

**RAL NOTES:**

- GENERAL NOTES:**
- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
  - B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
  - C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
  - D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
  - E. 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 OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

**KEY NOTES:**

- 1 CONCRETE PAVING: REFER TO DETAIL 1/C3.
- ALTERNATE #1: ASPHALT PAVING REFER TO DETAIL 2/C3. REFER TO PROJECT MANUAL.
- 2 CONCRETE PAVING: REFER TO DETAIL 1/C3.
- 3 CONCRETE CURB: REFER TO DETAIL 3/C3.
- 4 CONCRETE SIDEWALK: REFER TO DETAIL 4/C3.
- 5 CONCRETE DOOR LANDING: REFER TO DETAIL 4/C3 AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6 STEEL BOLLARD: REFER TO DETAIL 6/C3. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (9) AT SIDEWALK. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 7/C3.
- 8 CONCRETE SIDEWALK: PER CITY/STATE DESIGN STANDARDS. IF NO STANDARDS, PROVIDE CONSTRUCTION PER DETAIL 4/C3.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 5/C3.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
- 11 SCREEN FENCE: REFER TO DETAIL 12/C3.
- 12 SCREEN FENCE GATES: REFER TO DETAIL 11/C3.
- 13 CONCRETE BUMPER BLOCK: 8" W x 5" H x 6" D LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1" - 6" LONG #4 REBAR.
- 14 PARKING LOT LIGHTING: REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE.
- 15 LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS.
- 16 ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17 CONCRETE CURB: NEW CONCRETE CURB TO MATCH EXISTING PER CITY AND OR STATE DESIGN STANDARDS.
- 18 STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- 19 CONCRETE HANDICAP RAMP: TO BE INSTALLED PER CITY/STATE DESIGN STANDARDS. IF NO STANDARDS, PROVIDE CONSTRUCTION PER DETAILS 8/C3 AND 9/C3.
- 20 SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE UTILITIES PLAN FOR DETAILS.
- 21 CONCRETE DRIVE APRON: TO BE INSTALLED PER CITY AND OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE PAVING CONSTRUCTION AS SHOWN ON DETAIL 1/C3.
- 22 SCREEN FENCE: REFER TO DETAIL 12/C3. ALIGN FACE OF FENCE WITH PROPERTY LINE.
- 23 CURB OPENING: REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- 24 36" WIDE HANDICAP ACCESSIBLE ROUTE: SLOPE 2% MAX. IN DIRECTION OF TRAVEL AND 5% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL. STRIPE AS INDICATED.
- 25 CONCRETE DRAINAGE STRUCTURE: REFER TO SITE GRADING PLAN FOR CONSTRUCTION.
- 26 FIRE LANE: PROVIDE 4" WIDE STRIPING IN RED (2 COATS) AS SHOWN AND WHITE LETTERING AS REQUIRED BY LOCAL OR STATE FIRE MARSHALL'S OFFICE

REVISIONS:

- 1 PROPOSAL REQUEST NO. 8 (4/8/07)
- 2 PROPOSAL REQUEST NO. 6 (3/15/07)
- 3 PROPOSAL REQUEST NO. 4 (1/23/07)

NEIL S. BRADY  
88145  
3-30-07

SEALS BEARING THE SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

PROJ# 12371  
DWG# WB-107-601

**MO ANDERSON ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65802 • PHONE (417) 862-2741

**SITE DEVELOPMENT PLAN**

**O'Reilly AUTO PARTS**

PROJECT:  
NEW O'REILLY AUTO PARTS STORE  
1711 SOUTH TEXAS AVENUE  
BRYAN, TX

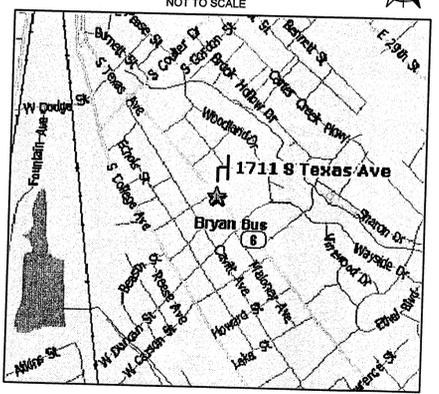
233 South Patterson  
Springfield, MO 65802  
Phone: (417) 862-2674

