

KEY NOTES:

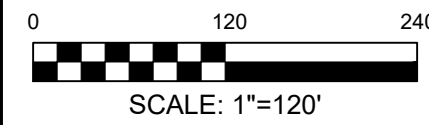
- ① MUMFORD ROAD EXPANSION EXACT LOCATION NOT FIELD VERIFIED. LINEWORK AND LOCATION RELATIVE TO SITE PROVIDED BY CITY OF BRYAN. CONTRACTOR TO LOCATE DRIVEWAYS (AND ANY OTHER WORK IN ROW) PRIOR TO COMMENCING CONSTRUCTION AND CONTACT ENGINEER OF RECORD IMMEDIATELY WITH DISCREPANCY.

LEGEND

PROPOSED BUILDING	
LANDSCAPE AREA	
PAVEMENT	
FLOODPLAIN	



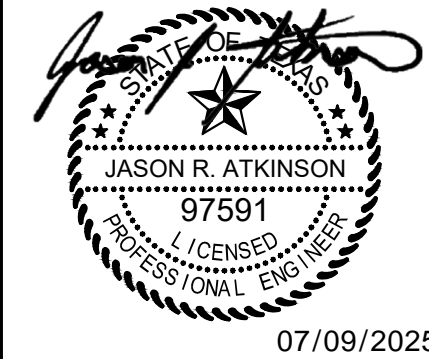
CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



