N

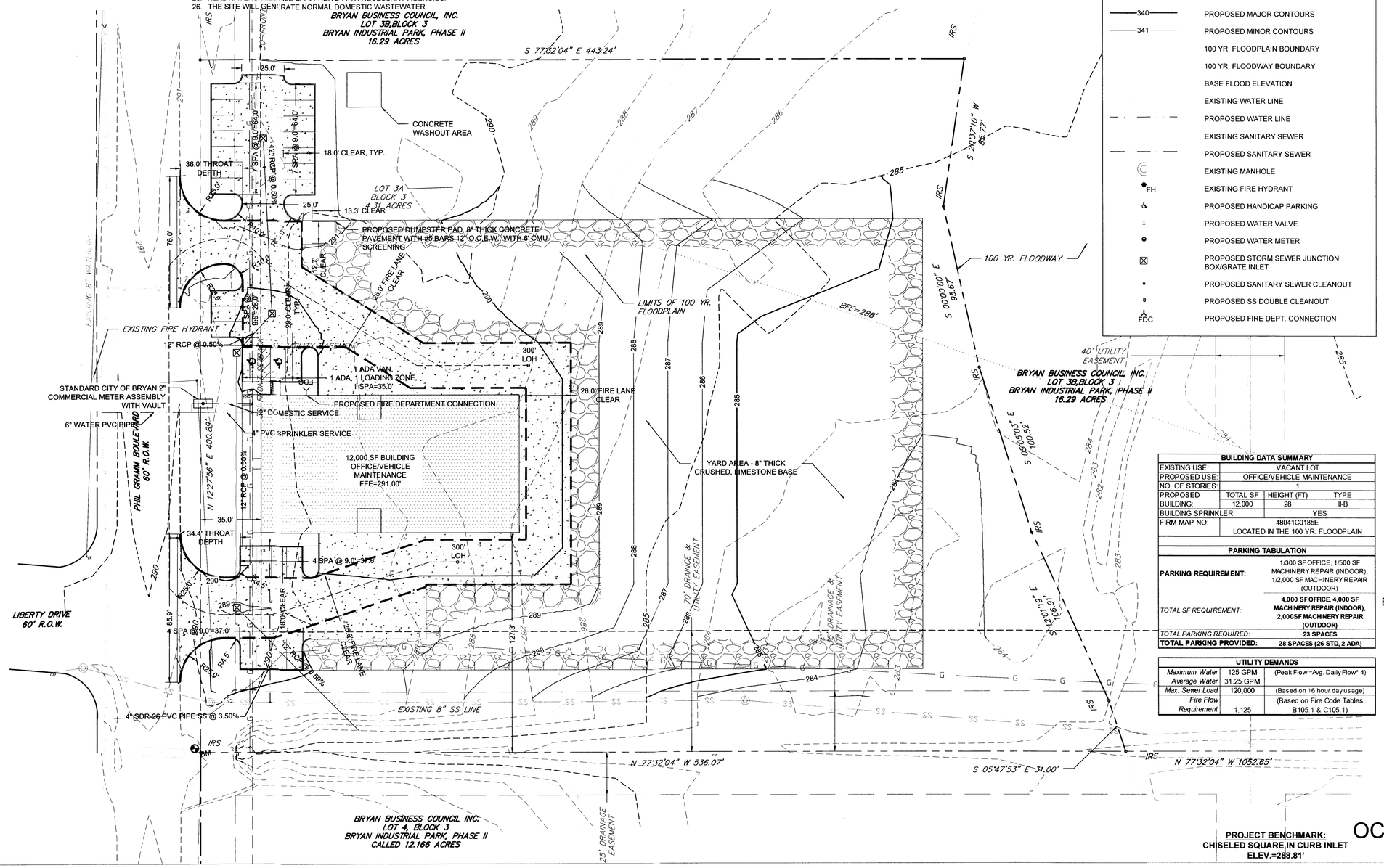
0 30 60 90

SCALE: 1"=30'

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. 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.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
17. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
19. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
21. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
22. ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
23. DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
24. NO WASHING/CLEANING SERVICES WILL BE PROVIDED AT THE SITE.
25. HEADWATERS WILL FILE SARA TIER 2 WITH NECESSARY AGENCIES.
26. THE SITE WILL GENERATE NORMAL DOMESTIC WASTEWATER.



