

Fire Lane Striping:

All curbs and curb ends designated as fire lanes 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 ■

Parking Analysis:

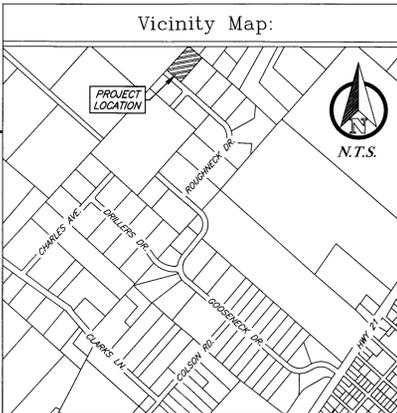
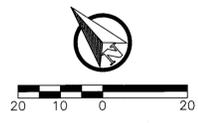
Proposed Improvements:
 20,000 SF Limestone Gravel Yard
 6,000 SF Building

New Required Parking:
 10... 1 Space per 2000 SF Yard Area
 6... 1 Space per 1000 SF Building Area
 16... Total Required

New Provided Parking:
 14... Straight in Parking
 2... ADA Parking w/ Van Accessible
 16... Total Provided

Legend:

Existing Conditions
 Proposed Construction
 Easements
 Sewer Lines
 Water Lines
 Water Service Lines
 Overhead Electrical
 Underground Electrical
 Silt Fence
 Chain Link Fence
 Wood Fence
 Telephone
 Existing Contour
 Proposed Contour
 Water Meter
 Sanitary Sewer Manhole
 Hydrant
 Valve



- Site Specific Notes:**
- Current owner of Lot 9, 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.
 - Current Zoning is I - Industrial.
 - Current use - Vacant.
 - Proposed use and improvements: wholesale/ fabrication facility including assorted parking, utilities, & landscaping.
 - 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 1.43 Acres.
 - Standard side setback lines of 7.5' and rear setback of 20' apply to this lot.
 - Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
 - Access gates shall be manually operated and secured with a chain and pad lock.
 - There are no paint spraying operations anticipated for this development.

Construction Notes:

- 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 on Sheet SP-2.
- 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.
- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed with 3000 psi (Min) - 28 day strength portland cement concrete.
- 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.
- 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.
- Assure positive drainage across project site to the storm water structures.
- 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.
- 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.
- 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.

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 EGS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Normal Domestic Wastewater from this development.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & 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 Jul 16, 2014. 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

