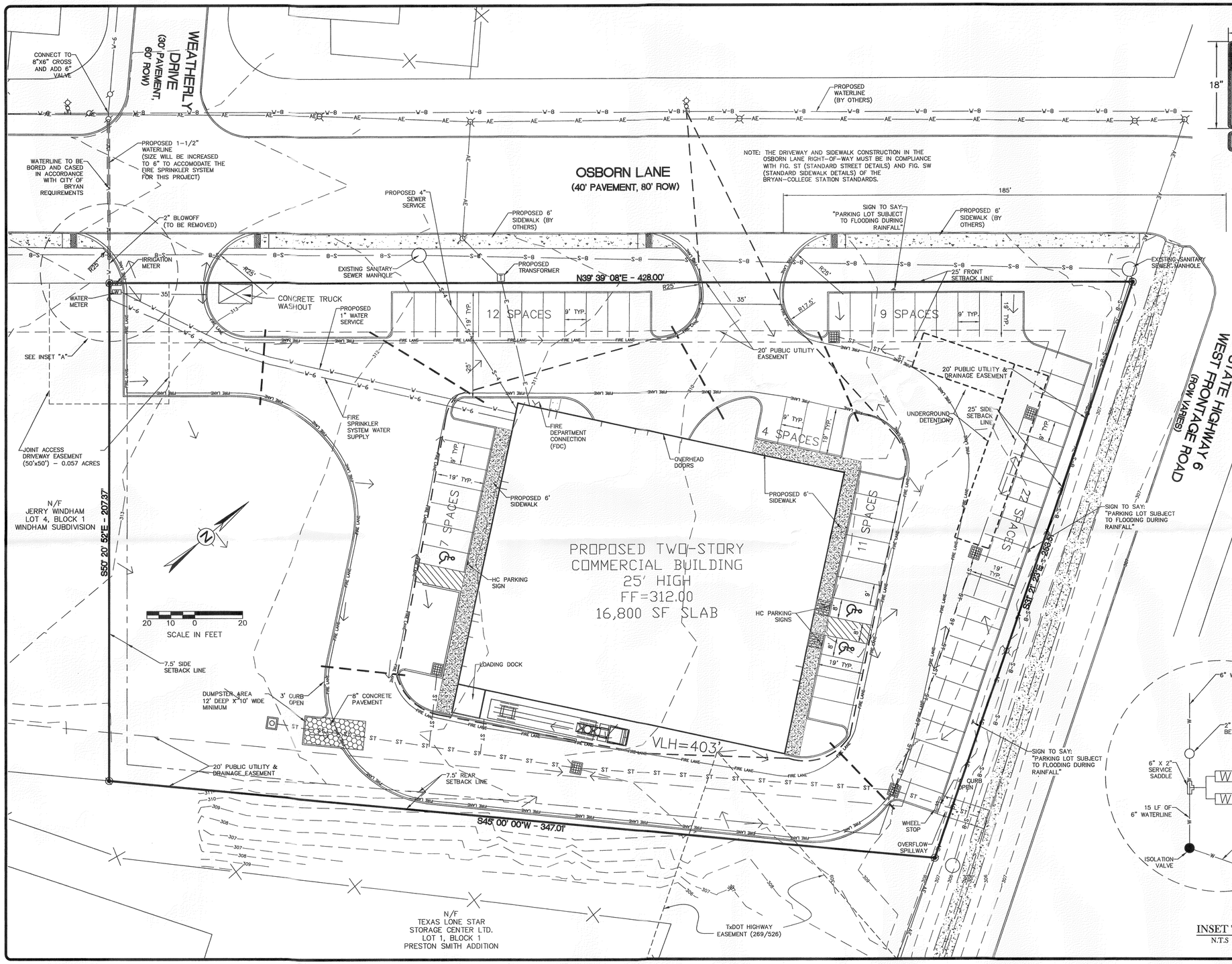


NOTE: THE DRIVEWAY AND SIDEWALK CONSTRUCTION IN THE OSBORN LANE RIGHT-OF-WAY MUST BE IN COMPLIANCE WITH FIG. ST (STANDARD STREET DETAILS) AND FIG. SW (STANDARD SIDEWALK DETAILS) OF THE BRYAN-COLLEGE STATION STANDARDS.

NOTES:

1. THE SIGN SHALL BE 12" WIDE BY 18" IN HEIGHT AND BE MOUNTED IN THE LOCATION SHOWN.
2. SIGN SHALL BE PAINTED ON WHITE BACKGROUND WITH SYMBOLS, LETTERS, AND BORDER IN RED.
3. SIGN SHALL COMPLY WITH THE CITY OF BRYAN FIRE SERVICE STANDARDS.

