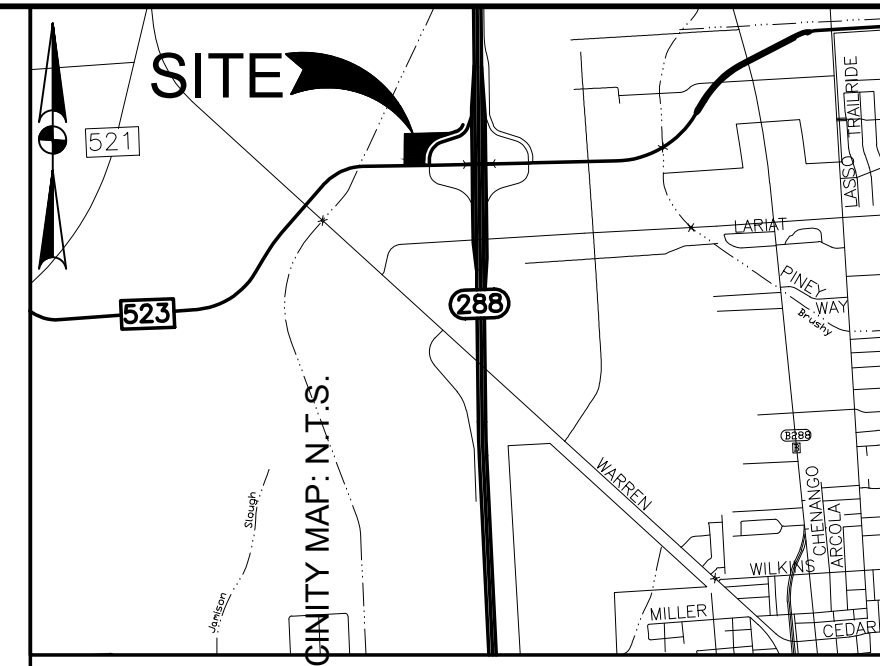
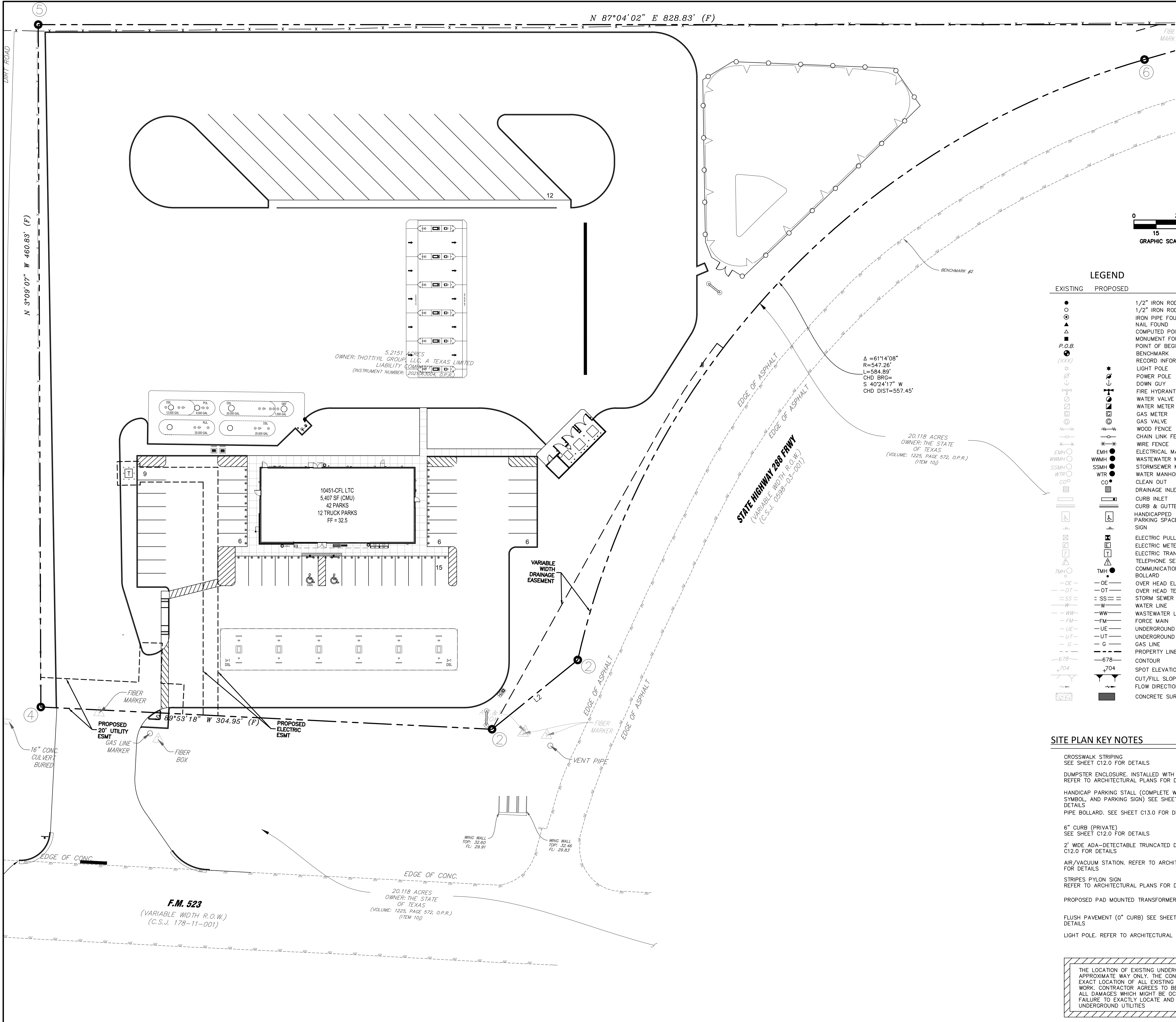


