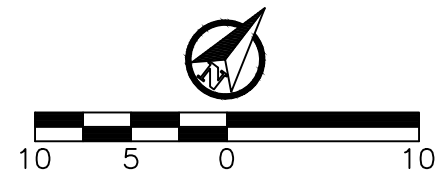


NOTICE!

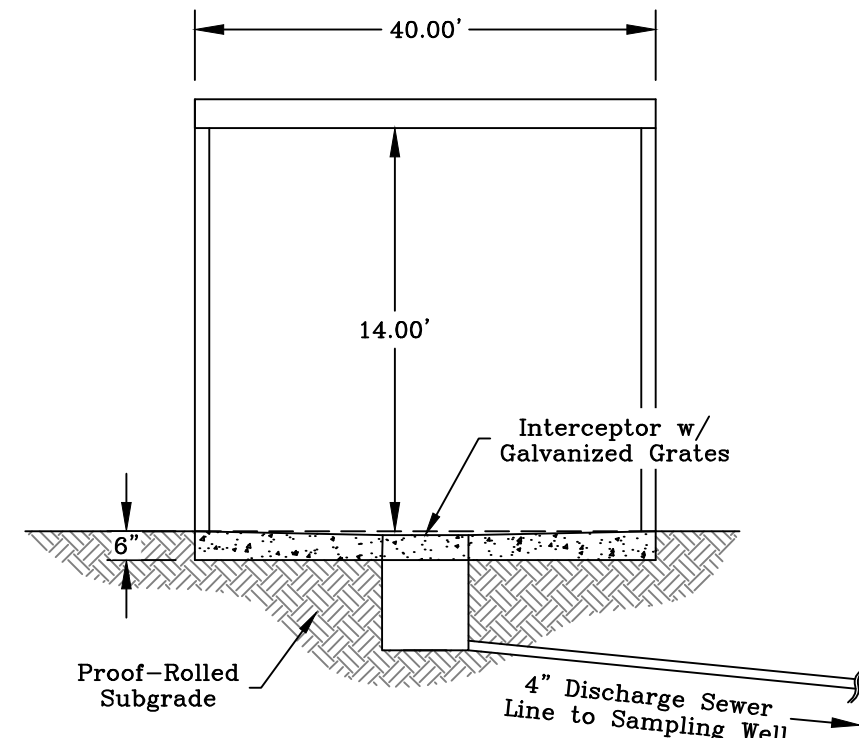
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete.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

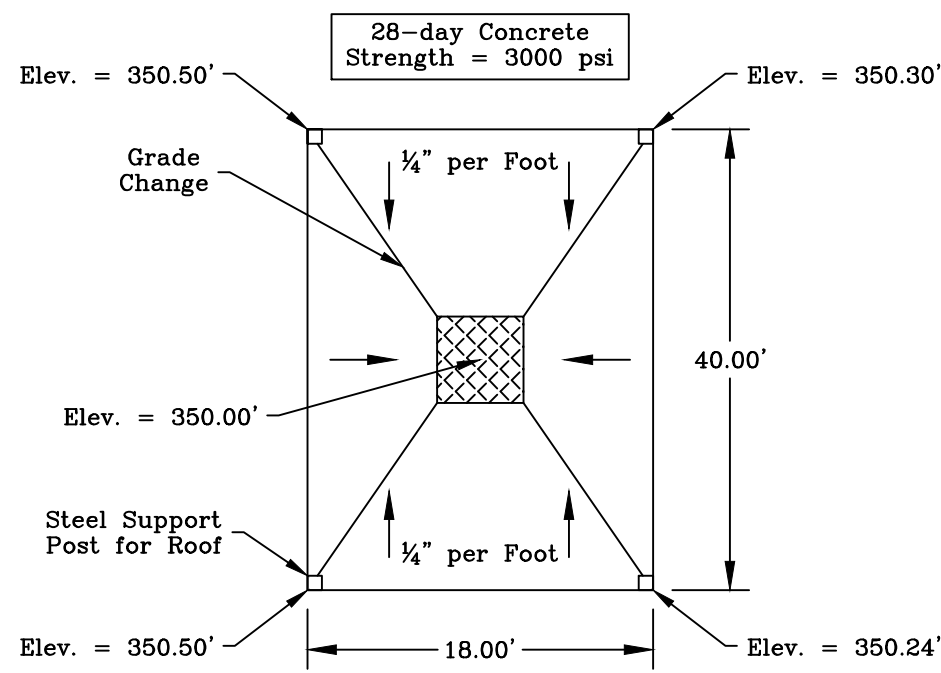
Texas One Call: 800-245-4545
 Lone Star One Call: 800-669-8344
 Texas Excavation Safety System (Digtess): 800-344-8377
 College Station Utilities: 979-784-3638
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229



