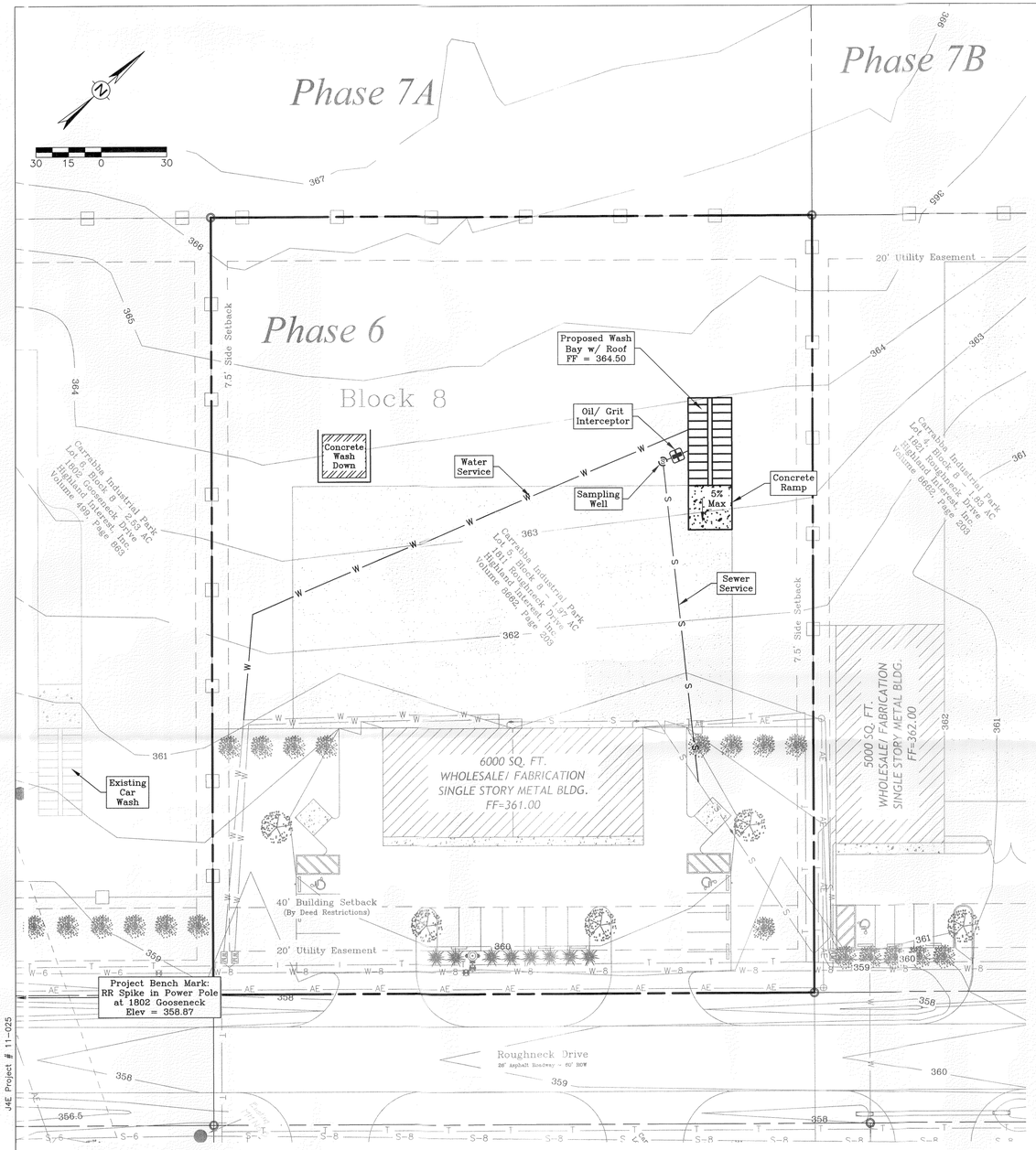
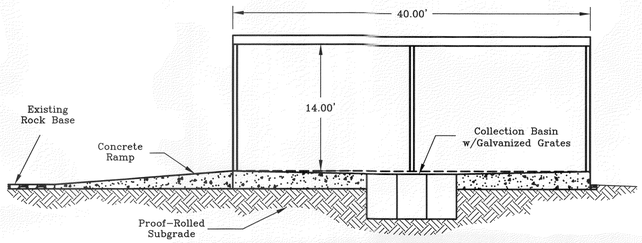
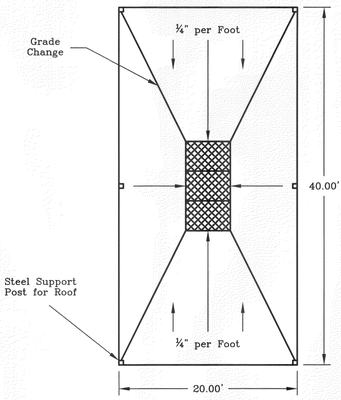