C:\A\BDS-Projects\250420\LASCO\250420-01-011 - Angleton - SH 523 & Hwy 189\PLANS\250420-01-011 SITE.D01.dwg, SITE DIMENSIONAL PLAN, September 16, 2026, 6:37 AM, lachao



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X", AREAS OF MINIMAL FLOODING PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY PANEL NUMBER 48039C0430K, BRAZORIA COUNTY, TEXAS, EFFECTIVE DECEMBER 30, 2020.

BENCHMARK NOTE :

BENCHMARK #1
NAT SET IN CONCRETE
ELEVATION = 34.03'
BENCHMARK #2
NAIL SET IN ASPHALT
ELEVATION = 33.09'

LEGAL DESCRIPTION:

5,234 ACRE TRACT OUT OF THE JOSE DE JESUS VALDERA, ABSTRACT 380, BRAZORIA COUNTY, TEXAS, DESCRIBED IN THE DEED OF RECORD IN INSTRUMENT NUMBER 2021063004 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

PARKING TABLE

USER	RATIO REQUIRED	SPACES REQD	SPACES PROVD
REQUIRED PARKING	4 FOR FIRST 400 S.F.	27	41
HC PARKING	1:400 REMAINING	2	2

GENERAL SITE NOTES

- THE PROPOSED BUILDING IS PARALLEL TO THE NORTH PROPERTY LINE.
- DIMENSIONS SHOWN ARE TAKING FROM THE FACE CURB UNLESS OTHERWISE NOTED
- STANDARD PARKING STALLS ARE 9'x20' (TYP) UNLESS NOTED OTHERWISE
- ALL CURB RADII NOT DIMENSIONED ARE 3'
- LIGHT POLES BEHIND CURB SHALL BE PLACED 5' BEHIND CURB (TYPICAL). IF SEPARATION CANNOT BE ACHIEVED, LIGHT POLE SHALL BE PROTECTED BY BOLLARDS
- WIDTH OF SIDEWALK AROUND BUILDING SHOWN IS MEASURED AT BUILDING CORNERS. ACTUAL WIDTH OF SIDEWALK MAY VARY BASED ON BUILDING FACADE/FINISHES. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
- CONTRACTOR TO SEED AND SOD EXPOSED DIRT AREAS UPON COMPLETION OF FINAL GRADE AND BACKFILL.
- ANY ON/OFFSITE AREAS DISTURBED AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO EXISTING CONDITIONS.
- COORDINATE ALL SIGNAGE WITH ARCHITECT PLANS PRIOR TO INSTALLATION.
- PER DEMOLITION PLAN, EXISTING SIGNS IN ROW TO BE RELOCATED PER CONTRACTOR COORDINATION WITH HIDALGO COUNTY.

