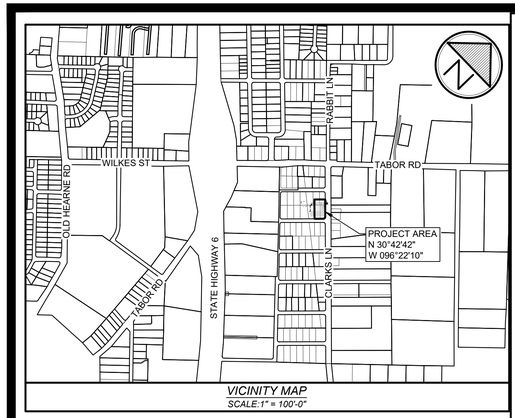
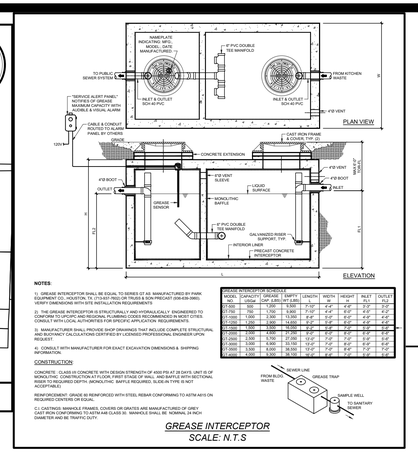


VICINITY MAP
SCALE: 1" = 100'-0"



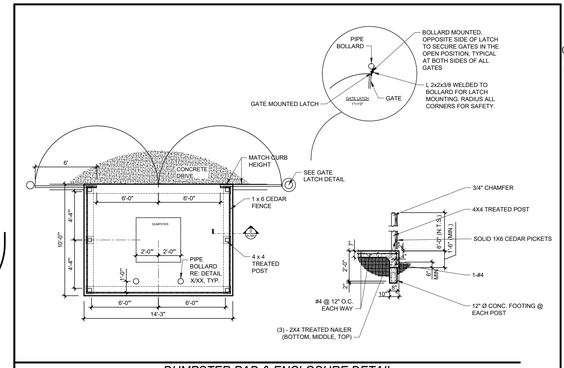
GREASE INTERCEPTOR
SCALE: N.T.S

GREASE INTERCEPTOR SCHEDULE								
MODEL	CAPACITY GALLONS	GREASE STORAGE	EMPTY WEIGHT	LENGTH	WIDTH	HEIGHT	INLET	OUTLET
OT-500	500	4,000	4,000	5'-0"	2'-0"	4'-0"	3'-0"	3'-0"
OT-750	750	1,700	9,800	7'-0"	4'-0"	6'-0"	4'-0"	4'-0"
OT-1000	1,000	2,300	11,000	8'-0"	4'-0"	6'-0"	4'-0"	4'-0"
OT-1250	1,250	2,800	14,000	8'-0"	5'-0"	6'-0"	4'-0"	4'-0"
OT-1500	1,500	3,600	16,000	8'-0"	5'-0"	6'-0"	4'-0"	4'-0"
OT-2000	2,000	4,500	21,000	8'-0"	5'-0"	7'-0"	5'-0"	5'-0"
OT-2500	2,500	5,700	27,000	12'-0"	5'-0"	7'-0"	5'-0"	5'-0"
OT-3000	3,000	6,800	32,000	12'-0"	5'-0"	7'-0"	5'-0"	5'-0"
OT-3500	3,500	8,000	36,500	12'-0"	5'-0"	7'-0"	5'-0"	5'-0"
OT-4000	4,000	9,100	38,500	12'-0"	5'-0"	7'-0"	5'-0"	5'-0"

PARKING ANALYSIS	
BUILDING TYPE:	WAREHOUSE & VEHICLE MAINTENANCE
BUILDING SQUARE FOOTAGE:	12,000 SF
STANDARD PARKING SPACES REQ'D:	1 SPACE PER 900 SF = 14 SPACES
HANDICAP PARKING SPACES REQ'D:	1 - 14 SPACES = 7% OF TOTAL
PARKING ANALYSIS:	