DRAWN: DKB  
CHECKED: BW  
DATE: 12/8/06  
JOB NO.: BR-1456 (Rel)  
SHEET:

**C2**

© COPYRIGHT 2007 - DESIGNS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE DESIGN PROFESSIONAL. REPRODUCTION PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.

**VICINITY MAP**  
NOT TO SCALE



**1 SITE DEVELOPMENT PLAN**  
SCALE: 1" = 20'

**SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION		NEW CONCRETE PAVING BLOCK
	AREA OF CONCRETE		NEW LIGHT POLE LOCATION
	AREA OF PAVING		NEW FENCE CONSTRUCTION
	NEW POLE SIGN LOCATION		

**LEGAL DESCRIPTION:**

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE SAID LOT 1 AND THE SAID 1.28 ACRE TRACT, SAME BEING THE SOUTHERLY CORNER OF LOT 2, BLOCK NO. 7 OF THE SAID CAVITT'S WOODLAND HEIGHTS AND THE SOUTHERLY CORNER OF THE CALLED 1.513 ACRE TRACT DESCRIBED IN A DEED TO DAVID W. SPARKS AND KARIN M. SPARKS RECORDED IN VOLUME 6685, PAGE 155 R.P.D.C.T. IN SAID COUNTY BEING LOCATED IN THE NORTHWESTERLY RIGHT OF WAY OF WAYSIDE DRIVE (60' WIDE OF RIGHT OF WAY) AND FROM SAID CORNER A 3/4-INCH IRON PIPE FOUND BEARS N 54° 47' 38" E 170.40 FEET;

THENCE S 51° 17' 22" W 224.92 FEET (BASIS OF BEARINGS) WITH THE SOUTHEASTERLY LINE OF THE SAID LOT 1 AND THE SAID 1.28 ACRE TRACT, SAME BEING THE NORTHWESTERLY RIGHT OF WAY OF WAYSIDE DRIVE TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF THE SAID LOT 1 AND THE SAID 1.28 ACRE TRACT IN THE NORTHEASTERLY RIGHT OF WAY OF TEXAS AVENUE (BUSINESS HIGHWAY NO. 6, 100' WIDE RIGHT OF WAY);

THENCE N 41° 38' 06" W WITH THE NORTHEASTERLY RIGHT OF WAY OF TEXAS AVENUE AND THE SOUTHWESTERLY LINE OF THE SAID LOT 1, PASSING AT 236.74 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWESTERLY COMMON CORNER OF THE SAID 1.28 ACRE TRACT AND THENCE S 41° 00' 00" E CONTINUING FOR A TOTAL DISTANCE OF 417.36 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE WESTERLY CORNER OF THE SAID LOT 1 AND SAID 0.918 ACRE TRACT;

THENCE N 50° 28' 52" E 236.65 FEET WITH THE NORTHWESTERLY LINE OF THE SAID LOT 1 AND THE SAID 0.918 ACRE TRACT TO A 1/2-INCH IRON ROD SET FOR THE NORTHERLY CORNER OF THE SAID LOT 1 AND THE SAID 0.918 ACRE TRACT;

THENCE S 41° 00' 00" E WITH THE COMMON LINE OF THE SAID LOT 1 AND THE SAID LOT 2, PASSING AT 165.10 FEET A 1/2-INCH IRON ROD FOUND FOR THE NORTHEASTERLY COMMON CORNER OF THE SAID 0.918 ACRE TRACT AND THE SAID 1.28 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 417.36 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.201 ACRES, MORE OR LESS.