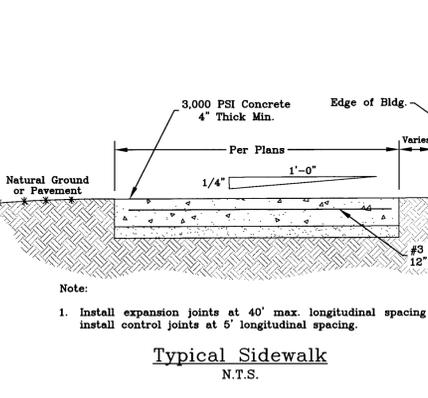
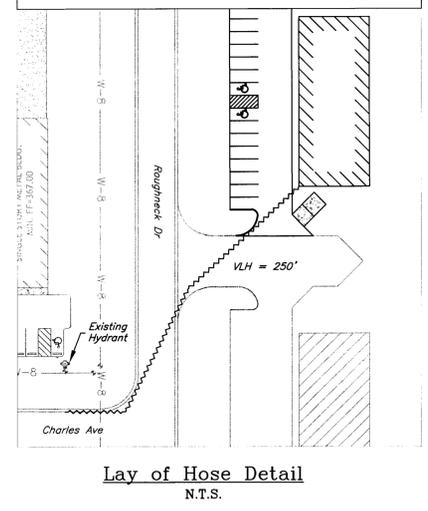
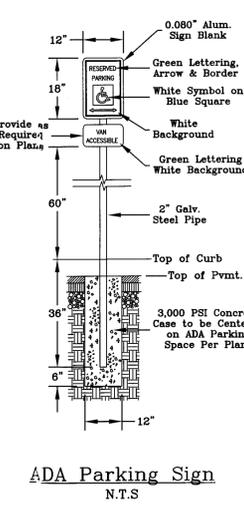
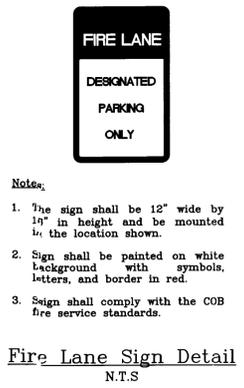
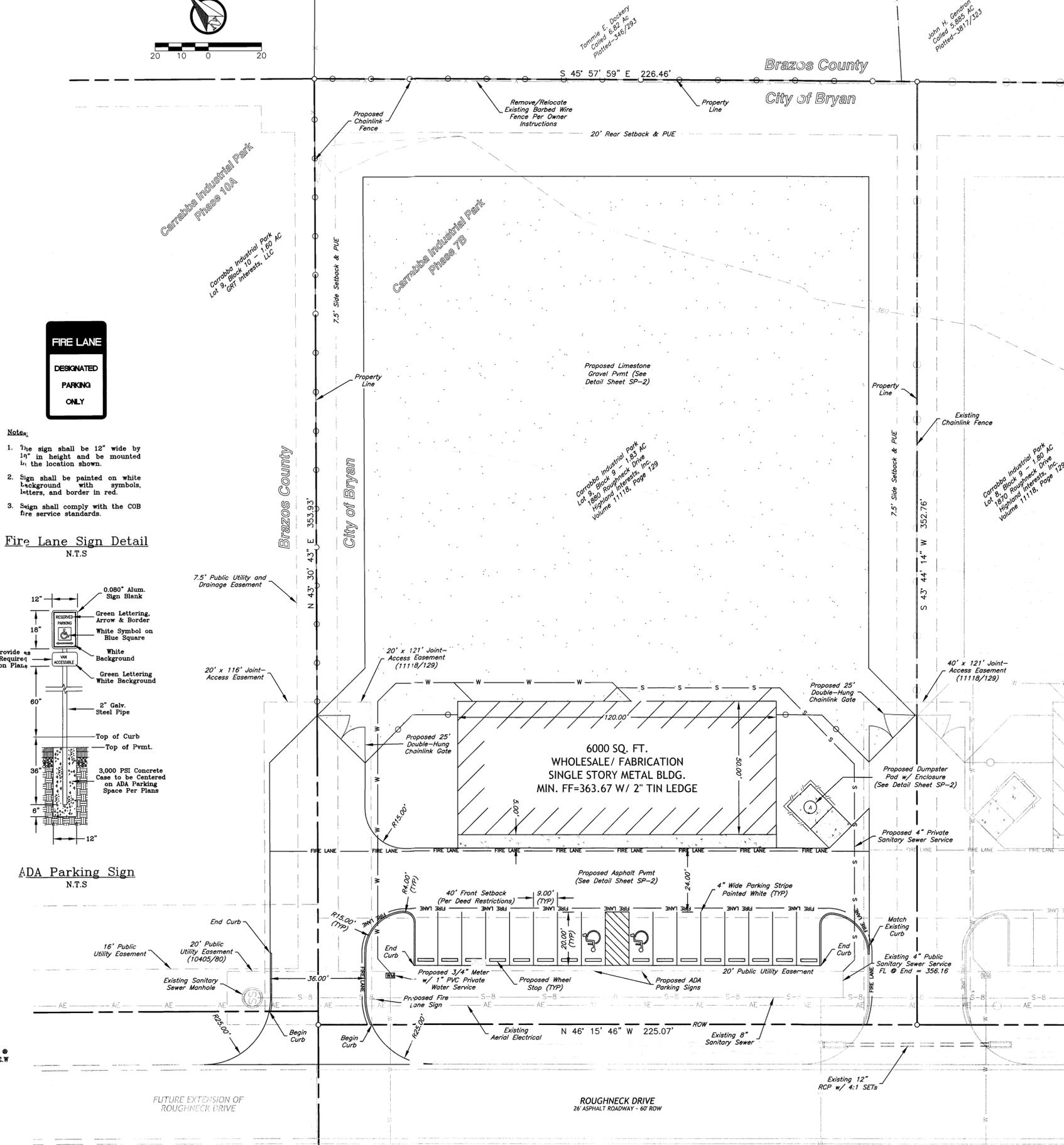
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
TBPE Firm# 9951

Project Name and Address:

**Site Plan
1880 Roughneck Dr**

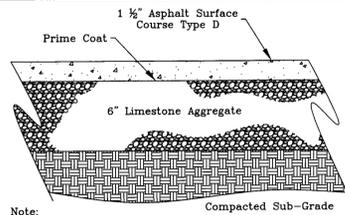
Lot 9, Block 9
Carrabba Industrial Park Phase 7B
Bryan, Brazos County, Texas

