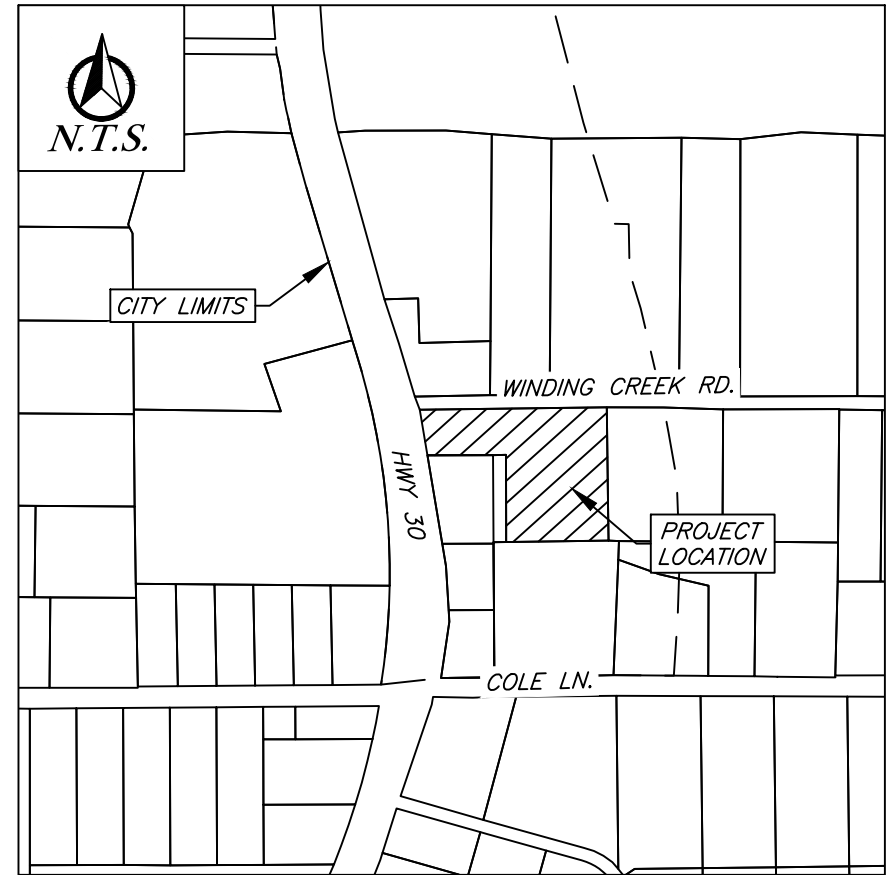


Site Plans for:

Oxbow Business Park

Hwy 30 Business Park
Lot 1R, -5.62 Acres
Bryan, Brazos County, Texas



VICINITY PLAN
N.T.S.

OWNER/DEVELOPER:

Oxbow Construction, LLC
PO Box 10220
College Station, TX 77842

ENGINEER:



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567



Know what's below.
Call before you dig.

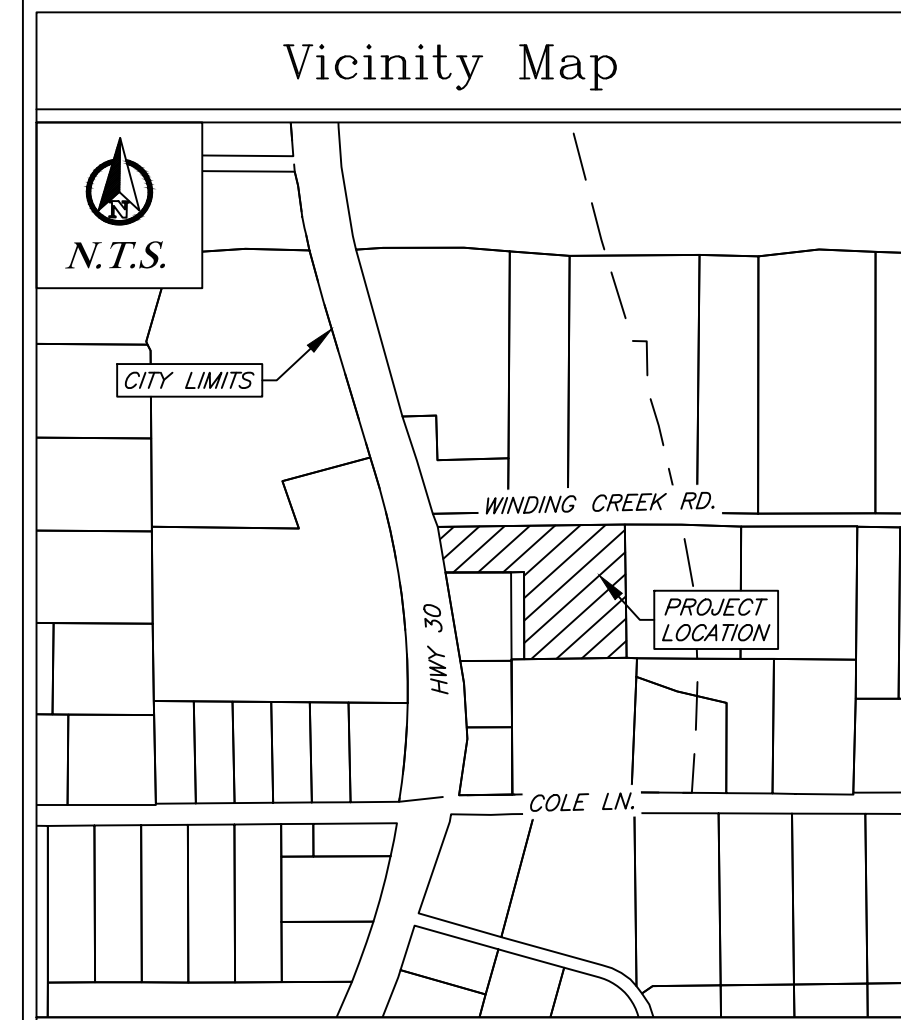
Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Erosion and Sedimentation Control Plan
C4	Utility Plan
C5	Grading & Pavement Plan
C6	Water Plan & Profile
C7	Catchment Area Map
L1	Landscape Plan
S1	BCS Unified Sewer Details
S2	BCS Unified Sewer Details
W1	BCS Unified Water Details
W2	BCS Unified Water Details
D	BCS Unified Drainage Details
ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details

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August 2026



- Site Specific Notes:
- The owner of the property is Oxbow Construction, LLC. The subject property is Lot 1R, of Highway Business Park, located at 11400 State Highway 30, Bryan, Brazos County, Texas.
 - There are a total of eight proposed buildings.
 - Building #4 is included in all calculations but will not be constructed with this phase of development. This building area will be reserved for the OSSP's spray field.
 - Building #5 will be used for RV storage.
 - The subject property is zoned Commercial (C-2).
 - No portion of this tract lies within a designated 100-yr floodplain according to the F.I.R.M. Maps Panel No. 48041C0250E, Revised Date, May 16, 2012.
 - The developed area for this project is 3.428 acres.
 - Three 15' X 15' dumpsters are proposed for this site.
 - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

- 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 be placed on 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.
 - Assure positive drainage across project site to the storm water structures.
 - 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.
 - Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
 - 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.
 - 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.
 - 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.

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

Parking Analysis:

Proposed Improvements:
19,530 SF Office Area
42,570 SF Warehouse Area
New Required Parking:
79... 1 Spaces per 250 SF Office Area
43... 1 Spaces per 1000 SF Warehouse Area
122... Total Required
Total Proposed Parking
115... Straight in Parking
8... ADA Parking
123... Total Provided

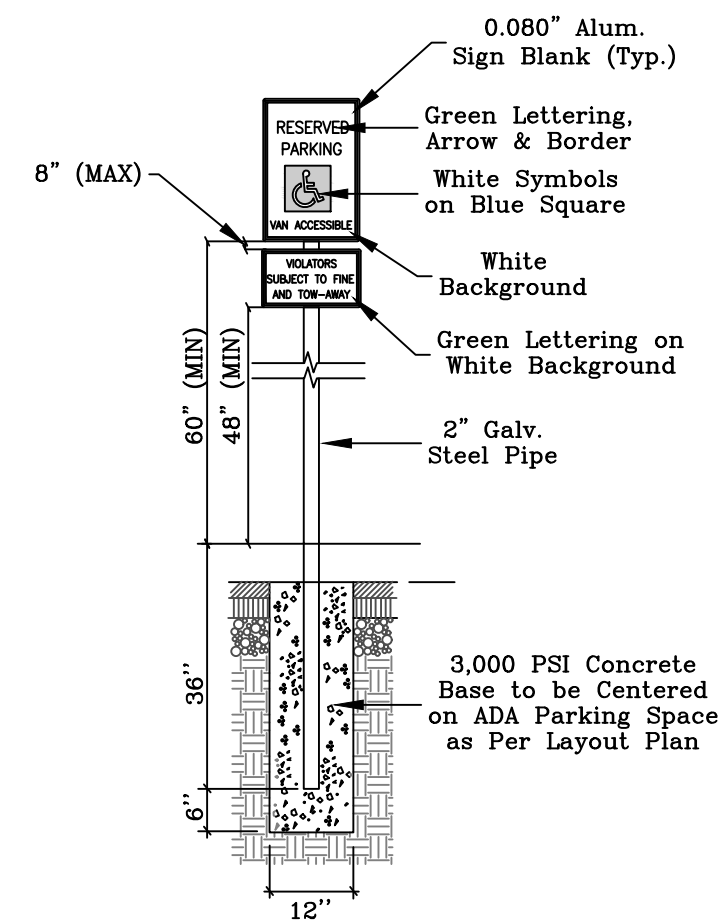
- Utility Notes:
- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
 - Private water and sewer line service materials to be in accordance with plumbing code.
 - Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
 - Depth of the existing water and sewer lines to be verified by the contractor.
 - 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,

Fire Lane Striping:

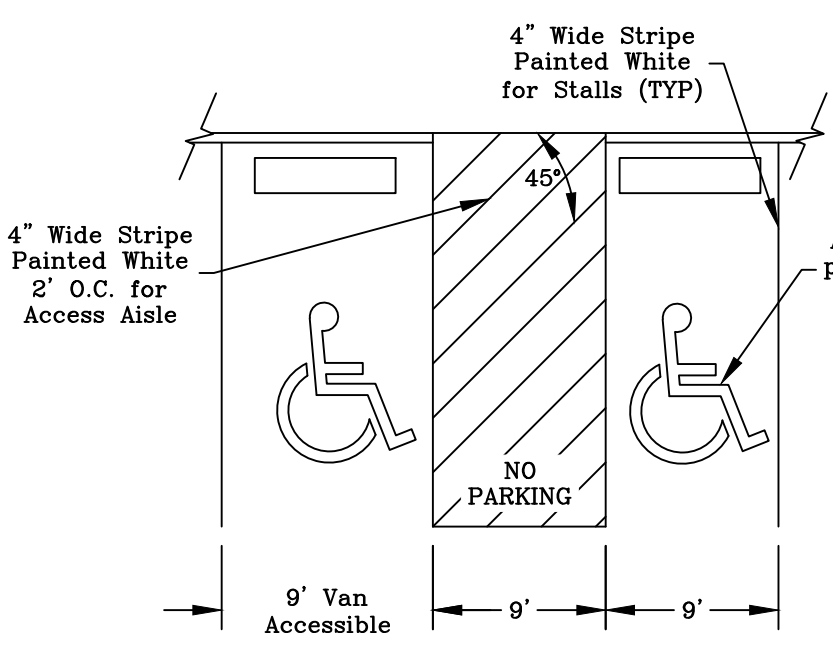
All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.



ADA Parking Sign
N.T.S.

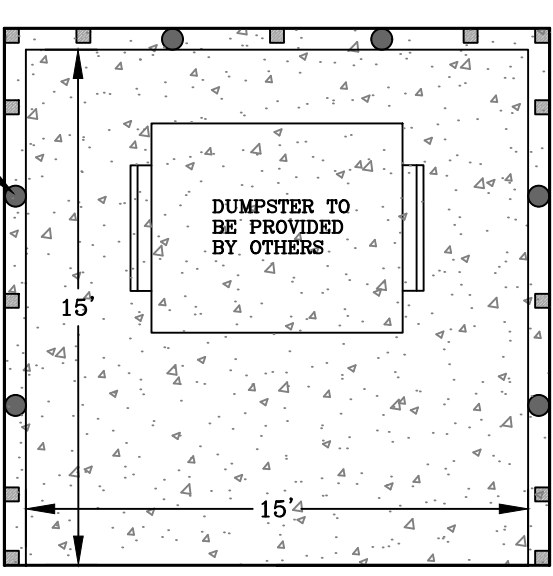


ADA Pavement Markings
N.T.S.

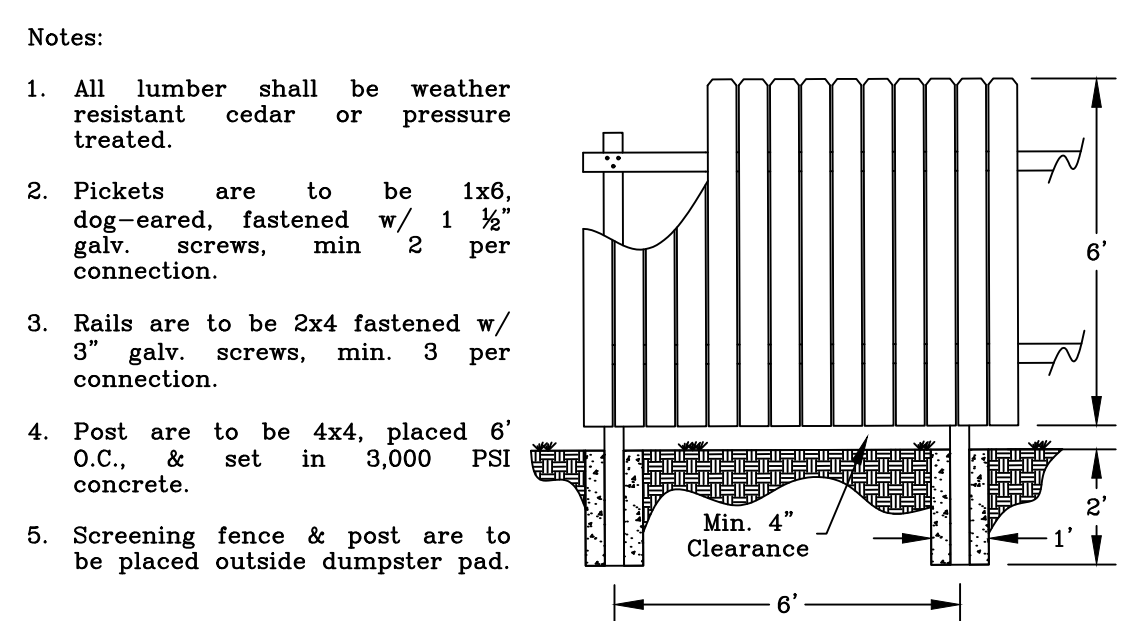


- Notes:
- The sign shall be 12" wide by 18" in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign 12" wide and 6" in height stating "TOW AWAY ZONE" and be mounted in the location shown.
 - Sign shall be painted on white background with symbols, letters, and border in red.
 - Sign shall comply with City of Bryan Ordinance 42-6.

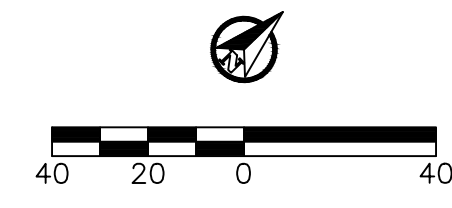
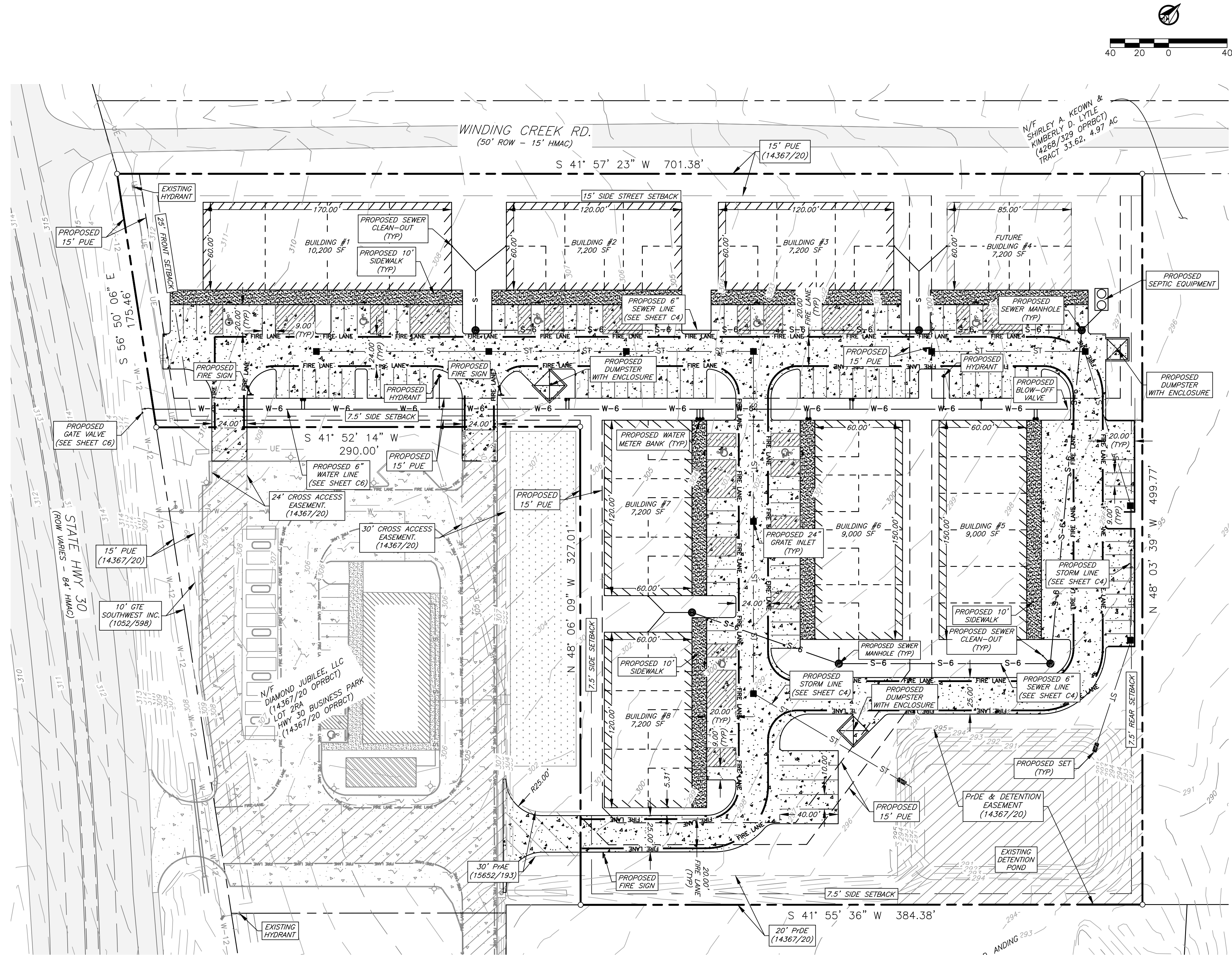
Fire Lane Sign Detail
N.T.S.



Typical Dumpster Enclosure - Plan
N.T.S.



Dumpster Screening Fence
N.T.S.



Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all BCS guidelines, details, & specifications.
- See Sheet C1 - General Notes

Owner/Developer:
Oxbow Construction, LLC
PO Box 10220
College Station, TX 77842

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802

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Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Oxbow Business Park
Hwy 30 Business Park
Lot 1R - 5.62 Acres

11400 State Highway 30
Bryan, Brazos County, Texas

Date: August 2026

Scale: As Noted

Drawn By: CB

Sheet:

C2

SWPPP Information:

Nature of Construction Activity:
Pavement, drainage, and utility improvements for a site development. Potential pollutants and sources – Sediment from excavations and equipment movements around the site.

Schedule of Events:
1. Install silt fencing.
2. Install stabilized construction exit.
3. Clear and grub.
4. Install utilities and storm culverts.
5. Apply pavement.
6. Complete grading and install permanent seeding.
7. When all construction activity is completed the site is stabilized. Remove silt fence and re-seed any area disturbed during construction and assure a healthy ground cover.

Areas of Disturbance:
During the construction of the pavement, drainage, and utility improvements the area that will be disturbed includes the street right-of-ways and the water and sanitary sewer connections to existing lines.

Structural Controls:
Temporary stabilization ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site; inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet all constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

Storm Water Management:
Storm water drainage will be controlled by storm pipes and a detention pond for the developed area. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite vehicle tracking:
A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations:
This storm water pollution prevention plan reflects the city's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in accordance with the cities drainage policy. There are no other applicable state or federal requirements for sediment and erosion site plans (or permits) or storm water management site plans (or permits).

Maintenance/Inspection Procedures:
These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
• All control measures will be inspected at least once every 14 days and following any storm event of 0.5 inches or greater.
• All measures will be maintained in good working order; if a repair is necessary it will be initiated within 24 hours of the report.
• Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
• Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
• Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
• A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
• A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non-Storm Water Discharges:
It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushing

Site Description:

Project name and location:
Oxbow Business Park
Hwy 30 Business Park
Bryan, TX 77803

Owner:
Jaxsir Group LLC
11400 State Hwy 30, Site 203
College Station, TX 77845

The site is not located on Indian lands.

Latitude: 30° 38' 28.61"
Longitude: -96° 14' 55.70"

MS4 operator name: City of Bryan, Texas
Receiving water body: Brushy Creek Tributary 4.2
Estimated area to be disturbed: 5.62 acres

The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.