Notes:

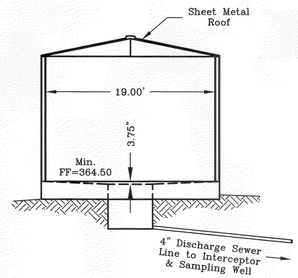
1. Sand/Oil Interceptor:
   (a) 2 Chamber, 500 gallon capacity
   (b) 5,000 psi 28-day strength concrete
   (c) Cast n' Seal inserts for 4-inch Sch 40 PVC
   (d) 4-inch external bypass
   (e) 18-inch ring & covers
2. Sample Well
   (a) 27-inch x 24-inch
   (b) 5,000 psi 28-day strength concrete
   (c) 4-inch inlet & outlet
   (d) Meets Fort Worth Specification
3. Interceptor and sample well to be installed by a Licensed Plumber in accordance with manufacturer's requirements and per City of Bryan Specifications.
4. See Manufacturer's detail sheets attached to this site plan's application.



East-Side Elevation
N.T.S.

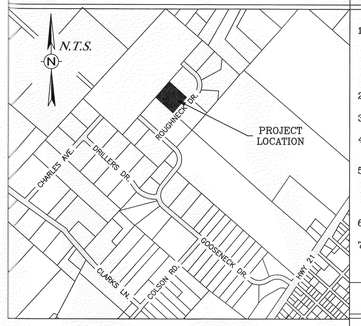


Concrete Slab Plan View
N.T.S.



North-End Elevation
N.T.S.

Vicinity Map:



Site Specific Notes:

1. Current owner of Lot 5, Block 8 of Carrabba Industrial Park, Phase 6 (1811 Roughneck Drive), is Highland Interest, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Mark Carrabba – Vice President.
2. Current Zoning is I – Industrial.
3. Current use is Industrial Warehouse/ Fabrication.
4. Proposed improvements: Single-bay car wash station with roof.
5. 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.
6. Total lot acreage is 1.97 Acres.
7. Standard side and rear building setback line of 7.5' apply to this lot.

Construction Notes:

1. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
2. All concrete to be constructed with 3000 psi (Min) – 28 day strength Portland cement concrete.
3. 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.
4. 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.
5. Assure positive drainage across project site to the storm water structures.
6. 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.
6. 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.
7. In lieu of using the construction materials indicated in the plans, the contractor shall obtain written approval from the Owner for any substitution.

Site Specific Notes:

	Existing Conditions
	Proposed Construction
	Easements
S-8	Sewer Lines
S	Sewer Service Lines
W-8	Water Lines
W	Water Service Lines
AE	Overhead Electrical
UE	Underground Electrical
	Chain Link Fench
T	Telephone
360	Proposed Contour
360	Existing Countour
WM	Water Meter
	Pipeline Riser
	Hydrant
	Valve

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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. Contractor is to verify the exact location and vertical positioning of existing utilities and service lines within the project area, whether shown on the plans or not at least 48 hours prior to any construction. Contractor is responsible for any damage done to existing facilities.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Engineer.
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.
7. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

City Approval:

Seal:

Preliminary Plans Only Not for Construction

No.	Revision/Issue	Date
1	Released for Review	12/28/11

Firm Name and Address:

J4 Engineering

Glenn Jones, PE-CFM
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 gjones@j4engineering.com
Firm# 9951

Project Name and Address:

Car Wash Bay
1811 Roughneck Dr
Lot 5, Block 8
Carrabba Industrial Park-Phase 6
Bryan, Brazos County, Texas

Date:	Sheet:
Dec 2011	*SP-1*
Scale: *As Noted*	

J4E Project # 11-025 | 12/28/2011 | 1811 Roughneck Carwash.dwg | J4 Engineering