

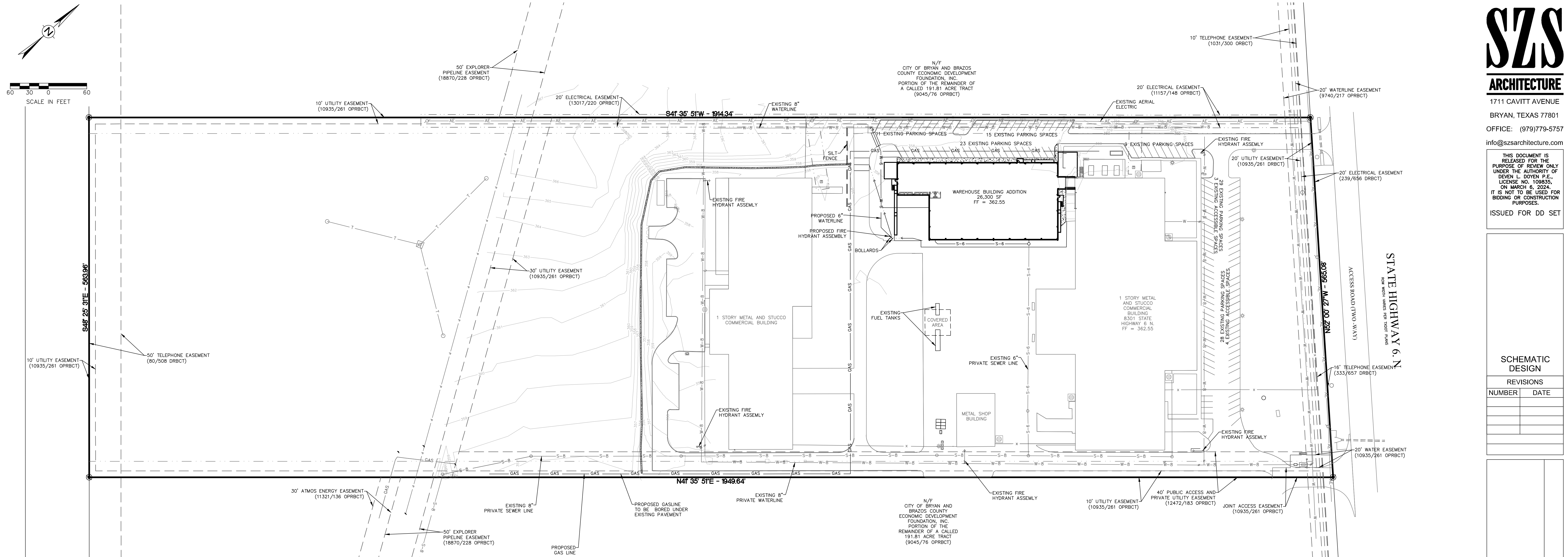
THIS DOCUMENT IS RELEASED FOR REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 108835, ON MARCH 6, 2024. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ISSUED FOR DD SET

