

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.

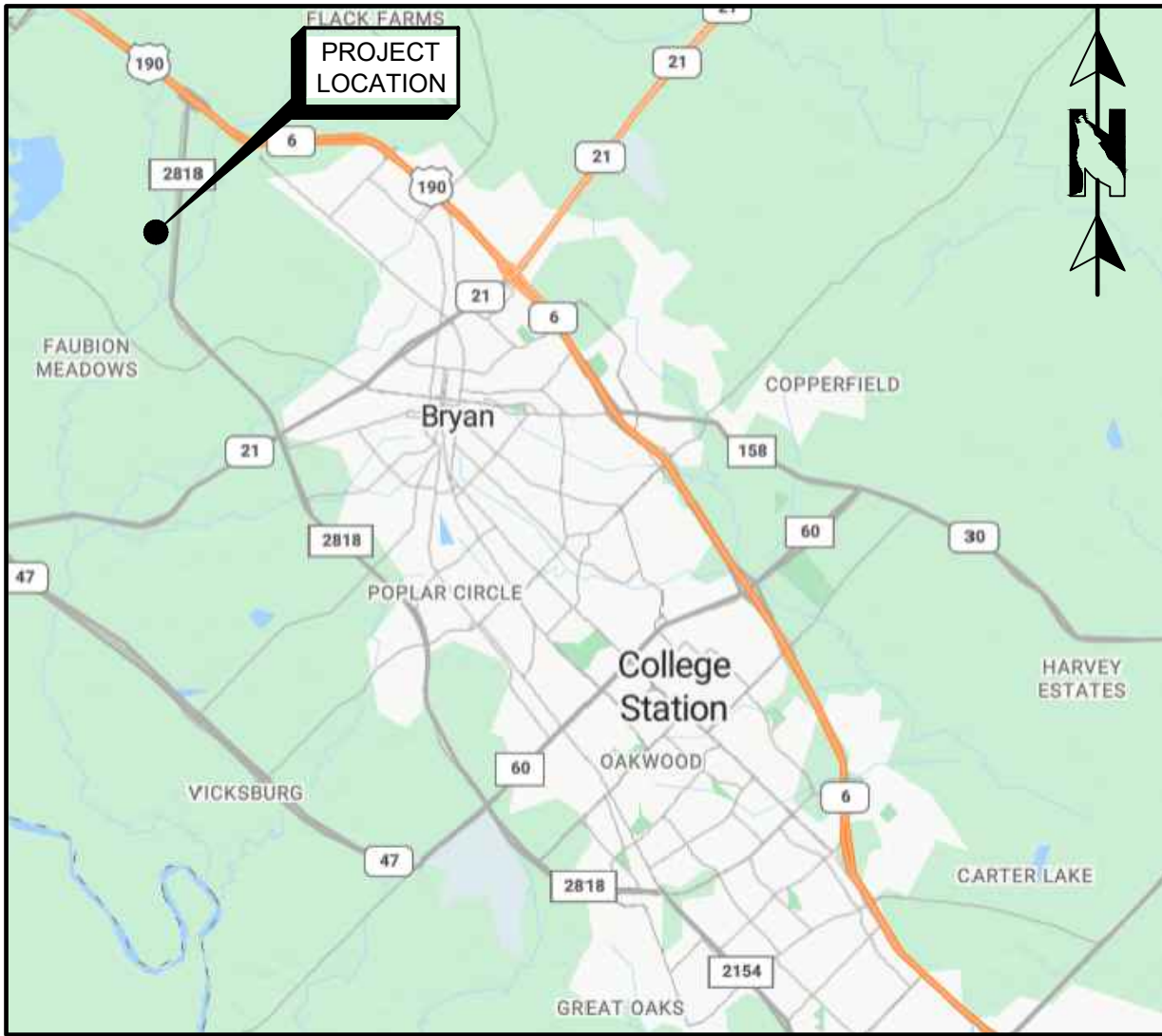
DESIGN TEAM

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

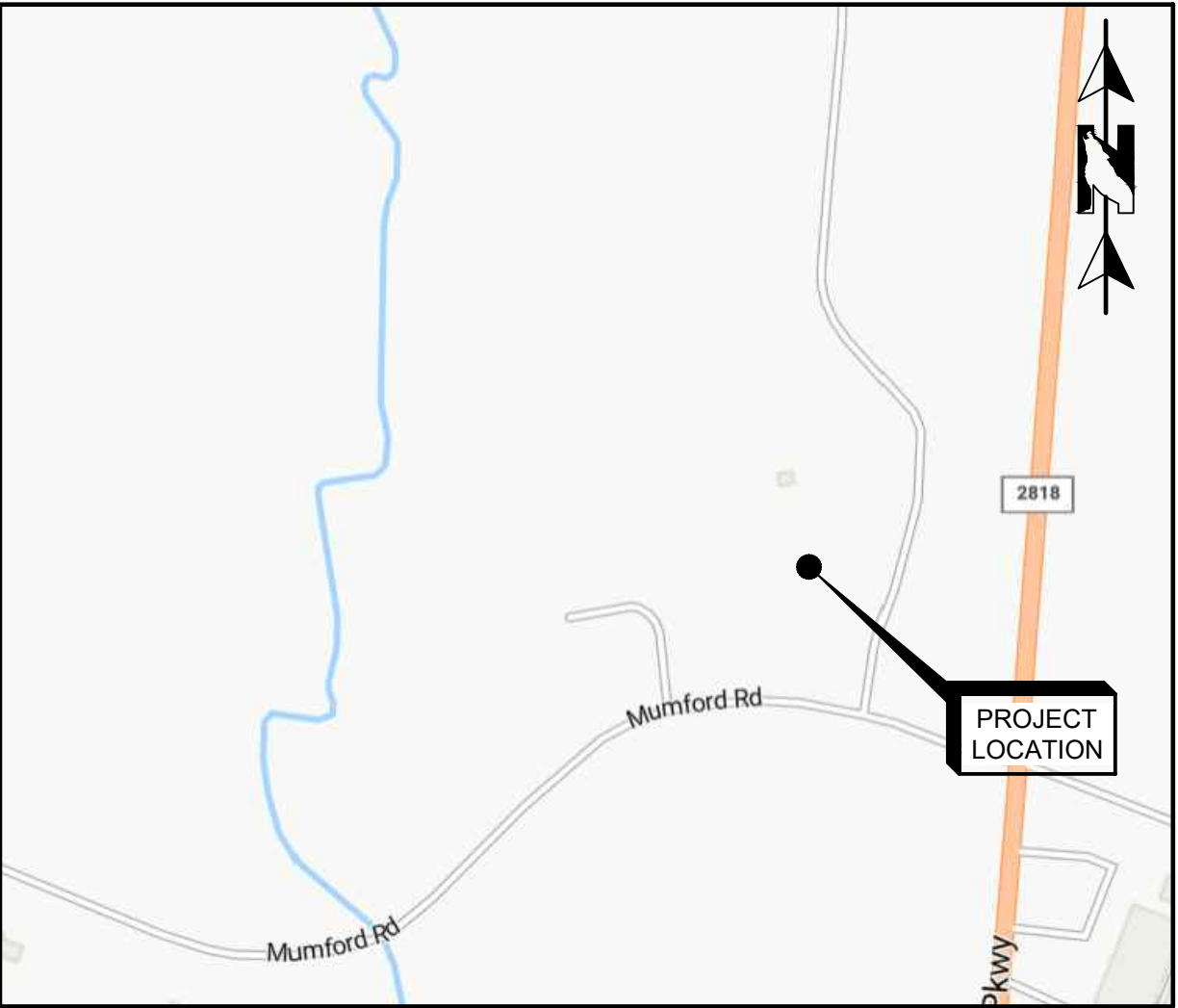
CIVIL ENGINEER:
GREY WOLF ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TEXAS 77056
CONTACT: JASON ATKINSON
PHONE: 281.543.1138
EMAIL: jatkinson@greywolfengineers.com

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

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).

