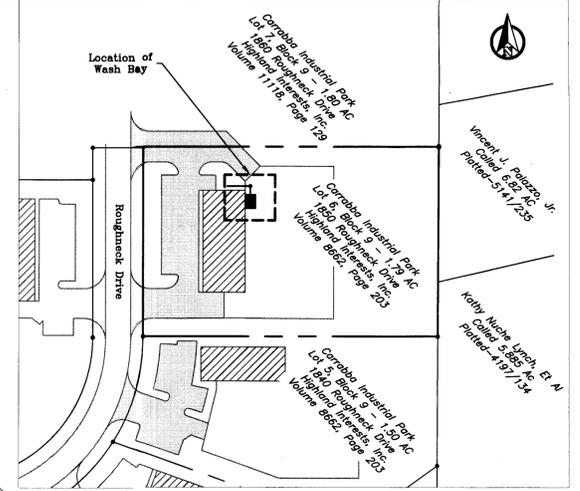
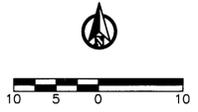


NOTICE!

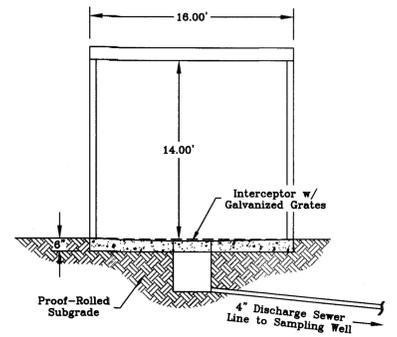
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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:

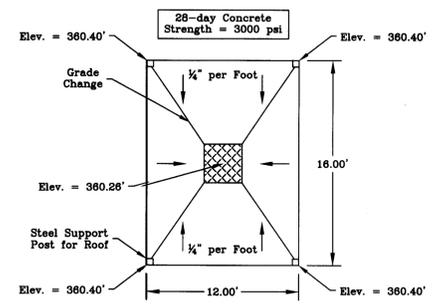
Texas One Call: 800-245-4545
 Lone Star One Call: 800-669-8344
 Texas Excavation Safety: 800-344-8377
 System (Digtest): 979-764-3636
 College Station Utilities: 979-821-5885
 Bryan Texas Utilities: 979-774-2506
 Atmos Energy: 979-821-4300
 Verizon: 979-846-2229
 Suddenlink: 979-846-2229



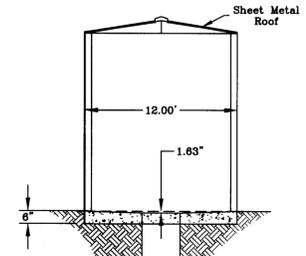
Adjacent Properties
Scale = 1:100



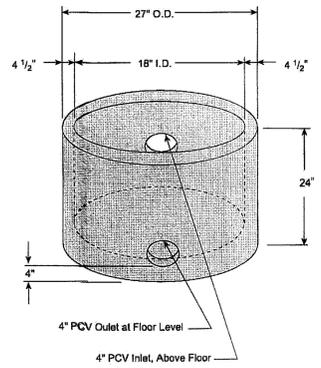
East Side Elevation
N.T.S.



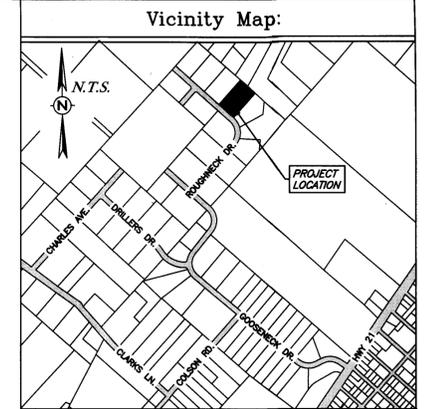
Concrete Slab Plan View
N.T.S.



South End Elevation
N.T.S.



Sample Well
N.T.S.

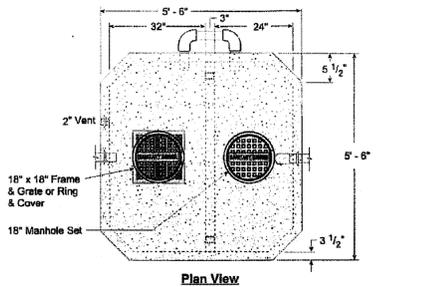


Site Specific Notes:

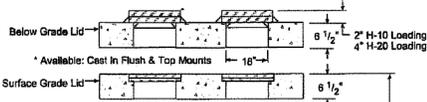
- Current owner of Lot 6, Block 9 of Carrabba Industrial Park, Phase 6, is Highland Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Mark Carrabba - Vice President.
- Current Zoning is I - Industrial.
- Current use - wholesale/fabrication facility including assorted parking, utilities, and landscaping.
- 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.
- Total lot acreage is 1.79 Acres.
- Standard side and rear building setback line of 7.5' apply to this lot.
- 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.

Equipment Notes:

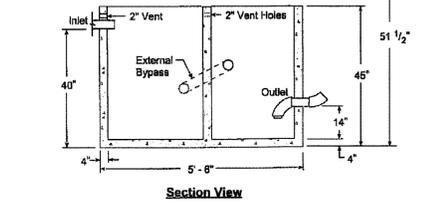
- Sand/Oil Interceptor:
 - 2 Chamber, 600 gallon capacity
 - 5,000 psi 28-day strength concrete
 - Cast-in-place inserts for 4-inch Sch. 40 PVC
 - 4-inch external bypass
 - 18-inch ring and covers
- Sample Well
 - 27-inch x 24-inch
 - 5,000 psi 28-day strength concrete
 - 4-inch inlet and outlet
- Interceptor and sample well to be installed by a Licensed Plumber in accordance with manufacturer's requirements and per City of Bryan Specifications.
- See attached Manufacturer's detail sheets.



Plan View



Section View



Sand/Oil Interceptor
N.T.S.

Site Plan

- General Notes:
- The topography shown is from field survey data.
 - Refer to Final Plat for all lot dimensions and bearings.
 - 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 is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
 - 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.
 - Normal Domestic Wastewater is anticipated to be discharged from this development.
 - The contractor shall follow the requirements of TDPES with regards to Storm Water Quality Permitting. It shall be the responsibility of the contractor to implement all erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to control construction stormwater floods. Erosion control measures shall be implemented prior to any excavation or demolition work.
 - 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. 97800 on Jul 3, 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
 Glenn Jones, PE-CFM
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0922 glenn.jones@j4engineering.com
 TX# 0921

Project Name and Address:

Roughneck Dr. Wash Bay
 Lot 6, Block 9
 Carrabba Industrial Park-Phase 6
 Bryan, Brazos County, Texas

Date: July 2013	Sheet:
Scale: As Noted	SP-1