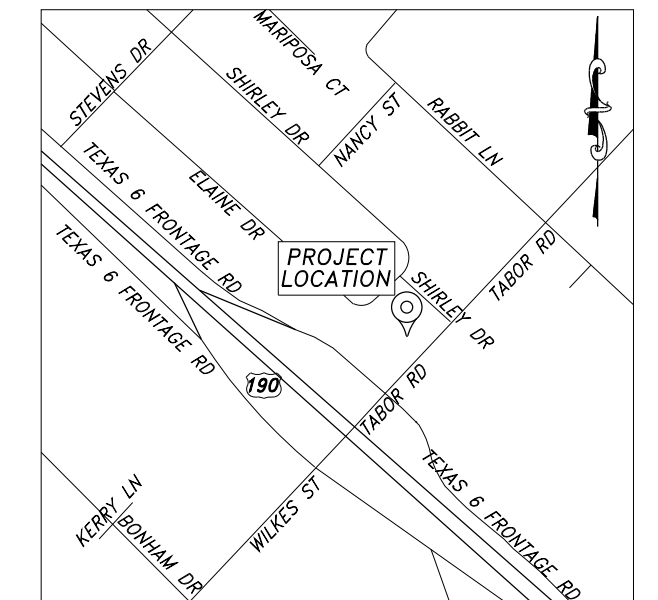


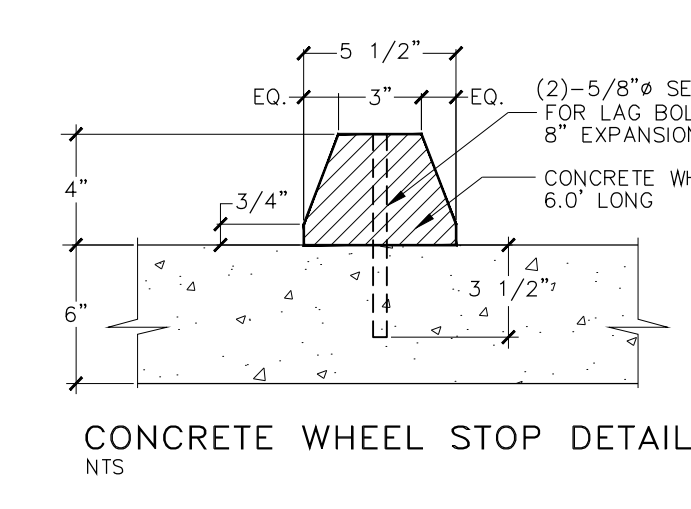
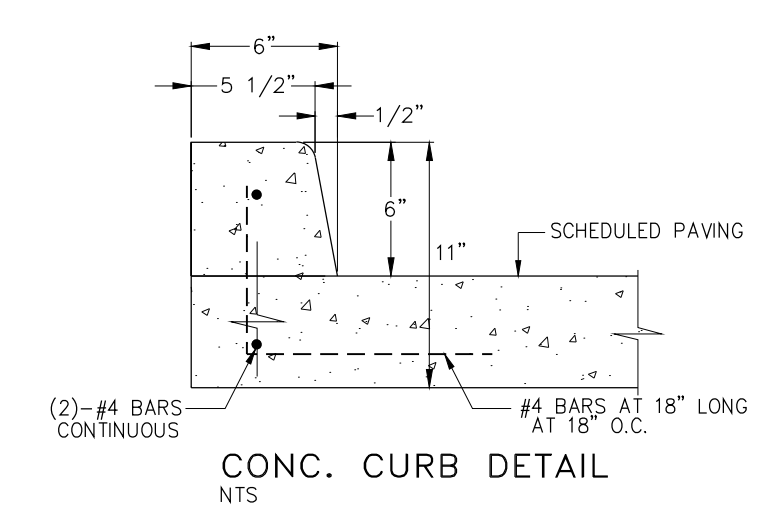
