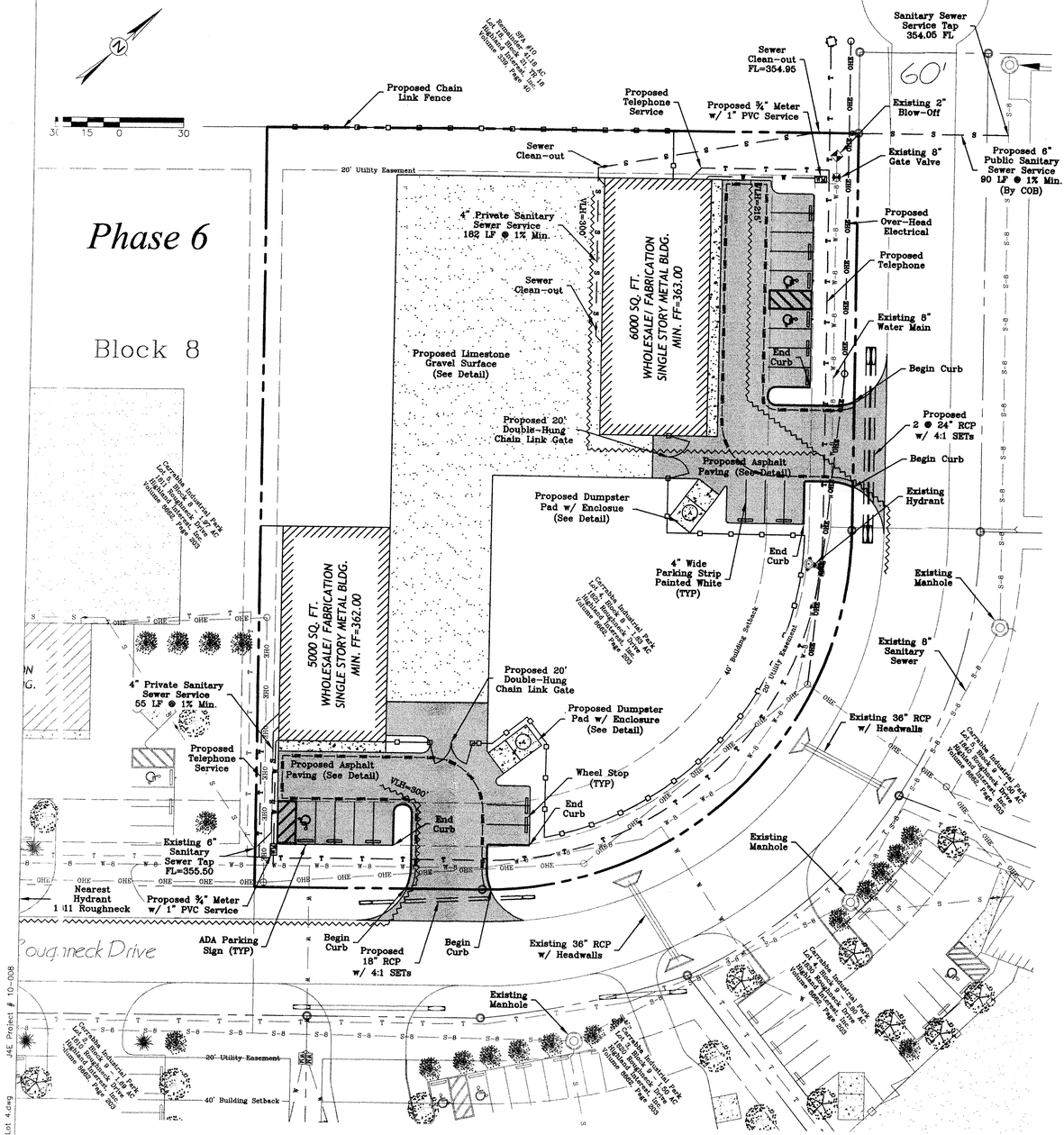
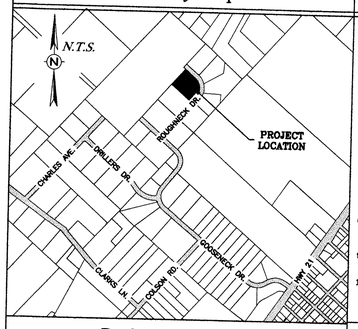


Vicinity Map:



Parking Analysis:

Proposed Improvements:

19,290	SF	Outdoor Storage Area
11,000	SF	Wholesale/Fabrication Building

New Required Parking:

10.... 1 Space per 2000 SF Outdoor Storage Area
11.... 1 Space per 1000 SF Building Area

21.... Total Required

New Provided Parking:

18.... Straight in Parking
3.... ADA Parking w/Van Accessible

21.... 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 ■

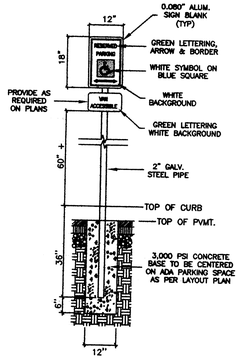
Site Specific Notes:

1. Current owner of Lot 4, Block 8 of Carrabba Industrial Park, Phase 5, is Highland Interest, Inc., PO Box 663, Bryan, Texas 77806, (979) 775–8550, Mark Carrabba – Vice President.
2. Current Zoning is I – Industrial.
3. Current use – Vacant.
4. Proposed use and improvements: wholesale/ fabrication facility including assorted parking, utilities, & landscaping.
5. This lot is not within the 100–YR floodplain according to the FIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0151C, effective July 2, 1992.
6. Total lot acreage is 1.83 Acres.
7. Standard side and rear building setback line of 7.5' apply to this lot.
8. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821–5770.
9. Access gates to open storage area shall be manually operated and secured with a chain and pad lock.
10. There are no paint spraying operations anticipated for this development.

