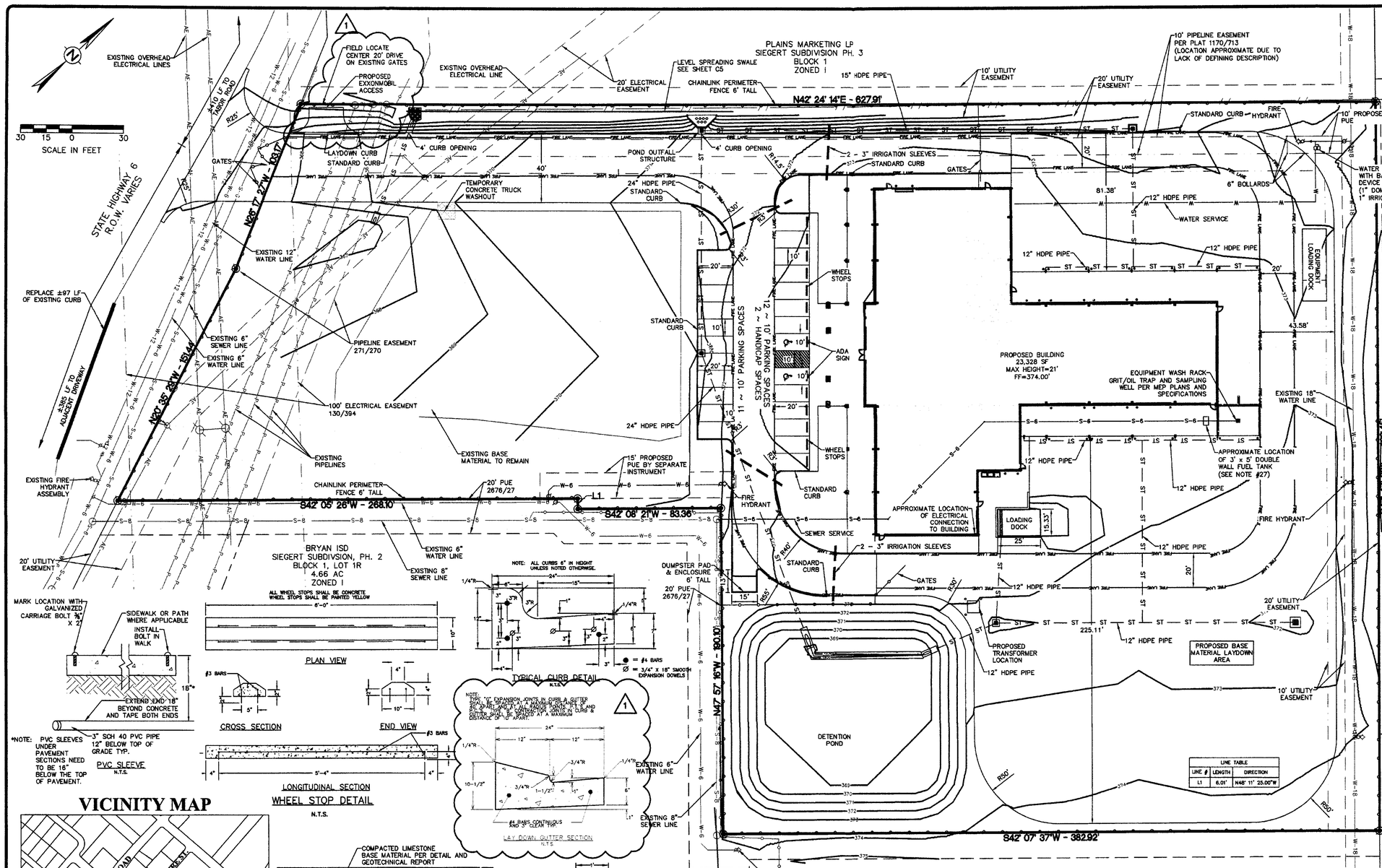


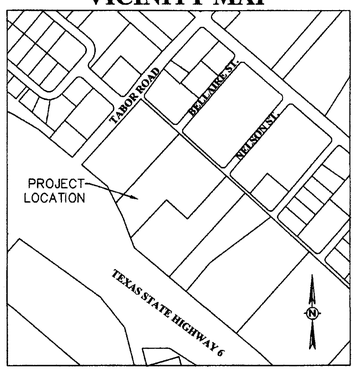
SITE NOTES:

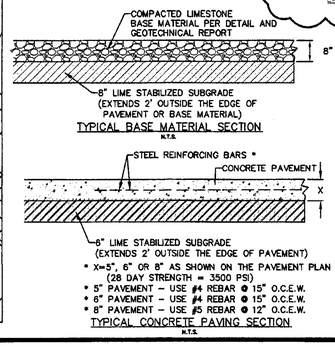
1. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
2. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT. A PUBLIC FIRE HYDRANT WILL BE RELOCATED.
3. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
4. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
6. DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE. PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
7. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
8. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205E, EFFECTIVE DATE: MAY 16, 2012.
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
10. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
11. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
12. ON-SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
13. ALL PARKING SPACES ARE 10' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 20 UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 25' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
14. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
15. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
16. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
17. TOTAL LOT AREA IS 5.301 ACRES. THE PROPOSED DEVELOPED AREA IS 5.301 ACRES.
18. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE PAVEMENT PLAN FOR DETAILS. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 27' IN FRONT OF CONTAINMENT AREA.
19. ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
20. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
22. DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' x 12' CLEAR INTERIOR OPENING MIN. 6' TALL.
23. POTABLE WATER PROTECTION – ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM
24. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE V-B OF 23,328 SF IS 4,250 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. THREE FIRE HYDRANTS ARE REQUIRED. THREE FIRE HYDRANTS ARE PROPOSED.
25. FIRE LANE TO BE 6" CONCRETE PAVEMENT OR HMAC PAVEMENT SECTIONS PER THE DETAIL ON THIS SHEET.
26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
27. FUEL TANKS TO STORE GASOLINE AND DIESEL FUEL SHALL MEET CITY OF BRYAN REQUIREMENTS AND ASSOCIATED CODES. THE CITY OF BRYAN FIRE MARSHAL SHALL APPROVE TANK DESIGN AND LOCATION PRIOR TO INSTALLATION.

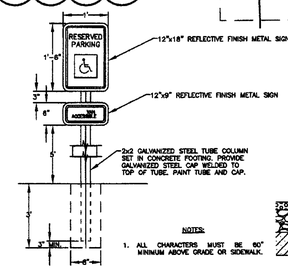
LEGEND

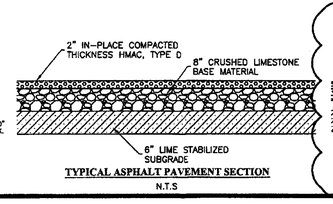
312	EXISTING CONTOUR
315	PROPOSED CONTOUR
	PROPERTY BOUNDARY
	BACK OF CURB
	EXISTING EASEMENT
	PROPOSED P.U.E.
	SETBACK
S-6	PROPOSED SANITARY SEWER LINE
W-6	PROPOSED WATER LINE
ST	PROPOSED STORM SEWER LINE
W-18	OVERHEAD ELECTRIC
	IRRIGATION SLEEVES
	PROPOSED BUILDING
	PROPOSED SIDEWALK/CONCRETE APRON
	FLOW DIRECTION
	FIRE HYDRANT
	GATE VALVES
	SANITARY SEWER MANHOLE
	CONSTRUCTION EXIT
	SILT FENCE
	CHAINLINK FENCE
	INLET PROTECTION
	VEHICLE LAY OF HOSE
FIRE LANE	FIRE LANE
	ACCESSIBLE ROUTE

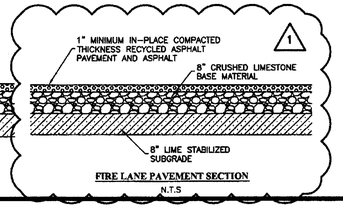
VICINITY MAP











BRYAN ISD
SIEGERT SUBDIVSION, PH. 2
BLOCK 1, LOT 1R
4.66 AC
ZONED I

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE

MINIMUM	0	GPM
AVERAGE	7.5	GPM
MAXIMUM (PEAK)	30	GPM

1.5" DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

AVERAGE	7.5	GPM
MAXIMUM (PEAK)	30	GPM

8" SANITARY SEWER LINE
@ 1.10% MIN. SLOPE
FIXTURE UNITS = 53
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:

10,083 OF MACHINERY SALES INSIDE
1 SPACES PER 500 SF
21 SPACES REQUIRED

13,243F MACHINERY SALES OUTSIDE
1 SPACES PER 2000 SF
7 SPACES REQUIRED

28 TOTAL SPACES REQUIRED

9' WIDTH, 18' LENGTH TYP.

