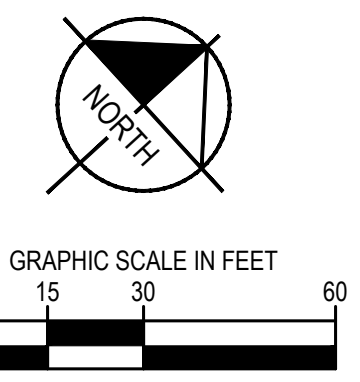
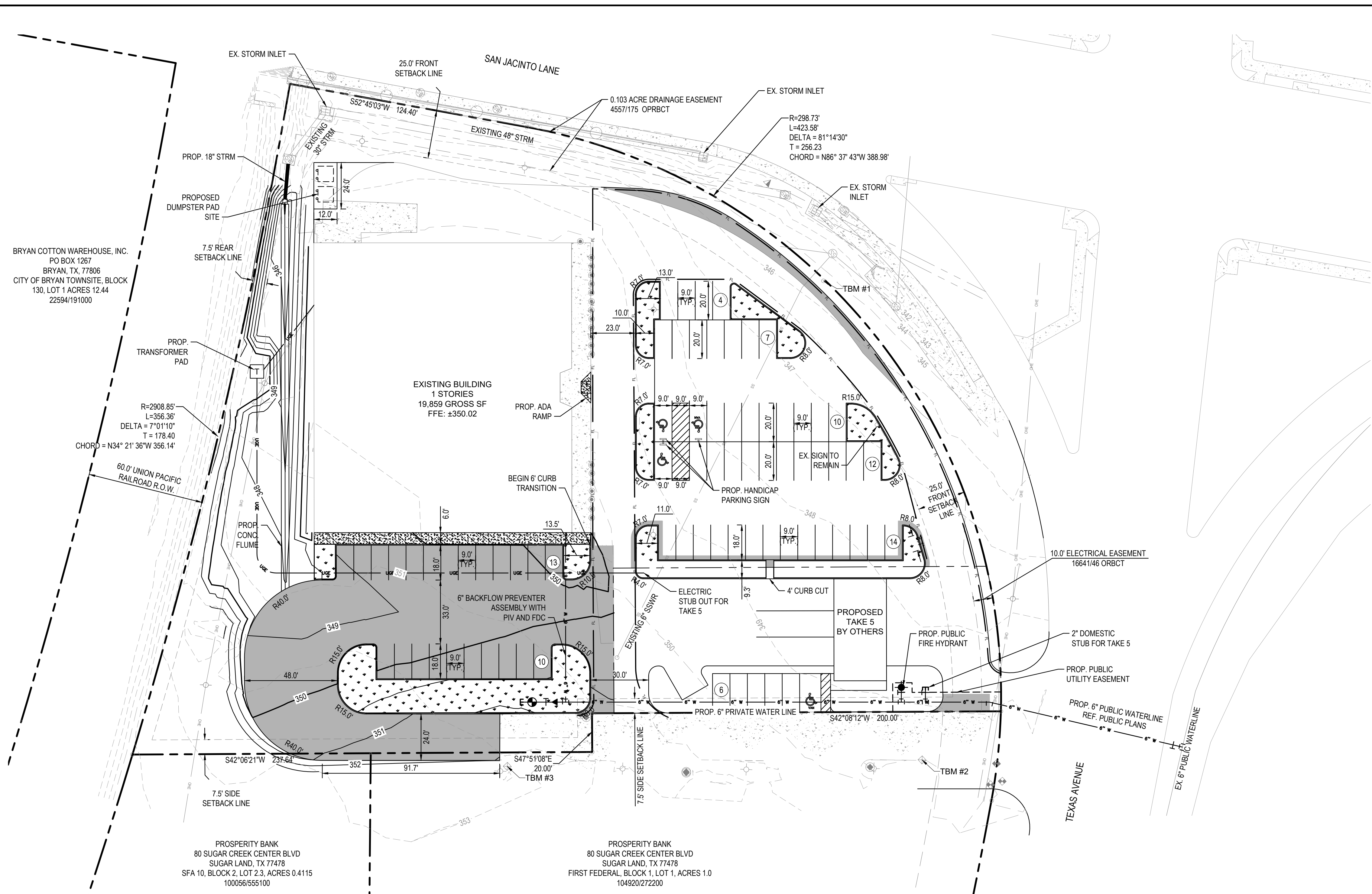


Plotted By: Lawrence, Timothy Sheet Set: Kha Layout: Layout1 January 25, 2022 08:27:16am K:\GST_Civil\066081801 - SWC TEXAS 21\CAD\PlanSheets\C-SITE.dwg
 This document, together with the concepts and details presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

