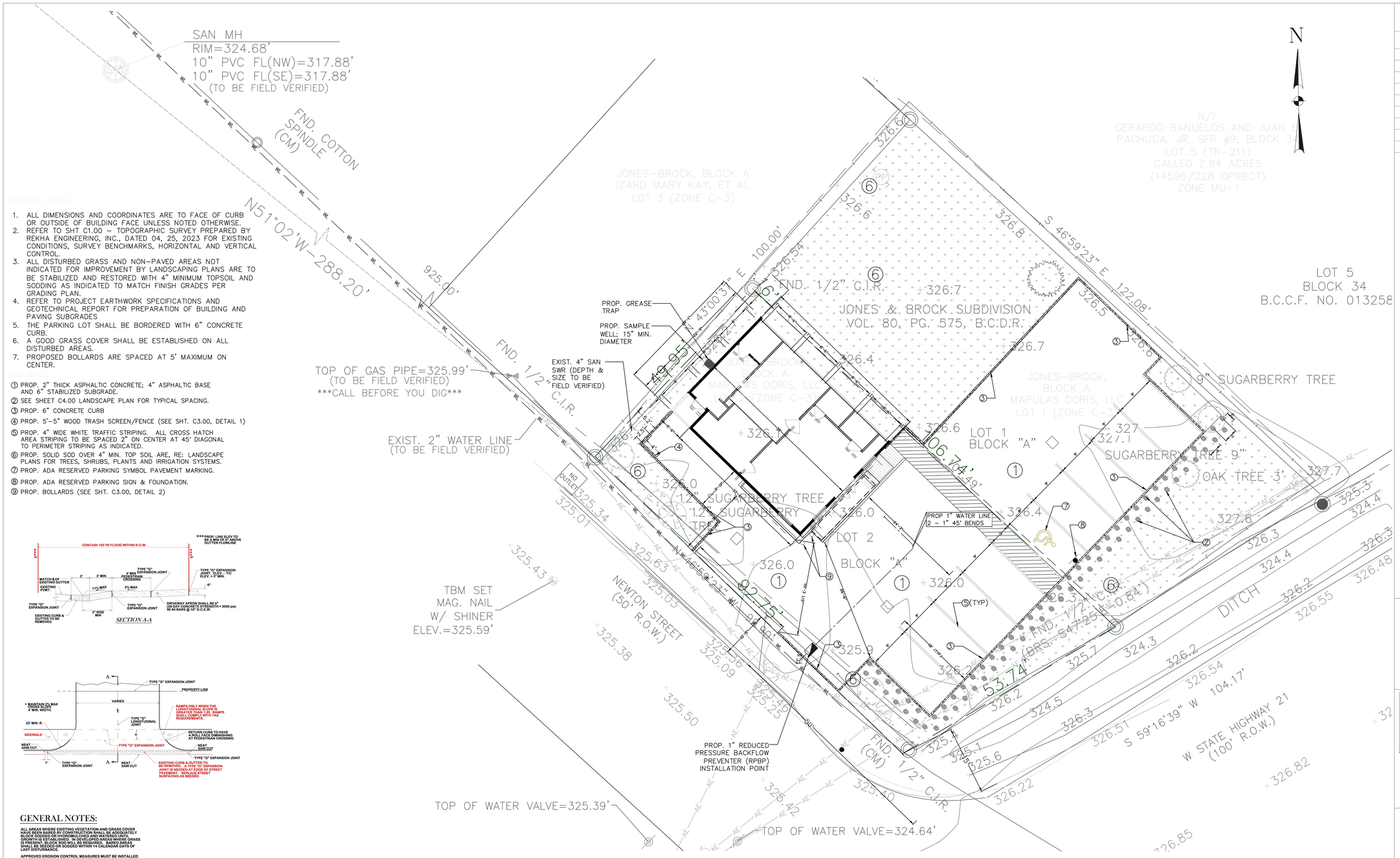



GENERAL NOTES:

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO SHT C1.00 – TOPOGRAPHIC SURVEY PREPARED BY REKHA ENGINEERING, INC., DATED 04, 25, 2023 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENT BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
4. REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES
5. THE PARKING LOT SHALL BE BORDERED WITH 6" CONCRETE CURB.
6. A GOOD GRASS COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS.
7. PROPOSED BOLLARDS ARE SPACED AT 5' MAXIMUM ON CENTER.