FIRE LANE SIGN DETAIL

N.T.S

LEGEND

- EXISTING UTILITY EASEMENT
- EXISTING ACCESS EASEMENT
- BUILDING SETBACK LINE
- S-8 EXISTING PUBLIC SEWER LINE
- S-4 PRIVATE SEWER LINE
- W PUBLIC WATERLINE
- W-6 PRIVATE WATER SERVICE
- PROPOSED FIRE HYDRANT
- ST STORM SEWER
- GRATE INLET
- FIRE LANE
- E UNDERGROUND ELECTRIC LINE
- EXISTING POWER POLE
- AE EXISTING OVERHEAD ELECTRIC
- ADA RAMP
- ADA RAMP – PUBLIC
- PROPOSED SIDEWALK
- VEHICLE LAY OF HOSE
- T ELECTRIC TRANSFORMER
- EXISTING FLUME
- LANDSCAPE SLEEVE (2"-3" PVC PIPES)

PARKING ANALYSIS:

PROPOSED IMPROVEMENTS:

6080 SF RETAIL STORES/SHOPS IN BUILDINGS (1 SPACE PER 250 SF)

11725 SF WAREHOUSE AND ENCLOSED STORAGE (1 SPACE PER 650 SF)

NEW REQUIRED PARKING:

25....RETAIL STORES/SHOPS IN BUILDINGS
18....WAREHOUSE AND ENCLOSED STORAGE

44 TOTAL SPACES REQUIRED

NEW PROVIDED PARKING:

65....TOTAL SPACES PROVIDED

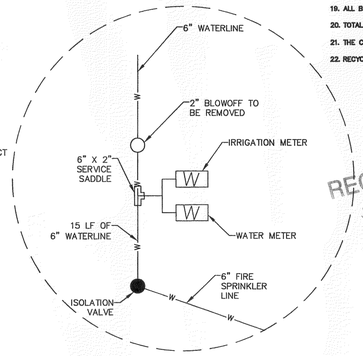
3....ADA PARKING REQUIRED
3....ADA SPACES PROVIDED

UTILITY DEMANDS:

WATER DEMAND		SANITARY SEWER DEMAND (@ 50% OF WATER DEMAND)	
MINIMUM	0 GPM	AVERAGE	3.8 GPM
AVERAGE	4 GPM	MAXIMUM (PEAK)	14.4 GPM
MAXIMUM (PEAK)	16 GPM	4" SANITARY SEWER LINE	
5/8" WATER METER			

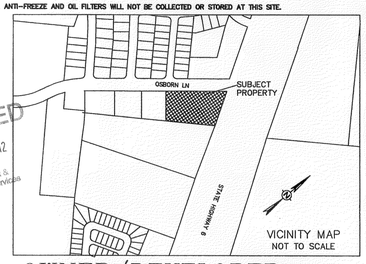
NOTES:

1. ZONING OF THIS PROPERTY IS C-3 (COMMERCIAL)
2. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.
3. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATERLINE IMPROVEMENTS AND PUBLIC WATERLINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
4. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2010 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
5. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED. ON SITE DETENTION IS REQUIRED.
6. CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
7. 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.
8. 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.
9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
10. THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT (FEMA). FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 480410013A C, EFECTIVE DATE JULY 2, 1992
11. BASIS OF BEARING: *DEED BEARING USED AS BASIS OF BEARING.
12. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
13. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
14. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
15. ON-SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
16. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 19'. THE PARKING LOT DRIVE AISLES ARE MINIMUM 24' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
17. 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.
18. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
19. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
20. TOTAL LOT AREA IS 2.0 ACRES. THE PROPOSED DEVELOPED AREA IS 2.0 ACRES.
21. THE CONCRETE PAVEMENT FOR THE DUMPSTER WILL BE 8" THICK WITH #5 REBARS AT 12" OCEW.
22. RECYCLED MOTOR OIL, ANTI-FREEZE AND OIL FILTERS WILL NOT BE COLLECTED OR STORED AT THIS SITE.



INSET "A"

N.T.S



RECEIVED
JAN 04 2012
Development & Engineering Services

OWNER/DEVELOPER:
AISW, Inc.
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College Station, TX 77845
Phone: 979-696-6272
Phone: 979-764-8424
Email: tom@napatexas.com

MARK	REVISION	BY	DATE

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 JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON JANUARY 03, 2012.

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
	JPS	RCF	JPS	11-155	JANUARY 2012

STATE OF TEXAS
JOSEPH P. SCHULTZ
65889
1-3-12
FIRM # 12327
SCHULTZ ENGINEERING, LLC

NAPA AUTO PARTS
OSBORN LANE
WINDHAM SUBDIVISION
LOT 5, BLOCK 1
BRYAN, TEXAS

SITE PLAN

SCALE

VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	11-155

SHEET

C1