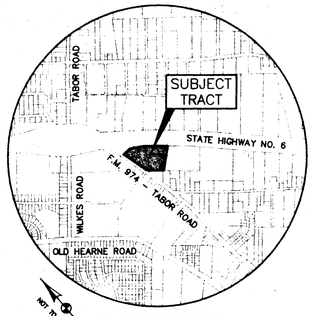
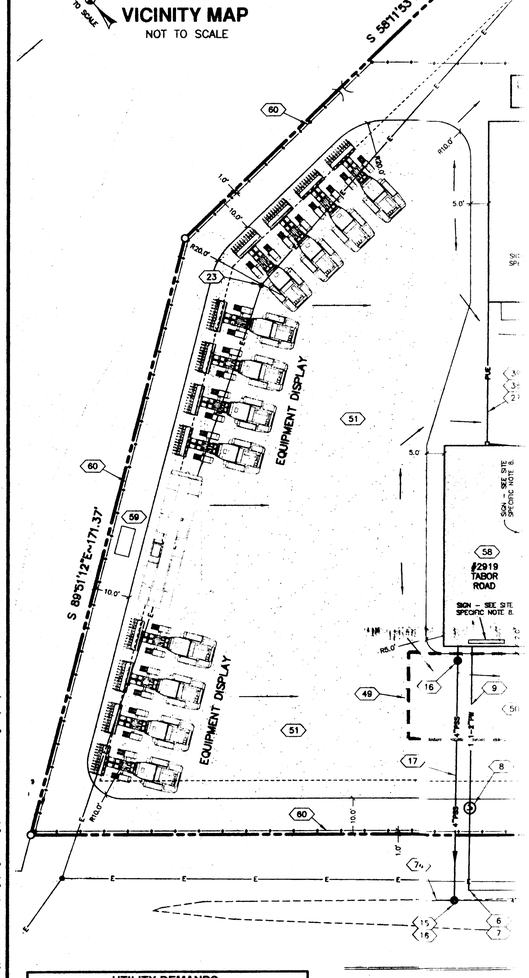
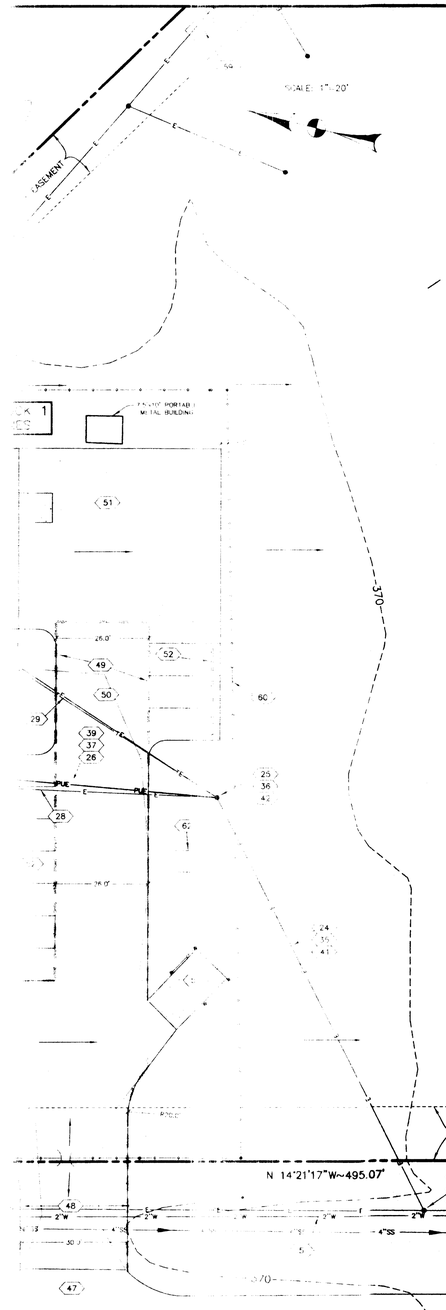


