

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.bryantx.gov/Forms/uTxLz>.

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.bryantx.gov/Forms/uTxLz> TO OBTAIN FIELD LOCATES.

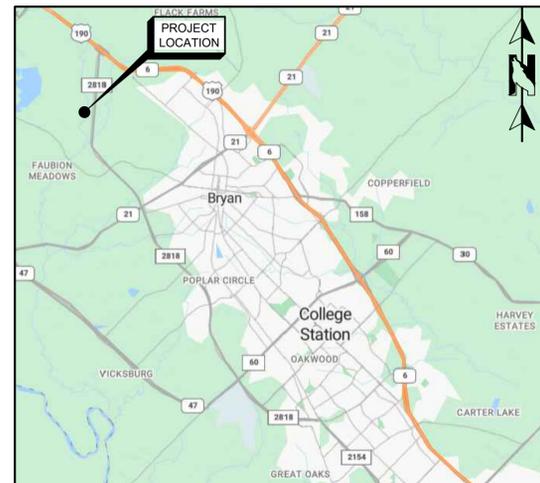
DESIGN TEAM

OWNER:
BROWN OAK PROPERTIES, LLC
840 E. INTERSTATE 2
SAN JUAN, TEXAS 78589
PHONE: 979.587-6750

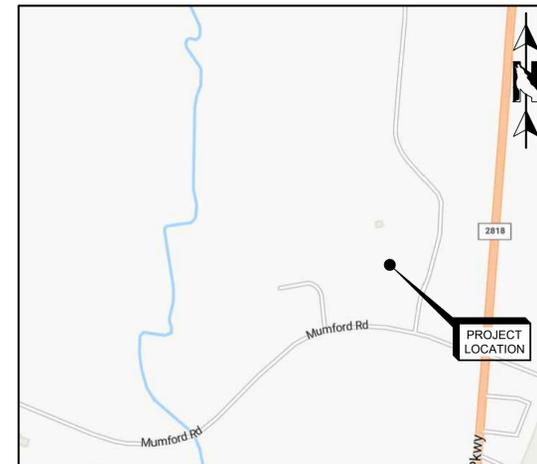
CIVIL ENGINEER:
GREY WOLF ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TEXAS 77056
CONTACT: JASON ATKINSON
PHONE: 281.543.1138
EMAIL: jatkinson@greywolfengineers.com

CONTRACTOR:
DB CONSTRUCTORS

JEFF TOON
817-626-7300
jefft@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	OUTFALL SECTION
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

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

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

PROJECT No. BZ0035-24

SURVEY NOTES:

NOTE 1: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

NOTE 2: DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011993831183 (CALCULATED USING GEOD12B).

FLOODPLAIN NOTE:

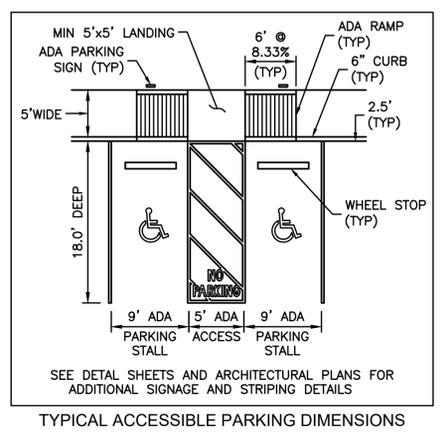
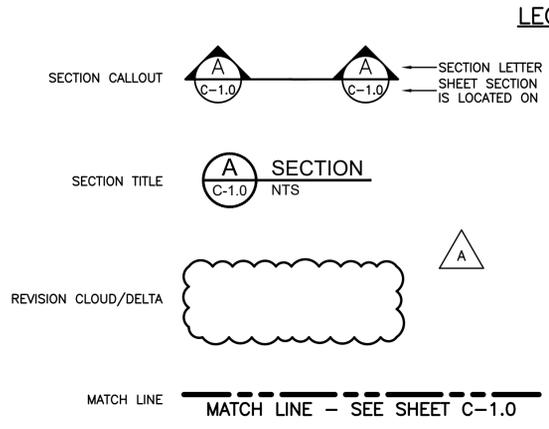
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E & 48041C0200E, REVISED DATE: 05-16-2012.

