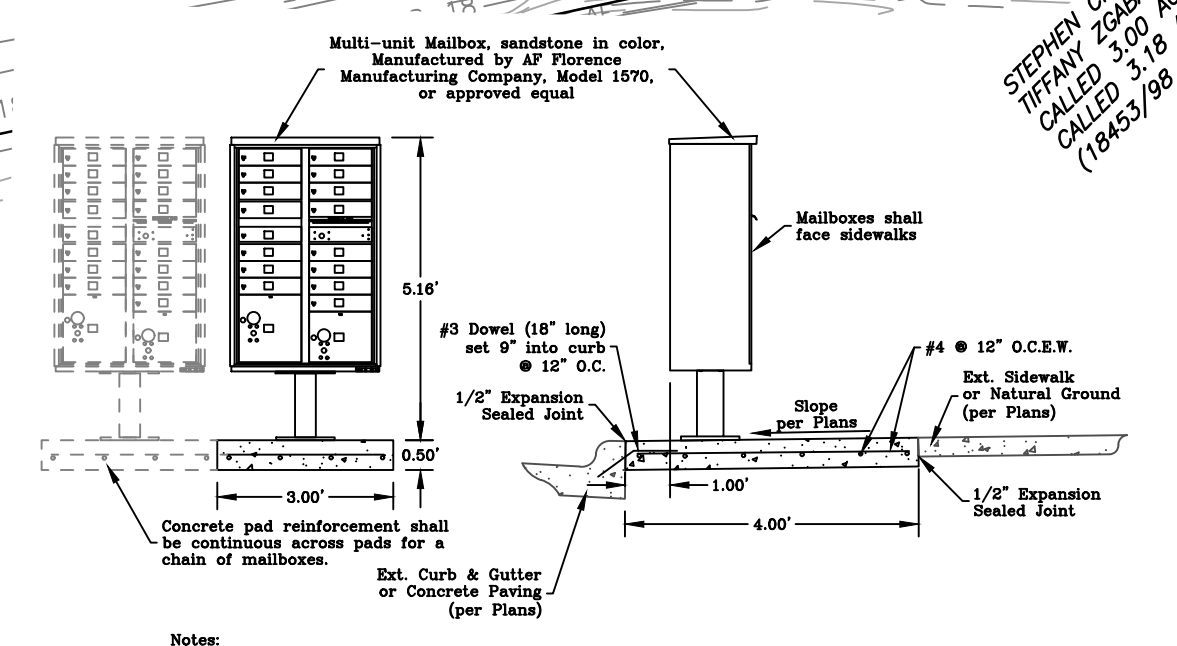
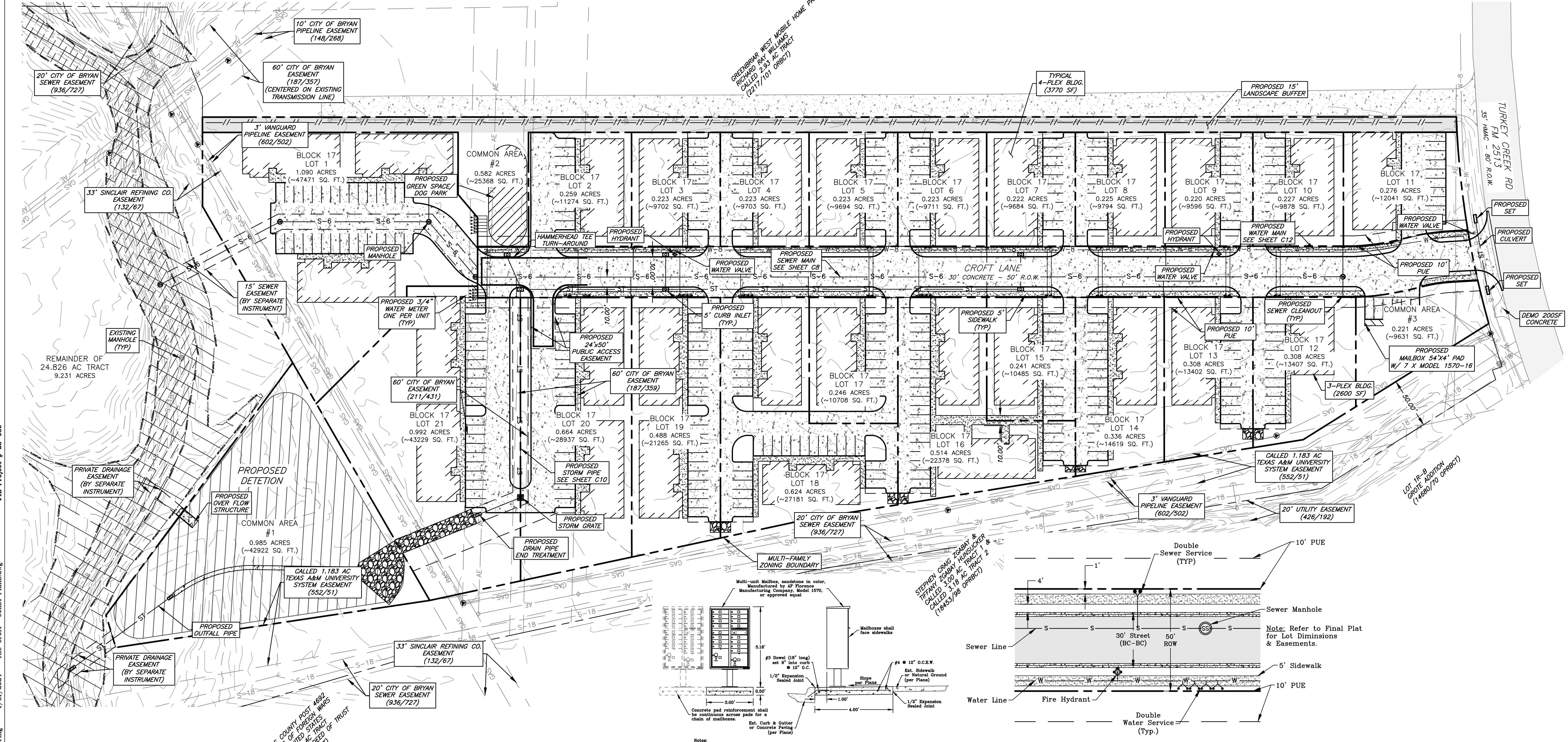
Typical Street Cross-Section Concrete Pavement
N.T.S.



