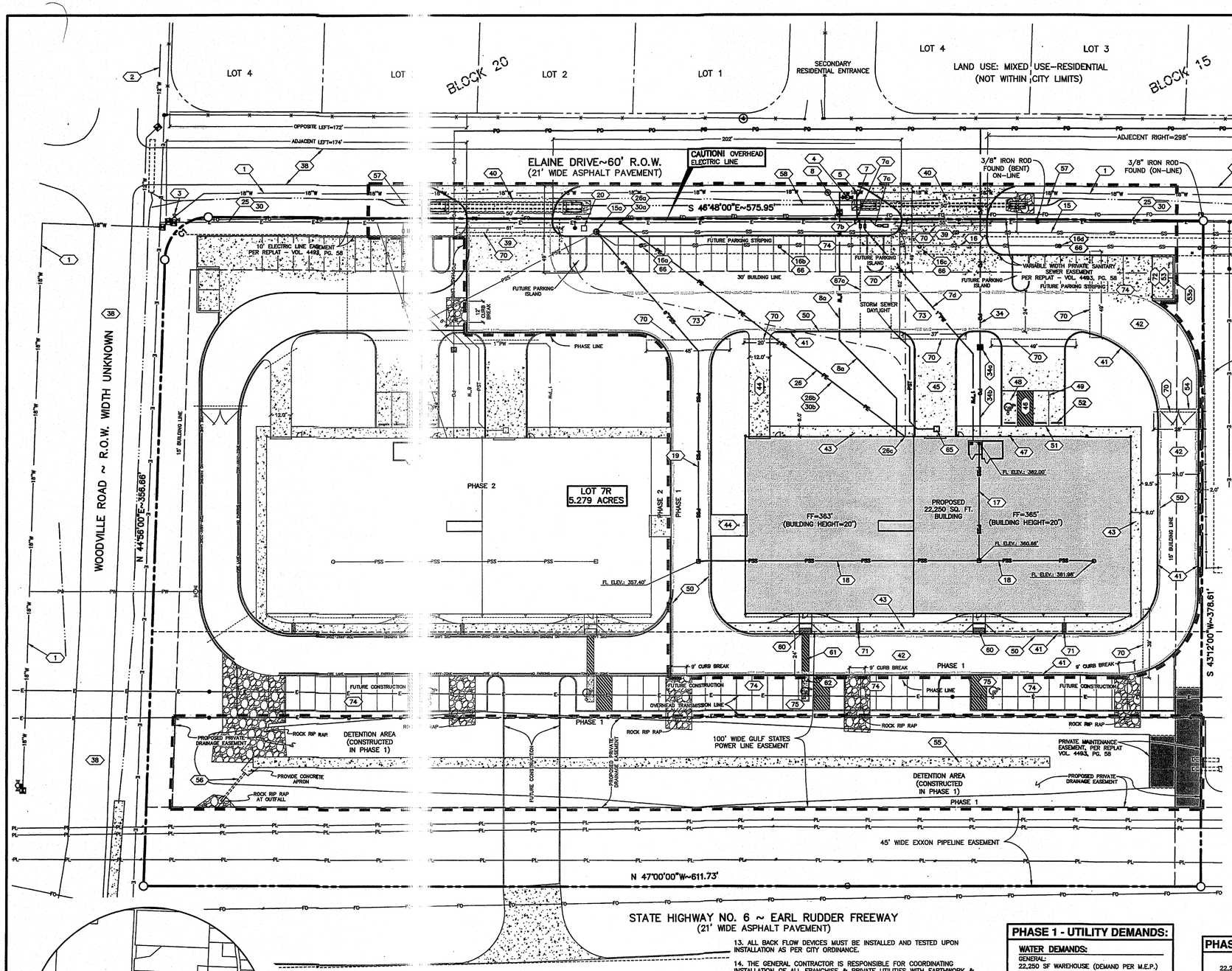
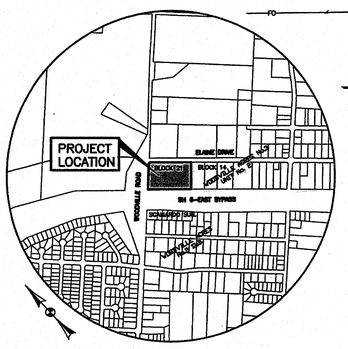




SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
   PROJECT NAME: TWO WARE[illegible] BUILDINGS
   LOCATION: EAST CORNER [illegible]ERSECTION OF EARL RUDDER FREEW[illegible]H WOODVILLE ROAD.

