

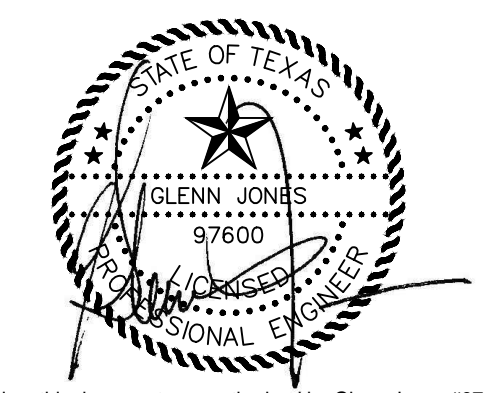
**PROJECT BENCHMARK:**  
 5/8" IRON ROD SET  
 WITH RED PLASTIC CAP  
 MARKED "KERR TRAV"  
 Elev = 100.00  
 N:10358432.70  
 E:3503764.14

**CONTROL POINT:**  
 SQUARE CUT ON CONCRETE  
 OF SEWER MANHOLE  
 Elev = 117.74  
 N:10357667.00  
 E:3503409.26

# Overall Layout

## General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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 City of Bryan/ College Station Unified Standard Specifications and Details for Water, Sewer, Streets, and Drainage.
- All construction shall be coordinated with the City Engineer's Office.
- The construction shall comply with OSHA Standard 29 CFR Part 1926, Subpart P for trench safety requirements.
- It is the intent of these plans to comply with all City of Franklin guidelines, details & specifications.
- See Sheet C1 - General Notes



The seal on this document was authorized by Glenn Jones #97800 on this date, Sep 12, 2014. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

Firm Name and Address:

**J4 Engineering**  
 PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

Project Name and Address:

**Arthur's Landing**  
 Portion Block 11, Carter Addition  
 Franklin, Robertson County, Texas

Date:	Sep 2014	Sheet:	C2
Scale:	As Noted		