

BULK AREA REQUIREMENTS

LOCATION:	XXXX BOONEVILLE RD. BRYAN, TEXAS 77802	
ZONING:	C-2; RETAIL DISTRICT	
USE:	RETAIL SALE OF AUTO PARTS	
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	--
MINIMUM LOT FRONTAGE	--	--
MINIMUM FRONT SETBACK (BUILDING)	--	--
MINIMUM SIDE SETBACK (BUILDING)	--	--
MINIMUM REAR SETBACK (BUILDING)	--	--
MAXIMUM BUILDING HEIGHT	--	--

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	7,381 S.F.
PARKING REQUIRED	30	60
MIN. PARKING DIM.	9' X 20'	9' x 20'
MIN. DRIVEWAY WIDTH	23' WIDTH	24' WIDTH
ACCESSIBLE SPACES	3	2

GENERAL NOTES

- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF TEXAS.

FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

PAVEMENT LEGEND

- HEAVY DUTY CONCRETE PAVING - SEE DETAIL 4/C1.A
- STANDARD DUTY CONCRETE PAVING - SEE DETAIL 4/C1.A
- ASPHALT PAVING - SEE DETAIL 5/C1.A

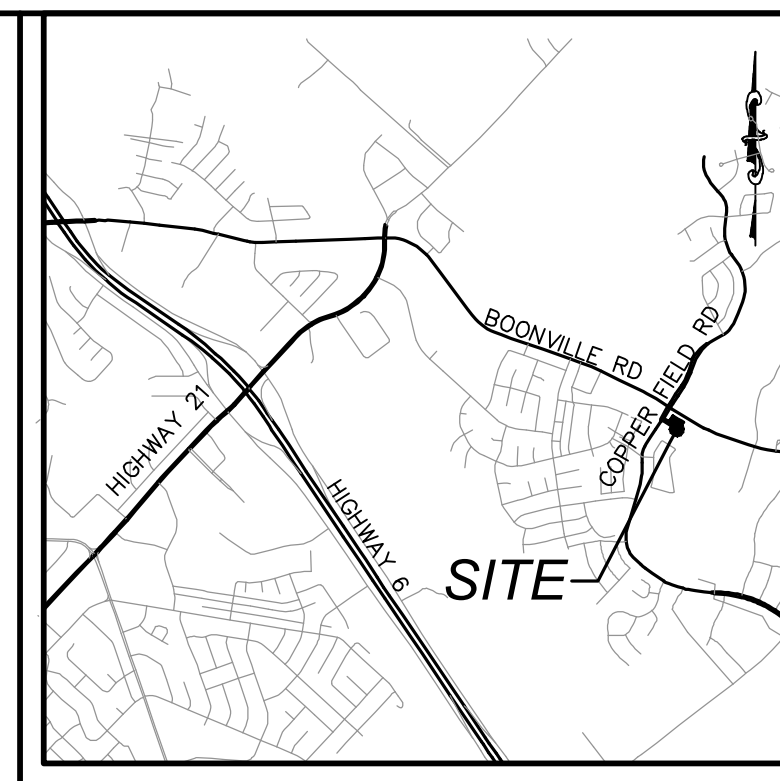
SIGN LEGEND

LEGEND	QTY.
	2
	1

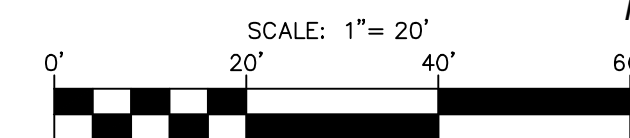
UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TEXAS 811" (TOLL-FREE PHONE NO. 1-800-344-8377, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

BOONEVILLE RD
(VARIABLE WIDTH, PUBLIC RIGHT OF WAY)



Vicinity Map
Not-To-Scale

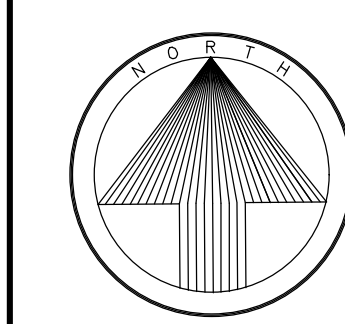


KEYNOTES

- 1 CONCRETE CURB - SEE DETAILS 1 & 2/C1.A
- 2 CONCRETE PAVING - SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
- 3 ASPHALT PAVING - SEE DETAIL 5/C1.A. G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING
- 4 HANDICAP PARKING AREA - SEE DETAILS 6 & 7/C1.A
- 5 HANDICAP PARKING SIGN - SEE DETAIL 12/C1.A
- 6 PIPE GUARD - SEE DETAILS 14, 15 & 16/C1.A
- 7 CONCRETE LIGHT POLE BASE - SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- 8 CONCRETE SIDEWALK - SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
- 9 DUMPSTER LAYOUT - 6' HIGH WOOD ENCLOSURE W/ GATES - SEE DETAILS 8, 9, 10 & 11/C1.A
- 10 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT - SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- 11 NOT USED.
- 12 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 13 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
- 14 CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%)
- 15 NEW LANDSCAPE AREA - PROVIDE SOD AND 3" TOPSOIL - SEE SHEET L1.0 FOR ADDITIONAL INFORMATION
- 16 NOT USED.
- 17 NOT USED.
- 18 NOT USED.
- 19 NOT USED.
- 20 NOT USED.
- 21 NOT USED.
- 22 NOT USED.
- 23 NOT USED.
- 24 NOT USED.
- 25 NOT USED.
- 26 CONCRETE LOADING DOCK - SEE DETAIL 20/C1.A
- 27 NOT USED.

TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011). CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.



NO.	DESCRIPTION
4	
5	
6	

AutoZone Store No. 11092
XXXX BOONVILLE RD. BRYAN, TX
BRAZOS COUNTY 77802

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

NOT FOR CONSTRUCTION FOR REVIEW ONLY

7N2
C1.0

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COPPERFIELD DRIVE
(VARIABLE WIDTH, PUBLIC RIGHT OF WAY)



TEXAS 811