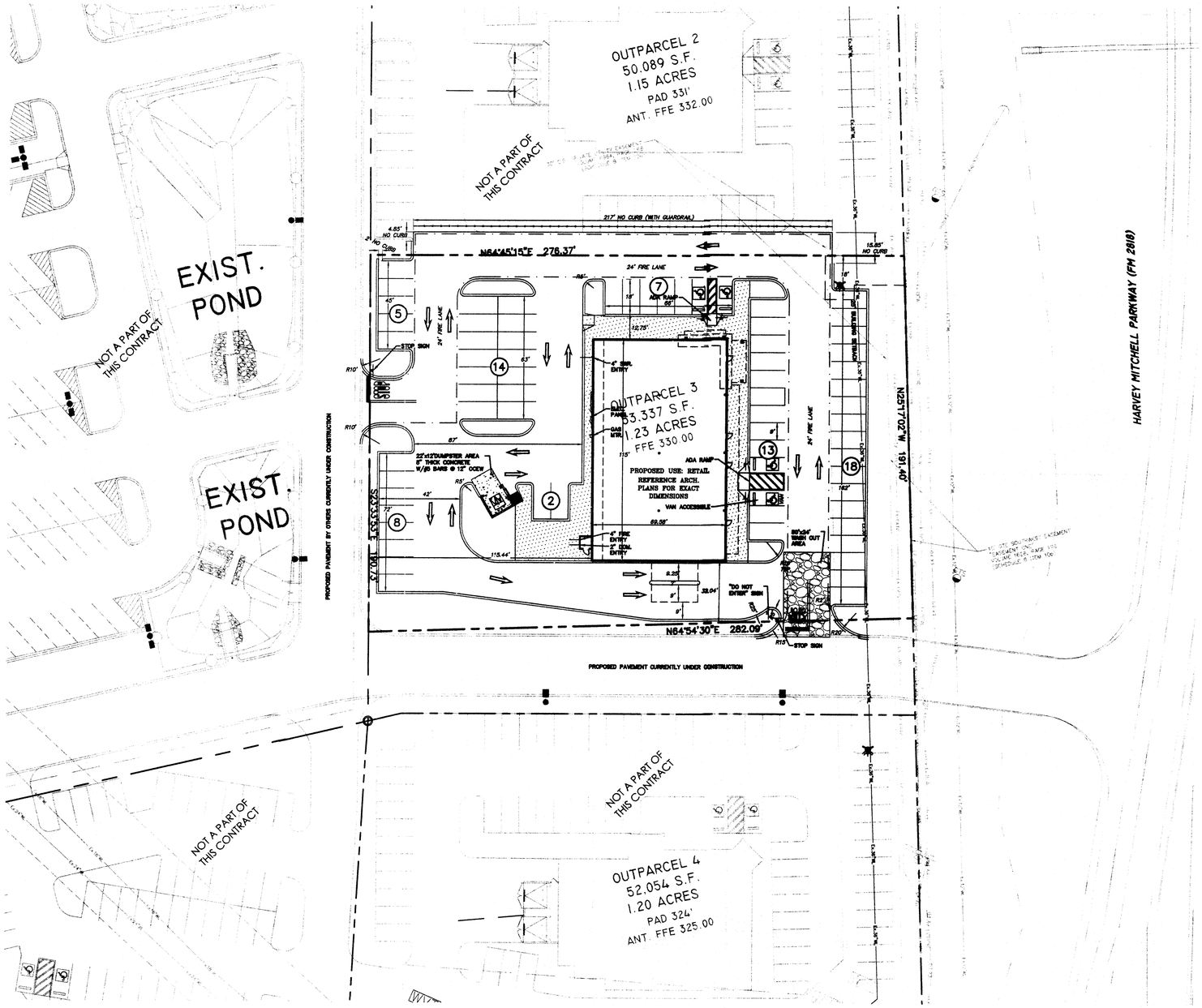

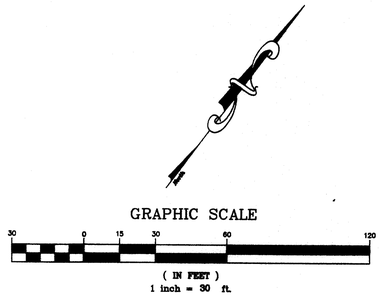

THE SITEWORK FOR LOT NO. 3 SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

WARNING TO CONTRACTOR:
CALL 1-800-344-8377 (DIG-TESS), 1-800-245-4545 (Texas One), 1-800-669-8344 (Lonestar Notification) or other Utility Locating Services 72 hours prior to construction activity. DUNAWAY ASSOC. L.P. is not responsible for knowing locations of all exisking utilities or depicting exact locations of those utilities shown on any drawing.

