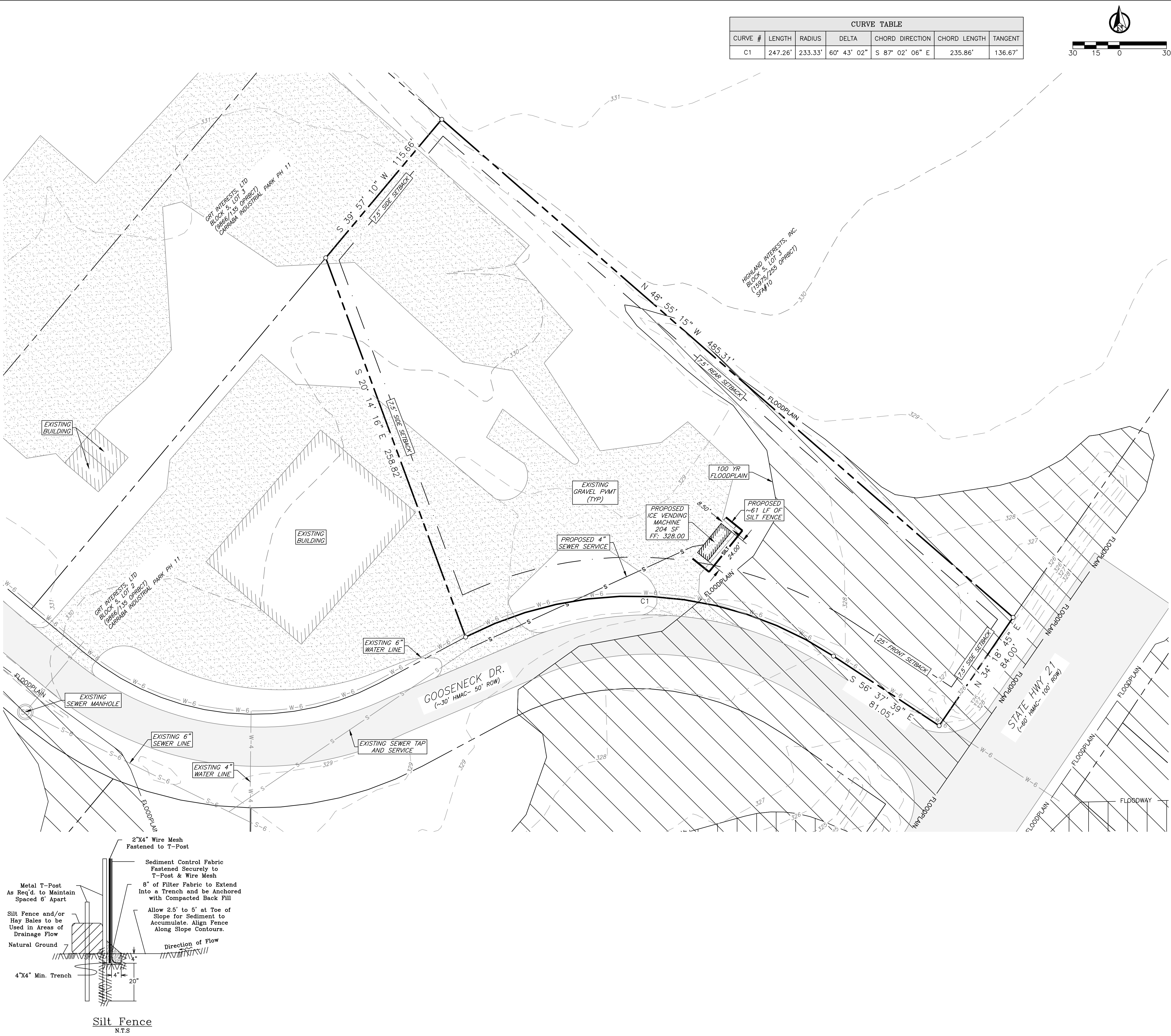


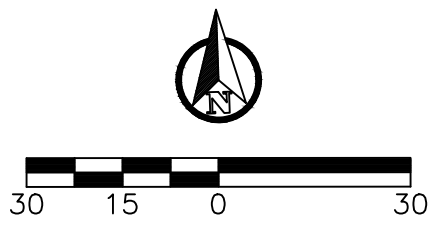
- Site Specific Notes:
- The owner of the property is GRT Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Grant Carrabba - Vice President. The subject property is Block 5, Lot 1 of Carrabba Industrial Park, Phase 2, totalling 1.67 acres.
 - The proposed building is a single story ice vending machine, totalling 204 SF, with Height: 15'-7", and FF: 328.00'.
 - Current Zoning of the property is Industrial District (I).
 - 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 @ 621-5770.
 - 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 326.77 ft. Per City of Bryan Ordinance 46-43, the minimum finished floor elevation for this site, including equipment, shall be 327.77 ft, which is 1 foot (12 inches) above the determined BFE.

- 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.

J4E Project # 28-011
Ice House America-Site Plan.dwg
02/11/2026
J4 Engineering



| 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 11-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 | Sheet: |
| Scale: As Noted | C1 |
| Drawn By: CB | |