Operator Requirements:

The operator shall submit a NOI to TCEQ and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

The operator shall provide a copy of the NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

Operator Inspection Requirements:

The following records must be maintained and either attached to or referenced in the storm water plan:

- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

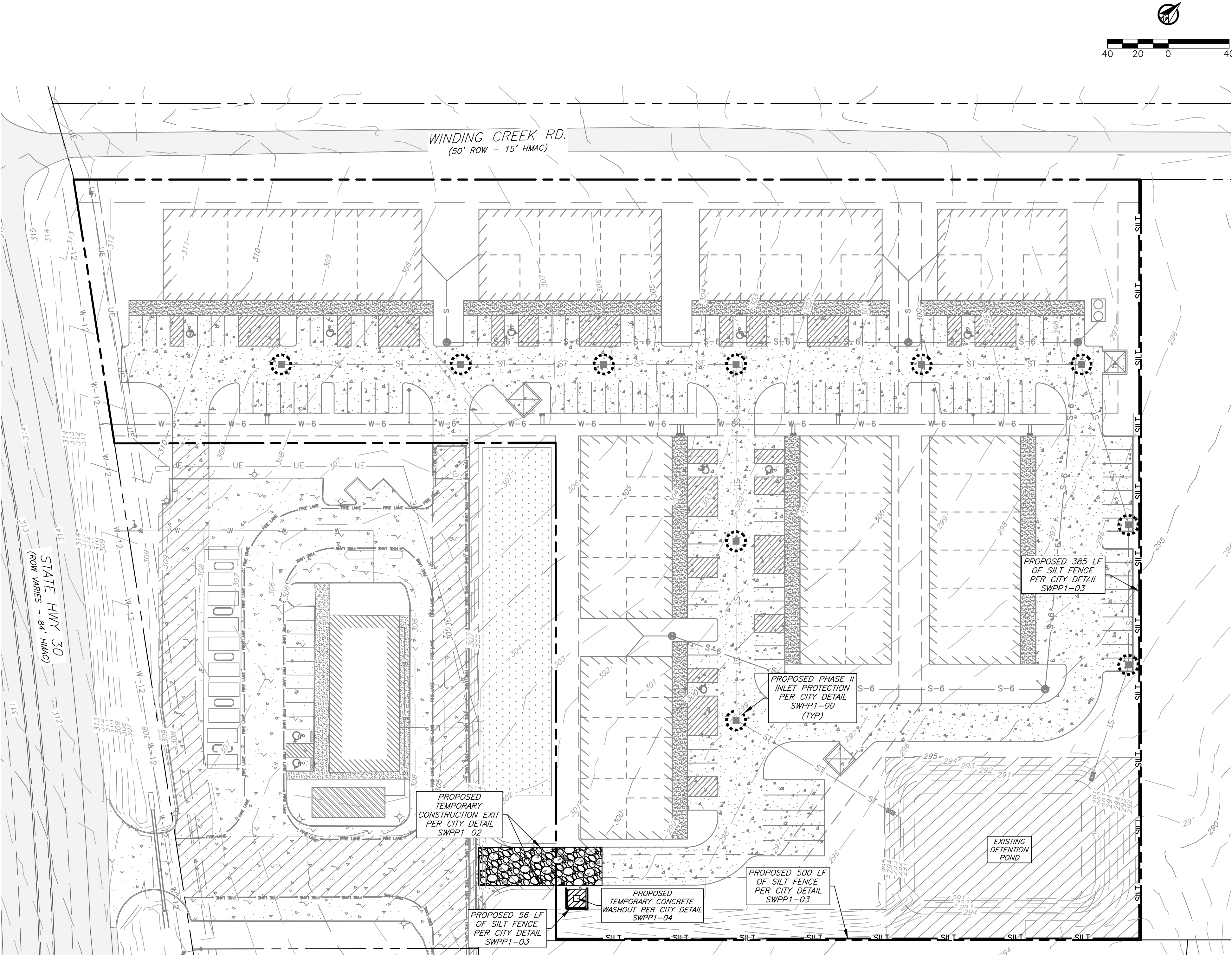
A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:

- The locations of discharges of sediment or other pollutants from the site;
- Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
- Locations where additional BMP's are needed.

Operator's Record Keeping:

The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:

- A copy of the storm water plan and
- All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.



Erosion and Sedimentation Control Plan

General Notes:

1. Approved erosion control measures must be installed during the entire time that earth has been bared by construction.
2. It is the responsibility of the contractor to use what ever means necessary to minimize erosion and prevent sediment from leaving the project site.
3. The contractor is responsible for implementing, inspecting, and maintaining the erosion and sediment control devices.
6. Phase II erosion control measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with sediment filter socks. Inlets located in pavements areas shall be protected with sediment filter socks. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
7. Construction exit is to be dressed with additional rock as needed and maintained so as to prevent construction traffic from tracking mud onto adjacent public streets.
8. Inspections shall be performed every 14 days and after every rainfall event of ½" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.
9. The contractor is responsible for complying with the TPDES General Permit No. TXR150000 requirements for construction sites.
10. All areas where existing vegetation and grass cover have been bared by construction shall be adequately hydromulched and watered until growth is established. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.
11. It is the intent of these plans to comply with all City of College Station guidelines, details & specifications.
12. See Sheet C1 - General Notes

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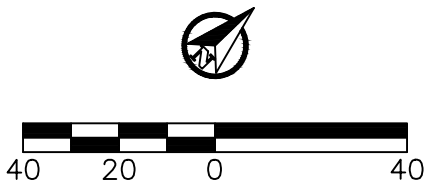
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
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Project Name and Address:

Oxbow Business Park
Hwy 30 Business Park
Lot 1R - 5.62 Acres

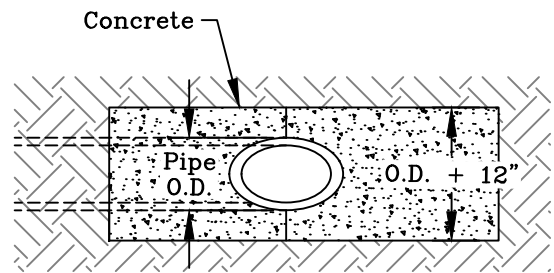
11400 State Highway 30
Bryan, Brazos County, Texas

Date:	August 2026	Sheet:
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Drawn By:	CB	

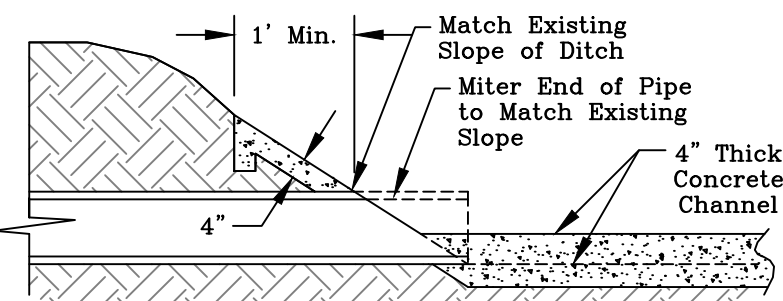


Utility Notes:

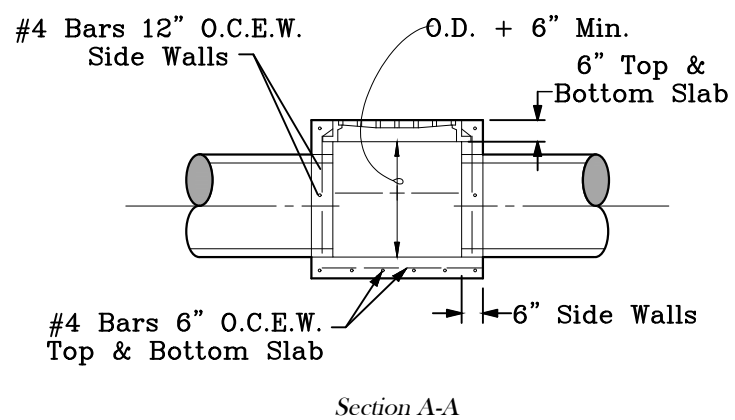
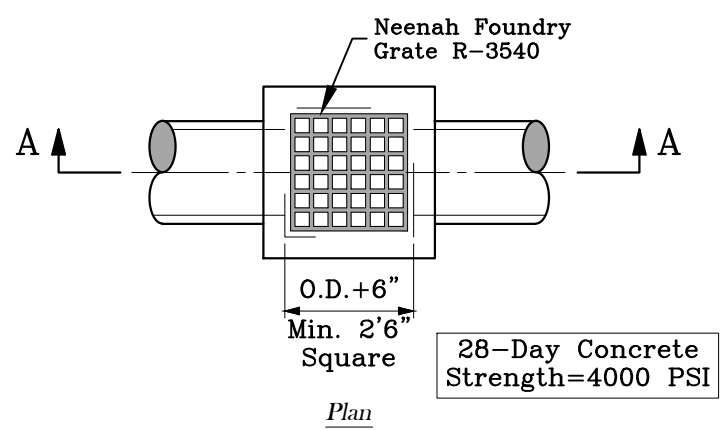
- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
- Private water and sewer line service materials to be in accordance with plumbing code.
- Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
- Depth of the existing water and sewer lines to be verified by the contractor.
- 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.



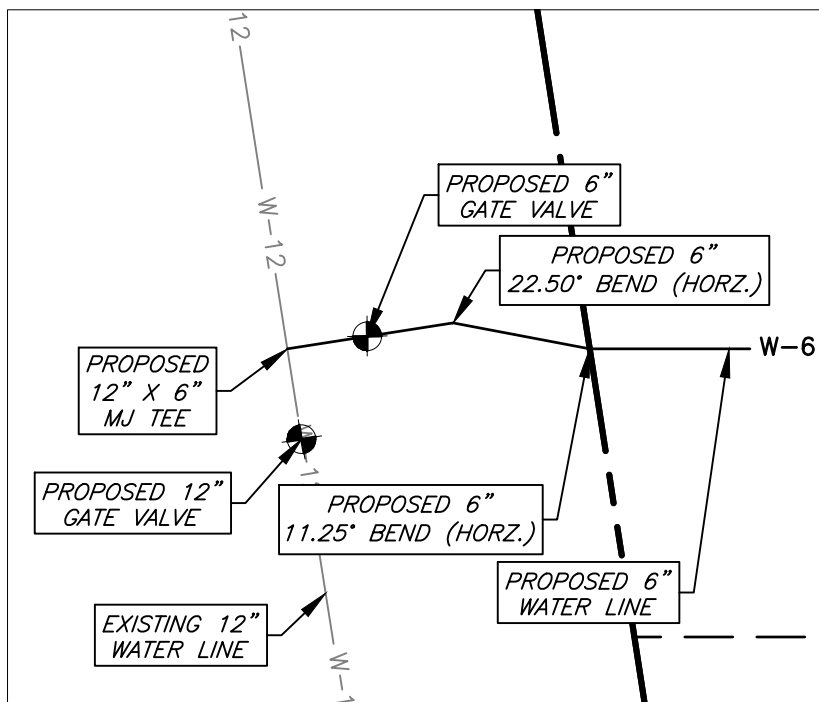
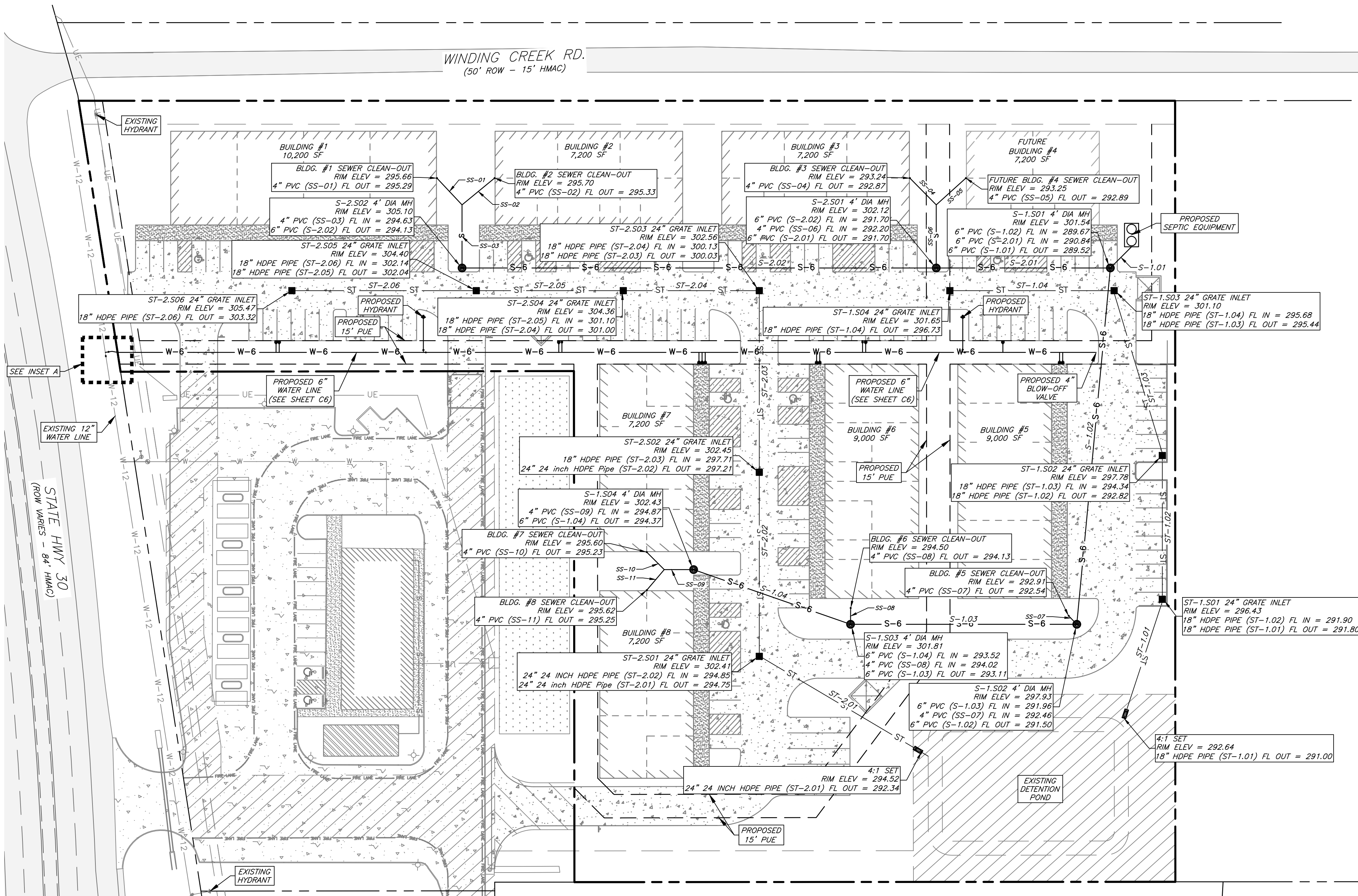
Sloped End Treatment - Plan
N.T.S.



Sloped End Treatment - Profile
N.T.S.



Grate Inlet Detail
N.T.S.



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Utility Plan

General Notes:

- The topography shown is from field survey data.
 - Refer to Final Plat for all lot dimensions and bearings.
 - 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.
 - 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.
 - The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
 - It is the intent of these plans to comply with all BCS guidelines, specifications & details.
 - See Sheet C1 - General Notes
- TC - Top of Curb
FL - Flow Line
TW - Top of Sidewalk
TP - Top of PVMT
EG - Existing Grade
PG - Proposed Grade

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PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

Oxbow Business Park
Hwy 30 Business Park
Lot 1R - 5.62 Acres

11400 State Highway 30
Bryan, Brazos County, Texas

Date: August 2026

Scale: As Noted

Drawn By: CB

Sheet:

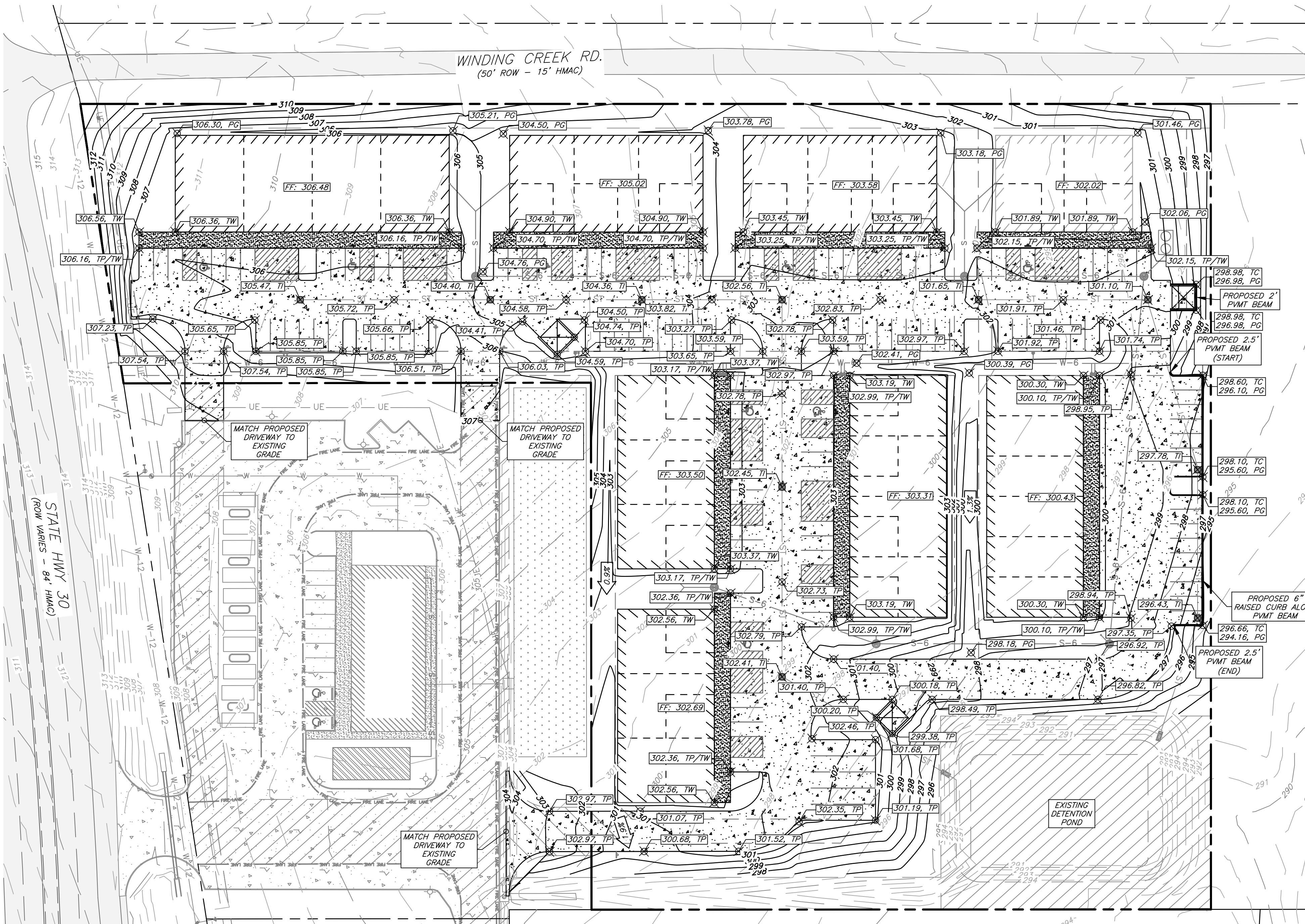
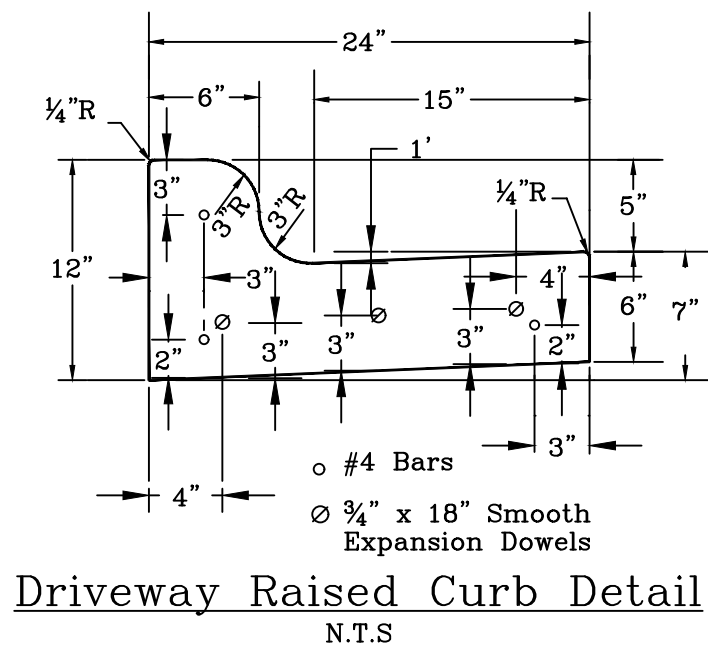
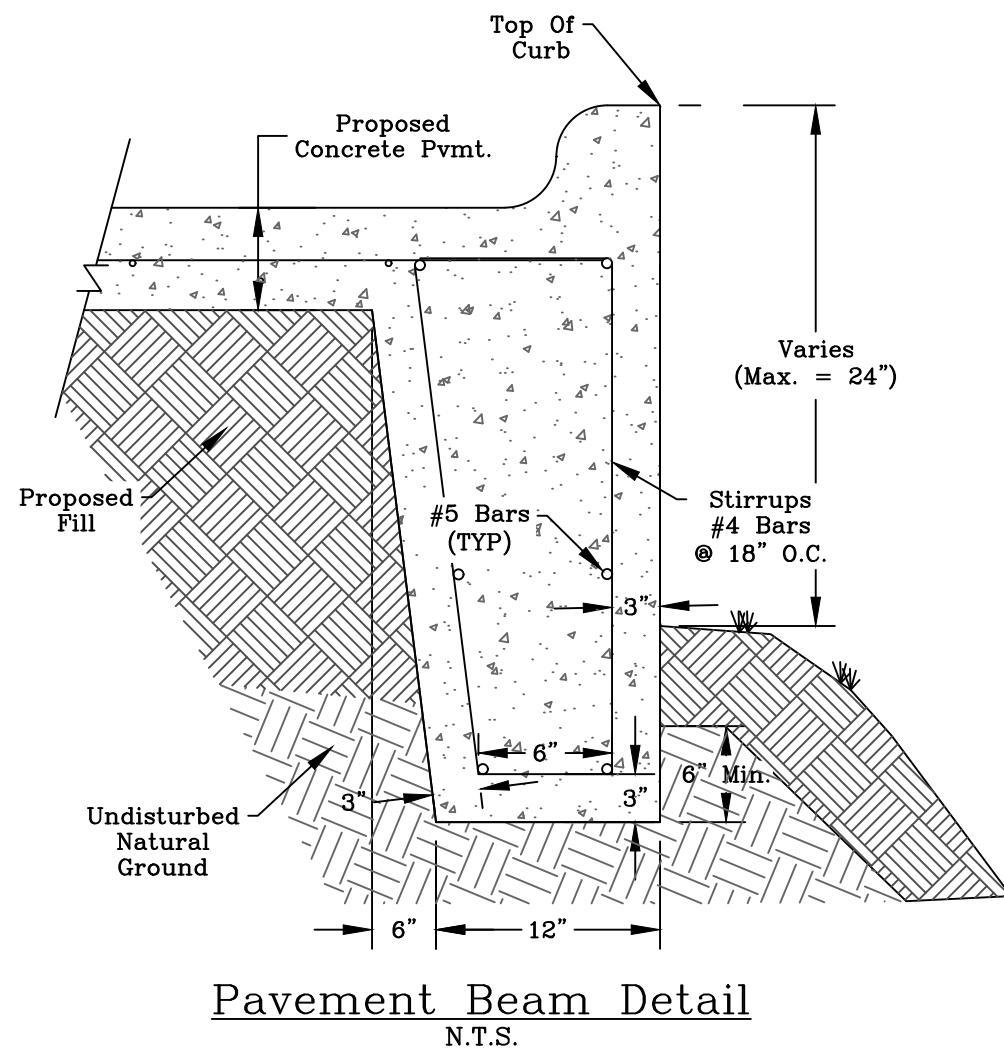
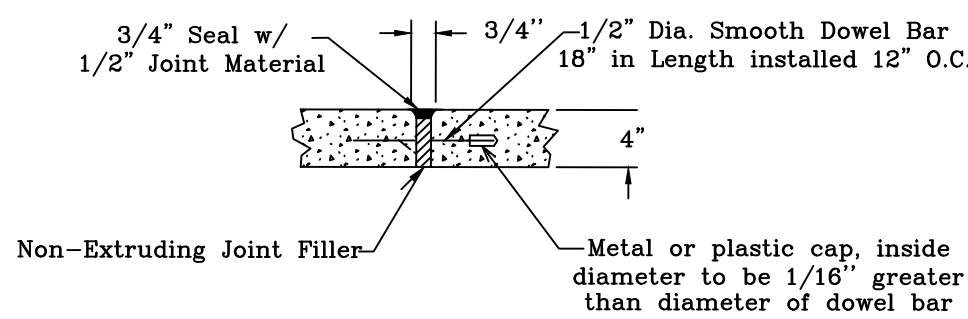
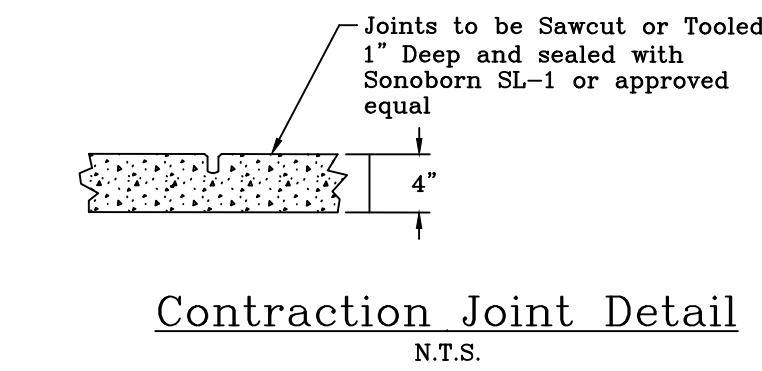
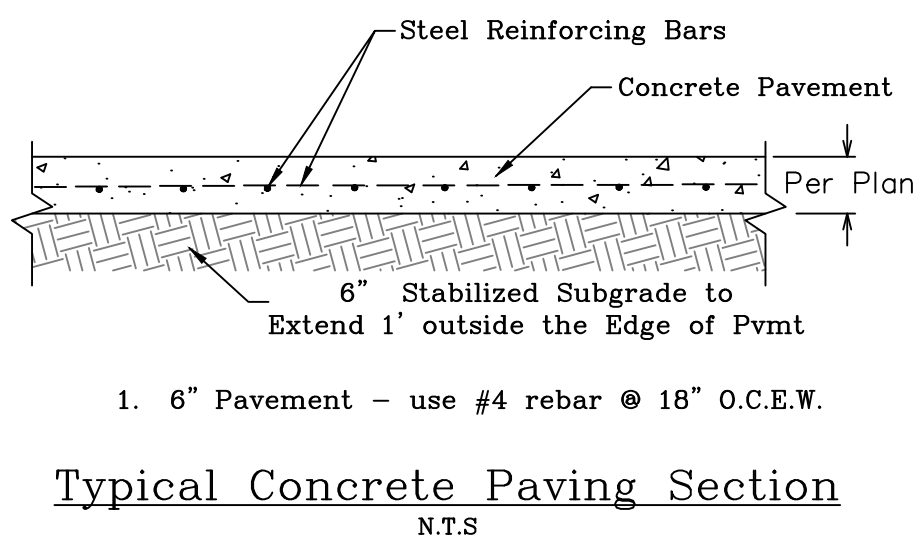
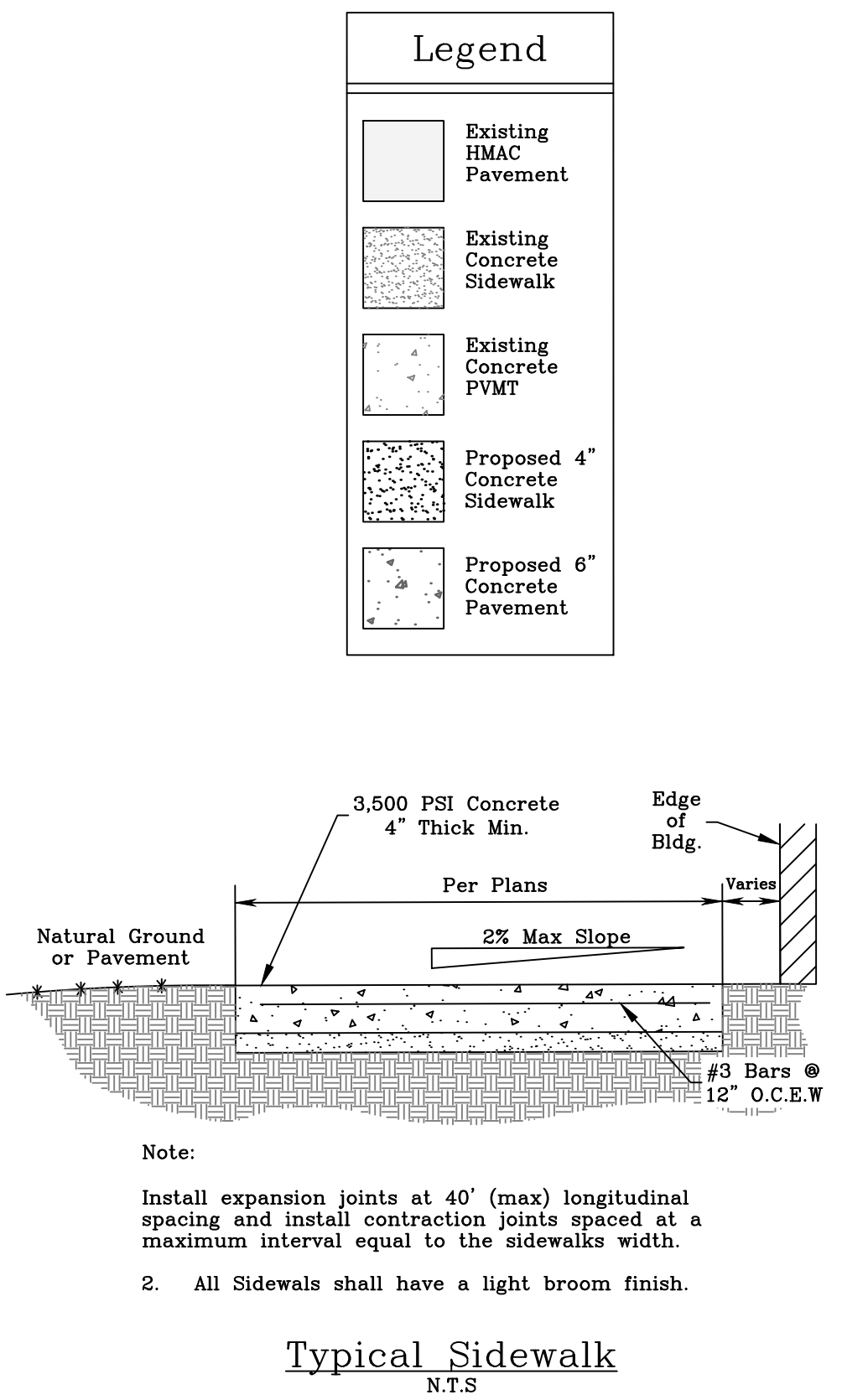
C4

J:\2026\26-041 Oxbow Business Park\Oxbow Business Park - Site Plan.dwg
JAE Project # 26-041
JAE Engineering
8/2/2026

- Paving Notes:
- 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 3,500 PSI. The maximum percentage of fly ash replacement of Portland cement shall be 20 percent by weight.
 - Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
 - Subgrade shall be stabilized per the "Subgrade Stabilization Table."
 - 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.
 - A sand leveling course under concrete pavement is NOT permitted.
 - Joint sealant material to be Sonneborn SL-1 or approved equal.
 - 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.
 - Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
 - See Sheet C1-General Notes.

Subgrade Stabilization Table:		
PI = Plasticity Index		LL = Liquid Limit
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	

- Grading Notes:
- Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
 - 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.
 - ADA ramp slopes shall not exceed 1v:12h.
 - The topography shown is from field survey data.
 - Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
 - The contractor shall follow the general intent of the grading plans. minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. the proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
 - Refer to pavement plan for pavement construction details and notes.
 - The contractor shall salvage all topsoil and replace it on all disturbed areas. all parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
 - The contractor shall field verify and locate all existing utilities on site prior to demolition.
 - The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
 - Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.



Grading & Pavement Plan

General Notes:

- The topography shown is from field survey data.
 - Refer to Final Plat for all lot dimensions and bearings.
 - 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.
 - 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.
 - The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
 - It is the intent of these plans to comply with all BCS guidelines, specifications & details.
 - See Sheet C1 - General Notes
- TC - Top of Curb
FL - Flow Line
TW - Top of Sidewalk
TP - Top of PVMT
EG - Existing Grade
PG - Proposed Grade

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J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 - www.J4Engineering.com
Firm # 9951

Project Name and Address:

Oxbow Business Park
Hwy 30 Business Park
Lot 1R - 5.62 Acres
11400 State Highway 30
Bryan, Brazos County, Texas

Date:

August 2026

Sheet:

Scale:

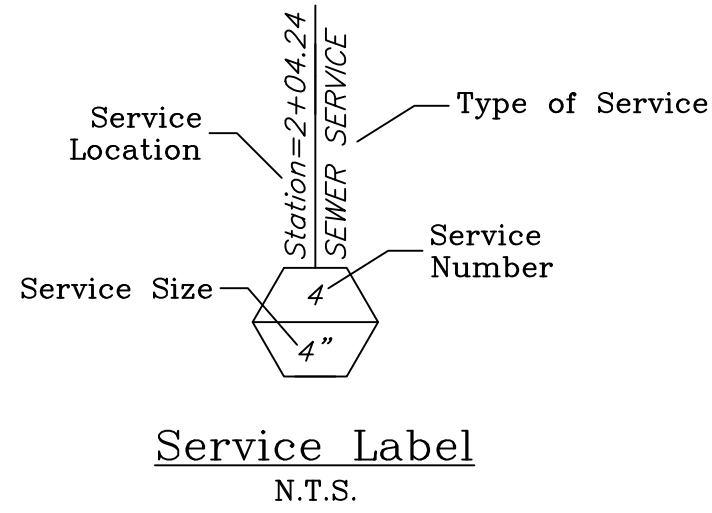
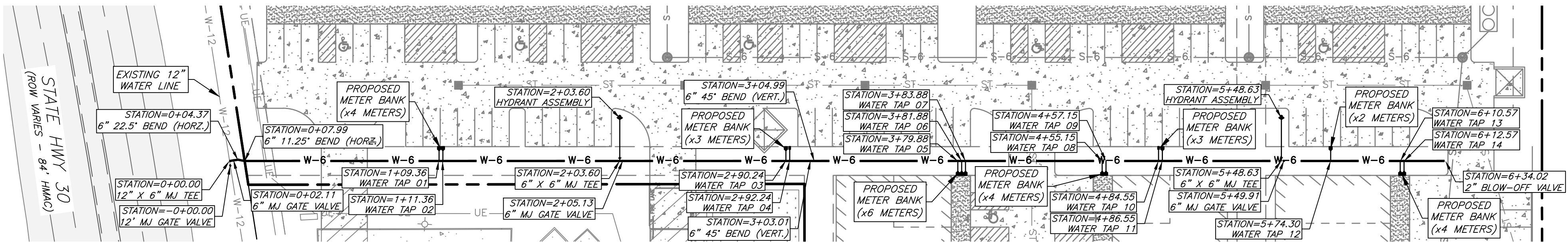
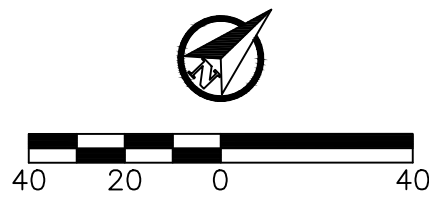
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Drawn By:

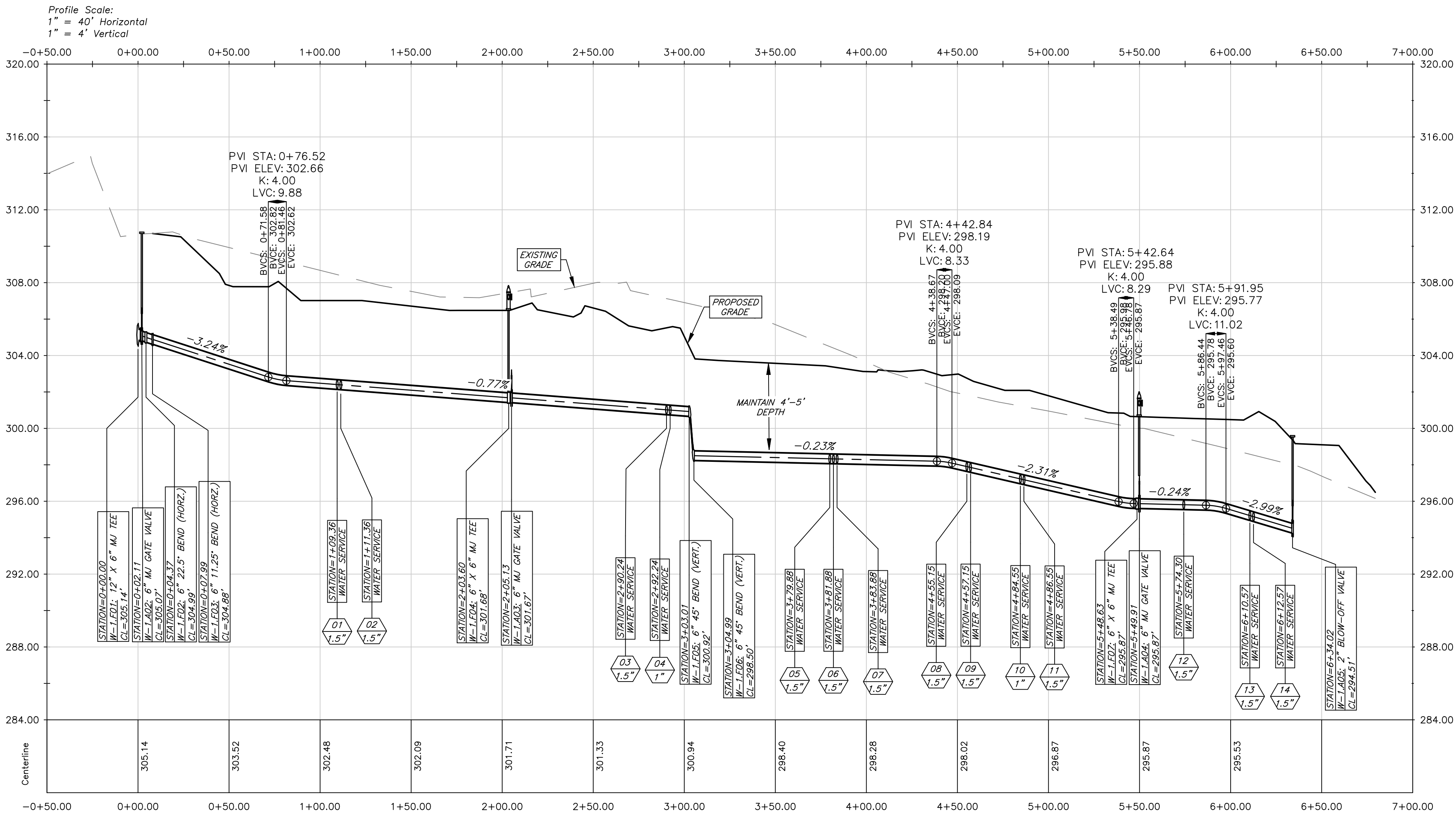
CB

C5

Plan: W-1
-0+50.00 to 7+00.00



Profile: W-1
W-1 Centerline
-0+50.00 to 7+00.00



FITTING TABLE: WATER					
NAME	TYPE	ALIGNMENT	STATION	NORTHING	EASTING
W-1.F01	12" X 6" MJ TEE	W-1	0+00.00	10220222.61	3580428.51
W-1.F02	6" 22.5' BEND (HORZ.)	W-1	0+04.37	10220226.27	3580430.89
W-1.F03	6" 11.25' BEND (HORZ.)	W-1	0+07.99	10220228.47	3580433.78
W-1.F04	6" X 6" MJ TEE	W-1	2+03.60	10220373.93	3580564.55
W-1.F05	6" 45' BEND (VERT.)	W-1	3+03.01	10220447.86	3580631.02
W-1.F06	6" 45' BEND (VERT.)	W-1	3+04.99	10220449.33	3580632.34
W-1.F07	6" X 6" MJ TEE	W-1	5+48.63	10220630.51	3580795.23

APPURTENANCE TABLE: WATER					
NAME	TYPE	ALIGNMENT	STATION	NORTHING	EASTING
W-1.A01	12" MJ GATE VALVE	W-1	-0+00.00	10220221.31	3580430.50
W-1.A02	6" MJ GATE VALVE	W-1	0+02.11	10220224.37	3580429.66
W-1.A03	6" MJ GATE VALVE	W-1	2+05.13	10220375.07	3580565.58
W-1.A04	6" MJ GATE VALVE	W-1	5+49.91	10220631.46	3580796.08
W-1.A05	2" BLOW-OFF VALVE	W-1	6+34.02	10220694.01	3580852.31
W-1.H01	HYDRANT ASSEMBLY	W-1	2+03.60	10220388.98	3580547.80
W-1.H02	HYDRANT ASSEMBLY	W-1	5+48.63	10220645.57	3580778.48

FITTING TABLE: WATER					
NAME	TYPE	ALIGNMENT	STATION	NORTHING	EASTING
WATER TAP 01	01	W-1	1+09.36	10220303.85	3580501.54
WATER TAP 02	02	W-1	1+11.36	10220305.33	3580502.88
WATER TAP 03	03	W-1	2+90.24	10220438.36	3580622.47
WATER TAP 04	04	W-1	2+92.24	10220439.85	3580623.80
WATER TAP 05	05	W-1	3+79.88	10220505.02	3580682.41
WATER TAP 06	06	W-1	3+81.88	10220506.51	3580683.75
WATER TAP 07	07	W-1	3+83.88	10220508.00	3580685.08
WATER TAP 08	08	W-1	4+55.15	10220561.00	3580732.73
WATER TAP 09	09	W-1	4+57.15	10220562.48	3580734.07
WATER TAP 10	10	W-1	4+84.55	10220582.86	3580752.38
WATER TAP 11	11	W-1	4+86.55	10220584.35	3580753.72
WATER TAP 12	12	W-1	5+74.30	10220649.60	3580812.39
WATER TAP 13	13	W-1	6+10.57	10220676.58	3580836.63
WATER TAP 14	14	W-1	6+12.57	10220678.06	3580837.98

Water Plan & Profile

General Notes:

- Upon installation, the correct height fire hydrant shall be used, so that the manufacturer bury line will be even with finished grade. No extensions will be allowed.
- All pipe deflections to achieve grade breaks shown in the plans shall be made in accordance with the current City of Bryan guidelines, details, & specifications. For PVC pipe, all deflections shall be along the barrel of the pipe and not in the joint.
- Separation of public water and wastewater mains will be consistent with the current Rules and Regulations for Public Water Systems of TCEQ. Separation of public water and wastewater mains from other underground utilities (storm gas, etc.) shall be a minimum of 2' longitudinally.
- Existing ground profile shown is based on field survey data.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.
- See Sheet C1 - General Notes.