   LEGAL DESCRIPTION:
   LOT 7R, 5.279 ACRES [illegible] OF BLOCK 14 & 21, UNIT NO. 2 OF WOODVI[illegible]RES NO. 3 ACCORDING TO THE PLAT RECORDED [illegible]OL. 4493, PG. 58 (PLATTED)

2. APPLICANT INFORMATION:
   STEVE LOVETT
   3600 LOVETT LANE
   COLLEGE STATION, TEXAS [illegible]
   (979)774-8943

3. OWNER INFORMATION:
   SAME AS APPLICANT

4. TOTAL SITE AREA IS 5.279 [illegible]

5. CURRENT ZONING: C-3 – C[illegible]ERCIAL.

6. CURRENT USE: VACANT

7. PROPOSED USE & IMPROVEMENTS: TWO SINGLE STORY 22,250 SQ. FT. RETAIL WAREHOUSES WITH 1 DOCK AND 3 PARKING SPACES, TOGETHER WITH ALL CITY UTILITY SERVICE TO BUILDING PER BUILDING.

8. ALL SIGNAGE IS PERMITTED SEPARATELY.

9. SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS & INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0185E, MAP NO. 48041C0185E. 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 TO BE DESIGNED & INSTALLED BY OTHERS.

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

13. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

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. TENANTS WILL BE REQUIRED TO ROLL 90 GALLON SOLID WASTE CONTAINER TO ELAINE DRIVE.

18. PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY OWNER.

19. BTU LINE DESIGN MUST BE CONTACTED 90 DAYS BEFORE POWER IS NEEDED. BTU LINE DESIGN PHONE NUMBER – (979)821-5770.

20. NOT USED

21. ALL TAPPING SLEEVES MUST BE SMITH-BLAIR 665 STAINLESS STEEL WITH MJ VALVE CONNECTIONS.

PHASE 1 - UTILITY DEMANDS:

WATER DEMANDS:

GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)

AVERAGE DAILY DEMAND = 5 GPM
PEAK HOURLY DEMAND = 20 GPM

SANITARY SEWER DEMANDS:

GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)

AVERAGE DAILY DEMAND = 5 GPD
PEAK HOURLY DEMAND = 20 GPD

GAS DEMANDS:

MAXIMUM: 840 MBH
AVERAGE: 120 MBH

PHASE 1 - PARKING ANALYSIS:

NEW REQUIRED PARKING:
22,250 S.F. GROSS FLOOR AREA (WAREHOUSE) REQ'D PARKING (1/600 S.F. GROSS FLOOR AREA)
TOTAL REQUIRED PARKING = 38
REGULAR SPACES = 37 HC ACCESSIBLE SPACES = 02
TOTAL PARKING PROVIDED = 39
THERE WILL BE NO MORE THAN TWO (2) EMPLOYEES WORKING AT THE BUILDING AT ANY GIVEN TIME DURING THE PRIMARY TERM OF THE LEASE, THEREFORE ONLY THE THREE SPACES AT THE REAR OF THE BUILDING WILL BE CONSTRUCTED AT THIS TIME.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.51'	25.00'	88°16'00"	N 89°04'00"E~34.82'

WATER:

1. EXISTING 18" WATERLINE (C-905, DR 18). ASSUME 7.5' BURY @ 8" TAPPING SLEEVE & VALVE. TO BE FIELD VERIFIED 72 HOURS PRIOR TO CONSTRUCTION.
2. EXISTING 12" WATER LINE (C-905 DR14).
3. EXISTING FIRE HYDRANT.
4. INSTALL STANDARD CITY OF BRYAN FIRE HYDRANT, TO INCLUDE TAP.
5. DOMESTIC & IRRIGATION SERVICE. CITY OF BRYAN TO INSTALL 2" TAPPING SLEEVE AND VALVE.
6. N/A
7. INSTALL 14.7' OF 2" PVC BLUE SDR-21 ASTM D2241.
7a. INSTALL 2" – 90° BEND.
7b. INSTALL 7.6' OF 2" PVC BLUE SDR-21 ASTM D2241 TO RECEIVE 3-3/4" DOMESTIC METERS (ONLY 1 DOMESTIC METER TO BE INSTALLED. SECOND DOMESTIC METER IS FUTURE INSTALLATION.). CONTRACTOR TO MAKE SERVICE TAP, CITY TO INSTALL METER.
7c. INSTALL 6.8' OF 2" PVC BLUE SDR-21 ASTM D2241 TO INCLUDE 1-1/2" IRRIGATION METERS & BACK FLOW PREVENTION DEVICE. INSTALLATION TO BE DONE BY IRRIGATION CONTRACTOR.
7d. INSTALL 145' OF 1" WATER SERVICE LINE @ 4' BURY TO WITHIN 5' OF BUILDING. END LINE ELEV: 361'.
8. INSTALL 8" GATE VALVE – THIS VALVE TO SERVE AS THE ISOLATION VALVE.
8a. INSTALL 153' OF 8" PVC C-900 CL200 WATER LINE @ 4' BURY (PORTION TO SPRINKLER RISER PRIVATE) INSTALL AS FOLLOWS:
   0+00: TAP 18" WATER LINE WITH 8" TAPPING SLEEVE & VALVE, ANGLE 8" LINE 11-1/4° DOWN (PUBLIC).
   0+03: INSTALL FIRE HYDRANT WITH ALL ACCOMPANYING APPURTENANCES (PUBLIC).
   0+12: INSTAL ISOLATION VALVE WITH LOCKED LID (END PUBLIC PORTION).
   0+18: INSTALL 11-1/4° BEND-UP. PROVIDE MIN. 2' CLEARANCE BETWEEN 8" FIRE LINE AND THE 2" SAN. SEWER FORCE MAIN/4" SAN. SEWER GRAVITY LINE.
   0+38: INSTALL 22-1/2° BEND-UP
   0+46: INSTALL 22-1/2° BEND-DOWN
   0+84: INSTALL 45° HORIZONTAL BEND LEFT.
   1+31: INSTALL 45° HORIZONTAL BEND RIGHT.
   FROM 1+31 TO 1+48: INSTALL 17' OF 8" PVC C-900 CL200 @ 4.5' BURY. CONNECT TO 8" D.I. @ 5' FROM BUILDING.
9 – 14. NOT USED.

SANITARY SEWER:

15. EXISTING 2" PVC SANITARY SEWER FORCE MAIN.
15a. EXISTING PRIVATE LIFT STATION TOP ELEV: 360.86'; RAISE TO PROPOSED FINISHED GRADE. 2" FORCE MAIN OUT: 356.5'±. 4" GRAVITY (IN): UNKNOWN BOTTOM ELEV: 352.0'
16. EXISTING 4" PVC GRAVITY LINE.
16a. TOP CLEANOUT ELEV: 362.69'
16b. TOP CLEANOUT ELEV: 363.94'
16c. TOP CLEANOUT ELEV: 365.12'
16d. TOP CLEANOUT ELEV: 366.24'
17. 67' OF 4" PVC @ 2.0% – SEE PLANS FOR ELEV. REFER TO MEP PLANS FOR DETAILS.
18. 229' 4" PVC @ 2.222% – SEE PLANS FOR ELEV. REFER TO MEP PLANS FOR DETAILS.
19. INSTALL 209' OF 4" PVC @ 2.0% – ENTER LIFT STATION @ 353.22'.
20. ELECTRIC VAULT – RAISE TOP TO FINISHED GRADE
21 – 24. NOT USED.

ELECTRIC:

CONTACT ALLEN KRISTOF – BTU LINE DESIGN @ 821-5730 60 DAYS BEFORE POWER IS NEEDED TO BEGIN PROCESS FOR PROVIDING POWER.

25. EXISTING 600 KVA – 3 PHASE OVERHEAD ELECTRIC LINE TO SERVE THE PROPERTY.
26. ELECTRICAL SERVICE LINE TO BUILDING.
26a. EXISTING POLE – TRANSFER FROM OVERHEAD TO UNDERGROUND.
26b. INSTALL 205' OF 3-4" PVC CONDUIT @ 24" MIN.-30" MAX. BURY TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
26c. TERMINATE @ METER BANK ON BUILDING.
27 – 29. NOT USED.

VERIZON & SUDDENLINK CABLE:

CONTACT CHRISTOPHER GOOTEE (PH: 979-595-2429) @ SUDDENLINK FOR EXACT REQUIREMENTS. SUDDENLINK CONDUIT TO FOLLOW VERIZON ROUTE. INSTALL 2-2" PVC CONDUIT, MIN 30" BURY, PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.

CONTACT ANTHONY VITANZA (PH: 979-821-4761) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUITS.

30. EXISTING OVERHEAD VERIZON CABLE.
30a. FOLLOW ELECTRIC ROUTE – TRANSFER FROM OVERHEAD TO UNDERGROUND.
30b. INSTALL 205' OF 2-4" PVC VERIZON CONDUITS TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
31 – 33. NOT USED.

ATMOS GAS:

CONTACT JOSH NORTON (979-774-2508) FOR EXACT REQUIREMENTS.

THIS PROJECT HAS AN OFF-SITE COMPONENT CONSISTING OF ~1290' OF 2" POLY GAS LINE ALONG ELAINE STREET AND AN ON-SITE COMPONENT.

