

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.

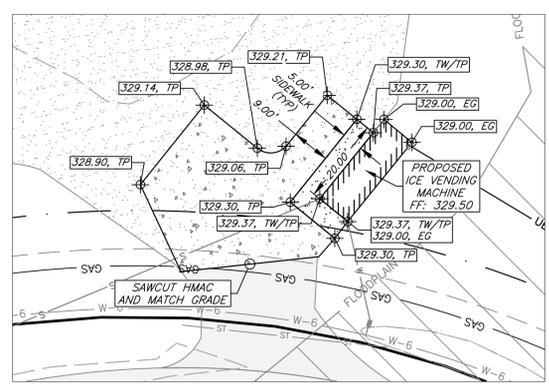
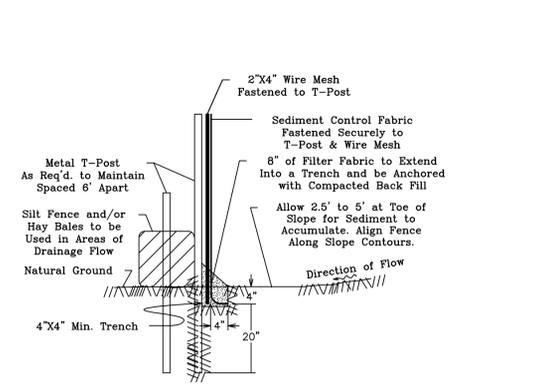
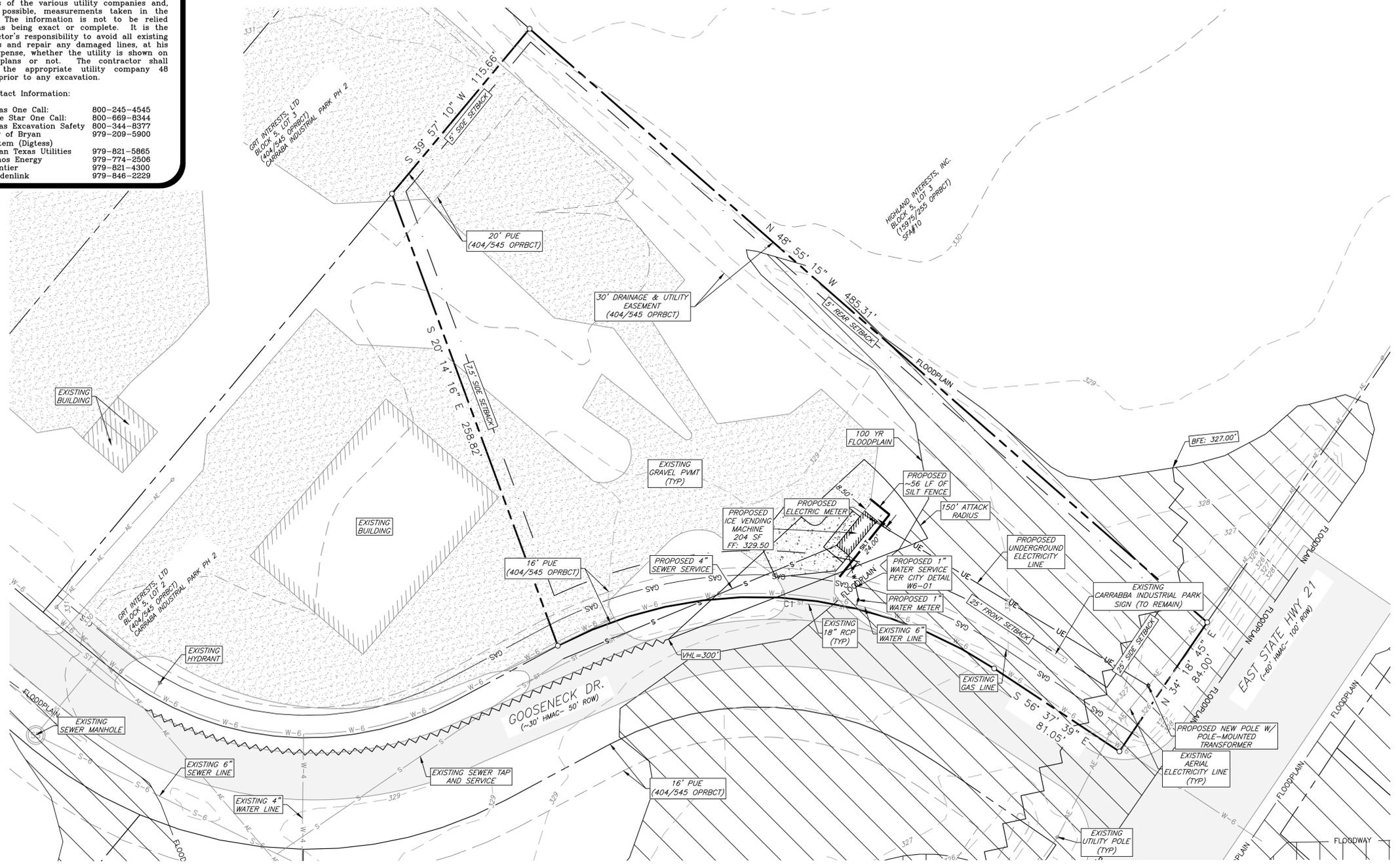
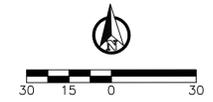
Contact Information:

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 (Digtess):
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Frontier: 979-821-4300
 Suddenlink: 979-846-2229

- Site Specific Notes:**
- The owner of the property is GRT Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Grant Carrabba - Vice President. The subject property is Block 5, Lot 1 of Carrabba Industrial Park, Phase 2, totalling 1.67 acres.
 - The proposed building is a single story ice vending machine, totalling 204 SF, with Height: 15'-7", and FF: 329.50'.
 - The current zoning district of the property is Planned Development-Industrial District as approved by the Bryan City Council on November 17, 2022 (Ordinance no. 2597).
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
 - A portion of this tract does lie within a designated 100-yr floodplain according to the F.I.R.M. Maps. Panel No. 48041C0205F, effective date: April 2, 2014.
 - Base Flood Elevation (BFE) for this lot is determined to be 327.23 ft. Per City of Bryan Ordinance 46-43, the minimum finished floor elevation for this site, including equipment, shall be 328.23 ft, which is 1 foot (12 inches) above the determined BFE.
 - All signage to be permitted separately in accordance with the sign ordinance.
 - 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 property adjacent to the PUE to access electric facilities.

- 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 proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
 - 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.
 - 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.
 - 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.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	247.26'	233.33'	60° 43' 02"	S 87° 02' 06" E	235.86'	136.67'



Site Plan

General Notes:

- The topography shown is from GIS data.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- 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 & specifications.

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 18-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:

Ice House America
 1600 Gooseneck Drive
 Carrabba Industrial Park Ph.2
 Block 5, Lot 1 - 1.67 Acres

Bryan, Brazos County, Texas

Date: February 2026
 Scale: As Noted
 Drawn By: CB

Sheet: **C1**

J4 Engineering 02/18/2026 Ice House America-Site Plan.dwg JAE Project # 28-011