PROPOSED PARKING:

23 SPACES PARKING
2 SPACES HANDICAP PARKING
25 SPACES PROVIDED TOTAL

*OWNER REQUEST WAIVER TO 3 ADDITIONAL SPACES REQUIRED DUE TO ACTUAL PARKING DEMAND AT SIMILAR FACILITY

WC TRACTOR

TOTAL AREA = 5.301 ACRES

SIEGERT SUBDIVISION, PHASE 2
LOT 1, BLOCK 1
1170/713
1960 N. EARL RUDDER FREEWAY
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

REV. JANUARY 2015

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

OWNER/DEVELOPER:
WACKMAN PROPERTIES, LLC
1889 HIGHWAY 290 EAST
BRENHAM, TEXAS 77833

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

MARK	REVISION	BY	DATE
1	FIRELANE & EXXON ACCESS REVISIONS	DLD	01/08/2015

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JANUARY 8, 2015

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	14-347	JANUARY 2015

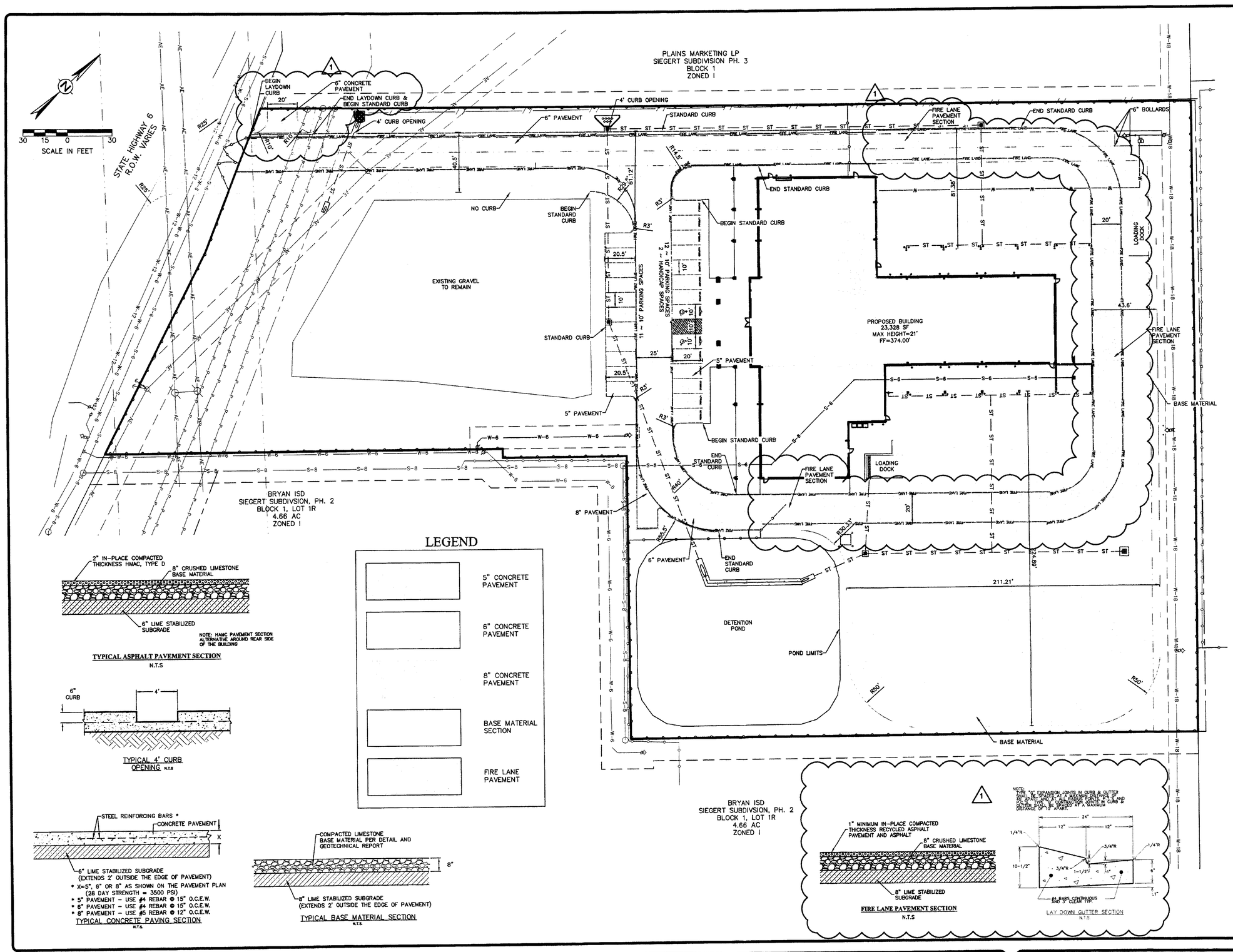
STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
01/08/15
FIRM # 12327
SCHULTZ ENGINEERING, LLC

WC TRACTOR
SIEGERT SUBDIVISION, PHASE 2
LOT 1, BLOCK 1
1960 N. EARL RUDDER FREEWAY
BRYAN, TX

SITE PLAN

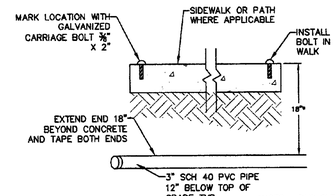
SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	14-347

