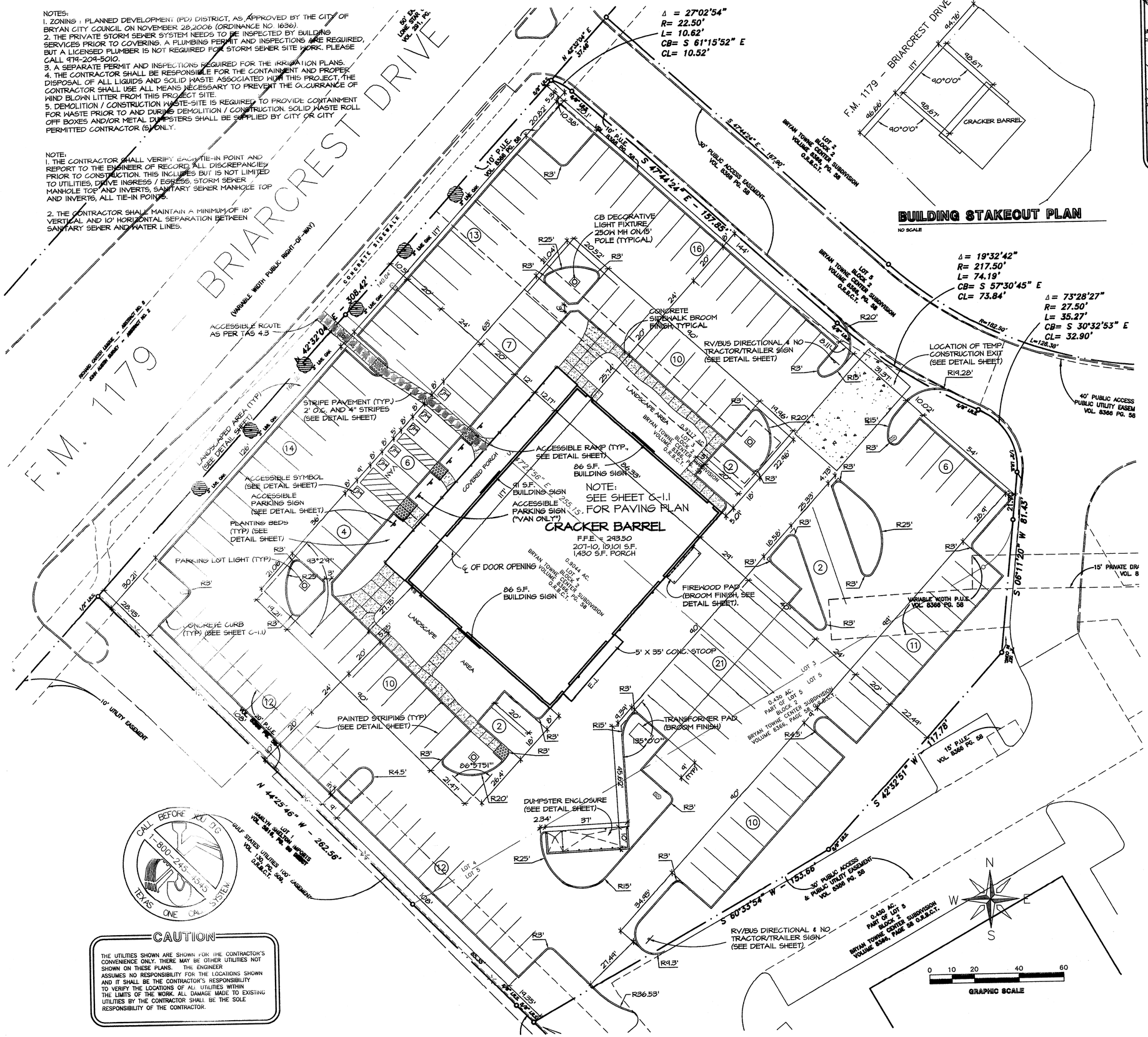
NOTES:
1. ZONING : PLANNED DEVELOPMENT (PD) DISTRICT, AS APPROVED BY THE CITY OF BRYAN CITY COUNCIL ON NOVEMBER 28,2006 (ORDINANCE NO. 1636).
2. THE PRIVATE STORM SEWER SYSTEM NEEDS TO BE INSPECTED BY BUILDING SERVICES PRIOR TO COVERING. A PLUMBING PERMIT AND INSPECTIONS ARE REQUIRED, BUT A LICENSED PLUMBER IS NOT REQUIRED FOR STORM SEWER SITE WORK. PLEASE CALL 979-209-5010.
3. A SEPARATE PERMIT AND INSPECTIONS REQUIRED FOR THE IRRIGATION PLANS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUIDS AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRANCE OF WIND BLOWN LITTER FROM THIS PROJECT SITE.
5. DEMOLITION / CONSTRUCTION WASTE-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 CITY OR CITY PERMITTED CONTRACTOR (S) ONLY.

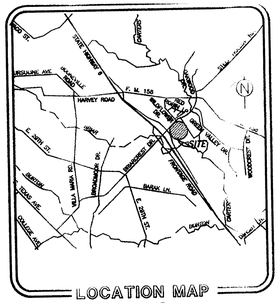
NOTE:
1. THE CONTRACTOR SHALL VERIFY EACH TIE-IN POINT AND REPORT TO THE ENGINEER OF RECORD ALL DISCREPANCIES PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, DRIVE INGRESS / EGRESS, STORM SEWER MANHOLE TOP AND INVERTS, SANITARY SEWER MANHOLE TOP AND INVERTS, ALL TIE-IN POINTS.

2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.



