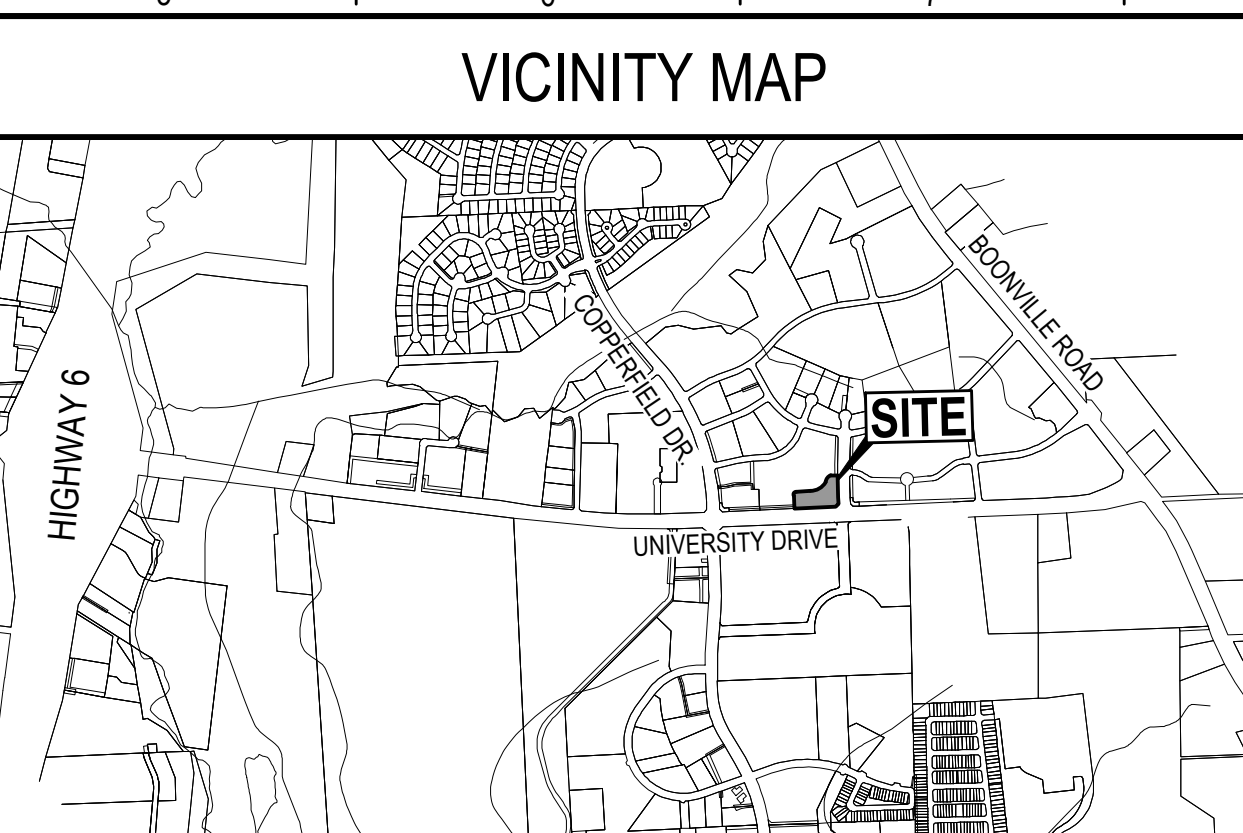


**SITE PLAN NOTES**

1. NAME OF PROJECT: SHOPS AT HUDSON OAKS
2. ADDRESS: 3349 UNIVERSITY DR. EAST BRYAN, TEXAS 77802
3. OWNER: BTX RETAIL, LLC 4565 LAKE SHORE DRIVE WACO, TEXAS 76710-1896
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

**GENERAL NOTES**

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.
3. CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. P.A.E. REFERS TO PUBLIC ACCESS EASEMENT.