34. 124' OF 1" POLY GAS LINE INTERMEDIATE PRESSURE (50' PSI MAX.) SERVICE LINE, TO BE INSTALLED BY ATMOS GAS.
34a. GAS METER TO BE INSTALLED BY ATMOS GAS.
34b. INSTALL 51' OF 1" POLY GAS LINE (50' PSI MAX.) SERVICE LINE, TO TERMINATE AT BUILDING.
35 – 37. NOT USED.

SITE:

38. EXISTING 23' ASPHALT PAVEMENT WITH 2' OPEN DITCH.
39. 50' WIDE COMMERCIAL DRIVEWAY.
40. RCP CULVERTS W/6:1 SAFETY END TREATMENTS
   -SPECIAL INSTALLATION- SEE DETAIL SHEET C5.1.
   NORTH CULVERTS:1-12" & 1-18"; SOUTH CULVERT:1-18"
   88 LF @ 1.0% 95 LF @1.18%
   UPSTREAM FL: 359.35' UPSTREAM FL: 362.17'
   DOWNSTREAM FL: 358.47' DOWNSTREAM FL: 361.05'
41. 6" CURB AND GUTTER, POURED MONOLITHICALLY. SEE DETAIL SHEET C5.1.
42. 6" CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. SEE DETAIL SHEET C5.1.
43. 6' WIDE CONCRETE SIDEWALK ADJOINING BUILDING. SEE DETAIL SHEET C5.1.
44. 12' WIDE CONCRETE DRIVEWAY – FLUSH CONDITION @ BUILDING.
45. 24' WIDE CONCRETE TRUCK RAMP TO A 4' DEEP DOCK HEIGHT. SEE DETAIL SHEET C5.1 FOR RAMP, RETAINING WALL, GRATE & SUMP PUMP.
46. HANDICAP LOADING ZONE (9' WIDE) PAVEMENT. MARKINGS ACCORDING TO TAS/ADA.
47. HANDICAP PARKING SIGN – VAN ACCESSIBLE. MOUNT ON BUILDING.
48. HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
49. 4" WIDE PARKING STRIP (WHITE) 9'x20' TYPICAL.
50. FIRE LANE DESIGNATION – 6" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE – NO PARKING – TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
51. FLUSH CURB ADJOINING ALL PARKING SPACES.
52. 6' WHEEL STOP TYPICAL.
53. 24' WIDE x 12' DEEP (INSIDE DIMENSIONS) DUMPSTER PAD.
53a. 6' CMU WALL WITH STUCCO TYPE FINISH, INCLUDE GATE ENCLOSURE AROUND DUMPSTER.
54. GATE WITH FIRE KNOX BOX.
55. INSTALL 461' OF 6' WIDE LOW FLOW CONCRETE CHANNEL. SEE DETAIL SHEET C5.1.
56. INSTALL 1-18" RCP ~21 LF @ 0.71%. INCLUDE SLOPED END TREATMENTS
57. REGRADE DITCH FROM CENTERLINE CULVERT TO WITHIN 50'.
58. REGRADE DITCH FROM CENTERLINE CULVERT TO CENTERLINE CULVERT WITH 1% SLOPE.
59. NOT USED
60. ADA RAMP ENTRANCE FROM DRIVE ISLE TO DOOR.
61. 4' WIDE PAVEMENT MARKING – HANDICAP ESCAPE ROUTE.
62. 4' WIDE x 15' LONG HANDICAP ESCAPE ROUTE (USE SIDEWALK DETAIL).
63 – 64. NOT USED.
65. INSTALL 2'x2' DIRECT TRAFFIC GRATE WITH 3' DEEP WELL – TO INCLUDE SUMP PUMP, 75' OF 4" PVC LINE AND DAYLIGHT IN GUTTER.
66. ADJUST EXISTING SANITARY SEWER CLEAN OUT TO MATCH FINISHED GRADE AND INSTALL DIRECT TRAFFIC LID.
67a – 67b. NOT USED.
67c. INSTALL 62' OF 4" PVC SLEEVE @ 2' DEPTH TO RECEIVE FUTURE 1" WATER SERVICE LINE
68a – 68b. NOT USED.
69a – 69b. NOT USED.
70. INSTALL 4" PVC SLEEVE @ 2' DEPTH FOR IRRIGATION LINE. SEE PLAN FOR LENGTHS.
71. INSTALL 2' WIDE x 6" DEEP STORM DRAINAGE THROUGH SIDEWALK WITH 1/4" DIAMOND PLATE BOLTED TO SIDEWALK.
72. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
73. INSTALL 2 – 2" PVC ELECTRIC CONDUITS (~328 L.F. TOTAL LENGTH) @ 2' DEPTH FOR ELECTRICAL SERVICE TO AUTOMATIC GATES.
74. FUTURE PARKING LOT STRIPING.
75. FUTURE HC PARKING SPACE & LOADING ZONE.