REV	DESCRIPTION	DATE

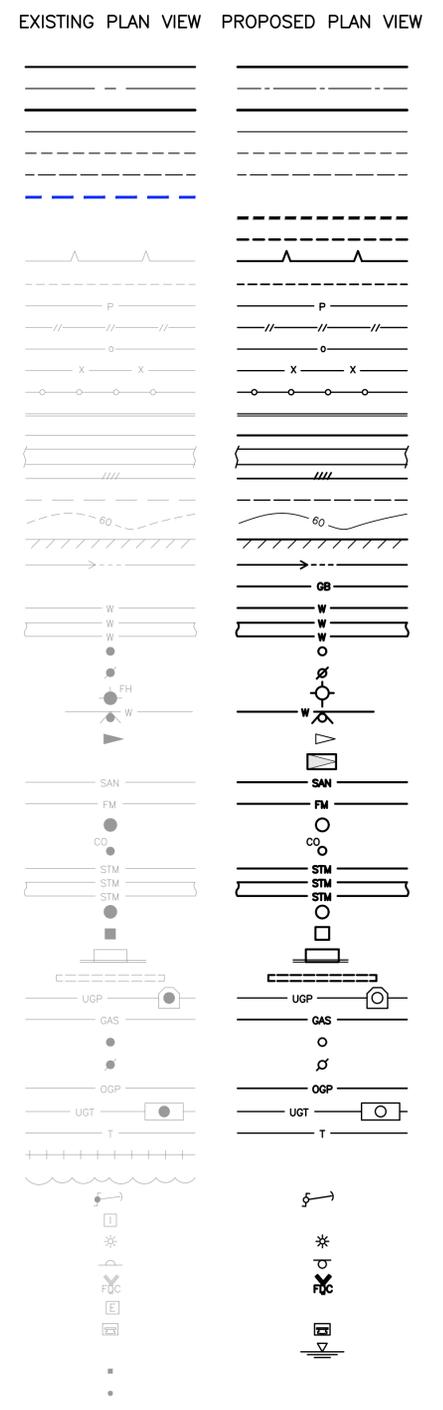


Date: Feb 11, 2026, 2:48pm File: C:\Users\Nunes\Documents\Grey Wolf Engineers\Grey Wolf Engineers - Brown Oak Brick Factory (25-0022)\3.0 Design\3.2 c0a3.2.1 - PRIVATE PLANS\C-0.0 COVER BZ0035-24.dwg

ABBREVIATIONS			
AC	ACRE	NG	NATURAL GROUND
APPROX	APPROXIMATE	No.	NUMBER
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
ARV	AIR RELEASE VALVE	OC	ON CENTER
ASPH	ASPHALT	OHE	OVERHEAD ELECTRIC CABLE
B-B	BACK TO BACK	PAD	TOP OF BUILDING FOUNDATION
BC	BACK OF CURB	PC	POINT OF CURVE
BL	BUILDING LINE or BASELINE	PCC	POINT OF COMPOUND CURVE
BLDG	BUILDING	PI	POINT OF INTERSECTION
BLVD	BOULEVARD	PL	PROPERTY LINE
BO	BLOW OFF	PP	POWER POLE
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
C	CURVE	PROP	PROPOSED
C-C	CENTER-TO-CENTER	PT	POINT OF TANGENCY
CL	CENTERLINE	PVC	POINT OF VERTICAL CURVATURE
CLR	CLEARANCE	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	PVT	POINT OF VERTICAL TANGENCY
DET	DETAIL	R	RADIUS
DIM	DIMENSION	RCB	REINFORCED CONCRETE BOX
DIP	DUCTILE IRON	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROAD
DOM	DOMESTIC (WATER LINE)	REF	REFERENCE
DR	DRIVE	ROW	RIGHT-OF-WAY
DWG	DRAWING	RT	RIGHT
E	EAST	S	SLOPE or SOUTH
EC	EDGE OF EXISTING CONCRETE	SSE	SANITARY SEWER EASEMENT
EG	EXISTING GROUND/GRADE	SAN	SANITARY
EL or ELEV	ELEVATION	SWLK	SIDEWALK
ER	END OF RADIUS	SF	SQUARE FEET
ESMT	EASEMENT	SHT	SHEET
EX or EXIST	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	ST	STREET
F-F	FACE TO FACE	STA	STATION
FG	FINISHED GRADE/GROUND	STM	STORM
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	SWR	SEWER
FT	FEET	SY	SQUARE YARD
G	GUTTER	T	TANGENT
GB	GRADE BREAK	TBM	TEMPORARY BENCHMARK
GV	GATE VALVE	TC	TOP OF CURB
H or HORIZ	HORIZONTAL	TG	TOP OF GRATE
HGL	HYDRAULIC GRADE LINE	TOB	TOP OF BANK
HP	HIGH POINT	TP	TOP OF PAVEMENT
IP	IRON PIN/PIPE	TW	TOP OF WALL
IPF	IRON PIN/ROD FOUND	TYP	TYPICAL
IPS	IRON PIN/ROD SET	UE	UTILITY EASEMENT
IRR	IRRIGATION	V or VERT	VERTICAL
LAND	LANDSCAPE	W	WEST
LF	LINEAR FEET	W	WATER
LP	LOW POINT	WE	WATER EASEMENT
LT	LEFT or LIGHT	w/	WITH
MAX	MAXIMUM	WL	WATER LINE
MEP	MECHANICAL, ELECTRICAL, PLUMBING	WM	WATER METER
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
MIN	MINIMUM	YR	YEAR
MISC	MISCELLANEOUS		
MJ	MECHANICAL JOINT		
N	NORTH		



