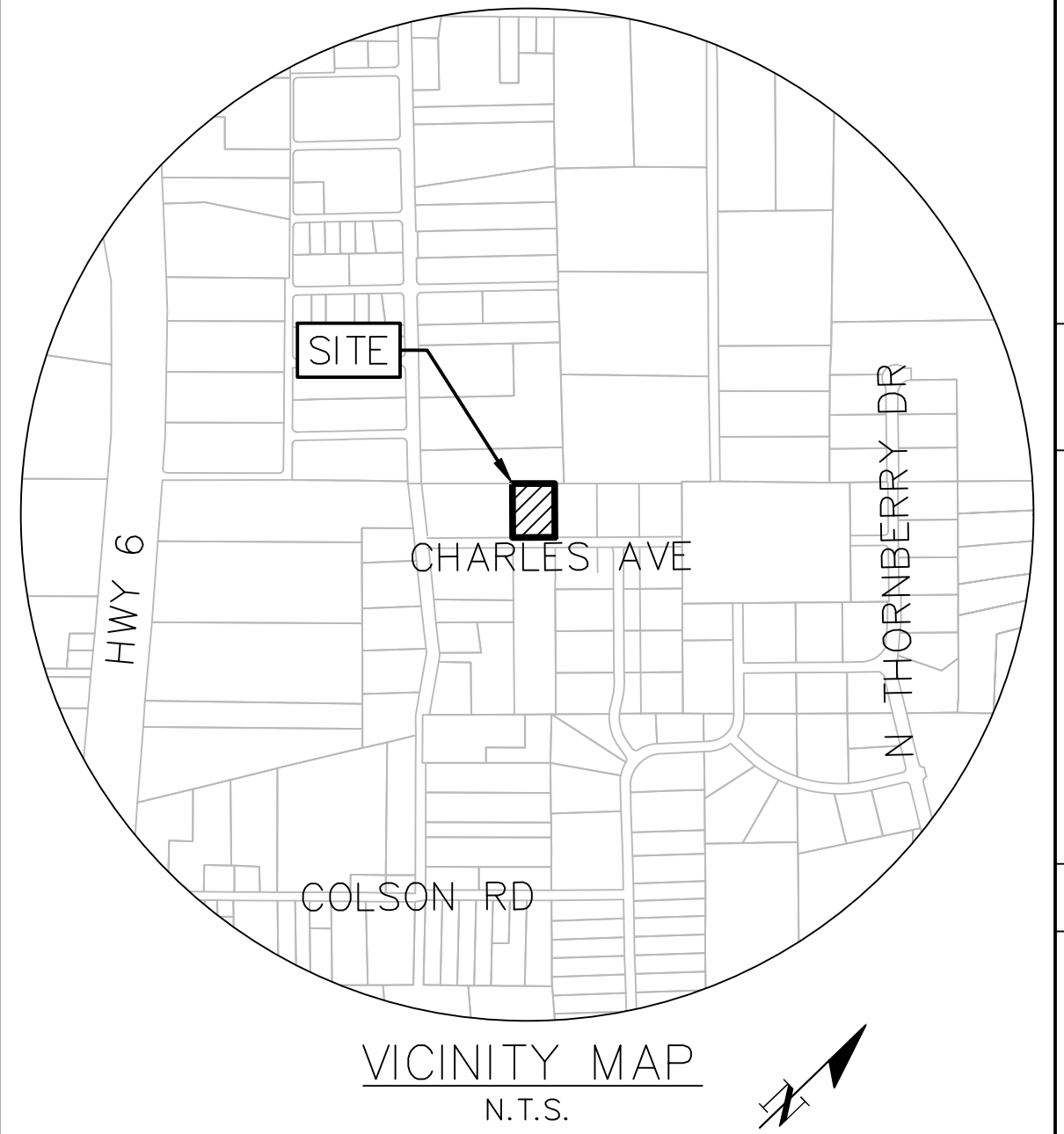


!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - CONTRACTOR TO OBTAIN ALL NECESSARY DEVELOPMENT AND CONSTRUCTION PERMITS AND APPROVALS AT THEIR OWN EXPENSE PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
 - ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED.
 - 10'X12' DUMPSTER PAD WITH 10' APRON, 8" REINFORCED CONCRETE WITH #5 REBAR @ 12" O.C.E.W.
 - DUMPSTER ENCLOSURE SHALL CONSIST OF CHAIN LINK FENCE WITH PRIVACY SLATS.
 - FIRE APPARATUS ACCESS ROAD AND PARKING SHALL BE A MINIMUM OF 1.5" OF ASPHALT PAVEMENT ON TOP OF 6" OF LIMESTONE BASE.
 - ALL CONCRETE TO BE CONSTRUCTED WITH 3,500 PSI (MINIMUM) 28-DAY STRENGTH PORTLAND CEMENT CONCRETE.
 - CONTRACTOR TO REMOVE ALL ITEMS 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 LEGALLY DISPOSED OF OFFSITE.
 - CONTRACTOR TO PROTECT ALL EXISTING TREES, FENCES, STRUCTURES, AND UTILITIES.
 - 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. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
 - ASSURE POSITIVE DRAINAGE ACROSS PROJECT SITE TO STORM WATER STRUCTURES.
 - POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.
 CITY OF BRYAN: 979-209-5900
 TEXAS ONE CALL: 800-245-4545
 TEXAS 811: 800-344-8377
 ATMOS ENERGY: 979-774-2506
 SUDDENLINK COMMUNICATIONS: 979-846-2229
 WATER/SEWER CITY OF BRYAN: 979-209-5900
 BRYAN TEXAS UTILITIES (BTU): 979-821-5700
- SITE SPECIFIC NOTES**
- CURRENT OWNERS OF THE PROPERTY: CARL HILDEBRANDT & JEANNIE WERTHMAN.
 - CURRENT ZONING: INDUSTRIAL (I)
 - TOTAL LOT ACREAGE: 1.83 ACRES
 - EXISTING CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - PROPOSED CONTOURS ARE FOR INFORMATIONAL PURPOSES ONLY. USE GRADING PLAN.
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0205F, EFFECTIVE DATE 4/02/2014.
 - DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



DATE		REVISION		NO.	
OWNER INFORMATION		PROPERTY INFORMATION		ENGINEER INFORMATION	
CARL HILDEBRANDT & JEANNIE WERTHMAN 8178 FM 2446 FRANKLIN, TX 77856 (979) 906-0525		PARKWOOD ESTATES PH 2 BLOCK 1, LOT 3 4011 CHARLES AVE BRYAN, BRAZOS COUNTY, TX 77808		CENTER POLE ENGINEERING 4816 KNIGHT DR BRYAN, TX 77802 (713) 564-8105 TBP@CPENGINEERING.COM	
PROJECT NO. 2313		DATE 03/05/2024		DESIGNED BY TJJ	
DRAWN BY TJJ		CHECKED BY PRJ		PRELIMINARY IS FOR REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.	
SHEET NUMBER		C5			