KLING ENGINEERING AND SURVEYING
4101 S. TEXAS AVENUE SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-6252
TBPE FIRM # F-776

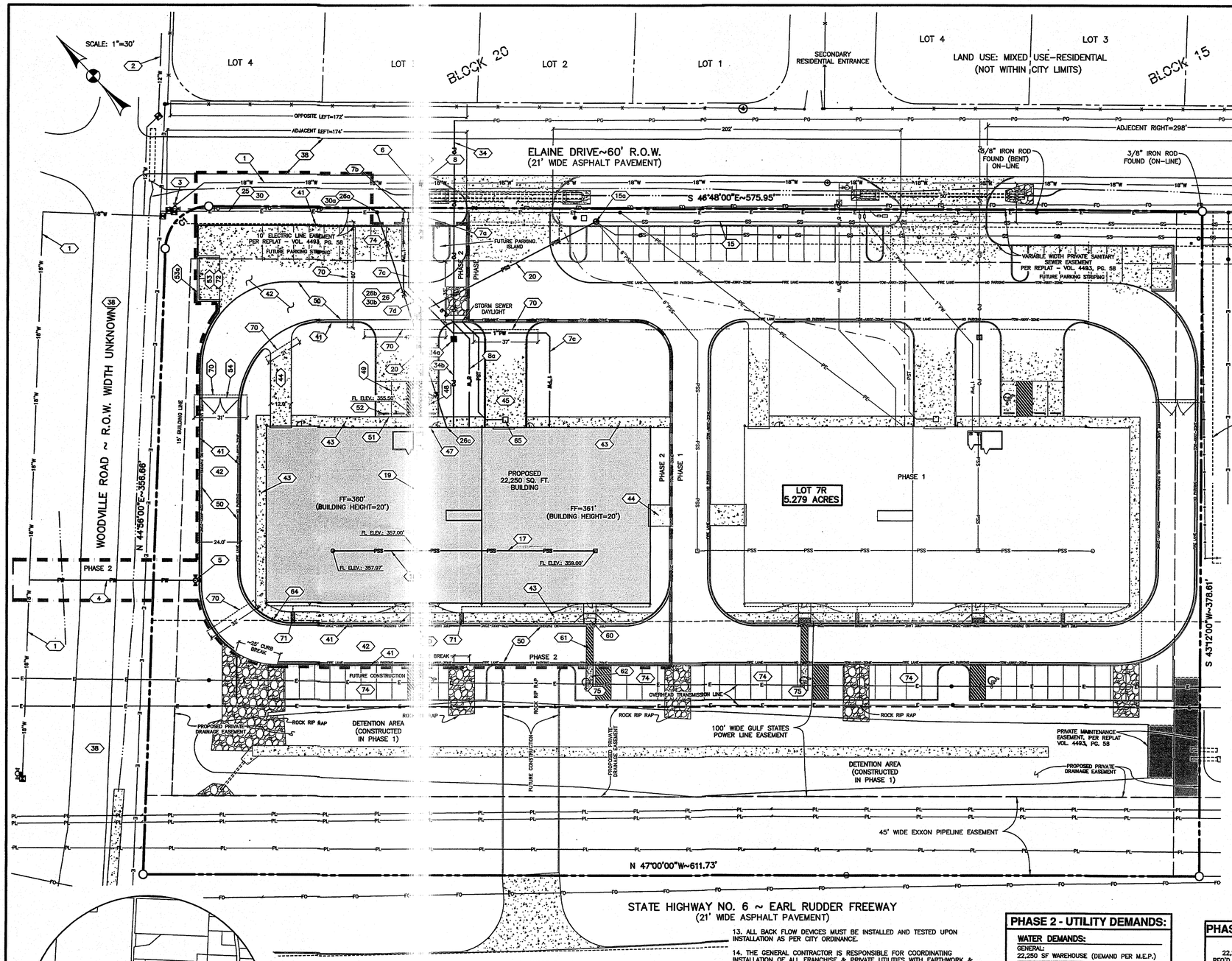
SITE PLAN
TWO WAREHOUSE BUILDINGS
LOT 7R - 5.279 ACRES
UNIT NO. 2 OF WOODVILLE ACRES NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