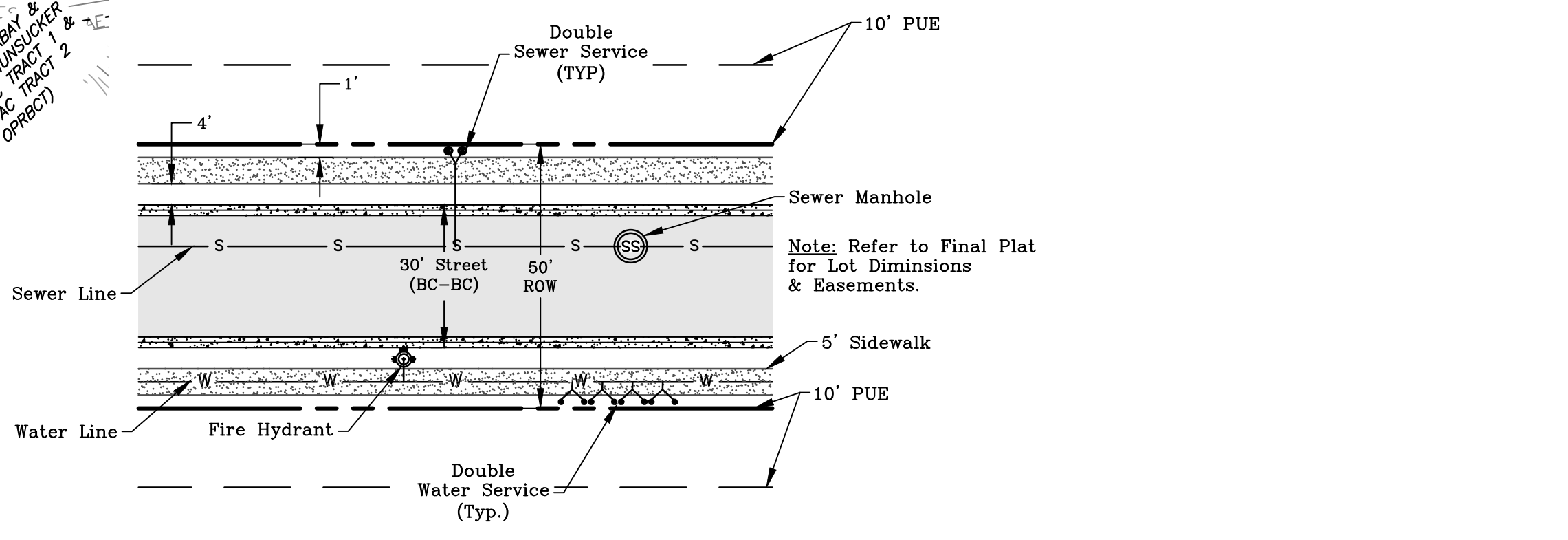
Raised Curb Detail
N.T.S.



Lay Down Curb Detail
N.T.S.



Mailbox Detail
N.T.S.



Typical Street & Utility Layout:
N.T.S.

Overall Layout

General Notes:

- The detention pond and storm water collection system shall be constructed prior to any road and sidewalk construction.
- The topography shown is from field survey data.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current Bryan Standard Specifications, Details and Design Guidelines for Water, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.
- See Sheet C1 - General Notes

Owner/Developer:
Robertson Neal
2800 Brodmoor Dr
Bryan, TX 77802

**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 31-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:

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

The Croft
Block 1 Lots 1 - 21, ROW,
and Common Area
- 11.04 AC
Bryan, Brazos County, Texas

Date:	Jan 2024	Sheet:	C2
Scale:	As Noted		