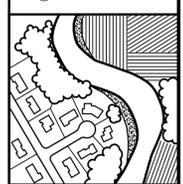


- WATER:**
- 1 EXISTING 18" WATERLINE (C-905, DR 18). ASSUME 7.5' BURY @ 8" TAPPING SLEEVE & VALVE. TO BE FIELD VERIFIED 72 HOURS PRIOR TO CONSTRUCTION.
 - 2 EXISTING 12" WATER LINE (C-905 DR14).
 - 3 EXISTING FIRE HYDRANT.
 - 4 PROPOSED 6" FIRE HYDRANT LINE - SEE PLAN PROFILE SHEET C4.1 FOR COMPLETE DETAILS.
 - 5 PROPOSED FIRE HYDRANT
 - 6 DOMESTIC & IRRIGATION SERVICE. CITY OF BRYAN TO INSTALL 2" TAPPING SLEEVE AND VALVE.
 - 7 INSTALL 17' OF 2" PVC BLUE SDR-21 ASTM D2241.
 - 7a INSTALL 2" 90° BEND.
 - 7b INSTALL 5.6' OF 2" PVC BLUE SDR-21 ASTM D2241 TO RECEIVE 2-3/4" DOMESTIC METERS. CONTRACTOR TO MAKE SERVICE TAP, CITY TO INSTALL METERS.
 - 7c INSTALL 130' OF 1" WATER SERVICE LINE @ 4' BURY TO WITHIN 5' OF BUILDING. END LINE AT 4' BELOW FINISH FLOOR.
 - 7d INSTALL 62' OF 4" PVC SLEEVE @ 4' DEPTH TO RECEIVE FUTURE 1" WATER SERVICE LINE
 - 7e NOT USED.
 - 7f INSTALL 8" TAPPING SLEEVE & VALVE - THIS VALVE TO SERVE AS THE ISOLATION VALVE.
 - 8a INSTALL 150' OF 8" PVC C-900 CL200 FIRE SPRINKLER LINE @ 4' BURY TO SPRINKLER RISER AS FOLLOWS:
 - 0+61: INSTALL 45° HORIZONTAL BEND LEFT.
 - 1+00: INSTALL 45° HORIZONTAL BEND RIGHT.
 - FROM 1+00 TO 1+50: INSTALL 8" PVC C-900 CL200 @ 4.5' BURY. CONNECT TO 8" D.I. @ 5' FROM BUILDING.
- SANITARY SEWER:**
- 15 EXISTING 2" PVC SANITARY SEWER FORCE MAIN.
 - 15a EXISTING PRIVATE LIFT STATION TOP ELEV. 360.86
 - 2" FORCE MAIN OUT: 356.5'±
 - 4" GRAVITY (N): UNKNOWN BOTTOM ELEV. 352.0'
 - 16 NOT USED.
 - 17 4" PVC @ 2.0% ~33.3' SEE PLANS FOR ELEVATIONS. REFER TO MEP PLANS FOR DETAILS.
 - 18 NOT USED
 - 19 NOT USED
 - 20 NOT USED
- ELECTRIC:**
- 21-24 NOT USED.
 - 25 CONTACT ALLEN KRISTOF - BTU LINE DESIGN @ 821-5730 60 DAYS BEFORE POWER IS NEEDED TO BEGIN PROCESS FOR PROVIDING POWER.
 - 26 EXISTING 600 KVA - 3 PHASE OVERHEAD ELECTRIC LINE TO SERVE THE PROPERTY.
 - 26a ELECTRICAL SERVICE LINE TO BUILDING.
 - 26b INSTALL NEW POLE - TRANSFER FROM OVERHEAD TO UNDERGROUND.
 - 26c INSTALL 129' OF 3-4" PVC CONDUIT @ 24" MIN.-30" MAX. BURY TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
 - 26d TERMINATE @ METER BANK ON BUILDING.
 - 27-29 NOT USED.
- VERIZON & SUDDENLINK CABLE:**
- 30 CONTACT CHRISTOPHER GOOTEE (PH: 979-595-2429) @ SUDDENLINK FOR EXACT REQUIREMENTS. SUDDENLINK CONDUIT TO FOLLOW VERIZON ROUTE.