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11400 State Highway 30
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Date: August 2026

Scale: As Noted

Drawn By: CB

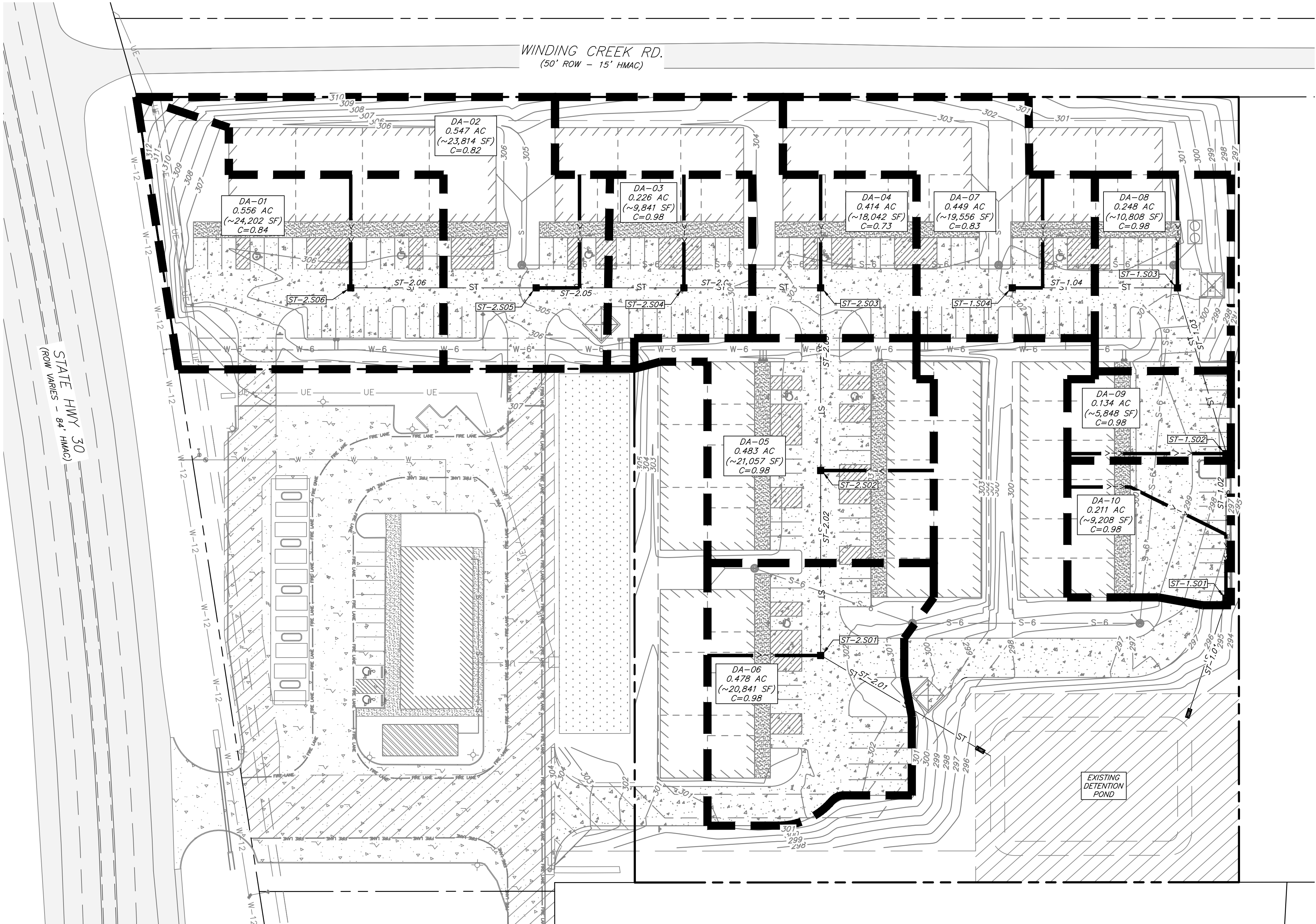
Sheet:

C6

Year Event	Subject Area	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Peak Runoff (cfs)
25	DA-01	0.560	0.84	1.31	1.10	3.68
	DA-02	0.550	0.82	1.31	1.08	3.54
	DA-03	0.230	0.98	1.31	1.29	1.75
	DA-04	0.410	0.73	1.31	0.96	2.38
	DA-05	0.480	0.98	1.31	1.29	3.73
	DA-06	0.480	0.98	1.31	1.29	3.69
	DA-07	0.450	0.83	1.31	1.09	2.94
	DA-08	0.250	0.98	1.31	1.29	1.92
	DA-09	0.130	0.98	1.31	1.29	1.04
	DA-10	0.210	0.98	1.31	1.29	1.63
100	DA-01	0.556	0.84	1.53	1.28	4.28
	DA-02	0.547	0.82	1.53	1.25	4.11
	DA-03	0.226	0.98	1.53	1.50	2.03
	DA-04	0.414	0.73	1.53	1.11	2.77
	DA-05	0.483	0.98	1.53	1.50	4.33
	DA-06	0.478	0.98	1.53	1.50	4.29
	DA-07	0.449	0.83	1.53	1.27	3.41
	DA-08	0.248	0.98	1.53	1.50	2.23
	DA-09	0.134	0.98	1.53	1.50	1.20
	DA-10	0.211	0.98	1.53	1.50	1.89

Pipe Results						
Year Event	Pipe Name	Peak Flow	Design Flow Capacity	Peak Flow/Design Flow Ratio	Peak Flow Velocity	Reported Condition
		(cfs)	(cfs)		(ft/sec)	
25	ST-1.01	7.35	11.38	0.65	6.86	Calculated
	ST-1.02	5.79	11.38	0.51	6.49	Calculated
	ST-1.03	4.79	11.38	0.42	6.19	Calculated
	ST-1.04	2.92	11.38	0.26	6.34	Calculated
	ST-2.01	18.21	34.65	0.53	11.18	Calculated
	ST-2.02	14.69	34.70	0.42	10.60	Calculated
	ST-2.03	11.11	16.08	0.69	9.84	Calculated
	ST-2.04	8.82	11.38	0.78	7.14	Calculated
	ST-2.05	7.13	11.38	0.63	6.82	Calculated
	ST-2.06	3.65	11.38	0.32	6.88	Calculated
100	ST-1.01	8.53	11.38	0.75	7.09	Calculated
	ST-1.02	6.72	11.38	0.59	6.72	Calculated
	ST-1.03	5.56	11.38	0.49	6.43	Calculated
	ST-1.04	3.39	11.38	0.30	6.52	Calculated
	ST-2.01	21.15	34.65	0.61	11.58	Calculated
	ST-2.02	17.05	34.70	0.49	11.01	Calculated
	ST-2.03	12.90	16.08	0.80	10.15	Calculated
	ST-2.04	10.24	11.38	0.90	7.32	Calculated
	ST-2.05	8.28	11.38	0.73	7.05	Calculated
	ST-2.06	4.24	11.38	0.37	7.15	Calculated

Inlet & Junction Results									
Year Event	Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Grate Clogging Factor (%)	Peak Flow	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)
						(cfs)			
25	ST-1.S01	NEENAH FOUNDRY	R-3540	On Sag	25.00	1.63	1.58	296.56	0.13
	ST-1.S02	NEENAH FOUNDRY	R-3541	On Sag	25.00	1.04	0.00	297.88	0.10
	ST-1.S03	NEENAH FOUNDRY	R-3542	On Sag	25.00	1.92	2.32	301.24	0.14
	ST-1.S04	NEENAH FOUNDRY	R-3543	On Sag	25.00	2.94	4.70	301.84	0.19
	ST-2.S01	NEENAH FOUNDRY	R-3544	On Sag	25.00	3.69	6.28	302.63	0.22
	ST-2.S02	NEENAH FOUNDRY	R-3545	On Sag	25.00	3.73	6.35	302.67	0.22
	ST-2.S03	NEENAH FOUNDRY	R-3546	On Sag	25.00	2.38	3.45	302.73	0.17
	ST-2.S04	NEENAH FOUNDRY	R-3547	On Sag	25.00	1.75	1.88	304.50	0.14
	ST-2.S05	NEENAH FOUNDRY	R-3548	On Sag	25.00	3.54	5.96	304.62	0.22
	ST-2.S06	NEENAH FOUNDRY	R-3549	On Sag	25.00	3.68	6.25	305.69	0.22
100	ST-1.S01	NEENAH FOUNDRY	R-3550	On Sag	25.00	1.89	2.26	296.57	0.14
	ST-1.S02	NEENAH FOUNDRY	R-3551	On Sag	25.00	1.20	0.39	297.89	0.11
	ST-1.S03	NEENAH FOUNDRY	R-3552	On Sag	25.00	2.22	3.07	301.26	0.16
	ST-1.S04	NEENAH FOUNDRY	R-3553	On Sag	25.00	3.41	5.70	301.86	0.21
	ST-2.S01	NEENAH FOUNDRY	R-3554	On Sag	25.00	4.29	7.44	302.66	0.25
	ST-2.S02	NEENAH FOUNDRY	R-3555	On Sag	25.00	4.33	7.53	302.70	0.25
	ST-2.S03	NEENAH FOUNDRY	R-3556	On Sag	25.00	2.77	4.32	302.74	0.18
	ST-2.S04	NEENAH FOUNDRY	R-3557	On Sag	25.00	2.03	2.59	304.51	0.15
	ST-2.S05	NEENAH FOUNDRY	R-3558	On Sag	25.00	4.11	7.09	304.64	0.24
	ST-2.S06	NEENAH FOUNDRY	R-3559	On Sag	25.00	4.27	7.42	305.72	0.25



Catchment Area Map

General Notes:

- It is the intent of these plans to comply with all BCS guidelines, specifications & details.

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Hwy 30 Business Park
Lot 1R - 5.62 Acres

11400 State Highway 30
Bryan, Brazos County, Texas

Date: August 2026

Scale: As Noted

Drawn By: CB

Sheet:

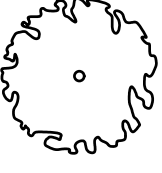
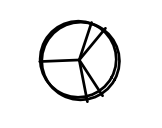
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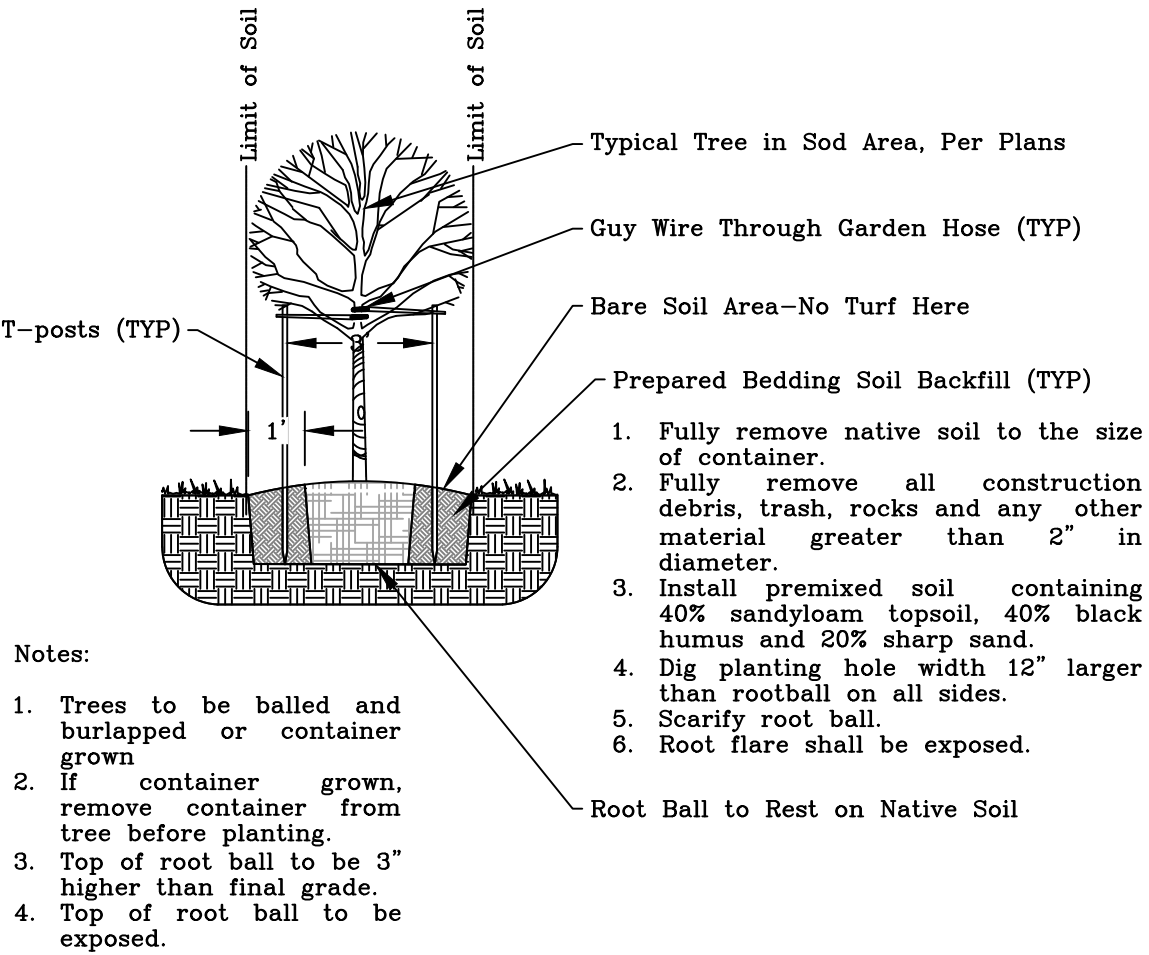
Landscape Notes:

- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
- Plant material shown here is represented at its mature size. Plantings 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.
- 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.
- All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
- "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
- Existing Trees used for landscape credit must have a minimum trunk diameter of four and one-half inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 62-429(a)(2)c. Existing trees with a trunk diameter less than four and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
- 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/her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
- 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.

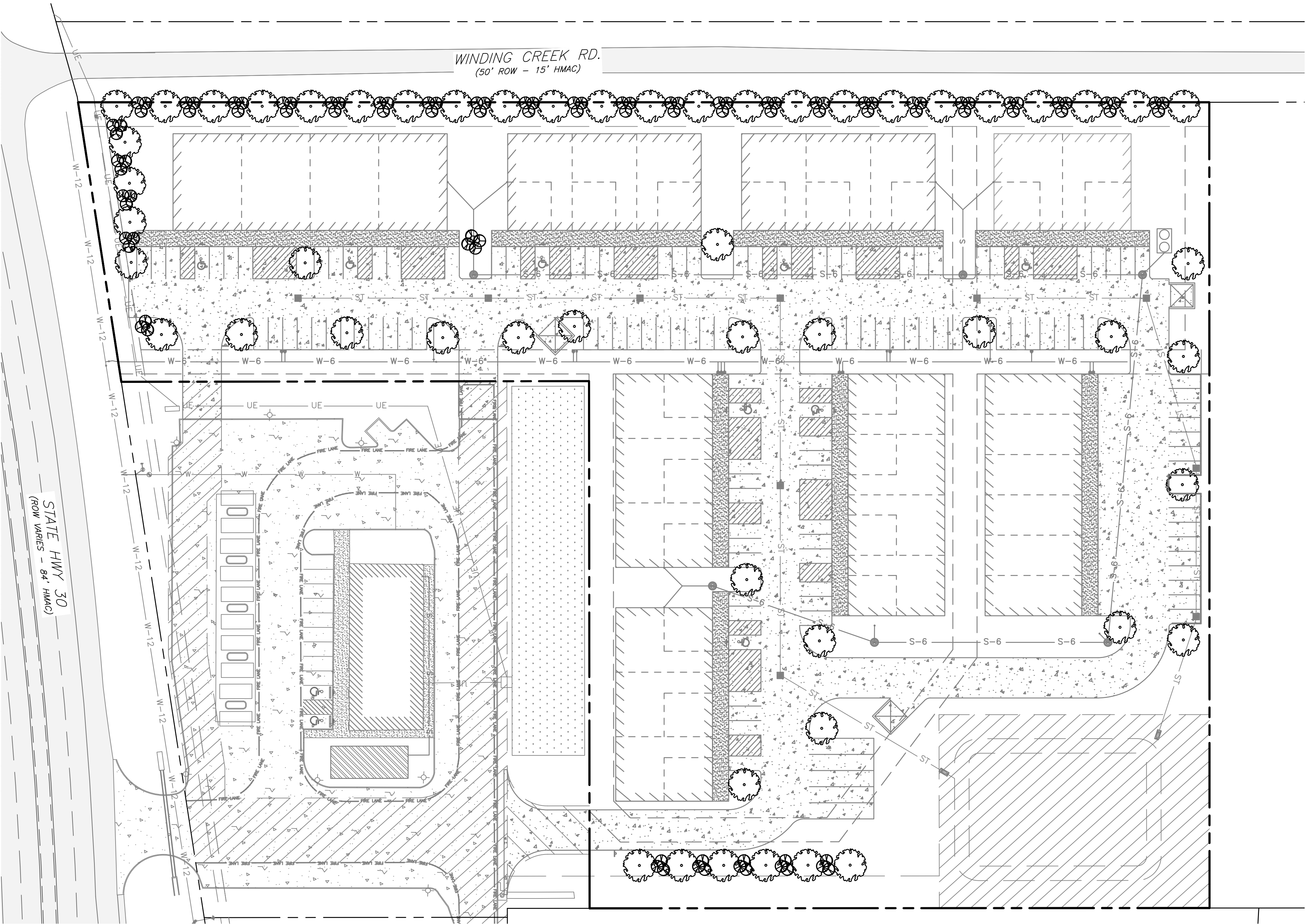
Landscape Analysis:

Construction Activities: Disturbed Area (Parking, Pavement, Sidewalk, Structures)	
Net Total=	138,665 SF (56.7% Impervious)
Requirements:	
Disturbed Area 138,665 SF @ 15%	Net Total = 20,800 SF 20,800 SF
Provided:	
Proposed Canopy Trees 54 @ 200 SF	= 10,800 SF
Proposed Non-Canopy Trees 100 @ 100 SF	= 10,000 SF
Net Total=	20,800 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	54	Cedar Elm	Ulmus crassifolia	>3" cal.
	100	Crepe Myrtle	Lagerstroemia indica	1½" cal.



Tree Staking & Planting
N.T.S



Landscape
Plan

General Notes:

- An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
- Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure principle back flow device, or a double-check back flow device and installed as per city ordinance 2394.
- All backflow devices must be installed and tested upon installation as per city ordinance 2394.
- 100% coverage of groundcover, decorative paving, decorative rock(not loose)or a perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights-of-way, and adjacent property disturbed during construction.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details.
- See Sheet C1-General Notes.

