

J4E Project # 25-075
J4E-3201 Clarks Lane-SP.dwg
12/17/25
J4 Engineering

Vicinity Map

Parking Analysis:

Proposed Improvements:

360 SF Office Building
24,000 SF Limestone Gravel Yard

New Required Parking:

2... 1 Space per 300 SF Office Building
12... 1 Space per 2000 SF Yard

14... Total Required

New Provided Parking

13... Straight in Parking
1... ADA Parking
14... Total Provided

Construction Notes:

1. All proposed sewer cleanouts that are to be placed within a concrete sidewalk shall be set at the same grade as the sidewalk and utilize a flush mount, brass cap, so that there are no tripping hazards.

2. All fill subgrade and base material shall be compacted to 95% STD in areas to be paved and 95% STD in all other areas.

3. 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.

4. Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.

5. Assure positive drainage across project site to the storm water structures.

6. The proposed limestone gravel pavement area shall follow the same detail and specifications as the asphalt parking lot omitting the prime coat and asphalt-cement wearing surface. Limestone gravel surface shall be rolled smooth to finish grade.

7. 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.

8. 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.

9. Fire Sprinkler System- potable water supply must be protected by testable double check valve assembly, and install as per City Ordinance.

10. 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.

11. 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.

12. 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.

13. 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.

Site Specific Notes:

1. Current owner of Block 14, Lot 9R of Lone Oaks Acres, is Rueda Tabor Investment LLC & CVS Rueda Investment LLC, 1204 Carmel CT, College Station, Texas 77845, (281)-924-4682.

2. The proposed building is a Modular building with a height of ten feet.

3. Proposed use and improvements: Office/Industrial Warehouse

4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0205F, effective April 2, 2014.

5. Current Zoning of the property is Industrial (I).

6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

7. Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.

8. Access gates shall be manually operated and secured with a chain and pad lock.

9. One, 90 gal roll off can for solid waste is proposed for this site.

10. There are no paint spraying operations anticipated for this development.

Typical Limestone Base Pavement Section

Typical Asphalt Pavement Section

ADA Parking Sign

ADA Pavement Markings

Construction Exit Detail

Silt Fence

Concrete Washout

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.24'	24.98'	90° 00' 00"	N 4° 07' 41" W	35.32'	24.98'

Site Plan

General Notes:

1. The topography shown is from field survey data.

2. 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.

3. 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.

4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

5. Normal Domestic Wastewater is anticipated to be discharged from this development.

6. 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.

7. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.

Owner/Developer:

Rueda Tabor Investments, LLC &
CVS Rueda Investments, LLC
1204 Carmel CT
College Station, TX 77845

Surveyor:

Kerr Surveying, LLC
1718 Briarcrest Dr.
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 17-Dec-25. 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:

3201 Clarks Lane
Lone Oaks Acres
Block 14, Lots 9-12 - 1.594 AC
Bryan, Brazos County, Texas

Date:

December 2025

Scale:

As Noted

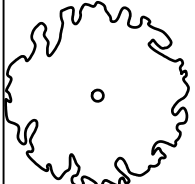
Drawn By:

CB

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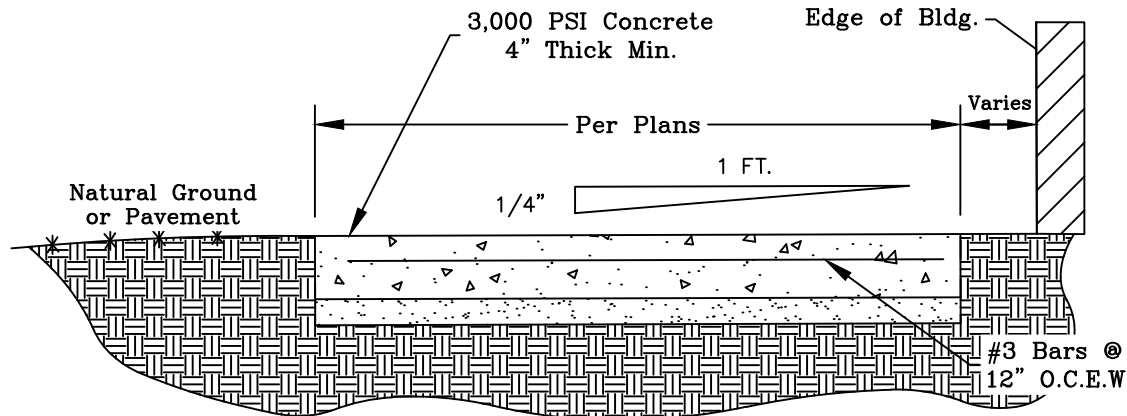
C1