- ROW LINE
- ROW OR ROADWAY CENTERLINE
- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- FLOODPLAIN BOUNDARY
- ADA ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- TOP OF BANK (POND/DITCH)
- CENTER LINE OF DITCH
- AERIAL POWER LINE
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- PIPE RAIL FENCE
- CURB LINE
- EDGE OF CONCRETE
- CONCRETE SIDEWALK
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONTOUR
- BUILDING
- SWALE
- GRADE BREAK
- WATER LINE
- WATER LINE 24\"/>
- WATER METER
- WATER VALVE
- FIRE HYDRANT/FLUSHING VALVE
- TAPPING SLEEVE & VALVE
- REDUCER
- BACKFLOW PREVENTER
- SANITARY SEWER LINE
- FORCE MAIN
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER LINE ≤ 24\"/>
- STORM SEWER LINE ≥ 30\"/>
- STORM SEWER MANHOLE
- STORM SEWER GRATE INLET
- STORM SEWER CURB INLET
- CULVERT PIPE
- UNDERGROUND POWER LINE
- GAS LINE
- GAS METER
- GAS VALVE
- OIL PIPELINE (IDENTIFY CONDUIT)
- UNDERGROUND TELECOM
- OVERHEAD TELECOM
- RAILROAD/TRANSIT TRACKS
- TREE LINE
- POWER POLE & GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- STREET SIGN
- FIRE DEPARTMENT CONNECTION
- ELECTRIC BOX
- EV CHARGER
- WATER SURFACE ELEVATION
- TELEPHONE PEDESTAL
- BOLLARD/GATE POST



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



THE LONE STAR NOTIFICATION COMPANY
1-800-669-8344
(STOP & CALL 48 HRS PRIOR TO DIGGING)
LEGAL DESCRIPTION:
LOT 1, BLOCK 1 OF THE BROWN OAK BRICK FACTORY SUBDIVISION
PROPERTY ACRES:
109.2515
ZONING:
INDUSTRIAL DISTRICT (PD-I) AS APPROVED BY CITY COUNCIL ON MAY 14, 2019 (ORDINANCE NO. 2350) AND ON DECEMBER 10, 2024 (ORDINANCE NO. 2723)

CLIENT:
DB CONSTRUCTORS, INC
2400 GRAND SOUTHWEST PARKWAY
FORT WORTH, TX 76016
817-626-7300

OWNER:
BROWN OAK PROPERTIES, LLC
840 E. INTERSTATE 2
SAN JUAN, TEXAS 78589

PROJECT NAME:
BROWN OAK BRICK FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS 77087
BRAZOS COUNTY

SUBMITTAL DATE:
FEBRUARY 2026

DRAWING TITLE:
LEGEND



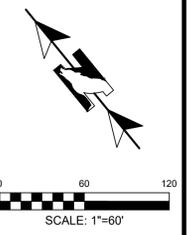
02/12/2026

REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-0.2

Date: Feb 11, 2026, 2:59pm File: C:\Users\Nunes\OneDrive\Grey Wolf Engineers - Ong\Shams\2.0 PROJECT\BZ0035-24\Constructors - Brown Oak Brick Factory (25-0022)\3.0 Design\3.2 c0a3.2.1 - PRIVATE PLANS\3.0.1 LEGEND-ABBREV BZ0035-24.dwg



Texas 811
 Know what's below. Call before you dig.
 THE LONE STAR NOTIFICATION COMPANY
 1-800-669-8344
 (STOP & CALL 48 HRS. PRIOR TO DIGGING)
 LEGAL DESCRIPTION:
 LOT 1, BLOCK 1 OF THE BROWN OAK BRICK FACTORY SUBDIVISION
 PROPERTY ACRES:
 109.2515
 ZONING:
 INDUSTRIAL DISTRICT (PD-I) AS APPROVED BY CITY COUNCIL ON MAY 14, 2019 (ORDINANCE NO. 2356) AND ON DECEMBER 10, 2024 (ORDINANCE NO. 2723)

