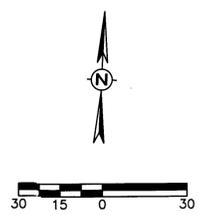


**NOTICE**

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 repair any damaged lines, 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.

**Contact Information:**

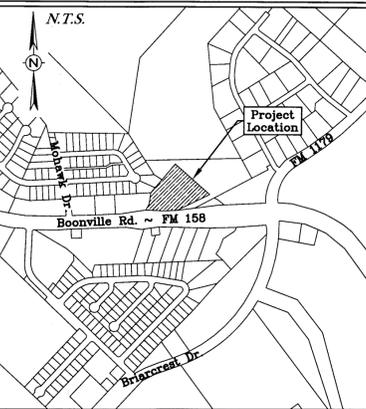
Texas One Call: 800-245-4545  
 Lone Star One Call: 800-869-8344  
 Texas Excavation Safety: 800-344-8377  
 System (Digless): 979-209-5300  
 COB Engineering: 979-209-5300  
 COB Water Services: 979-821-5885  
 Bryan Texas Utilities: 979-774-2508  
 Atmos Energy: 979-821-4300  
 Verizon: 979-821-4300  
 Suddenlink: 979-846-2229



**Site Specific Notes:**

1. Current owner of Lot 3.4, Block 19 of John Austin Survey is Ray & Debbie Bomnskie, Bryan Texas.
2. Current Zoning is C2 - Retail.
3. Current use - Vacant.
4. Proposed use and improvements: Automobile Accessory Sales and Service facility including assorted parking, utilities, & landscaping.
5. Conditional Use Permit 12-02 was approved by the Planning & Zoning Commission on March 21, 2012 for the proposed use shown on this site plan.
6. This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215E, effective May 16, 2012.
7. Total lot acreage is 3.59 Acres.
8. Standard side and rear building setback line of 7.5' apply to this lot.
9. Subject property lies within the FM158 Corridor Overlay District.
10. No outdoor storage of inoperable vehicles or equipment will be allowed on the property.
11. All building facades will be covered with 50% non-metallic materials.
12. No chemical storage tanks are proposed for this site.
13. Floor drains will NOT be utilized in Service/Storage areas.
14. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.

**Vicinity Map:**



**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.
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.
7. All signage will be permitted separately.
8. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
9. Contractor is required to provide containment for waste, prior to and during, demolition/construction. Solid waste roll-off boxes/metal dumpsters shall be supplied by City or City permitted contractor(s) only.
10. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

**Construction Notes:**

1. 12'x12' dumpster pad w/ 10' apron, 8" thick reinforced concrete w/ #5 rebar 12" OCEW and w/ 6' tall wooden fence screen. See detail.
1. Contact Cody Cravat @ 979-209-5934 to verify location and angle of dumpster pads prior to pouring concrete.
2. All proposed sewer cleanouts that are to be placed within a concrete pavement or sidewalks shall be set at the same grade as the finished concrete 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 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.
5. 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.
6. Assure positive drainage across project site to the storm water structures.
7. 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.
8. 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.
9. Clean-outs to be located within the floodplain shall be water tight to prevent inflow.

**Parking Analysis:**

**Proposed Improvements:**

3,840	SF Retail Space
5,214	SF Shop
5,546	SF Warehouse

**New Required Parking:**

16...	1 Space per 250 SF Retail Area
28...	1 Space per 200 SF Shop Area
10...	1 Space per 800 SF Warehouse Area
52...	Total Required

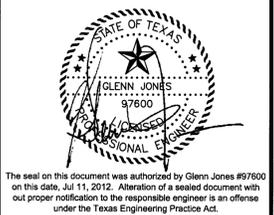
**New Provided Parking:**

40...	Straight in Parking
3...	ADA Parking w/ Van Accessible
14...	Parking within Shop Area
57...	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 ■



The seal on this document was authorized by Glenn Jones #97600 on this date, Jul 11, 2012. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

3	Released for Construction	07/11/12
2	City Comment Revisions	07/10/12
1	City Comment Revisions	06/28/12
No.	Revision/Issue	Date

Firm Name and Address:

**J4 Engineering**

PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

Project Name and Address:

**Texas Truck Riggins**  
 Boonville Rd ~ FM158  
 Lot 1, Block 1  
 Little Creek Subdivision  
 Bryan, Brazos County, Texas

Date:	Jul 2012	Sheet:	
Scale:	As Noted		C1