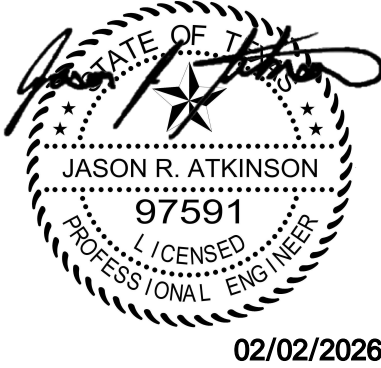
FLOODPLAIN NOTE:

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.

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)

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

REV	DESCRIPTION	DATE



GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS, TESTS, ACCEPTANCES, AND APPROVALS PRIOR TO BEGINNING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- DEMOLITION AND/OR CONSTRUCTION ACTIVITIES MUST NOT COMMENCE UNTIL APPROPRIATE STORM WATER POLLUTION PREVENTION MEASURES ARE INSTALLED AND APPLICABLE REGULATORY REQUIREMENTS ARE COMPLETED.
- ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE STANDARDS, CODES AND SPECIFICATIONS OF THE REGULATION AUTHORITY, WHERE CONFLICTS EXIST BETWEEN THESE REQUIREMENTS AND THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL BE ENFORCED.
- PRIOR TO COMMENCING WORK, THE ENTIRE PROJECT SHALL BE LAID OUT, CRITICAL DIMENSIONS VERIFIED, AND THE LOCATION AND ELEVATION OF EXISTING CONSTRUCTION TO BE CONNECTED TO VERIFIED. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE LOCATION OF EXISTING UTILITIES (INCLUDING BUT NOT LIMITED TO: WATER, SEWER, DRAINAGE, TELEPHONE, FIBER OPTIC, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES) SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SCHEDULED TO REMAIN. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES REGARDING REMOVAL OR RELOCATION OF EXISTING SERVICES AND STRUCTURES. THE CONTRACTOR SHALL VERIFY UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL. IF NECESSARY, COORDINATE WITH UTILITY COMPANIES TO PROVIDE TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
- ANY EXISTING ELECTRIC FACILITIES (INCLUDING OVERHEAD POWER LINES AND POWER POLES) TO BE REMOVED/RELOCATED ARE TO BE REMOVED/RELOCATED BY THE ELECTRIC SERVICE PROVIDER AT THE OWNERS EXPENSE. COORDINATE WITH THE ELECTRIC SERVICE PROVIDER AND OWNER BEFORE REMOVAL/RELOCATION.
- MAINTAIN CLEAR ACCESS TO ADJACENT BUSINESSES AT ALL TIMES THROUGHOUT CONSTRUCTION. CONSTRUCTION FENCING, STORAGE, MATERIALS, AND/OR ACTIVITIES SHALL NOT INTERFERE WITH PUBLIC ACCESS.
- COORDINATE WITH THE LANDSCAPE ARCHITECT, ENGINEER, AND OWNER FOR ANY TREE REMOVAL/RELOCATION PRIOR TO CONSTRUCTION. CONFIRM WITH THE OWNER OR THEIR DESIGNATE WHETHER TO SALVAGE THE TREES. MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
- PROVIDE TREE PROTECTION FOR TREES TO BE SAVED. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS. NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED WITHIN TREE PROTECTION FENCES.
- EXISTING CONDITIONS ARE PER THE SURVEY PREPARED BY KERR SURVEYING, DATED 01/17/2024 AND SIGNED BY NATHAN PAUL KERR.
- COORDINATE WITH ARCHITECT'S PLANS TO VERIFY LOCATION AND SIZE OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLUMBING FACILITIES SHALL BE 5 FEET FROM EDGE OF BUILDING, UNLESS OTHERWISE NOTED.
- A PRELIMINARY GEOTECHNICAL REPORT SPECIFYING EXISTING SOILS CONDITIONS AND PROPOSED CONSTRUCTIONS REQUIREMENTS HAS BEEN PREPARED BY THE MURILLO COMPANY, PROJECT NO. GEO3382023 DATED OCTOBER 2023. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS.
- THE SITE MUST BE LEFT NEAT AND CLEAN ON A DAILY BASIS.
- PROVIDE A TRENCH SAFETY SYSTEM MEETING THE REQUIREMENTS OF CURRENT OSHA REGULATIONS, STATE LAW, AND LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL, PER THE CONSTRUCTION DRAWINGS.
- USE PROPERTY CORNERS FOR HORIZONTAL CONTROL POINTS, UNLESS OTHERWISE NOTED. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- DIMENSION CONTROL POINTS ARE PROVIDED AS NEEDED. ADDITIONAL POINTS ARE AVAILABLE UPON REQUEST.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, CENTER OF PAINT STRIPING AND CENTER OF UTILITY STRUCTURES AND PIPES.
- ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION. BUILDING DIMENSIONS ARE PER ARCHITECTURAL PLANS.
- ALL LANDSCAPE AREAS TO BE HYDROMULCHED AND SEEDED, UNLESS OTHERWISE NOTED.

PAVING NOTES:

- SAND BED OR SAND LEVELING COURSE ARE NOT PERMITTED UNDER VEHICULAR PAVING.
- PAVEMENT MARKINGS SHALL CONSIST OF TWO (2) COATS OF 4" WIDE PAVEMENT PAINT, WHITE, TXDOT ITEM 666, TYPE II.
- INSTALL CONTROL JOINTS AND EXPANSION JOINTS IN ALL CONCRETE PAVING PER GEOTECH RECOMMENDATIONS.
- JOINTS SHALL NOT BE INSTALLED WHICH WOULD CREATE A SLAB DIMENSION OF LESS THAN ONE FOOT.
- VEHICULAR PAVING AT TRUCK DOCKS, ACCESS DRIVEWAYS, PEDESTRIAN WALKS, INTEGRAL WALK-CURB, OR CAST-IN-PLACE CURBS SHALL BE CONSTRUCTED OF REINFORCED PORTLAND CEMENT CONCRETE.