OWNER:
 BROWN OAK PROPERTIES, LLC
 840 E. INTERSTATE 2
 SAN JUAN, TEXAS 78589

PROJECT NAME:
BROWN OAK BRICK FACTORY
 6400 MUMFORD ROAD
 BRYAN, TEXAS 77087
 BRAZOS COUNTY

SUBMITTAL DATE:
 FEBRUARY 2026

DRAWING TITLE:
SITE DIMENSION PLAN



02/12/2026

REV	DESCRIPTION	DATE

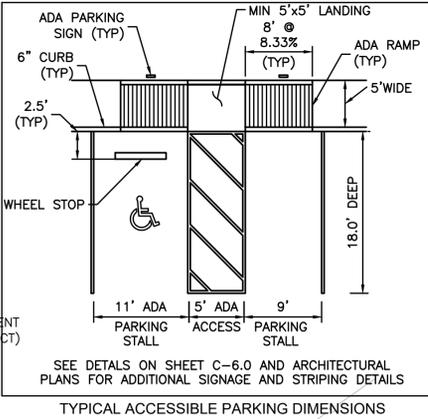
PROJECT NUMBER:
BZ0035-24

C-1.0

PARKING ANALYSIS	
LAND USE:	INDUSTRIAL AND COMMERCIAL MANUFACTURING (FULL-DOCK HIGH)
PARKING RATIO (PER CITY OF BRYAN)	1 PARKING SPACES PER 2 EMPLOYEES ON LARGEST SHIFT
LARGEST SHIFT (w/ OVERLAP)	20 EMPLOYEES
PARKING SPACES REQUIRED:	10 SPACES
PARKING SPACES PROVIDED:	30 SPACES
ADA PARKING RATIO	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY: 30 SPACES
TOTAL ADA PARKING SPACES REQUIRED:	2 (MIN 1 VAN)
TOTAL ADA PARKING SPACES PROVIDED:	2 (1 VAN)

- KEY NOTES:**
- PROPOSED DRIVEWAY, MUMFORD ROAD WIDENING LOCATION NOT FIELD VERIFIED. FILES PROVIDED BY CITY OF BRYAN DEPICTING PAVEMENT LOCATION. CONTRACTOR TO FIELD LOCATE DRIVEWAY LOCATIONS AND CONTACT ENGINEER OF RECORD WITH ANY DISCREPANCY.
 - PIPELINE CROSSING - REF. AGREEMENT WITH PIPELINE COMPANY, AND REF. CONTRACTOR TO CONTACT PIPELINE COMPANY BEFORE COMMENCING WORK IN EASEMENT.
 - OVERHEAD CONVEYOR BELT. REFERENCE BUILDING PLANS.
 - ADA CROSSWALK
 - 5' WIDE SIDEWALK (TYP)
 - 8' LONG ADA RAMP (TYP) - REF. DETAIL ON THIS SHEET.
 - PROPOSED 1090.90 SF BUILDING. FF: 316.00 TG: 337.00 REFERENCE BUILDING PLANS.
 - REF. BUILDING PLANS. PROPOSED ELECTRICAL LOCATION.
 - PROPOSED DRAINAGE SWALE. REF. GRADING AND DRAINAGE SHEETS FOR ADDITIONAL INFORMATION.
 - PROP. 295.28 LF RETAINING WALL, VARYING IN HEIGHT. REF. GRADING PLAN FOR ADDITIONAL INFORMATION. REF. STRUCTURAL SHEETS FOR RETAINING WALL DESIGN.
 - PROP. 173.28 LF RETAINING WALL, VARYING IN HEIGHT. REF. GRADING PLAN FOR ADDITIONAL INFORMATION. REF. STRUCTURAL SHEETS FOR RETAINING WALL DESIGN.
 - PROPOSED 6' CHAINLINK W/ COVER SCREENING WALL TO EXTEND LENGTH OF STORAGE YARD THAT IS WITHIN 150' OF RIGHT OF WAY, PER CITY OF BRYAN
 - PROP. RETAINING WALL w/ STEEL POST AND RAIL CRASH BARRIER, VARYING IN HEIGHT. REF. GRADING PLAN FOR ADDITIONAL INFORMATION. REF. STRUCTURAL SHEETS FOR RETAINING WALL DESIGN.
 - PROP. DUMPSTER RECEPTACLE LOCATION. DEVELOPER TO COORDINATE TRASH PICKUP SEPARATELY
 - PROPOSED FINISHED GOOD STORAGE AREA (STRIPING ONLY, NO STRUCTURAL COMPONENT TO AREA)
 - PROPOSED 20' WATER LINE EASEMENT, PER CITY OF BRYAN (BY SEPARATE INSTRUMENT), EASEMENT TO RUN ALONG MUMFORD ROW BOUNDARY.

- GENERAL NOTES:**
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3', UNLESS NOTED OTHERWISE.
 - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY.
 - REFER TO GENERAL NOTES, LEGEND AND ABBREVIATIONS ON SHEETS C-0.1 AND C-0.2.
 - REFER TO PAVING & FIRE ACCESS PLAN ON SHEET C-1.2 FOR PAVEMENT TYPE & THICKNESS AND CURB INFORMATION.
 - REFERENCE DEMOLITION PLAN C-0.6 FOR EASEMENTS TO BE ABANDONED. EXISTING EASEMENTS THAT CONFLICT WITH SITE PLAN ARE NOT SHOWN ON THIS SHEET FOR CLARITY.

