

- ### Site Specific Notes:
- Current owner of Lot 3, Block 9 of Carrabba Industrial Park, Phase 5, 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 1.50 Acres.
  - Standard side and rear building setback line of 7.5' apply to this lot.
  - 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.

- ### Construction Notes:
- Minimum 18' clearance required between over-head line and pavement.
  - 12'x12' dumpster pad, 8" thick reinforced concrete w/ #5 rebar 12" OCEW and w/ 6" tall wooden fence screen (see detail this page). Dumpster pad shall extend 10' in front of containment area.
  - Contact Cody Cravatt @ 979-209-5934 to verify location and angle of dumpster pads prior to pouring concrete.
  - All proposed sewer cleanouts that are shown to be placed within a concrete sidewalk shall be set at the same grade as the sidewalk and utilize a flush mount, brass cap, so that there are no tripping hazards.
  - 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.
  - 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. All pavement markings shall be white except for International Symbol of Accessibility.

# Site Plan

- ### General Notes:
- The topography shown is from field survey data.
  - Refer to Final Plat for all lot dimensions and bearings, Volume 8882, Page 203.
  - 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.

- Dig Teas: 800-344-8377
- Atmos Energy: 800-545-6005
- Sudden Link: 800-344-8377
- Verizon: 800-344-8377
- City of Bryan: 979-209-5900

2	Revised Notes/Dumpster Pad	7/1/09
1	Released for Review	6/24/09
No.	Revision/Issue	Date

### Parking Analysis:

Proposed Improvements:	19217 SF Outdoor Storage Area	6000 SF Wholesale/Fabrication Building
New Required Parking:	10...1 Space per 2000 SF Outdoor Storage Area	6...1 Space per 1000 SF Building Area
	16... Total Required	
New Provided Parking:	15... Straight in Parking	2... Handicap Parking, Van Accessible
	17... Total Provided	

### Fire Lane Striping:

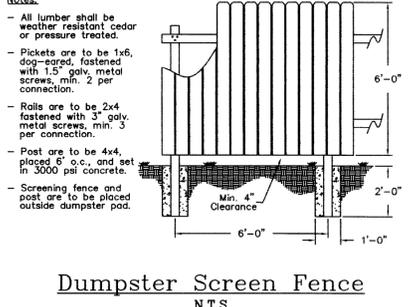
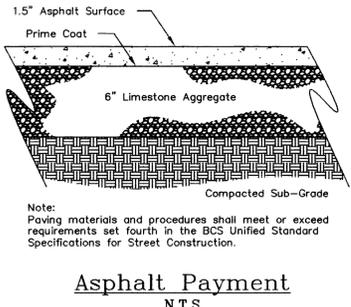
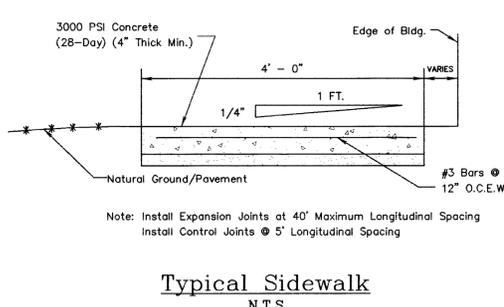
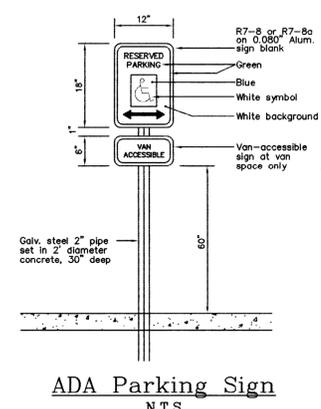
All curbs and curb ends designated as firelanes on plans shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wording may not be spaced more than 15' apart.

█ FIRE LANE █ NO PARKING █ TOW AWAY ZONE █

An 8" high red strip and 4" white lettering shall be striped on the surface of the pavement where no curb is present.

### Legend:

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



Firm Name and Address:

**J4 Engineering**  
Glenn Jones, PE-CFM  
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979-739-0567 gjones@j4engineering.com  
Firm# 9951

Project Name and Address:

Site Plan: 1820 Roughneck Dr.  
Lot 3, Block 9  
Carrabba Industrial Park-Phase 6  
Bryan, Brazos County, Texas

Project: Site Plan  
Date: June 2009  
Scale: As Noted

Sheet: SP-1

J4 Engineering 7/1/2009 CIP Phase 6 Block 9 Lot 3 REVISED.dwg JAE Project # 09-009