

S. F. Austin Survey #10
 Lot 1, Block 5, Tract 186 - 27.5 AC
 Plat No. 5777, Page 646

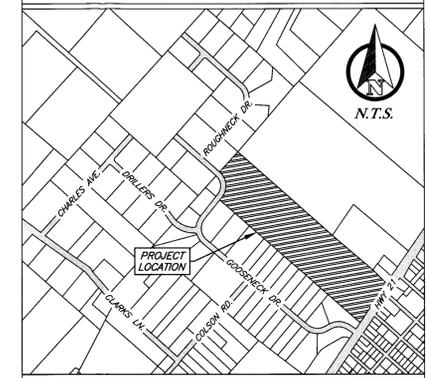
B & J Air & Pump Inc.
 Lot 1, Block 1, Tract 7, 7.0 AC
 Plat No. 1188, Page 801

S. F. Austin Survey #10
 Lot 1, Block 5, Tract 186 - 29.53 AC
 Plat No. 5821, Page 514

Erosion Control Notes:

- Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
- The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis, especially after a rainfall to insure that silt controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
- All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
- During construction, contractor shall maintain best management practice (bmp). Sediment fence, hay bale barriers, or other devices shall control all storm water leaving the site.
- The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.
- Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sand bags, replacing the hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
- The contractor is responsible for removing sediment control devices after the site has been seeded and/or sodded, and ground cover has taken root.
- The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro-mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion or if activities cease for 14 days.
- When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
- Erosion control measures shall be implemented prior to any excavation or demolition work.

Vicinity Map:

