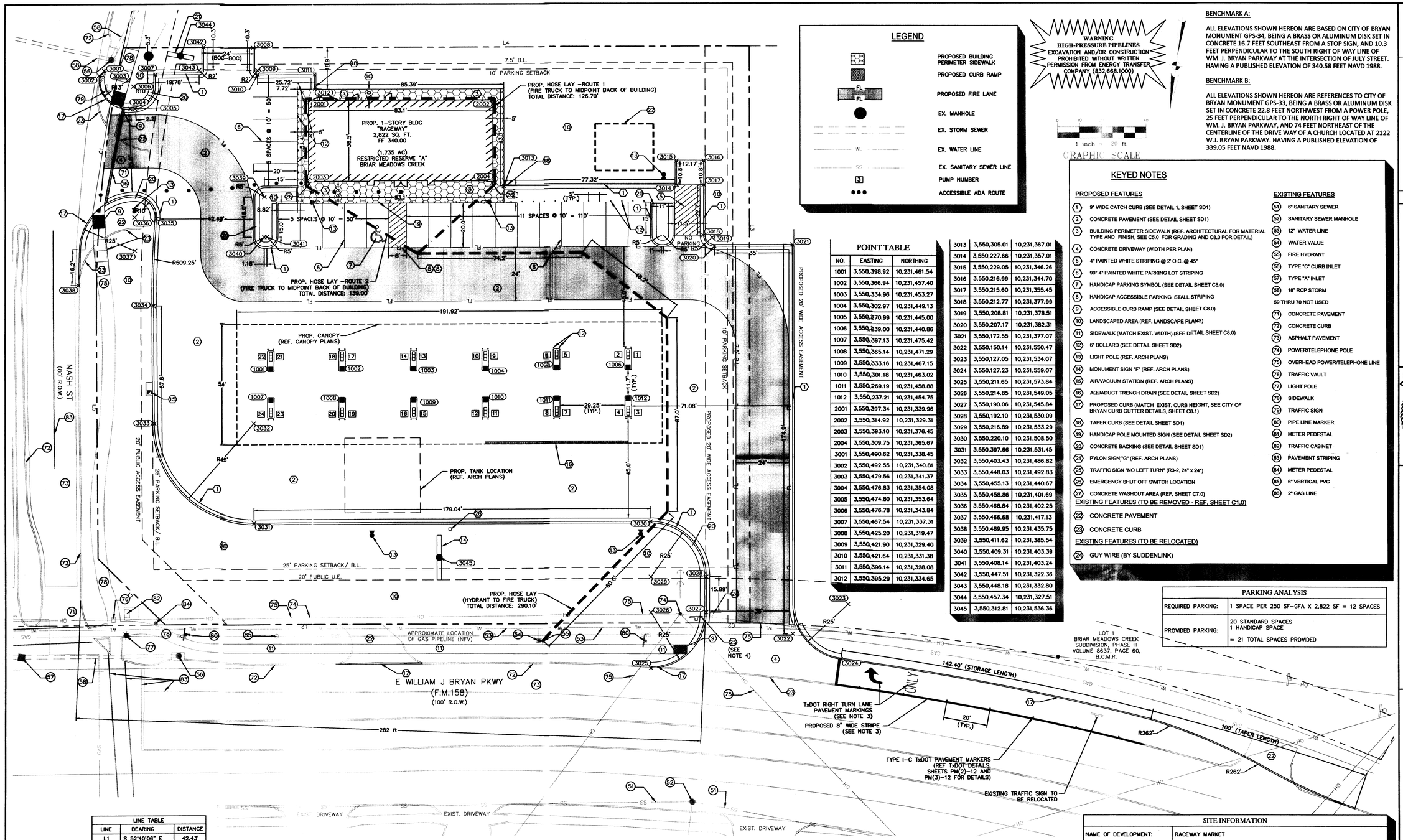

LEGEND

- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- PROPOSED FIRE LANE
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- PUMP NUMBER
- ACCESSIBLE ADA ROUTE

WARNING
HIGH-PRESSURE PIPELINES
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM ENERGY TRANSFER COMPANY (832.668.1000)

1 inch = 20 ft.
GRAPHIC SCALE

BENCHMARK A:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF BRYAN MONUMENT GPS-34, BEING A BRASS OR ALUMINUM DISK SET IN CONCRETE 16.7 FEET SOUTHEAST FROM A STOP SIGN, AND 10.3 FEET PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF WM. J. BRYAN PARKWAY AT THE INTERSECTION OF JULY STREET. HAVING A PUBLISHED ELEVATION OF 340.58 FEET NAVD 1988.