Landscape Notes:	
1.	All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
2.	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 or her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
3.	All trees shall be provided as container grown trees.
4.	All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
5.	Plant material shown here is represented at its mature size. Plants 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.
6.	Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
7.	Plant material will be watered by hose bibs located at building corners.
8.	Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No plantings shall be placed directly over existing water/sewer lines.
9.	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:				
Building & Pavement		=	53,974 SF	
Net Total=			53,974 SF	
Requirements:				
Disturbed Area Building, Parking, & Pavement		=	8,096 SF	
53,974 SF @ 15%			8,096 SF	
Provided:				
Canopy Trees		=	4,200 SF	
21 @ 200 SF				
Non-Canopy Trees		=	3,900 SF	
39 @ 100 SF				
Net Total=			8,100 SF	
	Qty.	Common Name	Botanical Name	Size
	21	Cedar Elm	Ulmus Crassifolia	1½"-3" cal.
	39	Crepe Myrtle	Lagerstroemia indica	1½"-3" cal.

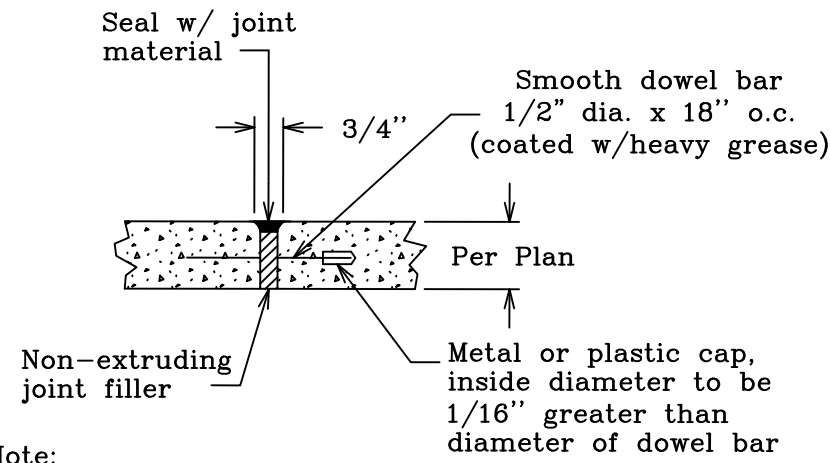
Paving Notes:	
1.	The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
2.	A sand leveling course under concrete pavement is NOT permitted.
3.	Joint sealant material to be Sonoborn SL-1 or approved equal.
4.	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.
5.	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 4000 PSI. The maximum percentage of fly ash replacement of portland cement shall be 20 percent by weight.
6.	Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.

Legend	
	Existing HMAC Pavement
	Proposed HMAC Pavement
	Proposed Limestone Gravel Yard
	Proposed 4" Concrete Sidewalk



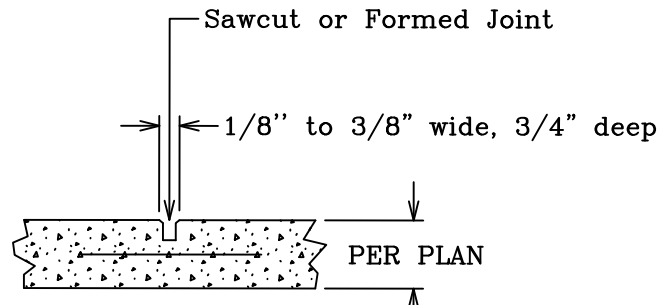
- Note:
1. Install expansion joints at 40' max. longitudinal spacing and install control joints at 5' longitudinal spacing

Typical Sidewalk
N.T.S.



