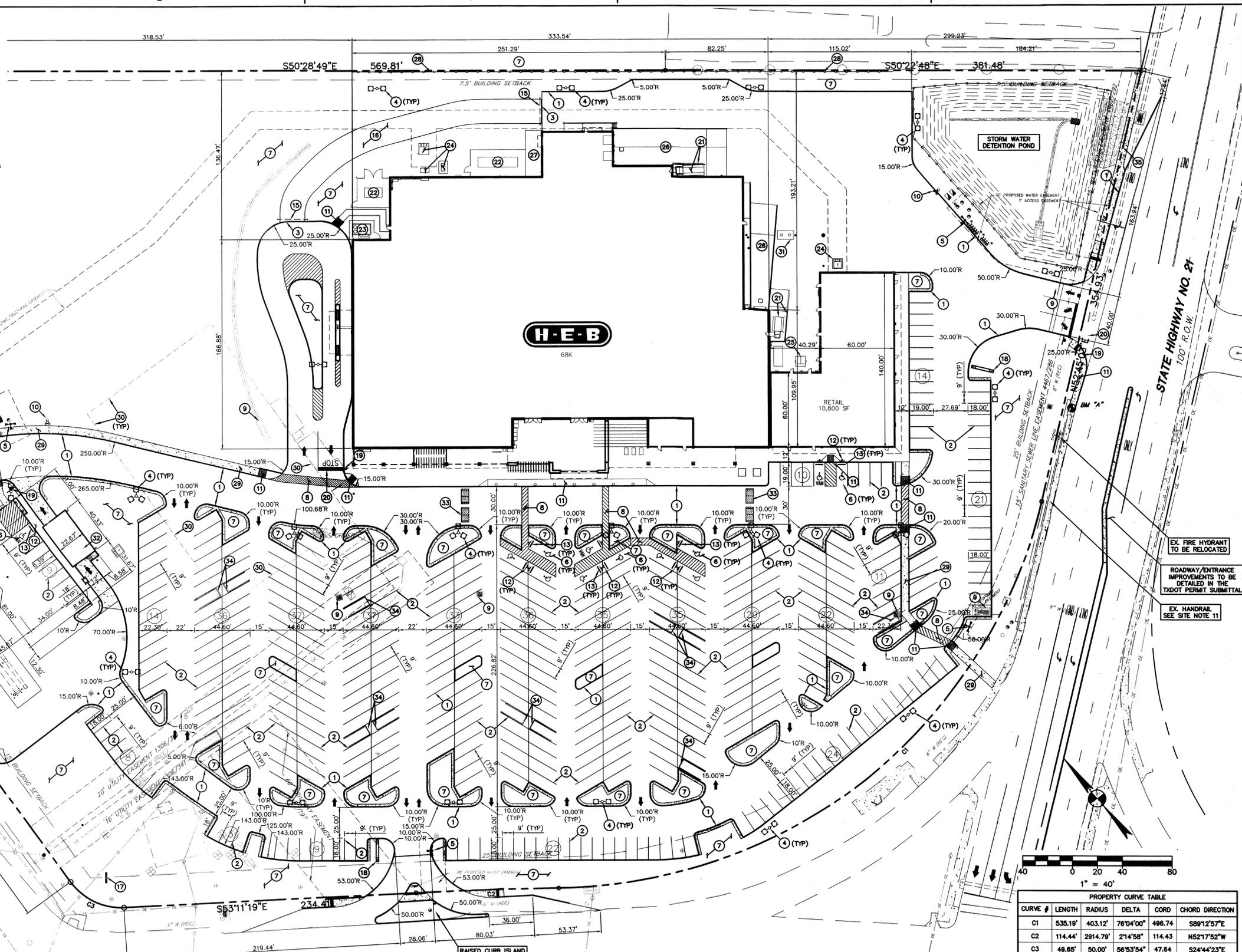


**SITE SPECIFIC NOTES:**

- CURRENT OWNER OF LOT 1R, BLOCK 1 ARE: HEB GROCERY COMPANY, LP BROADCH STATION 646 SOUTH MAIN PO BOX 3819 SAN ANTONIO, TEXAS 78204
- CURRENT ZONING IS C-2 AS APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 14, 2010.
- CURRENT USE - GROCERY STORE, GAS SERVICE STORE, RESIDENTIAL DWELLINGS, VACANT COMMERCIAL BUILDINGS.
- PROPOSED USE - GROCERY STORE WITH FUEL STATION, AUTOMATED CAR WASH, AND ASSOCIATED RETAIL SPACE.
- TOTAL LOT ACREAGE - 14.748 ACRES.
- ALL UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION BASED UPON CONSTRUCTION UTILITY DOCUMENTS, GROUND FIELD EVIDENCE AND RECORD INFORMATION.
- THE MAJORITY OF THE PROPERTY WILL BE PAVED WITH ASPHALT PAVEMENT. CONCRETE PAVEMENT WILL BE SPECIFIED FOR USE WHERE HEAVY TRUCK TRAFFIC IS ANTICIPATED.
- SOLID WASTE SERVICE FOR THE RETAIL COMMERCIAL SPACE WILL BE SERVED BY SEVERAL 2 TO 3 CY DUMPSTERS OR A SINGLE 8 CY DUMPSTER, WHICH WILL BE LOCATED BEHIND THE BUILDING. VISUAL SCREENING OF THE DUMPSTER(S) WILL BE PROVIDED THROUGH USE OF THE BUILDING FOOTPRINT AND BOARD ON BOARD WOOD FENCE ALONG THE REAR PROPERTY LINE.
- ALL SIGNAGE WILL BE APPROVED BY SEPARATE PERMIT.
- A RAISED CURB ISLAND WILL BE PROVIDED AT THE TEXAS AVENUE ENTRANCE TO RESTRICT USE OF THE ENTRANCE TO RIGHT IN - RIGHT OUT MOVEMENTS.
- THE EXISTING HANDRAIL ALONG THE SH21 SIDEWALK WILL BE REMOVED IF GRADE BETWEEN THE WALK AND SITE DOES NOT EXCEED 6 INCHES IN HEIGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
- 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.
- SIDEWALK CONSTRUCTION NOTE: THE CONTRACTOR WILL EXTEND SIDEWALK ACROSS THE SH21 DRIVE ENTRANCE TO THE EASTERN BOUNDARY FOR PEDESTRIAN SAFETY AS REQUIRED BY THE CITY OF BRYAN AND TXDOT. WALKS ALONG TEXAS AVENUE (SH 6) AND OLD HEARNE ROAD WILL BE CONSTRUCTED BY THE CITY OR TXDOT WHEN REDEVELOPMENT OF EACH ROADWAY OCCURS. THE CONTRACTOR OR DEVELOPER WILL PROVIDE AN IN-LEUI OF PAYMENT FOR THE IMPROVEMENTS.