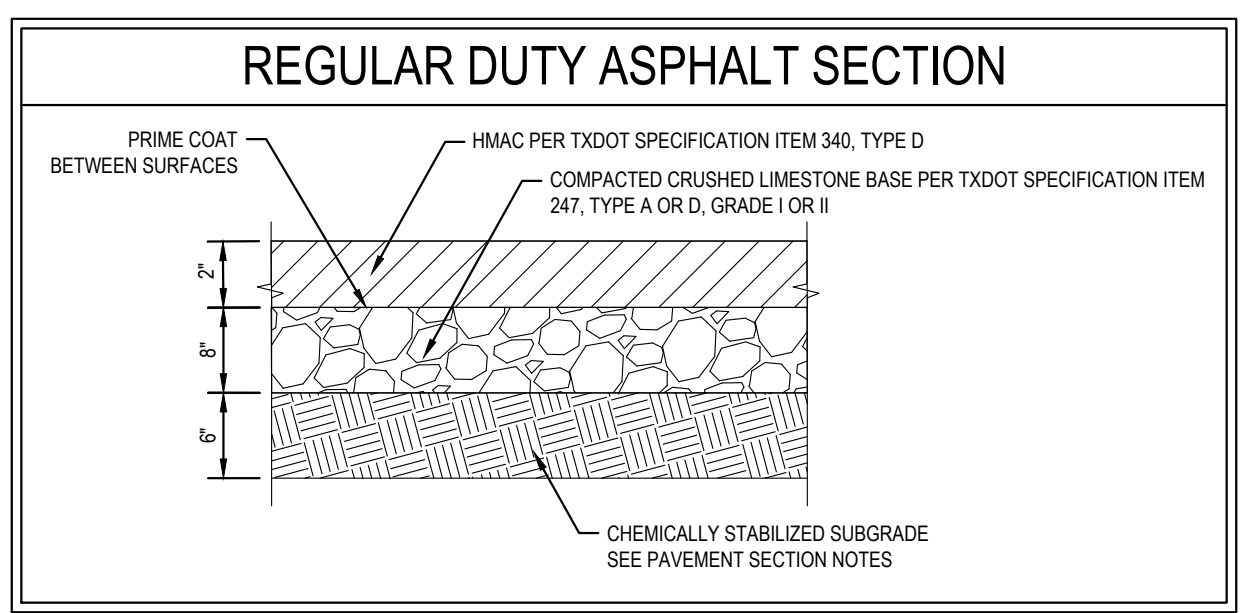
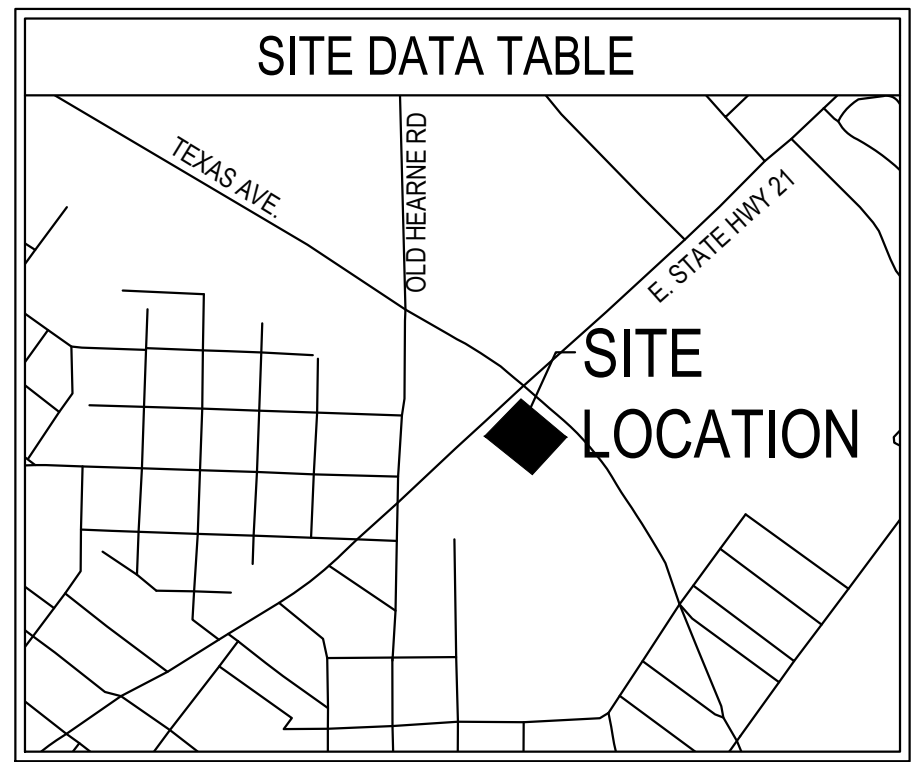
	PROPERTY LINE
	PROP. REGULAR DUTY ASPHALT PAVEMENT REF. DETAIL ON THIS SHEET
	PROP. SIDEWALK PER BCS STD DTL SW1-02
	LANDSCAPED AREA
	EX. CONCRETE PAVEMENT
	PROPOSED 6' CURB
	PROPOSED FIRE LANE