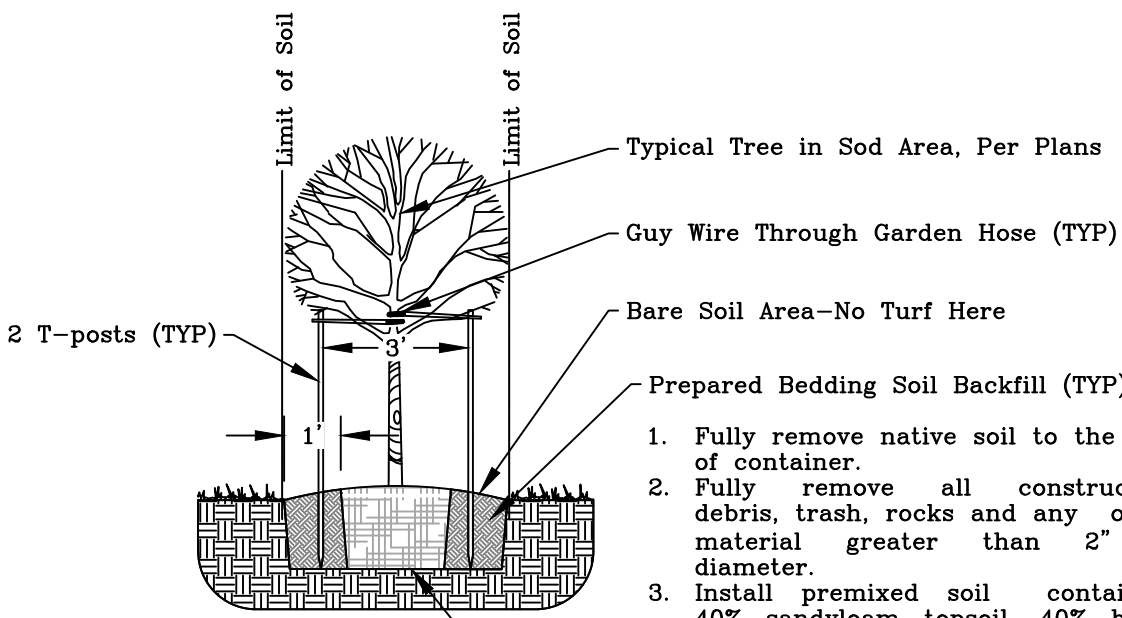
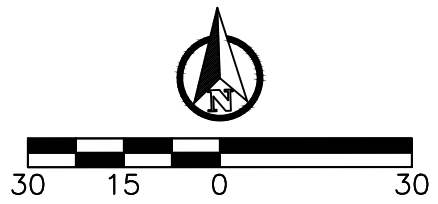
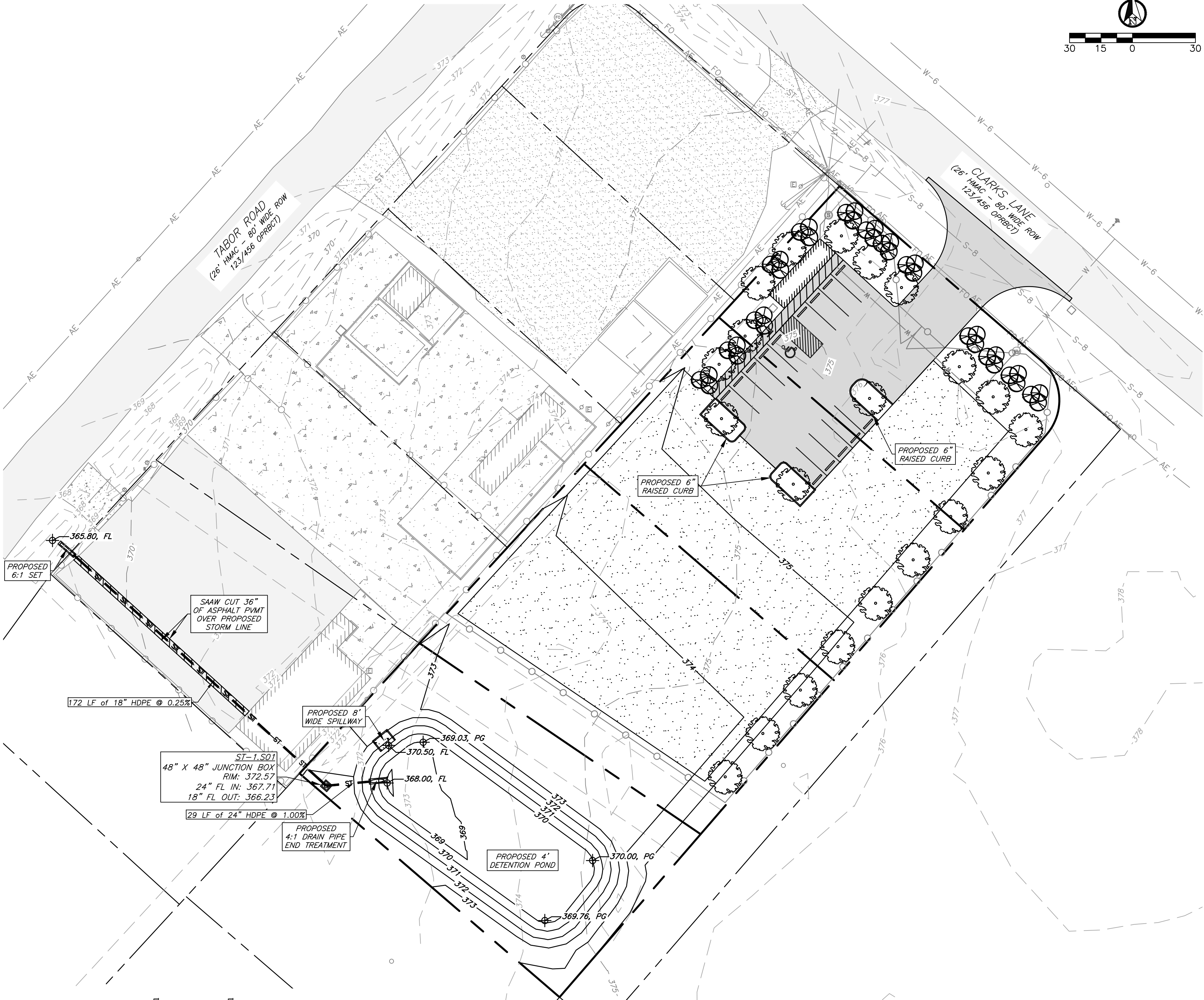
- Note:
1. Expansion joint sealant to be Sonoborn SL-1 or approved equal.
 2. Expansion joints shall be spaced at 45' maximum intervals.

