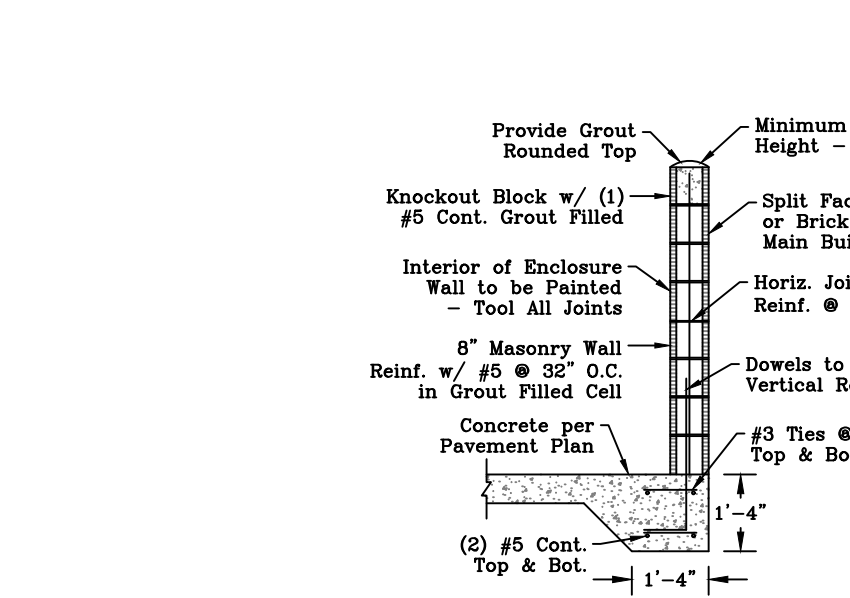


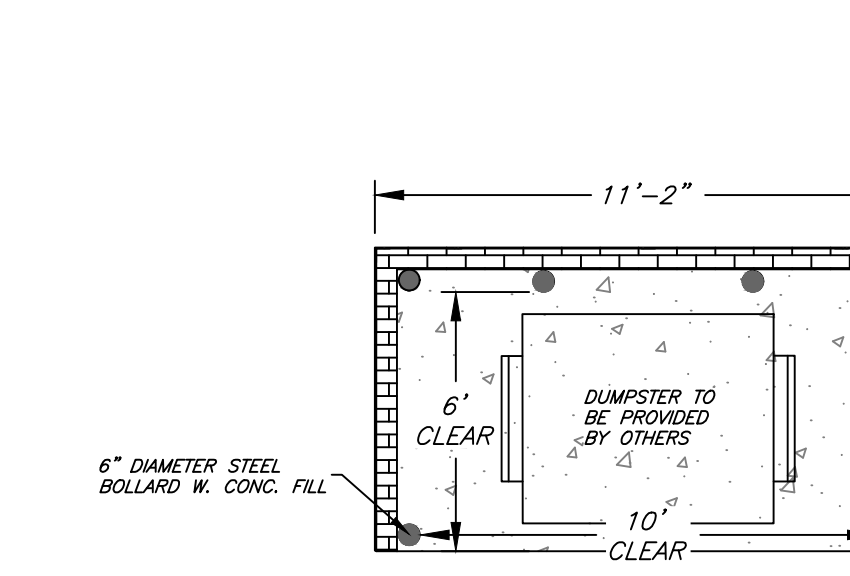
- Site Specific Notes:**
- The owner/Developer of the property is NN Out Properties LTD. The subject property is City of Bryan Townsite Block 96, Lot 3R.
  - The proposed building is a Type VB, three stories, without sprinklers, 6,734 sf, FF = 368.00', Height = ---.
  - This property is Zoned (MT-C) Midtown Corridor.
  - Fire flow demand is 2,500 gpm. The existing hydrants at W. 33rd St. & at S. Bryan Ave will provide the hydrant flow for this project.
  - This lot is 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 0.495 acres (21,562 sf).
  - Solid waste pickup will be one side load dumpster.
  - Proposed Signage must be permitted separately.

- Parking Analysis:**
- Proposed Improvements:
- 18 1 Bedroom Studio Apartments
- New Required Parking:
- 18... 1 Space per Bedroom
  - 18... Total Required
- Total Proposed Parking
- 7... 60" Parking
  - 23... Straight In Parking
  - 4... Parallel Parking
  - 34... Total Provided

- 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.
  - Traffic control for utility work shall be provided by the contractor as needed.
  - 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.