**PROPERTY LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°24'27" W	31.33'	L4	S 42°10'12" W	383.88'
L2	S 42°10'12" W	242.54'	L5	S 47°49'48" E	79.35'
L3	N 47°49'48" W	30.00'	L6	S 02°49'48" E	35.36'

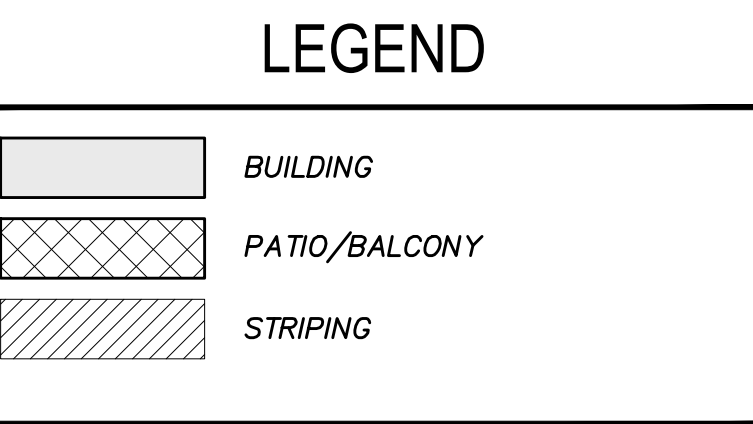
**PROPERTY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C1	82°14'48"	30.00'	43.06'	S 04°17'02" W	39.46'
C2	79°00'34"	90.00'	124.11'	S 02°39'55" W	114.51'
C3	90°00'00"	20.00'	31.42'	S 02°49'48" E	28.28'
C4	03°55'58"	4050.00'	189.18'	S 45°51'49" E	189.18'

**PARKING DATA**

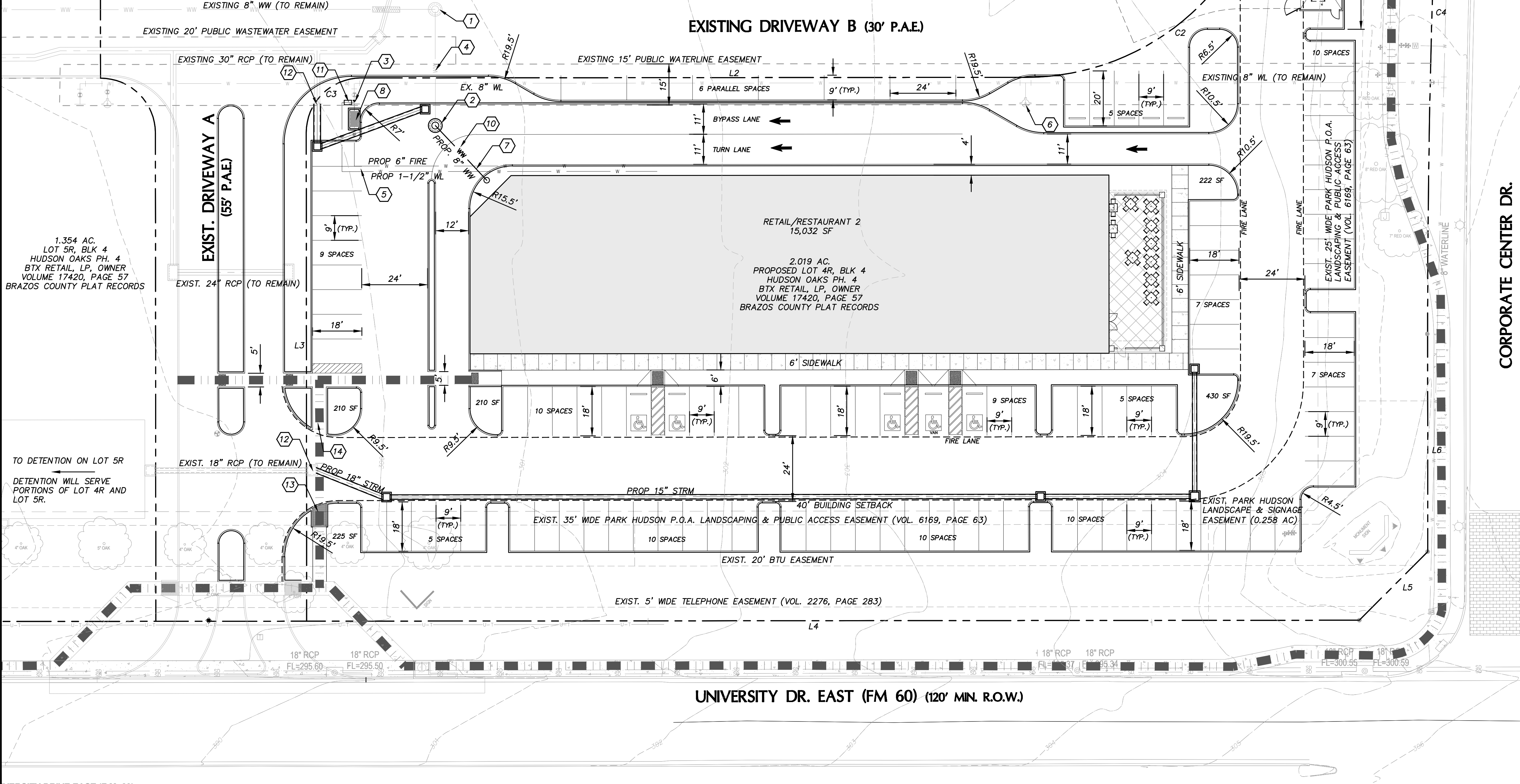
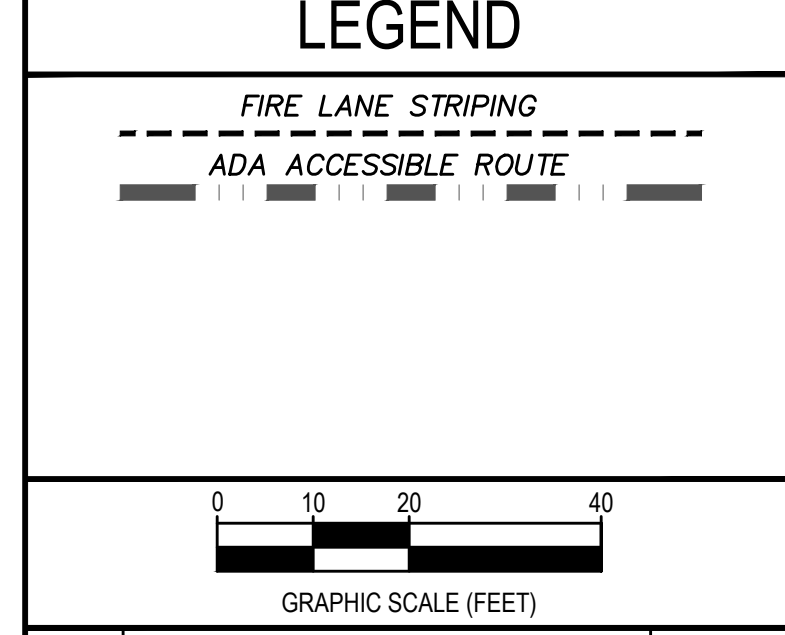
REQUIRED: RESTAURANT: 5,000 SF x 0.0125 = 63  
 RETAIL: 10,032 SF / 250 = 40  
 103 TOTAL SPACES

