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N/F  
BRYAN CHURCH OF GOD  
6.16 ACRE TRACT  
VOL. 587 PAGE 388

LOT 1R, BLOCK 1  
HEB BRYAN SUBDIVISION  
±14.748 Acres  
VOL. 587 PAGE 388

**H-E-B**  
68K

RETAIL  
10,800 SF

OLD HEARNE ROAD  
R.O.W. VARIES

TEXAS AVENUE  
100' R.O.W.

STATE HIGHWAY NO. 21  
100' R.O.W.

1" = 20'

**FOR INTERIM REVIEW ONLY**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:  
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P.E. No.: 82680  
DATE: December 16, 2010  
AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**BENCHMARKS:**

PROJECT BENCHMARK:  
A CUT SQUARE ON THE NORTHEAST CORNER OF AN EXISTING STORM DRAIN CURB INLET LOCATED ALONG STATE HWY 21 APPROXIMATELY 277' WEST OF THE SOUTHEASTERN MOST PROPERTY CORNER. ELEVATION= 346.44' DATUM TBD

**FLOODPLAIN INFORMATION:**

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48041C0133 C, DATED JULY 2, 1992, FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR/CIVIL ENGINEER.

**LEGAL DESCRIPTION:**

A 14.748 ACRE TRACT BEING ALL OF LOT 1R OLD HEARNE SUBDIVISION REPLAT AS RECORDED IN VOL. XXX PAGE XXX OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**KEY NOTES**

- 4" WHITE STRIPE (TYP.)
- 6" CURB RE: DETAIL B3/C104
- 9" RIBBON CURB RE: DETAIL A4/C104
- FIRE LANE. SEE NOTE BELOW FOR REQUIREMENTS.
- FIRE HYDRANT FOR FIRE PROTECTION COVERAGE.
- ACCESSIBLE PARKING RE: DETAIL E4/C104
- LANDSCAPE ISLAND, RE: LANDSCAPE PLANS FOR PLANTING OR HARDSCAPE SPECIFICATIONS.
- PEDESTRIAN CROSSWALK RE DETAIL A2/C104
- STORM SEWER INLET
- PROPOSED FIRE DEPARTMENT CONNECTION. KNOX MODEL No. 3041 F.D.C. CAPS ARE REQUIRED.
- ACCESSIBLE RAMP PER TAS 4.29.2 REQUIREMENTS. RE: DETAIL D5/C104
- HANDICAP OR STOP SIGN AS REQUIRED RE: DETAIL B1-B2/C104
- HANDICAP OR STOP SIGN AS REQUIRED RE: DETAIL B1-B2/C104
- 5' CURB CUT
- 5' LOOSE ROCK CHANNEL
- 3' CONCRETE "V" SWALE RE: E3/C302
- 65.0' PYLON SIGN RE: ARCH. PLANS FOR DETAILS
- 35.0' PYLON SIGN RE ARCH. PLAN FOR DETAILS
- 16.5' FUEL SIGN RE: ARCH PLANS FOR DETAILS
- STOP BAR DETAIL RE: DETAIL A3/C104
- INSTALL TRAFFIC DOMES, CERAMIC, 6" DIAM. CIRCULAR DOME, .75" TALL, YELLOW COLOR, SPACE AT 2'-0" ON CENTER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**SITE SUMMARY**

LAND AREA: ±14.748 ACRES  
TOTAL H.E.B. BUILDING AREA: ±68,969 S.F.  
TOTAL LEASE BUILDING AREA: ±10,800 S.F.  
TOTAL BUILDING AREA: ±79,769 S.F.

**PARKING SUMMARY**

PARKING PROVIDED: 445 SPACES  
HANDICAP PARKING REQUIRED: 9 SPACES  
HANDICAP PARKING PROVIDED: 11 SPACES  
PARKING PROVIDED WITHIN 300': 277 SPACES  
PARKING RATIO REQUIRED (HEB): 1:200  
PARKING RATIO: 1:180  
(TOTAL BUILDING AREA/TOTAL SPACES)

**A1**

SITE PLAN

SCALE: 1"=40'

**A3**

LEGAL / BENCHMARKS

NOT TO SCALE

**A4**

KEY NOTES

NOT TO SCALE

**A6**

SITE SUMMARY

NOT TO SCALE

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**H-E-B**

**BRYAN 1**

N. TEXAS AVE  
& STATE HWY 21  
BRYAN, TEXAS

ISSUE  
25% ISSUE

ISSUE DATE  
DECEMBER 16, 2010

PROJECT NO.  
R0100907-50001

DRAWN BY  
AL/MS/GC

CHECKED BY  
MRJ

SHEET TITLE  
SITE PLAN

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**C102**