GRADING NOTES:

- ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT PONDING OF WATER ON-SITE AND SHALL AVOID BLOCKING DRAINAGE FLOW FOR ADJACENT PROPERTIES.
- NO ABRUPT CHANGE OF GRADE SHALL OCCUR.
- ALL DISTURBED AREAS SHALL BE REVEGETATED BY THE CONTRACTOR IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND LANDSCAPING PLANS.
- ENSURE THAT ALL GRADES ON-SITE MEET CURRENT ADA AND TAS STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - SIDEWALKS AND ACCESSIBLE ROUTES TO BE AT 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE
 - ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
 - CURB RAMPS SHALL NOT EXCEED 6" IN VERTICAL DIFFERENCE AND SLOPE SHALL BE NO MORE THAN 12:1
- ALL CURBS ADJACENT TO RAMPS SHALL BE SLOPED TO BE FLUSH WITH RAMP.
- REFER TO LANDSCAPE PLANS FOR DETAILED GRADING IN ALL PROPOSED LANDSCAPE AREAS.
- MAINTAIN SITE DRAINAGE AT ALL TIMES AND SHALL MAINTAIN EXCAVATIONS "DRY" BY AN APPROVED METHOD.
- ALL EXCESS MATERIALS FROM THE EXCAVATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL DISPOSE OFF-SITE IN A LAWFUL MANNER.
- ADJUST STRUCTURES (MANHOLES, INLETS, JUNCTION BOXES, VALVE BOXES, ETC.) AS REQUIRED TO CONFORM TO NEW FINISHED GRADES.

DRAINAGE NOTES:

- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES.
- SUBSURFACE DRAINAGE SYSTEMS ARE TO BE DRAINED WITHIN 48 HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS IN/AROUND DRAINAGE FACILITIES UPON PROJECT COMPLETION.
- ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
- ENSURE PROPER SIZE OF JUNCTION BOXES/INLETS WHERE INDICATED ON PLAN AND CONNECT STORM DRAIN PIPE TO JUNCTION BOXES/INLETS PER MANUFACTURERS SPECIFICATIONS.
- ALL GRATE INLETS WITHIN DRIVABLE SURFACES MUST BE H2O RATED GRATES.
- ALL TOPS OF MANHOLES, JUNCTION BOXES, AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.
- ON-SITE STORM DRAINS SHALL COMPLY WITH THE CURRENT APPLICABLE CITY, COUNTY, AND/OR TXDOT "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND MEET THE FOLLOWING REQUIREMENTS, UNLESS OTHERWISE NOTED ON PLANS:
 - A. REINFORCED CONCRETE PIPE (RCP) PER ASTM C76/76M SHALL BE CLASS II, WALL TYPE A, MESH REINFORCEMENT, AND BELL AND SPIGOT END JOINTS WITH GASKET, AND WATERTIGHT JOINTS PER ASTM C443/443M.
 - B. HIGH DENSITY POLYETHYLENE PIPE (HDPE) PER ASTM F2648 SHALL BE DUAL WALL PIPE, BELL AND SPIGOT END JOINT WITH GASKET, AND WATERTIGHT JOINTS PER ASTM D3212. ADS N-12 WT IB PIPE OR EQUIVALENT.

UTILITY NOTES:

- ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
- ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- INSTALL ANY BENDS, FITTINGS, OR PIPE IN THE WATER LINE AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES (NO SEPARATE PAY ITEM).
- NO WATER JETTING TO BACK FILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
- REFERENCE ELECTRICAL PLANS FOR PARKING LOT AND SIGNAGE LIGHTING, WHICH MAY BE IN THE SCOPE OF WORK.
- REFERENCE LANDSCAPE, ELECTRICAL, AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUITS REQUIRED.
- SANITARY SEWER PIPE SIX INCHES (6") AND SMALLER SHALL BE PVC SCH 40 CONFORMING TO ASTM D1785 AND INSTALLED PER SPECIFICATIONS. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 35 PIPE WITH THE EXCEPTION THAT SOLVENT CEMENT JOINTS SHALL NOT BE USED.
- INSTALL THE SANITARY SEWER SYSTEM OUTSIDE OF THE BUILDING IN ACCORDANCE WITH PROCEDURES SPECIFIED BY THE LOCAL PLUMBING CODE. FOR PROJECTS WITHIN THE CITY LIMITS, THE LINE SHALL BE INSPECTED BY THE CITY INSPECTOR.
- WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS DEPARTMENT OF HEALTH RULES AND REGULATIONS, AS WELL AS TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
- ALL SERVICES ARE BROUGHT TO WITHIN 5' OF THE BUILDING. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING WHETHER OR NOT SHOWN ON THE PLANS.
- CLEAN OUTS AND VALVE BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE AND AS DIRECTED BY THE PLUMBING INSPECTOR. ALL CLEAN OUT AND VALVE BOX TOPS SHALL BE INSTALLED AT LEAST 2" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITHIN THE PAVEMENT AREAS.
- CONTRACTOR TO CONTACT UTILITY COMPANY TO VERIFY MATERIALS TO BE USED FOR SERVICES AND CONNECTIONS.
- 1 1/2-INCH (1 1/2") AND 2-INCH (2") DOMESTIC WATER LINE TO BE PVC SCHEDULE 40.
- TRENCH COMPACTION: TRENCHES SHALL BE COMPACTED PER GEOTECHNICAL ENGINEERING REPORT AND RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS, STANDARDS, AND SPECIFICATIONS.
- CONFLICTS: COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURERS RECOMMENDATIONS ON THE PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- CONNECTION TO EXISTING UTILITIES: VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGULATION OF EXISTING WATER, SANITARY SEWER, AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
- PIPE COVER: TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4 FEET UNDER PAVEMENT.
- HORIZONTAL BLOCKING: HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY, HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES "STANDARD DETAILS".
- THRUST BLOCKING: THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW THE WORK TO PROCEED, AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE, OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ADDITIONAL BENDS: THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS. THE CONTRACTOR MAY PULL PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ADJUSTMENTS: THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS, AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPURTENANCES: ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ALL WATER LINE FITTINGS ON 6" OR LARGER SHALL BE RESTRAINED MECHANICAL JOINT WITH REQUIRED THRUST BLOCKS.
- ALL GATE VALVES TO OPEN LEFT UNLESS OTHERWISE STATED.
- ANY UTILITY WITHIN 3' OF EXISTING OR PROPOSED PAVEMENT BACKFILLED WITH CEMENT STABILIZED SAND.

DEMOLITION NOTES:

- PROTECTION OF EXISTING FACILITIES:
 - A. PROTECT EXISTING UTILITIES AND IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND RESTORE DAMAGED OR TEMPORARILY RELOCATED UTILITIES AND IMPROVEMENTS.
 - B. VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES SHOWN AND MAKE EXPLORATORY EXCAVATIONS OF UTILITIES THAT MAY INTERFERE WITH THE WORK.
 - a. PERFORM EXPLORATORY EXCAVATIONS AS SOON AS PRACTICABLE AFTER AWARD OF CONTRACT AND A SUFFICIENT TIME IN ADVANCE OF CONSTRUCTION TO AVOID DELAYS TO THE WORK.
 - b. WHEN EXPLORATORY EXCAVATIONS SHOW UTILITY LOCATION AS SHOWN TO BE IN ERROR, NOTIFY ENGINEER.
 - C. PERFORM EXPLORATORY EXCAVATIONS REQUIRED TO SUFFICIENTLY DETERMINE ALIGNMENT AND GRADE OF EXISTING UTILITIES.
 - D. DO NOT ENTER NOR OCCUPY WITH MEN, EQUIPMENT, OR MATERIALS ANY LANDS OUTSIDE THE REFERENCED SITE.
 - E. TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE PRIVATE AND PUBLIC PROPERTY IN THE IMMEDIATE AREA OF WORK SITES.
 - F. ASSUME TOTAL LIABILITY FOR DAMAGE TO PRIVATE AND/OR PUBLIC PROPERTY DURING THE PROSECUTION OF THE WORK.
- PROTECTION OF SURVEY MARKERS:
 - A. DO NOT DESTROY, REMOVE, OR OTHERWISE DISTURB EXISTING SURVEY MARKERS OR OTHER EXISTING STREET OR ROADWAY MARKERS WITHOUT PROPER AUTHORIZATION.
 - B. NO WORK SHALL BE STARTED UNTIL ALL SURVEY OR OTHER PERMANENT MARKER POINTS THAT WILL BE DISTURBED BY THE CONSTRUCTION OPERATIONS HAVE BEEN PROPERLY REFERENCED FOR EASY AND ACCURATE RESTORATION.
 - C. ACCURATELY RESTORE SURVEY MARKERS OR POINTS DISTURBED BY CONTRACTOR AT CONTRACTOR'S EXPENSE AFTER WORK HAS BEEN COMPLETED.
- PAVEMENT:
 - A. PAVEMENTS SUBJECT TO PARTIAL REMOVAL SHALL BE NEATLY SAW CUT IN STRAIGHT LINES UNLESS OTHERWISE NOTED.
- DEMOLITION
 - A. DEMOLITION SHALL INCLUDE COMPLETE REMOVAL AND DISPOSAL OF DESIGNATED STRUCTURES WITHIN THE LIMITS OF DEMOLITION SHOWN ON THE DRAWINGS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING WORK:
 - a. REMOVAL OF ALL STRUCTURES AND FOUNDATIONS TO A MINIMUM OF TWO (2) FEET BELOW FUTURE FINISHED GRADE, AND REMOVAL OF ALL ASSOCIATED PIPING, WIRING, DUCTWORK, AND EQUIPMENT.
 - b. BREAK-UP AND REMOVAL OF SLABS-ON-GRADE. SLABS SHALL BE COMPLETELY REMOVED.
 - c. FILLING OF ALL SUBGRADE CAVITIES WITH ON-SITE SOIL COMPACTED TO 95 PERCENT DENSITY (ASTM D698), OR AS INSTRUCTED BY THE GEOTECH ENGINEER, WHICHEVER IS MORE STRINGENT.
 - d. PROVISIONS FOR TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL DEMOLITION AND BACKFILLING WORK IS COMPLETE.
 - e. UNIFORM GRADING OF DEMOLITION AREA TO MATCH EXISTING GRADE OF PERIMETER. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
 - f. RESTORATION OF SIDEWALKS, BITUMINOUS AND CONCRETE PAVEMENTS, AND ANY OTHER IMPROVEMENTS OR PROPERTY DAMAGED BY DEMOLITION OPERATIONS.
 - g. CLEANING OF ADJACENT STRUCTURES, IMPROVEMENTS, STREETS, SIDEWALKS, AND PROPERTY OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.
 - B. DEMOLITION SHALL BE BY CONVENTIONAL DEMOLITION METHODS USING HEAVY TO LIGHT MECHANICAL MEANS, AS WELL AS HAND DEMOLITION METHODS. USE OF EXPLOSIVES SHALL NOT BE PERMITTED. BURNING AND BURIAL OF MATERIAL ON SITE SHALL NOT BE PERMITTED.
 - C. THE CONTRACTOR SHALL LIMIT DUST AND DIRT CAUSED BY DEMOLITION OPERATIONS SO AS TO COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - D. DEMOLITION OPERATIONS SHALL NOT INTERRUPT EXISTING UTILITIES SERVING NEIGHBORING PROPERTIES AND/OR BUILDINGS. NEIGHBORING BUSINESSES ARE TO REMAIN OPERATIONAL DURING PHASES OF DEMOLITION, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS DIRECTED BY GOVERNING AUTHORITIES.
 - E. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES.
 - F. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER AND NOTIFY OWNER. DO NOT RESUME OPERATIONS UNTIL DIRECTED BY OWNER.
 - G. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS AND COMMERCIAL USES. MAINTAIN PROTECTED EGRESS AND ACCESS AT ALL TIMES.
- DEMOLITION REQUIREMENTS:
 - A. REMOVE FOUNDATION WALLS AND FOOTINGS TO A MINIMUM OF TWO FEET BELOW FINISHED GRADE BEYOND AREA OF NEW CONSTRUCTION.
 - B. REMOVE CONCRETE SLABS ON GRADE.
 - C. BACKFILL OPEN PITS AND HOLES CAUSED AS A RESULT OF DEMOLITION PER GEOTECH REPORT.
 - D. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
 - E. REMOVE DEMOLISHED MATERIALS FROM SITE.
 - F. DO NOT BURN OR BURY MATERIALS ON SITE. LEAVE SITE IN CLEAN CONDITION.
 - G. MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION PHASING.
- REGULATORY REQUIREMENTS:
 - A. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND DISPOSAL.
 - B. OBTAIN REQUIRED PERMITS FROM AUTHORITIES.
 - C. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
 - D. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, OR HYDRANTS WITHOUT PERMITS.
- PREPARATION:
 - A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES PRIOR TO WORK.
 - B. PROTECT EXISTING APPURTENANCES AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED.
 - C. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
 - D. MARK LOCATION OF UTILITIES.
- PROTECTION OF EXISTING UTILITIES AND IMPROVEMENTS:
 - A. PROTECT OVERHEAD AND UNDERGROUND UTILITIES AND OTHER IMPROVEMENTS WHICH MAY BE IMPAIRED DURING CONSTRUCTION OPERATIONS.
 - a. DETERMINE ACTUAL LOCATION OF EXISTING UTILITIES AND OTHER IMPROVEMENTS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.
 - b. ADEQUATELY PROTECT UTILITIES AND OTHER IMPROVEMENTS FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
 - c. TAKE ALL POSSIBLE PRECAUTIONS FOR PROTECTING UNFORESEEN UTILITY LINES TO PROVIDE FOR UNINTERRUPTED SERVICE AND TO PROVIDE NECESSARY SPECIAL PROTECTION.
 - B. OWNER'S RIGHT OF ACCESS: OWNER AND OWNERS OF PUBLIC UTILITIES RESERVE THE RIGHT TO ENTER AT ANY TIME UPON ANY PUBLIC STREET, ALLEY, RIGHT-OF-WAY, OR EASEMENT FOR THE PURPOSE OF MAKING CHANGES IN THEIR PROPERTY.
 - C. UNDERGROUND UTILITIES INDICATED:
 - a. EXISTING UTILITY LINES TO BE RETAINED, THAT ARE INDICATED OR LOCATIONS OF WHICH ARE MADE KNOWN TO CONTRACTOR PRIOR TO EXCAVATION, AND UTILITY LINES CONSTRUCTED DURING EXCAVATION OPERATIONS SHALL BE PROTECTED FROM DAMAGE DURING EXCAVATION AND BACKFILLING.
 - b. IF DAMAGED, CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE.
 - D. UNDERGROUND UTILITIES NOT INDICATED: IF CONTRACTOR DAMAGES EXISTING UTILITY LINES THAT ARE NOT INDICATED OR THE LOCATIONS OF WHICH ARE NOT MADE KNOWN TO CONTRACTOR PRIOR TO EXCAVATION, IMMEDIATELY MAKE A WRITTEN REPORT TO ENGINEER.
 - E. APPROVAL OF REPAIRS: REPAIRS TO A DAMAGED UTILITY OR IMPROVEMENT SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AN AUTHORIZED REPRESENTATIVE OF THE UTILITY OR IMPROVEMENT OWNER BEFORE BEING CONCEALED BY BACKFILL OR OTHER WORK.
 - F. MAINTAINING IN SERVICE:
 - a. DURING CONSTRUCTION, CONTINUOUSLY MAINTAIN OIL AND GASOLINE PIPELINES POWER, TELEPHONE, AND COMMUNICATION CABLE DUCTS; GAS AND WATER MAINS; IRRIGATION LINES; SEWER LINES; STORM DRAIN LINES; POLES, OVERHEAD POWER, AND COMMUNICATION WIRES AND CABLE ENCOUNTERED ALONG THE LINE OF THE WORK IN SERVICE UNLESS OTHER ARRANGEMENTS APPROVED BY ENGINEER ARE MADE WITH THE OWNERS OF THE FACILITIES.
 - b. BE RESPONSIBLE FOR, AND REPAIR, DAMAGE DUE TO CONSTRUCTION OPERATIONS, EVEN IF DAMAGE OCCURS AFTER BACKFILLING OR IS NOT DISCOVERED UNTIL AFTER COMPLETION OF BACKFILLING.
- NOTIFICATION BY CONTRACTOR:
 - A. PRIOR TO EXCAVATION IN VICINITY OF EXISTING UNDERGROUND FACILITIES (INCLUDING WATER, SEWER, STORM DRAIN, GAS, PETROLEUM PRODUCTS, OR OTHER PIPELINES; BURIED ELECTRIC POWER, COMMUNICATIONS, OR TELEVISION CABLES; TRAFFIC SIGNAL AND STREET LIGHTING FACILITIES; AND ROADWAY AND STATE HIGHWAY RIGHT-OF-WAY) NOTIFY THE RESPECTIVE AUTHORITIES REPRESENTING THE OWNERS OR AGENCIES RESPONSIBLE FOR THE FACILITIES NOT LESS THAN 3 DAYS NOR MORE THAN 7 DAYS PRIOR TO EXCAVATION SO THAT A REPRESENTATIVE OF OWNERS OR AGENCIES CAN BE PRESENT DURING SUCH WORK IF THEY SO DESIRE.
 - B. NOTIFY THE UNDERGROUND SERVICE ALERT OR UTILITY COORDINATION COMMITTEE AT LEAST 2 DAYS, BUT NO MORE THAN 14 DAYS, PRIOR TO EXCAVATION.
- CONTRACTOR SHALL PROVIDE SEEDING FOR ALL PAVEMENT REMOVAL WITHIN RIGHT OF WAY.