### SCHEMATIC DESIGN

#### REVISIONS

| NUMBER | DATE |
|--------|------|
|        |      |
|        |      |
|        |      |
|        |      |

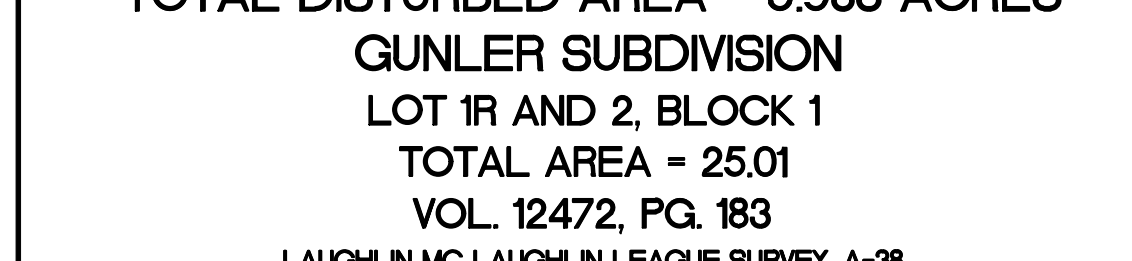
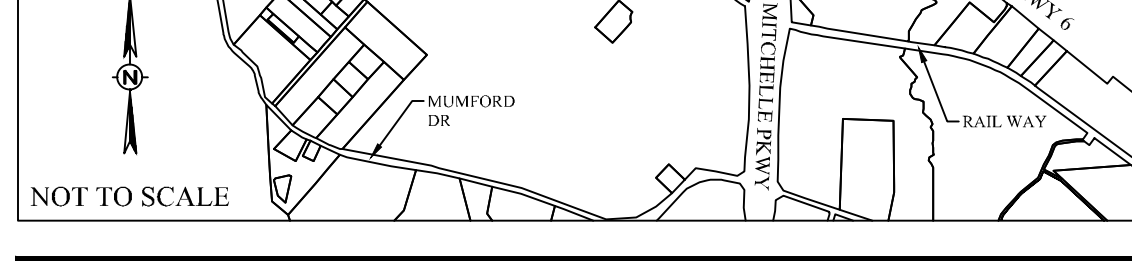
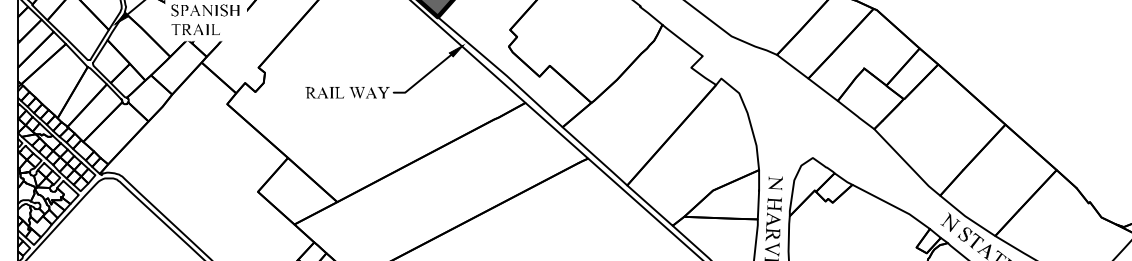
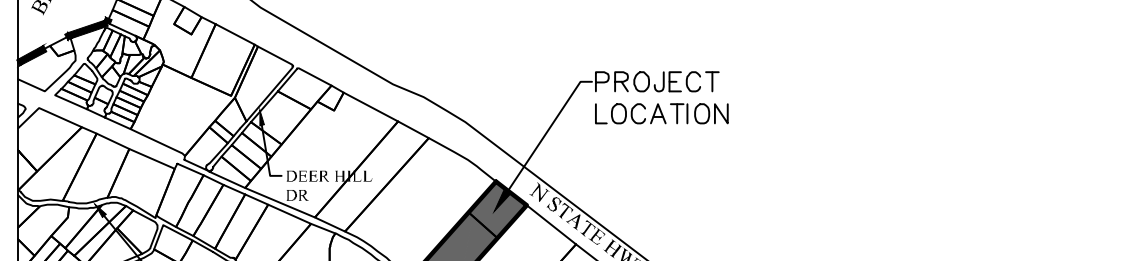
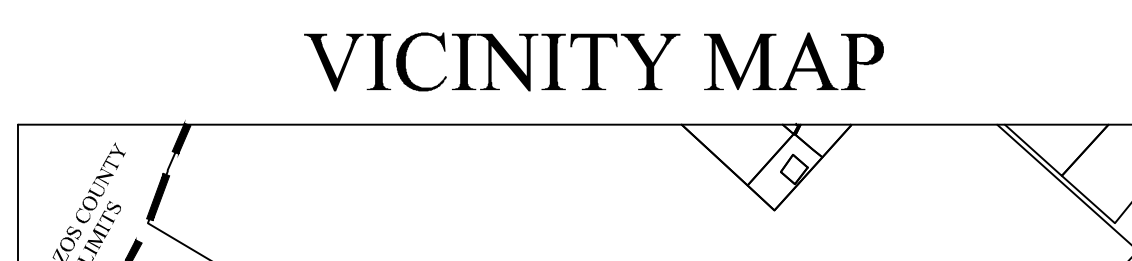


#### PARKING TABLE

|                             |
|-----------------------------|
| 115 SPACES PARKING          |
| 7 SPACES ACCESSIBLE PARKING |
| 122 SPACES PROVIDED         |

#### BENCHMARK INFORMATION

|       |  |
|-------|--|
| TBM 1 | N: 10252335.93<br>E: 35182727.16<br>ELEV: 366.69<br>IRON ROD FOUND |
| TBM 2 | N: 10251846.35<br>E: 35192465.74<br>ELEV: 357.46<br>IRON ROD FOUND |
| TBM 3 | N: 10253248.13<br>E: 35192327.11<br>ELEV: 347.00<br>IRON ROD FOUND |