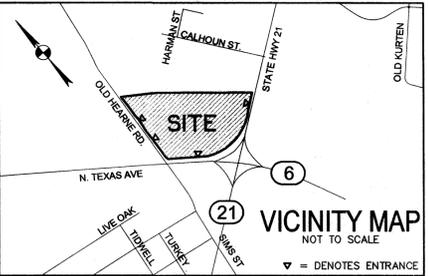
**KEY NOTES**

- 6" CURB
- 4" WHITE STRIPE (TYP.)
- CITY STD. MOUNTABLE CURB
- LIGHT STANDARD; REFER TO MEP PLANS
- PROPOSED FIRE HYDRANT
- ACCESSIBLE PARKING
- LANDSCAPE ISLAND/AREA RE: LANDSCAPE PLANS
- PEDESTRIAN CROSSWALK
- STORM SEWER INLET
- PROPOSED FIRE DEPARTMENT CONNECTION. KNOX MODEL No. 3041 F.D.C. CAPS ARE REQUIRED.
- ACCESSIBLE RAMP PER TAS 4.29.2 REQUIREMENTS
- ACCESSIBLE PARKING SIGN
- CONCRETE WHEEL STOP
- UNDERGROUND FUEL STORAGE TANK
- BOLLARD POST WITH 3/8" DIA. (MAX.) CHAIN GATE BARRIER WITH REFLECTORS.
- HEAVY DUTY PAVEMENT ALL WEATHER EMERGENCY ACCESS ROAD
- HEB FUEL SIGN; 225 SF; REFER TO SIGNAGE PLANS
- HEB TENANT SIGN; 225 SF; REFER TO SIGNAGE PLANS
- STOP SIGN
- STOP BAR
- TRASH COMPACTOR W/ BOARD ON BOARD WOOD FENCE SHALL BE PROVIDED TO SCREEN COMPACTOR/DUMPSTER; HEB TO CONTRACT WITH LOCAL PRIVATE WASTE HAULER FOR SERVICE.
- CONDENSER UNIT; REFER TO MEP PLANS FOR DETAILS
- AIR CONDITIONING CONDENSER UNIT; REFER TO MEP PLANS FOR DETAILS
- EQUIPMENT YARD AREA INCLUDING TRANSFORMER, GAS METER, ELECTRIC METER AND CABLE TV/TELEPHONE PANEL. HEB STORE WILL HAVE A GAS EMERGENCY GENERATOR.
- RETAIL TENANT DUMPSTERS TO BE LOCATED BEHIND BUILDING; 2-3 CY DUMPSTERS TO BE SERVICED BY LOCAL PRIVATE WASTE HAULER.
- TRUCK LOADING DOCK; RE: ARCHITECTURAL PLANS
- RETURNABLES AREA; STORAGE SPACE FOR PALLETS/COMPRESSED CARBOARD.
- 430 LF OF 6" TALL BOARD ON BOARD CEDAR FENCE.
- 6" WIDE CONCRETE SIDEWALK
- LIMITS OF EXISTING 24,000 SF HEB STORE.
- HEB STORE GREASE TRAP AND SAMPLING WELL; MEP TO DETAIL AS PART OF THE BUILDING PERMIT SUBMITTAL.
- CAR WASH MUD/GRIIT SEPARATOR UNIT AND SAMPLING WELL; MEP TO DETAIL AS PART OF THE BUILDING PERMIT SUBMITTAL.
- SPEED TABLE DETAIL AS PART OF THE BUILDING PERMIT SUBMITTAL.
- CART CORRAL; RE: D1/C104
- 8'6" WIDE CONCRETE SIDEWALK ALONG SH21. REFER TO SHEET C502 FOR DETAILS



