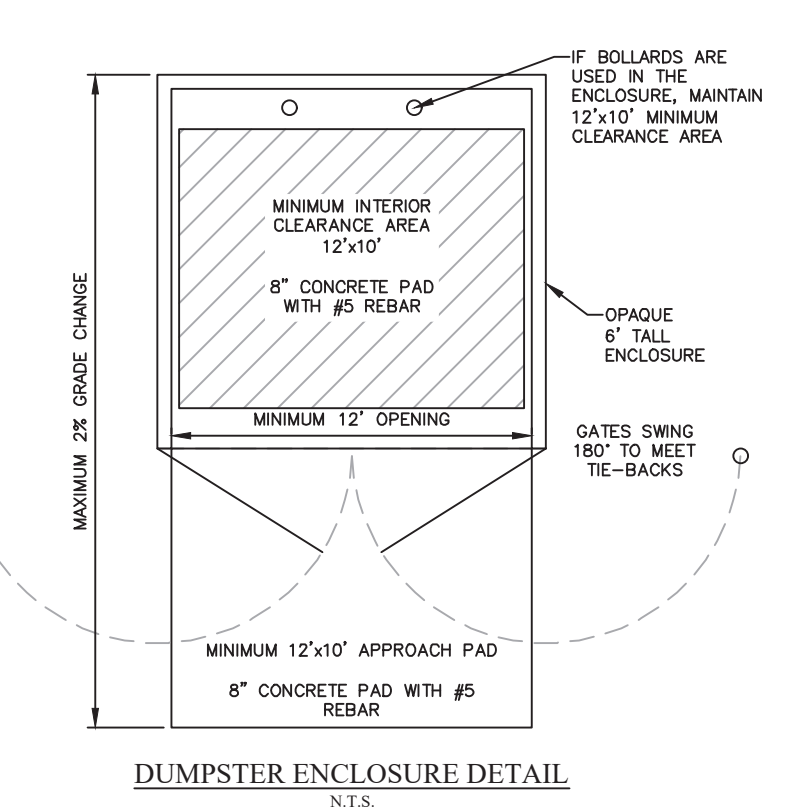


LEGEND

---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PIAE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PIDE)
---	EXISTING CURB AND GUTTER
ST ST ST	EXISTING STORM PIPE
W-B	EXISTING WATERLINE, SIZE NOTED
S-B	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE UE	EXISTING UNDERGROUND ELECTRIC LINE
AE AE	EXISTING OVERHEAD ELECTRIC LINE

- #### DEMOLITION NOTES:
- DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT LIMITED TO: TREE ROOTS, FOUNDATION SYSTEMS, OLD PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.
 - DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
 - ALL PAVEMENT EDGES, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE NEATLY SAW CUT, UNLESS GRAVEL. FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.
 - THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
 - THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
 - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER'S/DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
 - THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.
 - ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
 - ALL CONSTRUCTION ACTIVITIES, INCLUDE CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.

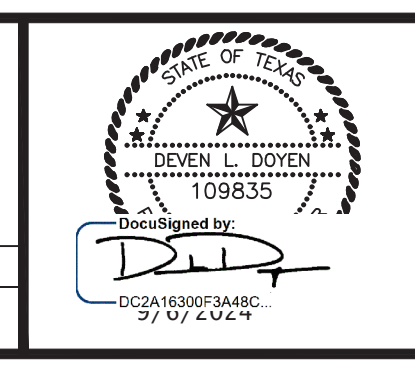


LOT 1R, BLOCK B
(12219/181 OPRBCT)
N/F
CFT INV
DEVELOPMENT, LLC
(12224/195 OPRBCT)

N. HARVEY MITCHELL
PARMWAY
FARM TO MARKET
ROAD 2018
VARIABLE ROW - VARIABLE PAVEMENT

MARK	REVISION	BY	DATE

		911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327		THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.		THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 SEPTEMBER 6, 2024 ISSUED FOR REVIEW	
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE		
KERR	DLD	DLD	JPS	24-185	SEPTEMBER 2024		



EXPRESS OIL CHANGE AND TIRE ENGINEERS BRAKES PLUS
VILLA MARIA WALMART ADDITION
 BLOCK B, LOT 12A
 BRYAN, TX

DEMOLITION PLAN & SITE PLAN DETAILS

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	24-185

SHEET
C2