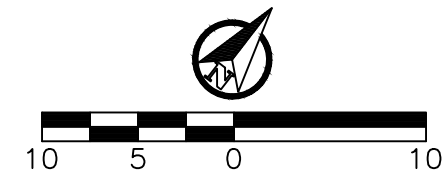


NOTICE!

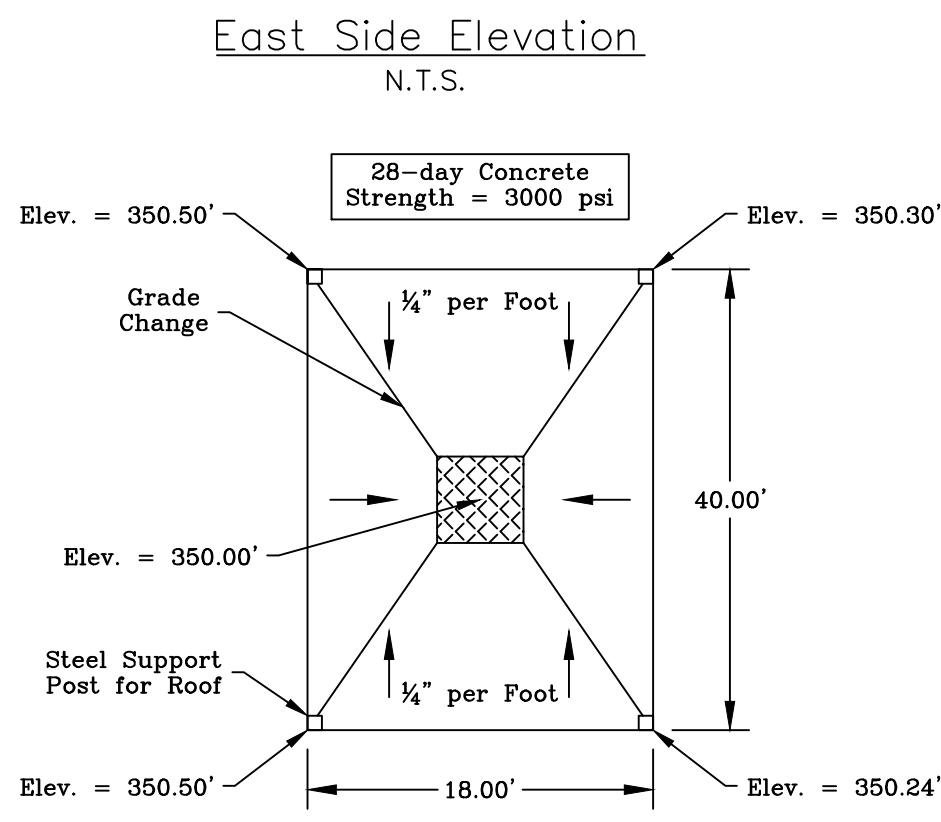
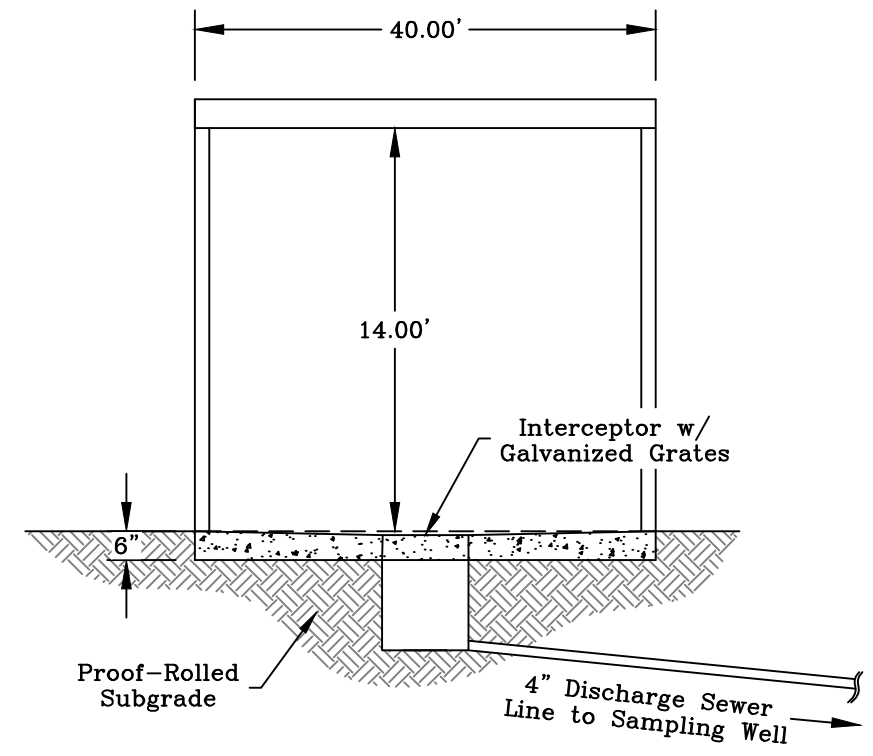
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete.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

