

- ### Site Specific Notes:
- The Owner/Developer of the property is Renovation Wranglers. The subject property is City of Bryan Townsite Block 96, Lot 3R, 0.436 Acres.
  - The proposed office building is 1,800 SF without sprinklers, FF = 368.73', Height = 12'.
  - This property is Zoned (MT-C) Midtown Corridor.
  - Fire flow demand is 2,500 gpm. The existing hydrants on W 33rd St. and 102 W 32nd St., 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 0.105 acres (4,584 sf).
  - Solid waste pickup will be by existing shared dumpster onsite.
  - Proposed signage must be permitted separately.

- ### 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.

### Parking Analysis:

Proposed Improvements:	1,800 SF Office Building
New Required Parking:	6... 1 Space per 300 SF
	6... Total Required
Total Proposed Parking:	7... Straight In Parking
	7... Total Provided

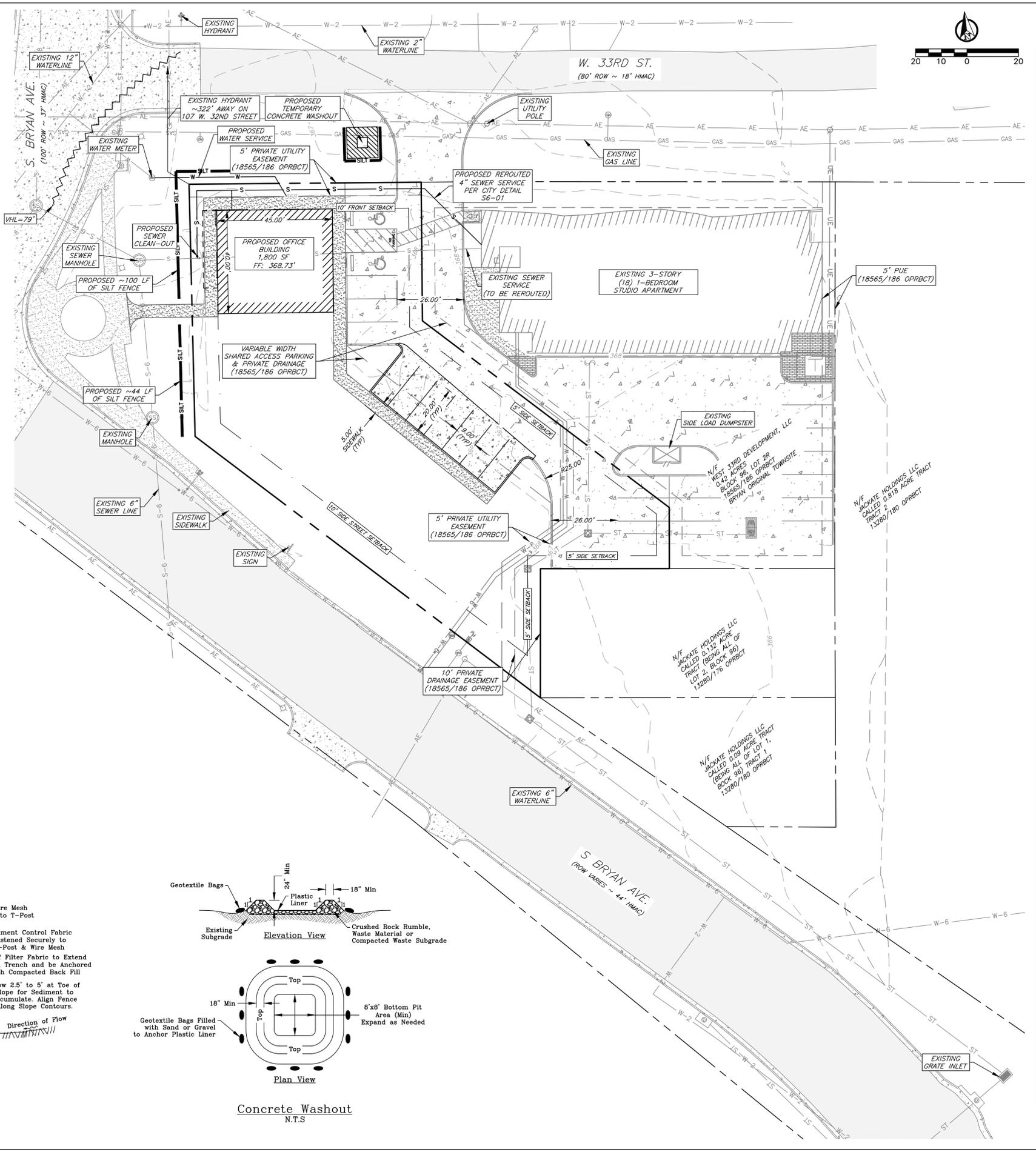
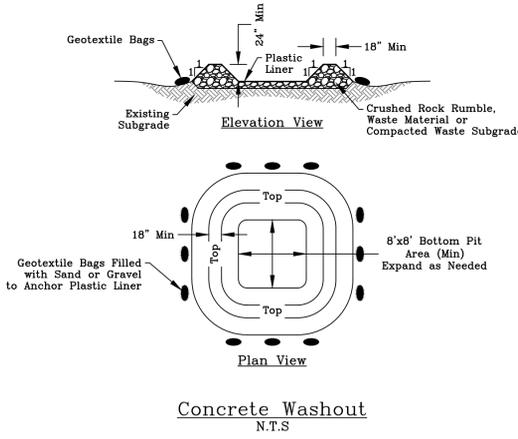
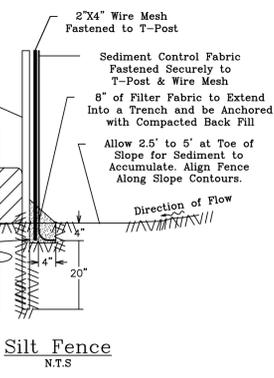
### NOTICE!