LEGEND

EXISTING	PROPOSED	
●	●	1/2" IRON ROD FOUND
▲	▲	1/2" IRON ROD SET
△	△	IRON PIPE FOUND
◻	◻	NAIL FOUND
◻	◻	COMPUTED POINT
◻	◻	POINT OF BEGINNING
◻	◻	BENCHMARK
◻	◻	RECORD INFORMATION
◻	◻	LIGHT POLE
◻	◻	POWER POLE
◻	◻	DOWN GUY
◻	◻	FIRE HYDRANT
◻	◻	WATER VALVE
◻	◻	WATER METER
◻	◻	GAS METER
◻	◻	GAS VALVE
◻	◻	WOOD FENCE
◻	◻	CHAIN LINK FENCE
◻	◻	WIRE FENCE
◻	◻	ELECTRICAL MANHOLE
◻	◻	WASTEWATER MANHOLE
◻	◻	STORMSEWER MANHOLE
◻	◻	WATER MANHOLE
◻	◻	CLEAN OUT
◻	◻	DRAINAGE INLET
◻	◻	CURB & GUTTER
◻	◻	HANDICAPPED PARKING SPACE
◻	◻	SIGN
◻	◻	ELECTRIC PULL BOX
◻	◻	ELECTRIC METER
◻	◻	ELECTRIC TRANSFORMER
◻	◻	TELEPHONE SERVICE BOX
◻	◻	COMMUNICATIONS MANHOLE
◻	◻	BOLLARD
◻	◻	OVER HEAD ELEC. LINE
◻	◻	OVER HEAD TELEPHONE
◻	◻	STORM SEWER LINE
◻	◻	WATER LINE
◻	◻	WASTEWATER LINE
◻	◻	FORCE MAIN
◻	◻	UNDERGROUND ELECTRIC
◻	◻	UNDERGROUND TELEPHONE
◻	◻	GAS LINE
◻	◻	PROPERTY LINE
◻	◻	CONTOUR
◻	◻	SPOT ELEVATION
◻	◻	CUT/FILL SLOPES
◻	◻	FLOW DIRECTION
◻	◻	CONCRETE SURFACE

SITE PLAN KEY NOTES

- CROSSWALK STRIPING
SEE SHEET C12.0 FOR DETAILS
- DUMPSTER ENCLOSURE, INSTALLED WITH PIPE BOLLARDS.
REFER TO ARCHITECTURAL PLANS FOR DETAILS
- HANDICAP PARKING STALL (COMPLETE WITH STRIPING, SYMBOL, AND PARKING SIGN) SEE SHEET C13.0 FOR DETAILS
- PIPE BOLLARD. SEE SHEET C13.0 FOR DETAILS
- 6" CURB (PRIVATE)
SEE SHEET C12.0 FOR DETAILS
- 2' WIDE ADA-DETECTABLE TRUNCATED DOMES. SEE SHEET C12.0 FOR DETAILS
- AIR/VACUUM STATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- STRIPES PYLON SIGN
REFER TO ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED PAD MOUNTED TRANSFORMER.
- FLUSH PAVEMENT (0" CURB) SEE SHEET C13.0 FOR DETAILS
- LIGHT POLE. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- GAS PUMPING STATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- UNDERGROUND FUEL TANKS. REFER TO ARCHITECTURAL/FUELING PLANS FOR DETAILS
- FUEL TAKE AIR VENT. REFER TO ARCHITECTURAL/FUELING PLANS FOR DETAILS
- CONCRETE SIDEWALK, 4" THICK, 4,000 PSI REINFORCED CONCRETE. SEE SHEET C13.0 FOR DETAIL
- 6' TALL WOODEN FENCE. SEE SHEET C12.0 FOR DETAIL
- PROPOSED GRATE INLET. SEE SHEET C9.0 FOR DETAIL
- STRIPES DIRECTIONAL SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED STOP SIGN
- PROPOSED CURB INLET. SEE SHEET C9.0 FOR DETAIL
- PROPOSED SLOPED END TREATMENT. SEE SHEET C9.0 FOR DETAIL

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

CALL 2 DAYS BEFORE YOU DIG



DESIGN
GC

DRAWN
GC

CHKD
WOS

DATE: 9/16/2026

SCALE: 1:30

JOB No. 250420-01-011

SHEET No. C5.0

REVISIONS

REVISION	DESCRIPTION

SITE DIMENSIONAL PLAN

STRIPES - STORE #47656 / SITE #1057812
FM HWY 523 AND ST HWY 289
ANGLETON, TX

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
PHONE: 210-296-7680
EMAIL: benrick@bosengrinc.com
TBPE Registration No.: F-27337

BOS
Engineering