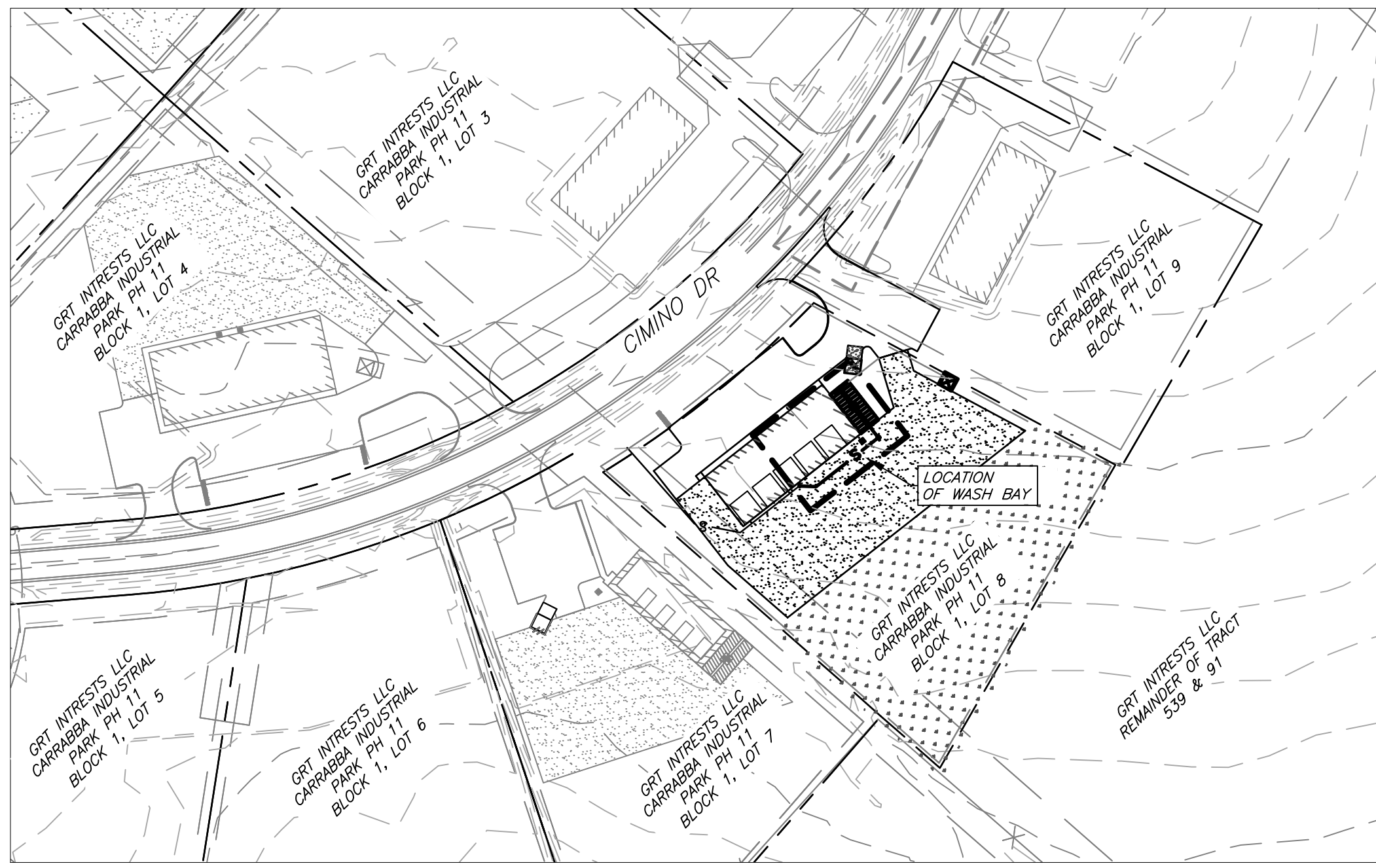
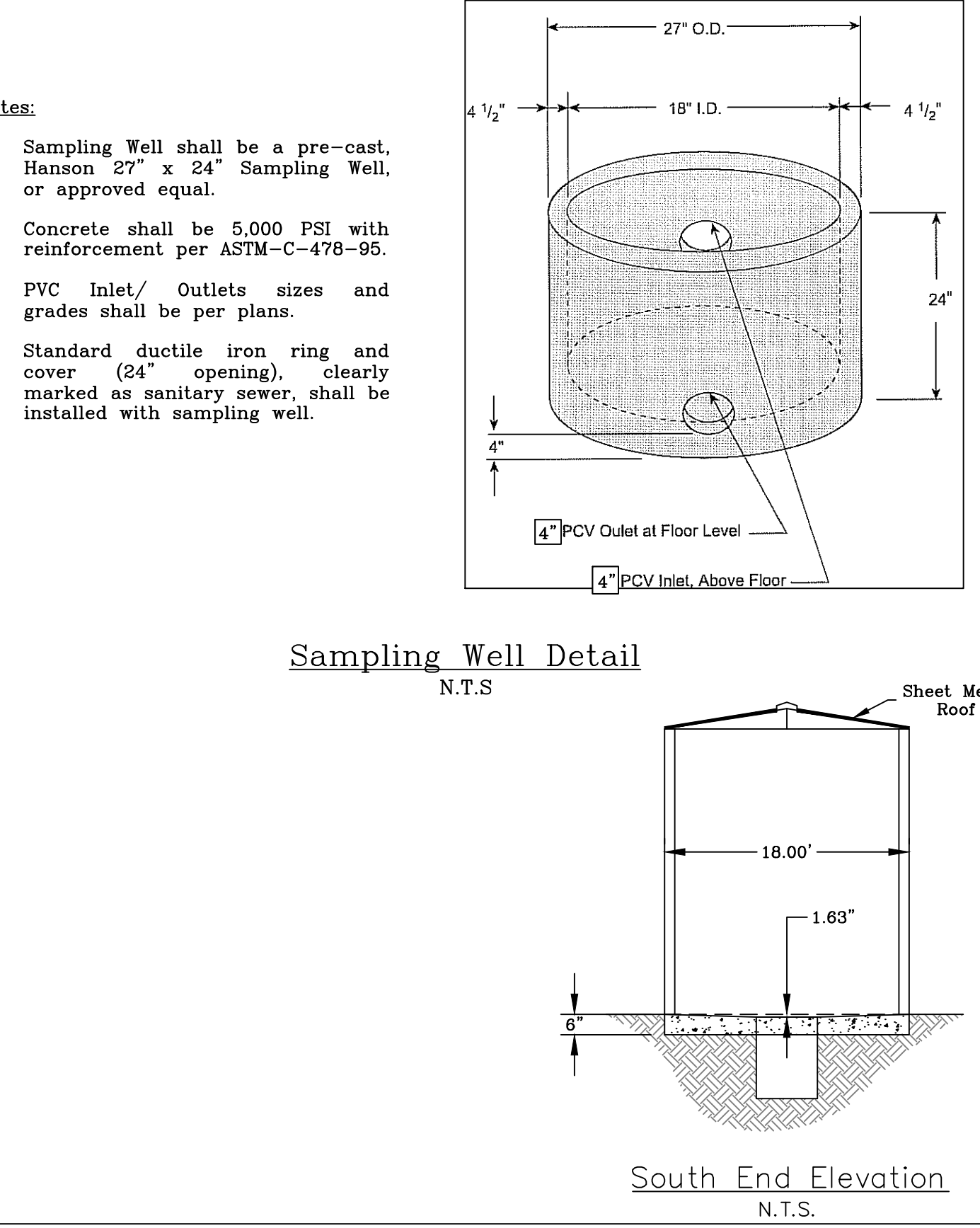
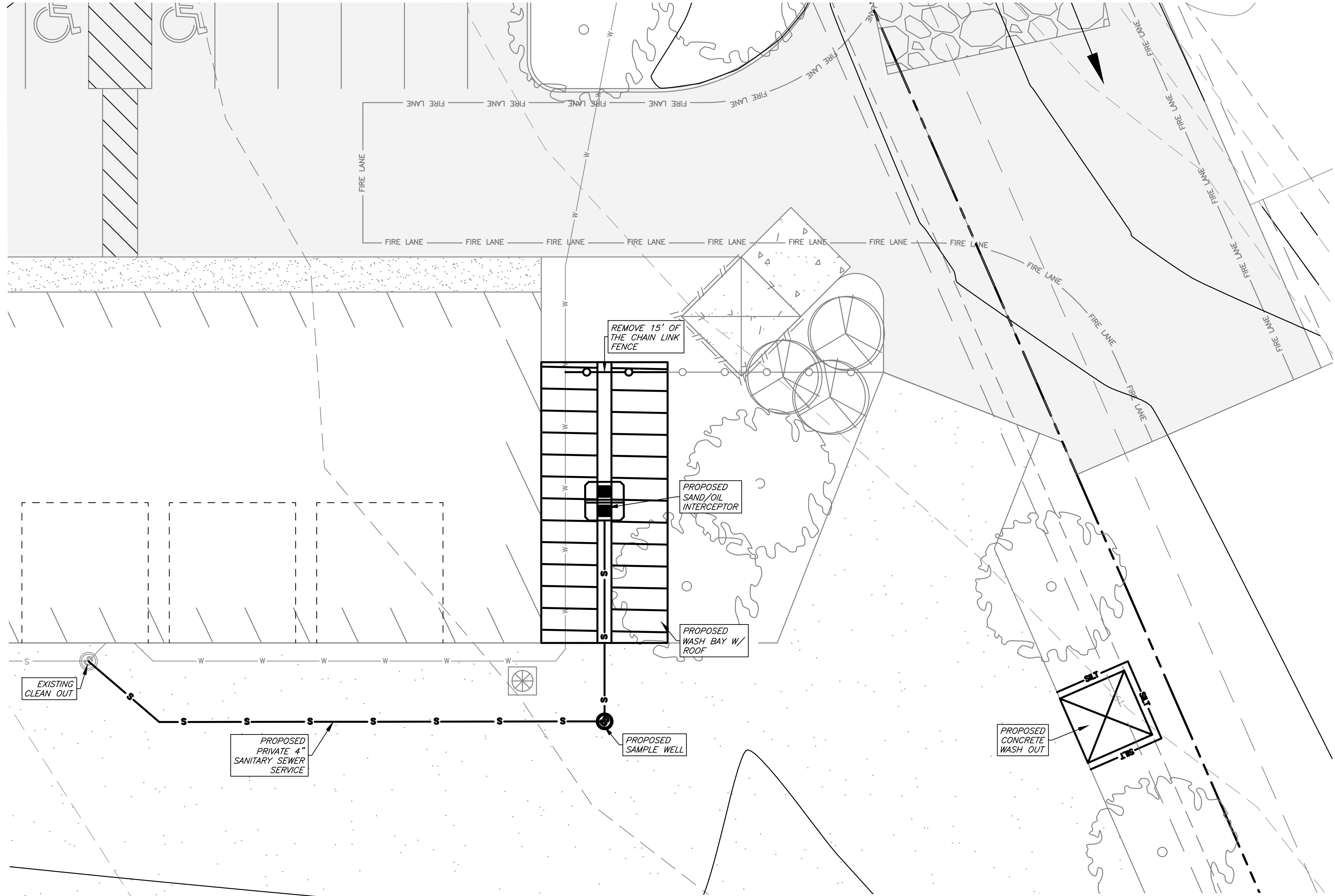
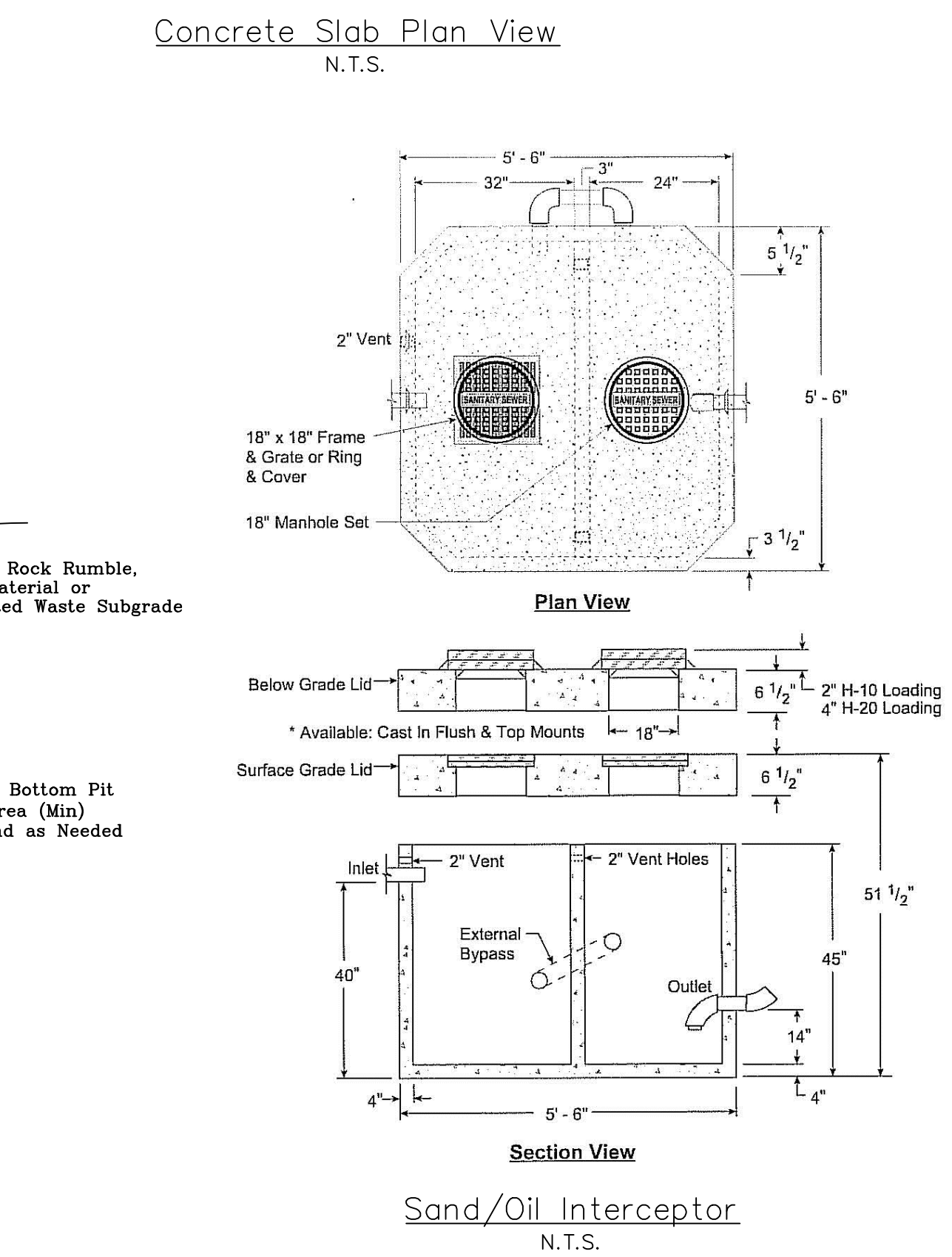
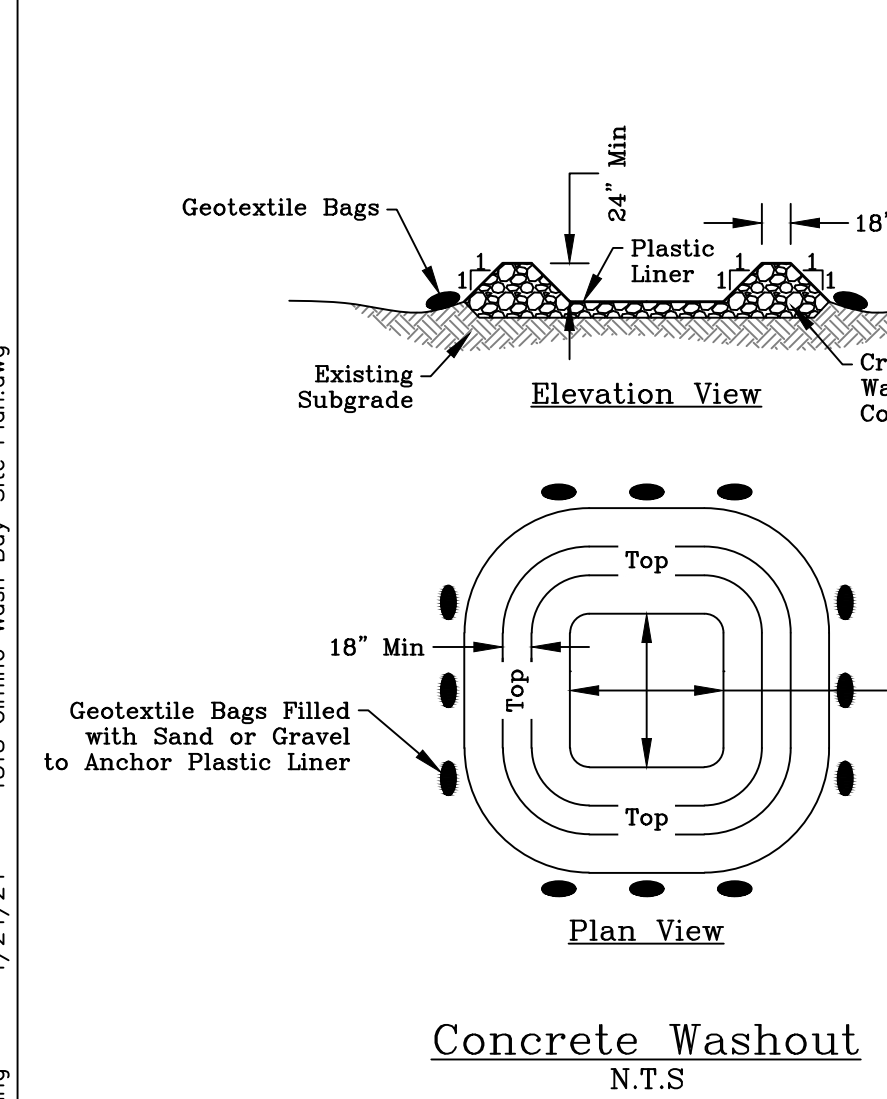
Texas One Call: 800-245-4545
 Lone Star One Call: 800-669-8344
 Texas Excavation Safety System (Digtess): 800-344-8377
 College Station Utilities: 979-784-3638
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229



- 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: wholesale/fabrication facility including assorted parking utilities, & landscaping. Facility will not be used for woodworking or the storage/manufacture of upholstered furniture.
 - 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 Industrial District (I).
 - 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.



- 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.



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. 97600 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: April 2024
 Scale: As Noted
 Sheet: C1

J4 Engineering 4/24/24 1818 Cimino Wash Bay-Site Plan.dwg J4E Project # 18-095