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: 800-344-8377  
 City of Bryan: 979-209-5900  
 System (Digtest): 979-821-5865  
 Bryan Texas Utilities: 979-774-2506  
 Atmos Energy: 979-821-4300  
 Frontier: 979-846-2229  
 Suddenlink: 979-846-2229

- ### Construction Notes:
- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
  - 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 proff 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.
  - Normal Domestic Wastewater is anticipated to be discharged from this development.
  - Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. As noted in Texas Administrative code 30 TAC 290.47 - Appendix F.
  - Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
  - 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.
  - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
  - 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.
  - Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
  - Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.



# Site 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.

Developer:  
 Renovation Wranglers  
 105 N. Main, St.  
 Bryan, TX 77803

Surveyor:  
 Kerr Surveying, LLC  
 1718 Briarcrest Drive  
 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 25-Feb-26. 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. II

801 S. Bryan Ave  
 City of Bryan Townsite  
 Block 96, Lot 3R - 0.436 Ac  
 Bryan, Brazos County, Texas

Date:	February 2026	Sheet:	C1
Scale:	As Noted		
Drawn by:	CB		

J4 Engineering 02/25/2026 \\file-server\2021\21-042 Marco Polo Ph. II Phase 2\Marco Polo P2 - Site Plan.dwg J4E Project 19 26-013

**Paving Notes:**

- All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 3,500 PSI. The maximum percentage of fly ash replacement of Portland cement shall be 20 percent by weight.
- Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
- Subgrade shall be stabilized per the "Subgrade Stabilization Table."
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled", any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- A sand leveling course under concrete pavement is NOT permitted.
- Joint sealant material to be Sonneborn SL-1 or approved equal.
- Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
- Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
- See Sheet C1-General Notes.

**Grading Notes:**

- Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test. (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- ADA ramp slopes shall not exceed 1v:12h.
- The topography shown is from field survey data.
- Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
- The contractor shall follow the general intent of the grading plans, minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. The proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
- Refer to pavement plan for pavement construction details and notes.
- The contractor shall salvage all topsoil and replace it on all disturbed areas. All parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
- The contractor shall field verify and locate all existing utilities on site prior to demolition.
- The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
- Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.