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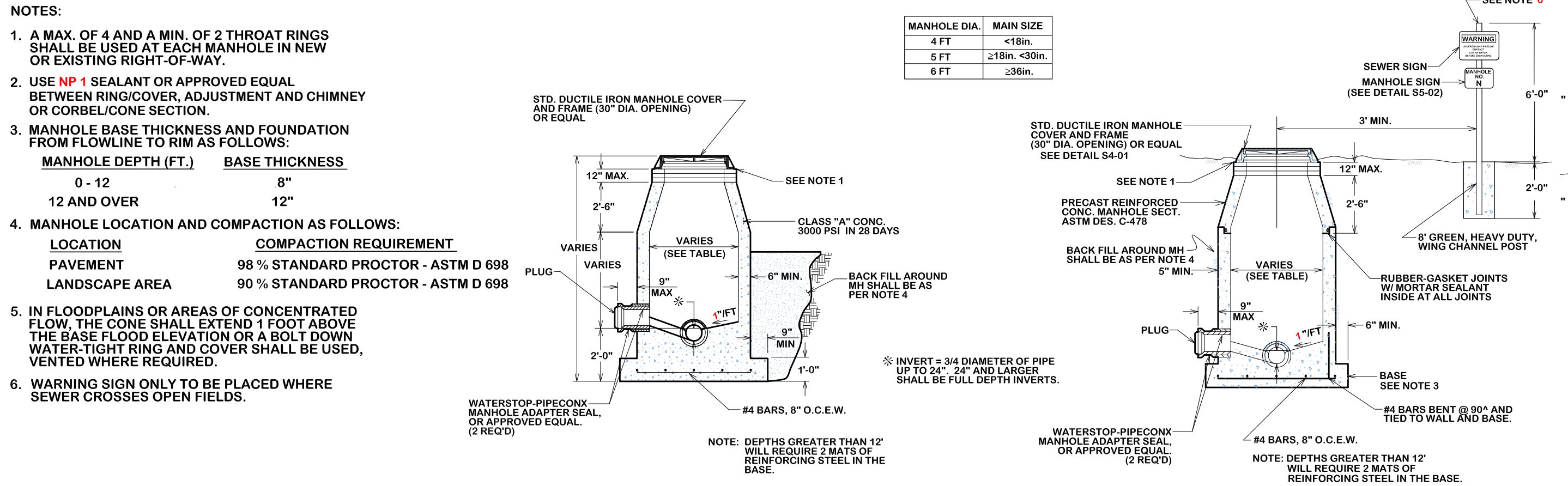
Date: August 2026

Scale: As Noted

Drawn By: CB

Sheet:

L1

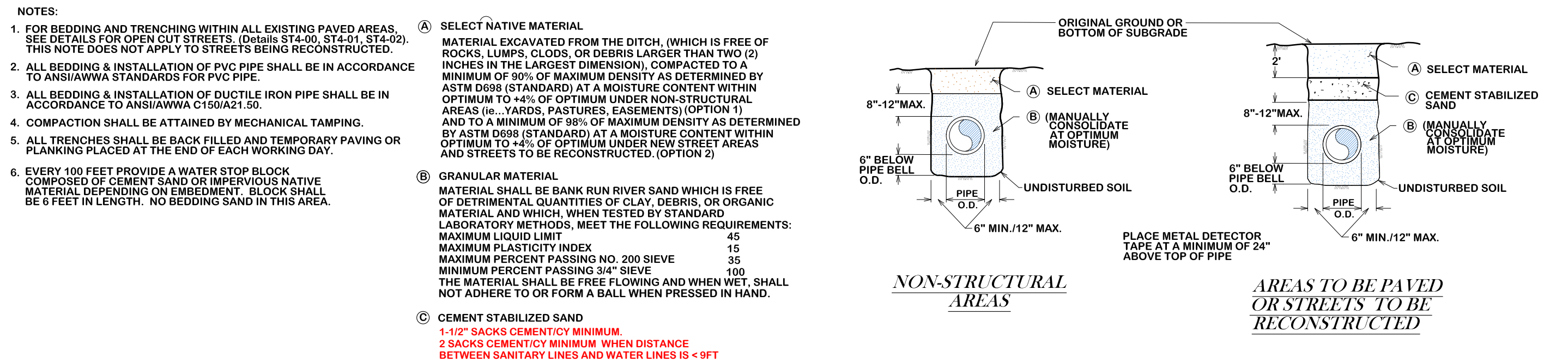


CAST IN PLACE MANHOLE

PRE-CAST MANHOLE

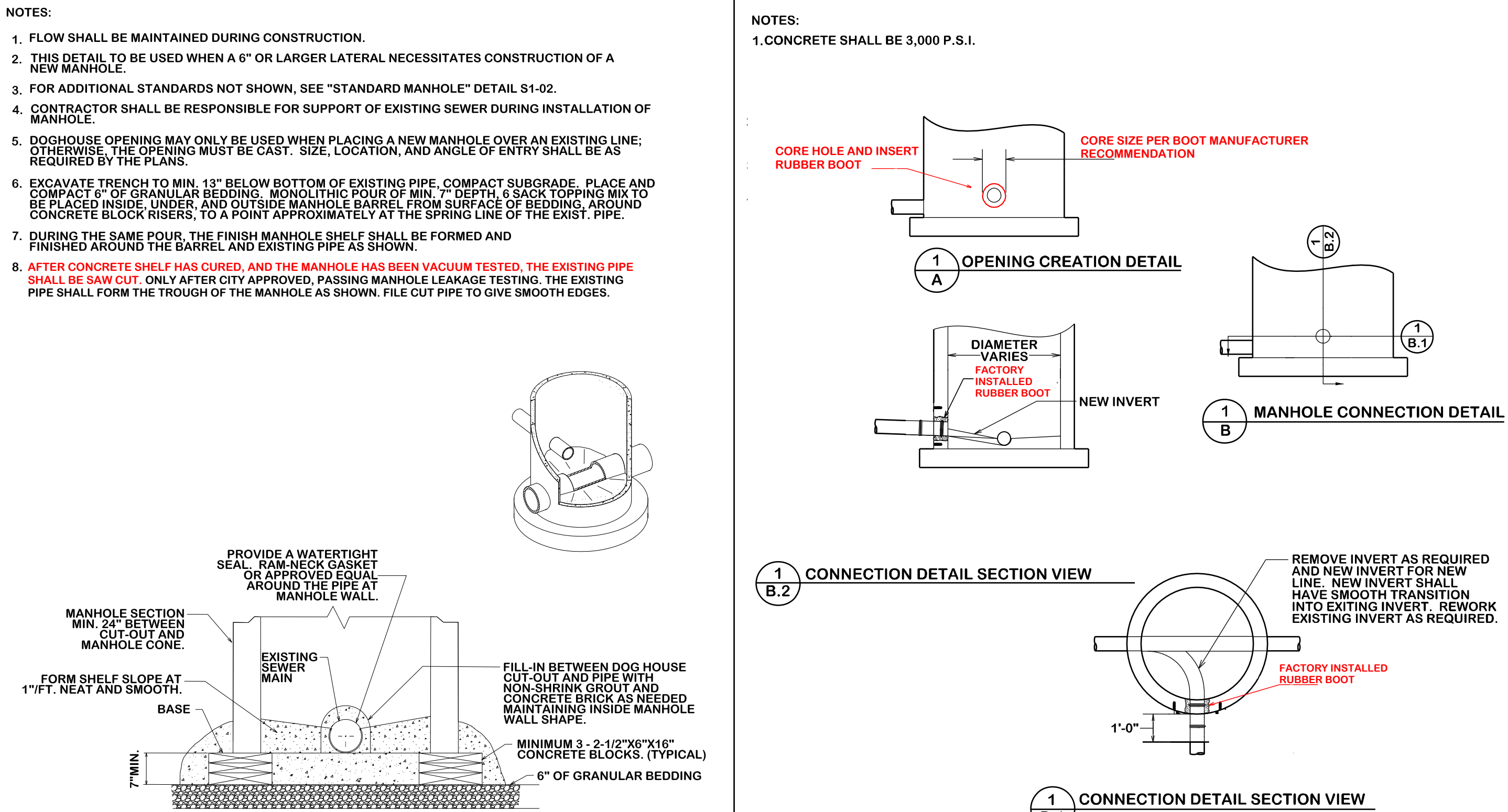
STANDARD MANHOLE

S1-00



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

S1-01

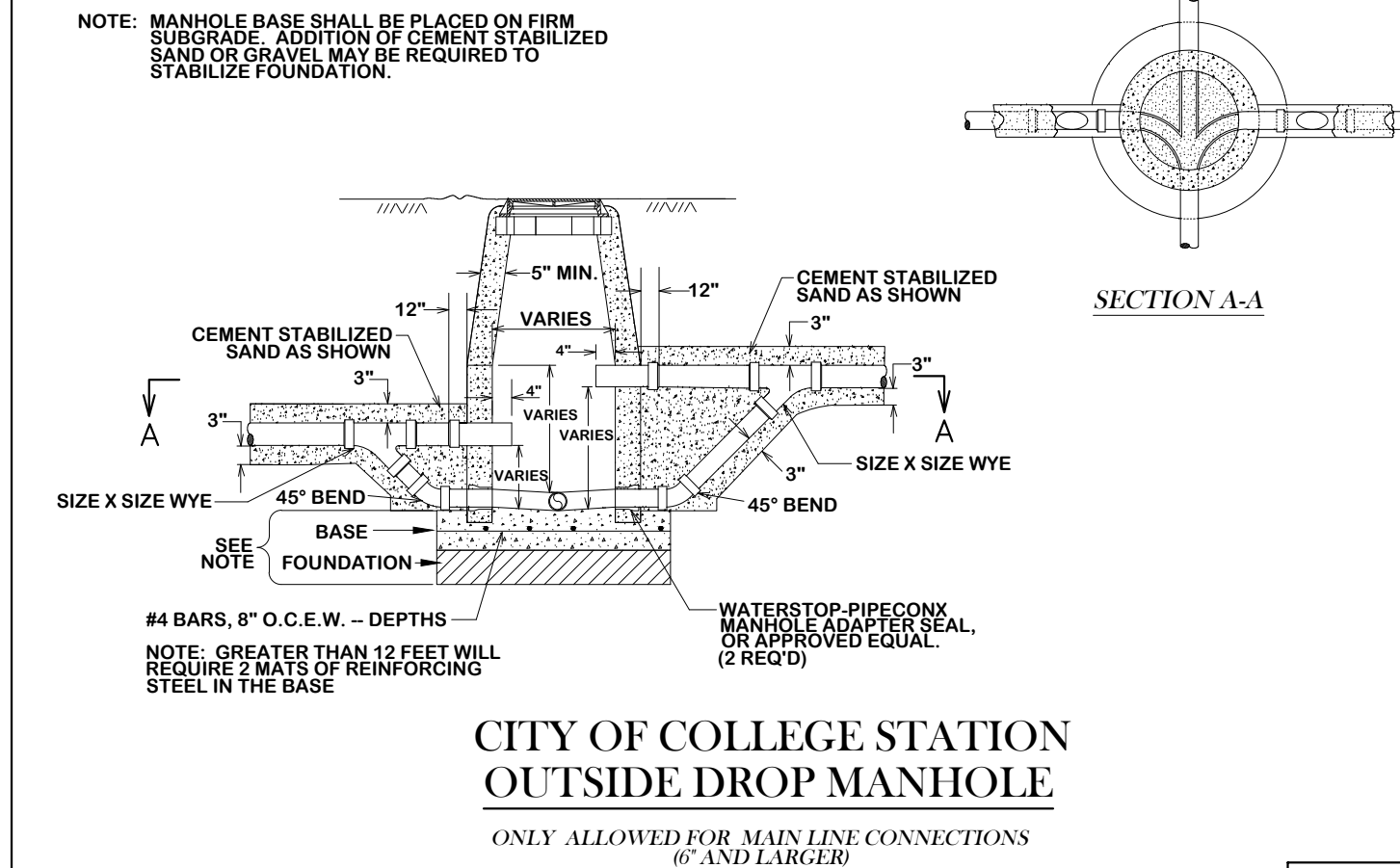


STANDARD MANHOLE TIE-IN

S3-01

CITY OF COLLEGE STATION
GRAVITY SEWER DOGHOUSE MANHOLE

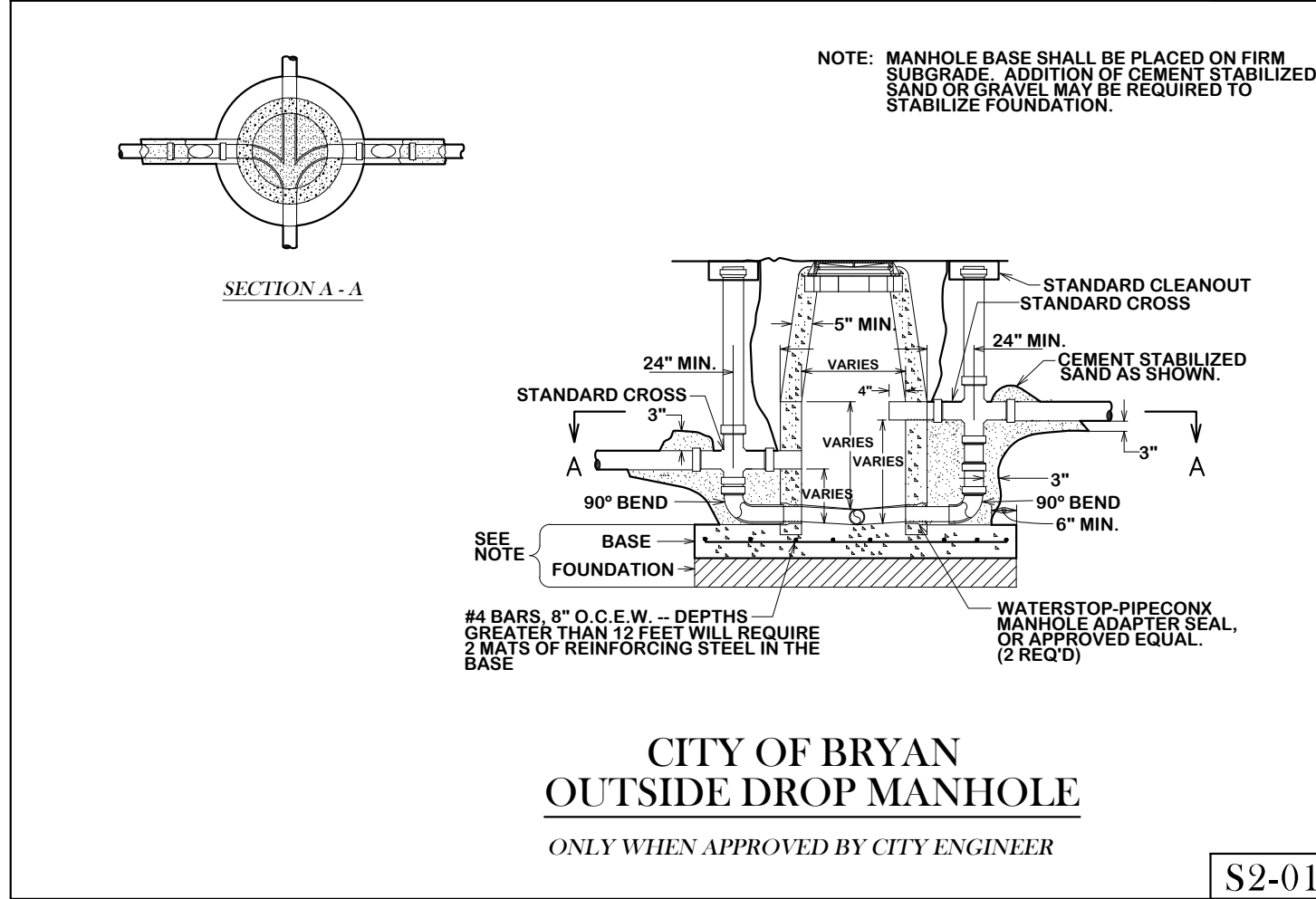
S3-00



CITY OF COLLEGE STATION
OUTSIDE DROP MANHOLE

ONLY ALLOWED FOR MAIN LINE CONNECTIONS
(6" AND LARGER)

