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:	800-669-8344
Texas Excavation Safety System (Digtess)	800-344-8377
College Station Utilities	979-764-3638
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Verizon	979-821-4300
Suddenlink	979-846-2229

Parking Analysis:

Proposed Improvements:

1,200 SF Building

New Required Parking:

2.... 1 Space per 1000 SF Building Area

2.... Total Required

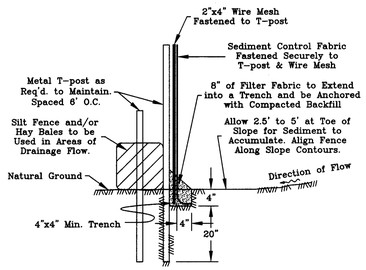
New Provided Parking:

2.... Straight in Parking

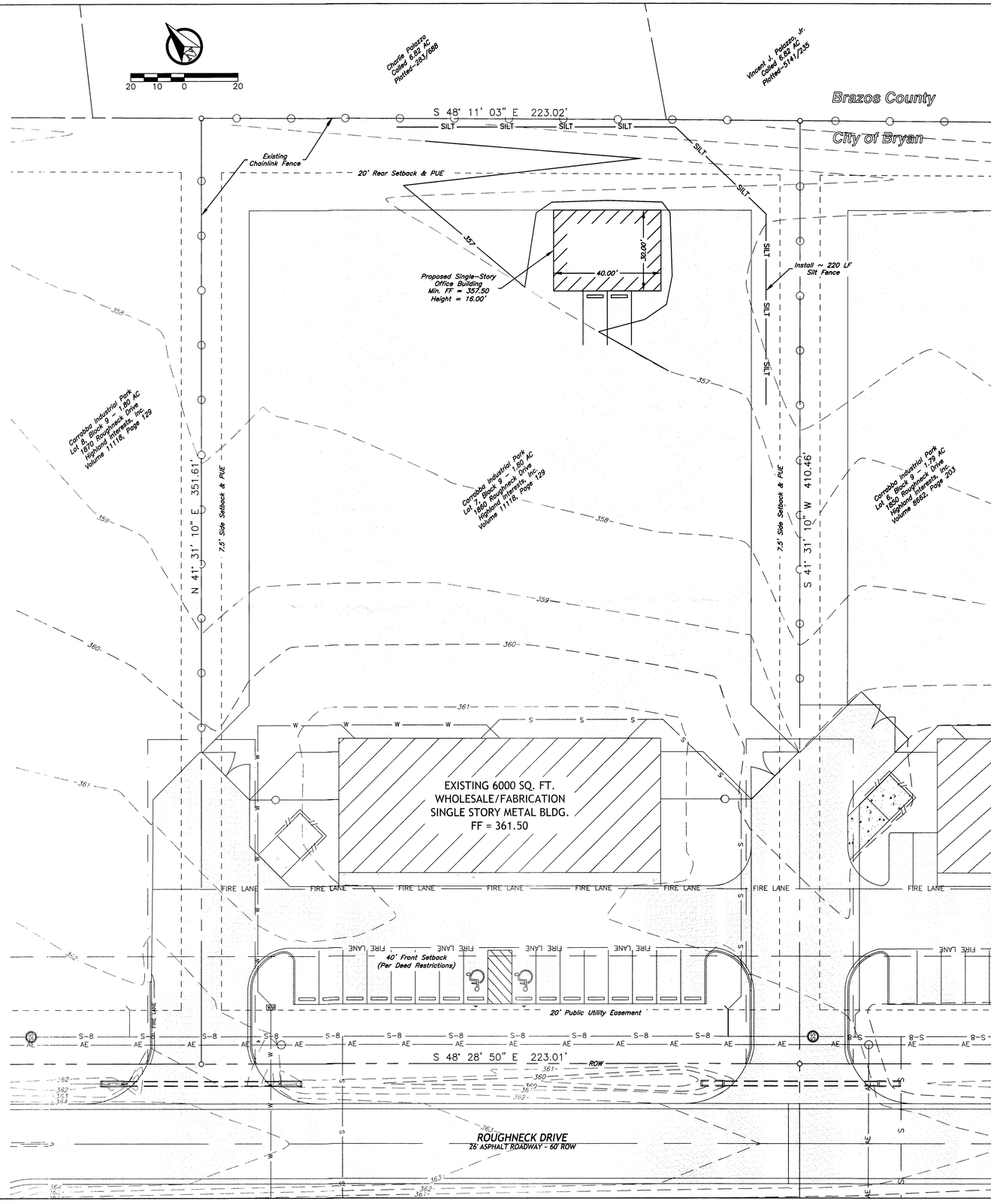
2.... Total Provided

Legend:

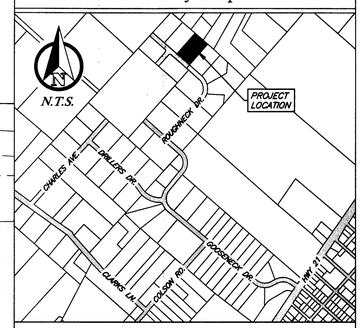
———	Existing Conditions
———	Proposed Construction
- - - - -	Easements
——S-8——	Sewer Lines
——S——	Sewer Service Lines
——W-8——	Water Lines
——W——	Water Service Lines
——AE——	Overhead Electrical
——UE——	Underground Electrical
——SILT——	Silt Fence
—o—o—	Chain Link Fence
//—//—//	Wood Fence
——T——	Telephone
— 320 —	Existing Countour
——320——	Proposed Contour
WM	Water Meter
SS	Sanitary Sewer Manhole
	Hydrant
	Valve



Silt Fence
N.T.S



Vicinity Map:



Site Specific Notes:

1. Current owner of Lot 7, Block 9 of Carrabba Industrial Park, Phase 7B, is Highland Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Mark Carrabba - Vice President.
2. Current Zoning is I - Industrial.
3. Current use - Wholesale/fabrication facility.
4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205E, effective May 16, 2012.
5. Total lot acreage is 1.80 Acres.
6. Standard side setback lines of 7.5' and rear setback of 20' apply to this lot.
7. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
8. Access gates shall be manually operated and secured with a chain and pad lock.
9. There are no paint spraying operations anticipated for this development.

Construction Notes:

1. All proposed sewer cleanouts that are 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.
2. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
3. All concrete to be constructed with 3000 psi (Min) - 28 day strength portland cement concrete.
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. 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.
8. 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.
9. 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.

Detention/ Drainage Notes:

1. Storm water management is provided by a regional drainage and detention pond system. See Regional Drainage Analysis & Design: Carrabba Industrial Park, Phase 6, 7A, & 7B dated Nov 2007. This site meets the impervious cover and flow direction assumptions used in report analysis.

Site Plan

AUG 21 2013

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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.

Preliminary Plans Only
Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Aug 21, 2013. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering

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

Project Name and Address:

1860 Roughneck Dr
Office Building

Lot 7, Block 9
Carrabba Industrial Park Phase 7B
Bryan, Brazos County, Texas

Date: *Aug 2013*	Sheet: *SP-1*
Scale: *As Noted*	