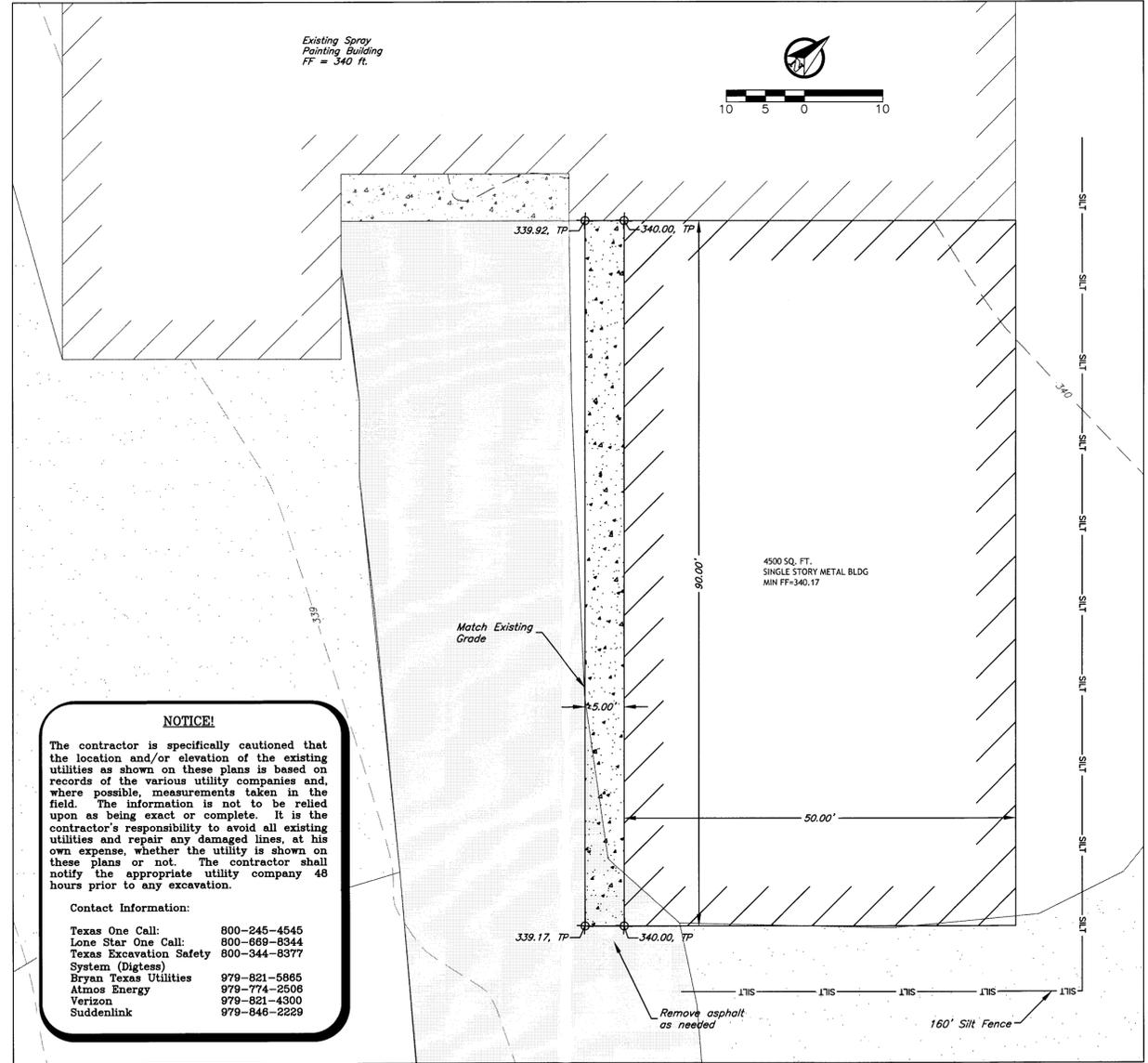


Site Specific Notes:

- Current owner of Lot 13, Block 18, Tract 186 of Carrabba Industrial Park, Phase 5, is Highland Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, David Carrabba - President.
- Current Zoning is I - Industrial Manufacturing.
- Current use - Fabrication/Manufacturing.
- Proposed improvements: Build addition.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
- Total lot acreage is 29.53 Acres.
- Standard side setback lines of 7.5' and rear setback of 7.5' apply to this lot.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
- There are no paint spraying operations anticipated for this development.

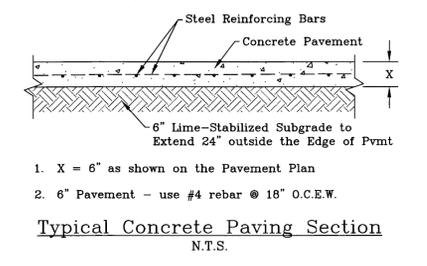
Construction Notes:

- Contractor is to verify the exact location and vertical positioning of existing utilities and service lines within the project area, whether shown on plans or not, at least 48 hrs prior to any construction. Contractor is responsible for any damage done to existing facilities. call 1-800-dig-less.
- All radii and distances are measured to the back of curb unless otherwise noted.
- All site work is to be done in conformance with the Bryan / College Station 2012 Standard Specifications for Water & Sewer and the City of College Station Standard Specifications for Streets & Drainage.
- All utility lines (water, gas, sanitary sewer, g.t.e., storm sewer, etc.) shown are taken from best available record information based on construction utility map documents obtained by from city & independent agencies and/or above ground field evidence. shown positions may not represent as-built conditions.
- The back of curb radius is shown on the Pavement Plan.



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 (Digless): 979-821-5866
 Bryan Texas Utilities: 979-774-2508
 Atmos Energy: 979-821-4300
 Verizon: 979-846-2229
 Suddenlink: 979-846-2229



Typical Concrete Paving Section
 N.T.S.

Site Plan

General Notes:

- The topography shown is from field survey data.
- 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 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.
- 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.
- 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.

**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 Mar 27, 2015. 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
 Firm # 9951

Project Name and Address:
Gooseneck Trailer Manufacturing
 4400 Highway 21 East
 Lot 13, Block 18, Tract 186 - 29.53 AC
 S. F. Austin Survey #10
 Bryan, Brazos County, Texas

Date:	March 2015	Sheet:	1
Scale:	As Noted		

Inset A
 Scale 1:10