

Vicinity Map

N.T.S.

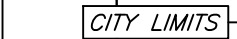
CITY LIMITS

HWY. 30

WINDING CREEK

PROJECT LOCATION

COLE LN.



1. 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.
2. 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 OSSF's spray field.
3. The subject property is zoned Retail District (C-2).
4. No portion of this tract lies within a designated 100-year floodplain according to the F.I.R.M. Maps, Panel No. 480401C0205E, Revised Date, May 16, 2012.
5. The developed area for this project is 3.428 acres.
6. Three 15' X 15' dumpsters are proposed for this site.
7. All signage to be permitted separately in accordance with the sign ordinance.
8. All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

1. Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
2. Private water and sewer line service materials to be in accordance with plumbing code.
3. Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
4. Depth of the existing water and sewer lines to be verified by the contractor.
5. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, protect, 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.
6. This development will utilize a private OSSF for sewer service until a public sewer main is installed by the City. The Owner will remove the OSSF and connect to the public sewer system no later than 5-year after the sewer main is within 150-feet of the property line.

1. Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
2. If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
3. Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" OCWE and the pad shall extend an additional 10' in front of the containment area.
4. The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
5. An all-weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
6. The pad, screening and doors will be constructed and maintained at the property owner's expense.
7. Containment areas are preferred to be on flat/level service areas. The apron/approach in front of the enclosure should be level with the enclosure with no more than 2% grade variance.

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/or damage to them, 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.

Texas One Call:	800-245-4545
Lone Star One Call:	800-669-8344
Texas Excavation Safety	800-344-8377
City of Bryan	979-209-5900
System (Digtess)	
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Frontier	979-821-4300
Suddenlink	979-846-2229

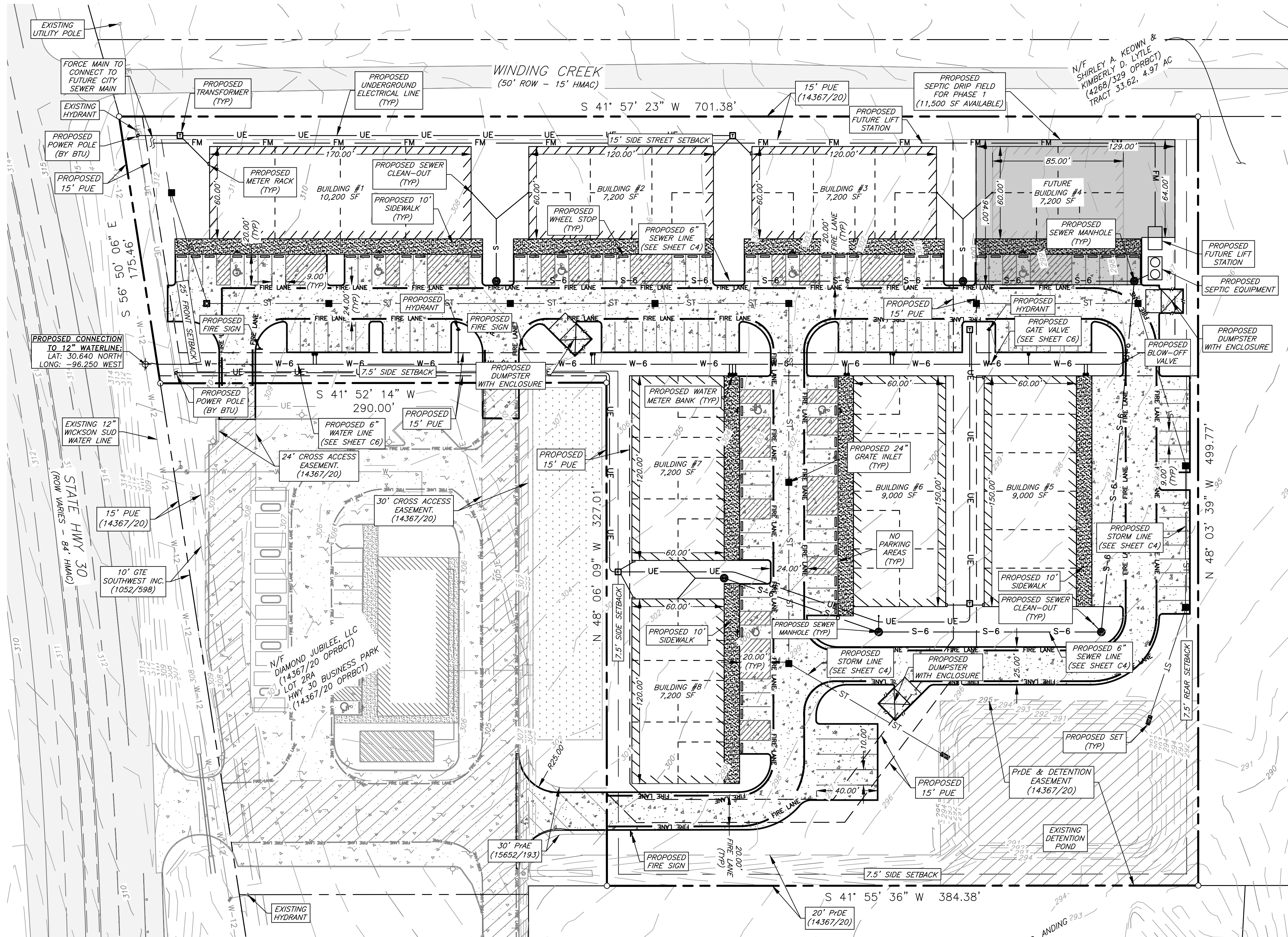
Proposed Improvements:	
19,530	SF Office Area
42,570	SF Warehouse Area
New Required Parking:	
79...	1 Spaces per 250 SF Office Area
43...	1 Spaces per 1000 SF Warehouse Area
122...	Total Required
Total Proposed Parking	
115...	Straight in Parking
8...	ADA Parking
123...	Total Provided

