SITE PLAN KEYED NOTES

1 ELECTRICAL PANEL LOCATION, RE: ELECTRICAL DWGS

PROPOSED PHONE SERVICE TIE- IN.
COORDINATE INSTALLATION WITH PROVIDER REQUIREMENTS

3 4'X4' LEAVE OUT FOR FUTURE GAS LINE, RE: EP101, VERIFY EXACT LOCATION

4 EXTERIOR ROOF ACCESS LADDER

ROOF DRAIN DOWNSPOUT, TIE-IN TO STORM DRAIN, RE: C1/A031 & CIVIL DWGS

6 LANDSCAPED AREA, RE: LANDSCAPE DWGS

7 ADA RAMP AT SIDEWALK, RE: CIVIL DWGS

8 CONCRETE CURB, RE: CIVIL DWGS

9 CONCRETE SIDEWALK, RE: CIVIL DWGS

10 TRASH ENCLOSURE, RE: A032 & S101 (SEE NOTE # 2 BELOW)

11 PLAYGROUND AREA, FENCE BY TENANT

12 ACCESSIBLE PARKING STALL, RE: A1/A031

| 13 | ACCESSIBLE ROUTE STRIPING, RE: D2/A031

TYPICAL 4" WIDE STRIPE ON PAVED AREA, PAINT TRAFFIC WHITE, RE: D4/A031 & CIVIL DWGS

15 12' WIDE DRIVE-THRU LANE

16 LANDSCAPE FENCE

17 CONCRETE PATIO AREA, RE: A033, BUILDING SIDEWALK PLAN

18 18" CONCRETE CURB ADJACENT TO PARKING, RE: CIVIL DWGS

19 FIRE DEPARTMENT CONNECTION (FDC), RE: CIVIL & MEP DWGS

20 PIPE BOLLARD, RE: D1/A031 & CIVIL DWGS

21 WHEEL STOPS, RE: A3/A034 & CIVIL DWGS

22 RISER ROOM, RE: EP101

[23] (NOT USED)

24 PROPOSED PYLON SIGN LOCATION, BY OTHERS

25 20' WIDE FIRE LANE

26 EXISTING FIRE HYDRANT, RE: CIVIL DWGS

27 (NOT USED)

28 PROPOSED FIRE HYDRANT, RE: CIVIL DWGS

29 NO CURBS WITHIN CENTERPOINT ACCESS, RE: CIVIL DWGS

PAVING LIMIT LINE, RE: C06. DRIVEWAY NORTH OF THIS LINE IS [30] "FUTURE" AND N.I.C.

31 LIGHT POST, RE: A4/A031 & ELECTRICAL DWGS (SEE NOTE # 2 BELOW)

32 50' ROW (CONSTRUCTED BY OTHERS)

33 25' CENTERPOINT ACCESS ROUTE

34 150' CENTERPOINT ELECTRICAL EASEMENT

35 50' BRIDGETEX GAS PIPELINE EASEMENT (SEE PLAT)

NOTE: FOR MORE INFORMATION, REFER TO CONSTRUCTION DRAWINGS FOR BUILDING B, C1 AND C2, ISSUED AND PERMITTED SEPARATELY.

SITE PLAN LEGEND

PROPERTY LINE EASEMENT LINE LANDSCAPE FIRE LANE

SITE PLAN GENERAL NOTES

1. CONTRACTOR NOTIFY TENANT, A MINIMUM OF TWO WEEKS PRIOR TO SLAB POUR FOR COORDINATION.

2. ALL LIGHT POSTS FOOTINGS AND TRASH ENCLOSURE PADS/FOOTINGS SHALL BE CLEAR FROM LIGHTING AND POWER EASEMENT.

3. PAVING CONSTRUCTION SHALL BE GOVERENED BY THE CIVIL PLANS, PARTICULARLY C06 AND C16.

4. BUILDING SIDEWALK CONSTRUCTION SHALL BE GOVERNED BY THE ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING.

PROPOSED PARKING ANALYSIS

OVERALL SITE AREA = Pad C, 6.33 ACRES

BUILDING: 15,000 RETAIL SHELL (1-STORY)

TOTAL REQUIRED COMMERCIAL USE = 5 PARKS/1K SF TOTAL SF = 15,000

TOTAL PARKING REQUIRED: 75

TOTAL PARKING PROVIDED: 100 PS

Accessible Parking Required by code 5 PS
Accessible Parking Provided (1 Van space included) 5 PS

CERTIFICATION AND SEAL I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED BY MY HAND AND SEAL.

EXP.: OCTOBER 31, 2025

TITLE:

SITE PLAN

REVISION ISSUE

ISSUE FOR PERMIT

24112-00

NO. DATE

04/22/25

REFERENCE NUMBER:

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DRAWING NUMBER:

A1 SITE PLAN
SCALE: 1" = 30'-0"