#### LEGEND

|     |  |
|-----|--|
| --- | PROPOSED CONTOUR                         |
| --- | EXISTING CONTOUR                         |
| --- | PROPERTY BOUNDARY                        |
| --- | ADJACENT PROPERTY BOUNDARY               |
| --- | RIGHT OF WAY (ROW)                       |
| --- | LOT LINE                                 |
| --- | PROPERTY SETBACK                         |
| --- | PROPOSED PUBLIC UTILITY EASEMENT (PUE)   |
| --- | EXISTING PUBLIC UTILITY EASEMENT (PUE)   |
| --- | PROPOSED PUBLIC ACCESS EASEMENT (PAE)    |
| --- | EXISTING PUBLIC ACCESS EASEMENT (PAE)    |
| --- | PROPOSED PRIVATE ACCESS EASEMENT (PAE)   |
| --- | EXISTING PRIVATE ACCESS EASEMENT (PAE)   |
| --- | PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)  |
| --- | EXISTING PUBLIC DRAINAGE EASEMENT (PDE)  |
| --- | PROPOSED PRIVATE DRAINAGE EASEMENT (PDE) |
| --- | EXISTING PRIVATE DRAINAGE EASEMENT (PDE) |
| --- | LIMITS OF DISTURBANCE                    |
| --- | PROPOSED FIRE LANE                       |
| --- | PROPOSED CURB AND GUTTER                 |
| --- | EXISTING CURB AND GUTTER                 |
| --- | FLOW ARROWS                              |
| --- | STORM PIPE                               |
| --- | EXISTING STORM PIPE                      |
| --- | PROPOSED WATERLINE, SIZE NOTED           |
| --- | EXISTING WATERLINE, SIZE NOTED           |
| --- | PROPOSED SANITARY SEWER LINE, SIZE NOTED |
| --- | EXISTING SANITARY SEWER LINE, SIZE NOTED |
| --- | PROPOSED GAS LINE, SIZE NOTED            |
| --- | EXISTING GAS LINE, SIZE NOTED            |
| --- | PROPOSED UNDERGROUND ELECTRIC LINE       |
| --- | EXISTING UNDERGROUND ELECTRIC LINE       |
| --- | PROPOSED OVERHEAD ELECTRIC LINE          |
| --- | EXISTING OVERHEAD ELECTRIC LINE          |

### KRISTEN DISTRIBUTING ADDITION

8301 NORTH STATE HIGHWAY 6  
TOTAL DISTURBED AREA = 0.983 ACRES  
GUNLER SUBDIVISION  
LOT 1R AND 2, BLOCK 1  
TOTAL AREA = 25.01  
VOL. 12472, PG. 183  
LAUGHLIN MC LAUGHLIN LEAGUE SURVEY, A-38  
BRYAN, BRAZOS COUNTY, TEXAS

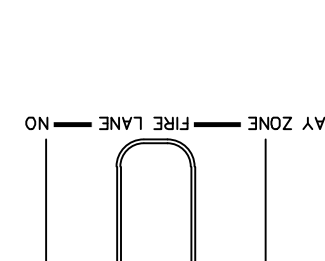
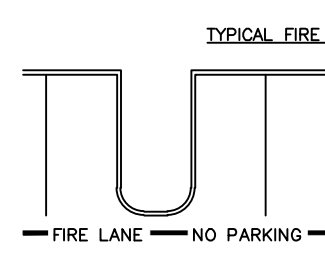
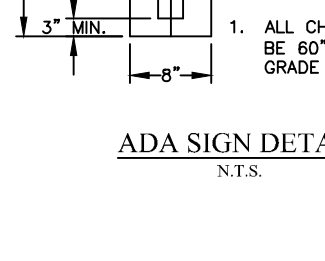
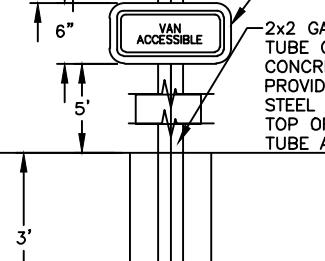
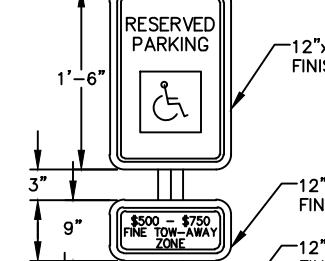
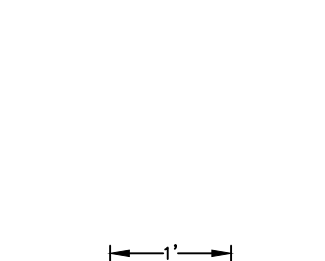
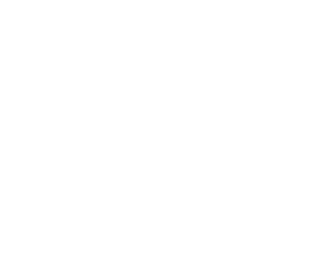
SCALE: 1"=60'  
MARCH 2024