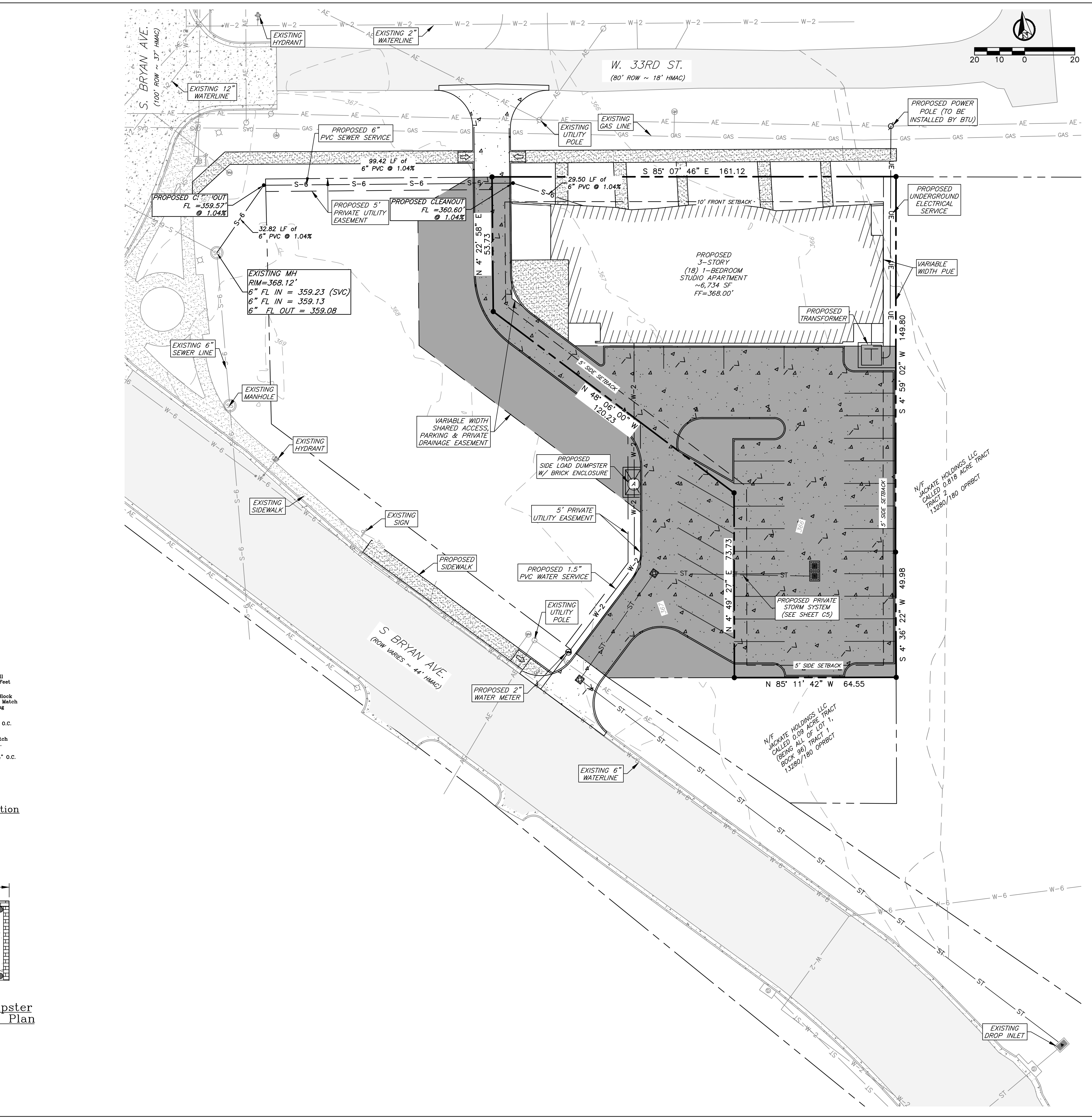


**Dumpster Enclosure - Section**  
N.T.S.



**Typical Side Load Dumpster with Brick Enclosure - Plan**  
N.T.S.

- 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): 979-821-5885
  - Bryan Texas Utilities: 979-774-2506
  - Atmos Energy: 979-821-4300
  - Frontier: 979-846-2229
  - Suddenlink: 979-846-2229



# Site Plan

- General Notes:**
- The topography shown is from field survey data.
  - Refer to Final Plat for all lot dimensions and bearings.
  - A property owner's association (POA) shall be established with direct responsibility to, and controlled by the property owner's involved to provide for operation, repair and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The city of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
  - 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.

**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 12-Apr-22. 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:**

**Marco Polo  
Ph.1**

City of Bryan Townsite  
Block 96, Lots 2R & 3R  
Bryan, Brazos County, Texas

Date: April 2022 Sheet: C2

Scale: As Noted

J4 Engineering 04/08/2022 Marco Polo PH1-Site Plan.dwg J4E Project # 21-042