PARKING PROVIDED: 95 STANDARD  
 6 PARALLEL  
 5 ACCESSIBLE  
 106 TOTAL SPACES  
 (1 VAN ACCESSIBLE)



**WATER & SEWER DEMAND**

- KEY NOTES**
1. EXISTING WASTEWATER MANHOLE
  2. PROPOSED 5" SANITARY MANHOLE
  3. 6" WATER SERVICE CONNECTION TO EXIST. 8" WATER MAIN, 1-1/2" TAP, 1" TAP
  4. 6" WASTEWATER LINE
  5. 6" FIRE LINE
  6. EXISTING FIRE HYDRANT TO REMAIN
  7. WATER AND SANITARY SEWER CROSSING
  8. 6" WATER METER & BACKFLOW ASSEMBLY IN CONCRETE VAULT
  9. EXISTING 8" WASTEWATER LINE
  10. PROPOSED 8" WASTEWATER LINE & CONNECT TO EXISTING 8" WW
  11. 1" IRRIGATION METER & BACKFLOW ASSEMBLY
  12. CONNECTION TO EXISTING STORM SEWER
  13. TYPE 1 PERPENDICULAR CURB RAMP (RE: TXDOT DETAILS PED-18/D114)
  14. TYPE 21 CURB ISLAND ALIGNED PARALLEL WITH CROSSWALK (RE: TXDOT DETAILS PED-18/D114)



REV.	DESCRIPTION	DATE

**Walker Partners**  
 engineers ★ surveyors  
T.B.P.E. Registration No. 8053

**BTX RETAIL, LP**

**SHOPS AT HUDSON OAKS**

**RETAIL SITE PLAN**

**PRELIMINARY FOR REVIEW ONLY**

DESIGNED	RAM
DRAFTED	DPS
CHECKED	LCS
PROJECT NO.	4-01139.07
DRAWING NO.	<b>C005</b>

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER R. ALAN MUNGER #65341 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

G:\PROJECTS\4-01139\2 ENGINEERING\2.0 CAD\4-01139.07 RETAIL SITE PLAN.DWG, C005 RETAIL SITE PLAN, 7/10/2022 5:33:17 PM, cschroeder