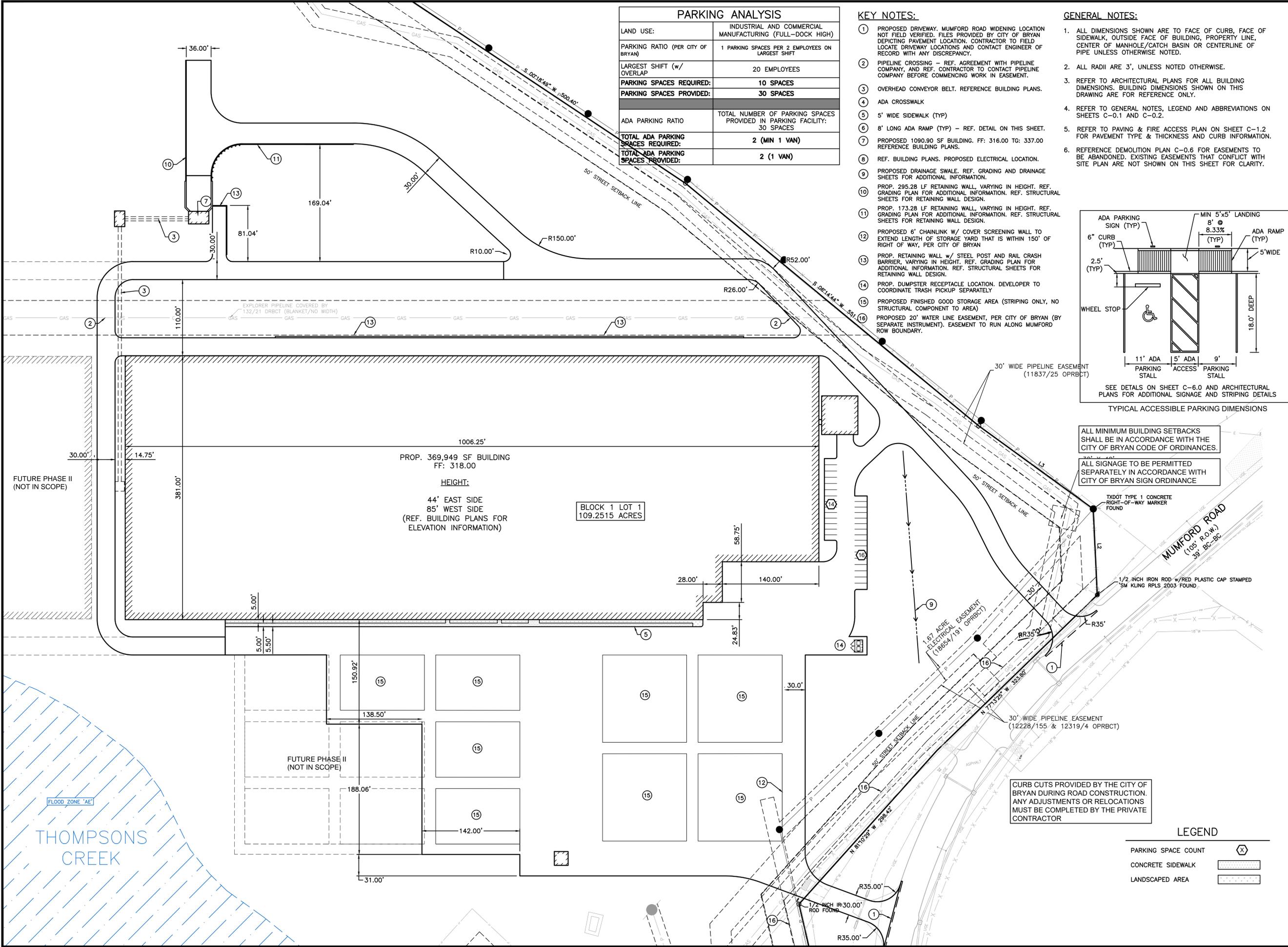


ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH CITY OF BRYAN SIGN ORDINANCE

CURB CUTS PROVIDED BY THE CITY OF BRYAN DURING ROAD CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS MUST BE COMPLETED BY THE PRIVATE CONTRACTOR

