

SITE CIVIL CONSTRUCTION PLANS
FOR
BROWN OAK BRICK FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS
BRAZOS COUNTY

48 HOUR NOTICE: THE CONTRACTOR SHALL NOTIFY BTU BEFORE COMMENCING CONSTRUCTION AND BACKFILLING ANY UTILITIES. CONTRACTOR(S) TO CONTACT CUSTOMER SUPPORT @ (979) 821-5700 OR <https://weblink.brazos.gov/Forms/Utilities>.

CITY OF BRYAN MAY HAVE EXISTING UNDERGROUND/OVERHEAD UTILITIES WITHIN THE PROPOSED PROJECT LIMITS. PLEASE CONTACT CUSTOMER SUPPORT AT (979) 821-5700 OR SUBMIT AN EMAIL REQUEST THROUGH <https://weblink.brazos.gov/Forms/Utilities> TO OBTAIN FIELD LOCATES.

DESIGN TEAM

OWNER:

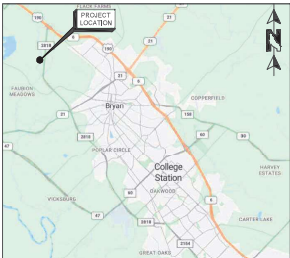
BROWN OAK PROPERTIES, LLC
840 E. INTERSTATE 2
SAN JUAN, TEXAS 76889
PHONE: 979.567-6750

CIVIL ENGINEER:

GREY WOLF ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TEXAS 77056
CONTACT: JASON ATKINSON
PHONE: 281.543.1138
EMAIL: jatkinson@greywolfengineers.com

CONTRACTOR:

DB CONSTRUCTORS
JEFF TOON
811-626-7200
jtm@dbconstructors.com



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

SHEET LIST

Sheet Number	Sheet Title
C-0.0	COVER
C-0.1	GENERAL CONSTRUCTION NOTES
C-0.2	LEGEND & ABBREVIATIONS
C-0.3	SURVEY
C-0.4	PROPOSED PLAT SHEET 1
C-0.4A	PROPOSED PLAT SHEET 2
C-0.5	OVERALL PLAN
C-0.6	DEMOLITION PLAN
C-1.0	SITE DIMENSION PLAN
C-1.1	LANDSCAPE PLAN
C-1.2	PAVING AND FIRE ACCESS PLAN
C-2.0	GRADING PLAN
C-3.0	DRAINAGE AREA MAP
C-3.1	DRAINAGE CALCULATIONS SHEET 1
C-3.2	DRAINAGE CALCULATIONS SHEET 2
C-3.3	DRAINAGE PLAN
C-3.4	DETENTION POND PLAN, SECTION & DETAILS
C-4.0	UTILITY PLAN SHEET 1
C-4.1	UTILITY PLAN SHEET 2
C-5.0	STORM WATER POLLUTION PREVENTION PLAN
C-5.1	SWPPP DETAILS
C-6.0	SITE DETAILS SHEET 1
C-6.1	SITE DETAILS SHEET 2
C-6.2	SITE DETAILS SHEET 3
C-6.3	SITE DETAILS SHEET 4
C-6.4	SITE DETAILS SHEET 5

SURVEY NOTES:

NOTE 1: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD 83) EPOCH 2010 MULTI-USER CORE SOLUTION 2 (MPC2).

NOTE 2: DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIMED BY A COMBINED SCALE FACTOR OF 1.001149391163 (CALCULATED USING GEOID12B).

FLOODPLAIN NOTE:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C001E & 48041C002E. REVISION DATE: 05-14-2012.



THE LONE STAR NOTIFICATION
COMPANY
1-800-469-6344
(STOP & CALL 48 HRS PRIOR TO DIGGING)



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

PROJECT No. BZ0035-24

REV	DESCRIPTION	DATE



C-0.2

LINE	BEARING	DISTANCE
L1	N 44°15'00" W	21.00'
L2	S 34°05'00" W	124.31'
L3	S 02°34'15" W	204.95'

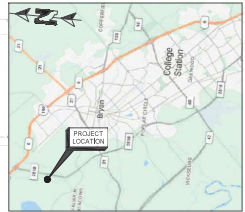
N. HARVEY MITCHELL PARKWAY
FARM TO MARKET ROAD 2818
40' WIDE ASPHALT
(150' R.O.W.)