PROJECT NAME:
BROWN OAK BRICK
FACTORY

SUBMITTAL DATE:
FEBRUARY 2025

DRAWING TITLE:
OVERALL PLAN

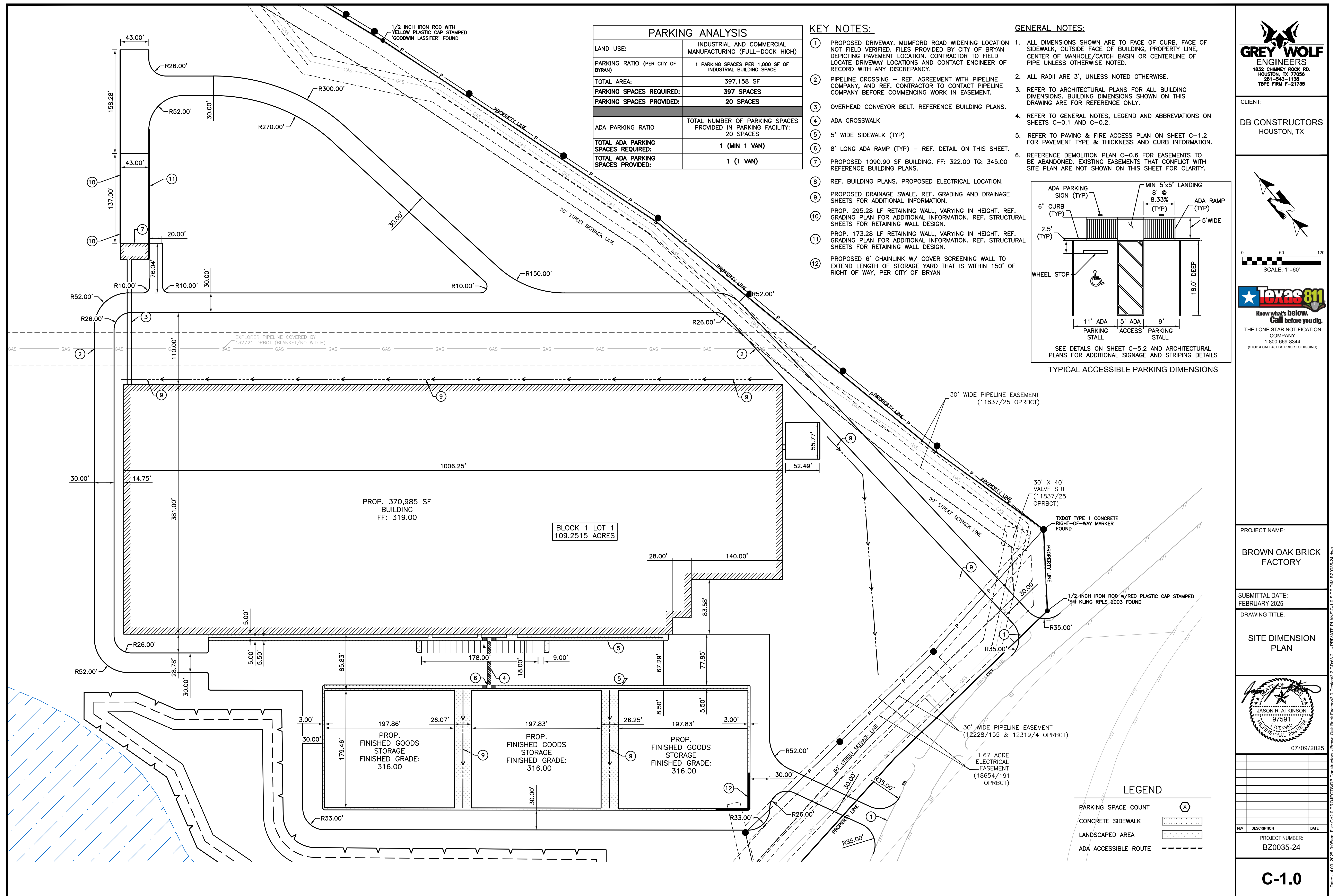


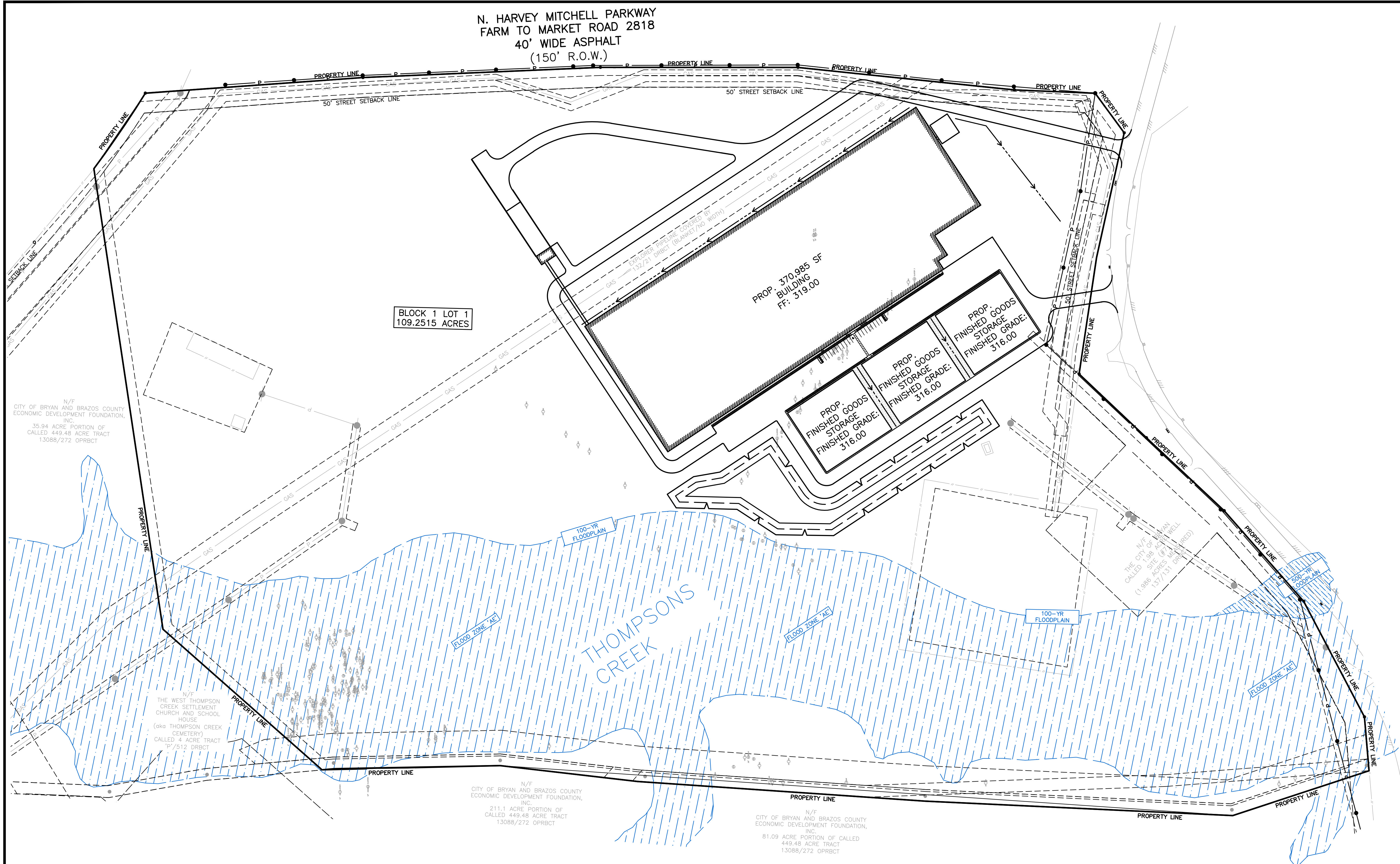
REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-0.5