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:
SEPTEMBER 2025

DRAWING TITLE:

GENERAL
CONSTRUCTION
NOTES



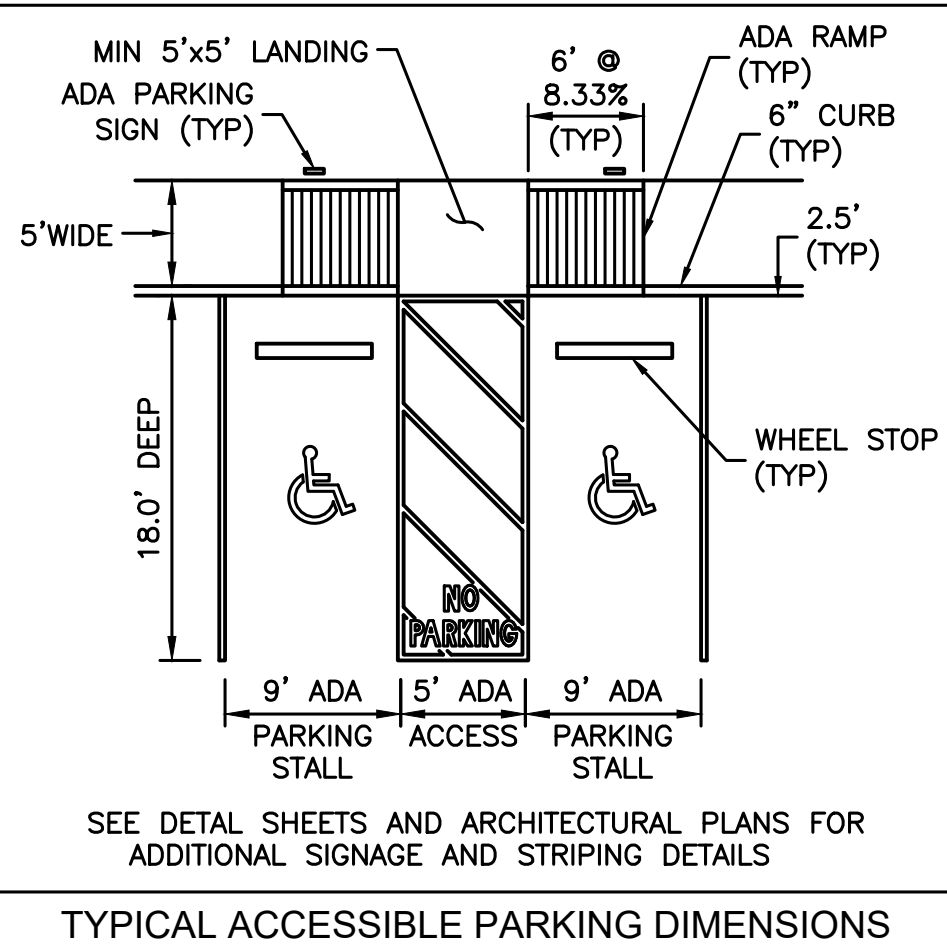
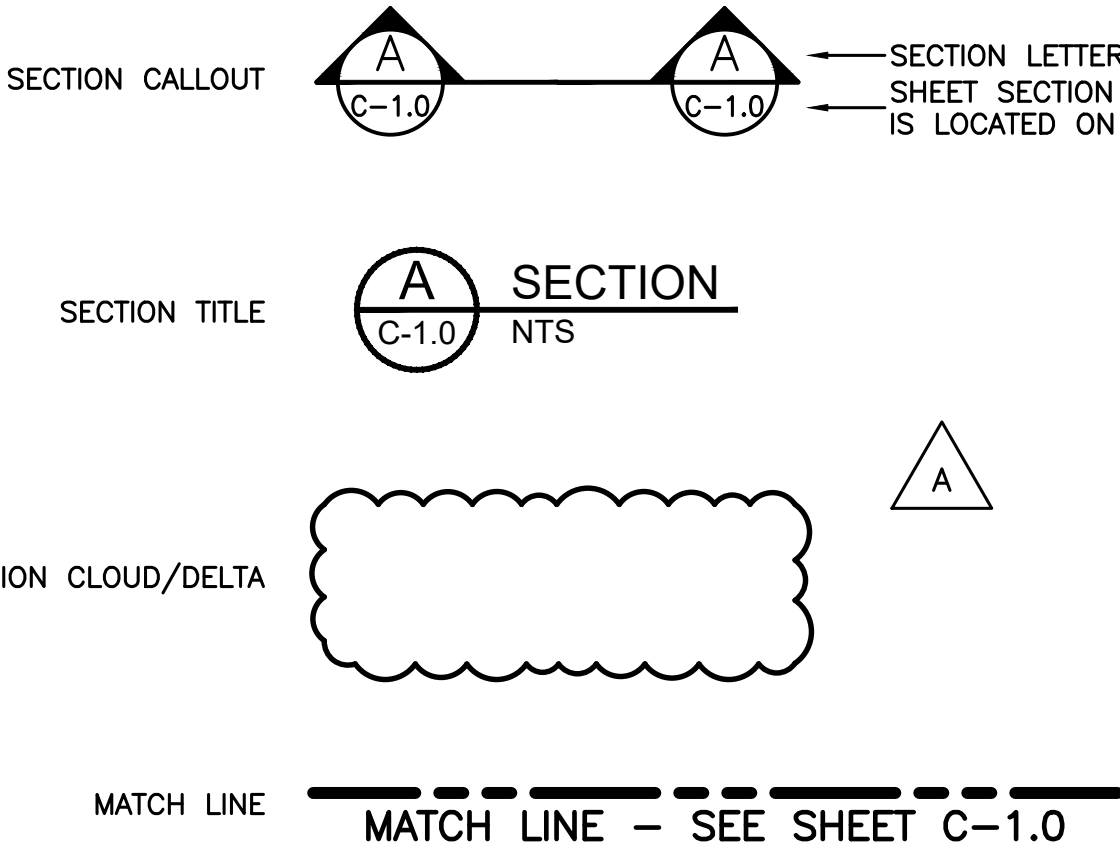
REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