SHEET
C1



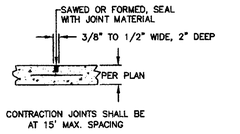
PAVEMENT CONSTRUCTION NOTES:

1. ALL CONCRETE FOR PAVEMENT CONSTRUCTION SHALL BE TO THE MINIMUM DEPTH SHOWN ON THE PLANS AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. THE MAXIMUM PERCENTAGE OF FLY ASH REPLACEMENT OF PORTLAND CEMENT SHALL BE 25 PERCENT BY WEIGHT.
2. REINFORCING STEEL SHALL BE GRADE 60 (60,000 PSI)
3. IF SUBGRADE PI IS GREATER THAN 21 FOR THE SUBGRADE SOILS BENEATH THE PAVEMENT SHALL BE LIME STABILIZED TO A MINIMUM DEPTH OF 6" AT A RATE OF APPROXIMATELY 6% OF THE DRY WEIGHT OF THE SOIL. THE LIME STABILIZED SOIL SHALL BE MIXED TO PROVIDE A HOMOGENEOUS MIXTURE WITH A MINIMUM PH OF 12.4, AND WHICH MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 260. THE LIME STABILIZED SOIL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 AT A MOISTURE CONTENT FROM OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE CONTENT. THE LIME USED TO STABILIZE THE SOIL SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 264, "LIME AND LIME SLURRY". THE LIME STABILIZED SUBGRADE SHOULD EXTEND A MINIMUM OF 12" OUTSIDE THE PAVEMENT.
4. THE SUBGRADE BENEATH THE CONCRETE SIDEWALKS SHALL BE 6" STABILIZED SUBGRADE
5. JOINT SEALANT MATERIAL TO BE SONNEBORN SL-1 OR APPROVED EQUAL.
6. CURING COMPOUND SHALL BE APPLIED UNIFORMLY TO THE CONCRETE AFTER THE SURFACE FINISHING IS COMPLETE AT THE RATE RECOMMENDED BY THE MANUFACTURER. THE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 526.
7. ALL ADA RAMPS WILL HAVE SHALL HAVE A DETECTABLE WARNING SURFACE FOR THE FULL LENGTH OF THE RAMP WITHIN THE PROJECT SITE. RAMPS ON THE PUBLIC SIDEWALK TO HAVE PER DETAIL DETECTABLE WARNING SURFACE TO COMPLY WITH LOCAL AND STATE ADA REQUIREMENTS.
8. MAXIMUM CROSS SLOPE FOR ALL ADA ACCESSIBLE ROUTES IS 2% FOR SIDEWALKS AND PAVEMENT.
9. REFER TO THE GEOTECHNICAL REPORT FOR DETAILED SPECIFICATIONS ON SUBGRADE, PAVEMENT, FOUNDATIONS, ETC.
10. PARKING LOT STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TxDOT STANDARD SPECIFICATION ITEM 666, TYPE 2 MARKING MATERIALS (TRAFFIC PAINT)

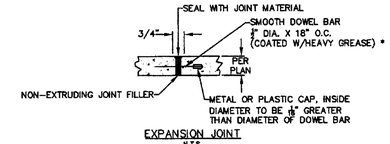


PVC SLEEVE
N.T.S.

*NOTE: PVC SLEEVES UNDER PAVEMENT SECTIONS NEED TO BE 16" BELOW THE TOP OF PAVEMENT.



CONTRACTION JOINT
N.T.S.



EXPANSION JOINT
N.T.S.

TO BE SPACED AT 45' MAX. INTERVALS

NOTE: HAMC PAVEMENT SECTION ALTERNATIVE AROUND REAR SIDE OF THE BUILDING

TYPICAL ASPHALT PAVEMENT SECTION
N.T.S

LEGEND

- 5" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- BASE MATERIAL SECTION
- FIRE LANE PAVEMENT

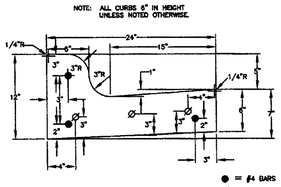
TYPICAL 4' CURB OPENING
N.T.S

TYPICAL CONCRETE PAVING SECTION
N.T.S.

TYPICAL BASE MATERIAL SECTION
N.T.S.

FIRE LANE PAVEMENT SECTION
N.T.S

LAY DOWN GUTTER SECTION
N.T.S



TYPICAL CURB DETAIL
N.T.S.

MARK	REVISION	BY	DATE
1	FIRELANE & EXXON ACCESS REVISIONS	DLD	01/08/2015

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WC TRACTOR
SIEGERT SUBDIVISION, PHASE 2
LOT 1, BLOCK 1
1960 N. EARL RUDDER FREEWAY
BRYAN, TX

PAVEMENT PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	14-347

SHEET
C6