1. All concrete to be constructed with 3,500 psi (Min) – 28 day strength portland cement concrete.
2. 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.
3. 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.
4. Assure positive drainage across project site to the storm water structures.
5. Normal Domestic Wastewater is anticipated to be discharged from this development.
6. Potable Water Protection – All devices, appliances, and apparatus intended and used 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 90 TAC 290.47 – Appendix F.
7. 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.
8. 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 in the deepest first. Each contractor is responsible for knowing final determination of installation order.
9. 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.
10. 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.
11. 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.
12. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

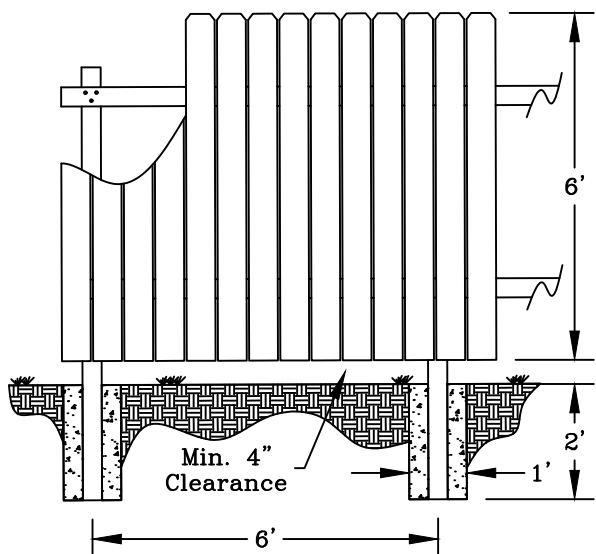
All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended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

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

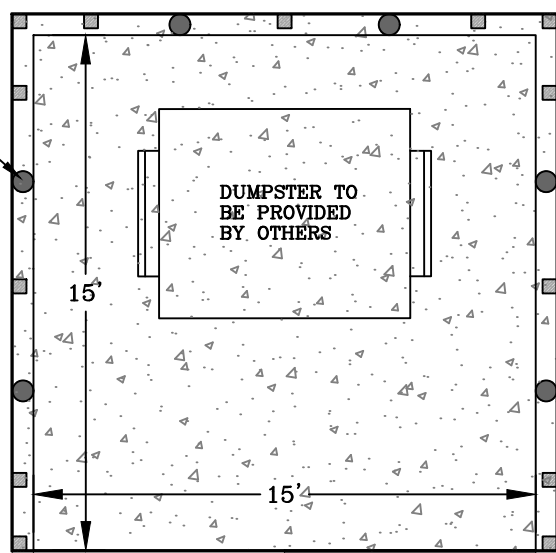
Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.



1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 1/2 galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PPS concrete.
5. Screening fence & post are to be placed outside dumpster pad.



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General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. All utilities shown are taken from the best available information based on construction utility department owned by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
4. 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.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Streets, and Drainage, unless otherwise noted.
7. It is the intent of these plans to comply with all BCS guidelines, details, & specifications.
8. 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

This document is released for the purpose of interim review under the authority of Glenn Jones P.E. 97600 on 6-Oct-26. It is not to be used for construction, bidding, or permitting purposes.

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

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

11400 State Highway 30
Bryan, Brazos County, Texas

Date: _____

October 2026

Scale: *As Noted*

Sheet:

C2