- Site Specific Notes:**
- Current owner of Block 1, Lot 8 of Carrabba Industrial Park, Phase 11, is GRT Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Grant Carrabba - Vice President.
 - Proposed use and improvements: The existing site contains a wholesale/ fabrication facility. The proposed improvements only include the addition of a vehicle wash bay.
 - 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.
 - Current Zoning of the property is Planned Development-Industrial (PD-I) per Ordinance No. 2597.
 - Total lot acreage is 1.98 Acres.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - 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.
 - PVC Slats will be installed on the chainlink fence in order to screen the open storage yard from the ROW.

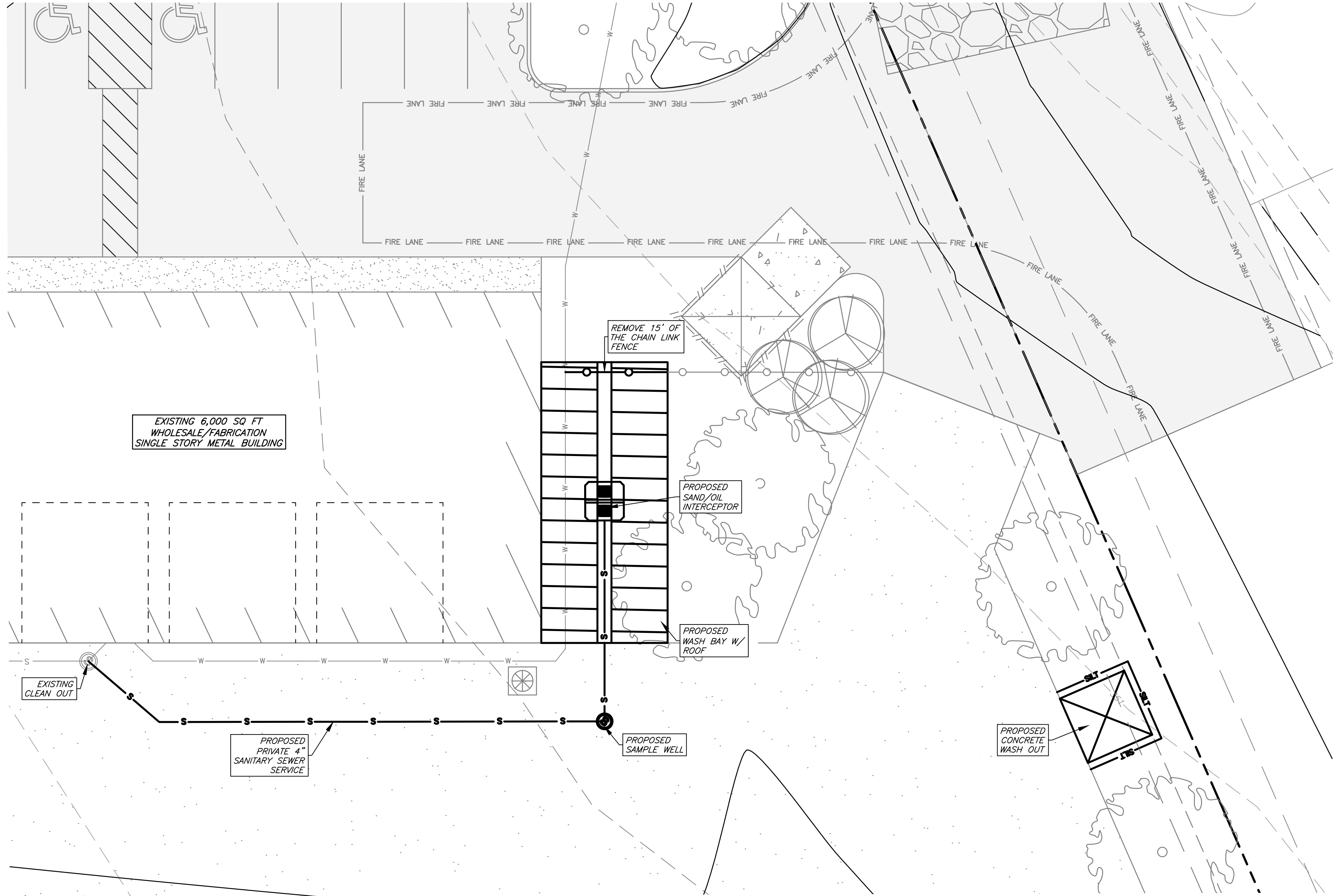


East Side Elevation
N.T.S.