**Subgrade Stabilization Table:**

PI = Plasticity Index	LL = Liquid Limit	
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	Lime

**Cut/Fill Report**

Volume Summary					
Name	Depth (ft)	2d Area (sq-ft)	Cut (yards)	Fill (yards)	Net (yards)
Cut/Fill	N/A	5788.00	23.00	52.00	29.00 <fill>
Foundations	2.00	1800.00	133.33		-133.33 <cut>
Pavement	0.33-0.67	2955.00	45.25		-45.25 <cut>
<b>Total</b>					<b>-149.59 &lt;cut&gt;</b>

**Landscape Notes:**

- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
- Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaired and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
- "Cal." indicates caliper at 12" above the ground. Multi-trunk trees caliper is measured with the single, largest cane.
- Existing Trees used for landscape credit must have a minimum trunk diameter of four and one-half inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 02-429(a)(2)c. Existing trees with a trunk diameter less than four and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
- Replacement of dead landscaping shall occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping as required by the zoning official or his/her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
- To ensure the growth of trees in end islands, a minimum 24-inch soil depth and 250 cubic feet of appropriate planting medium is required per tree, with topsoil mounded to a center height.

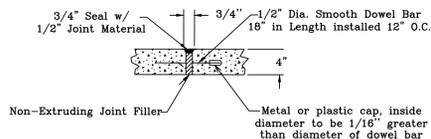
**Landscape Analysis:**

Construction Activities:	
Disturbed Area (Parking, Pavement, Sidewalk, Structures)	
Net Total =	4,564 SF
Requirements:	
Disturbed Area	4,564 SF @ 15%
Net Total =	685 SF
Provided:	
Proposed Canopy Trees	2 @ 200 SF = 400 SF
Proposed Non-Canopy Trees	6 @ 100 SF = 600 SF
Net Total =	1,000 SF

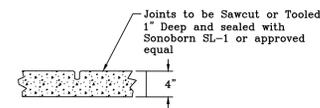
Symbol	Qty.	Common Name	Botanical Name	Size
	2	Cedar Elm	Ulmus crassifolia	>3" cal.
	6	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.

**Legend**

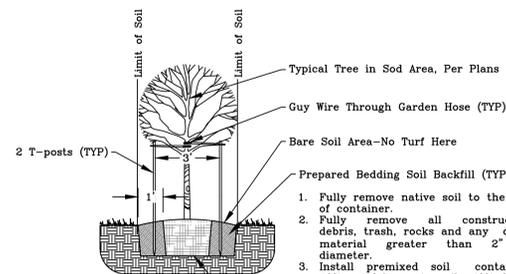
- Existing Asphalt Pavement
- Existing 4" Concrete Sidewalk
- Existing 6" Concrete Pavement
- Proposed 6" Concrete Pavement
- Proposed 4" Concrete Sidewalk



**Expansion Joint Detail**  
N.T.S.



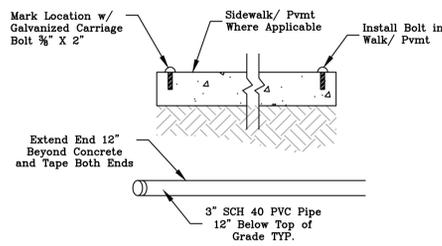
**Contraction Joint Detail**  
N.T.S.



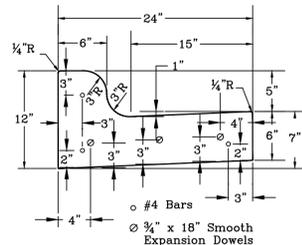
- Notes:**
- Trees to be balled and burlapped or container grown
  - If container grown, remove container from tree before planting.
  - Top of root ball to be 3" higher than final grade. Top of root ball to be exposed.
  - Root flare shall be exposed.

**Tree Staking & Planting**

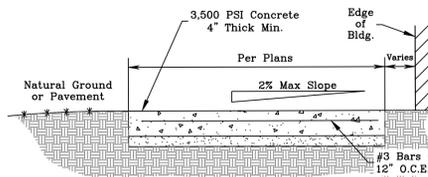
N.T.S.