Date:	July 2014	Sheet:	SP-1
Scale:	As Noted		



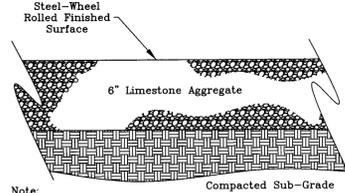
J4 Engineering
7/15/2014 SP-1880 Roughneck.dwg
J4E Project # 14-036

JUL 16 2014



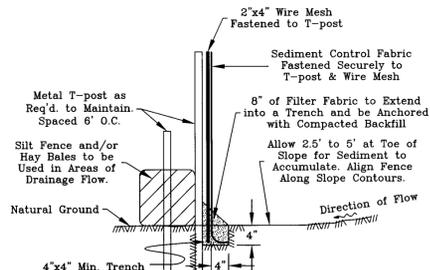
Note:
1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS unified standard specifications for street construction, current edition.

Typical Asphalt Pavement Section
N.T.S.



Note:
1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS unified standard specifications for street construction, current edition.

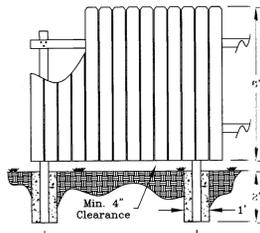
Typical Limestone Base Pavement Section
N.T.S.



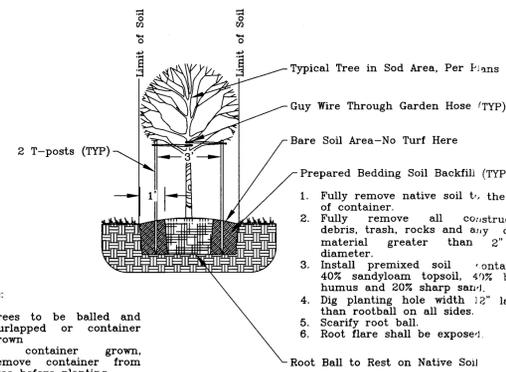
Silt Fence
N.T.S.

Notes:

- All lumber shall be weather resistant cedar or pressure treated.
- Pickets are to be 1x8, dog-eared, fastened w/ 1 1/2 galv. screws, min 2 per connection.
- Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
- Posts are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.
- Screening fence & posts are to be placed outside dumpster pad.



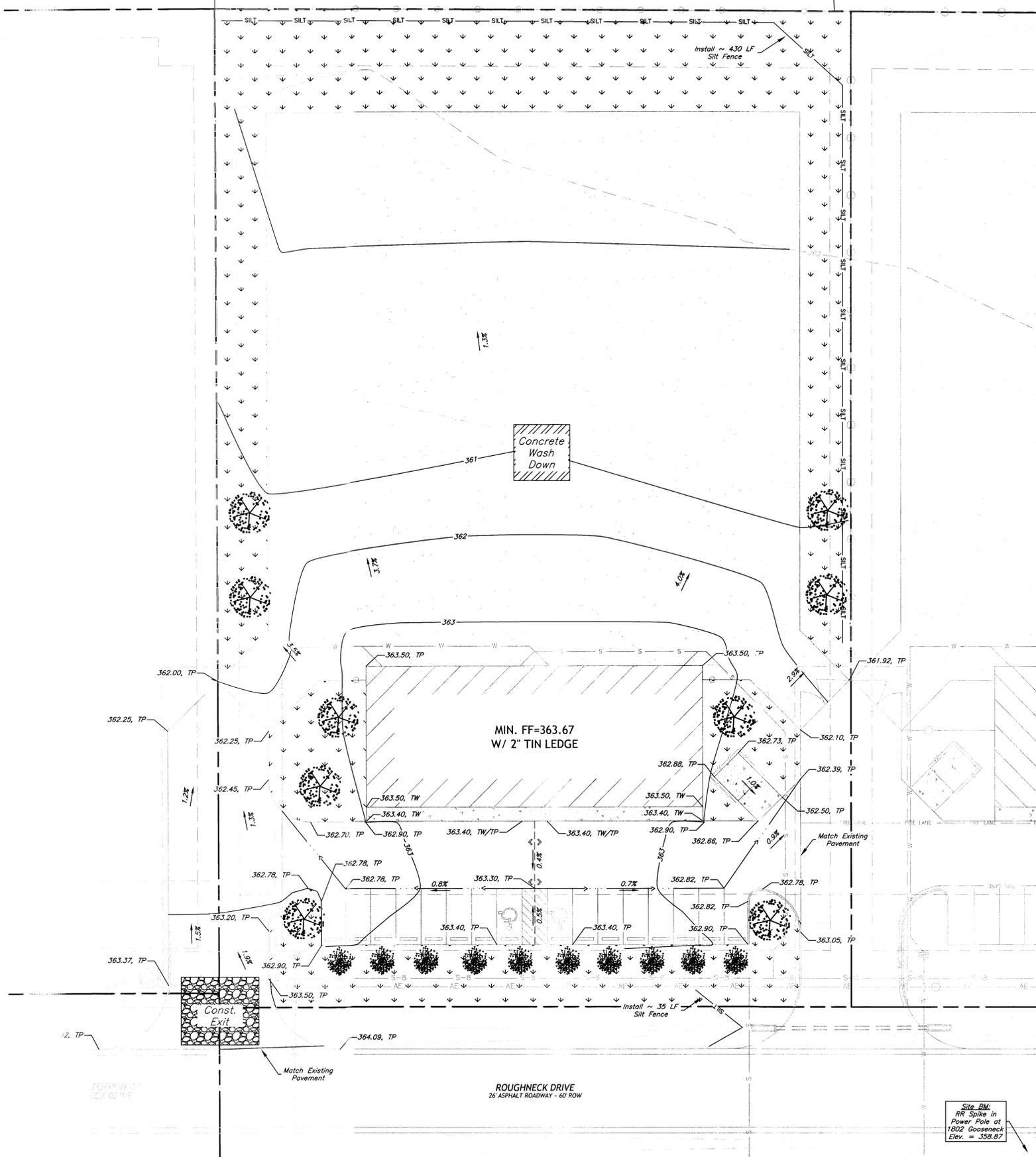
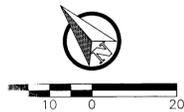
Dumpster Screen Fence
N.T.S.