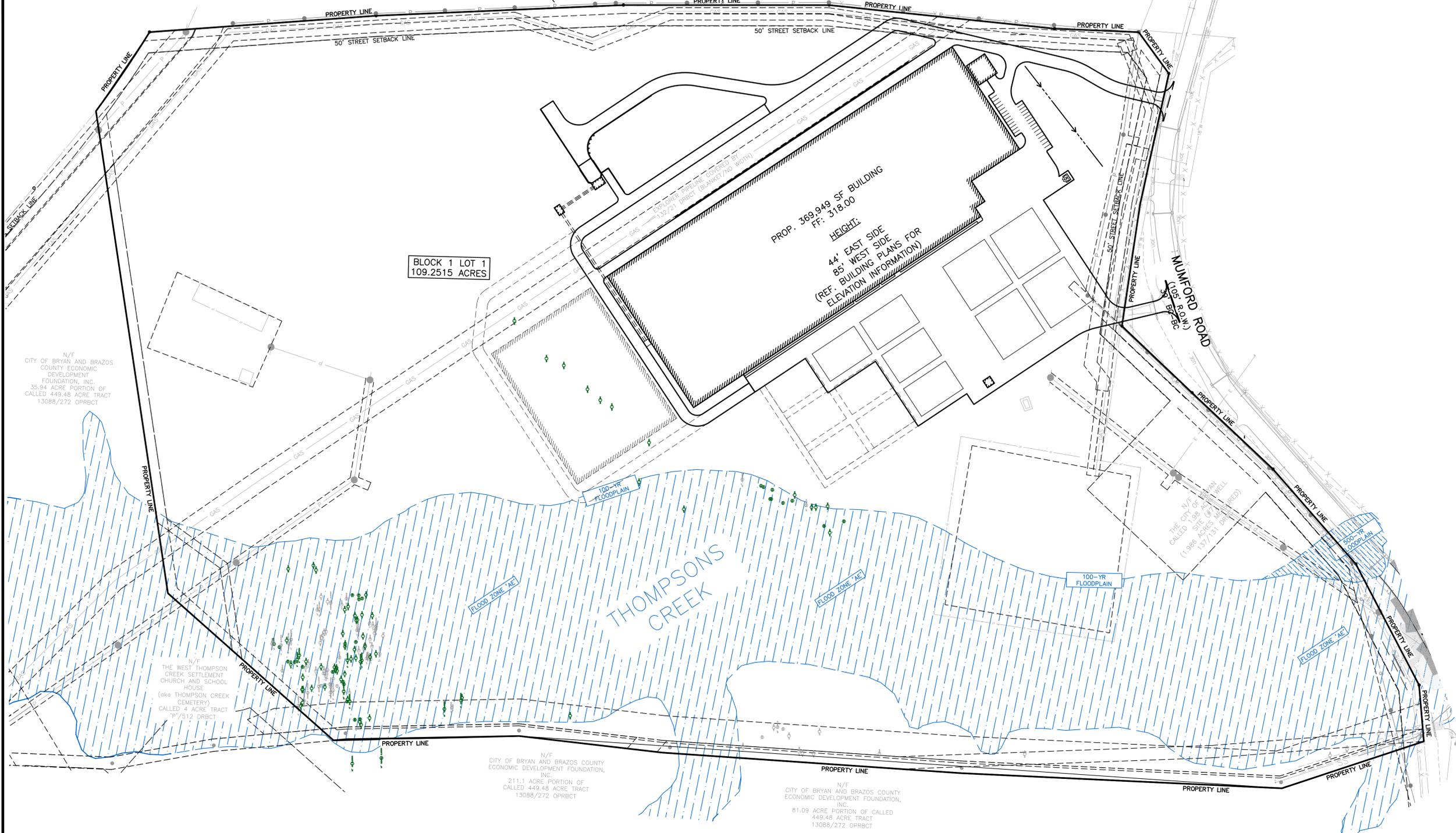
LEGEND

PARKING SPACE COUNT	
CONCRETE SIDEWALK	
LANDSCAPED AREA	



Date: Feb 11, 2026, 2:59pm, File: C:\Users\Nunes\OneDrive\Grey Wolf Engineers\OneDrive\Grey Wolf Engineers\Projects\BZ0035\BZ0035-24\Drawings\BZ0035-24.dwg

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



CLIENT:
 DB CONSTRUCTORS
 HOUSTON, TX



THE LONE STAR NOTIFICATION COMPANY
 1-800-669-8344
 (STOP & CALL 48 HRS. PRIOR TO DIGGING)
 LEGAL DESCRIPTION:
 LOT 1, BLOCK 1 OF THE BROWN OAK BRICK FACTORY SUBDIVISION
 PROPERTY ACRES:
 109.2515
 ZONING:
 INDUSTRIAL DISTRICT (PD-I) AS APPROVED BY CITY COUNCIL ON MAY 14, 2019 (ORDINANCE NO. 2350) AND ON DECEMBER 10, 2024 (ORDINANCE NO. 2723)