BENCHMARK B:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCES TO CITY OF BRYAN MONUMENT GPS-33, BEING A BRASS OR ALUMINUM DISK SET IN CONCRETE 22.8 FEET NORTHWEST FROM A POWER POLE, 25 FEET PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF WM. J. BRYAN PARKWAY, AND 74 FEET NORTHEAST OF THE CENTERLINE OF THE DRIVE WAY OF A CHURCH LOCATED AT 2122 W.J. BRYAN PARKWAY. HAVING A PUBLISHED ELEVATION OF 339.05 FEET NAVD 1988.

KEYED NOTES

PROPOSED FEATURES

1. 9" WIDE CATCH CURB (SEE DETAIL 1, SHEET SD1)
2. CONCRETE PAVEMENT (SEE DETAIL SHEET SD1)
3. BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL FOR MATERIAL TYPE AND FINISH, SEE C5.0 FOR GRADING AND C8.0 FOR DETAIL)
4. CONCRETE DRIVEWAY (WIDTH PER PLAN)
5. 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
6. 90° 4" PAINTED WHITE PARKING LOT STRIPING
7. HANDICAP PARKING SYMBOL (SEE DETAIL SHEET C8.0)
8. HANDICAP ACCESSIBLE PARKING STALL STRIPING
9. ACCESSIBLE CURB RAMP (SEE DETAIL SHEET C8.0)
10. LANDSCAPED AREA (REF. LANDSCAPE PLANS)
11. SIDEWALK (MATCH EXIST. WIDTH) (SEE DETAIL SHEET C8.0)
12. 6" BOLLARD (SEE DETAIL SHEET SD2)
13. LIGHT POLE (REF. ARCH PLANS)
14. MONUMENT SIGN "F" (REF. ARCH PLANS)
15. AIR/VACUUM STATION (REF. ARCH PLANS)
16. AQUADUCT TRENCH DRAIN (SEE DETAIL SHEET SD2)
17. PROPOSED CURB (MATCH EXIST. CURB HEIGHT, SEE CITY OF BRYAN CURB GUTTER DETAILS, SHEET C8.1)
18. TAPER CURB (SEE DETAIL SHEET SD1)
19. HANDICAP POLE MOUNTED SIGN (SEE DETAIL SHEET SD2)
20. CONCRETE BACKING (SEE DETAIL SHEET SD1)
21. PYLON SIGN "G" (REF. ARCH PLANS)
25. TRAFFIC SIGN "NO LEFT TURN" (R3-2, 24" x 24")
26. EMERGENCY SHUT OFF SWITCH LOCATION
27. CONCRETE WASHOUT AREA (REF. SHEET C7.0)

EXISTING FEATURES (TO BE REMOVED - REF. SHEET C1.0)

22. CONCRETE PAVEMENT
23. CONCRETE CURB

EXISTING FEATURES (TO BE RELOCATED)

24. GUY WIRE (BY SUDDENLINK)

EXISTING FEATURES

51. 6" SANITARY SEWER
52. SANITARY SEWER MANHOLE
53. 12" WATER LINE
54. WATER VALVE
55. FIRE HYDRANT
56. TYPE "C" CURB INLET
57. TYPE "A" INLET
58. 18" RCP STORM

59 THRU 70 NOT USED

71. CONCRETE PAVEMENT
72. CONCRETE CURB
73. ASPHALT PAVEMENT
74. POWER/TELEPHONE POLE
75. OVERHEAD POWER/TELEPHONE LINE
76. TRAFFIC VAULT
77. LIGHT POLE
78. SIDEWALK
79. TRAFFIC SIGN
80. PIPE LINE MARKER
81. METER PEDESTAL
82. TRAFFIC CABINET
83. PAVEMENT STRIPING
84. METER PEDESTAL
85. 6" VERTICAL PVC
86. 2" GAS LINE