VICINITY MAP
NOT TO SCALE





WATER:

(1) EXISTING 6" WATERLINE @ 5' BURY (ASSUMED) – TO BE FIELD VERIFIED.
(2) CUT IN 6"x6" TEE.
(3) INSTALL 6" GATE VALVE & BOX.
(4) INSTALL STANDARD FIRE HYDRANT.
(5) EXISTING 2" WATER LINE. ASSUME 3' BURY.
(6) VERIFY END LOCATION OF 2" WATER LINE AND EXTEND/ADJUST AS NECESSARY TO THIS LOCATION.
(7) INSTALL 2" BLOW OFF VALVE.
(7a) INSTALL 1-1/2" SERVICE TAP.
(8) INSTALL 1-1/2" WATER METER.
(9) INSTALL ~70' OF 1-1/2" COPPER WATER SERVICE LINE.

(10) - (12) NOT USED.

NOTE: BUILDING (1,350 SF) WILL NOT BE SPRINKLED.

SANITARY SEWER:

(13) EXISTING 4" SANITARY SEWER SERVICE LINE @1.0% (ASSUMED).
(14) EXISTING 6" SANITARY SEWER SERVICE LINE.
(15) CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF THE END OF THE 4" SANITARY SEWER LINE 48 HOURS PRIOR TO CONSTRUCTION AND EXTEND OR ADJUST TO THIS LOCATION. ASSUMED FL=365.0'.
(16) INSTALL 4" SANITARY SEWER SERVICE WITH CLEANOUT.
(17) INSTALL ~70' OF 4" SDR 26-ATSM D3034 SANITARY SEWER SERVICE LINE @2.0%. FLOWLINE @ BUILDING=366.4' (6.6' BELOW FF).
(18) - (22) NOT USED.

ELECTRIC:

PLEASE CALL TOMMY LANEHART WITH BTU AT 821-5749 (EMAIL: tlanehart@btutilities.com) FOR EXACT ROUTING AND POWER REQUIREMENTS.

(23) EXISTING BTU POWER POLE
(24) EXISTING OVERHEAD BTU ELECTRIC LINE TO SERVE ASCO OFFICE BUILDING.
(25) EXISTING BTU POWER POLE WITH PROPOSED TRANSFORMER. TRANSITION FROM OVERHEAD TO UNDERGROUND ELECTRIC LINE AT THIS LOCATION.
(26) INSTALL 86' OF 3" ELECTRICAL CONDUIT @ 3.5' BURY.
(27) INSTALL 40' OF 3" ELECTRICAL CONDUIT @ 3.5' BURY TO SERVICE/PARTS BUILDING.
(28) REMOVE EXISTING LIGHT POLE AND ELECTRIC LINE.
(29) REMOVE EXISTING ELECTRIC METER, ELECTRIC LINE & AT&T LINE.
(30) - (33) NOT USED.

AT&T TELEPHONE & INTERNET CABLE:

PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.

(34) ROUTE AT&T OVERHEAD SERVICE TO THIS POLE.
(35) ROUTE AT&T OVERHEAD SERVICE.
(36) TRANSITION FROM OVERHEAD AT&T SERVICE TO UNDERGROUND SERVICE.
(37) CONNECT TO (36) AND INSTALL ~86' OF 2-4" PVC AT&T CONDUIT WITH PULL STRING @ 2.5' BURY. MARK END WITH 4" PVC PAINTED ORANGE, EXTENDING 4' ABOVE GRADE.
(38) INSTALL ~40' OF 2-4" PVC AT&T CONDUIT WITH PULL STRING @ 2.5' BURY.
(39) INTERNET CABLE CONDUIT TO FOLLOW AT&T ROUTE – INSTALL 1-2" PVC CONDUIT @ 24" BURY (FROM FINISH GRADE), WITH PULL STRING.
(40) ROUTE INTERNET CABLE OVERHEAD SERVICE TO THIS POLE.
(41) ROUTE INTERNET CABLE OVERHEAD SERVICE.
(42) TRANSITION FROM OVERHEAD INTERNET CABLE SERVICE TO UNDERGROUND SERVICE.
(43) - (46) NOT USED.

