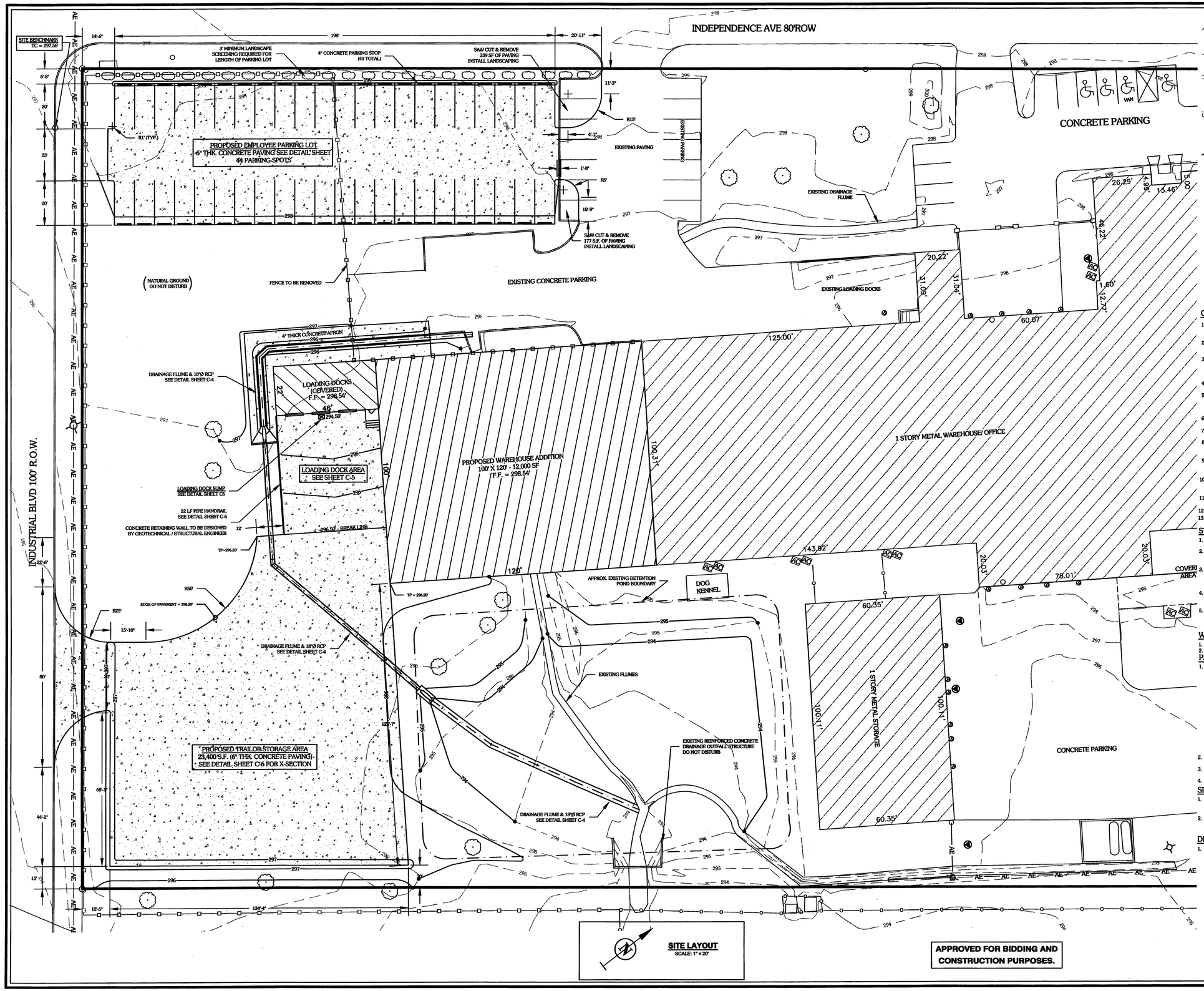

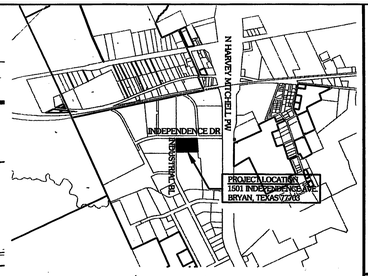

LOCATION MAP
SCALE: 1" = 2,000'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 262 EXISTING CONTOURS
- 262 PROPOSED CONTOURS
- S/F EROSION CONTROL FENCE (SILT)
- AE AE EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / BACK OF CURB
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSH FOR SCREENING

