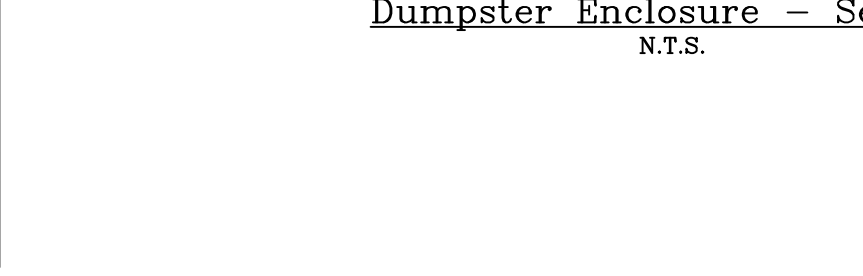
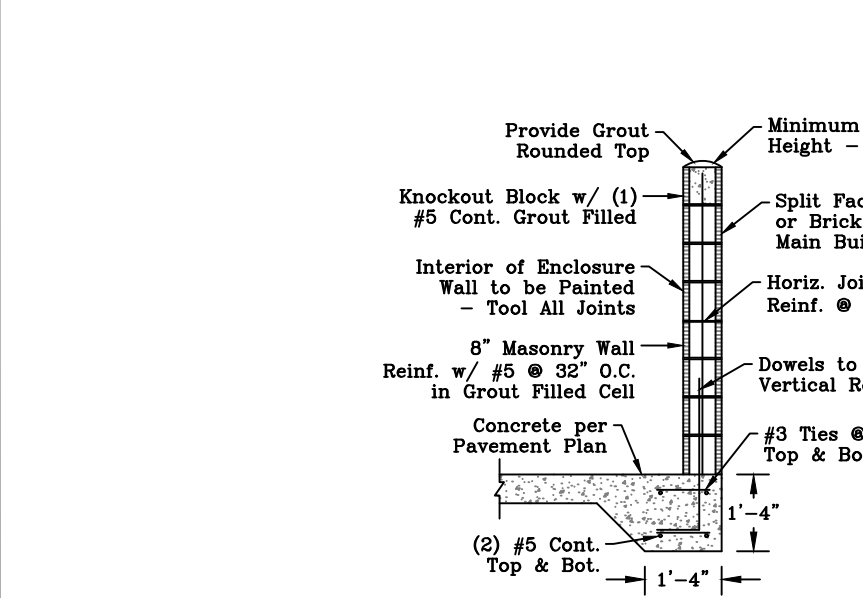


- Site Specific Notes:**
- The owner/Developer of the property is NN Out Properties LTD. The subject property is City of Bryan Townsite Block 96, Lot 2R & 3R, 0.989 Ac.
 - The proposed building is a Type VB, three stories, with sprinklers, 6,734 sf, FF = 368.00', Height = 35'.
 - This property is Zoned (MT-C) Midtown Corridor.
 - Fire flow demand is 1,500 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 0.39 acres (16,988 sf), with 79% Impervious Cover for Lot 3R & 68% Impervious Cover for Lot 2R
 - 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
- 4... 60' Parking
 - 11... Straight In Parking
 - 4... Parallel Parking
 - 2... ADA Parking
- 21... 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.

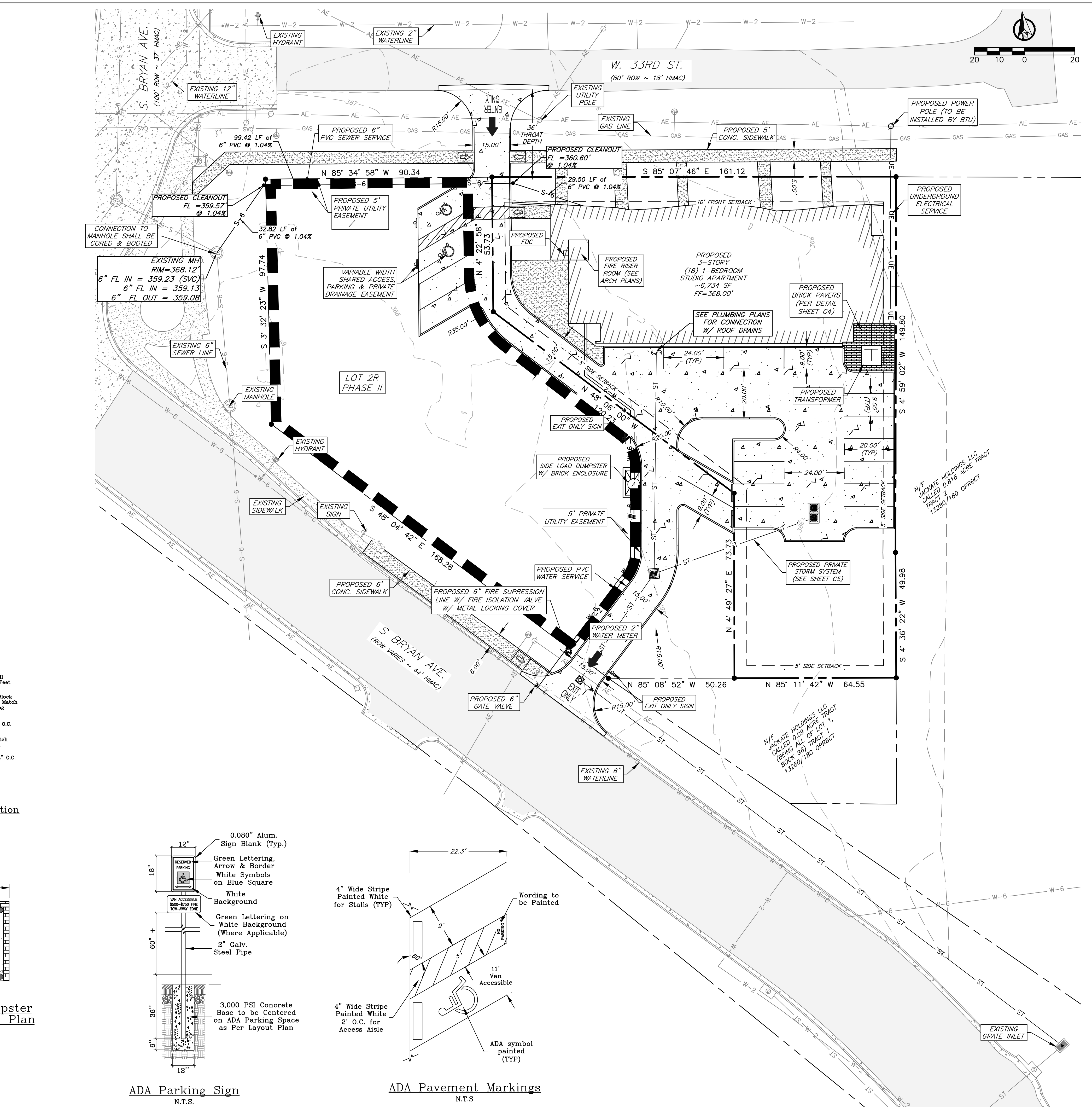


NOTE!

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 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 (Digtest):
 Bryan Texas Utilities: 979-821-5885
 Atmos Energy: 979-774-2508
 Frontier: 979-821-4300
 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 27-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. I

801 S. Bryan Ave
 City of Bryan Townsite
 Block 96, Lots 2R & 3R -0.989 Ac
 Bryan, Brazos County, Texas

Date: April 2022	Sheet:
Scale: As Noted	C2

J4 Engineering 04/21/2022 Marco Polo Ph. I - Site Plan.dwg JAE Project # 21-042