

LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[Symbol]	EXISTING MAJOR CONTOURS
[Symbol]	EXISTING MINOR CONTOURS
[Symbol]	PROPOSED MAJOR CONTOURS
[Symbol]	PROPOSED MINOR CONTOURS
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED HANDICAP PARKING
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	PROPOSED SS DOUBLE CLEANOUT
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED FIRE DEPT. CONNECTION

- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
 - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
 - A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
 - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
 - REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
 - 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. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
 - 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 COLLEGE STATION OR CITY PERMITTED CONTRACTOR(S) ONLY. (CITY OF COLLEGE STATION, MODIFY FOR OTHER LOCATIONS)
 - THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
 - THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
 - ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
 - 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, AND INSTALLED AS PER CITY ORDINANCE 2394.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
 - THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
 - ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
 - ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
 - SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE BRYAN CITY LIMITS AT THE TIME OF SITE PLANNING; HOWEVER, PER PROPERTY DEED REQUIREMENTS, THIS SITE IS TO MEET ALL LAND AND SITE DEVELOPMENT STANDARDS FOR PROPERTY ZONED INDUSTRIAL DISTRICT.

PARKING TABULATION

PARKING REQUIREMENT:	OFFICE: 1000 SF
	WAREHOUSE: 14000 SF
OFFICE:	10,083 SF
WAREHOUSE:	64,788 SF
TOTAL PARKING REQUIRED:	34 + 65 = 99 SPACES
PROPOSED FLEET VEHICLE PARKING:	47 SPACES
TOTAL EXISTING PARKING PROVIDED:	89 SPACES (77 STD, 3 ADA)

PRELIMINARY



Site Paving Coverage Schedule	
Area	Function
127977 SF	Building Foundation
86445 SF	Crushed Granite
693 SF	Fence Footing
183474 SF	Parking Lot
4476 SF	Sidewalk
403065 SF	

LANDSCAPE SCHEDULE					
Count	Type Mark	Type	Symbol	Comments	COVERAGE
50		Post Oak -- Quercus Stellata		EXISTING CANOPY	11250
7		Post Oak -- Quercus Stellata		EXISTING CANOPY 3"	1400
6		Post Oak -- Quercus Stellata		EXISTING NON CANOPY	600

LANDSCAPING ORDINANCE DATA:
SITE AREA (EXISTING + CURRENT WORK):
DEVELOPED AREA:
402,163 SF Impervious
20,108.15 Landscaped
LANDSCAPING REQUIRED:
5% of Developed Area
Landscaping Provided

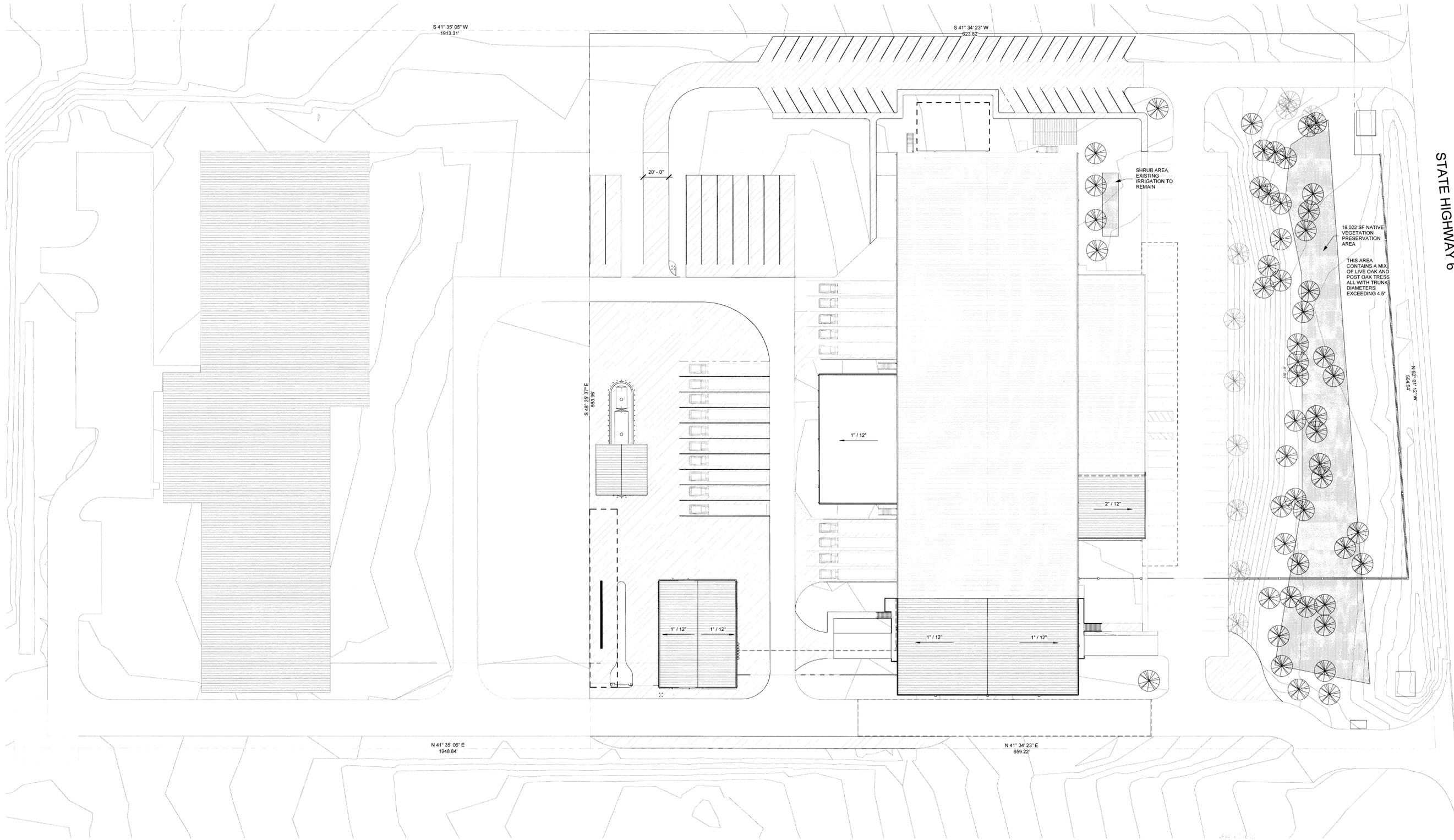
1,089,043.56 SF (25 ACRES)
402,163 SF

MINIMUM TREES REQUIRED:
50% of Landscaping Required
Trees Provided

20,108.15 SF
75,646 SF GRASS
18,022 SF NATIVE VEGETATION PRESERVE

MINIMUM CANOPY TREES
50% of Trees Required
Trees provided

10,054 SF
13,520 SF
5,027 SF
11,250 SF



STATE HIGHWAY 6

Issue Date

Revision Schedule Number	Date

KRISTEN DISTRIBUTING
8301 NORTH TEXAS STATE HIGHWAY 6, BRYAN, TEXAS, 77807

LANDSCAPE PLAN

Project Number:
201409
Sheet issue date:
06/16/15