

LEGEND

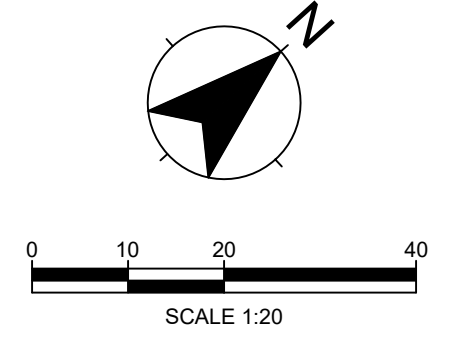
- SAWCUT LIMITS
- PROPOSED FIRE LANE
- ELECTRIC TRANSFORMER
- BARRIER FREE RAMP
- VAN ACCESSIBLE PARKING
- ACCESSIBLE PARKING
- SIGN
- LIGHT

SIGN KEYNOTES

- S1 'ENTER' SIGN
- S2 TAKE 5 OIL MONUMENT SIGN
- S3 'COME BACK SOON' SIGN
- S4 'YIELD TO PEDESTRIAN TRAFFIC' SIGN

SITE FEATURES KEYNOTES

- A1 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH SHEET ASP2 FOR DETAILS.
- C1 PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
- C2 4' WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
- C3 BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS.
- C4 BARRIER FREE RAMP. REFERENCE SHEET C-510 FOR DETAILS.
- C5 ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
- C6 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.

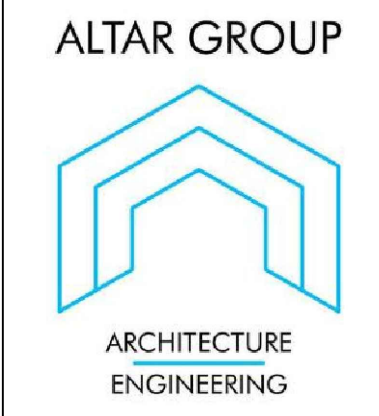


SITE DATA SUMMARY TABLE

ZONING:	C-3 GENERAL COMMERCIAL
SITE AREA:	0.34 AC (14,853 S.F.)
BUILDING AREA:	0.03 AC (1,466 S.F.)
LANDSCAPE AREA:	0.06 AC (2,555 S.F.)
IMPERVIOUS AREA:	0.25 AC / 10,832 S.F. / 73%
PARKING REQUIRED:	
AUTOMOTIVE SALES AND SERVICES:	3.58 (SAY 4)
1 SPACE PER 400 S.F.	4 SPACES
= 1,432 X (1400)	
PARKING PROVIDED:	
ADA STALL:	1 SPACE
REGULAR:	5 SPACES
TOTAL:	6 SPACES

DIMENSIONAL CONTROL NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
KERR SURVEYING
409 N. TEXAS AVENUE,
BRYAN, TX 77803
CONTACT: J. DILLON MEANS
PHONE: 979-268-3195
EMAIL: SURVEYS@KERRSURVEYING.NET
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.



CYPRESS, TEXAS 77429
832-390-1714



01/21/2022



TAKE 5 OIL CHANGE
SAN JACINTO LANE & N. TEXAS AVENUE
BRYAN, TX 77803

NO.	DATE	REVISION

Drawn: KC
Checked: AH

01/21/2022

Project No. 21-077
Title

LAYOUT & DIMENSIONAL CONTROL PLAN

Sheet No.

C-100