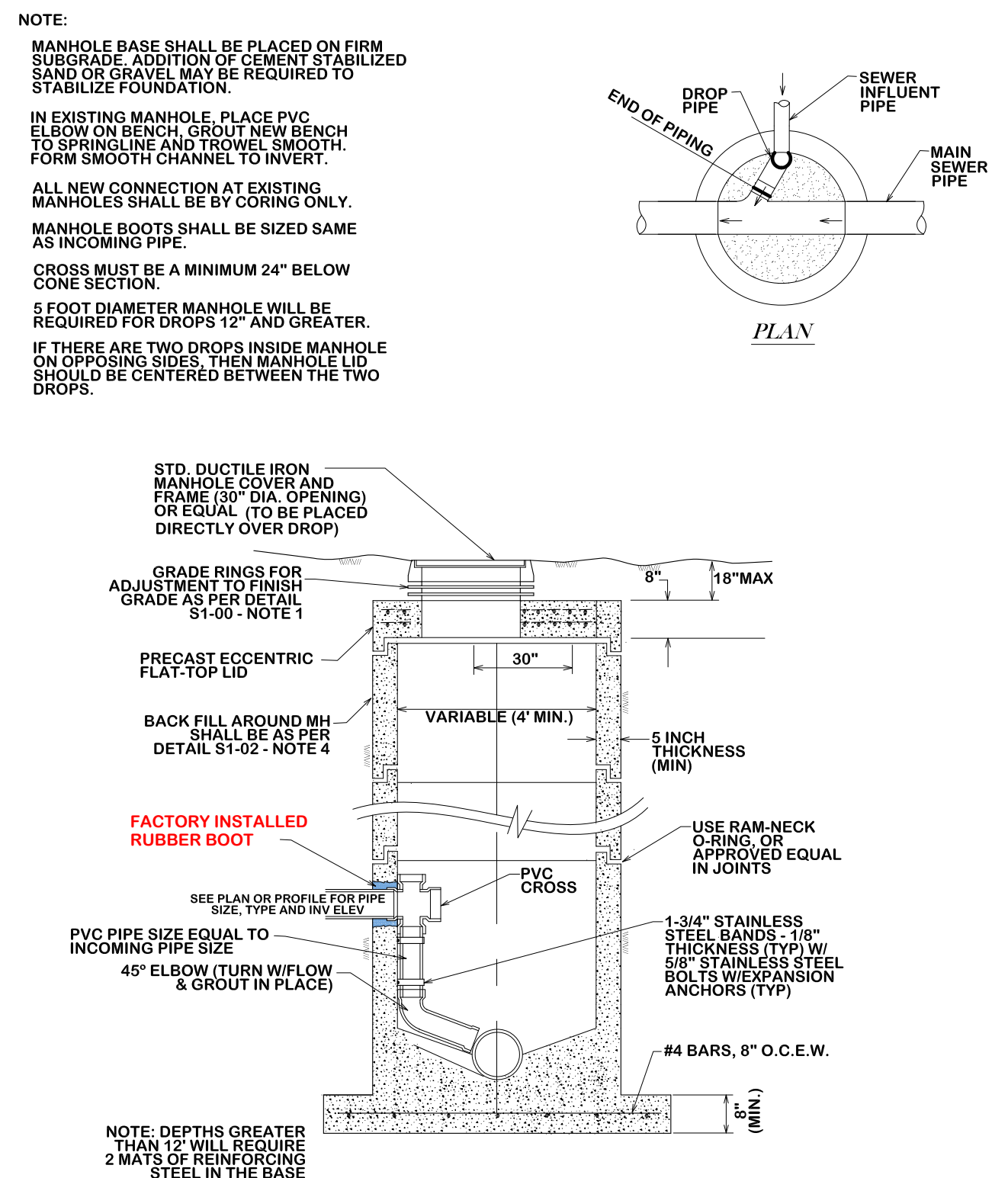
S2-00



CITY OF BRYAN
OUTSIDE DROP MANHOLE

ONLY WHEN APPROVED BY CITY ENGINEER

S2-01

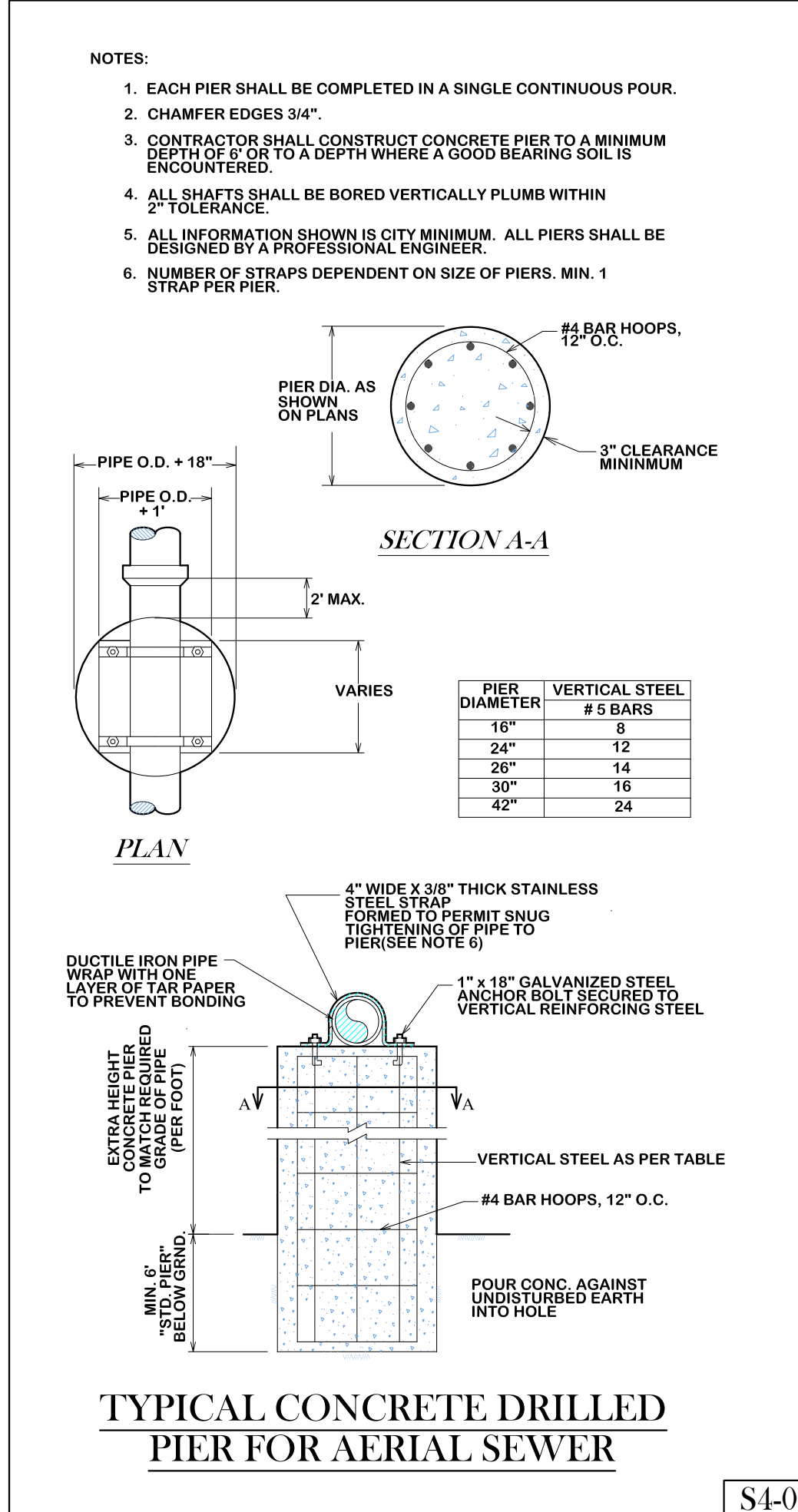


STANDARD DROP MANHOLE

CITY OF BRYAN - DROP MANHOLE TO BE USED ON LINES UP TO 12" IN SIZE

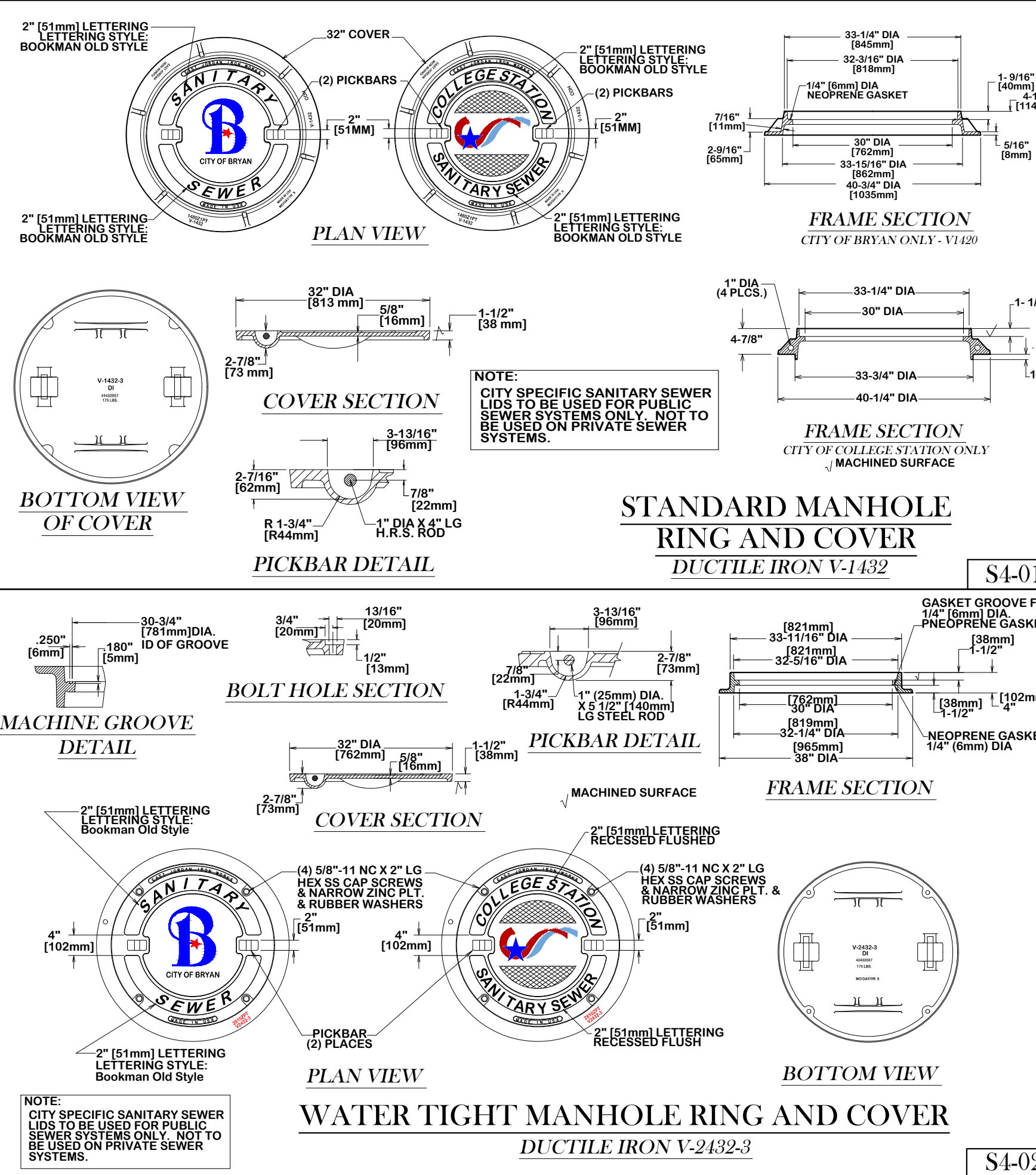
CITY OF COLLEGE STATION - DROP MANHOLE TO BE USED ON LINES UP TO 1" IN SIZE

S2-02



TYPICAL CONCRETE DRILLED
PIER FOR AERIAL SEWER

S4-00



STANDARD MANHOLE
RING AND COVER

DUCTILE IRON V-1432

S4-01

WATER TIGHT MANHOLE RING AND COVER

DUCTILE IRON V-2432-3

S4-02

BRYAN - COLLEGE STATION
STANDARD SEWER DETAILS



DRAWN BY: K.L.
DATE: APR 2024
SCALE: NTS
APPROVED: W. P. K.

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED. AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

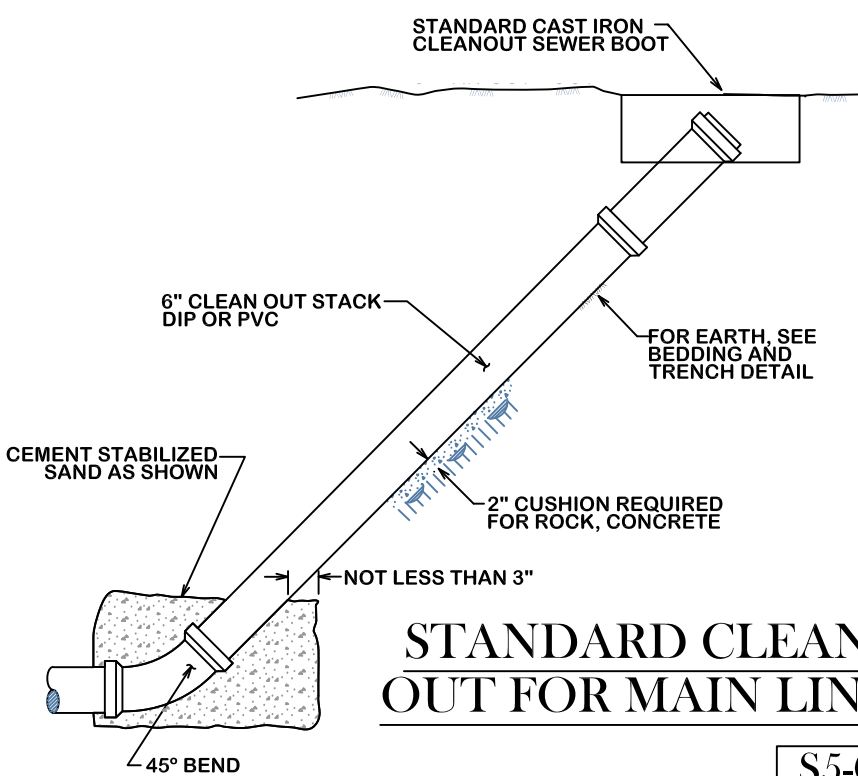
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

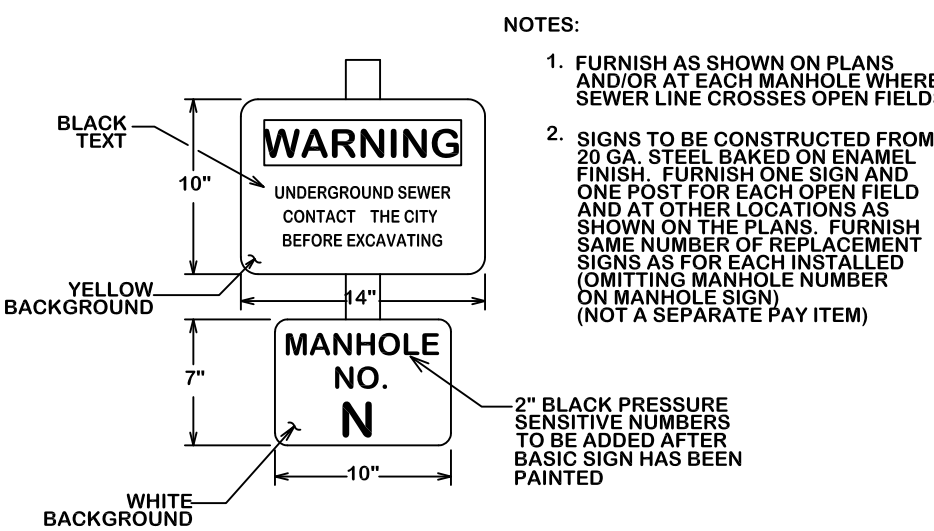
STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED (OPTION NO. 2 IN S1-01) OR EXCAVATED SOIL COMPACTED TO 95% MAXIMUM DRY DENSITY (OPTION NO. 1 IN S1-01) OPTIMUM (OPTION NO. 1 IN S1-01)

STRUCTURAL BACKFILL AREA

S5-00

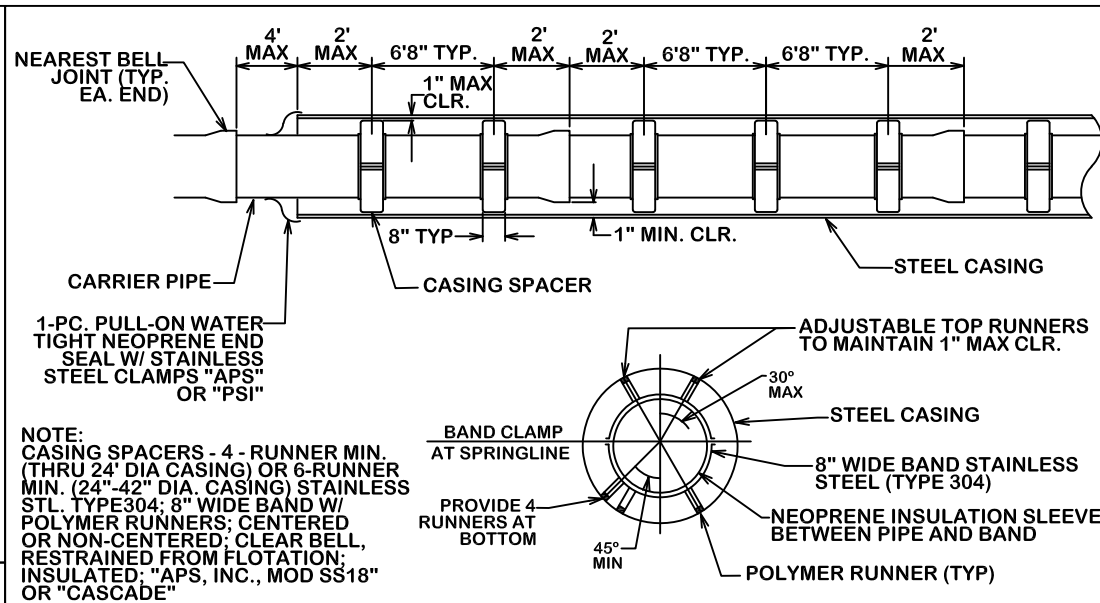


S5-01



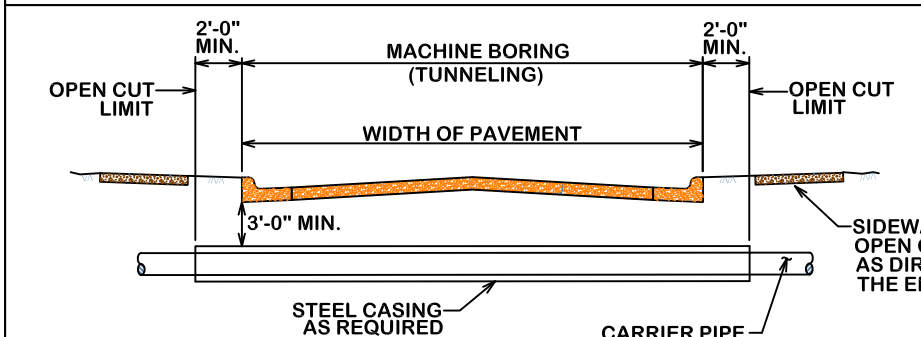
SEWER WARNING AND MANHOLE IDENTIFICATION SIGN

S5-02



CASING DETAIL

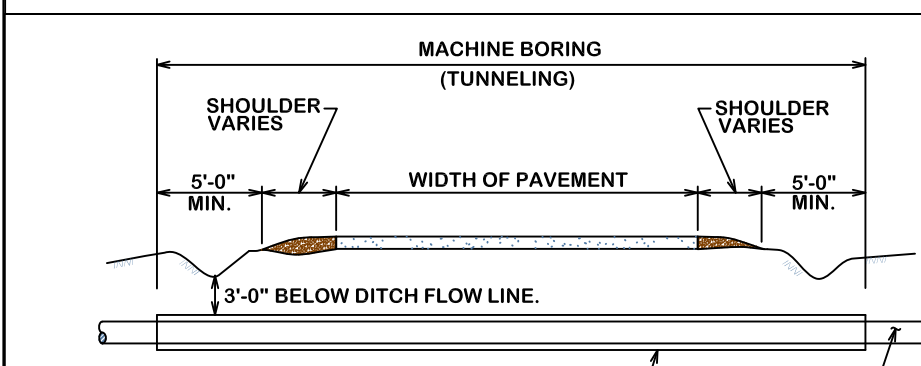
S5-03



- NOTE:
1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
 2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
 3. DRY BORING IS REQUIRED.

TYPICAL URBAN CITY STREET CROSSING

S5-04



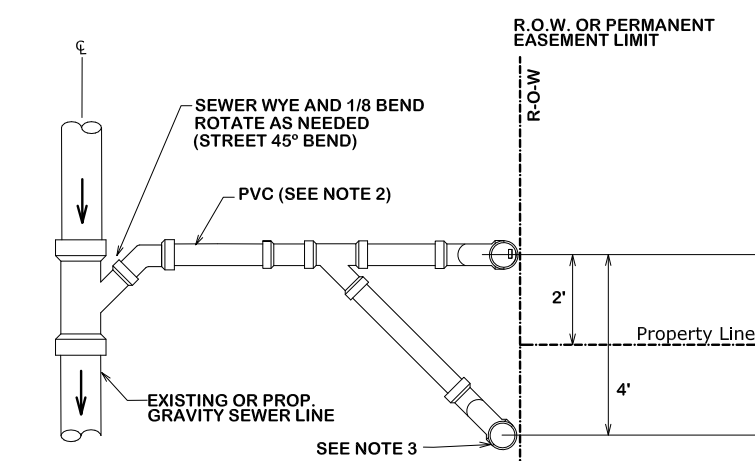
- NOTE:
1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
 2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
 3. DRY BORING IS REQUIRED.

TYPICAL RURAL STREET CROSSING

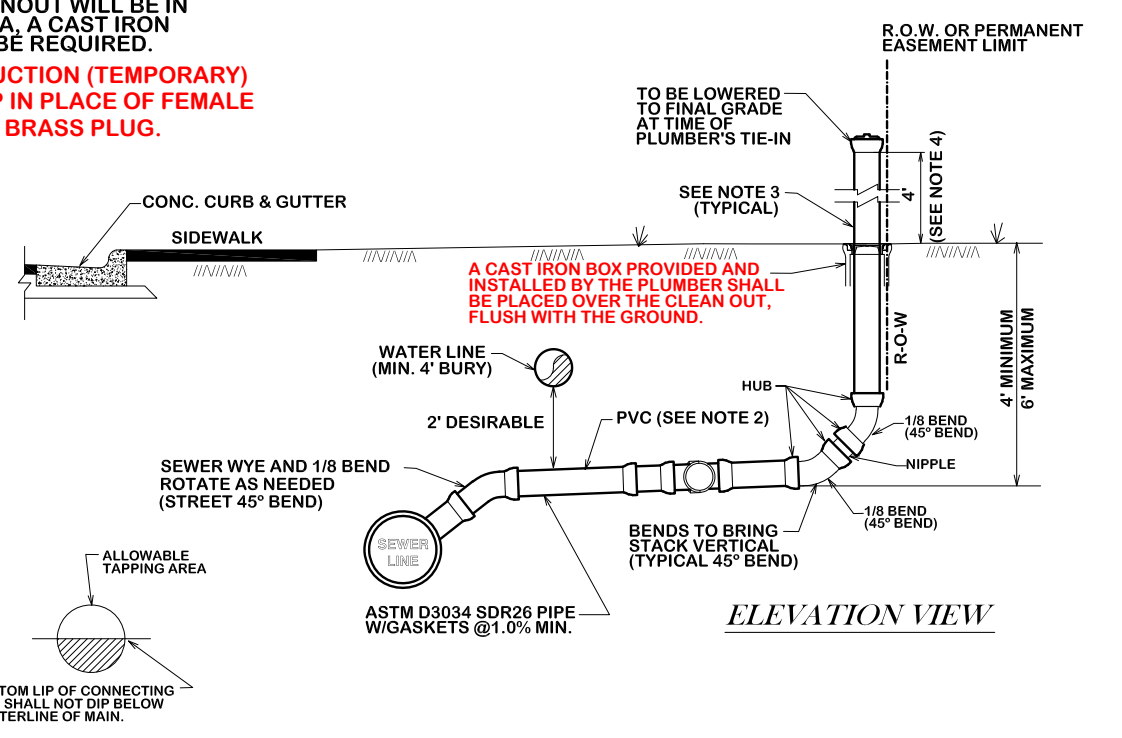
S5-05

NOTE:

1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
4. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A SPLS UPON COMPLETION OF CONSTRUCTION
5. "STANDARD" SERVICE CONNECTIONS APPLY WHEN TRENCH IS LESS THAN 7' DEEP.
6. "DEEP" SERVICE CONNECTIONS APPLY WHEN TRENCH IS MORE THAN 7' DEEP.
7. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT.
8. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
9. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
10. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



PLAN VIEW



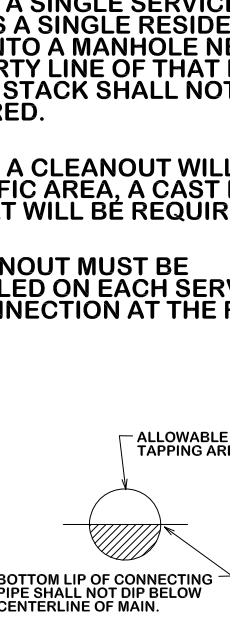
STANDARD SEWER SERVICE CONNECTION

NEW CONSTRUCTION ONLY

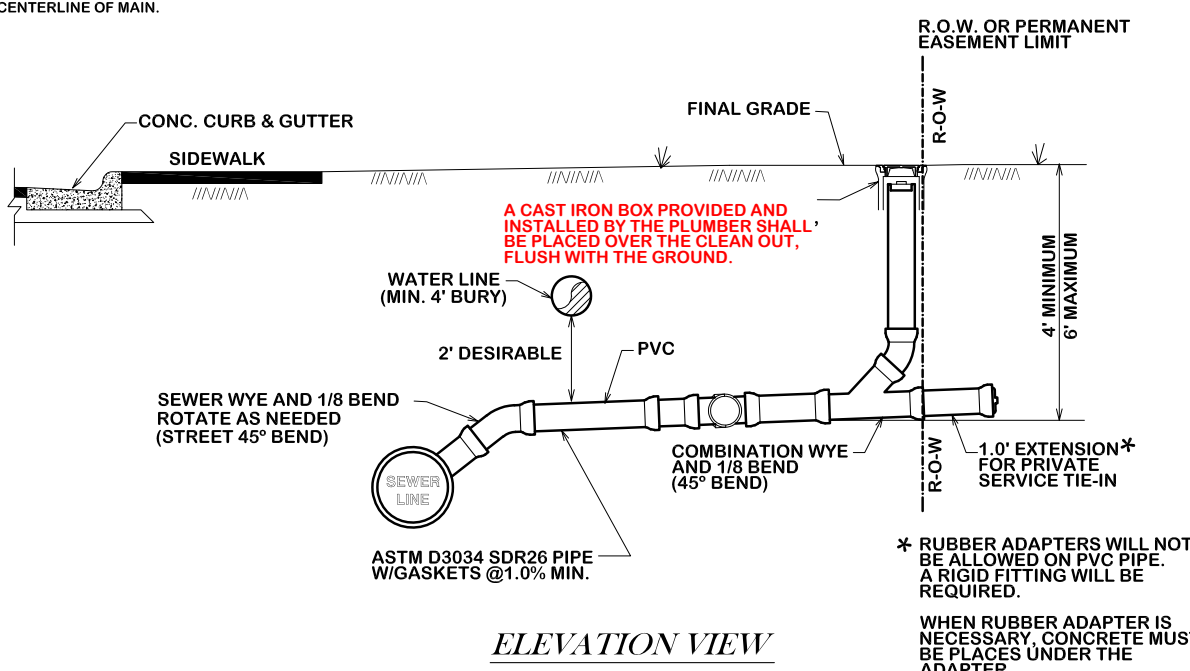
S6-00

NOTE:

1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT
3. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
4. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
4. A CLEANOUT MUST BE INSTALLED ON EACH SERVICE RE-CONNECTION AT THE ROW LINE.



