

CIVIL SITE NOTES:

- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0150 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 70% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- A DETENTION FACILITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
- 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 BE REQUIRED TO 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.
- CONTACT MR. CODY CRAVATT (979) 209-5934 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE.

CIVIL SITE NOTES cont'd:

- THE INTENDED USE FOR THIS DEVELOPMENT IS FOR COMMERCIAL/CONVENIENCE STORE AND RESTAURANT, WITHOUT DRIVE-THROUGH SERVICES.
- NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION.
- SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
- SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF LAND & SITE DEVELOPMENT ORDINANCE, SECTION 62-564 (SPECIAL RESTRICTIONS FOR GASOLINE STATIONS).
- FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).

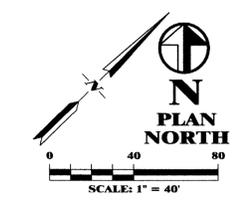
PROPERTY INFORMATION
BIG GAS TRUCK STOP
 LOT 1, BLOCK ONE
 (5.49 ACRES or 239,153 SQ.FT.)
 ZONED: INDUSTRIAL
 NOW OR FORMERLY
 NKNV HOLDINGS, LLC
 VOLUME 8673, PAGE 237

PARKING REQUIREMENTS:

ORDINANCE:
 PERSONAL SERVICE - 1 SPC/200 G.S.F.
 RESTAURANT (w/o DRIVE) - 1.25 SPC/100 G.S.F.

REQUIRED:
 PERSONAL SERVICE (5,823/200) = 29.1 SPACES
 RESTAURANT (4,013/100x1.25) = 50.2 SPACES
TOTAL REQUIRED = 80 SPACES

PROVIDED:
 REGULAR = 76 SPACES
 H/C = 4 SPACES
TOTAL = 80 SPACES



ARCHITECT
 W&M DESIGNS
 4103 S. TEXAS AVENUE
 BRYAN, TX 77802
 OFF: (979) 268-4152

SURVEYOR
 KERR SURVEYING, LLC
 505 CHURCH STREET
 COLLEGE STATION, TX 77841
 OFF: (979) 268-3195
 FAX: (979) 691-8904

PLAN NOTES:

- REFER TO SHEET C0.1 FOR SITE, PARKING, AND MISCELLANEOUS CONSTRUCTION NOTES.
- REFER TO SHEET C3.1 FOR SITE AND PARKING CONSTRUCTION DETAILS.

SYMBOL & LINE LEGEND

[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	GUY WIRE ANCHOR
[Symbol]	GAS PIPELINE RISER
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	DOUBLE CHECK VALVE
[Symbol]	ELECTRIC VALVE
[Symbol]	BALL VALVE
[Symbol]	ELECTRICAL TRANSFORMER
[Symbol]	GAS METER
[Symbol]	MANHOLE
[Symbol]	CLEANOUT
[Symbol]	FIRE HYDRANT
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	AREA INLET
[Symbol]	JUNCTION BOX
[Symbol]	BUILDING SETBACK LINE
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	PUBLIC UTILITY EASEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED STRUCTURE