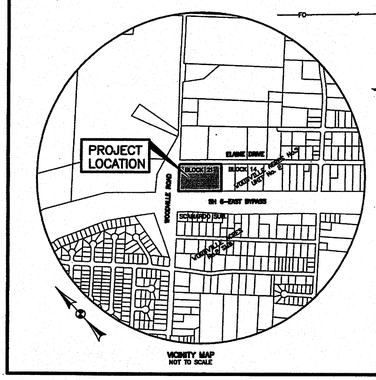
STATE OF TEXAS
ALFRED A. PAINE
97721
PROFESSIONAL ENGINEER

REVISIONS		
DATE	DESCRIPTION	
11/07/12	Revised per 11/6/12 City comment	
12/19/12	FINAL PLOT DATE	

SCALE:	1"=30'
DRAWN BY:	DJD
APPROVED BY:	AAP
DATE:	11/07/2012
FILE:	

SHEET
C1.1
OF 2





SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
   PROJECT NAME: TWO WARE[illegible] BUILDINGS.
   LOCATION: EAST CORNER O[illegible] RSECTION OF EARL RUDDER FREEWA[illegible] H WOODVILLE ROAD.

   LEGAL DESCRIPTION:
   LOT 7R, 5.279 ACRES RE[illegible] OF BLOCK 14 & 21, UNIT NO. 2 OF WOODVILL[illegible] ES NO. 3 ACCORDING TO THE PLAT RECORDED [illegible] L. 4493, PG. 58 (PLATTED)

2. APPLICANT INFORMATION:
   STEVE LOVETT
   3600 LOVETT LANE
   COLLEGE STATION, TEXAS [illegible]
   (979)774-8943

3. OWNER INFORMATION:
   SAME AS APPLICANT

4. TOTAL SITE AREA IS 5.279 A[illegible]

5. CURRENT ZONING: C-3 - C[illegible] MERCIAL.

6. CURRENT USE: VACANT

7. PROPOSED USE & IMPROVEMENTS: TWO, SINGLE STORY 22,250 SQ. FT. METAL WAREHOUSES WITH 1 DOCK AND 3 PARKING SPACES, TOGETHER WITH ALL CITY UTILITY SERVICE TO BUILDING.

8. ALL SIGNAGE IS PERMITTED SEPARATELY.

9. SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS & INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0185E. MAP NO. 48041C0185E. 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 TO BE DESIGNED & INSTALLED BY OTHERS.

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

13. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

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. TENANTS WILL BE REQUIRED TO ROLL 90 GALLON SOLID WASTE CONTAINER TO ELAINE DRIVE.

18. PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY OWNER.

19. BTU LINE DESIGN MUST BE CONTACTED 90 DAYS BEFORE POWER IS NEEDED. BTU LINE DESIGN PHONE NUMBER - (979)821-5770.

20. NOT USED

21. ALL TAPPING SLEEVES MUST BE SMITH-BLAIR 665 STAINLESS STEEL WITH MJ VALVE CONNECTIONS.

PHASE 2 - UTILITY DEMANDS:

WATER DEMANDS:

GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)

AVERAGE DAILY DEMAND = 5 GPM
PEAK HOURLY DEMAND = 20 GPM

SANITARY SEWER DEMANDS:

GENERAL:
22,250 SF WAREHOUSE (DEMAND PER M.E.P.)

AVERAGE DAILY DEMAND = 5 GPD
PEAK HOURLY DEMAND = 20 GPD

GAS DEMANDS:

MAXIMUM: 840 MBH
AVERAGE: 120 MBH

PHASE 2 - PARKING ANALYSIS:

NEW REQUIRED PARKING:
22,250 S.F. GROSS FLOOR AREA (WAREHOUSE) REQ'D PARKING (1/600 S.F. GROSS FLOOR AREA)
TOTAL REQUIRED PARKING = 38
REGULAR SPACES = 40 HC ACCESSIBLE SPACES = 03
TOTAL PARKING PROVIDED = 43
THERE WILL BE NO MORE THAN TWO (2) EMPLOYEES WORKING AT THE BUILDING AT ANY GIVEN TIME DURING THE PRIMARY TERM OF THE LEASE, THEREFOR ONLY THE THREE SPACES AT THE REAR OF THE BUILDING WILL BE CONSTRUCTED AT THIS TIME.

