

Parking Analysis:

Proposed Improvements:

8 - 2 Bedroom Townhomes

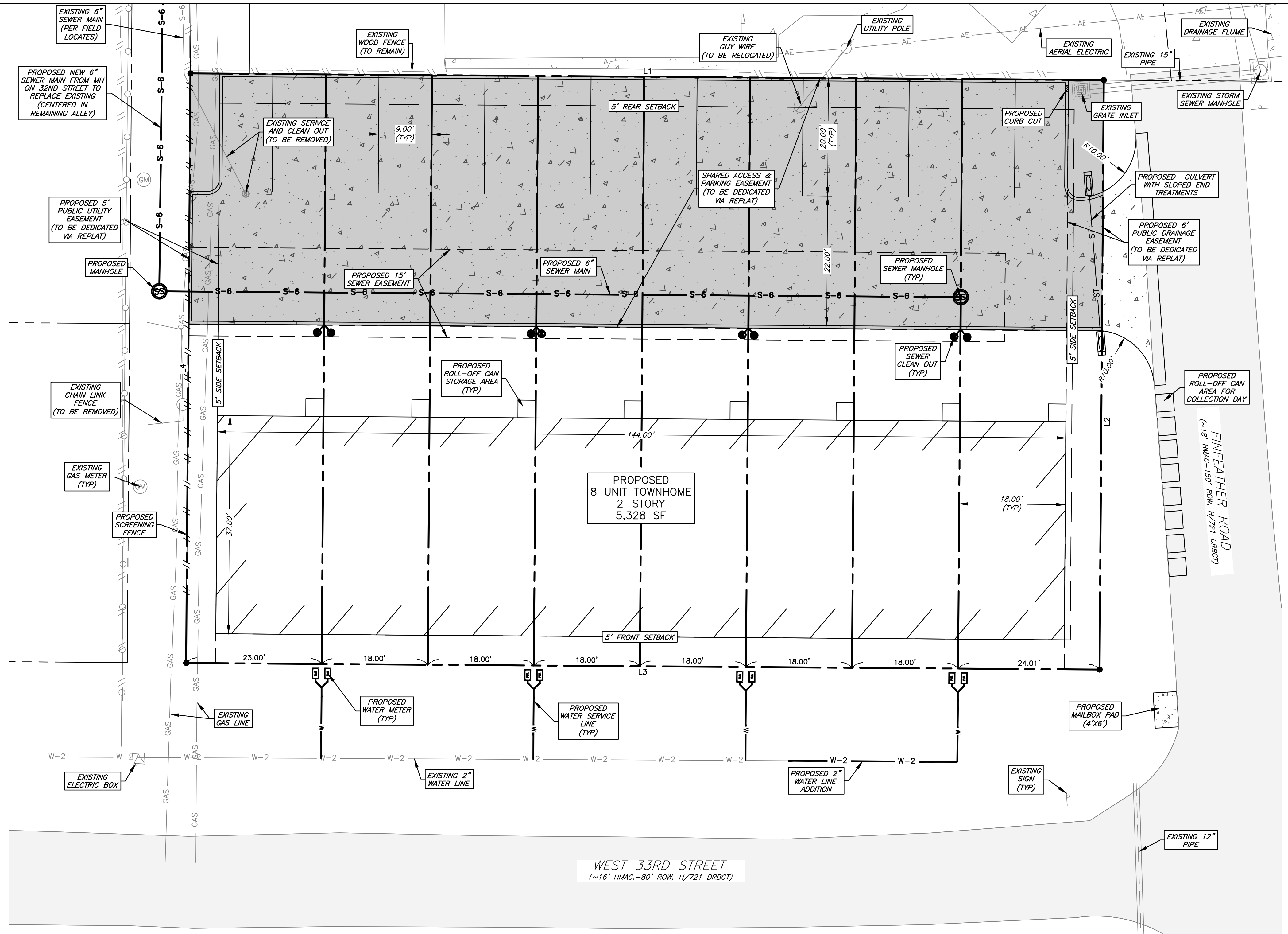
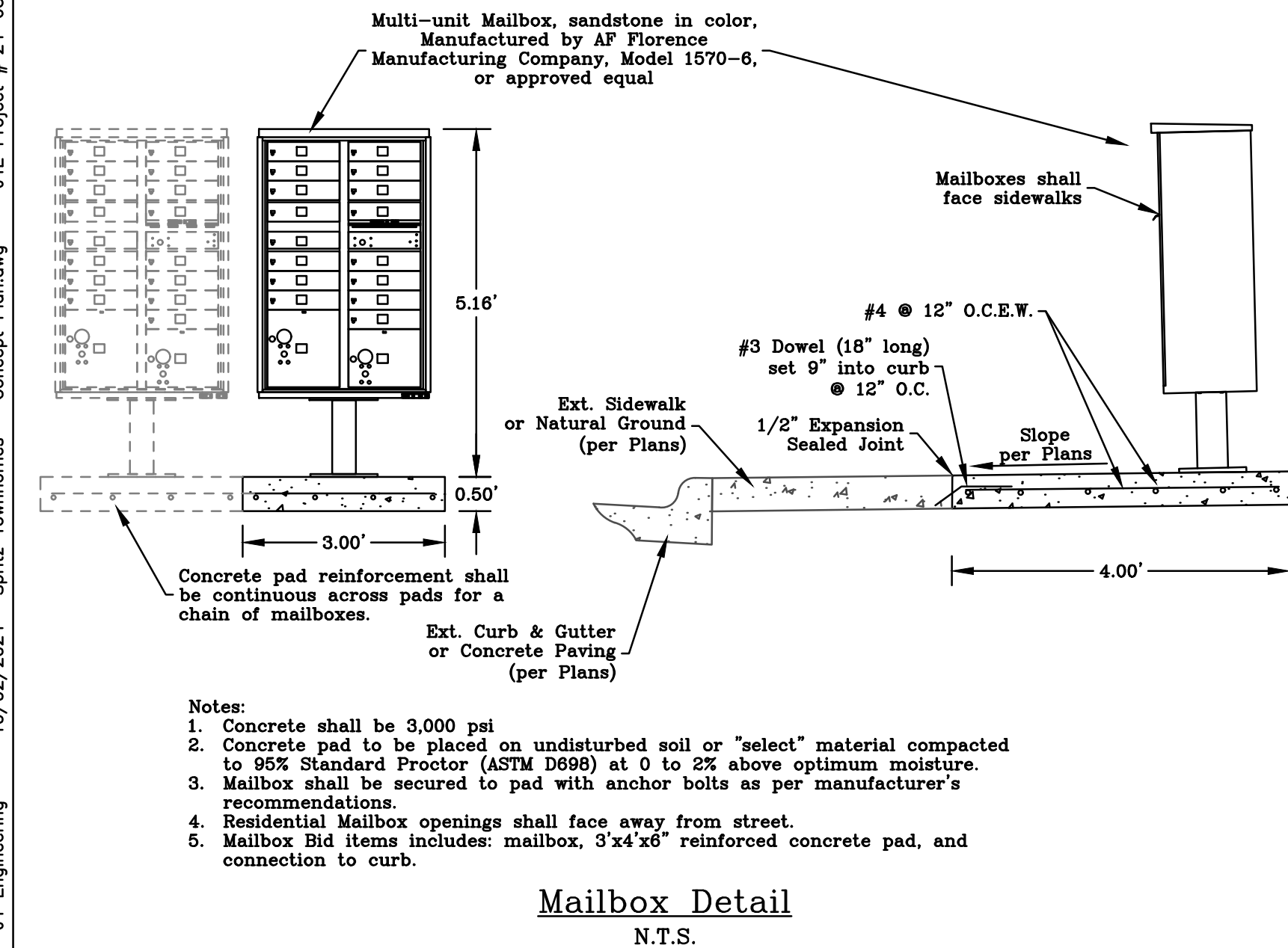
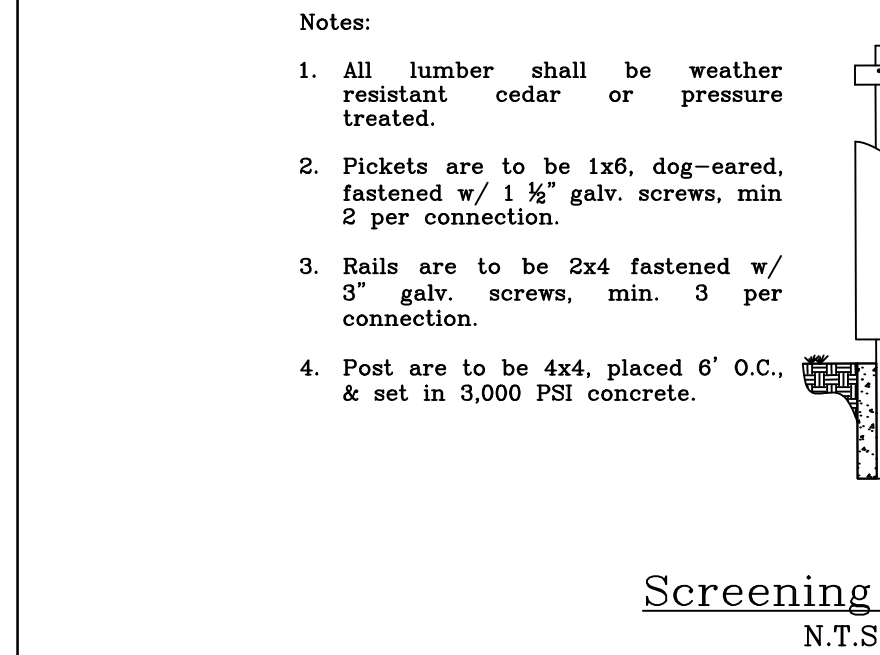
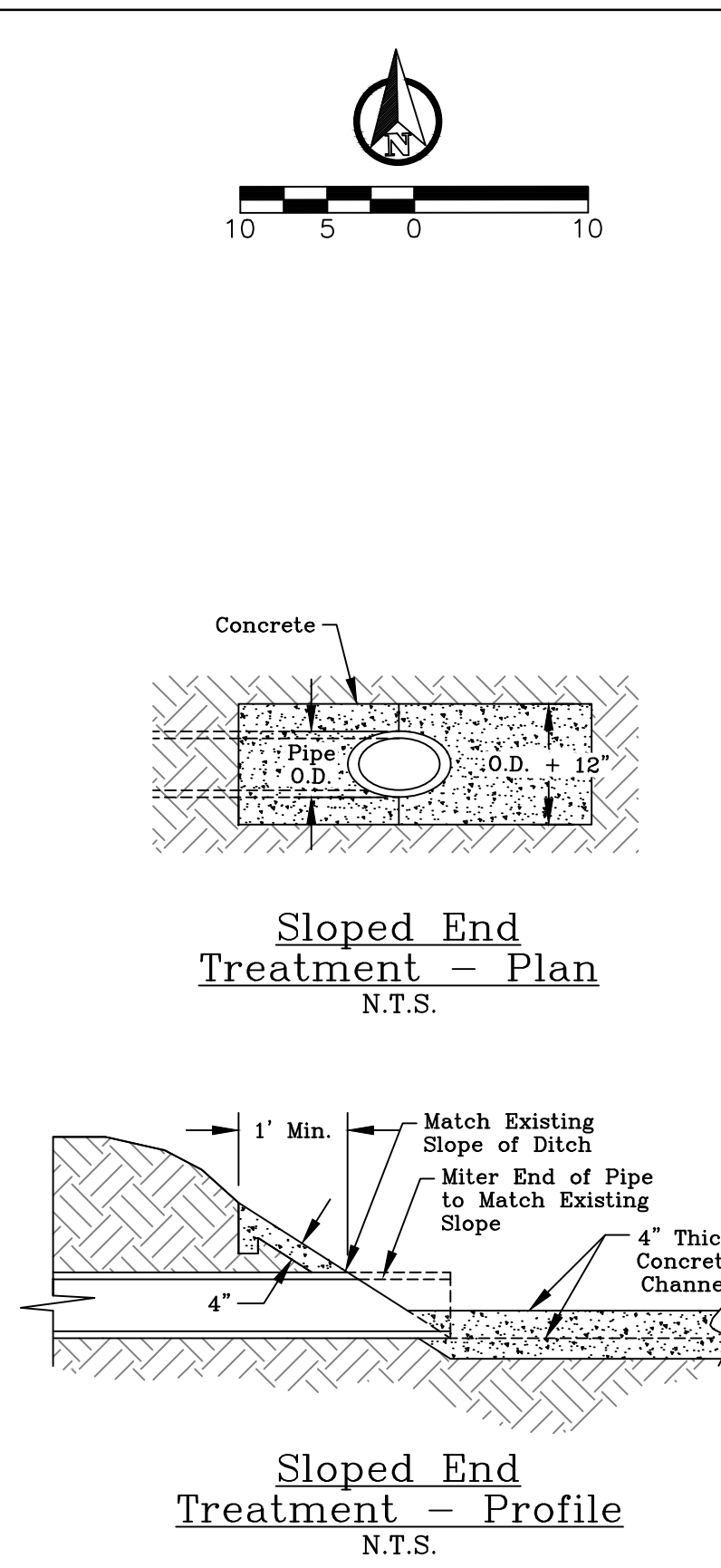
New Required Parking:

16 - 1 Space per Bedroom

Total Proposed Parking:

16 - Straight in Parking

16 Total Parking



Concept 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.

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 Spritz Townhomes

Bryan Original Townsite
-0.356 Acres, 708 Finefeather Rd.
Bryan, Brazos County, Texas 77803

Date:	Oct 2024	Sheet:	Exhibit
Scale:	As Noted		A

J4 Engineering 10/02/2024 Spritz Townhomes - Concept Plan.dwg J4E Project # 24-034