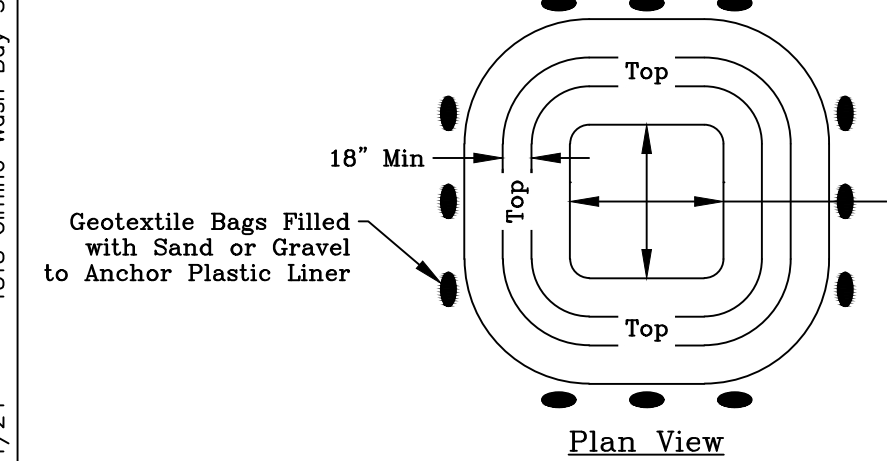
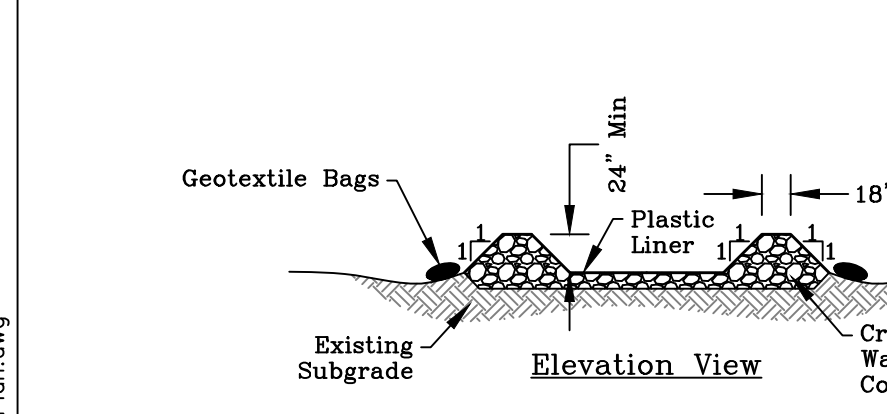


Concrete Slab Plan View
N.T.S.