CLIENT:
 DB CONSTRUCTORS, INC
 2400 GRAND SOUTHWEST PARKWAY
 FORT WORTH, TX 76016
 817-626-7300

OWNER:
 BROWN OAK PROPERTIES, LLC
 840 E. INTERSTATE 2
 SAN JUAN, TEXAS 78589

PROJECT NAME:
 BROWN OAK BRICK FACTORY

6400 MUMFORD ROAD
 BRYAN, TEXAS 77087
 BRAZOS COUNTY

SUBMITTAL DATE:
 FEBRUARY 2026

DRAWING TITLE:
 LANDSCAPE PLAN



REV	DESCRIPTION	DATE

PROJECT NUMBER:
 BZ0035-24

C-1.1

LANDSCAPE CALCULATIONS

PROP. DEVELOPED AREA (SF)	=	723,961 SQ. FT.
REQUIRED LANDSCAPING % (DECIMAL)	=	0.15
REQUIRED LANDSCAPING (SF)	=	108,553.65 SQ. FT.
MINIMUM % 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.

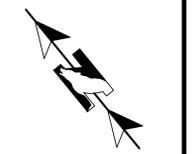
TREE PROTECTION

REF. SHEET C-6.3 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

Date: Feb 11, 2026, 2:48pm File: C:\Users\Nunes\OneDrive\Grey Wolf Engineers\02 PROJECTS\BZ0035\Constructors - Brown Oak Brick Factory (25-0022)\S.D. Design\2. CD\3.2.1 - PRIVATE PLANS\C-1.1 LANDSCAPE PLAN BZ0035-24.dwg



THE LONE STAR NOTIFICATION COMPANY
 1-800-669-8344
 (STOP & CALL 48 HRS. PRIOR TO DIGGING)
 LEGAL DESCRIPTION:
 LOT 1, BLOCK 1 OF THE BROWN OAK BRICK FACTORY SUBDIVISION
 PROPERTY ACRES:
 109.2515
 ZONING:
 INDUSTRIAL DISTRICT (PD-I) AS APPROVED BY CITY COUNCIL ON MAY 14, 2019 (ORDINANCE NO. 23950) AND ON DECEMBER 10, 2024 (ORDINANCE NO. 2723)

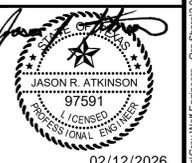
CLIENT:
 DB CONSTRUCTORS, INC
 2400 GRAND SOUTHWEST PARKWAY
 FORT WORTH, TX 76016
 817-626-7300

OWNER:
 BROWN OAK PROPERTIES, LLC
 840 E. INTERSTATE 2
 SAN JUAN, TEXAS 78589

PROJECT NAME:
BROWN OAK BRICK FACTORY
 6400 MUMFORD ROAD
 BRYAN, TEXAS 77087
 BRAZOS COUNTY

SUBMITTAL DATE:
 FEBRUARY 2026

DRAWING TITLE:
PAVING AND FIRE ACCESS PLAN



02/12/2026

REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-1.2

FIRE LANE SIGN:

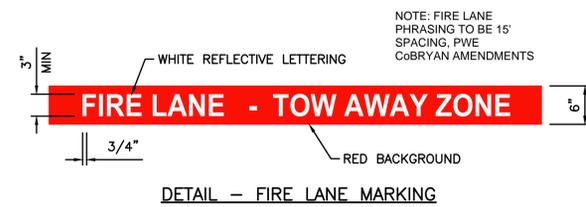
- WHERE STRIPING IS NOT PRACTICAL, AN APPROVED FIRE LANE SIGN SHALL BE PLACED EVERY 75- FEET.
- AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 - THE MAXIMUM SIGN SPACING OF THE SIGNS SHALL BE 75', CONTINGENT UPON TRAFFIC ENGINEERING'S REVIEW AND APPROVAL.
 - 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.
 - 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.
 - THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF 0.80".

GENERAL NOTES:

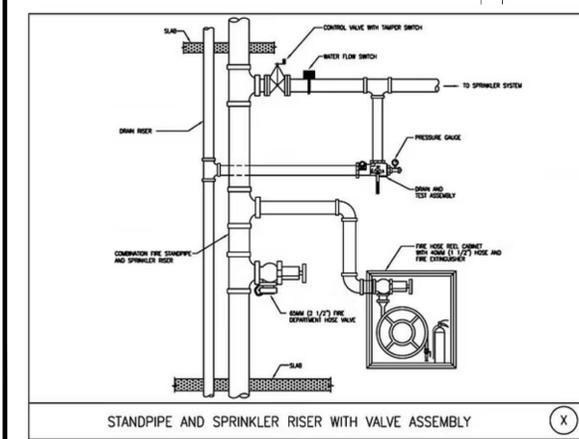
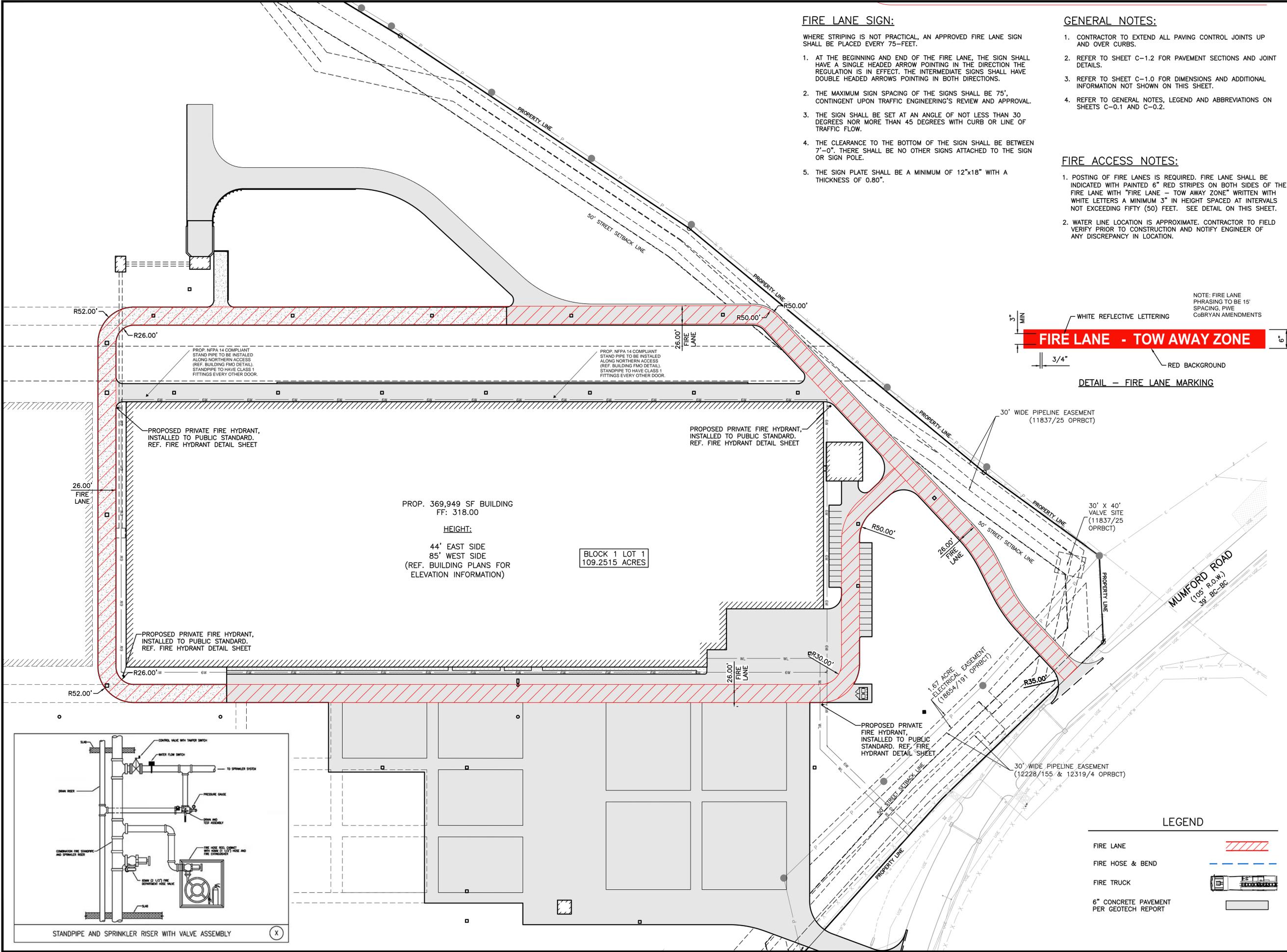
- CONTRACTOR TO EXTEND ALL PAVING CONTROL JOINTS UP AND OVER CURBS.
- REFER TO SHEET C-1.2 FOR PAVEMENT SECTIONS AND JOINT DETAILS.
- REFER TO SHEET C-1.0 FOR DIMENSIONS AND ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- REFER TO GENERAL NOTES, LEGEND AND ABBREVIATIONS ON SHEETS C-0.1 AND C-0.2.

FIRE ACCESS NOTES:

- 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.
- WATER LINE LOCATION IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY IN LOCATION.



NOTE: FIRE LANE PHRASING TO BE 15' SPACING, PWE COBRYAN AMENDMENTS



LEGEND

FIRE LANE	
FIRE HOSE & BEND	
FIRE TRUCK	
6" CONCRETE PAVEMENT PER GEOTECH REPORT	