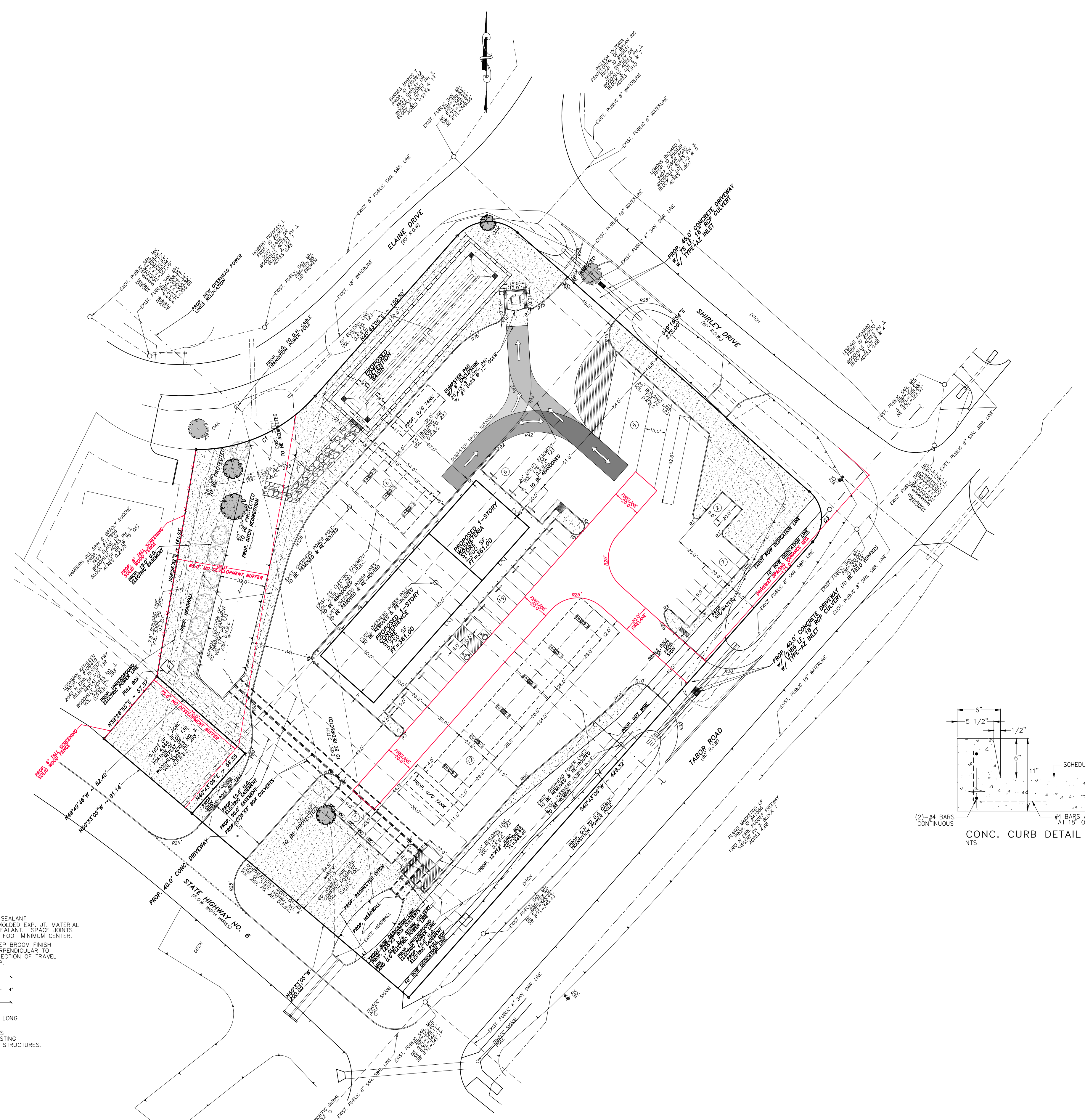
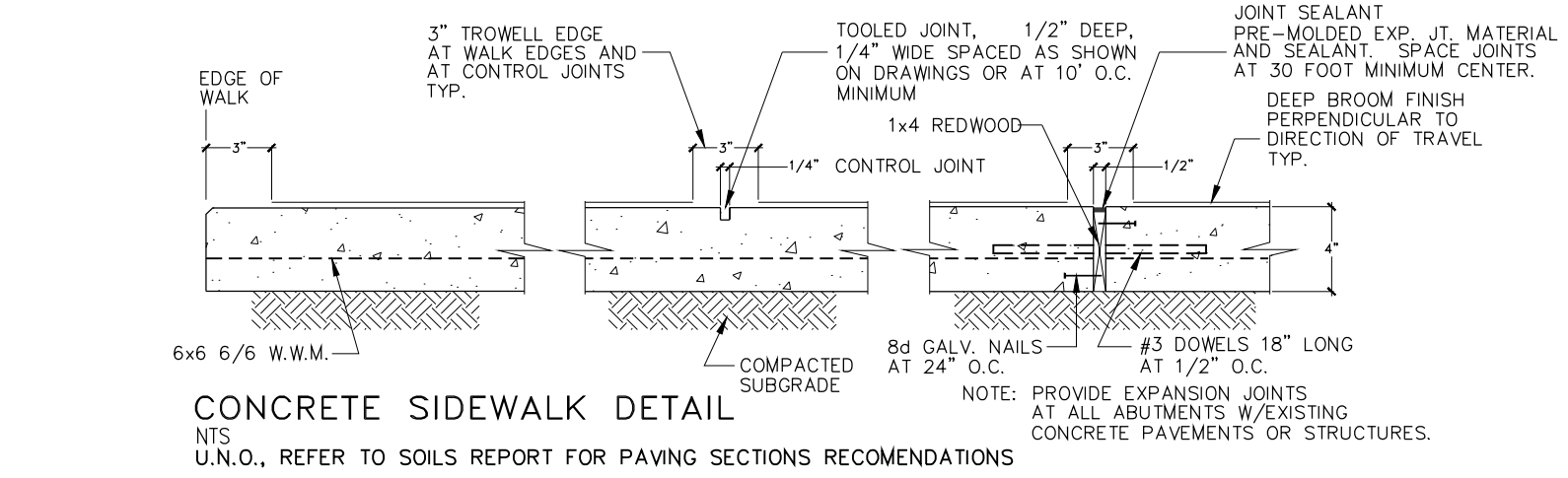