KEYNOTES:

① PROP. 2" THICK ASPHALTIC CONCRETE; 4" ASPHALTIC BASE AND 6" STABILIZED SUBGRADE.
② SEE SHEET C4.00 LANDSCAPE PLAN FOR TYPICAL SPACING.
③ PROP. 6" CONCRETE CURB
④ PROP. 5'-5" WOOD TRASH SCREEN/FENCE (SEE SHT. C3.00, DETAIL 1)
⑤ PROP. 4" WIDE WHITE TRAFFIC STRIPING. ALL CROSS HATCH AREA STRIPING TO BE SPACED 2" ON CENTER AT 45° DIAGONAL TO PERIMETER STRIPING AS INDICATED.
⑥ PROP. SOLID SOD OVER 4" MIN. TOP SOIL ARE, RE: LANDSCAPE PLANS FOR TREES, SHRUBS, PLANTS AND IRRIGATION SYSTEMS.
⑦ PROP. ADA RESERVED PARKING SYMBOL PAVEMENT MARKING.
⑧ PROP. ADA RESERVED PARKING SIGN & FOUNDATION.
⑨ PROP. BOLLARDS (SEE SHT. C3.00, DETAIL 2)







## GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS COVER IS INTENDED, SOD SHALL BE PROVIDED. BARE AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

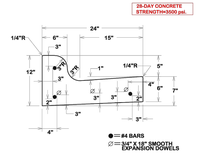
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

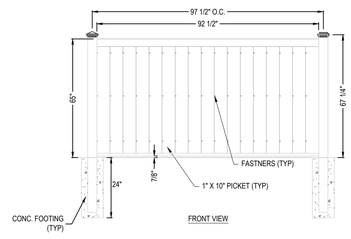
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

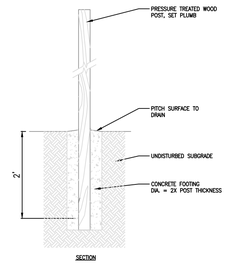
NOTE:
TYPE "D" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

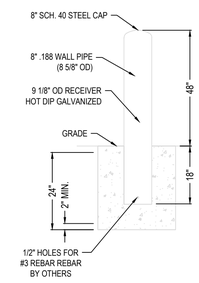
28-DAY CONCRETE STRENGTH=3000 psi




C3.00 1 WOOD L-SHAPED TRASH SCREEN/FENCE
N.T.S.




C3.00 2 BOLLARDS
N.T.S.

ZONING: COMMERCIAL DISTRICT (C-3)

ISSUE LOG

| No. | DATE ISSUED: | ISSUE DESCRIPTION |
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PROPOSED LEGEND:

- WM — WATER METER
- SERVICE SADDLE
- WATER LINE
- SANITARY SEWER LINE
- CO — SAN SWR CLEANOUT
- STORM SEWER LINE
- STORM SEWER INLET
- RPBFP – REDUCED PRESSURE BACKFLOW PREVENTER

EXISTING:

- IRON ROD FOUND
- 1/2" I.R. W/ "VILLA 6751" CAP SET
- POWER POLE
- SERVICE POLE
- GUY ANCHOR
- SANITARY MANHOLE
- WATER VALVE & BOX
- FIRE HYDRANT
- TEMPORARY BENCHMARK
- GAS VALVE
- TREE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC — OHE
- CENTER OF SWALE
- TOP OF BANK

GERALD PAUL WILSON 98053 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
8/15/2023

WECS
TEXAS BOARD OF PROFESSIONAL ENGINEERS F-19379
4611 BIGGAM DRIVE
FRESNO, TEXAS 77545
(832) 443-4150

PROPOSED COFFEE HOUSE
1500 NEWTON STEET
BRYAN, TEXAS 77803

SITE PLAN

DESIGNED BY : G.W.
DRAWN BY : M.B.
CHECKED BY :
APPROVED BY :
DATE : AUG. 15, 2023
SCALE : 1" = 10'-0"
PROJECT NO :

SHEET

C3.00