BLOCK 1 LOT 1
109.2515 ACRES

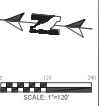
PROP. 770,000 S.F. BUILDING
FE 219.00
44' EAST SIDE
60' WIDE
(REF. BUILDING PLANS FOR
ELEVATION INFORMATION)

PROP. FINISHED GOODS
STORAGE
FINISHED GRADE
317.50

PROP. FINISHED GOODS
STORAGE
FINISHED GRADE
317.50



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



CLIENT:
DB CONSTRUCTORS INC.
300 GRAND COURTESY THORNDEN
FORT WORTH, TX 76106
674-0870

OWNER:
BROWN OAK PROPERTIES, LLC
8401 E. INTERSTATE 2
SAN JUAN, TEXAS 76899

PROJECT NAME:
BROWN OAK BRICK
FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS 77807
BRAZOS COUNTY

SUBMITAL DATE:
SEPTEMBER 2015

DRAWING TITLE:

OVERALL PLAN



NO.	DESCRIPTION	DATE
01	02/09/2014	11/06/2015
		BZ0035-24

C-0.5

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	[Hatched Pattern]
LANDSCAPE AREA	[Dotted Pattern]
PAVEMENT	[Solid Grey]
FLOODPLAIN	[Blue Hatched Pattern]



N. HARVEY MITCHELL PARKWAY
FARM TO MARKET ROAD 2818
40' WIDE ASPHALT
(150' R.O.W.)

BLOCK 1 LOT 1
109.2515 ACRES

PROP. 370,000 SF BUILDING
FT. 19.00
44' EAST SIDE
40' WIDE PLANS FOR
(REF. BUILDING INFORMATION)
STATION 10+00

PROP. FINISHED GROUND
STOCK GRADE
FINISHED GRADE
317.60

PROP. FINISHED GROUND
STOCK GRADE
FINISHED GRADE
317.60

DETENTION POND

ALY
CITY OF BROWN AND BRAZOS COUNTY
ECONOMIC DEVELOPMENT FOUNDATION
81.09 ACRE PORTION OF
CALLED 448.00 ACRE TRACT
1208N/272 OFFSET

ALY
CITY OF BROWN AND BRAZOS COUNTY
ECONOMIC DEVELOPMENT FOUNDATION
81.09 ACRE PORTION OF CALLED
448.00 ACRE TRACT
1208N/272 OFFSET

LANDSCAPE CALCULATIONS

PROP. DEVELOPED AREA (SF) = 723,961 SQ. FT.
REQUIRED LANDSCAPING % (DECIMAL) = 0.15
REQUIRED LANDSCAPING (SF) = 108,593.65 SQ. FT.
MINIMUM X LANDSCAPING TO BE TREES (DECIMAL) = 0.5
MINIMUM LANDSCAPING TO BE TREES (SF) = 54,276.83 SQ. FT.
EXISTING TREE VALUES (SF) = 400 SQ. FT.
EXISTING TREES TO REMAIN (SURVEYED ONLY) = 711
TREE CREDIT FOR 711 TREES = 284,400

THEREFORE, THE EXISTING TREES TO REMAIN WILL PROVIDE AMPLE CREDIT COVERAGE FOR THE REQUIRED LANDSCAPING CALCULATED ABOVE. THERE IS NO IRRIGATION SYSTEM PROPOSED FOR THIS SITE.

TREE PROTECTION

REF. SHEET C-4.3 FOR A DETAIL REGARDING PROTECTION OF EXISTING TREES DURING CONSTRUCTION. CONTRACTOR TO INSTALL SEPARATE FENCING ALONG TREE LINE NEAR ANY PROPOSED CONSTRUCTION WORK. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH DISCREPANCY.