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	38.51'	25.00'	88°16'00"	N 89°04'00"E~34.82'

WATER:

1. EXISTING 18" WATERLINE (C-905, DR 18). ASSUME 7.5' BURY @ 8" TAPPING SLEEVE & VALVE. TO BE FIELD VERIFIED 72 HOURS PRIOR TO CONSTRUCTION.
2. EXISTING 12" WATER LINE (C-905 DR14).
3. EXISTING FIRE HYDRANT.
4. PROPOSED 8" FIRE HYDRANT LINE - SEE PLAN PROFILE SHEET C4.1 FOR COMPLETE DETAILS.
5. PROPSED FIRE HYDRANT
6. DOMESTIC & IRRIGATION SERVICE. CITY OF BRYAN TO INSTALL 2" TAPPING SLEEVE AND VALVE.
7. INSTALL 17' OF 2" PVC BLUE SDR-21 ASTM D2241.
7a. INSTALL 2" 90° BEND.
7b. INSTALL 5.6' OF 2" PVC BLUE SDR-21 ASTM D2241 TO RECEIVE 2-3/4" DOMESTIC METERS. CONTRACTOR TO MAKE SERVICE TAP, CITY TO INSTALL METERS.
7c. INSTALL 177' OF 1" WATER SERVICE LINE @ 4' BURY TO WITHIN 5' OF BUILDING. END LINE AT 4' BELOW FINISH FLOOR.
7d. INSTALL 116' OF 1" WATER SERVICE LINE @ 4' BURY TO WITHIN 5' OF BUILDING. END LINE AT 4' BELOW FINISH FLOOR.
7e. NOT USED.
8. INSTALL 8" TAPPING SLEEVE & VALVE - THIS VALVE TO SERVE AS THE ISOLATION VALVE.
8a. INSTALL 150' OF 8" PVC C-900 CL200 FIRE SPRINKLER LINE @ 4' BURY TO SPRINKLER RISER AS FOLLOWS:

   0+61: INSTALL 45° HORIZONTAL BEND LEFT.
   1+00: INSTALL 45° HORIZONTAL BEND RIGHT.
   FROM 1+00 TO 1+50: INSTALL 8" PVC C-900 CL200 @ 4.5' BURY.
   CONNECT TO 8" D.I. @ 5' FROM BUILDING.

9 - 14. NOT USED.

SANITARY SEWER:

15. EXISTING 2" PVC SANITARY SEWER FORCE MAIN.
15a. EXISTING PRIVATE LIFT STATION
   TOP ELEV: 360.86'
   2" FORCE MAIN OUT: 356.5'±
   4" GRAVITY (IN): UNKNOWN
   BOTTOM ELEV: 352.0'
16. NOT USED.
17. 4" PVC @ 2.0% - 103.64'
   SEE PLANS FOR ELEVATIONS.
   REFER TO MEP PLANS FOR DETAILS.
18. 4" PVC @ 2.0% - 48.49'
   SEE PLANS FOR ELEVATIONS.
   REFER TO MEP PLANS FOR DETAILS.
19. 4" PVC @ 2.0% - 75.24'
   SEE PLANS FOR ELEVATIONS.
   REFER TO MEP PLANS FOR DETAILS.
20. INSTALL 175.36' OF 6" PVC SANITARY SEWER SERVICE TO LIFT STATION @ 1.0% (INCLUDES CLEANOUTS). ENTER LIFT STATION @ ELEV: 353.75'. BOTTOM OF WALL. PLAN ELEV: 352.0'.
21 - 24. NOT USED.

ELECTRIC:

CONTACT ALLEN KRISTOF - BTU LINE DESIGN @ 821-5730 60 DAYS BEFORE POWER IS NEEDED TO BEGIN PROCESS FOR PROVIDING POWER.

25. EXISTING 600 KVA - 3 PHASE OVERHEAD ELECTRIC LINE TO SERVE THE PROPERTY.
26. ELECTRICAL SERVICE LINE TO BUILDING.
26a. INSTALL NEW POLE - TRANSFER FROM OVERHEAD TO UNDERGROUND.
26b. INSTALL 129' OF 3-4" PVC CONDUIT @ 24" MIN.-30" MAX. BURY TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
26c. TERMINATE @ METER BANK ON BUILDING.
27 - 29. NOT USED.

VERIZON & SUDDENLINK CABLE:

CONTACT CHRISTOPHER GOOTEE (PH: 979-595-2429) @ SUDDENLINK FOR EXACT REQUIREMENTS. SUDDENLINK CONDUIT TO FOLLOW VERIZON ROUTE. INSTALL 2-2" PVC CONDUIT, MIN 30" BURY, PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.

CONTACT ANTHONY VITANZA (PH: 979-821-4761) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUITS.

30. EXISTING OVERHEAD VERIZON CABLE.
30a. FOLLOW ELECTRIC ROUTE - TRANSFER FROM OVERHEAD TO UNDERGROUND.
30b. INSTALL 129' OF 2-4" PVC VERIZON CONDUITS TO BUILDING. INCLUDE PULL STRING, CAP & MARK ENDS.
31 - 33. NOT USED.