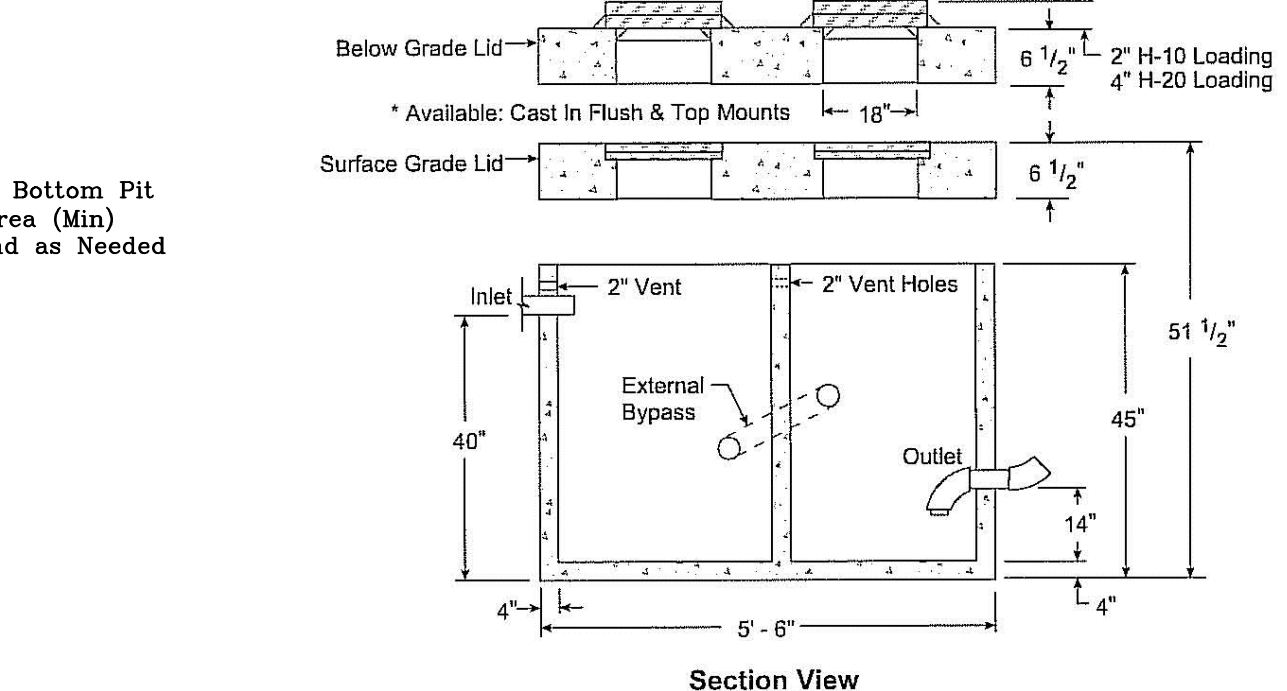
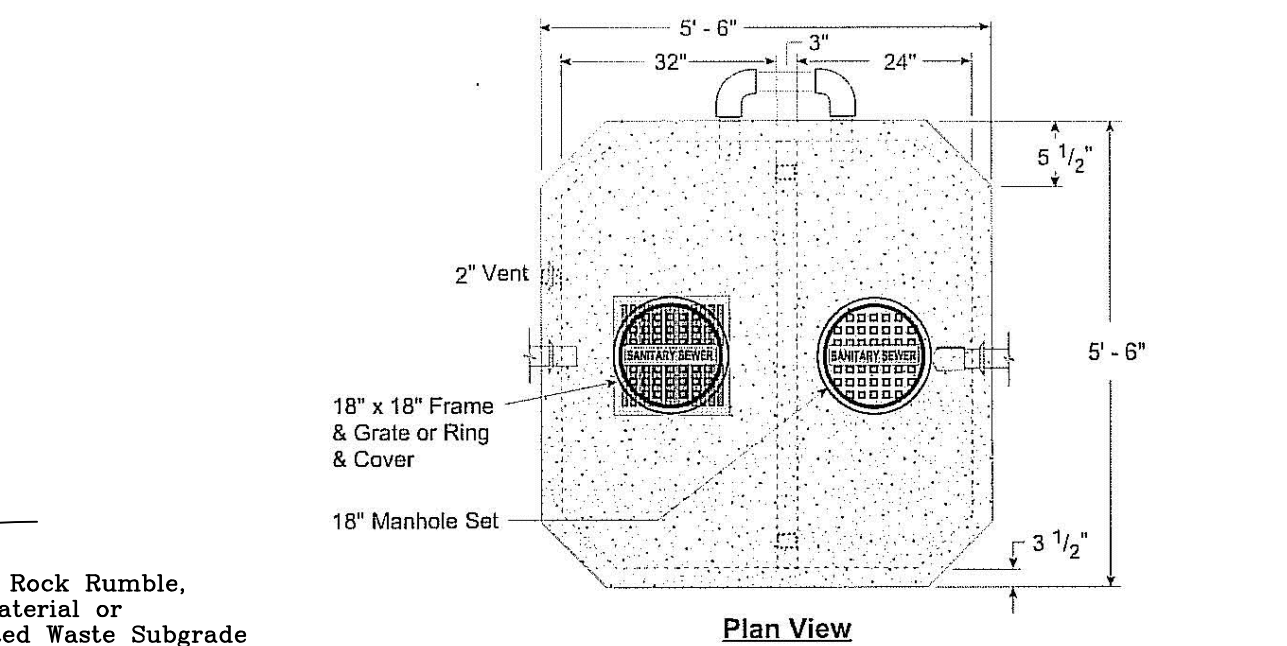
- Equipment Notes:**
- Sand/Oil Interceptor:**
 - 2 Chamber, 500 gallon capacity
 - 5,000 psi 28-day strength concrete
 - Cast-in-place inserts for 4-inch Sch. 40 PVC
 - 4-inch external bypass
 - 18-inch ring and covers
 - Sample Well**
 - 27-inch x 24-inch
 - 5,000 psi 28-day strength concrete
 - 4-inch 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.