GENERAL NOTES:

1. BENCHMARK ELEV. = 297.56' - ESTABLISHED BENCHMARK ELEVATION FOR EXISTING & PROPOSED ELEVATIONS AND CONTOURS IS THE SQUARE CUT IN CURB AT ALONG NORTHWEST PROPERTY BOUNDARY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEERS OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED PDI - PLANNED DEVELOPMENT INDUSTRIAL.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0185C, EFFECTIVE DATE JULY 1992.
9. ALL PROPERTY INFORMATION FOUND HEREIN, INCLUDING METES AND BOUNDS DESCRIPTIONS & UTILITY EASEMENTS, WERE PROVIDED BY KERR SURVEYING, FEBRUARY 2007.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET C-6. IRRIGATION PLAN CAN BE FOUND ON SHEET C-7.
12. ALL CURB RADII SHALL BE 1' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.

STORM WATER MITIGATION NOTES:

1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE TO INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
3. ALL STORM WATER PRODUCED FROM THIS SITE GENERALLY SHEET FLOWS OVER GRASSLAND AND PAVED AREAS AND IS COLLECTED VIA A COMMON DRAINAGE FLUME AND THUS CONVEYED TO THE EXISTING DETENTION POND. IT IS THEN METERED OUT VIA THE EXISTING RECTANGULAR WEIR.
4. CONTRACTOR SHALL RE-CONSTITUE DETENTION POND FLOW LINES BY REMOVING SILTATION DEPOSITS AT BOTH IN-FLOW & OUT-FLOW STRUCTURES AND BY RE-GRADING WHERE NECESSARY.
5. 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 OCCURANCES OF WIND BLOWN LITTER FROM THE PROJECT.

WATER & SANITARY SEWER LOADINGS:

1. WATER DEMAND AND SEWER PRODUCTION: NONE
2. THERE ARE NO WATER OR SAN. SEWER SERVICE TAPS FOR THIS WAREHOUSE ADDITION.

PARKING ANALYSIS:

1. PARKING ANALYSIS & REQUIREMENTS (EXISTING & PROPOSED):

PARKING SPOT REQUIREMENTS:	1 per 600 S.F. of WAREHOUSE 1 per 300 S.F. of OFFICE	
EXISTING WAREHOUSE	26,500 S.F.	= 44 PARKING SPOTS
EXISTING OFFICE SPACE	7,200 S.F.	= 24 PARKING SPOTS
PROPOSED WAREHOUSE ADDITION:	12,000 S.F.	= 20 PARKING SPOTS
TOTAL SPOTS REQUIRED:		88 PARKING SPOTS
EXISTING PARKING SPOTS:		39 PARKING SPOTS
PROPOSED PARKING ADDITIONS:		53 PARKING SPOTS
TOTAL SPOTS PROVIDED:		92 PARKING SPOTS

* INCLUDES 4 HANDICAP SPOTS (1 VAN ACCESSIBLE)
-HANDICAP SPOTS ADDED TO EXISTING LOT FOR CLOSE PROXIMITY

2. PARKING LOT SHALL BE 6" THICK REINFORCED CONCRETE WITH #3 REBAR (GRADE 60) AT 12' ON CENTER, BOTH WAYS.
3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINER PRIOR TO PLACEMENT

SITE CLEARING AND GRADING:

1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB PROJECT SITE OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT'S SPECIFICATIONS.

DEMOLITION / CONSTRUCTION WASTE:

1. CONTRACTOR SHALL 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(S) ONLY.

STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED
PROFESSIONAL ENGINEER

OWNER
KRISTEN DISTRIBUTING
1501 INDEPENDENCE AVE.
BRYAN, TEXAS 77803
(979) 775-6322

DRAWN BY:	JOE G.
DATE:	March 2007
SCALE:	NOTED
PROJECT #:	GE001021-02-13

APPROVED FOR BIDDING AND CONSTRUCTION PURPOSES.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

GATTIS ENGINEERING
ENGINEERS ✦ CONSULTANTS
P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

KRISTEN DISTRIBUTING WAREHOUSE
ADDITION & SITE IMPROVEMENTS
1501 INDEPENDENCE AVE.
BRYAN, BRAZOS COUNTY, TEXAS

SITE PLAN

5.0 ACRE ACRE LOT - ZONED INDUSTRIAL
LOT 7, BLOCK 1, BRAZOS COUNTY
INDUSTRIAL PARK, PH. 3
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 2007

C-3

Received
APR 0 2 2007
Development & Engineering Services