PLAN VIEW



ELEVATION VIEW

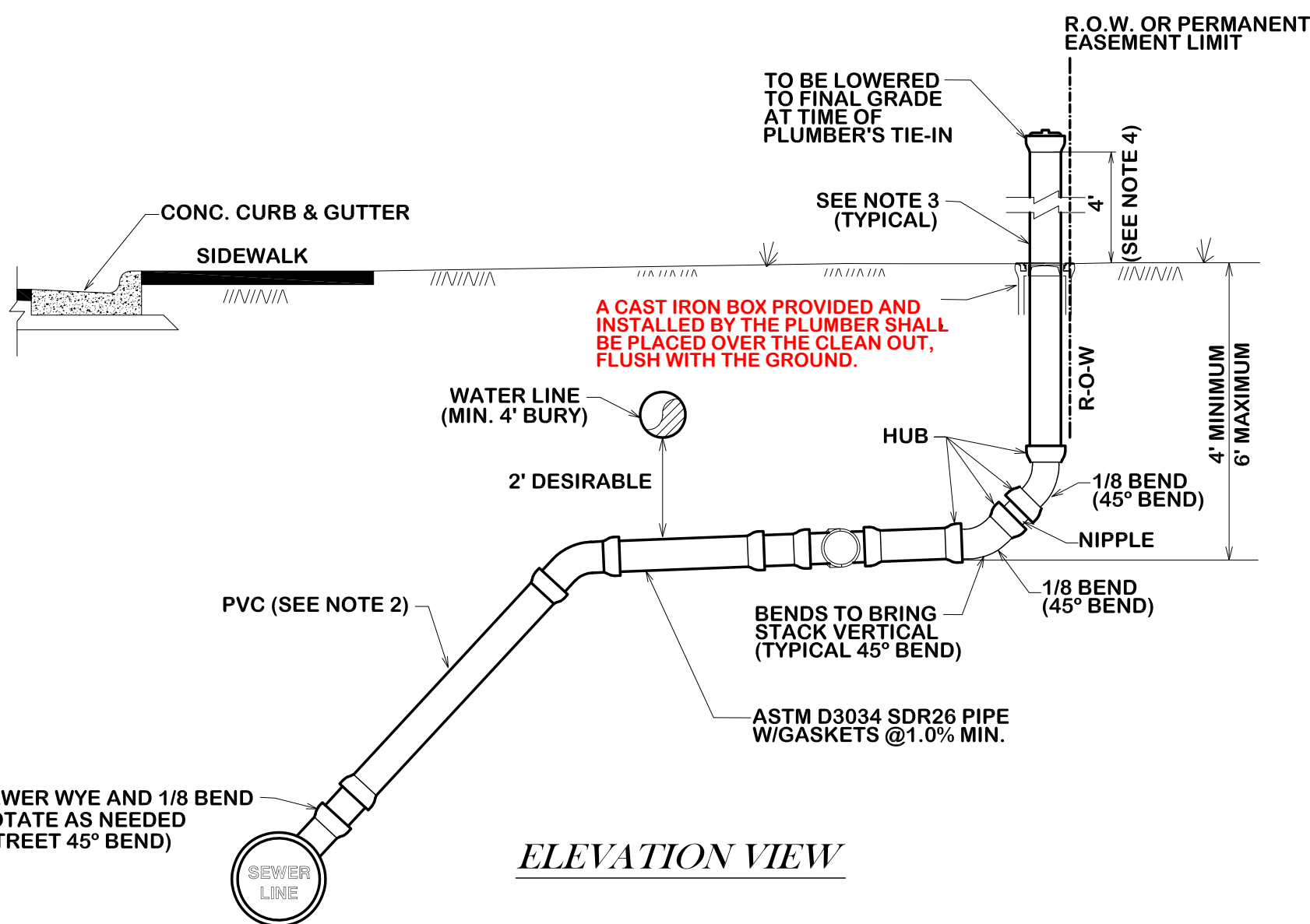
STANDARD SEWER SERVICE RE-CONNECTION

PLUMBER CONNECTION OR CIP RECONSTRUCTION

S6-01

NOTE:

1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG.
4. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
5. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



SEWER DEEP SERVICE CONNECTION

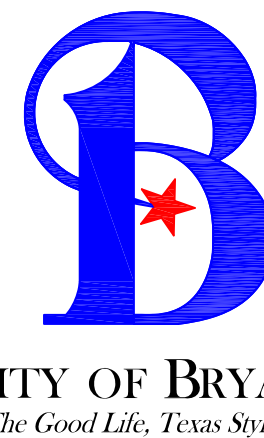
NEW CONSTRUCTION ONLY

S8-00

REVISIONS:

S5-00 & S6-01 revised 10/26/2012.