BENCHMARKS:
City of Bryan GPS Control Network
Brass or aluminum disk set in concrete

PRIMARY
Monument Number GPS-70
Approximately 300 feet east of Manorwood and 9 feet north of Villa Maria Road
Elevation ..... 339.80'

SECONDARY #1
Monument Number GPS-72
Approximately 0.15 miles west of Mary Branch School sign on the north side of Villa Maria Road
Elevation ..... 281.76'

SECONDARY #2
Monument Number GPS-71
Approximately 0.25 miles west of F.M. 2818 and 22 feet north of Villa Maria Road
Elevation ..... 331.13'

SITE ANALYSIS TABLE

TOTAL SITE AREA	1.22 ACRES
BUILDING SIZE	8,000 S.F.
PARKING REQUIRED BY CITY	40 (5.0/1000 S.F.)
PARKING PROVIDED	67 (8.4/1000 S.F.)
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	2 / 4
PROPOSED USE	BUSINESS
ZONING	PD-B (PLANNED DEVELOPMENT -BUSINESS)
PERVIOUS COVERAGE REQUIRED (FOR 53,337 S.F. LOT)	10%
PERVIOUS COVERAGE PROVIDED (FOR 53,337 S.F. LOT)	17.9%

LEGEND

STANDARD DUTY CONCRETE
CONCRETE (REF.: ARCH PLANS)
FIRELANE (RED STRIPING)
CURBED PAVING EDGE
NO CURB PAVING EDGE
PROPOSED PARKING SPACES (SYSL/4") (22)

NOTE:
TO PRESERVE THE PAINTING/STRIPING WITHIN PARKING AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

NOTE: CONSTRUCTION ACTIVITY FOR THIS SITE WILL BE CONDUCTED UNDER THE EXISTING SWPPP IN PLACE FOR THE OVERALL DEVELOPMENT ACTIVITIES.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE SOD STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEWORK SPECIFICATIONS.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "SITE SPECIFIC SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
14. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
15. CONTRACTOR TO USE TYPE "B" CURB FOR CONCRETE PAVEMENT AND TYPE "D" CURB FOR LANDSCAPE ISLANDS. USE TYPE "C" MOUNTABLE CURB WHERE NOTED. SEE CURB DETAILS ON SITE DETAIL SHEET.
16. SEE SITE DETAILS FOR CONCRETE PAVEMENT JOINTING DETAILS.
17. ALL LIGHT STANDARDS TO BE 42' IN HEIGHT, UNLESS NOTED ON PLAN.
18. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM BACK OF CURB OR EDGE OF STRIPING, AND OUTSIDE OF ANY PROPOSED SIDEWALKS OR 3 FOOT CONCRETE BUFFERS. HEIGHT OF SIGNS SHALL BE INSTALLED PER DETAIL LOCATED IN THIS SET OF DOCUMENTS. ALL SIGNS SHALL FACE THE DIRECTION OF THE TRAFFIC IT IS INTENDED TO CONTROL AND SHALL BE PLACED AS NOT TO CREATE A VISUAL HAZARD FOR VEHICLE OR PEDESTRIAN TRAFFIC.
19. 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.
20. THIS DEVELOPMENT WILL NOT BE MANUFACTURING AND/OR PREPARING FOOD ITEMS, TO PUBLIC/CUSTOMERS.
21. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
22. ALL SIGNAGE SHALL BE SEPARATELY PERMITTED BY THE CITY OF BRYAN.

No.	DATE	REVISION DESCRIPTION

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. F-1114)

Site Plan

Lot No. 3
Bryan Market Place
Bryan, Texas

BRYAN MARKET PLACE
CROSSFULTON INVESTMENTS, LTD.

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
100189
LICENSED PROFESSIONAL ENGINEER
7/9/13

JOB No.	B000839.001
DRAWN BY:	MLM / JBB
DESIGNED BY:	DLC
CHECKED BY:	CMB
QUALITY CONTROL:	DLC
DATE:	July 9, 2013
SCALE:	1" = 30'
SHEET:	2 OF 9

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