BUILDING STAKEOUT PLAN

NO SCALE



NO SCALE

EXISTING		PROPOSED
	CONTOUR	
324	SPOT EL.	324
	STORM SEWER	
	SANITARY SEWER	
	MANHOLE	
	CLEAN OUT	CO
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
HP	POWER POLE	HP
LP	LIGHT POLE	LP
TP	TEL. POLE	TP
N/A	DIRECTION ARROW	
N/A	PARKING COUNT	12

NOTES

A. OWNER: CRACKER BARREL OLD COUNTRY STORE, INC.
P.O. BOX 787
LEBANON, TENNESSEE 37088-0787
TELEPHONE: (615) 444-5533

B. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY:
DAVID PETREE
11015 MIDWAY ROAD, DALLAS, TX 75229
DATED: 2-20-09

C. TOTAL AREA OF SITE: 2.2560 ACRES

D. PARKING SUMMARY:

150	PARKING SPACES FOR CARS
6	ACCESSIBLE PARKING SPACES
2	RV/BUS PARKING SPACES
158	TOTAL PARKING SPACES

E. BUILDING 10,101 SQUARE FEET / SEATING CAPACITY = 207

F. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.

G. PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.

H. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

I. UNLESS NOTED OTHERWISE, CURB RADII 3.0'.

J. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

K. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in Richard Carter Survey, Abstract No. 8, in the City of Bryan, Brazos County, Texas and being all Lot 3, Lot 4 and a portion of Lot 5 of Block 2 of Bryan Towne Center Subdivision, City of Bryan, according to plat thereof recorded in Volume 8366 at Page 58 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner in the southwesterly right-of-way line of Farm Market Road 1179 – Briarcrest Drive (variable width right-of-way), said point being the westerly corner of said Lot 3 and the common northerly corner of Lot 1 of Garlyn Shelton Imports, as recorded in Volume 5816 at Page 85 of the Official Records of Brazos County, Texas;

THENCE North 42° 32' 04" East (basis of Bearings per plat recorded in Volume 8366 at Page 58 of the Official Records of Brazos County, Texas) and following along the southeasterly right-of-way line of Farm Market Road 1179 – Briarcrest Drive and passing at a distance of 168.38 feet the common corner of said Lot 3 and Lot 4 and continuing on for a total distance of 308.42 feet to a 5/8" iron rod set for the common corner of said Lot 3 and Lot 5 of Block 2 of Bryan Towne Center Subdivision, said point being the beginning of a curve to the right having a radius of 22.50 feet with a central angle of 27° 02' 54" and a chord bearing of North 61° 15' 52" West at a distance of 10.52 feet;

THENCE departing the southeasterly right-of-way line of Farm Market Road 1179 – Briarcrest Drive, and along the common line of said Lot 3 and Lot 5, for an arc distance of 10.62 feet to a 5/8" iron rod set for corner;

THENCE continuing along the common lines of said Lot 3 and Lot 5 the following courses and distances numbered (1) through (3),

(1) South 47° 44' 24" East for a distance of 157.85 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 217.50 feet with a central angle of 19° 32' 42" and a chord bearing of South 57° 30' 45" East at a distance of 74.19 feet;

(2) Southeasterly along said curve to the left for an arc distance of 74.19 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right having a having a radius of 27.50 feet with a central angle of 73° 28' 27" and a chord bearing of South 30° 32' 53" East at a distance of 32.90 feet;

(3) Southeasterly along said curve to the right for an arc distance of 35.27 feet to a 5/8" iron rod set for corner;

THENCE South 06° 11' 20" West along the common line of said Lot 3 and Lot 4, and passing at the distance of 21.70 feet the common corner of said Lot 3 and Lot 5, and continuing across said Lot 5 for a total distance of 81.43 feet to an "x" set in concrete for corner;

THENCE South 42° 32' 51" West for a distance of 717.78 feet to a 5/8" iron rod set for corner;

THENCE South 60° 33' 54" West for a distance of 153.66 feet to a 5/8" iron rod set for corner in the common line of said lot 5 of Block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract;

THENCE North 44° 22' 46" West along the common line of said lot 5 of block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract for a distance of 10.74 feet to a 5/8" iron rod set for corner;

THENCE North 44° 25' 46" West and continuing along the common line of said lot 5 of Block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract, and passing at a distance of 85.35 feet the common corner of Lot 4 and Lot 5 and continuing on for a total distance of 262.56 feet to the POINT OF BEGINNING and CONTAINING 2.2560 ACRES OF LAND, more or less.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RECEIVED
JUL - 8 2009
Development & Engineering Services

SITE SUMMARY		
USE	ACRES	% SITE
SITE AREA	2.2560	100
BUILDING AREA	0.2647	11.73
IMPERVIOUS AREA	1.4474	66.38
LANDSCAPE AREA	0.4439	21.84

RECEIVED
JUL - 8 2009
Development & Engineering Services

CRACKER BARREL
OLD COUNTRY STORE
BRIARCREST DR. • SH. 6 BYPASS
BRYAN, TEXAS

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Cracker Barrel
Old Country Store, Inc. P.O. Box 787
Hartmann Drive, Lebanon, Tn. 37087

STATE OF TEXAS
JAMES A. CRAIG
No. 67556
LICENSED
PROFESSIONAL ENGINEER

DESIGN and ENGINEERING INC.
STRUCTURAL AND CIVIL ENGINEERS
1845 Westgate Circle
Brentwood, TN 37027
615 376 1776
fax 376 9108
www.denesign.com

DATE: MARCH 17,2009
PROJECT NO. 11-1274 / 14FH

REVISIONS	
1 6-17-09	

Cracker Barrel Old Country Store

SITE LAYOUT

C-1

PROTO 2011-10