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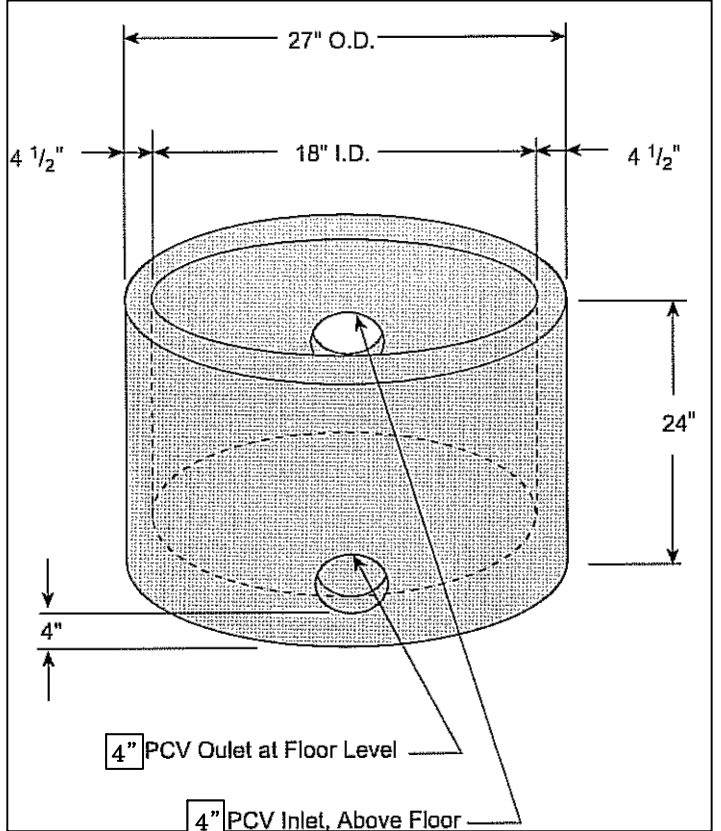


Concrete Washout
N.T.S.

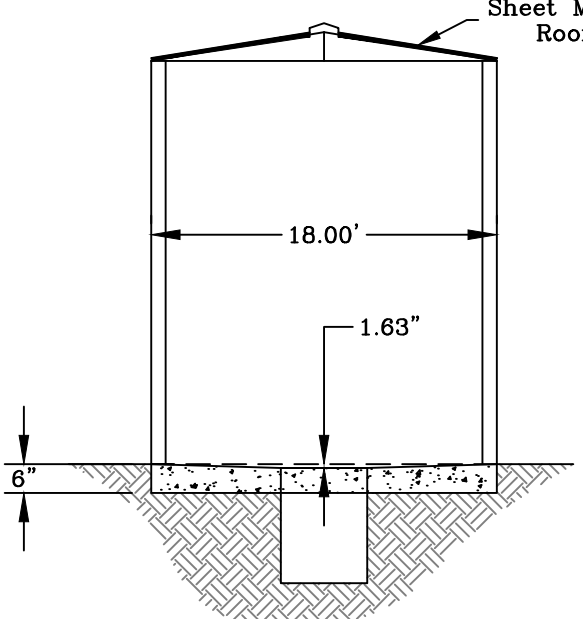


Sand/Oil Interceptor
N.T.S.