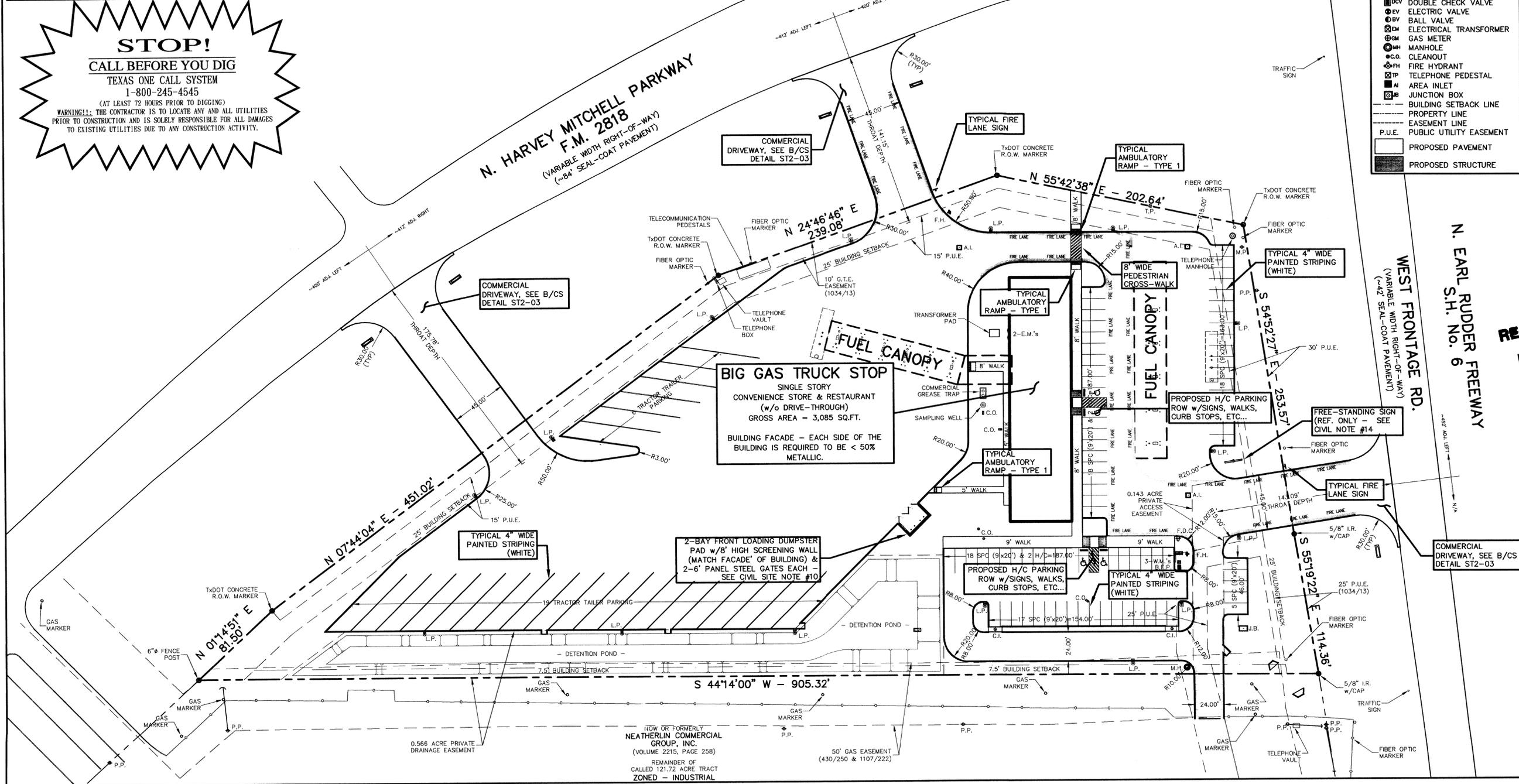
RECEIVED
 FOR THE
 CIVIL SITE PLAN
 2009

STATE OF TEXAS
 SURVEYOR
 KERR SURVEYING, LLC
 505 CHURCH STREET
 COLLEGE STATION, TX 77841
 OFF: (979) 268-3195
 FAX: (979) 691-8904

STUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 4/30/09

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (AT LEAST 72 HOURS PRIOR TO DIGGING)
 WARNING!!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.



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CLIENT INFORMATION
 PREMIER BUILDERS, INC.
 P.O. BOX 11573
 COLLEGE STATION, TX 77840
 OFF: (979) 314-1327
 FAX: (979) 314-1322
 EMAIL: ctaylor@pbi.cc

FILENAME: 0369SP1A SCALE: 1"=40'
 SUBMITTED DATE: FEBRUARY 25, 2009
 DRAWN BY: R.A.M.
 CHECKED BY: R.A.M.
 FIELD BOOK: 11 PAGES: 49-78

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
153 - 0369

C1.1
 SHEET 4 OF 21