**PARKING SUMMARY**

HEB LOT AREA:	14.748 AC.
HEB BUILDING AREA:	68,800 S.F.
RETAIL BUILDING AREA (TOTAL):	10,800 S.F.
HEB PARKING REQUIRED:	344 SPACES (1:200)
RETAIL PARKING REQUIRED:	54 SPACES (1:200)
TOTAL PARKING REQUIRED:	398 SPACES
TOTAL PARKING PROVIDED:	433 SPACES
SITE PARKING RATIO PROVIDED:	1:184
(TOTAL BUILDING AREA/TOTAL SPACES)	
ACCESSIBLE PARKING SPACES REQUIRED:	9
ACCESSIBLE PARKING SPACES PROVIDED:	9 STD; 3 VAN



**PROPERTY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CORD	CHORD DIRECTION
C1	535.19'	403.12'	78°04'00"	496.74'	S89°12'57"E
C2	114.44'	2914.79'	2°14'58"	114.43'	N52°17'52"W
C3	48.65'	50.00'	56°53'54"	47.64'	S24°44'23"E

**BENCHMARKS:**  
 BENCHMARK A: CUT SQUARE ON THE NORTHEAST CORNER OF AN EXISTING STORM DRAIN CURB, ALONG STATE HWY 21 APPROXIMATELY 277' WEST OF THE SOUTHEASTERN MOST PROPERTY CORNER. ELEVATION = 346.44'  
 BENCHMARK B: CUT SQUARE ON CONCRETE. ELEVATION = 354.89'

**FLOODPLAIN INFORMATION:**  
 THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 45041C0133 DATED JULY 2, 1992, FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR/CIVIL ENGINEER.

**LEGAL DESCRIPTION:**  
 A 14.747 ACRE TRACT BEING ALL OF LOT 1R BLOCK 1 OLD HEARNE SUBDIVISION TO BE RECORDED IN VOL. 10073 PAGE 226 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**APPLICANT:**  
 HEB GROCERY COMPANY, LP  
 646 SOUTH MAIN  
 SOUTH BUILDING, 1ST FLOOR  
 SAN ANTONIO, TEXAS 78204  
 (210)938-8882

**ARCHITECTS:**  
 HEB GROCERY COMPANY, LP  
 PLANNING & DESIGN  
 646 SOUTH MAIN  
 SOUTH BUILDING, 1ST FLOOR  
 SAN ANTONIO, TEXAS 78204  
 (210) 938-8000

**Seiser Schaefer Architects**  
 1350 SOUTH BOULDER AVENUE  
 SUITE 1100  
 TULSA, OKLAHOMA 74119  
 (918) 587-2282

**CIVIL ENGINEER:**  
**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 802 New Road, Suite 100  
 San Antonio, TX 78216  
 Tel: (210)465-9999 Fax: (210)465-0252  
 TEP Registration Number F-1848  
 Bury+Partners-04, Inc. ©Copyright 2011

**HEB**

**BRYAN 1**  
 N. TEXAS AVE & STATE HWY 21  
 BRYAN, TEXAS

ISSUE DATE: 03/23/2011  
 PROJECT NO: R010090750001  
 DRAWN BY: MS/AL/GC/MC  
 CHECKED BY: MRJ  
 SHEET TITLE: SITE PLAN

**STATE OF TEXAS**  
 PROFESSIONAL ENGINEER  
 MARK ROBERT JOHNSON  
 LICENSE NO. 62880  
 MAR 30 2011  
 Development & Engineering Services

*Handwritten signature and date: Mark Johnson 3/23/11*

**C101**

*Handwritten initials: LR*

Date: Mar 23, 2011, 3:16pm User ID: msharp  
 File: C:\10090750001\1009075001.dwg