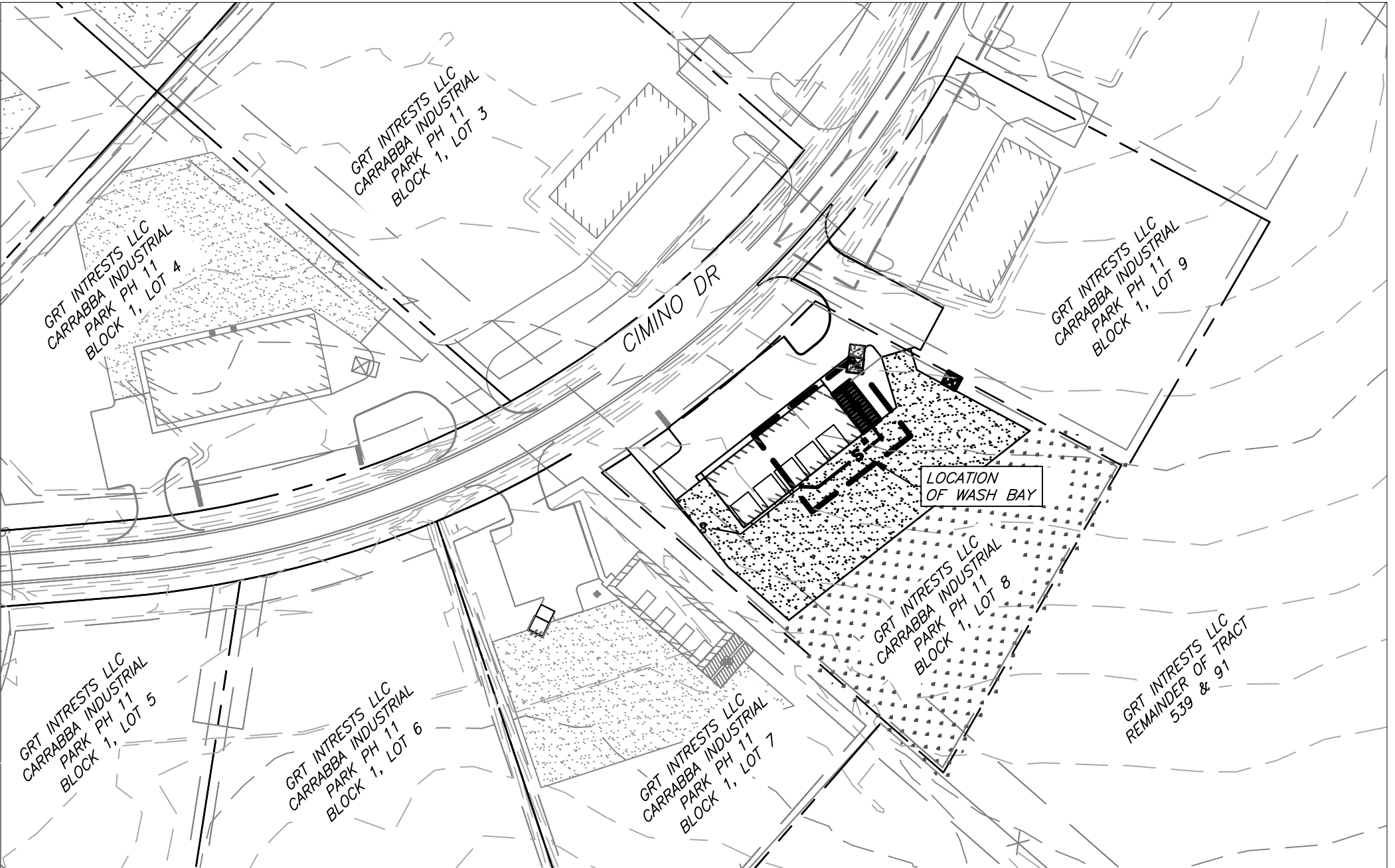
- Notes:**
- Sampling Well shall be a pre-cast, Hanson 27" x 24" Sampling Well, or approved equal.
 - Concrete shall be 5,000 PSI with reinforcement per ASTM-C-478-95.
 - PVC Inlet/ Outlets sizes and grades shall be per plans.
 - Standard ductile iron ring and cover (24" opening), clearly marked as sanitary sewer, shall be installed with sampling well.



Sampling Well Detail
N.T.S.



South End Elevation
N.T.S.



Adjacent Properties
Scale = 1:100

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.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.

Owner/Developer:
GRT Interests LLC
P.O. BOX 663
Bryan TX, 77808

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 24-Apr-24. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

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

Project Name and Address:

1818 Cimino Dr
Wash Bay
Carrabba Industrial Park Ph 11
Block 1, Lot 8
Bryan, Brazos County, Texas

Date: *May 2024*
Scale: *As Noted*

Sheet: **C1**