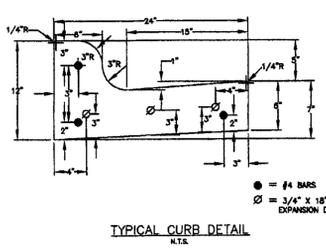
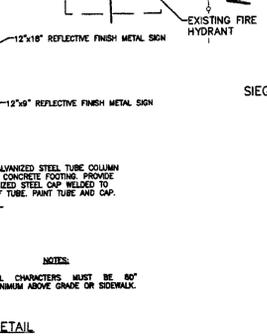
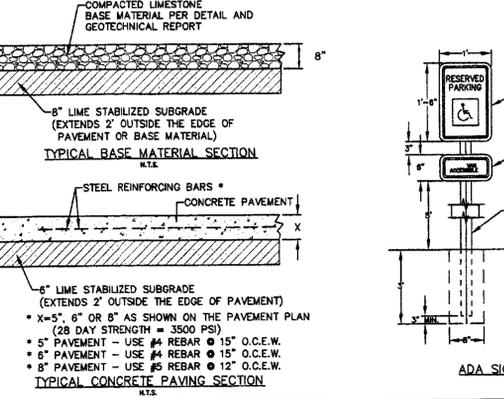
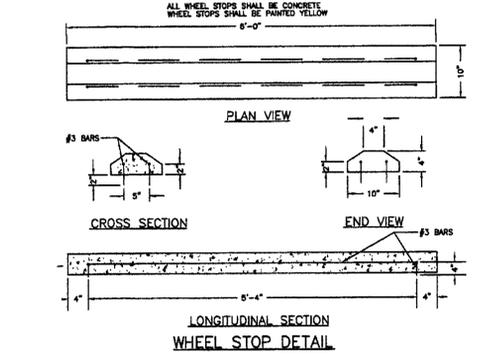
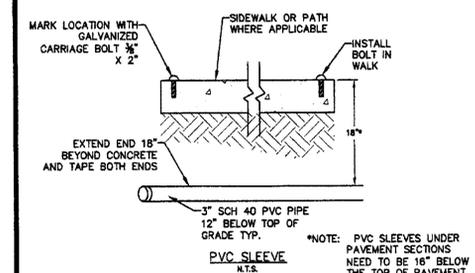
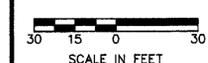


- SITE NOTES:**
- MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS THERE ARE NO PUBLIC SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT. A PUBLIC FIRE HYDRANT WILL BE RELOCATED.
  - ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SMP, & DRAINAGE.
  - NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - 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.
  - 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.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FURIAL MAPS, COMMUNITY PANEL NOS. 480410200E, EFFECTIVE DATE MAY 16, 2012.
  - REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
  - REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
  - ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
  - ON-SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
  - ALL PARKING SPACES ARE 10' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 20 UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 25' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 658, TYPE 2 MARKING MATERIALS.
  - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - TOTAL LOT AREA IS 5.301 ACRES. THE PROPOSED DEVELOPED AREA IS 5.301 ACRES.
  - 6" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS. CONTAINMENT AREAS SHALL USE 6" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 27" IN FRONT OF CONTAINMENT AREA.
  - ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
  - ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
  - DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12" x 12" CLEAR INTERIOR OPENING MIN. 8' TALL.
  - POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
  - THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING (IC TYPE V-B OF 33.328 SF IS 4,250 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. THREE FIRE HYDRANTS ARE REQUIRED. THREE FIRE HYDRANTS ARE PROPOSED.



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	8.01'	N48° 11' 25.00\"/>

**UTILITY DEMAND**

WATER DEMAND PER LEASE SPACE	MINIMUM	AVERAGE	MAXIMUM (PEAK)
0.90X OF WATER DEMAND	0 GPM	7.5 GPM	30 GPM
6\"/>			

**SANITARY SEWER DEMAND**

FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

**PARKING ANALYSIS**

**REQUIRED PARKING:**

10,083 OF MACHINERY SALES INSIDE  
1 SPACES PER 500 SF  
21 SPACES REQUIRED

13,243F MACHINERY SALES OUTSIDE  
1 SPACES PER 2000 SF  
7 SPACES REQUIRED

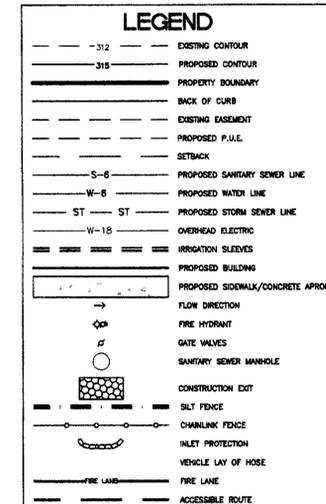
28 TOTAL SPACES REQUIRED

9' WIDTH, 18' LENGTH TYP.

**PROPOSED PARKING:**

23 SPACES PARKING  
2 SPACES HANDICAP PARKING  
25 SPACES PROVIDED TOTAL

\*OWNER REQUEST WAIVER TO 3 ADDITIONAL SPACES REQUIRED DUE TO ACTUAL PARKING DEMAND AT SIMILAR FACILITY



**WC TRACTOR**

**TOTAL AREA = 5.301 ACRES**  
**SIEGERT SUBDIVISION, PHASE 2**  
**LOT 1, BLOCK 1**  
**1170/713**

**1960 N. EARL RUDDER FREEWAY**  
JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

NOVEMBER 2014

**SURVEYOR:**  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3185

**OWNER/DEVELOPER:**  
WACKMAN PROPERTIES, LLC  
1808 HIGHWAY 280 EAST  
BRENNAN, TEXAS 77835

**ENGINEER:**  
SCHULTZ ENGINEERING, LLC  
PO BOX 11895  
COLLEGE STATION, TX 77842  
(979)764-3900

MARK	REVISION	BY	DATE

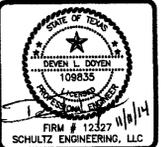
**Schultz Engineering, LLC**  
2730 Longmire, Suite A  
College Station, Texas 77845  
979.764.3900

TBPE NO. 12327

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 NOVEMBER 11, 2014

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	14-347	NOVEMBER 2014



**WC TRACTOR**  
SIEGERT SUBDIVISION, PHASE 2  
LOT 1, BLOCK 1  
1960 N. EARL RUDDER FREEWAY  
BRYAN, TX

**SITE PLAN**

**SCALE**

VERTICAL N/A

HORIZONTAL 1"=30'

PLOTTING SCALE: 1:1

FILE NAME: 14-347

**SHEET**

**C1**