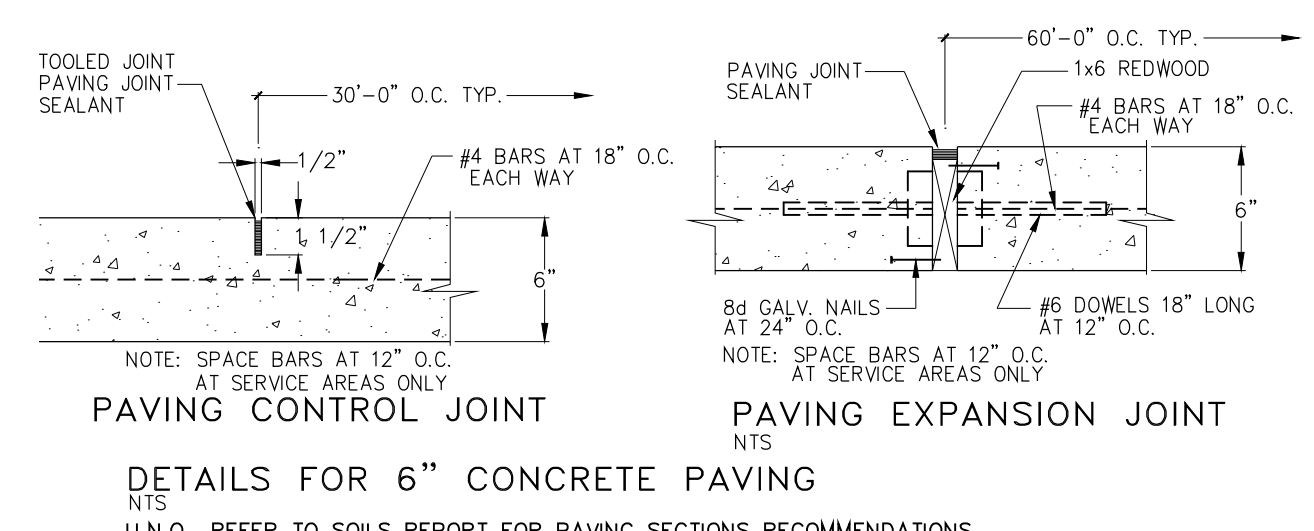
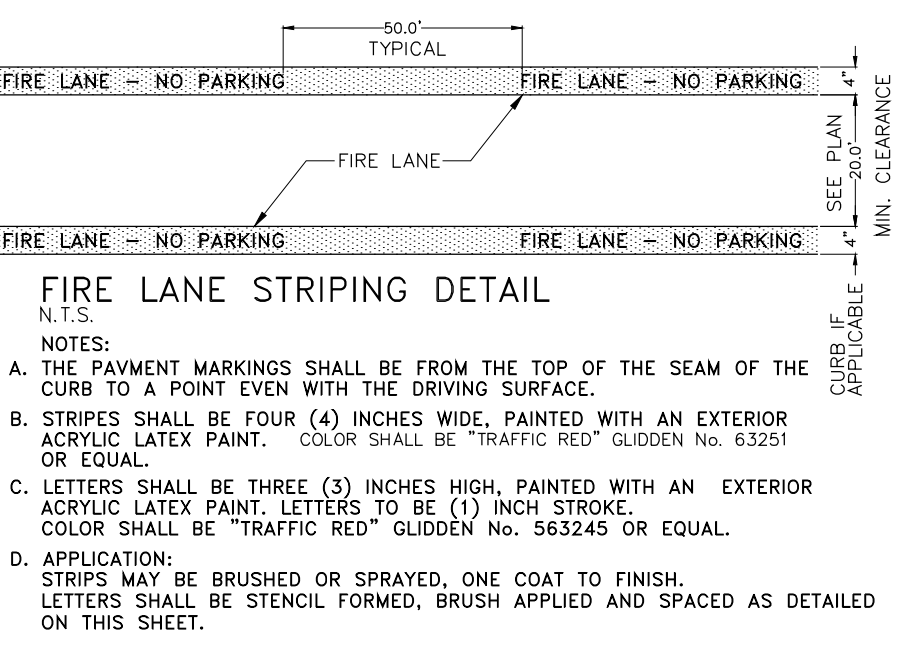
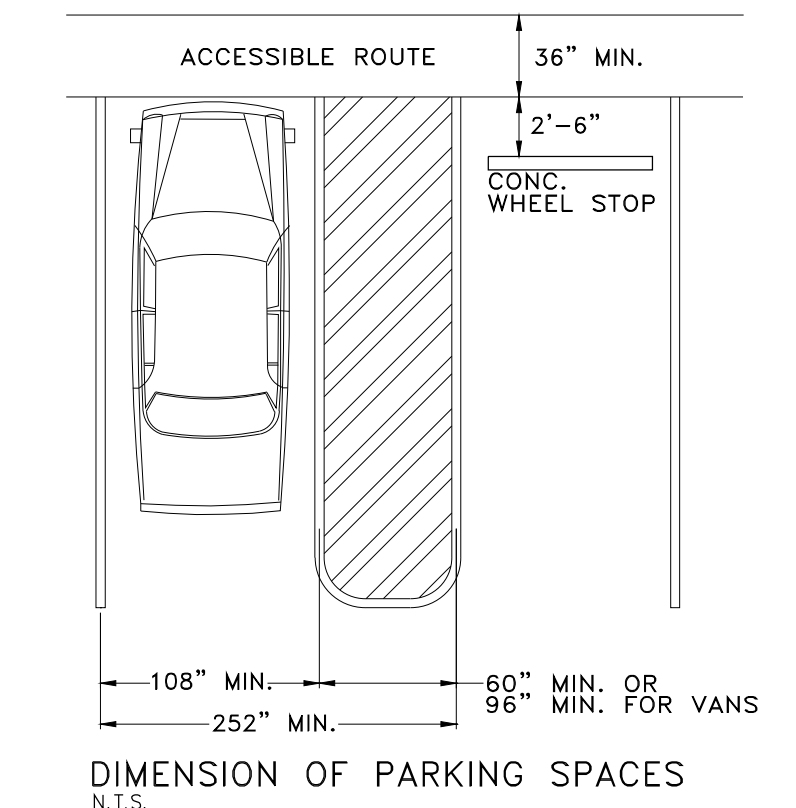