Notes:

- Trees to be balled and burlapped or container grown.
- If container grown, remove container from tree before planting.
- Top of root ball to be 3" higher than final grade.
- Top of root ball to be exposed.

Tree Staking & Planting
N.T.S.



Landscape Analysis:

Construction Activities:	
Limestone Gravel Yard	= 20,000 SF
Parking & Pavement	= 12,720 SF
Building	= 6,000 SF
Net Total	= 38,720 SF

Requirements:	
Building, Parking, & Pavement	= 2,808 SF
18,720 SF @ 15%	
Limestone Gravel Yard	= 1,000 SF
20,000 SF @ 5%	
Net Total	= 3,808 SF

Provided:	
Canopy Trees	= 1,800 SF
9 @ 200 SF	
Non-Canopy Trees	= 1,500 SF
10 @ 150 SF	
Grasses & Ground Cover	= 22,660 SF
10 SF per 100 @ 22,660	
(limited to 15% of Required)	= 571 SF
Net Total	= 3,871 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	9	Live Oak	Quercus Virginiana	2" cal.
	10	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
	--	Bermuda Grass	Cynodon dactylon	--

Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plant material will be watered by hose bibs located at building corners.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No plantings shall be placed directly over existing water/sewer lines.

Detention/ Drainage Notes:

- 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.

Legend:

	Existing Conditions
	Proposed Construction
	Easements
	Sewer Lines
	Sewer Service Lines
	Water Lines
	Water Service Lines
	Overhead Electrical
	Underground Electrical
	Silt Fence
	Chain Link Fence
	Wood Fence
	Telephone
	Existing Contour
	Proposed Contour
	Water Meter
	Sanitary Sewer Manhole
	Hydrant
	Valve

Grading Plan

General Notes:

- Assure positive drainage across project site to the storm water structures.
- All site work to be done in conformance with the BCS Unified Standards Specifications, unless otherwise stated in these plans.
- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed with 3000 psi - 28 day strength portland cement concrete.
- All elevations shown are finished grade.
- In lieu of using the construction materials indicated in the plans, the contractor shall obtain written approval from the owner for any substitution.
- 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.
- 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.

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 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 TBPE Firm # 951

Project Name and Address:
Site Plan
1880 Roughneck Dr
 Lot 9, Block 9
 Carrabba Industrial Park Phase 7B
 Bryan, Brazos County, Texas

Date:	July 2014	Sheet:	SP-2
Scale:	As Noted		

Site BM:
RR Spike in
Power Pole at
1802 Gooseneck
Elev. = 359.87