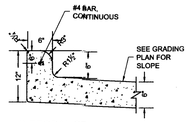
CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

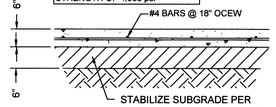
N

0 30 60 90
SCALE: 1"=30'



INTEGRAL SPILL CURB
NTS

NOTE: CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 psi

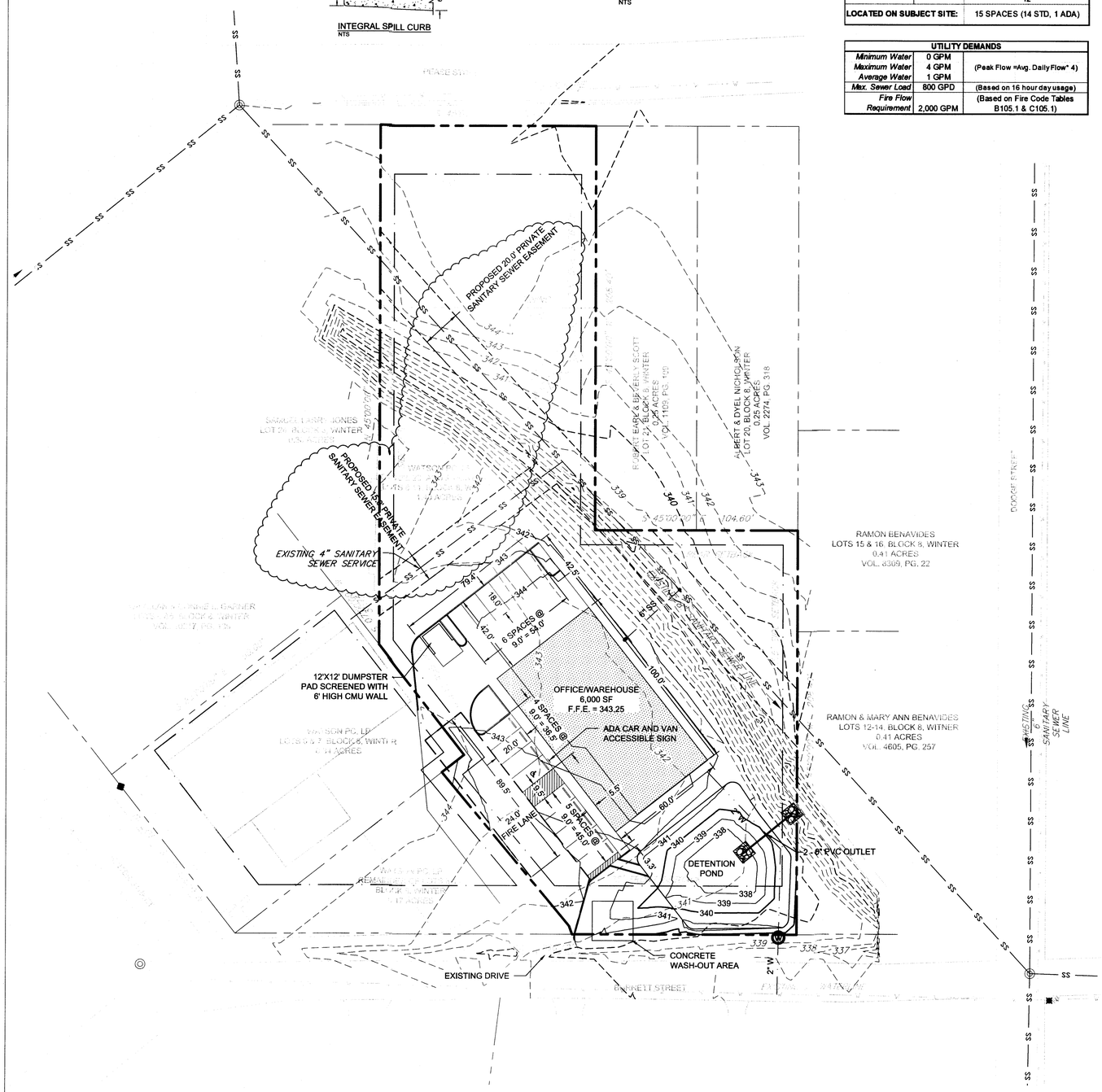


CONCRETE PAVEMENT
NTS

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT		
PROPOSED USE:	OFFICE/WAREHOUSE		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	6,000	18	V-B
BUILDING SPRINKLER	NO		
FIRM MAP NO:	48041C0141C (REVISED 05/16/2012) (Not located in 100 year floodlain or floodway)		

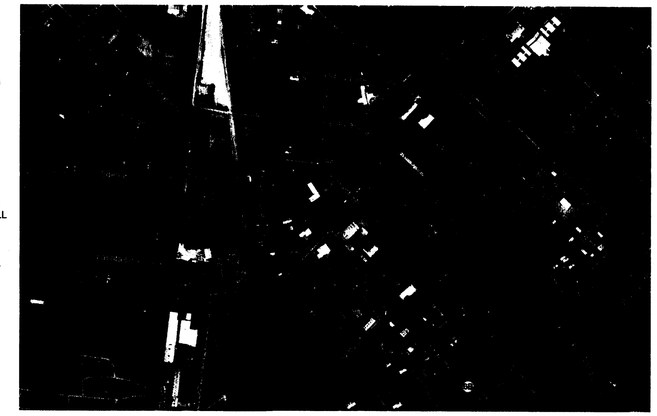
PARKING TABULATION		
PARKING REQUIREMENT:		
OFFICE	400 SF	1 SPACE/300 SF
WAREHOUSE	5600 SF	1 SPACE/600SF
		12
LOCATED ON SUBJECT SITE:		15 SPACES (14 STD, 1 ADA)

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	4 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	1 GPM	
Max. Sewer Load	800 GPD	(Based on 16 hour day usage)
Fire Flow Requirement	2,000 GPM	(Based on Fire Code Tables B105.1 & C105.1)



SITE PLAN NOTES:

1) REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
2) REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE.
3) 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.
4) 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 THE CITY OF BRYAN OR CITY PERMITTED CONTRACTOR(S) ONLY.
5) EXISTING WATER AND SEWER LINES SHOWN ARE BASED ON SURVEYED INFORMATION AND CITY OF BRYAN UTILITY MAPS. CONTRACTOR TO FIELD VERIFY TIE-IN LOCATIONS AND FLOWLINES OF EXISTING LINES.
6) ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