Expansion Joint Detail
N.T.S.



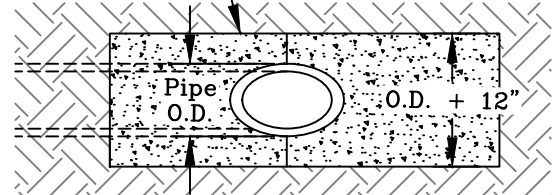
- Note:
1. Contraction joints shall be spaced at 15' maximum intervals.

Contraction Joint Detail
N.T.S.

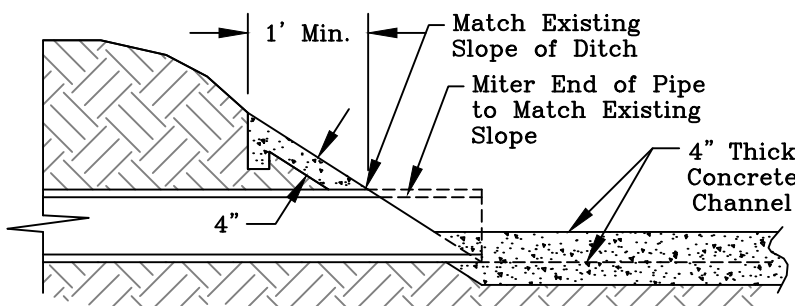


- Notes:
1. Trees to be balled and burlapped or container grown
 2. If container grown, remove container from tree before planting.
 3. Top of root ball to be 3" higher than final grade.
 4. Top of root ball to be exposed.

Tree Staking & Planting
N.T.S.



Sloped End
Treatment - Plan
N.T.S.



Sloped End
Treatment - Profile
N.T.S.

Pavement, Drainage, & Landscape Plan

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CB

Sheet:

C2