ATMOS GAS:

CONTACT JOSH NORTON (979-774-2506) FOR EXACT REQUIREMENTS.

THIS PROJECT HAS AN OFF-SITE COMPONENT CONSISTING OF ~1150' OF 2" POLY GAS LINE ALONG ELAINE STREET AND AN ON-SITE COMPONENT.

34. 124' OF 1" POLY GAS LINE INTERMEDIATE PRESSURE (50' PSI MAX.) SERVICE LINE, TO BE INSTALLED BY ATMOS GAS.
34a. GAS METER TO BE INSTALLED BY ATMOS GAS.
34b. INSTALL 51' OF 1" POLY GAS LINE (50' PSI MAX.) SERVICE LINE, TO TERMINATE AT BUILDING.
35 - 37. NOT USED.

SITE:

38. EXISTING 23' ASPHALT PAVEMENT WITH 2' OPEN DITCH.
39 - 40. NOT USED.
41. 6" CURB AND GUTTER, POURED MONOLITHICALLY. SEE DETAIL SHEET C5.1.
42. 6" CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. SEE DETAIL SHEET C5.1.
43. 6' WIDE CONCRETE SIDEWALK ADJOINING BUILDING. SEE DETAIL SHEET C5.1.
44. 12' WIDE CONCRETE DRIVEWAY - FLUSH CONDITION @ BUILDING.
45. 24' WIDE CONCRETE TRUCK RAMP TO A 4' DEEP DOCK HEIGHT. SEE DETAIL SHEET C5.1 FOR RAMP, RETAINING WALL, GRATE & SUMP PUMP.
46. HANDICAP LOADING ZONE (9' WIDE) PAVEMENT. MARKINGS ACCORDING TO TAS/ADA.
47. HANDICAP PARKING SIGN - VAN ACCESSIBLE. MOUNT ON BUILDING.
48. HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
49. 4" WIDE PARKING STRIP (WHITE) 9'x20' TYPICAL.
50. FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
51. FLUSH CURB ADJOINING ALL PARKING SPACES.
52. 6' WHEEL STOP TYPICAL.
53. 24' WIDE x 12' DEEP (INSIDE DIMENSIONS) DUMPSTER PAD.
53a. 6' CMU WALL WITH STUCCO TYPE FINISH, INCLUDE GATE ENCLOSURE AROUND DUMPSTER.
54. GATE WITH FIRE KNOX BOX.
55 - 59. NOT USED.
60. ADA RAMP ENTRANCE FROM DRIVE ISLE TO DOOR.
61. 4' WIDE PAVEMENT MARKING - HANDICAP ESCAPE ROUTE.
62. 4' WIDE x 15' LONG HANDICAP ESCAPE ROUTE (USE SIDEWALK DETAIL).
63. NOT USED.
64. INSTALL 40' OF HAND RAIL @ EXTRA DEPTH CURB (2' DEEP).
65. INSTALL 2'x2' DIRECT TRAFFIC GRATE WITH 3' DEEP WELL - TO INCLUDE SUMP PUMP, 75' OF 4' PVC LINE AND DAYLIGHT IN GUTTER.
66 - 69. NOT USED.
70. INSTALL 4" PVC SLEEVE @ 2' DEPTH FOR IRRIGATION LINE. SEE PLAN FOR LENGTHS.
71. INSTALL 2' WIDE x 6" DEEP STORM DRAINAGE THROUGH SIDEWALK WITH 1/4" DIAMOND PLATE BOLTED TO SIDEWALK.
72. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
73. INSTALL 2 - 2" PVC ELECTRIC CONDUITS (~350 L.F. TOTAL LENGTH) @ 2' DEPTH FOR ELECTRICAL SERVICE TO AUTOMATIC GATES.
74. FUTURE PARKING LOT STRIPING.
75. FUTURE HC PARKING SPACE & LOADING ZONE.

KLING ENGINEERING AND SURVEYING
4101 S. TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-6252
TBPE FIRM # F-776

SITE PLAN
TWO WAREHOUSE BUILDINGS
LOT 7R - 5.279 ACRES
UNIT NO. 2 OF WOODVILLE ACRES NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
ALFRED A. PAINE
97121
PROFESSIONAL ENGINEER

REVISIONS		
DATE	DESCRIPTION	
11/30/12	Revised per City comment	
12/19/12	FINAL PLOT DATE	

SCALE:	1"=30'
DRAWN BY:	DJD
APPROVED BY:	AAP
DATE:	11/08/2012
FILE:	

SHEET
C1.2
OF 2