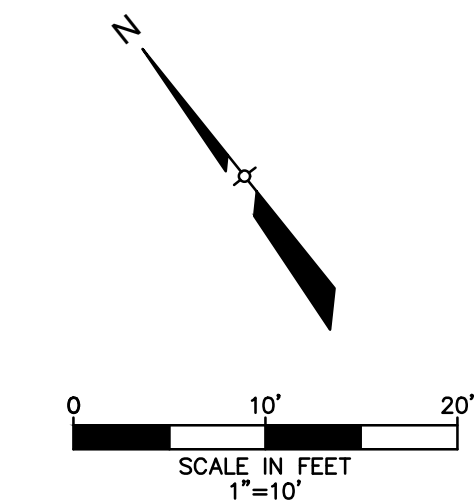


C:\Users\Z240\OneDrive\Projects\Bryan Commercial\Bryan\5222 Bryan Commercial\Civil\Sheet Set\VC-2.1 Paving Plan.dwg Jun 25,2025 - 11:51 AM 7240

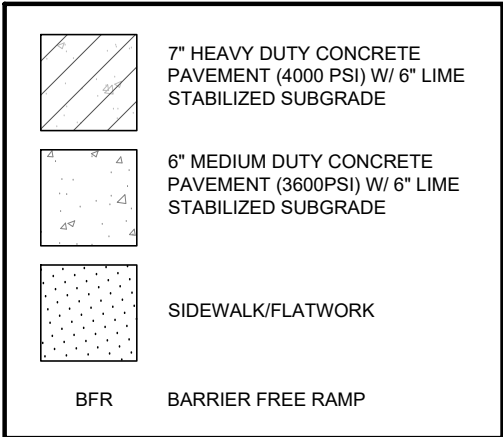
OWNER: HIGHTOWER BILL
CALLED 2.0472 ACRES
HCCF NO. 20060069677

DILLARD JACK W. TRUSTEE
LOT 1, BLOCK 1
VOL. 2721, PG. 121
H.C.M.R.

NOTE:
CONTRACTOR SHALL FIELD VERIFY
ELEVATIONS FOR OLD HEARNE ROAD
PRIOR TO CONSTRUCTION. ROAD IS
CURRENTLY UNDER CONSTRUCTION PER
"OLD HEARNE ROAD-PHASE 1"
RECONSTRUCTION & DRAINAGE IMPROVEMENTS"
COMPLETED BY QUIDDITY ENGINEERING, LLC
DATED DECEMBER 2021.



LEGEND



NOTES

1. REFER TO SHEET 1.1 FOR ADDITIONAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL FILL MUST BE MECHANICALLY COMPACTED.

SITE SUMMARY TABLE

SITE ADDRESS	1705 N. TEXAS AVENUE
ZONING	COMMERCIAL - "C3"
LOT AREA	14,946.85 SQ FT (0.34 ACRES)
IMPERVIOUS AREA	11,388 SQ FT
OPEN SPACE / LANDSCAPING AREA	3,558.85 SQ FT
SITE PARKING:	
REQUIRED PARKING (8 SPACES PLUS 1 PER 50 SF OF SEATING)	8 SPACES
PROVIDED PARKING	15 SPACES
REQUIRED HANDICAP	1 SPACE
PROVIDED HANDICAP	1 SPACE (VAN)



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

BENCHMARKS

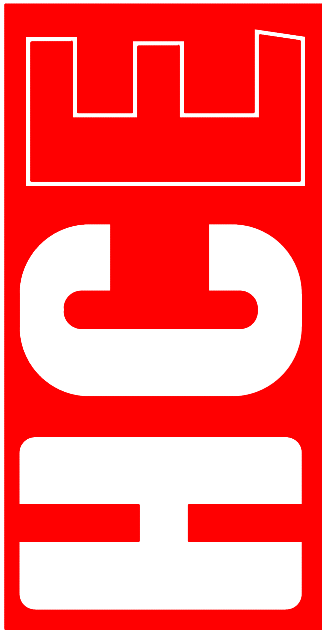
TBM#1:
FOUND "X"
N=10237022.469 E=3540914.591
ELEV. 354.66

SITE AND PAVING PLAN

Little Caesar's
1705 N. Texas Avenue
Bryan, Texas

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF
JARED STROEBEL, P.E. TX No.
141736.
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES

CIVIL & ENVIRONMENTAL
RGV 1 DFW
3540 EAST BROAD STREET
SUITE 120, #251
MANSFIELD, TEXAS 76063
469.323.9389



Texas Registered Engineering Firm F-21173

SHEET NO.

C-2.1