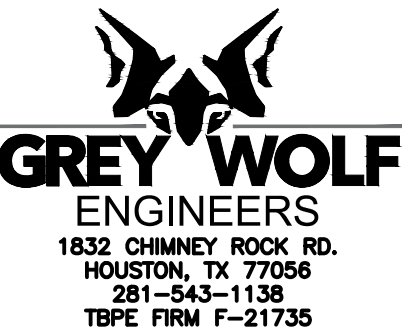
C-0.3

Date: Jan 16, 2026, 9:00am File: C:\Users\Wesley.Woodard\Grey Wolf Engineers\Org.Share\2.0 PROJECTS\BZ0035-24\Drawings\3.2 C0a3.2.1 - PRIVATE PLANS\3.2 NOTES BZ0035-24.dwg

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
BLOG	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" & LARGER
 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 $\leq 24"$
 STORM SEWER LINE $\geq 30"$
 STORM SEWER MANHOLE
 STORM SEWER CURB 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
400 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:
SEPTEMBER 2025

DRAWING TITLE

LEGEND



02/02/2026

V	DESCRIPTION	DATE

PROJECT NUMBER
BZ0035-24

C-0.4

LINE	BEARING	DISTANCE
L1	N 04°51'20" W	31.10'
L2	S 54°05'50" W	124.31'
L3	S 02°36'15" W	204.95'

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



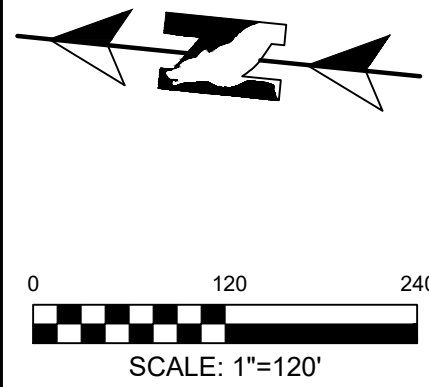
LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



Know what's below.
Call before you dig.
THE LONE STAR NOTIFICATION
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SAN JUAN, TEXAS 78589

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

SUBMITTAL DATE:
FEBRUARY 2026

DRAWING TITLE:

OVERALL PLAN

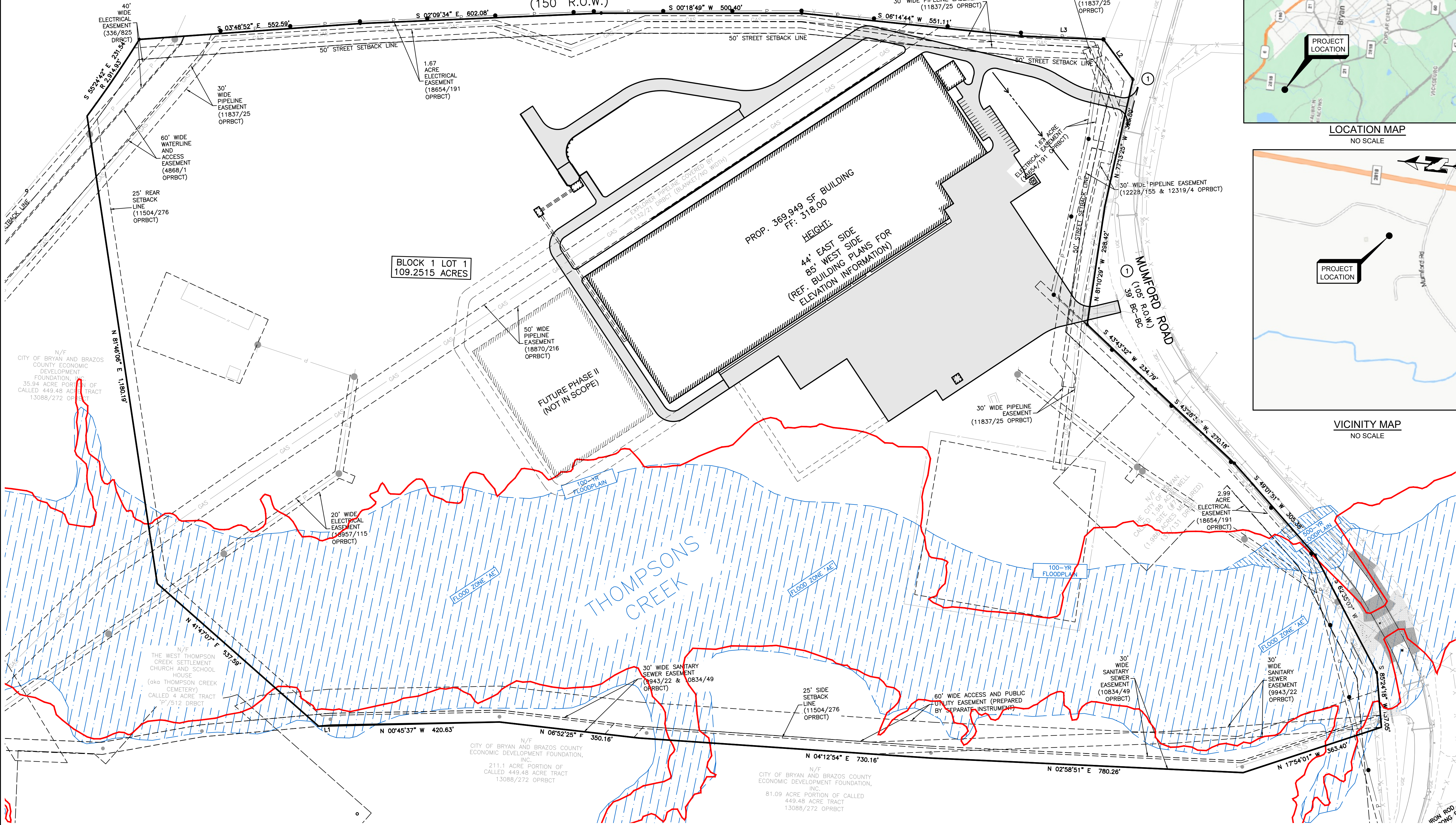


02/02/2026

REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-0.5

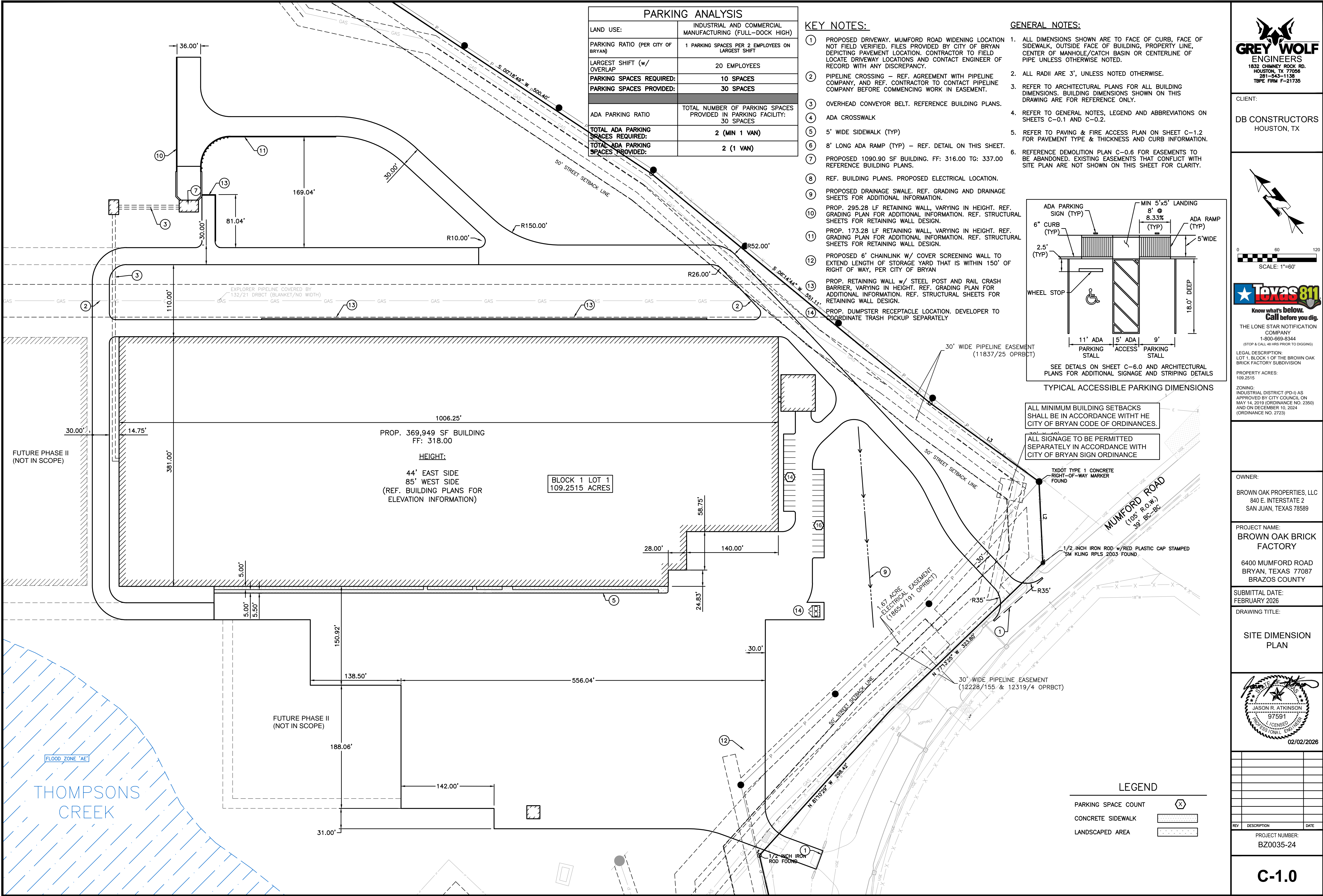


KEY NOTES:

- 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	
LANDSCAPE AREA	
PAVEMENT	
FLOODPLAIN	



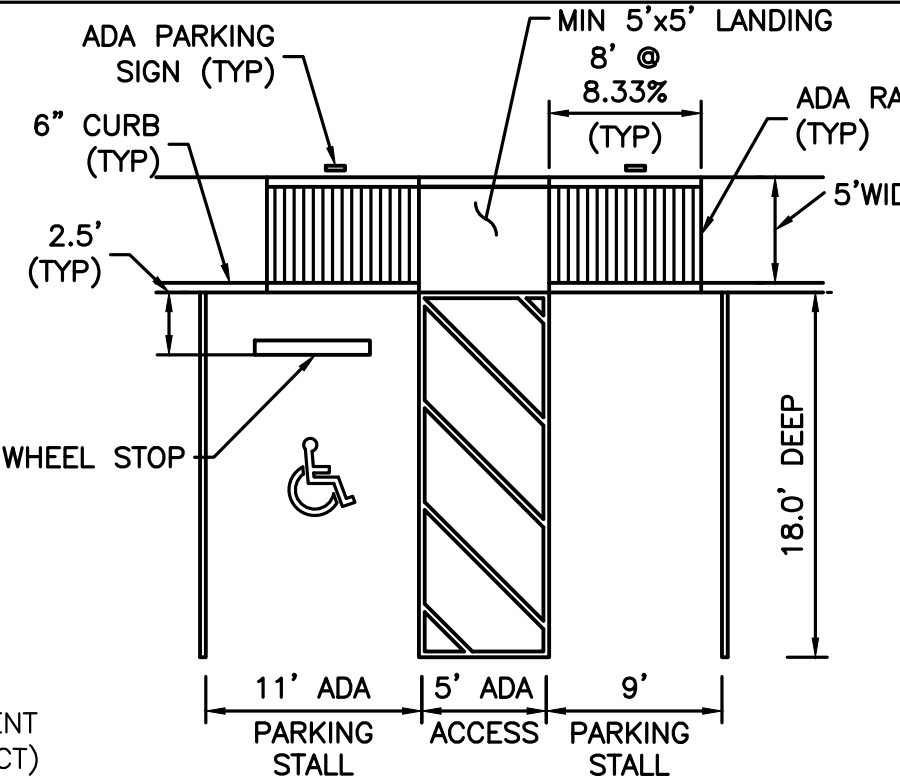
PARKING ANALYSIS	
LAND USE:	INDUSTRIAL AND COMMERCIAL MANUFACTURING (FULL-DOCK HIGH)
PARKING RATIO (PER CITY OF BRYAN)	1 PARKING SPACES PER 2 EMPLOYEES ON LARGEST SHIFT
LARGEST SHIFT (w/ OVERLAP)	20 EMPLOYEES
PARKING SPACES REQUIRED:	10 SPACES
PARKING SPACES PROVIDED:	30 SPACES
ADA PARKING RATIO	TOTAL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

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.



