

- ### Site Specific Notes:
- The owner of the property is Midtown BCS Investments, LLC. The subject property is Block C, Lot 16 (80' of), located at 201 Lynn Dr. Bryan, Brazos County, Texas.
 - The proposed building is a Two-Story Type Vb without fire sprinklers totaling 2,068 SF, & Height 24'.
 - The subject property is zoned Residential 5000 District (RD-5) & the intended use is duplex.
 - Fire flow demand is 1,000 gpm. The existing hydrant at 118 Lynn Drive will provide the fire 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 0.264 acres (11,498 SF).
 - One (1), 90 gal roll off can for each unit for solid waste service is proposed for this site.
 - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

Parking Analysis:

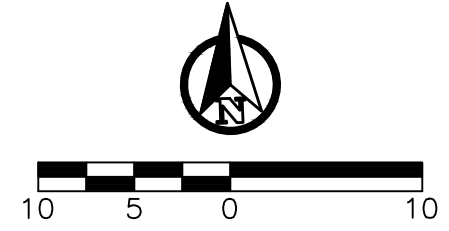
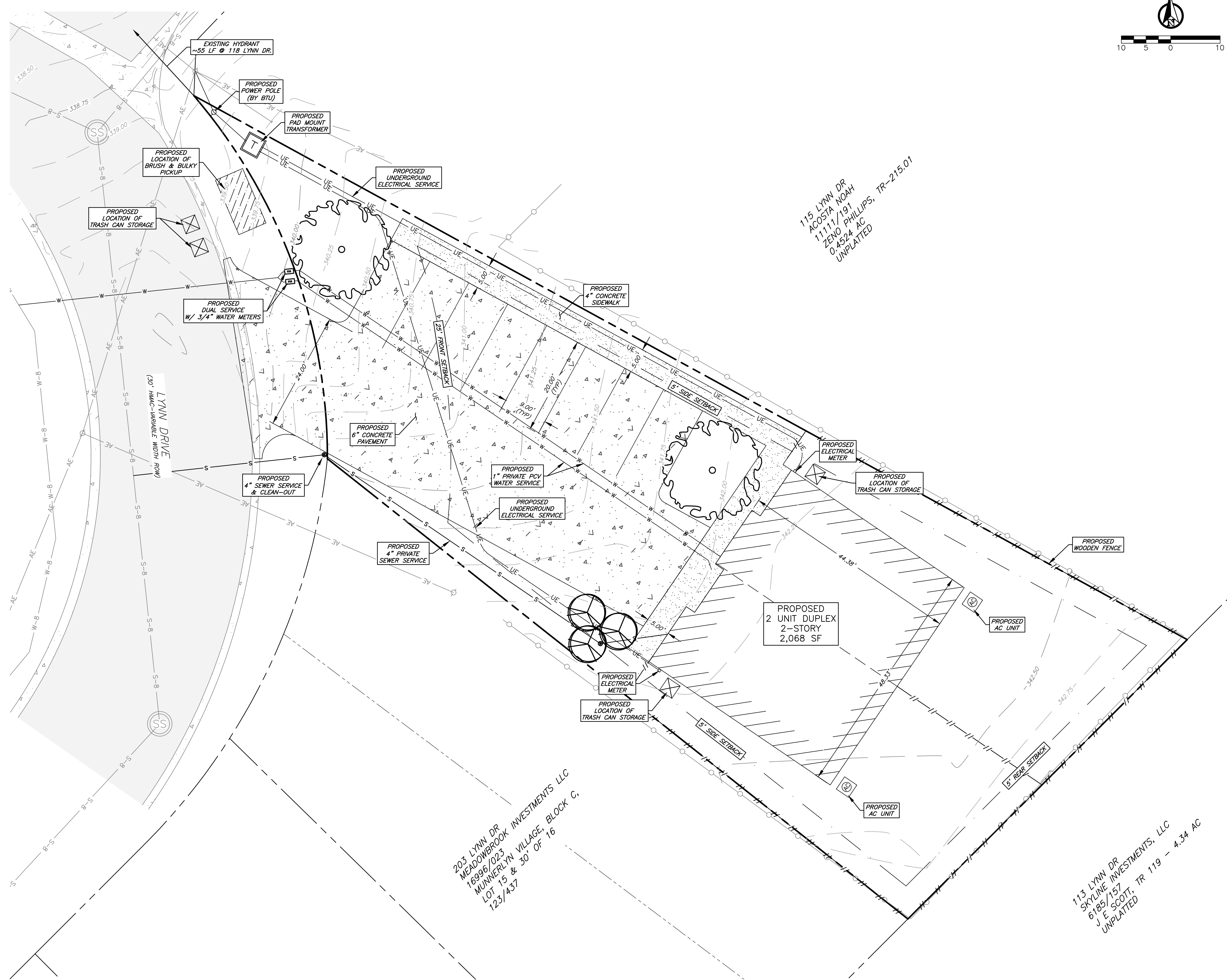
Proposed Improvements:	2 - 4 Bedroom Units
New Required Parking:	8... 1 Space per Bedroom
	8... Total Required
Total Proposed Parking:	8... Straight in Parking
	8... Total Provided

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:	800-344-6377
City of Bryan:	979-209-5900
System (Digtest):	
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Frontier:	979-821-4300
Suddenlink:	979-846-2229



Site Layout

- ### 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.

Owner/Developer:
Midtown BCS Properties, LLC
1551 Greens Prairie Rd., Ste 101A
College Station, TX 77845

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 1-Oct-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:

Lynn Dr. Duplex

Munnerlyn Village
Block C, Lot 16 (80' of)
Vol. 123, Pg. 437
-0.264 Acres, 201 Lynn Dr.
Bryan, Brazos County, Texas 77801

Date:	Oct 2024	Sheet:	Exhibit A
Scale:	As Noted	Drawn By:	WS

203 LYNN DR
MEADOWBROOK INVESTMENTS LLC
16996/023
MUNNERLYN VILLAGE, BLOCK C,
LOT 15 & 30' OF 16
123/437

115 LYNN DR
ACOSTA NOAH
1111/1191
ZENO PHILLIPS, TR-215.01
0.4524 AC
UNPLATTED

113 LYNN DR
SKYLINE INVESTMENTS, LLC
6185/157
J E SCOTT, TR 119 - 4.34 AC
UNPLATTED