7) 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE ROCK), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
8) 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.
9) ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY REQUIREMENTS.
10) ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
11) ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
12) SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
13) METERS TO BE IN A VAULT AND TOUCH-READ. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
14) ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
15) ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
16) FIRE LANE STRIPING AND SIGNAGE TO COMPLY WITH CITY OF BRYAN REQUIREMENTS.



LOCATION MAP
NTS

LEGEND:

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRE LANE
- 341 EXISTING CONTOURS
- 341 PROPOSED CONTOURS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING SANITARY SEWER MANHOLE
- FH EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- W PROPOSED WATER METER
- CO PROPOSED SS DOUBLE CLEANOUT

SITE PLAN FOR:

WATSON COMMERCIAL DEVELOPMENT

BURNETT STREET
BRYAN, TX 77802
1.40 ACRES
LOTS 22, 23, AND A PORTION OF LOTS 8-11, BLOCK 8, WINTER ESTATE
BRYAN, BRAZOS COUNTY, TEXAS
ZONING: C-3, RD-5

OWNER/DEVELOPER/APPLICANT:
WATSON PC, L.P.
1211 SOUTH TEXAS AVENUE
BRYAN, TX 77803
TELEPHONE: 979-823-0918
CONTACT: JOSHUA WATSON
EMAIL: JOSH@WATSONMOTORSINC.COM

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MAY 22 2013

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JEREMY W. PETERS
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LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

MAY 21, 2013