ATMOS GAS:

NO ATMOS GAS SERVICE REQUIRED.

SITE:

(47) EXISTING 30' WIDE ASPHALT DRIVEWAY APRON.
(48) INSTALL 30' WIDE CRUSHED LIMESTONE PAVEMENT SECTION. NO CULVERT REQUIRED – EXPANDING EXISTING DRIVEWAY.
(TxDOT PERMIT REQUIRED)
(49) FIRE LANE DESIGNATION – 10" CRUSHED LIMESTONE PAVEMENT SECTION – TO SUPPORT 75,000 lb. FOR EMERGENCY VEHICLES.
(50) INSTALL 728 SQ. YDS. OF 10" COMPACTED CRUSHED LIMESTONE PAVEMENT SECTION.
(51) INSTALL 19,470 SQ. YDS. OF 6" COMPACTED CRUSHED LIMESTONE PAVEMENT – WHICH EXCLUDES 728 SQ. YDS. OF FIRE LANE.
(52) 6' WHEEL STOP.
(53) 6' WOOD DECK.
(54) NOT USED.
(55) NOT USED.
(56) NOT USED.
(57) EXISTING 10'x12' SCREENED CONCRETE PAD FOR SOLID WASTE.
(58) 24'x56' MODULAR OFFICE BUILDING – FINISH FLOOR 2' ABOVE FINISH GRADE. ELEVATION: 373'
(59) INSTALL 4'x8' WOODEN/VINYL "ASCO" SIGN – 10' TALL.
(60) INSTALL 800 L.F. OF 6' SECURITY FENCE, WHICH INCLUDES 2 GATES (A 40' WIDE TABOR ROAD GATE AND A 24' WIDE EARL RUDDER SERVICE ROAD GATE).
(61) EXISTING 30'x50' CORRUGATED METAL BUILDING WITH CONCRETE SLAB – SERVICE/PARTS BUILDING. FINISH FLOOR: 370.7'
(62) CONCRETE WASHOUT AREA.

CLS SURFACE SECTION NOTES:

1. A GEOTECHNICAL INVESTIGATION OF THE SITE SURFICIAL & SUBSURFACE SOILS HAS NOT BEEN RECEIVED BY CIVIL ENGINEERING CONSULTANTS. TO INSURE PROPER SUBGRADE PREPARATION, PRIOR TO CONSTRUCTION, IT IS RECOMMENDED THAT A GEOTECHNICAL INVESTIGATION BE OBTAINED BY THE OWNER FROM AN INDEPENDENT GEOTECHNICAL CONSULTANT. A GEOTECHNICAL ENGINEER'S RECOMMENDATIONS REGARDING SUBGRADE SUITABILITY, STRENGTH, AND ANY NECESSARY STABILIZATION SHOULD BE OBTAINED IN A CERTIFIED REPORT.

THE FOLLOWING EARTHWORK & SURFACE COURSE NOTES ARE TYPICAL REQUIREMENTS WHICH MEET OR EXCEED CITY OF BRYAN ORDINANCE STRENGTH REQUIREMENTS FOR TEMPORARY OR PERMANENT NONPUBLIC ALL-WEATHER DRIVE SURFACES FOR THIS AREA ASSUMING THE LOADING OF PASSENGER & EMERGENCY VEHICLES TO BE ENCOUNTERED. ACTUAL REQUIREMENTS SHALL BE AS OUTLINED BY THE GEOTECHNICAL CONSULTANT.

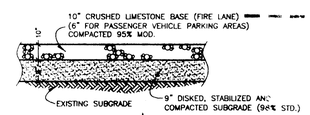
2. PRIOR TO CONSTRUCTION OF CLS SURFACE COURSE:
A) IN AREAS OF EXISTING CLS SURFACE-STRIP THE EXISTING CLS BASE COURSE AND STOCK PILE FOR USE IN PROPOSED EQUIPMENT DISPLAY AREA. DISK SUBGRADE TO A DEPTH OF 9" BELOW BOTTOM OF PROPOSED CLS LAYER. LIME STABILIZE AND COMPACT AS INDICATED.