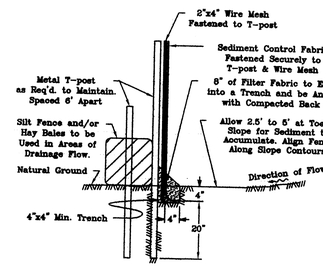
Construction Notes:

(A) 12'x12' dumpster pad, 8" thick reinforced concrete w/ #5 rebar 12" OCEW and w/ 6' tall wooden fence screen. See detail.

1. Contact Cody Cravatt @ 979–209–5934 to verify location and angle of dumpster pads prior to pouring concrete.
2. 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.
3. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
4. All concrete to be constructed with 3000 psi – 28 day strength portland cement concrete.
5. 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.
6. 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.
7. Assure positive drainage across project site to the storm water structures.
8. The proposed limestone gravel pavement 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.
9. 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.
10. 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.



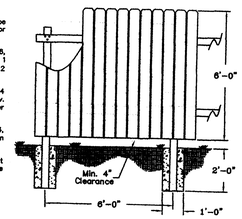
ADA Parking Sign
N.T.S



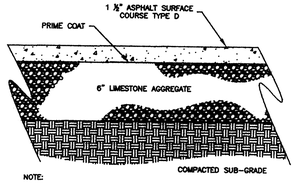
Silt Fence
N.T.S

Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog–eared, fastened w/ 1 ½" 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 psi concrete.
5. Screening fence & post are to be placed outside dumpster pad.

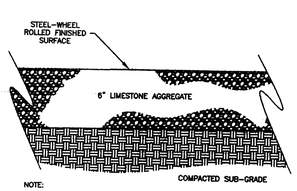


Dumpster Screen Fence
N.T.S



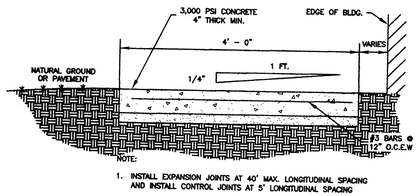
NOTE:
1. PAVING MATERIALS AND PROCEDURES SHALL MEET OR EXCEED REQUIREMENTS SET FORTH IN THE BCS UNIFIED STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CURRENT EDITION.

Typical Asphalt Payment Section
N.T.S



NOTE:
1. PAVING MATERIALS AND PROCEDURES SHALL MEET OR EXCEED REQUIREMENTS SET FORTH IN THE BCS UNIFIED STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CURRENT EDITION.

Typical Limestone Base Pavement Section
N.T.S



NOTE:
1. INSTALL EXPANSION JOINTS AT 40' MAX. LONGITUDINAL SPACING AND INSTALL CONTROL JOINTS AT 5' LONGITUDINAL SPACING

Typical Sidewalk
N.T.S

Legend:

	Existing Conditions		Chain Link Fench
	Proposed Construction	x x	Wire Fench
S–S S–S	Easements	T T	Telephone
S S	Sewer Lines	360	Proposed Contour
W–S W–S	Sewer Service Lines	360	Existing Countour
W W	Water Lines	WM	Water Meter
OHE OHE	Water Service Lines		Pipeline Riser
UGE UGE	Overhead Electrical		Hydrant
SILT SILT	Underground Electrical		Valve
	Silt Fence		

Site Plan

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 documents obtained 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.

Dig Tess:	800–344–8377
Atmos Energy:	800–545–6005
	800–344–8377
Sudden Link:	979–846–2229
Verizon:	800–344–8377
City of Bryan:	979–209–5900

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 Water, Sewer, Streets, and Drainage, unless otherwise noted.
8. All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
9. Normal Domestic Wastewater is anticipated to be discharged from this development.
10. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

STATE OF TEXAS
GLENN JONES
97600
LICENSED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Glenn Jones #97600 on this date, May 12, 2010. Alteration 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 per City Comments	05/11/10
1	Released for Review	05/3/10

Firm Name and Address:
J4 Engineering
Glenn Jones, PE-CFM
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 glones@j4engineering.com
Firm# 9951

Project Name and Address:
Site Plan
1821 Roughneck Dr
Lot 4, Block 8
Carrabba Industrial Park-Phase 6
Bryan, Brazos County, Texas

Date: May 2010	Sheet: SP-1
Scale: As Noted	

RECEIVED
MAY 12 2010
Development & Engineering Services