Date: Jul 09, 2025, 9:02am File: G:\2.0 PROJECTS\BZ0035-24\Brown Oak Brick Factory\3.0 Design\3.2.1 - PRIVATE PLANS\CA7 OVERALL PLAN BZ0035-24.dwg





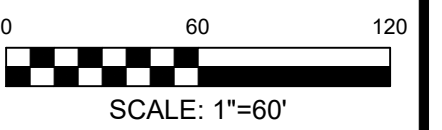
Phase	Phase I
Developed Area in SF	1985018.2
Necessary Landscaping % in Decimal	0.15
Necessary Landscaping in SF	297752.7
Minimum LS % to be Trees in Decimal	0.5
Minimum LS to be Trees in SF	148876.4
Exist Tree Value in SF	400
Exist # of Trees	785
Tree Credit	314000
Remained Necessary Landscaping in SF	-16247.3
Trees Needed	-41



GREY WOLF
ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TX 77056
281-543-1138
TBPE FIRM F-21735

CLIENT:

DB CONSTRUCTORS
HOUSTON, TX



**Know what's below.
Call before you dig.**

THE LONE STAR NOTIFICATION
COMPANY
1-800-669-8344
(STOP & CALL 48 HRS PRIOR TO DIGGING)

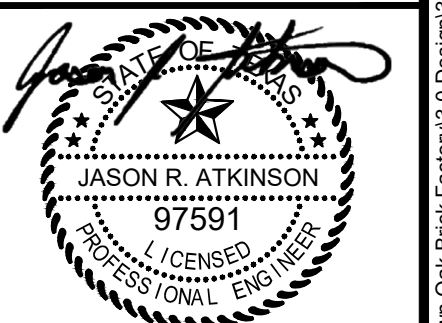
PROJECT NAME:

BROWN OAK BRICK
FACTORY

SUBMITTAL DATE:
FEBRUARY 2025

DRAWING TITLE:

LANDSCAPE PLAN

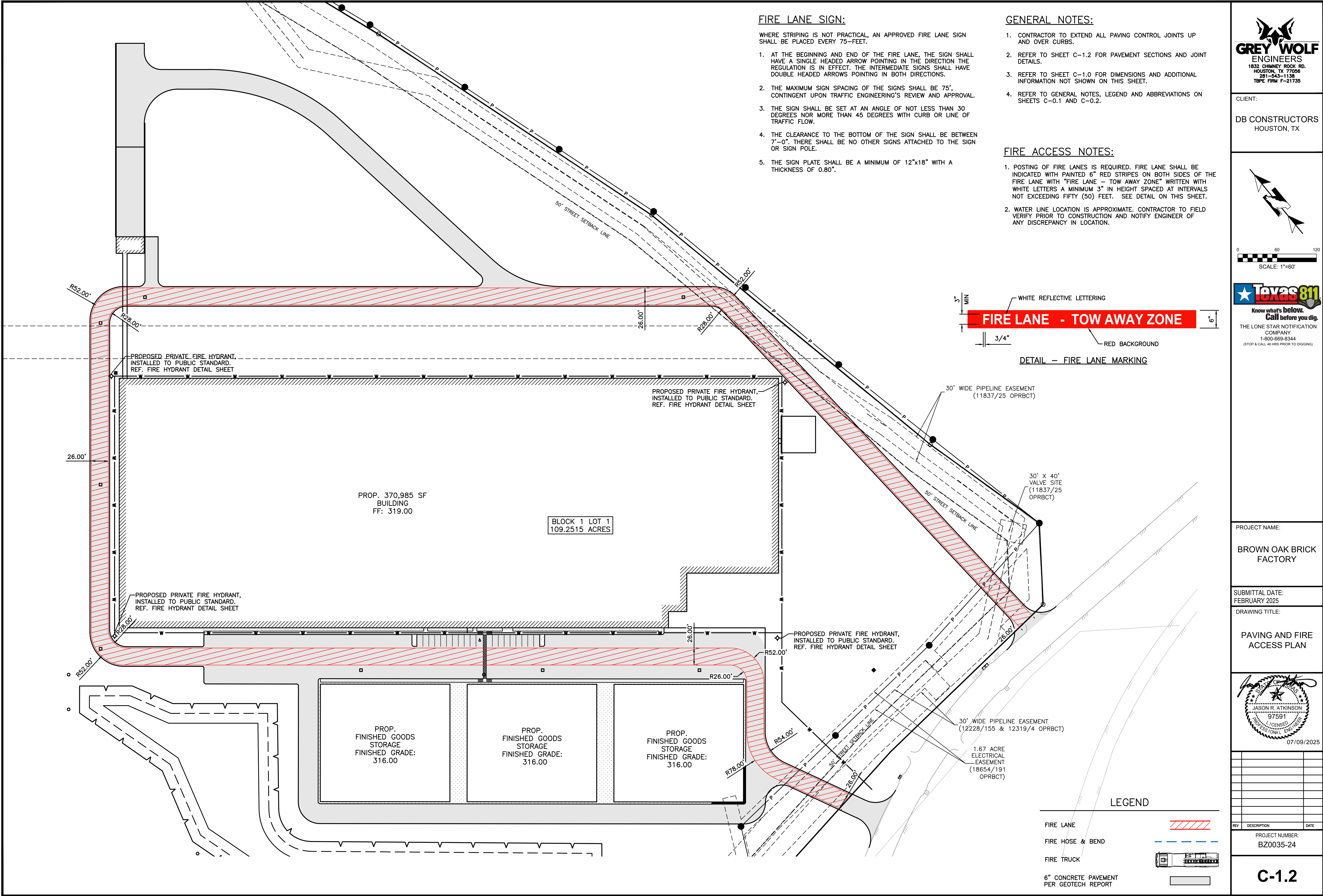


09/09/2025 | Brown

V	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-1.1



FIRE LANE SIGN:

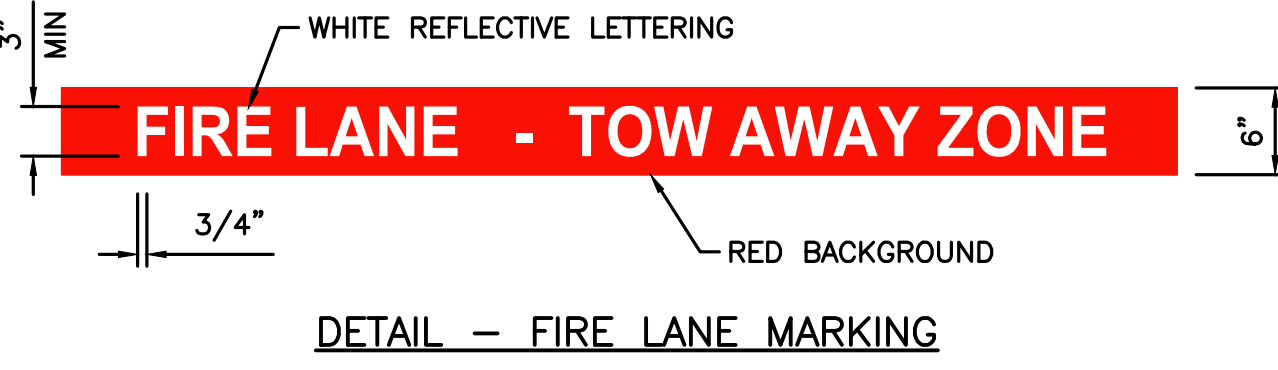
- WHERE STRIPING IS NOT PRACTICAL, AN APPROVED FIRE LANE SIGN SHALL BE PLACED EVERY 75- FEET.
1. AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. THE MAXIMUM SIGN SPACING OF THE SIGNS SHALL BE 75', CONTINGENT UPON TRAFFIC ENGINEERING'S REVIEW AND APPROVAL.
 3. THE SIGN SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES NOR MORE THAN 45 DEGREES WITH CURB OR LINE OF TRAFFIC FLOW.
 4. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE BETWEEN 7'-0". THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR SIGN POLE.
 5. THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF 0.80".

GENERAL NOTES:

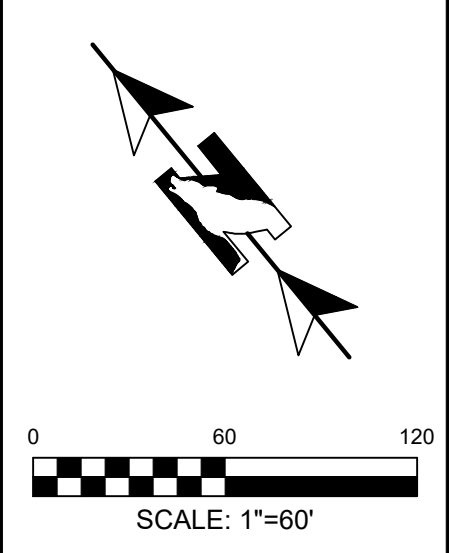
1. CONTRACTOR TO EXTEND ALL PAVING CONTROL JOINTS UP AND OVER CURBS.
2. REFER TO SHEET C-1.2 FOR PAVEMENT SECTIONS AND JOINT DETAILS.
3. REFER TO SHEET C-1.0 FOR DIMENSIONS AND ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
4. REFER TO GENERAL NOTES, LEGEND AND ABBREVIATIONS ON SHEETS C-0.1 AND C-0.2.

FIRE ACCESS NOTES:

1. POSTING OF FIRE LANES IS REQUIRED. FIRE LANE SHALL BE INDICATED WITH PAINTED 6" RED STRIPES ON BOTH SIDES OF THE FIRE LANE WITH "FIRE LANE - TOW AWAY ZONE" WRITTEN WITH WHITE LETTERS A MINIMUM 3" IN HEIGHT SPACED AT INTERVALS NOT EXCEEDING FIFTY (50) FEET. SEE DETAIL ON THIS SHEET.
2. WATER LINE LOCATION IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY IN LOCATION.



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



PROJECT NAME:
BROWN OAK BRICK FACTORY

SUBMITTAL DATE:
FEBRUARY 2025

DRAWING TITLE:
PAVING AND FIRE ACCESS PLAN



REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-1.2

Date: Jul 09, 2025, 9:01 am File: G:\2.0 PROJECT\SUBS Constructors - Brown Oak Brick Factory\3.0 Design\3.2 CDraws\2.1 - PRIVATE PLANS\G-1.1 PAVE-FIRE ACCESS PLAN-24.dwg