OWNER/DEVELOPER:  
KRISTEN DISTRIBUTING CO.  
8301 NORTH STATE HIGHWAY 6  
BRYAN, TX  
(979) 775-6322

SURVEYOR:  
NATHAN PAUL KEAR, RPLS NO. 6834  
KEAR SURVEYING, LLC  
459 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
P.O. BOX 11998  
COLLEGE STATION, TX 77842  
(979)764-3900

NOT TO SCALE



#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLIE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
- ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHALL BE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & RECORD AGENCIES AND/OR ABOVE-GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.  
NO. TESS: (800) 344-8377  
ATMOS ENERGY: (979) 774-2508  
SLOOON LINK COMMUNICATIONS: (979) 260-2429  
FRONTIER COMMUNICATIONS: (979) 821-4783  
WATER/SEWER CITY OF BRYAN: (979) 209-2800  
STU: (979) 821-5700  
CITY OF BRYAN: (979) 209-2800
- THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
- THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
- PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPICAL GENERAL PERMIT NO. TGR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED WITH SEED OR HYDROSEEDING, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL MUST BE REVEGETATED WITH SEED OR SOOVED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
- DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
- ALL RAIN AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS WORKING AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS, INCLUDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
- ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
- THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
- ADJACENT DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO OR OBSTRUCTION OF DRAINAGE DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- DRAINAGE STRUCTURE SHALL ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS GRANTED TO IT TO REPRODUCE, TRANSMIT, OR STORE INFORMATION IN ANY MEDIUM TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SHE/HE/IT IS RESPONSIBLE FOR THE PROTECTION OF THIS INFORMATION AND THAT SHE/HE/IT WILL BE RESPONSIBLE FOR THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET FIGURE: ST, SHEET 1 OF 2).

#### SITE SPECIFIC NOTES

- THE OWNER OF THE PROPERTY IS KRISTEN DISTRIBUTING CO. THE SUBJECT PROPERTY IS GUNLER SUBDIVISION. PROPERTY IS ZONED PD.
- THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.983 ACRES (42829 SQ. FT.).
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0200E, MAP NO. 48041C0000E, EFFECTIVE DATE: 05/19/2015.
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES; ITEM 666, TYPE 2 MARKING MATERIALS.
- CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
- THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-ON BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTORS ONLY.
- NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #4 BARS AT 12" OC AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
- FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
- 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.

#### CONCRETE PAVING SECTION DETAIL-TYPICAL

6" LINE STABILIZED SUBGRADE (EXTENDS 2' OUTSIDE THE EDGE OF PAVEMENT)  
\*X\*5", 4" OR 6" AS SHOWN ON THE PAVEMENT PLAN  
(28 DAY STRENGTH = 3500 PSI)  
\*S\* FIBERGLASS - USE #4 REBAR @ 18" O.C.E.W.  
\*P\* PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.  
\*F\* PAVEMENT - USE #5 REBAR @ 12" O.C.E.W.

#### COMBINED CURB AND GUTTER SECTION DETAIL-TYPICAL

1. TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, 90° AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

#### FIRE LANE STRIPING AND SIGNAGE DETAIL

1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.

2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.

3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH WITH A COMMON SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.

4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS LIGHT RED (R) RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE-NO PARKING-TOW AWAY ZONE" PAINTED IN FOUR INCH (4") WHITE LETTERS. (FIGURE A" IN ORDINANCE NO. 1430 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES).

5. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER MUTCD 671-201P SIGNAGE.

#### ADA SIGN DETAIL

1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

#### BOLLARD DETAIL

1. REFER TO ARCHITECTURAL PLAN FOR PLASTIC SLIDE COVERED MOUNTED BOLLARD. BOLLARD SHALL BE APPROVED BY OWNER AND ENGINEER.

#### SILT FENCE ASSEMBLY DETAIL

1. 2"X4" WIRE MESH FASTENED TO T-POST.  
2. METAL T-POST OR WOODEN STAKE AS REQUIRED TO MAINTAIN SPACE 10" APART.  
3. 8" OF FILTER FABRIC TO EXTEND INTO A TRENCH AND BE ANCHORED WITH COMPACTED BACKFILL.  
4. 4"X4" MIN. TRENCH.  
5. ALLOW 2.5' TO 5' AT TOP OF SLOPE FOR SEDIMENT TO ACCUMULATE ALONG EDGE ALONG SLOPE CONTOURS.

#### PVC SLEEVE DETAIL

1. 2-1/2" SCH 40 PVC PIPE 1" BELOW TOP OF GRADE TYP.

NOT TO SCALE