**Typical PVC Sleeve**  
N.T.S.

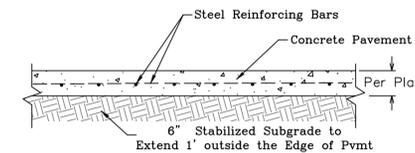


**Raised Curb Detail**  
N.T.S.

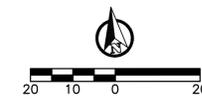
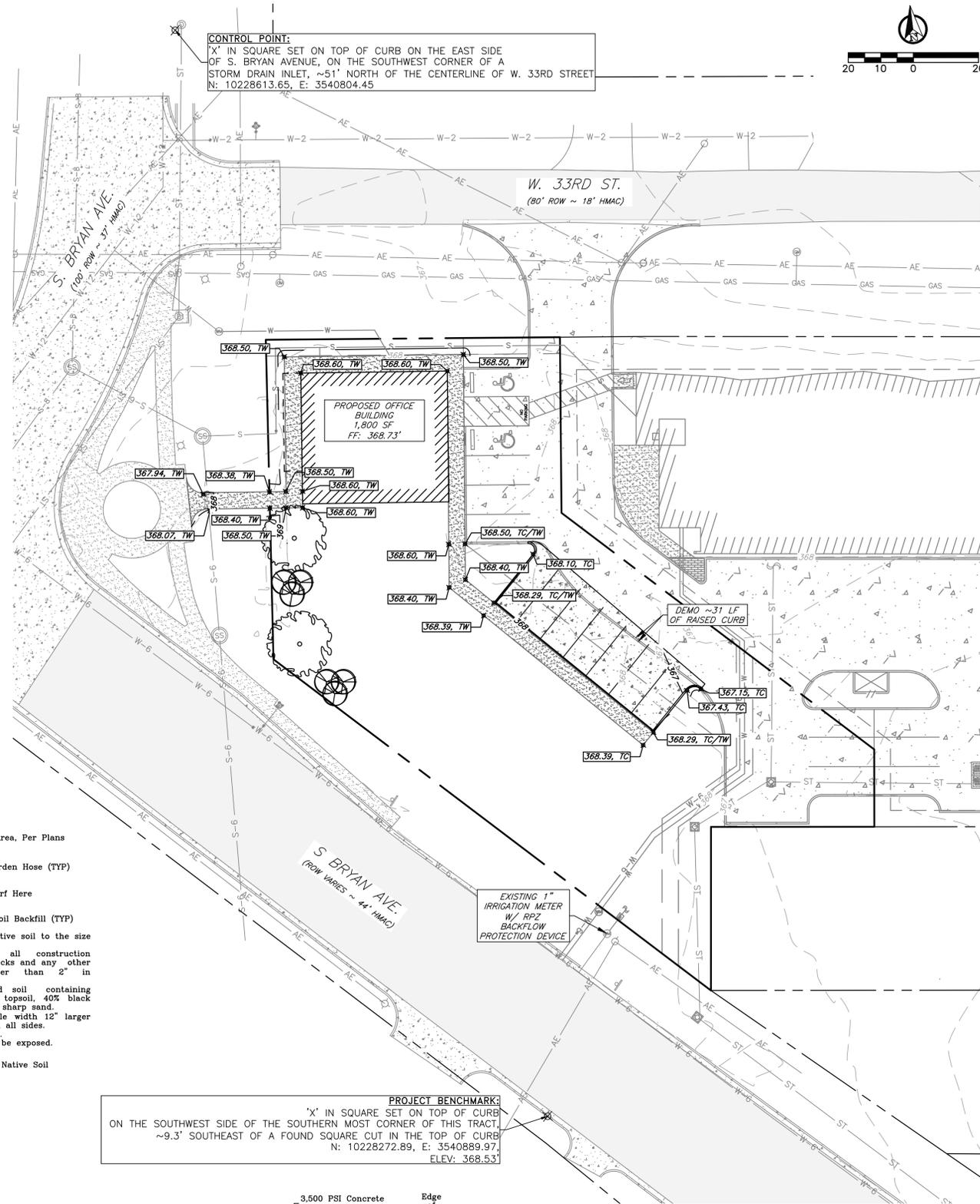


- Note:**
- Install expansion joints at 40' (max) longitudinal spacing and install contraction joints spaced at a maximum interval equal to the sidewalks width.
  - All Sidewalks shall have a light broom finish.

**Typical Sidewalk**  
N.T.S.



**Typical Concrete Paving Section**  
N.T.S.



**Pavement, Grading, & Landscape Plan**

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  - See Sheet C1 - General Notes
- TC - Top of Curb  
TW - Top of Sidewalk  
EG - Existing Grade  
PG - Proposed Grade

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

**Project Name and Address:**

**Marco Polo Ph. II**

801 S. Bryan Ave  
City of Bryan Townsite  
Block 96, Lot 3R - 0.436 Ac  
Bryan, Brazos County, Texas

Date: February 2026	Sheet: C2
Scale: As Noted	
Drawn by: CB	

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 J4 Project # 26-013