TREE DATA

EXISTING OAK TO REMAIN
EXISTING CEDAR ELM TO REMAIN



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



CLIENT:
DB CONSTRUCTORS INC
3000 GRAND COURTESY THORNTON
FORT WORTH, TX 76106
674-0070

OWNER:
BROWN OAK PROPERTIES, LLC
8401 E. INTERSTATE 2
SAN JUAN, TEXAS 76899

PROJECT NAME:
BROWN OAK BRICK
FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS 77807
BRAZOS COUNTY

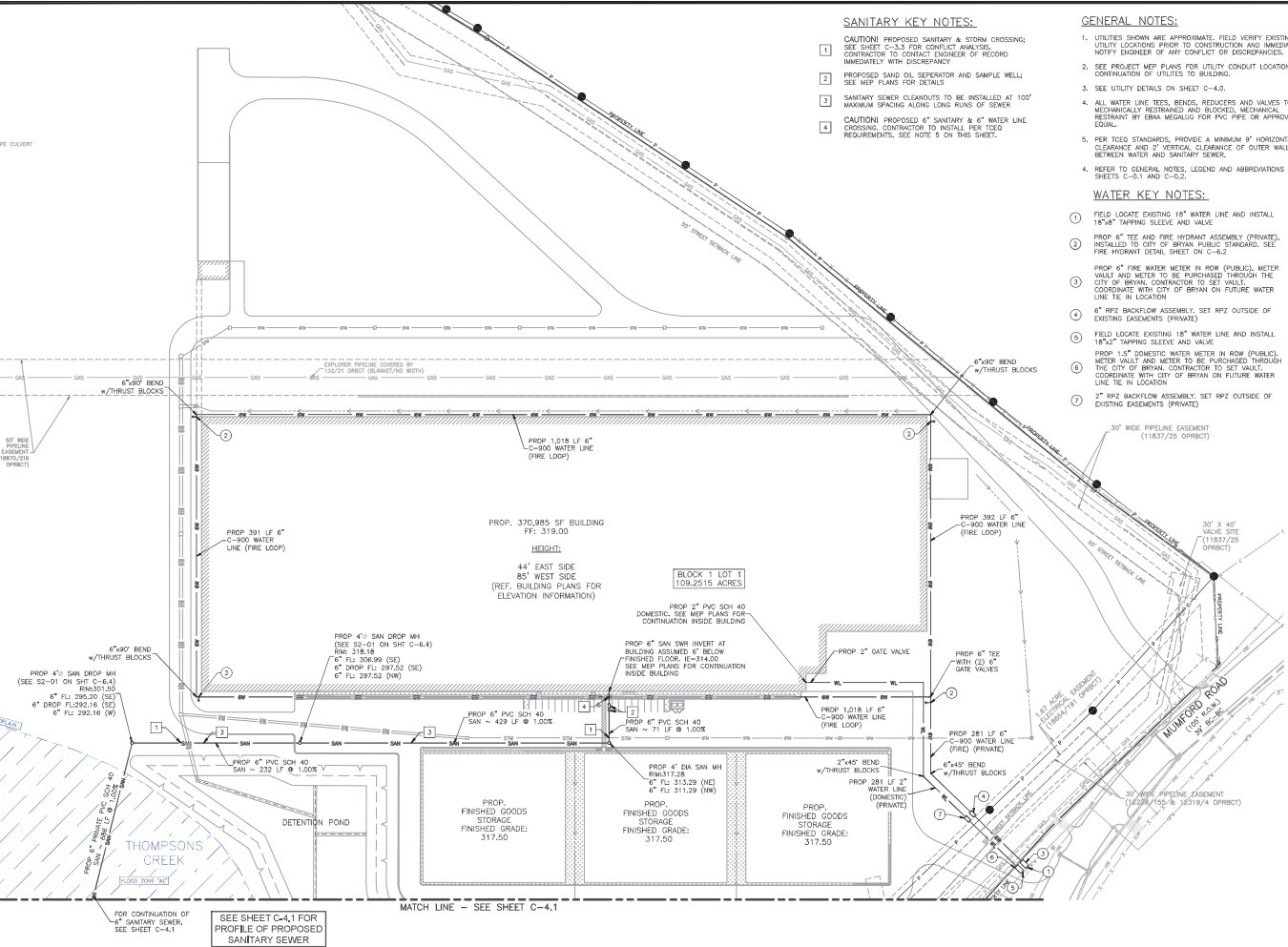
SUBMITTAL DATE:
SEPTEMBER 2025

DRAWING TITLE:
LANDSCAPE PLAN



NO.	DESCRIPTION	DATE
01	CONCEPT	11/06/2024
02	PRELIMINARY	02/03/2025
03	FINAL	09/26/2025

C-1.1



SANITARY KEY NOTES:

1. CAUTION! PROPOSED SANITARY & STORM CROSSING; SEE SHEET C-3.3 FOR CONFLICT ANALYSIS; CONTRACTOR TO CONTACT ENGINEER OF RECORD IMMEDIATELY WITH DISCREPANCY
2. PROPOSED SAND OIL SEPARATOR AND SAMPLE WELL; SEE MEP PLANS FOR DETAILS
3. SANITARY SEWER CLEANOUTS TO BE INSTALLED AT 100' MAXIMUM SPACING ALONG LONG RUNS OF SEWER
4. CAUTION! PROPOSED 6" SANITARY & 6" WATER LINE CROSSING; CONTRACTOR TO INSTALL PER TCEQ REQUIREMENTS; SEE NOTE 9 ON THIS SHEET

GENERAL NOTES:

1. UTILITIES SHOWN ARE APPROXIMATE; FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICT OR DISCREPANCIES
2. SEE PROJECT MEP PLANS FOR UTILITY CONDUIT LOCATIONS AND CONTINUATION OF UTILITIES TO BUILDING
3. SEE UTILITY DETAILS ON SHEET C-4.0
4. ALL WATER LINE TEES, BENDS, REDUCERS AND VALVES TO BE MECHANICALLY RESTRAINED AND BLOODED; MECHANICAL RESTRAINT BY ERBA MEGALUG FOR PVC PIPE OR APPROVED EQUAL
5. PER TCEQ STANDARDS, PROVIDE A MINIMUM 8" HORIZONTAL CLEARANCE AND 2' VERTICAL CLEARANCE OF OUTER WALLS BETWEEN WATER AND SANITARY SEWER
6. REFER TO GENERAL NOTES, LEGEND AND ABBREVIATIONS ON SHEETS C-0.1 AND C-0.2

WATER KEY NOTES:

1. FIELD LOCATE EXISTING 18" WATER LINE AND INSTALL 18"x18" TAPPING SLEEVE AND VALVE
2. PROP 6" TEE AND FIRE HYDRANT ASSEMBLY (PRIVATE); INSTALLED TO CITY OF BRYAN PUBLIC STANDARDS; SEE FIRE HYDRANT DETAIL SHEET ON C-4.0
3. PROP 6" FIRE WATER METER IN ROW (PUBLIC); METER VAULT AND METER TO BE PURCHASED THROUGH THE CITY OF BRYAN; CONTRACTOR TO SET VAULT; COORDINATE WITH CITY OF BRYAN ON FUTURE WATER LINE 16 IN LOCATION
4. 6" RPZ BACKFLOW ASSEMBLY; SET RPZ OUTSIDE OF EXISTING EASEMENTS (PRIVATE)
5. FIELD LOCATE EXISTING 18" WATER LINE AND INSTALL 18"x18" TAPPING SLEEVE AND VALVE
6. PROP 1.5" DOMESTIC WATER METER IN ROW (PUBLIC); METER VAULT AND METER TO BE PURCHASED THROUGH THE CITY OF BRYAN; CONTRACTOR TO SET VAULT; COORDINATE WITH CITY OF BRYAN ON FUTURE WATER LINE 16 IN LOCATION
7. 2" RPZ BACKFLOW ASSEMBLY; SET RPZ OUTSIDE OF EXISTING EASEMENTS (PRIVATE)

GREY WOLF
ENGINEERING
1833 CHANDLER ROAD, SUITE 100
HOUSTON, TEXAS 77058
PHONE: 281-211-1100
FAX: 281-211-1101

CLIENT:
DB CONSTRUCTORS
HOUSTON, TX

SCALE: 1"=100'

Know what's below.
Call before you dig.
THE LONE STAR INFORMATION COMPANY
HOUSTON, TEXAS
(713) 464-1111

CLIENT:
DB CONSTRUCTORS INC.
2000 GRAND COURTESY THORNTON
FORT WORTH, TX 76106
(817) 426-7500

OWNER:
BROWN OAK PROPERTIES, LLC
8401 E. INTERSTATE 1
SAN JUAN, TEXAS 76859

PROJECT NAME:
BROWN OAK BRICK
FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS 77807
BRAZOS COUNTY

SUBMITAL DATE:
SEPTEMBER 2025

DRAWING TITLE:
UTILITY PLAN
SHEET 1

09/30/2025

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	09/30/2025
02	ISSUED FOR CONSTRUCTION	09/30/2025
03	AS BUILT	09/30/2025

C-4.0