 - 30a INSTALL 2-2" PVC CONDUIT, MIN 30" BURY, PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.
 - 30b CONTACT ANTHONY VITANZA (PH: 979-821-4761) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUITS.
 - 30c EXISTING OVERHEAD VERIZON CABLE.
 - 30d FOLLOW ELECTRIC ROUTE - TRANSFER FROM OVERHEAD TO UNDERGROUND.
 - 30e INSTALL 129' OF 2-4" PVC VERIZON CONDUITS TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
 - 31-33 NOT USED.
- ATMOS GAS:**
- 34 CONTACT JOSH NORTON (979-774-2506) FOR EXACT REQUIREMENTS.
 - 34a THIS PROJECT HAS AN OFF-SITE COMPONENT CONSISTING OF ~1150' OF 2" POLY GAS LINE ALONG ELAINE STREET AND AN ON-SITE COMPONENT.
 - 34b 124' OF 1" POLY GAS LINE INTERMEDIATE PRESSURE (50' PSI MAX.) SERVICE LINE, TO BE INSTALLED BY ATMOS GAS.
 - 34c GAS METER TO BE INSTALLED BY ATMOS GAS.
 - 34d INSTALL 51' OF 1" POLY GAS LINE (50' PSI MAX.) SERVICE LINE, TO TERMINATE AT BUILDING.
 - 35-37 NOT USED.
- SITE:**
- 38 EXISTING 23' ASPHALT PAVEMENT WITH 2' OPEN DITCH.
 - 39 NOT USED.
 - 40 6" WIDE CONCRETE SIDEWALK
 - 41 6" CURB AND GUTTER, POURED MONOLITHICALLY. SEE DETAIL SHEET C5.1.
 - 42 6" CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. SEE DETAIL SHEET C5.1.
 - 43 6" WIDE CONCRETE SIDEWALK ADJOINING BUILDING. SEE DETAIL SHEET C5.1.
 - 44 12" WIDE CONCRETE DRIVEWAY - FLUSH CONDITION @ BUILDING.
 - 45 24" WIDE CONCRETE TRUCK RAMP TO 4' DEEP DOCK HEIGHT. SEE DETAIL SHEET C5.1 FOR RAMP, RETAINING WALL, GRATE & SUMP PUMP.
 - 46 HANDICAP LOADING ZONE (9' WIDE) PAVEMENT. MARKINGS ACCORDING TO TAS/ADA.
 - 47 HANDICAP PARKING SIGN - VAN ACCESSIBLE. MOUNT ON BUILDING.
 - 48 HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
 - 49 4" WIDE PARKING STRIP (WHITE) 9'x20' TYPICAL.
 - 50 FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
 - 51 FLUSH CURB ADJOINING ALL PARKING SPACES.
 - 52 6" WHEEL STOP TYPICAL.
 - 53 24" WIDE x 12" DEEP (INSIDE DIMENSIONS) DUMPSTER PAD.
 - 53a 6" CMU WALL WITH STUCCO TYPE FINISH, INCLUDE GATE ENCLOSURE AROUND DUMPSTER.
 - 54 GATE WITH FIRE KNOX BOX.
 - 55-58 NOT USED.
 - 59 32'-0" WIDE x 16'-6" HIGH CANOPY
 - 60 ADA RAMP ENTRANCE FROM DRIVE ISLE TO DOOR.
 - 61 4' WIDE PAVEMENT MARKING - HANDICAP ESCAPE ROUTE. PROVIDE CURB BREAK.
 - 62 4' WIDE x 15' LONG HANDICAP ESCAPE ROUTE (USE SIDEWALK DETAIL).

CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVENUE SUITE 400
BRYAN, TEXAS 77802
TEL: (979) 846-6212
FAX: (979) 846-6252
TYPE FIRM # F-776



SITE PLAN
TWO WAREHOUSE BUILDINGS
LOT 7R - 5.279 ACRES
UNIT NO. 2 OF WOODVILLE ACRES NO. 3
BRYAN, BRAZOS COUNTY, TEXAS



DATE	DESCRIPTION
11/20/12	Revised per 11/20/12 City comment
07/20/13	REVISION TO PARKING SPACES/SIDEWALK
02/26/13	REVISIONS TO REVISIONS TO PARKING SPACES/SIDEWALK, HC ITEMS
10/24/14	REVISIONS TO REVISIONS TO PARKING SPACES/SIDEWALK, HC ITEMS

PHASE 2 - UTILITY DEMANDS:

WATER DEMANDS:
GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)
AVERAGE DAILY DEMAND = 5 GPM
PEAK HOURLY DEMAND = 20 GPM

SANITARY SEWER DEMANDS:
GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)
AVERAGE DAILY DEMAND = 5 GPD
PEAK HOURLY DEMAND = 20 GPD

GAS DEMANDS:
MAXIMUM: 840 MBH
AVERAGE: 120 MBH

PHASE 2 - PARKING ANALYSIS:

NEW REQUIRED PARKING:
22,250 S.F. GROSS FLOOR AREA (WAREHOUSE)
REO'D PARKING (1/800 S.F. GROSS FLOOR AREA)

TOTAL REQUIRED PARKING = 38
REGULAR SPACES = 40
HC ACCESSIBLE SPACES = 03
TOTAL PARKING PROVIDED = 43

THERE WILL BE NO MORE THAN TWO (2) EMPLOYEES WORKING AT THE BUILDING AT ANY GIVEN TIME DURING THE PRIMARY TERM OF THE LEASE, THEREFOR ONLY THE THREE SPACES AT THE REAR OF THE BUILDING WILL BE CONSTRUCTED AT THIS TIME.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.51'	25.00'	88°16'00"	N 89°04'00"E ~ 34.82'

- SITE SPECIFIC NOTES:**
- PROJECT IDENTIFICATION:
PROJECT NAME: TWO WAREHOUSE BUILDINGS.
LOCATION: EAST CORNER OF INTERSECTION OF EARL RUDDER FREEWAY WITH WOODVILLE ROAD.
 - LEGAL DESCRIPTION:
LOT 7R, 5.279 ACRES REPLAT OF BLOCK 14 & 21, UNIT NO. 2 OF WOODVILLE ACRES NO. 3 ACCORDING TO THE PLAT RECORDED IN VOL. 4493, PG. 58 (PLATTED).
 - APPLICANT INFORMATION:
STEVE LOVETT
3600 LOVETT LANE
COLLEGE STATION, TEXAS 77845
(979)774-8943
 - OWNER INFORMATION:
SAME AS APPLICANT
 - TOTAL SITE AREA IS 5.279 ACRES.
 - CURRENT ZONING: C-3 - COMMERCIAL.
 - CURRENT USE: VACANT
 - PROPOSED USE & IMPROVEMENTS: TWO, SINGLE STORY 22,250 SQ. FT. METAL WAREHOUSES WITH 1 DOCK AND 3 PARKING SPACES, TOGETHER WITH ALL CITY UTILITY SERVICE TO BUILDING.
 - ALL SIGNAGE IS PERMITTED SEPARATELY.
 - SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS & INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0185E, MAP NO. 48041C0185E, EFFECTIVE DATE: MAY 16, 2012.
 - ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
 - IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
 - ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
 - CONCRETE WASHOUT AREA(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.
 - TENANTS WILL BE REQUIRED TO ROLL 90 GALLON SOLID WASTE CONTAINER TO ELAINE DRIVE.
 - PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY OWNER.
 - BTU LINE DESIGN MUST BE CONTACTED 90 DAYS BEFORE POWER IS NEEDED. BTU LINE DESIGN PHONE NUMBER - (979)821-5770.
 - NOT USED
 - ALL TAPPING SLEEVES MUST BE SMITH-BLAIR 665 STAINLESS STEEL WITH MJ VALVE CONNECTIONS.