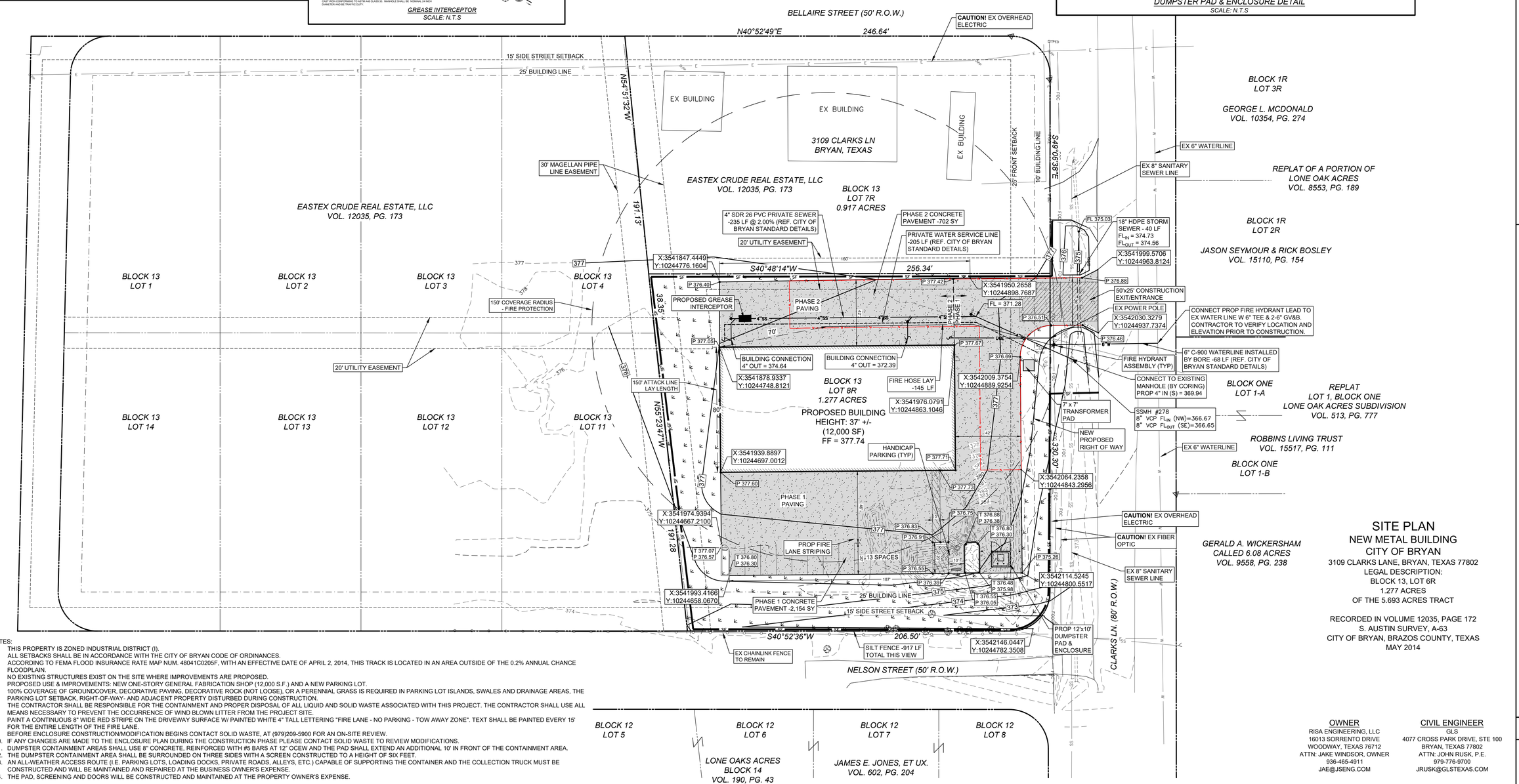
PARKING SPACE TYPE	REQ'D	PROV.
STANDARD	13	13
HANDICAP (HC)	1	1
TOTAL SPACES:	14	14

NOTE: BASED ON THE BUILDING SQUARE FOOTAGE THIS SITE REQUIRES 14 TOTAL PARKING SPACES. WE HAVE PROVIDED 14 TOTAL AUTOMOBILE SPACES OF WHICH 1 IS AN ADA COMPLIANT SPACE.



DUMPSTER PAD & ENCLOSURE DETAIL
SCALE: N.T.S

SCALE: 1"=30'-0"



NOTES:
1. THIS PROPERTY IS ZONED INDUSTRIAL DISTRICT (I).
2. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUM. 48041C0205F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THIS TRACK IS LOCATED IN AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. NO EXISTING STRUCTURES EXIST ON THE SITE WHERE IMPROVEMENTS ARE PROPOSED.
5. PROPOSED USE & IMPROVEMENTS: NEW ONE-STORY GENERAL FABRICATION SHOP (12,000 S.F.) AND A NEW PARKING LOT.
6. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY- AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
7. 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.
8. PAINT A CONTINUOUS 8" WIDE RED STRIPE ON THE DRIVEWAY SURFACE W/ PAINTED WHITE 4" TALL LETTERING "FIRE LANE - NO PARKING - TOW AWAY ZONE". TEXT SHALL BE PAINTED EVERY 15' FOR THE ENTIRE LENGTH OF THE FIRE LANE.
9. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
10. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
11. 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 THE CONTAINMENT AREA.
12. THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
13. AN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
14. THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.

SITE PLAN
NEW METAL BUILDING
CITY OF BRYAN
3109 CLARKS LANE, BRYAN, TEXAS 77802
LEGAL DESCRIPTION:
BLOCK 13, LOT 6R
1.277 ACRES
OF THE 5.693 ACRES TRACT

RECORDED IN VOLUME 12035, PAGE 172
S. AUSTIN SURVEY, A-63
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
MAY 2014

OWNER
RISA ENGINEERING, LLC
16013 SORRENTO DRIVE
WOODWAY, TEXAS 76712
ATTN: JAKE WINDSOR, OWNER
936-465-4911
JAE@JSENG.COM

CIVIL ENGINEER
GLS
4077 CROSS PARK DRIVE, STE 100
BRYAN, TEXAS 77802
ATTN: JOHN RUSK, P.E.
979-776-9700
JRUSK@GLSTEXAS.COM

REVISIONS		
	DATE	
1	----	----
2	----	----
3	----	----
4	----	----

D:\2020\2001\1\200151-C2.0 Site & Utility Plan.dwg 9/27/2023 7:46 AM

DRAWN BY:	APPV'D BY:	ISSUED:
HJ	MK	####

T.B.P.E.L.S FIRM NO. F-413
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.S FIRM NO. 10112100

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GLS
ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING
1609 S. CHESTNUT ST. STE. 500 - LUFKIN, TEXAS 75901 - (936) 637-4900
4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700
455 RICE ROAD STE. 107 - TYLER, TEXAS 75703 - (903) 581-3805
613 AUSTIN AVE - WACO, TEXAS 76701 - (254) 218-1544

STATE OF TEXAS
JOHN RUSK
87884
LICENSED
PROFESSIONAL ENGINEER
04/09/2025

New Metal Building
RW Clarks
Bryan, Texas
Site, Utility, & Grading Plan

JOB NUMBER
200151

SHEET NO.
C2.0

Site Plan
1' = 30'-0"
1