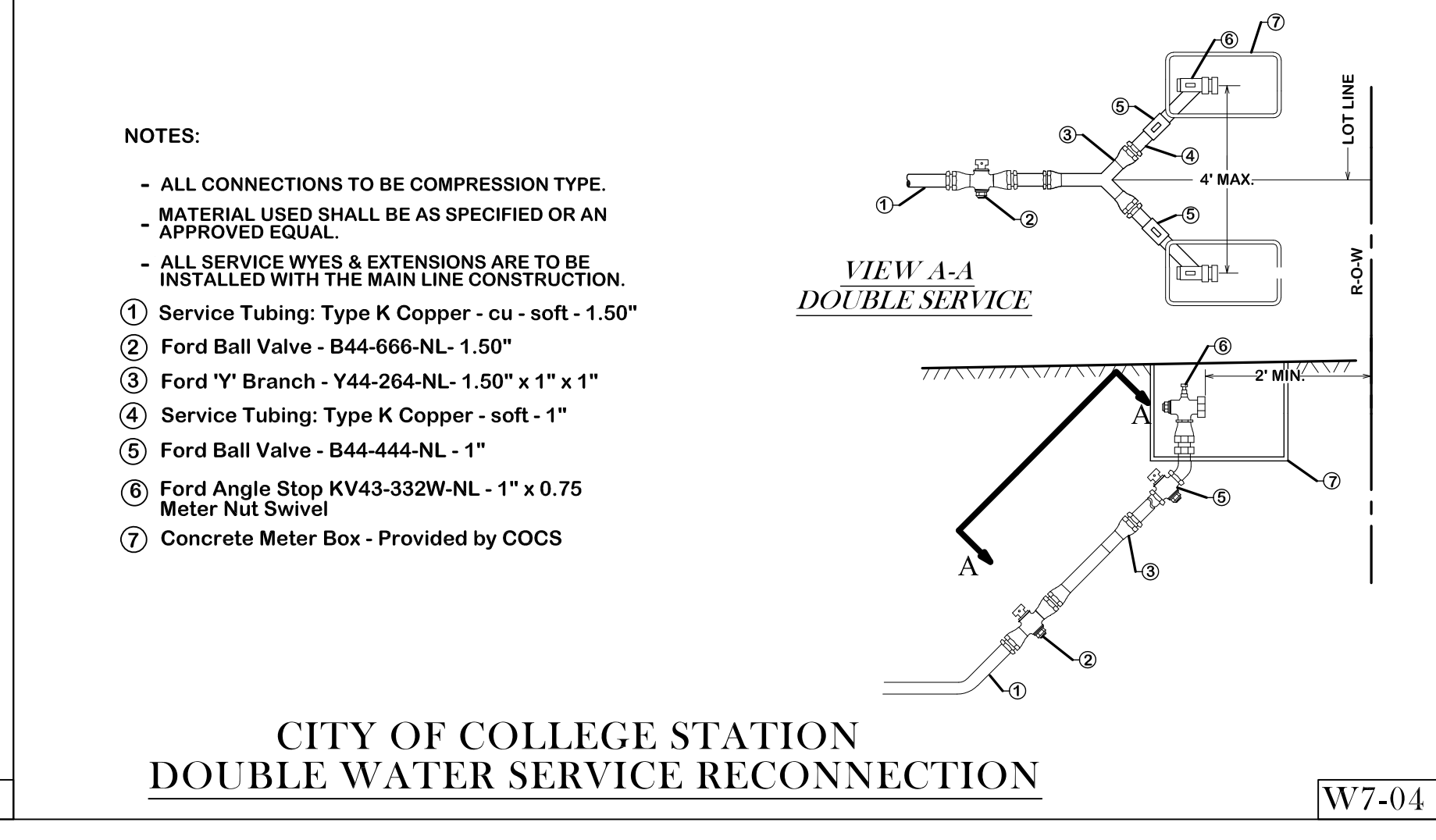
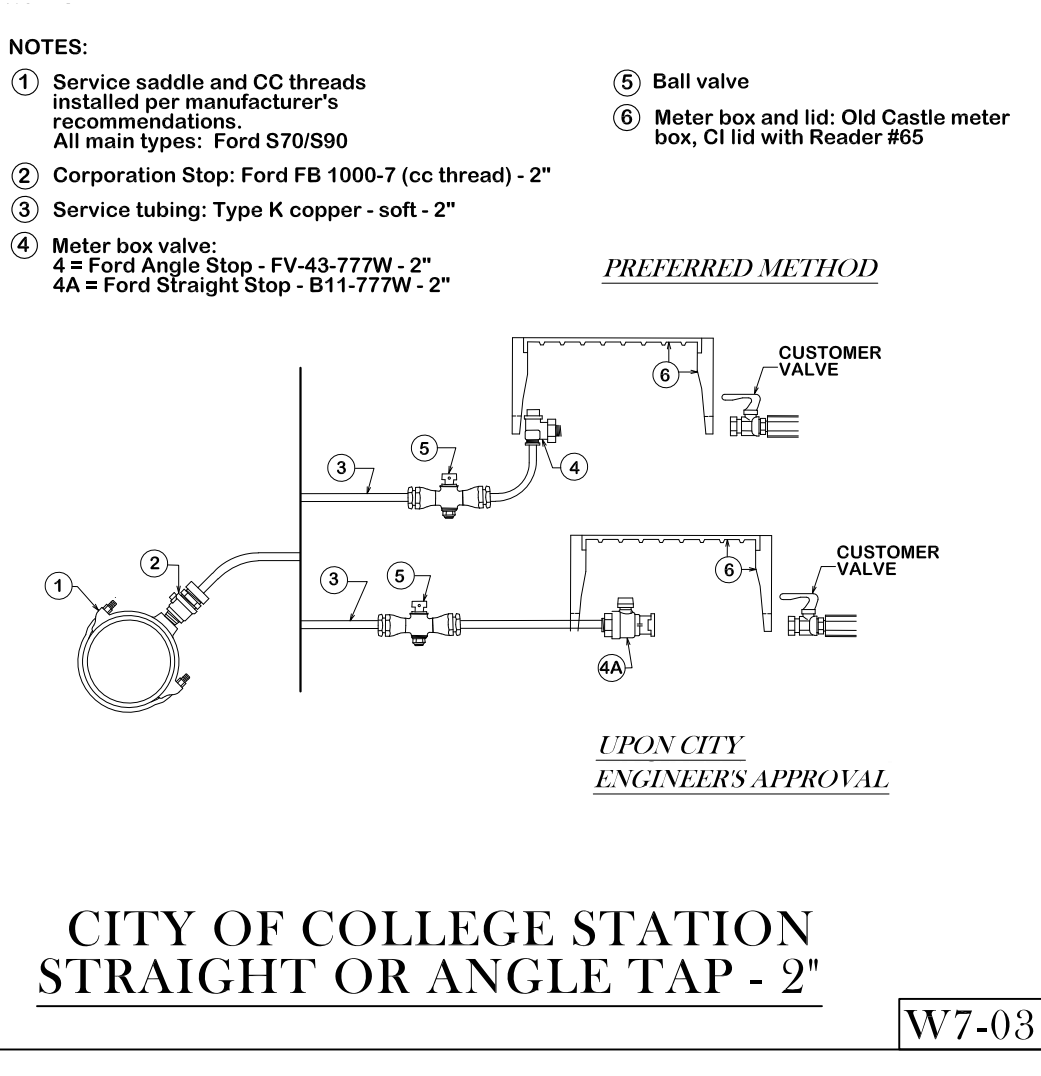
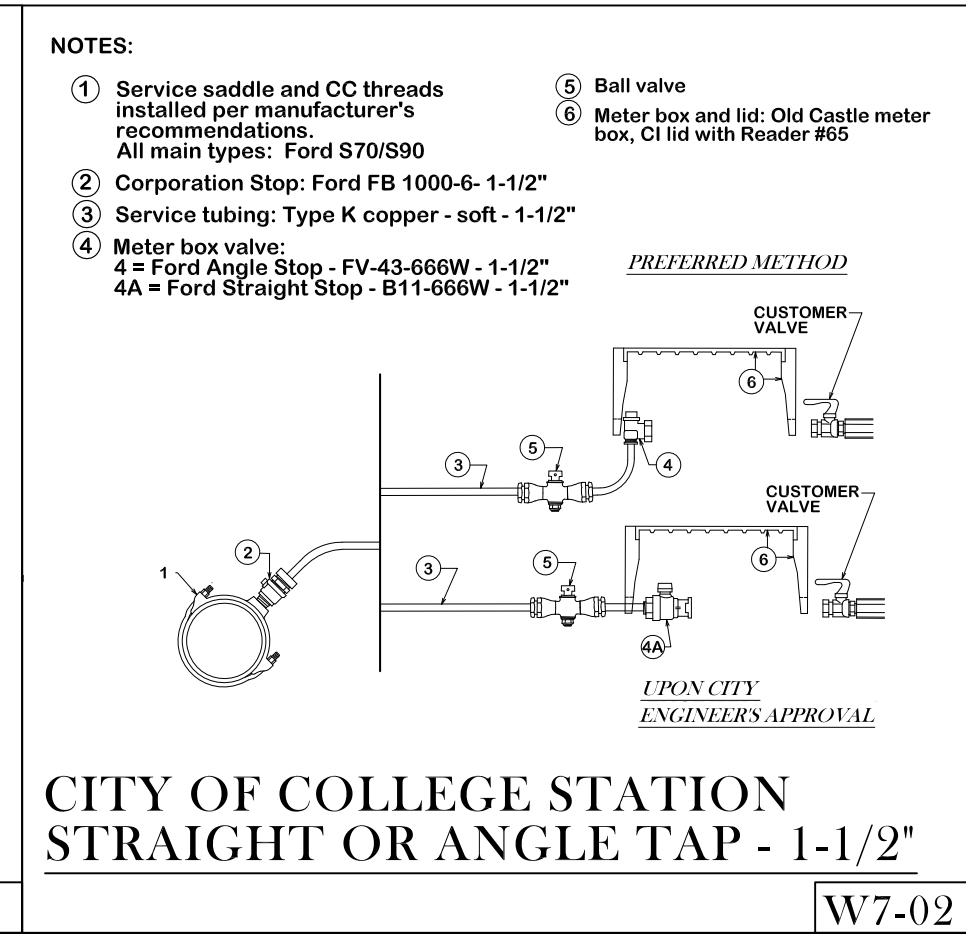
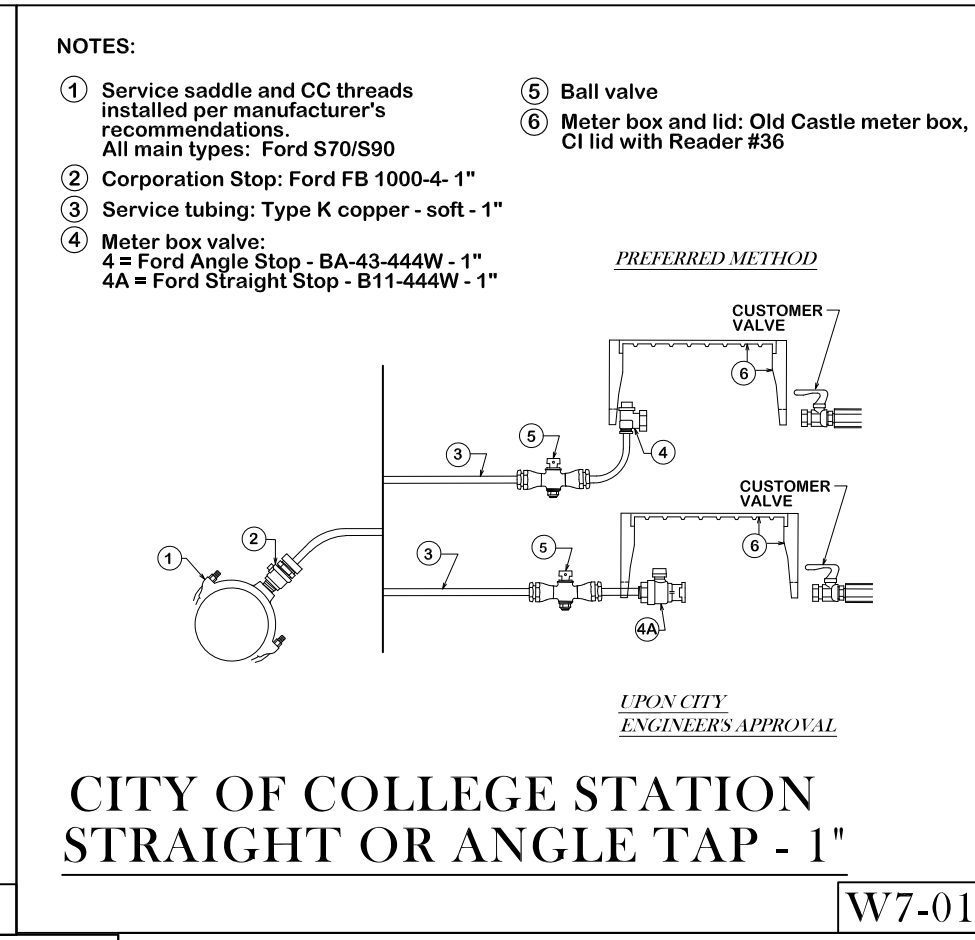
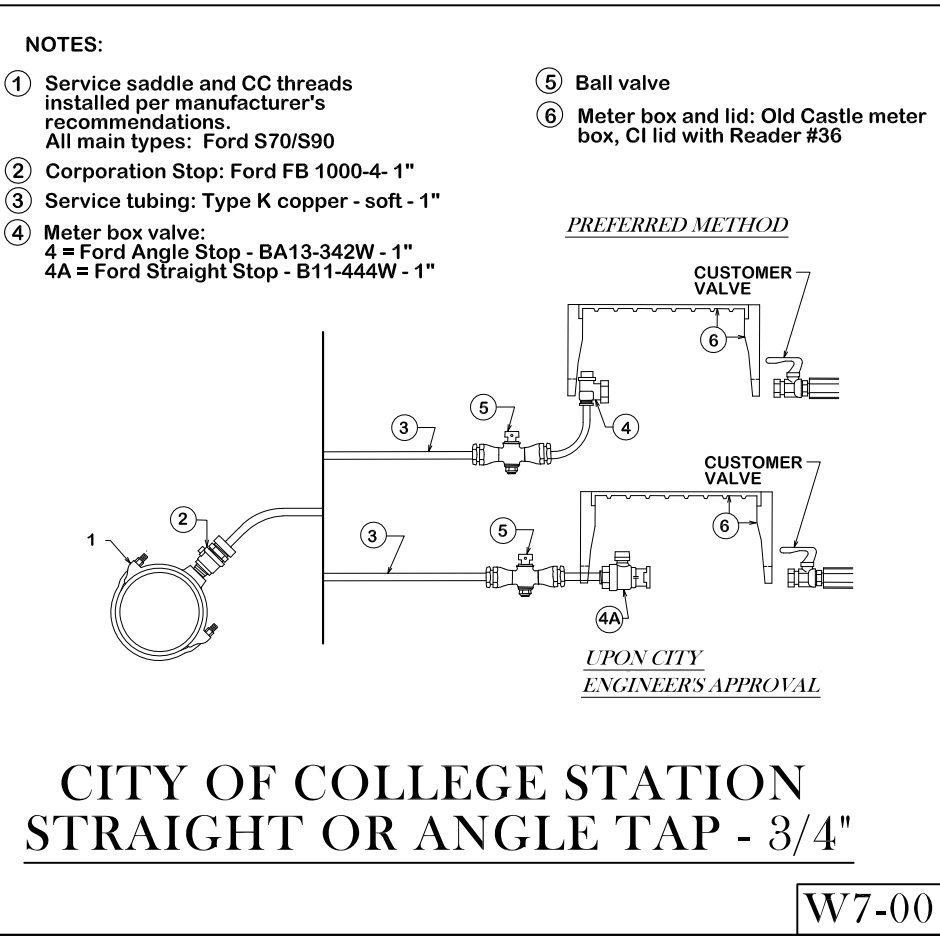
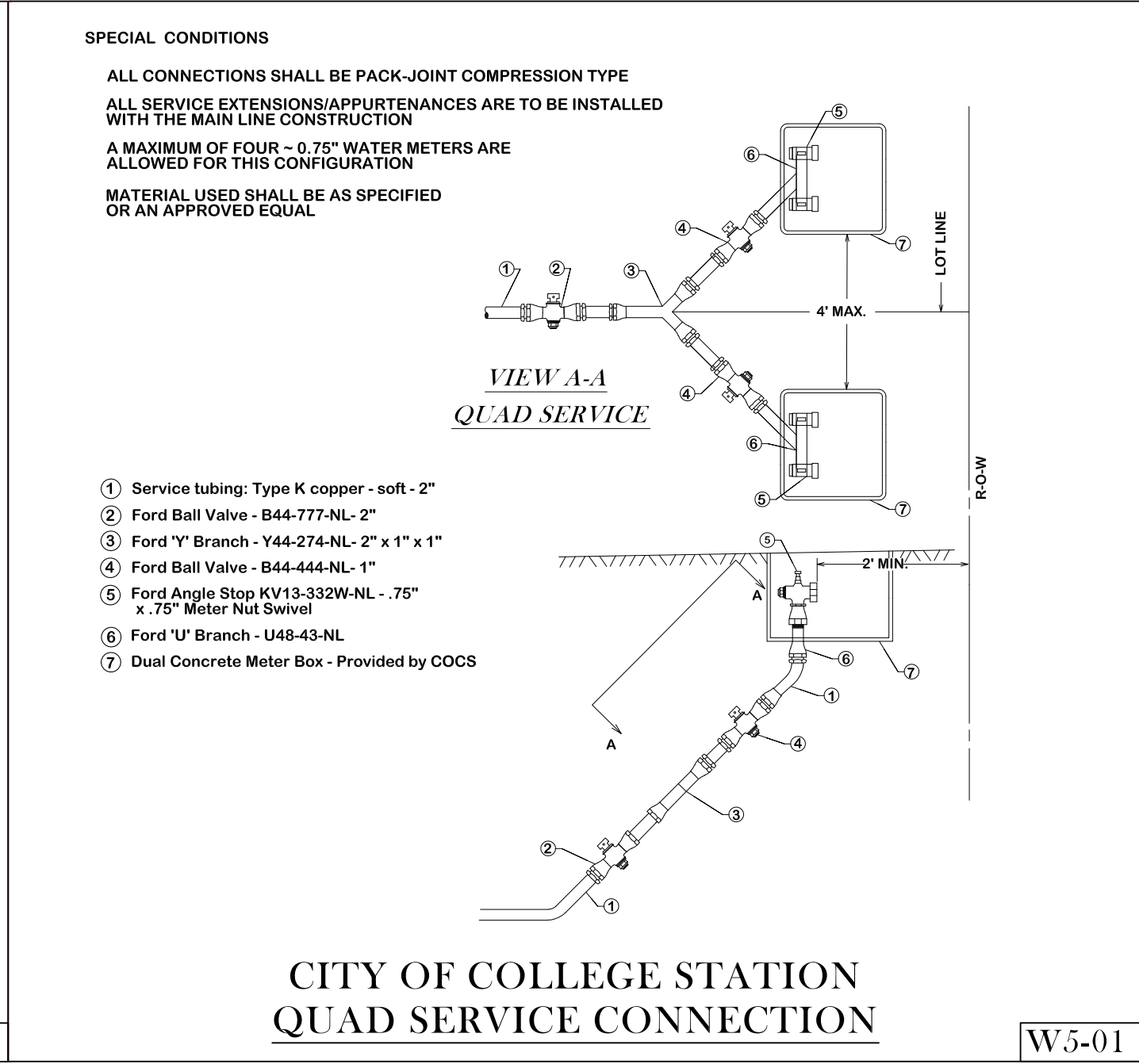
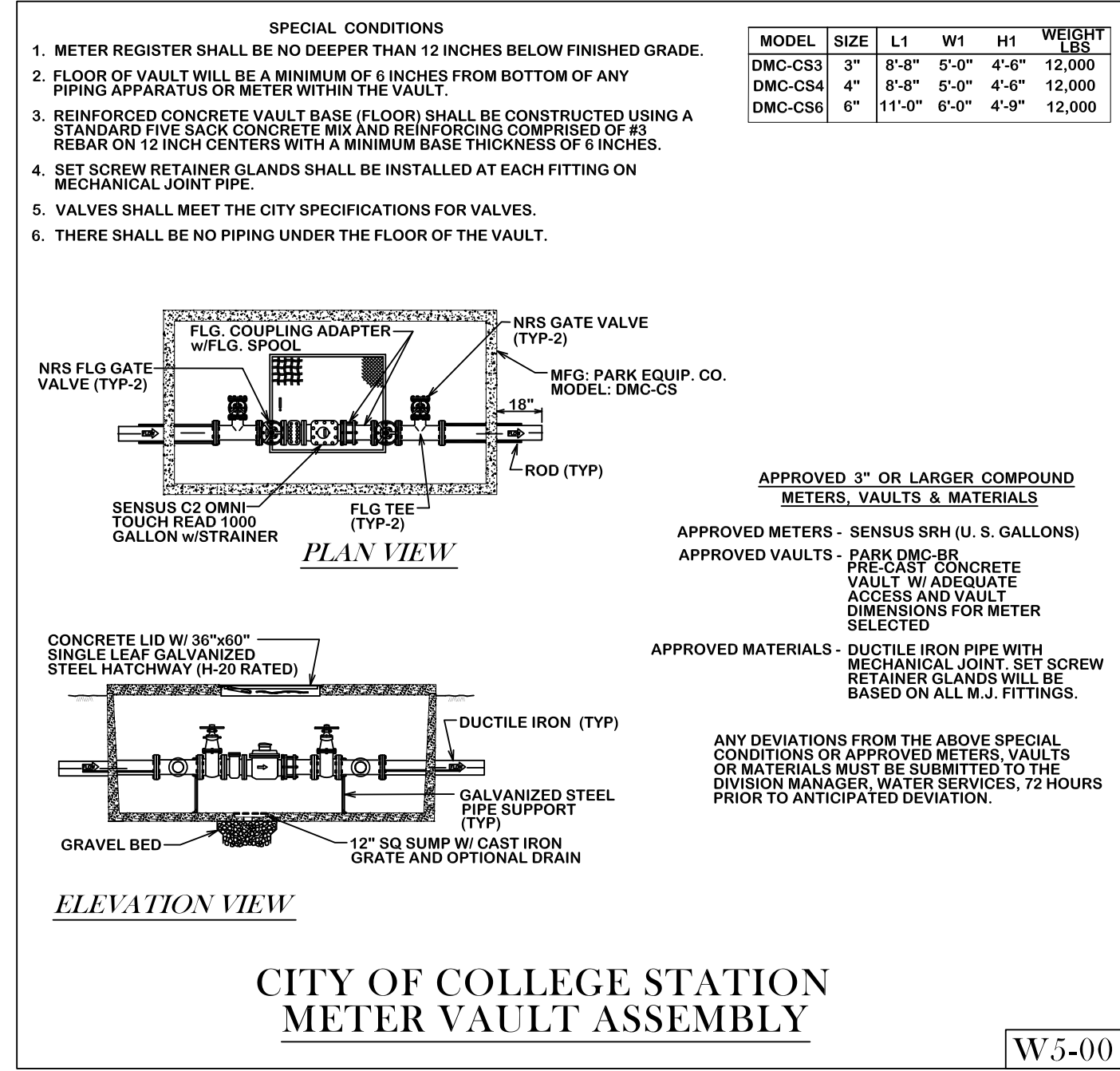
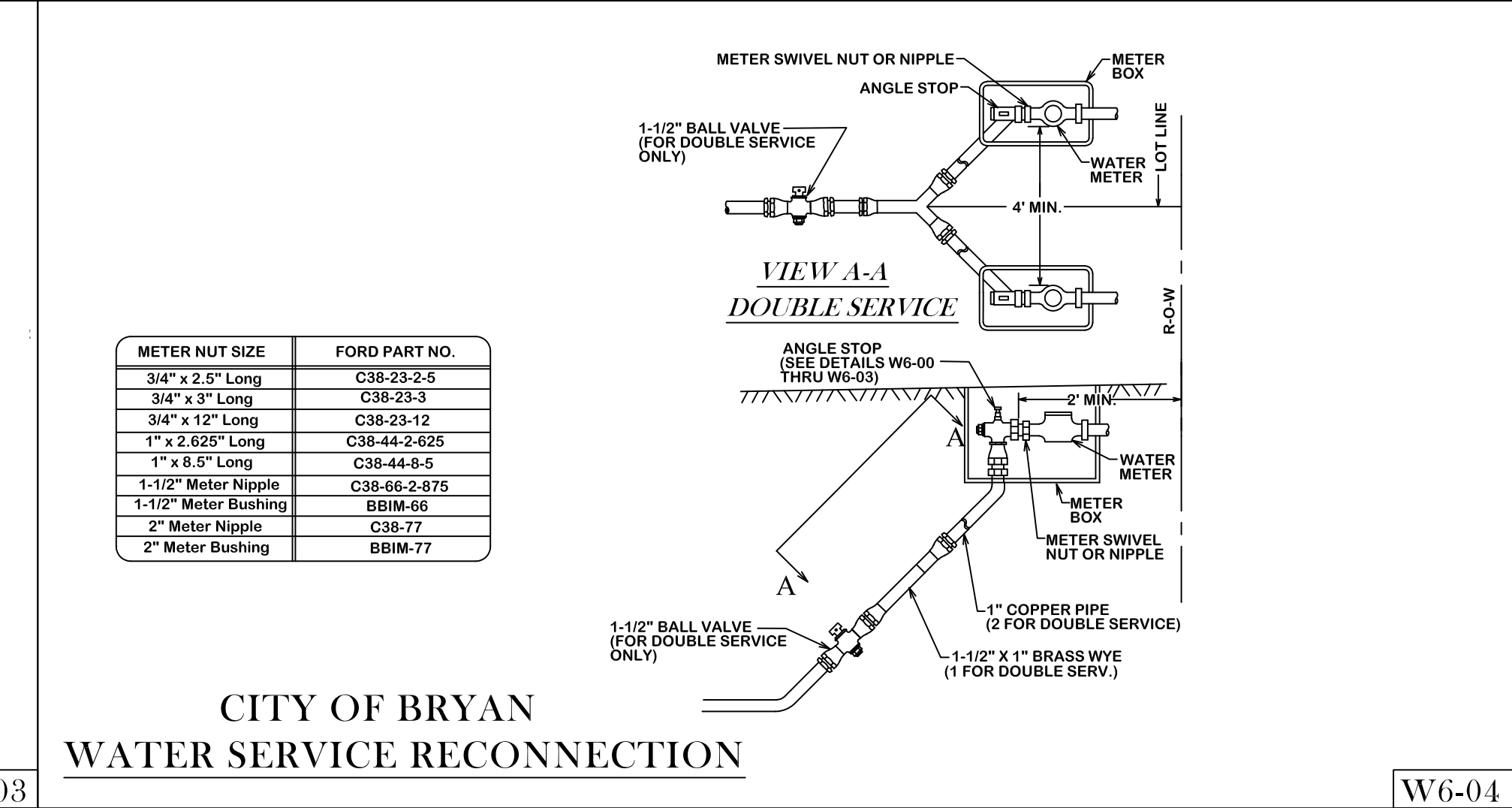
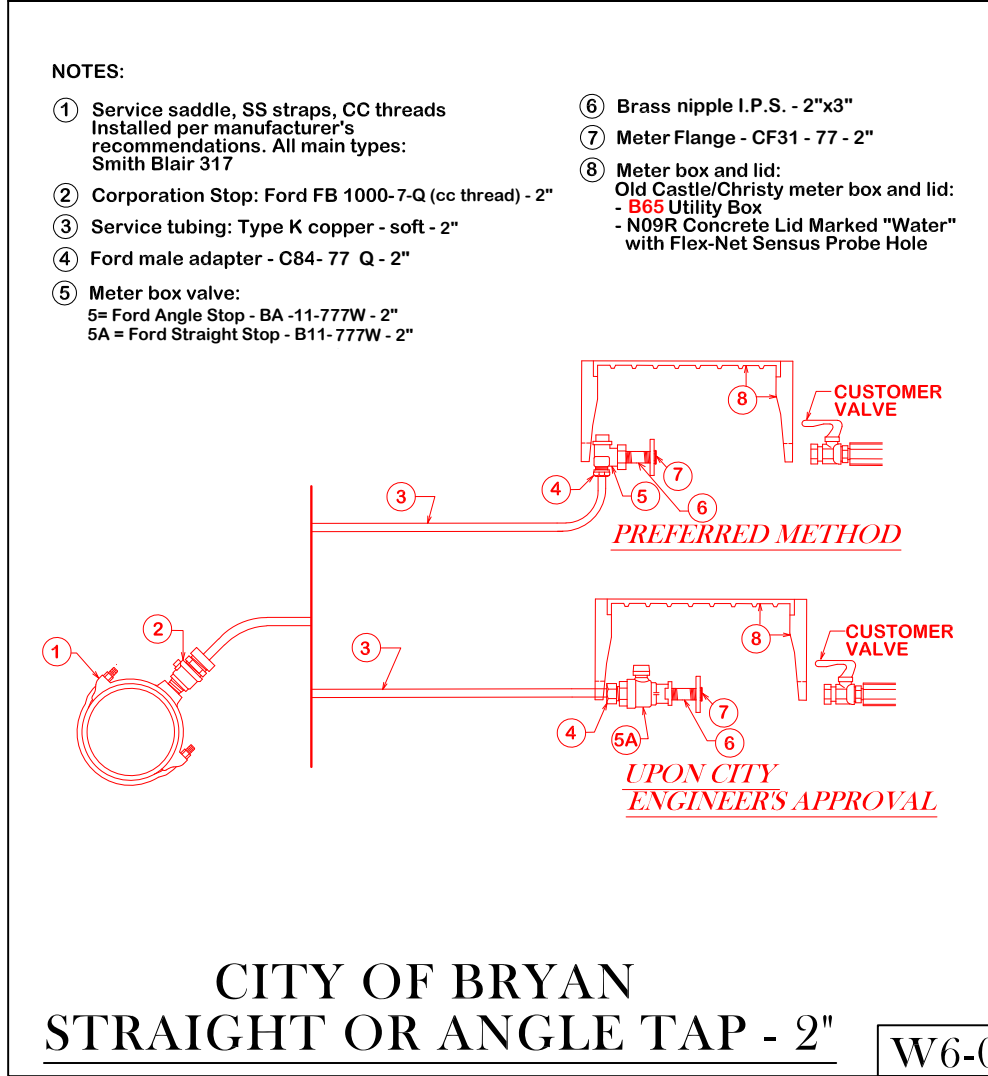
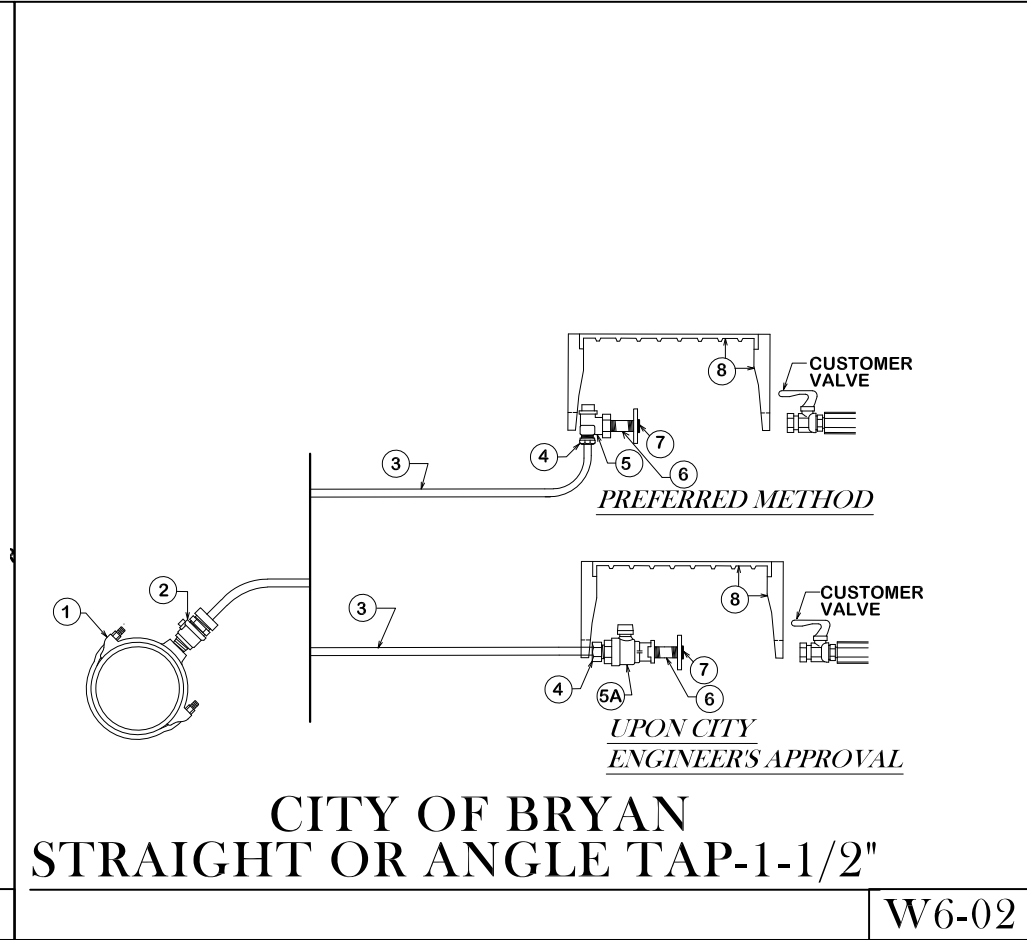
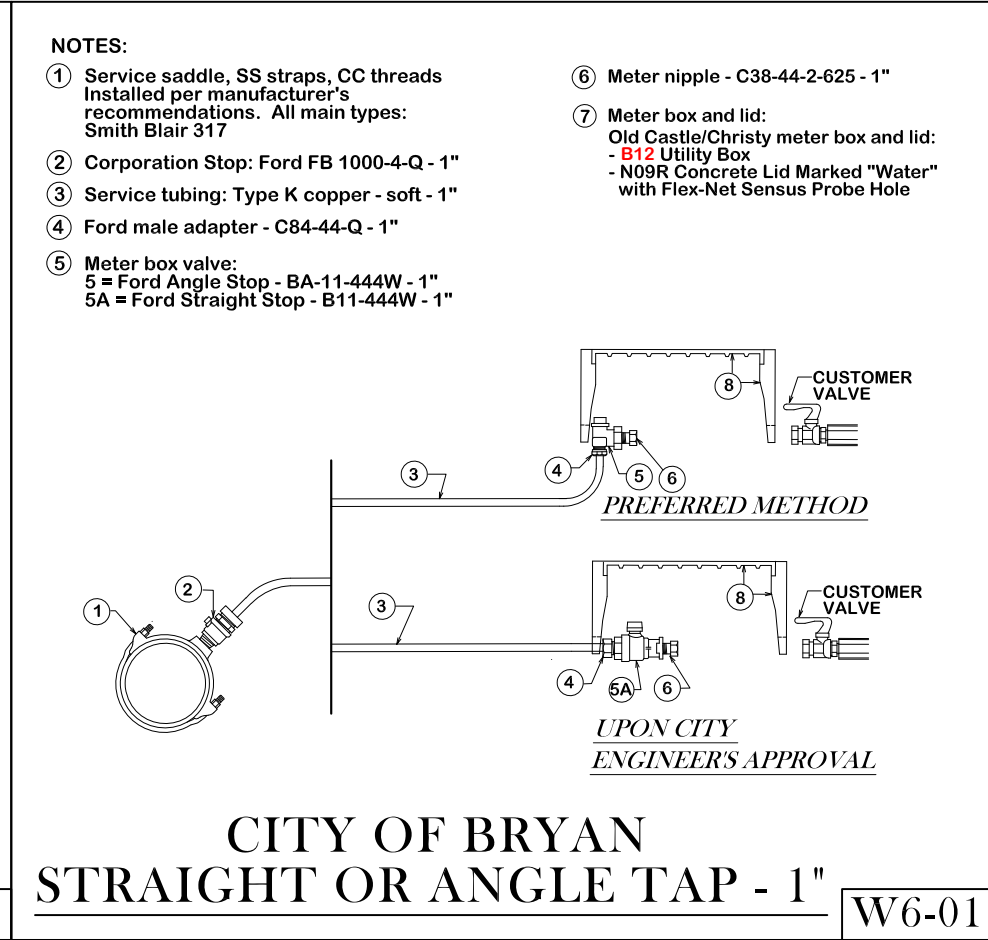
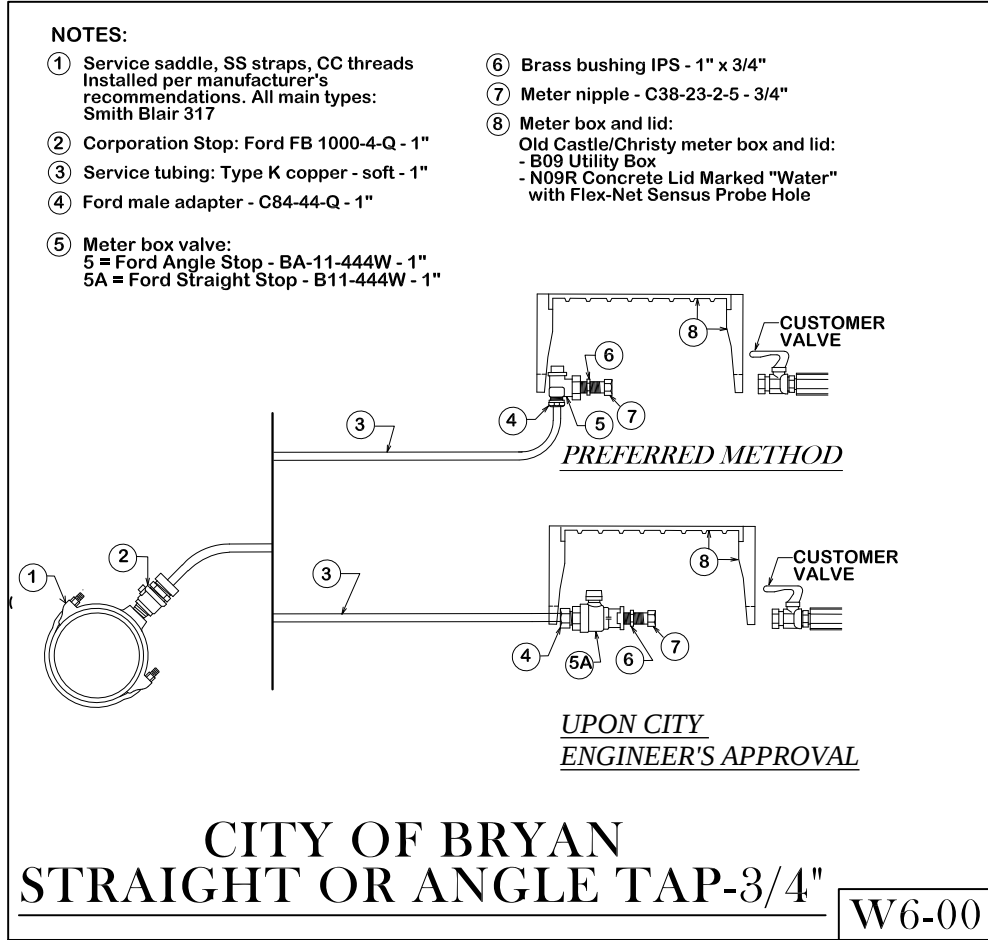
BRYAN - COLLEGE STATION
STANDARD SEWER DETAILS



DRAWN BY: K.L.
DATE: APR 2024
SCALE: N T S
APPROVED: W. P. K.

S2

SHEET 2 OF 2



BRYAN - COLLEGE STATION
STANDARD WATER DETAILS



DRAWN BY:
DATE:
SCALE:
APPROVED:

W2

REVISIONS:
7/1/2016 - Details W6-00 thru W6-04
Accepted for use by COB

