CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION
C1	13°11'02"	535.00'	123.11'	122.83'	N59°53'31.16"E
C2	13°11'02"	495.00'	113.90'	113.65'	S59°53'31.16"W
C3	13°08'07"	535.00'	122.65'	122.38'	S30°07'56.36"E
C4	36°58'19"	141.00'	90.98'	89.41'	N18°09'59.11"W

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 STENCIL 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. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
11. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THE DETAILS SHOWN ON THE PLANS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
12. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
13. THE BOTTOMS OF ALL SCREEN WALLS MUST BE 4" ABOVE THE FINISHED GROUND ELEVATION.
14. ALL NW GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. NW GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
15. ALL LIGHT STANDARDS TO BE 42' IN HEIGHT, UNLESS NOTED ON PLAN.
16. 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.
17. 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.
18. STRIPING SHALL BE DONE IN ACCORDANCE WITH AS PER TEXAS MUTCD STANDARDS (4" WHITE STRIPING FOR SPACES, AND HANDICAP MARKINGS AS APPROPRIATE)

NOTE:
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.

NAME OF RETAIL
Walmart
TENANT
TENANT
TENANT
TENANT
TENANT TENANT
TENANT TENANT
TENANT TENANT
TENANT TENANT

PROPOSED MULTI-TENANT PYLON SIGN
N.T.S.

FIRELANE PAVEMENT MARKINGS:
SHALL BE OF RED TRAFFIC PAINT 6-INCHES WIDE TO SHOW THE EXACT BOUNDARY LINES OF THE FIRE LANE. THESE BOUNDARY LINES MAY BE ON THE CURBS OR ON THE FLAT PAVEMENT. THE LINES SHALL BE MARKED BY PAINTED 4-INCH HIGH LETTERING, USING A 1-INCH WIDE STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING RED BACKGROUND STATING: "NO PARKING – FIRE LANE". THIS MARKING IS TO BE PLACED AT 25-FOOT INTERVALS ALONG EACH BOUNDARY LINE.

C-150-SGR-QR
PROPOSED WALMART SUPERCENTER
STORE NO. 4183-00
151,709 SQ. FT. BLDG. PAD
F.F.E. = 332.00

LOT 1
941,580 S.F.
20.422 ACRES

SINGLE STORY
PLANNED USE:
RETAIL

PROPERTY ZONED:
PLANNED DEVELOPEMENT

WALMART OUTLOT
52,082 S.F.
1.194 ACRES
PROPOSED DEBRIS STORAGE / VEHICLE WASHOUT AREA

EXISTING WELL HEAD

HARVEY MITCHELL PARKWAY (FM 2818)
UNDER CONSTRUCTION (BY OTHERS)

VILLA MARIA ROAD

MATCH LINE

PAD SITES SHOWN WILL BE PROCESSED UNDER SEPARATE REVIEW FOR SITE PLAN APPROVAL UPON DEVELOPMENT IN THE FUTURE.

TEMPORARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION OF VILLA MARIA ROAD AND JAGUAR DRIVE.

NOTE:
ALL HEATING, VENTILATION, AIR-CONDITIONING OR OTHER EQUIPMENT LOCATATED OUTSIDE THE BUILDING MUST BE SCREENED FROM VIEW.

NOTE:
NO FLOOR DRAINS ARE PROPOSED TO BE UTILIZED IN SERVICE / STORAGE AREAS.

NOTE:
RENDERING GREASE CONTAINERS ARE NOT ANTICIPATED TO BE REQUIRED FOR THE SITE.

SITE ANALYSIS TABLE	
TOTAL SITE AREA	21.616 ACRES
WALMART SITE (LOT 1)	20.422 ACRES
WALMART OUTLOT	1.194 ACRES
PARKING PREFERRED BY WALMART	759 (5.0/1,000 S.F.)
PARKING REQUIRED BY CITY	607 (4.0/1000 S.F.)
PARKING PROVIDED ASSOCIATE AND CUSTOMER	711 (4.69/1,000 S.F.)
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	17 / 21
CART CORRALS (THE 20 PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO)	14

LEGEND

- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- CONCRETE (SEE C1 AND C2 PLANS)
- SIDEWALKS
- PAVEMENT MARKING (SEE LINE STRIPING)
- FIRELANE (SEE STRIPING)
- SETBACK LINE
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- PROPOSED PARKING SPACES (SIZE 9'/4') (22)
- ASSOCIATED PARKING SPACES (SIZE 9'/4') (10)
- PARKING LOT LIGHTING
- CART CORRAL
- DECORATIVE METAL FENCE

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

Walmart
Supercenter No. 4183-00
643 N. Harvey Mitchell Pkwy
Bryan, Texas

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
160199
LICENSED PROFESSIONAL ENGINEER

JOB No.	B000330
DRAWN BY:	BLG
DESIGNED BY:	DLC
CHECKED BY:	CMB
QUALITY CONTROL:	DLC
DATE:	February 19, 2013
SCALE:	1" = 60'
SHEET:	2 OF 7

G:\Production\00330\B000330.001\Design\Drawings\Plot Sheets\Site.dwg, City-Site, 2/19/2013 9:04:42 AM, bgarner, Acad D (landscape), 1:1, Dunaway Associates