TYPICAL ACCESSIBLE PARKING DIMENSIONS

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

TXDOT TYPE 1 CONCRETE RIGHT-OF-WAY MARKER FOUND

1/2" IRON ROD w/ RED PLASTIC CAP STAMPED "SM KLING RPLS 2003 FOUND"

1.67 ACRE ELECTRICAL EASEMENT (18654 / 91 OPRBCT)

30' WIDE PIPELINE EASEMENT (12228 / 155 & 12319 / 4 OPRBCT)

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

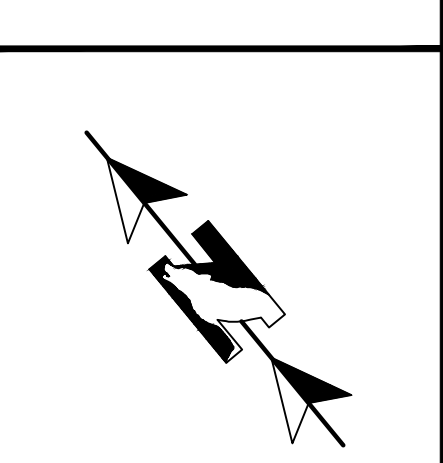
50' STREET SETBACK LINE

LEGEND

- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- LANDSCAPED AREA



CLIENT:
DB CONSTRUCTORS
HOUSTON, TX



0 60 120
SCALE: 1"=60'



THE LONE STAR NOTIFICATION COMPANY
1-800-669-8344
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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)

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

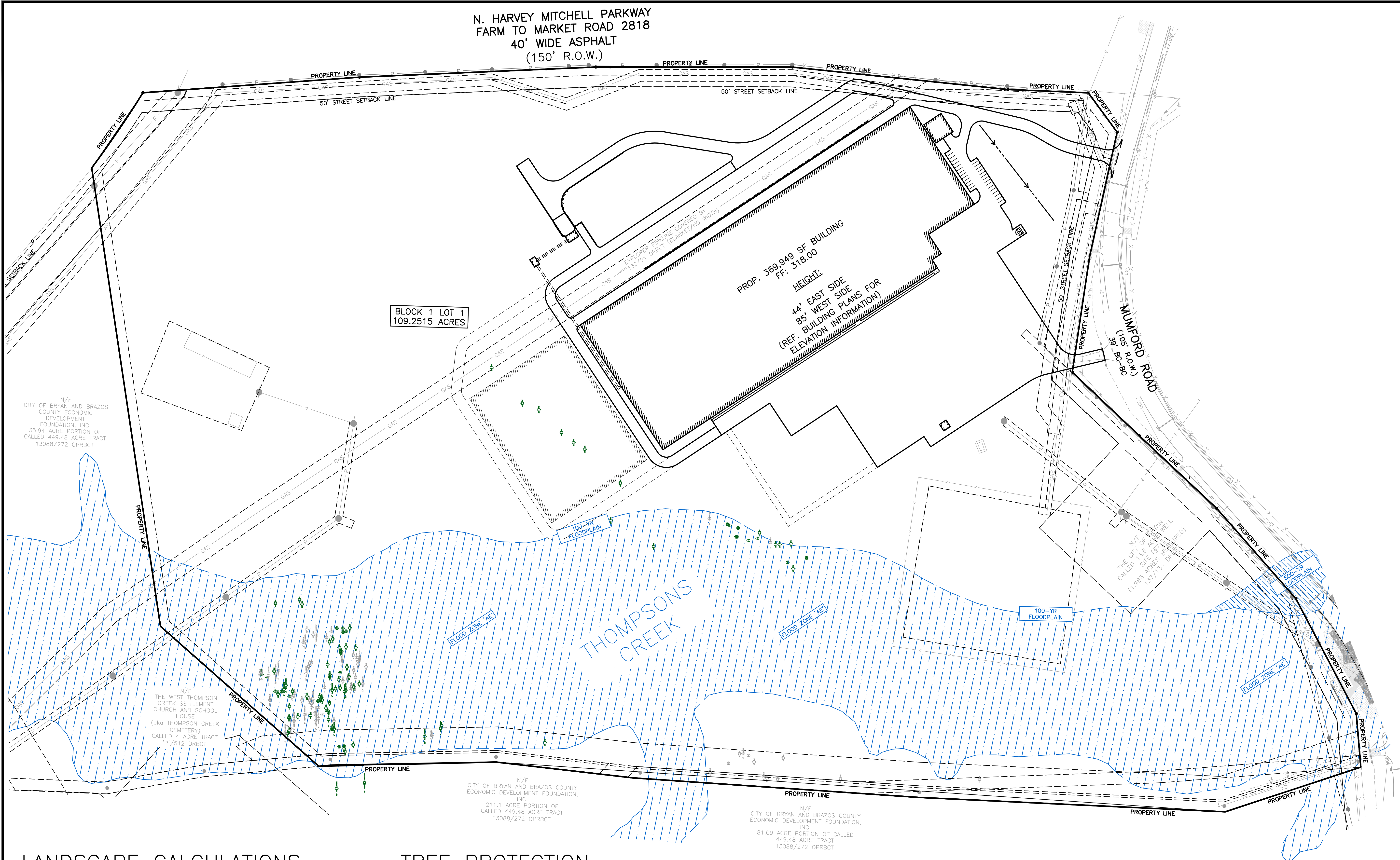


REV	DESCRIPTION	DATE

PROJECT NUMBER:
BZ0035-24

C-1.0

Date: Feb 02, 2026, 2:30pm File: C:\2024\PROJECTS\BZ Constructors - Brown Oak Brick Factory\25-0023\3.0 Design\3.2 C0035.2 - PRIVATE PLANS\3.0 SITE DIM BZ0035-24.dwg



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



CLIENT:

DB CONSTRUCTORS
HOUSTON, TX



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PROPERTY ACRES:
109.2515

ZONING:
INDUSTRIAL DISTRICT (PD-I) AS APPROVED BY CITY COUNCIL ON MAY 14, 2019 (ORDINANCE NO. 2365) 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

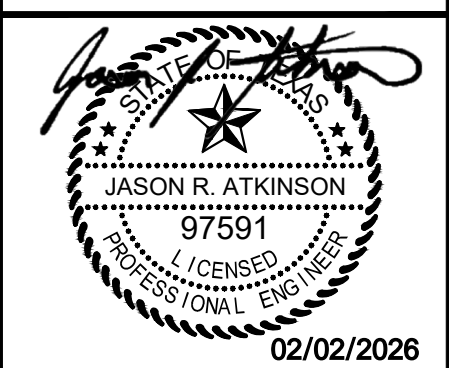
PROJECT NAME:
BROWN OAK BRICK FACTORY

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

Date: Feb 02, 2026, 2:39pm File: C:\2024\PROJECTS\DB Constructors - Brown Oak Brick Factory\24-02023\3.1 - PRIVATE\PLANS\C-1.1 LANDSCAPE PLAN BZ0035-24.dwg

