

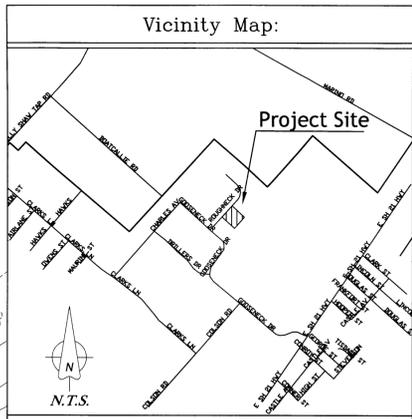
Block 8

Block 9

Roughneck Drive

**Legend:**

Existing Conditions	Chain Link Fence
Proposed Construction	Wire Fence
Easements	Telephone
Sewer Lines	Proposed Contour
Sewer Service Lines	Existing Contour
Water Lines	Water Meter
Water Service Lines	Pipeline Riser
Overhead Electrical	Hydrant
Underground Electrical	Valve
SILT	



**Site Specific Notes:**

- Current owner of Lot 2, Block 9 of Carrabba Industrial Park, Phase 6, is Highland Interest, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Mark Carrabba - Vice President.
- Current Zoning is I - Industrial.
- Current use - Vacant.
- Proposed use and improvements: wholesale/fabrication facility including assorted parking, utilities, & landscaping.
- This lot is not within the 100-YR floodplain according to the FIRM for Brazos County, Texas and Incorporated Areas, Map No. 4801C0131C, effective July 2, 1992.
- Total lot acreage is 1.69 Acres.
- Standard side and rear building setback line of 7.5' apply to this lot.
- 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.
- Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
- Access gates to open storage area shall be manually operated and secured with a chain and pad lock.
- There are no paint spraying operations anticipated for this development.

- Key Notes:**
- Proposed 3/4" water meter with 1" PVC waterline service.
  - Proposed 4" PVC sanitary sewer service.
  - Proposed sanitary sewer double clean-out.
  - Proposed overhead electrical service line.
  - Proposed underground Verizon telephone service to building.
  - Proposed chain link fence.
  - Proposed 20' double-hung chain link gate.
  - Standard wheel stop (Typ.).
  - Proposed 4" wide parking stripe painted white (Typ.).
  - Pole mounted handicap parking sign. See detail.
  - Proposed 4" wide handicap parking pavement markings painted blue.
  - Proposed asphalt paving. See detail.
  - Proposed limestone gravel surface.
  - Proposed 12' x 12' concrete dumpster pad, 8" thick reinforced with #5 rebar 12" OCEW and w/ 6' tall wooden fence screen. See detail.
  - Proposed concrete 4' apron/ sidewalk. See detail.
  - Proposed Hose Bib.

**Parking Analysis:**

Proposed Improvements:	22000 SF Outdoor Storage Area
	6000 SF Wholesale/Fabrication Building
New Required Parking:	
	11.... 1 Space per 2000 SF Outdoor Storage Area
	6.... 1 Space per 1000 SF Building Area
	17.... Total Required
New Provided Parking:	
	16.... Straight in Parking
	2.... Handicap Parking, Van Accessible
	18.... Total Provided

**Construction Notes:**

- Extend driveway throat as needed in order for apron to meet existing pavement.
- Minimum 18' clearance required between overhead line and pavement.
- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed with 3000 psi - 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.
- Assure positive drainage across project site to the storm water structures.
- The outdoor storage area shall follow the same detail and specifications as the asphalt parking lot, omitting the prime coat and asphalt-cement wearing surface. Limestone gravel surface shall be rolled smooth to finish grade.

**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 Water, Sewer, Streets, and Drainage, unless otherwise noted.
- All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.



The seal on this document was authorized by Glenn Jones #97900 on this date, 6/4/2008. Attention of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date
2	Revised Site Notes	6/4/08
1	Released for Review	5/28/08

Firm Name and Address:

**J4 Engineering**

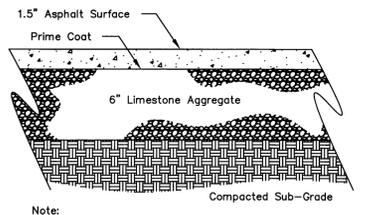
Glenn Jones, PE-CFM  
 PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 gjoness@j4engineering.com

Project Name and Address:

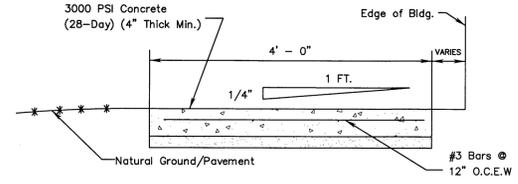
JUN 04 2008

**Site Plan** Development  
 Lot 2, Block 9 Service  
 Carrabba Industrial Park - Phase 6  
 Bryan, Brazos County, Texas

Project:	Site Plan	Sheet:	
Date:	6/4/08		SP-1
Scale:	As Noted		



**Asphalt Payment**  
N.T.S



**Typical Sidewalk**  
N.T.S