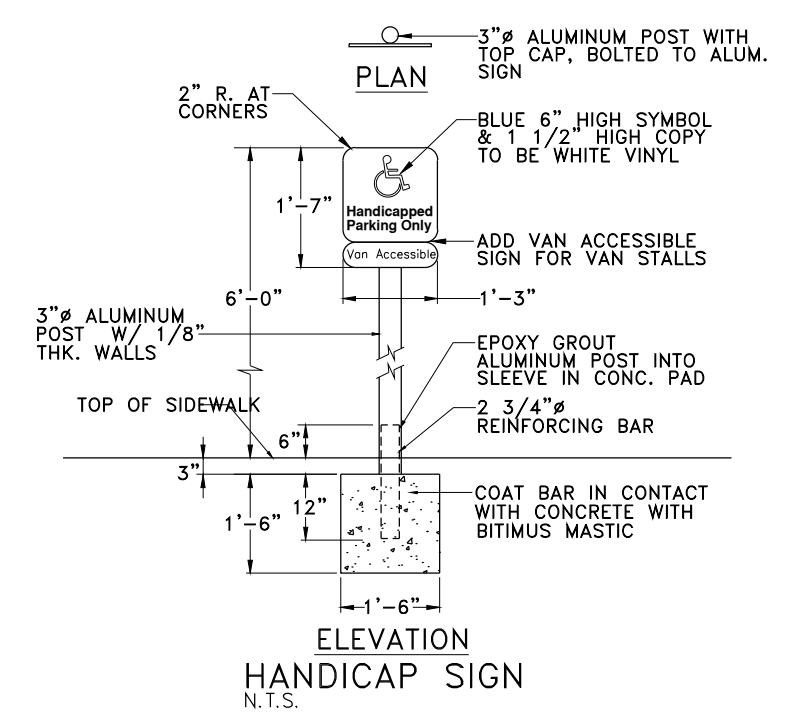
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