B) IN AREAS TO RECEIVE NEW CLS SURFACE: STRIP TOP 6" OF SOIL MATERIAL AND DISPOSE OF OFF-SITE. PROOF ROLL TO LOCATE UNSTABLE OR NON-UNIFORM AREAS AND OVER EXCAVATE UNSTABLE OR NON-UNIFORM AREAS. REMOVING AND REPLACING MATERIAL WITH NATIVE OR IMPORT GENERAL FILL MATERIAL COMPACTED TO 98% STD. PROCTOR (ASTM D-698) AT A MOISTURE CONTENT OF OPTIMUM TO +3% OF OPTIMUM. DISK SUBGRADE TO A DEPTH OF 9" BELOW BOTTOM OF PROPOSED CLS LAYER. LIME STABILIZE AND COMPACT AS INDICATED.

3. 9" LIME STABILIZATION: APPLICATION RATE SHALL BE ASSUMED 6% BY UNIT WEIGHT OF THE SUB-GRADE FOR BIDDING PURPOSES. ACTUAL LIME AMOUNT TO BE DETERMINED BY LIME SERIES & pH TEST SUCH WHICH PRODUCES A pH OF NOT LESS THAN 12.4 AND PLASTICITY INDEX ON LESS THAN 18. MECHANICAL MEANS SHALL BE USED TO INSURE LIME IS THOROUGHLY MIXED IN WITH THE SUB-GRADE. COMPACT THE CHEMICALLY TREATED SOIL MIXTURE TO A DENSITY OF AT LEAST 98% STANDARD PROCTOR (ASTM D-698) AT A MOISTURE CONTENT BETWEEN OPTIMUM TO +3% OF OPTIMUM.

4. CRUSHED LIMESTONE BASE TO MEET B/CS UNIFIED STANDARDS FOR STREET CONSTRUCTION. COMPACT TO 95% MODIFIED, ASTM D-1557, (MIN.) AT A MOISTURE CONTENT OF OPTIMUM TO +2% WET OF OPTIMUM.

5. IN PLACE DENSITY AND MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1 FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS, MINIMUM 3 PER LIFT



PROPOSED CLS SURFACE SECTION
NOT TO SCALE

SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
PROJECT NAME: ASCO EQUIPMENT FACILITIES
LOCATION: BETWEEN TABOR ROAD – FM 974 AND NORTH EARL RUDDER FREEWAY, NEAR TABOR ROAD EXIT.
LEGAL DESCRIPTION: LOT 1, BLOCK 1, 7.81 ACRES – ASCO SUBDIVISION

2. APPLICANT INFORMATION:
ASCO EQUIPMENT COMPANY, INC.
ATTENTION: RINNY JOHNSON
2102 EAST SLATON ROAD
LUBBOCK, TEXAS 79404
(806) 745-2000

3. OWNER INFORMATION:
ASCO EQUIPMENT COMPANY, INC.
ATTENTION: RINNY JOHNSON
2102 EAST SLATON ROAD
LUBBOCK, TEXAS 79404
(806) 745-2000

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4. TOTAL SITE AREA IS 7.81 ACRE.

5. CURRENT ZONING: C-3 – GENERAL COMMERCIAL.

6. CURRENT USE: VACANT

7. PROPOSED USE & IMPROVEMENTS: SINGLE STORY 1,350 SQ. FT. OFFICE BUILDING WITH A 1,500 SQ. FT. CORRUGATED METAL SERVICE/PARTS BUILDING WITH 14 REGULAR PARKING SPACES AND 1 HANDICAP PARKING SPACE; UTILITY SERVICE LINES EXTENDED TO BUILDING.