LEGEND:

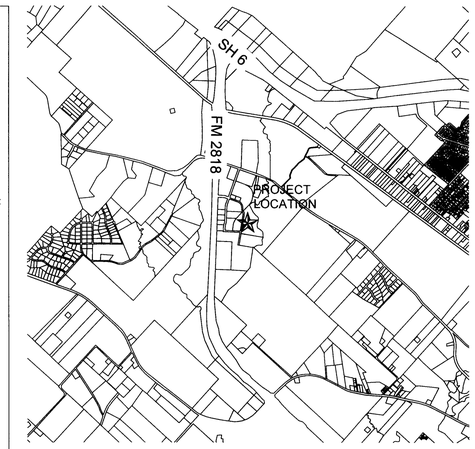
- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 8" CRUSHED LIMESTONE BASE
- 340 EXISTING MAJOR CONTOURS
- 341 EXISTING MINOR CONTOURS
- 340 PROPOSED MAJOR CONTOURS
- 341 PROPOSED MINOR CONTOURS
- 100 YR. FLOODPLAIN BOUNDARY
- 100 YR. FLOODWAY BOUNDARY
- BASE FLOOD ELEVATION
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- FH EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED STORM SEWER JUNCTION BOX/GRATE INLET
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT
- FDC PROPOSED FIRE DEPT. CONNECTION

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	OFFICE/VEHICLE MAINTENANCE		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF 12,000	HEIGHT (FT) 28	TYPE II-B
BUILDING SPRINKLER	YES		
FIRM MAP NO:	48041C0185E LOCATED IN THE 100 YR. FLOODPLAIN		

PARKING TABULATION	
PARKING REQUIREMENT:	1/300 SF OFFICE, 1/500 SF MACHINERY REPAIR (INDOOR), 1/2,000 SF MACHINERY REPAIR (OUTDOOR)
TOTAL SF REQUIREMENT:	4,000 SF OFFICE, 4,000 SF MACHINERY REPAIR (INDOOR), 2,000SF MACHINERY REPAIR (OUTDOOR)
TOTAL PARKING REQUIRED:	23 SPACES
TOTAL PARKING PROVIDED:	28 SPACES (26 STD, 2 ADA)

UTILITY DEMANDS		
Maximum Water	125 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	31.25 GPM	
Max. Sewer Load	120,000	(Based on 16 hour day usage)
Fire Flow Requirement	1,125	(Based on Fire Code Tables B105.1 & C105.1)

PROJECT BENCHMARK:
CHISELED SQUARE IN CURB INLET
ELEV.=288.81'



LOCATION MAP
NTS

SITE PLAN FOR:

HEADWATERS INDUSTRIAL SITE

PHIL GRAMM BLVD.
BRYAN, TEXAS

4.31 ACRES
LOT 3A, BLOCK 3
BRYAN BUSINESS PARK, PHASE 2
ZONING: PLANNED DEVELOPMENT

OWNER:
BRYAN BUSINESS COUNCIL, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805
(979) 209-5102
CONTACT: DENNIS GOEHRING
EMAIL: DGOEHRING@BRYANTX.GOV

DEVELOPER:
ROSS BUSH
P.O. BOX 208
FRANKLIN, TEXAS 77856
(979) 777-9504
CONTACT: ROSS BUSH
EMAIL: ROSSTBUSH@HOTMAIL.COM

PREPARED BY:

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
Firm Registration Number:
F-7451

STATE OF TEXAS
JEREMY [illegible]TERS
[illegible]217
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

OCTOBER 23, 2013