VICINITY MAP
CITY OF BRYAN/BRAZOS COUNTY
NTS

SITE LEGEND

- EXIST. / PROP. EASEMENT
- NO DEVELOPMENT BUFFER
- UG./ OVERHEAD ELECTRIC LINE
- EXIST. SAN. SWR. LINE
- EXIST. WATERLINE
- PROP. FIRELANE
- PROPERTY LINE / BOUNDARY
- EXIST. DITCH
- POWER POLE
- NO DEVELOPMENT BUFFER ZONE REDUCTION LANDSCAPING TREE
- DUMP TRUCK TURNING ZONE



DUMPSTER ENCLOSURE NOTE
1. CONTACT SOLID WASTE AT (979)209-5900 BEFORE ENCLOSURE CONSTRUCTION BEGINS.
2. IF ANY MODIFICATIONS TO THE ENCLOSURE ARE MADE, CONTACT SOLID WASTE GROUP TO REVIEW MODIFICATIONS.

POWER LINE NOTE
RELOCATED POWER LINES ON SITE TO BE INSTALLED UNDERGROUND

PARKING LOT ANALYSIS
CONVENIENCE STORE (GAS STATION): 5,750 SF.
NUMBER OF PARKING SPACES REQUIRED: (5,750 SF. x 1/250 SF.) = 23 SPACES
WASHETERIA: 2,500 SF.
NUMBER OF PARKING SPACES REQUIRED: (2,500 SF. x 1/250 SF.) = 10 SPACES
TOTAL PARKING SPACES REQUIRED: 33
NUMBER OF PARKING SPACES PROVIDED: 64
16 AT SERVICE STALLS UNDER CANOPY AND 48 AT PARKING LOT

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM—FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #4201C COMMUNITY PANEL #0205F FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET WEST OF LIGHT POLE ALONG MISSOURI.
ELEV. = 328.54' (NAVD 1986, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

SITE PLAN DIMENSION CONTROL
SCALE: 1"=40'-0"

REVISIONS

DATE

NO.

IN THE CITY OF BRYAN, TEXAS
BRAZOS COUNTY

**PROP. GAS STATION, C-STORE
WASHETERIA & TRUCK STOP**
3405 TABOR RD
BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C.

M LANZA ENGINEERING P.L.L.C.
CIVIL STRUCTURAL ENGINEERS & PLANNERS
11893 SPRING CYPRESS RD., SUITE B
TOMBALL, TEXAS 77377
FIRM NO.: F-13716
Mlanza@mianzanengineering.com
C 832.559.3616
F 832.686.4983

engineering
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P.E. STAMP:
MARIO E. LANZA
108702
LICENSED PROFESSIONAL ENGINEER
7/27/2023

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Vatsal Monpara
DATE: July 27, 2023
SCALE: 1"=40'-0"
FILE: ML/2022/TABOR RD., BRYAN SITE PLAN
DRAWING: **C-2**
SHEET: **3 / 12**