8. SIGNAGE TO CONSIST OF:
(3) 4'x8'x10' TALL WOODEN/VINYL "ASCO" SIGNS AROUND PERIMETER OF LOT.
(2) 40 sq. ft. SIGNAGE (WOOD/VINYL) ATTACHED TO #61.
(1) 40 SQ. FT. SIGNAGE (WOOD/VINYL) ATTACHED TO #58.

9. THE SUBJECT TRACTS DO NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0205E, MAP NO. 48041C0205E. EFFECTIVE DATE: MAY 16, 2012.

10. 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.

11. IRRIGATION SYSTEM WILL NOT BE INSTALLED.

12. BUILDING AREA: 1,350 SQ. FT. (OFFICE) & 1,500 SQ. FT. (SERVICE).

13. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.

15. THE OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL SCREENING MATERIAL IF IT BECOMES NECESSARY TO REMOVE THEM FOR UTILITY MAINTENANCE AFTER CONSTRUCTION.

16. 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.

17. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

LEGEND

SANITARY SEWER MANHOLE	S
SANITARY SEWER LINE (SIZE VARIES)	10"SS
STORM SEWER MANHOLE	
STORM SEWER LINE	ST
TELEPHONE PEDESTAL	
TELEPHONE LINE	T
TELEVISION PEDESTAL	
TELEVISION CABLE	TV
WATER METER	
WATER LINE (SIZE VARIES)	6"W
WATER VALVE	
FIRE HYDRANT	
UNDERGROUND ELECT. LINE	UE
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
FLOW DIRECTION	

UTILITY DEMANDS:

WATER DEMANDS:
GENERAL:
1,350 SF MODULAR OFFICE, 1,520 SERVICE/PARTS BUILDING-NO WATER OR SANITARY SEWER SERVICE.

PROJECT SPECIFIC:
PEAK HOURLY DEMAND: 80 GPM.

AVERAGE DAILY DEMAND = PEAK HOURLY / 4
AVERAGE DAILY DEMAND = 15 GPM
*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVE DAILY x 4.0

SANITARY SEWER DEMANDS:
GENERAL:
1,350 SF MODULAR OFFICE

PROJECT SPECIFIC:
PEAK HOURLY DEMAND: 30 GPM.

AVERAGE DAILY DEMAND = PEAK HOURLY / 4
AVERAGE DAILY DEMAND = 7.5 GPM
*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVE DAILY x 4.0

GAS DEMANDS:
GAS LOAD & PRESSURE: 500 CFH @ 4OZ (7" W.G.).

ELECTRIC DEMANDS:
ESTIMATED DEMAND: 81.5 kW / 200 AMPS.

PARKING ANALYSIS:

SPACES REQUIRED:
1,350 SQ.FT. (OFFICE) / 300 = 5
1,520 SQ.FT. (SERVICE/PARTS) / 2000 =

TOTAL SPACES REQUIRED: 6

SPACES PROVIDED:
STANDARD = 10

TOTAL: 10

KLING ENGINEERING & SURVEYING A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVENUE SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
WWW.CECTEXAS.COM
TEXAS FIRM REGISTRATION NUMBERS:
ENGINEERING F-2214 & SURVEYING 10040-00

SITE PLAN
ASCO EQUIPMENT
1875 N. EARL RUDDER FRWY
BRYAN, BRAZOS COUNTY, TEXAS

THIS DOCUMENT RELEASED FOR INTERIM REVIEW ONLY –NOT FOR CONSTRUCTION– UNDER THE AUTHORITY OF ALFRED PAINE, P.E. 97221 ON 01/21/2014

REVISIONS

DATE	DESCRIPTION

SCALE:	1"=20'
DRAWN BY:	BLB
APPROVED BY:	AAP
DATE:	1/21/14
FILE:	

SHEET
C1.1
OF 1

H:\Land Projects R2\041\Austin SF A-63\Tabor Road-East Bypass NAD 83\dwg\Engineering\C1.1 - Site Plan.dwg 1/21/2014 2:22:21 PM CST