

<b>AREA ANALYSIS</b>	
RETAIL TRACT	+/- 3.40 AC.
<b>SITE ANALYSIS</b>	
BUILDING	20,000 S.F.
PARKING REQUIRED*	120 SPACES
PARKING PROVIDED	148 SPACES
RATIO	7.40 / 1000 S.F.

**NOTE:**  
 THE PROPOSED PAVEMENT SECTIONS MAY BE ASPHALT OR CONCRETE AT THE CONTRACTOR & OWNER'S PREFERENCE. DETAILS OF BOTH HEAVY & STANDARD DUTY ASPHALT & CONCRETE PAVEMENT SECTIONS ARE PROVIDED ON THE DETAIL SHEETS. THOSE AREAS DENOTED AS HEAVY DUTY CONCRETE SHALL BE HEAVY DUTY CONCRETE.

- STRIPING LEGEND**
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
  - DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
  - YSYL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
  - SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
  - SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
  - SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE
  - SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE

- SITE LAYOUT NOTES:**
1. TOTAL SITE AREA = 2.81 ACRES
  2. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
  3. ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.
  4. SEE DRAWING C-6 THROUGH C-9 FOR DETAILS.
  5. SEE STAKING PLAN (SHEET C-5) FOR LAYOUT AND RADII OF STRIPED ISLANDS.

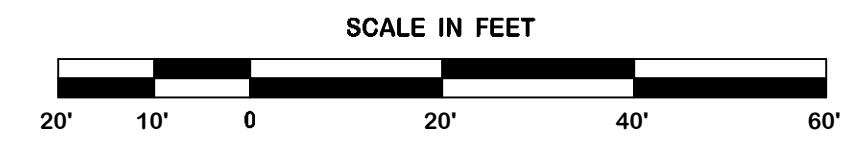
- SITE LIGHTING NOTES:**
1. THE SITE LIGHTING POLE BASES ARE LOCATED ON SHEET C-5, STAKING PLAN.
  2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE SITE LIGHTING ELECTRICAL PLAN WITH CONDUIT LAYOUT.

- SITE PLAN NOTES:**
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, AND SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  3. TOPOGRAPHIC SURVEY WAS PREPARED BY TERRA SURVEYING CO., INC. DATED APRIL 4, 2005, REVISED 6/6/06.
  4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS.
  5. ALL PARKING LOT LIGHTING POLES AND FIXTURES WITH LAMPS AND REQUIRED PAINT WILL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE DEVELOPER A ONE-YEAR WARRANTY CERTIFICATE. ALL INCURRED COSTS FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY, AND WARRANTY SHALL BE INCLUDED IN THE INSTALLATION CONTRACT PRICE.
  6. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
  7. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE, CABLE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
  8. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
  9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
  10. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
  11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
  12. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  13. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, GAS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
  14. CONTRACTOR SHALL PROVIDE 6" DIAMETER PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS. SEE DETAIL SHEET FOR PIPE BOLLARD DETAIL.
  15. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
  16. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT SHOWN WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED TO ALLOW FOR FILL MATERIAL. CONTRACTOR TO REVIEW SITE AS IT RELATES TO DEMOLITION WORK TO INSURE ALL DEMOLITION ITEMS ARE INCLUDED IN THE BASE BID.
  17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
  18. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS.
  19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  20. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BAY CITY AND THE TEXAS DEPARTMENT OF TRANSPORTATION ENGINEERING STANDARDS AND SPECIFICATIONS.
  21. FLOOD NOTE: THIS TRACT LIES IN FLOOD ZONE "C" (UNSHADED), DESIGNATED AS AREAS OF MINIMAL FLOODING (NO SHADING), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 485489 0235 C LATEST AVAILABLE PUBLISHED REVISION DATED MARCH 18, 1985.

**LEGEND - NEW IMPROVEMENTS**

BUILDING	
CURB & GUTTER	
PARKING SPACES	
HEAVY DUTY CONCRETE PAVEMENT	
HEAVY DUTY PAVEMENT	
STANDARD DUTY PAVEMENT	
SITE LIGHTING POLES	

# SITE PLAN



REVISION	BY

**DDG**  
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SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 STAMP

PROPOSED RETAIL CENTER  
 CORPUS CHRISTI, TX  
 NUECES COUNTY  
 FOR WHITE OAK DEVELOPMENT  
 MEMPHIS, TN

DRAWN	DJG
CHECKED	THB
ISSUED DATE	9-13-13
ISSUED FOR	
PROJECT NO.	13-339
FILE	13-339 V-3
SHEET	C-1