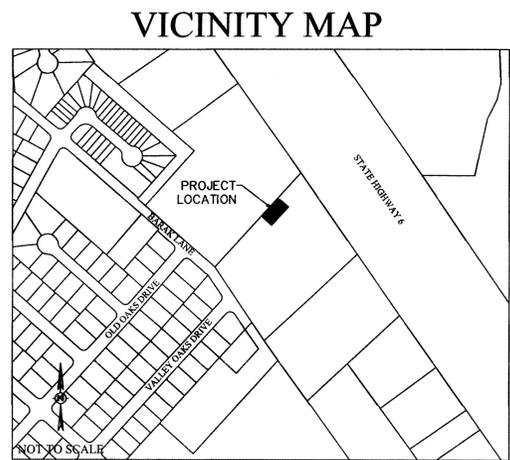


- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.  
 DIG TESS: (800) 344-8377  
 AT&T ENERGY: (979) 774-2506  
 SUDEN LINK COMMUNICATIONS: (979) 585-2428  
 VERICOM: (979) 821-4770  
 WATER/SEWER CITY OF BRYAN: (979) 209-5900  
 BTU: (979) 821-5700  
 CITY OF BRYAN: (979) 209-5900
  4. THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EROSION AND SILT FENCE AS NECESSARY.
  9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR ENDED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  12. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
  13. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  14. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  15. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.



AUG 11 2016

**STERLING KIA GARAGE ADD-ON**

**TOTAL DISTURBED AREA = 0.17 ACRES**  
**197 N. EARL RUDDER FREEWAY**  
 R. CARTER SURVEY, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'      AUGUST 2016

OWNER/DEVELOPER: WAYNE & WILLIAM LIGHT  
 P.O. BOX 3308  
 BRYAN, TEXAS 77805

ENGINEER: SCHULTZ ENGINEERING, LLC.  
 PO BOX 11895  
 COLLEGE STATION, TX 77842  
 (979)764-3900

MARK	REVISION	BY	DATE

**Schultz Engineering, LLC**  
 911 Southwest Pkwy E.  
 College Station, Texas 77840  
 979.764.3900      TPBE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	16-482	AUGUST 2016

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E. LICENSE NO. 109835, ON AUGUST 10, 2016. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**STERLING KIA GARAGE ADD-ON**  
 BRYAN, TEXAS

**SITE PLAN**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	16-482

SHEET  
**C1**