POINT TABLE

NO.	EASTING	NORTHING
1001	3,550,398.92	10,231,461.54
1002	3,550,366.94	10,231,457.40
1003	3,550,334.96	10,231,453.27
1004	3,550,302.97	10,231,449.13
1005	3,550,270.99	10,231,445.00
1006	3,550,239.00	10,231,440.86
1007	3,550,397.13	10,231,475.42
1008	3,550,365.14	10,231,471.29
1009	3,550,333.16	10,231,467.15
1010	3,550,301.18	10,231,463.02
1011	3,550,269.19	10,231,458.88
1012	3,550,237.21	10,231,454.75
2001	3,550,397.34	10,231,339.96
2002	3,550,314.92	10,231,329.31
2003	3,550,393.10	10,231,376.45
2004	3,550,309.75	10,231,365.67
3001	3,550,490.62	10,231,338.45
3002	3,550,492.55	10,231,340.81
3003	3,550,479.56	10,231,341.37
3004	3,550,476.83	10,231,354.08
3005	3,550,474.80	10,231,353.64
3006	3,550,476.78	10,231,343.84
3007	3,550,467.54	10,231,337.31
3008	3,550,425.20	10,231,319.47
3009	3,550,421.90	10,231,329.40
3010	3,550,421.64	10,231,331.38
3011	3,550,396.14	10,231,328.08
3012	3,550,395.29	10,231,334.65
3013	3,550,305.01	10,231,367.01
3014	3,550,227.66	10,231,357.01
3015	3,550,229.05	10,231,346.26
3016	3,550,216.99	10,231,344.70
3017	3,550,215.60	10,231,355.45
3018	3,550,212.77	10,231,377.99
3019	3,550,208.81	10,231,378.51
3020	3,550,207.17	10,231,382.31
3021	3,550,172.55	10,231,377.07
3022	3,550,150.14	10,231,550.47
3023	3,550,127.05	10,231,534.07
3024	3,550,127.23	10,231,559.07
3025	3,550,211.65	10,231,573.84
3026	3,550,214.85	10,231,549.05
3027	3,550,190.06	10,231,545.84
3028	3,550,192.10	10,231,530.09
3029	3,550,216.89	10,231,533.29
3030	3,550,220.10	10,231,508.50
3031	3,550,397.66	10,231,531.45
3032	3,550,403.43	10,231,486.82
3033	3,550,448.03	10,231,492.83
3034	3,550,455.13	10,231,440.67
3035	3,550,458.86	10,231,401.69
3036	3,550,468.84	10,231,402.25
3037	3,550,466.68	10,231,417.13
3038	3,550,489.95	10,231,435.75
3039	3,550,411.62	10,231,385.54
3040	3,550,409.31	10,231,403.39
3041	3,550,408.14	10,231,403.24
3042	3,550,447.51	10,231,322.36
3043	3,550,448.18	10,231,332.80
3044	3,550,457.34	10,231,327.51
3045	3,550,312.81	10,231,536.36

PARKING ANALYSIS

REQUIRED PARKING:	1 SPACE PER 250 SF-GFA X 2,822 SF = 12 SPACES
PROVIDED PARKING:	20 STANDARD SPACES 1 HANDICAP SPACE = 21 TOTAL SPACES PROVIDED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°40'06" E	42.43'
L2	N 82°19'27" E	40.18'
L3	N 82°38'03" E	202.15'
L4	N 07°21'57" W	259.67'
L5	N 82°38'03" W	282.69'
L6	S 07°40'06" E	113.39'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	535.00'	12°34'10"	117.37'	58.92'	S 01°23'01" E	117.13'
C2	766.20'	01°37'50"	21.81'	10.90'	N 83°03'26" E	21.81'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-245-4545

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL SIGNAGE FOR SITE TO BE PERMITTED SEPARATELY. SITE PLAN APPROVAL DOES NOT MEAN THAT SIGNS SHOWN WILL BE APPROVED.
3. ALL PAVEMENT MARKINGS SHALL MEET TxDOT SPECIFICATION 666 FOR TYPE I (HEAT-APPLIED) PAVEMENT MARKINGS.
4. FOR SIGN MOUNTING DETAILS, REFER TO SHEET SMD(GEN)-08.

SITE INFORMATION

NAME OF DEVELOPMENT:	RACEWAY MARKET
LEGAL DESCRIPTION:	(1.735 AC) RESTRICTED RESERVE "A", BRIAR MEADOWS CREEK
PROPOSED LAND USE:	COMMERCIAL (GAS STATION)
ZONING DESIGNATION:	C-3 COMMERCIAL
MONUMENT SIGN "F" DETAILS	10' X 20' (200 SF) PRICE/LOGO SIGN MOUNTED TO 15' x 22' (330 SF) MASONRY BASE: TOTAL HEIGHT = 15.0'
PYLON SIGN "G" DETAILS	5.75' x 12.5' (71.875 SF) PRICE/LOGO SIGN MOUNTED TO 9.25' x 2' (18.5 SF) MASONRY BASE: TOTAL HEIGHT = 15.0'

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
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281.301.5955
FIRM F-11628

KEITH E. McBRIDE
102249
REGISTERED PROFESSIONAL ENGINEER

4 DECEMBER 2012

DIMENSION CONTROL PLAN

RACEWAY MARKET
Bryan, Texas

SHEET
C2.0

3rd Review
12/11/12