- ### NOTES
- PER FEMA MAP NUMBER 48041C0205F AND 48041C0215F DATED APRIL 2, 2014 NO FLOOD HAZARD AREAS ARE PRESENT ON THE SUBJECT TRACT.
 - SITE WILL NOT GENERATE WASTE WATER FROM PREPARING FOOD ITEMS.
 - REFER TO GRADING PLAN SHEETS FOR GRADING DESIGN.
 - REFER TO LANDSCAPE PLAN FOR LANDSCAPE CALCULATIONS AND DESIGN.
 - REFER TO EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, ACCESSIBLE RAMPS, ETC. CONSTRUCTED OUTSIDE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
 - FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNERS AND/OR GOVERNING AUTHORITY.
 - FOR PROPOSED UTILITY LOCATIONS, SEE UTILITY PLAN.
 - ALL DIMENSIONS REFER TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS AND STARTING WORK, AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - CONTRACTOR SHALL ENSURE CLEAN JOINTS AND PROTECT PAVEMENT WHEREVER PROPOSED PAVEMENT MATCHES EXISTING PAVEMENT.
 - REFER TO ARCHITECTURAL PLANS FOR SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - IF DEMOLITION AND OR CONSTRUCTION ON SITE WILL INTERFERE WITH ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING TXDOT-APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.
 - NO TRAFFIC IMPACT ANALYSIS REQUIRED.
 - THE GATE VALVE ON THE BUILDING FIRE SERVICE LINE SHALL HAVE A LOCKABLE LID. LID SHALL BE AMPRO L562 LOCKING LID.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
 - EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES, AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHT-OF-WAY AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE, OR A DOUBLE CHECK BACKFLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE 2394.
 - IMPACT FEES ARE APPLICABLE AND ASSESSED WITH THE BUILDING PERMIT.

BRYAN COTTON WAREHOUSE, INC.
 PO BOX 1267
 BRYAN, TX, 77806
 CITY OF BRYAN TOWNSITE, BLOCK
 130, LOT 1 ACRES 12.44
 22594/191000

PROSPERITY BANK
 80 SUGAR CREEK CENTER BLVD
 SUGAR LAND, TX 77478
 SFA 10, BLOCK 2, LOT 2.3, ACRES 0.4115
 100056/555100

PROSPERITY BANK
 80 SUGAR CREEK CENTER BLVD
 SUGAR LAND, TX 77478
 FIRST FEDERAL, BLOCK 1, LOT 1, ACRES 1.0
 104920/272200



SITE DATA TABLE

OWNER:	WATSON LINDA R LIVING TRUST WATSON TAX-FREE TRUST PO BOX 202650 AUSTIN, TX 78720
ZONING:	COMMERCIAL DISTRICT (C-3)
LAND USE:	COMMERCIAL
LOT AREA:	2.45 ACRES
AREA OF CONSTRUCTION:	2.42 ACRES
SITE ADDRESS:	1520 N. TEXAS AVE. BRYAN, TX
PROPERTY ID:	38891
LEGAL DESCRIPTION:	SFA 10, BLOCK 2, LOT 1 (TR-498)
NUMBER OF MULTI FAMILY BUILDINGS:	0
DENSITY OF DWELLING UNITS PER ACRE:	0
PARKING REQUIREMENTS:	
USE:	RETAIL SALES & SERVICE
REQUIRED PARKING:	1/250 GSF OVER 500 GSF
REQUIRED ADA PARKING:	77
PROPOSED PARKING:	3
PROPOSED ADA PARKING:	67
	3

CONTROL POINTS

NAME	DESC.	NORTHING	EASTING	ELEVATIONS
TBM #1	5/8" KSCP SET FOR BM	10236134.85	3541372.85	345.64'
TBM #2	X IN SQ.BM SET	10236005.42	3541590.05	350.11'
TBM #3	X IN SQ.BM SET	10235844.9	3541447.87	352.53'

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

<h2 style="margin: 0;">Kimley»Horn</h2> <p style="font-size: 8px; margin: 0;"> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM # 928 2800 SOUTH TEXAS AVENUE, SUITE 201 BRYAN, TEXAS 77802 PHONE: 979-775-9595 FAX: 979-775-9599 WWW.KIMLEY-HORN.COM </p>																
<h3 style="margin: 0;">CITY SITE PLAN</h3>	<p style="margin: 0;">KHA PROJECT 066081801</p> <p style="margin: 0;">DATE JANUARY 2022</p> <p style="margin: 0;">SCALE AS SHOWN</p> <p style="margin: 0;">DESIGNED BY JCH</p> <p style="margin: 0;">DRAWN BY KEM</p> <p style="margin: 0;">CHECKED BY JCH</p>															
<p style="margin: 0;">SITE PLANNING AT 1520 N. TEXAS AVENUE</p> <p style="margin: 0;">PREPARED FOR SPINNAKER REALTY, LTD BRYAN, TEXAS</p>	<p style="margin: 0;">SHEET NUMBER C3.0</p>															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">DATE</th> <th style="width: 50%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE	BY												
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