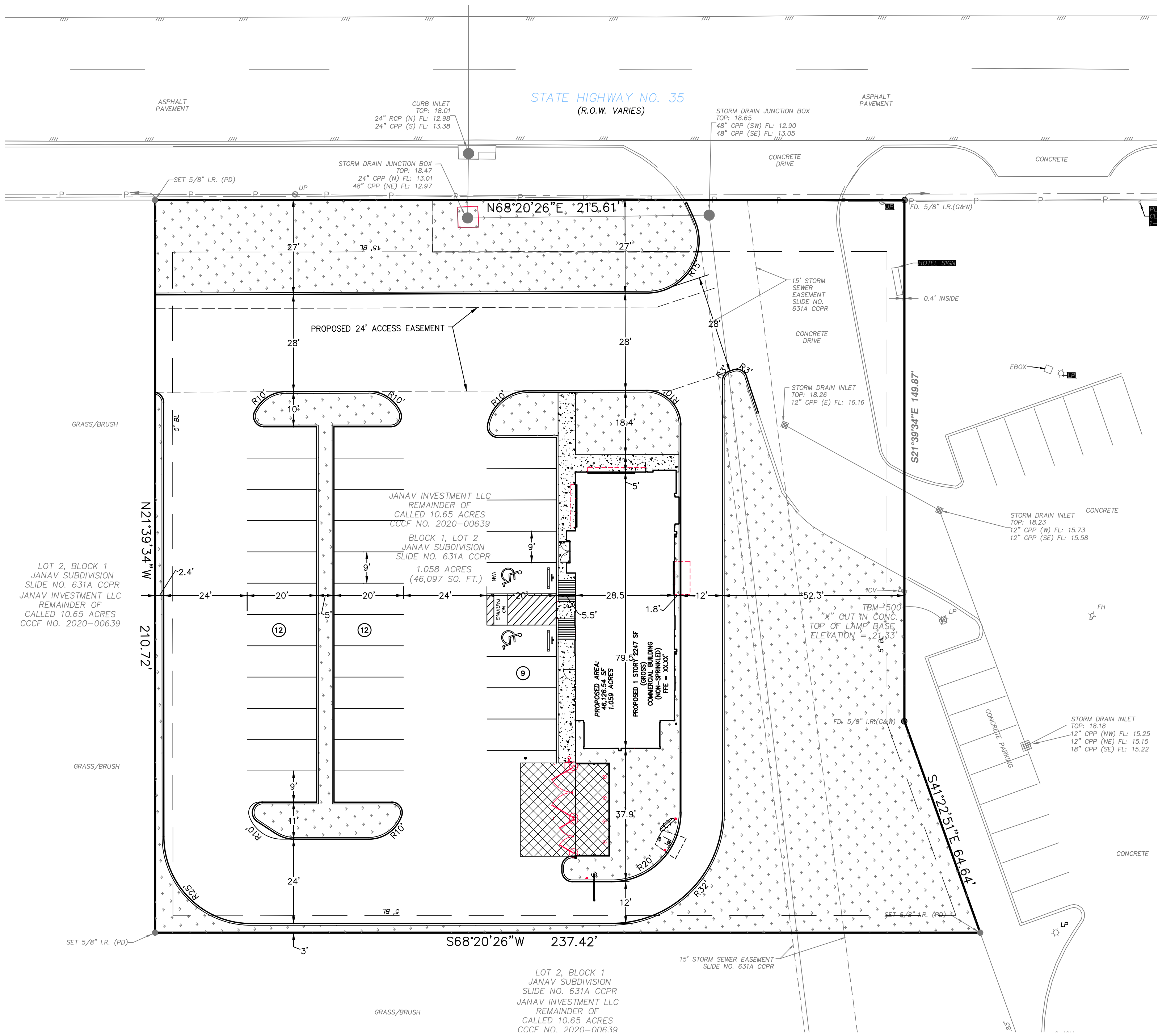




PROPERTY LINE CONTROL POINTS			
PTS	NORTHING	EASTING	
10000	13837063.51	2872380.47	
10001	13837075.26	2872375.38	
10002	13837067.15	2872356.64	
10003	13837185.84	2872305.26	
10004	13837270.65	2872501.18	
10005	13837147.84	2872553.67	
10006	13837135.84	2872548.00	

BUILDING CONTROL POINTS			
PTS	NORTHING	EASTING	
50000	13837110.41	2872402.70	
50001	13837130.46	2872394.02	
50002	13837135.85	2872400.40	
50003	13837165.06	2872438.92	
50004	13837159.89	2872449.46	
50005	13837164.34	2872466.03	
50006	13837137.87	2872477.99	
50007	13837109.73	2872411.71	

BACK OF CURB CONTROL POINTS			
PTS	NORTHING	EASTING	
AVAILABLE UPON REQUEST			

SIGN SCHEDULE		
SYM.	QTY.	DESCRIPTION
(A)	1	POLE MOUNTED MONUMENT SIGN
(B)	1	DRIVE-THRU PORTAL
(C)	1	MENU BOARD
(D)	1	DRIVE THRU CANOPY
(E)	1	ORDER BOARD
(F)	1	ACCESSIBLE PARKING SIGN
(G)	1	ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE APPENDAGE BELOW
(H)	1	PYLON BUSINESS SIGN

PARKING SUMMARY TABLE	
MINIMUM SPACES REQUIRED (PER COS*)	24
PROPOSED PARKING SPACES	31
MINIMUM ADA SPACES REQUIRED	2
MINIMUM VAN ACCESSIBLE SPACES REQUIRED	1
PROPOSED ACCESSIBLE SPACES	2 (1 VAN)

*PER CITY OF SEALY CODE OF ORDINANCES, SEC. 28-71, RESTAURANTS:
1.0 PARKING SPACE PER 100 SF OF GFA

KEY NOTES

- 1 ADA COMPLIANT CURB RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET C7.10)
- 2 PROPOSED SIDEWALK (SEE DETAIL SHEET C7.10)
- 3 PROPOSED WHEEL STOP (SEE DETAIL SHEET C7.00)
- 4 PROPOSED HANDICAP SYMBOL STRIPING (SEE DETAIL SHEET C7.00)
- 5 VARYING WIDTH CURB AT DRIVE THRU; (SEE DETAIL SHEET C7.10)
- 6 PROPOSED BOLLARD (SEE DETAIL SHEET C7.00)
- 7 PROPOSED TRASH ENCLOSURE (SEE DETAIL SHEET C7.30)
- 8 MAGNETIC LOOP DETECTOR (SEE DETAIL SHEET C7.00)
- 9 CONTRACTOR TO REFER TO DETAIL SHEET C7.00 FOR LAYOUT OF DRIVE THRU EQUIPMENT
- 10 PROPOSED 4" WIDE SOLID YELLOW STRIPING (TYP.)
- 11 NOT USED
- 12 PROPOSED LIGHT POLE
- 13 PROPOSED DIRECTIONAL ARROWS
- 14 PROPOSED ADA STRIPING (SEE DETAIL SHEET C7.00)
- 15 PROPOSED LANDSCAPING
- 16 PROPOSED STORM SEWER CATCH BASIN. CONTRACTOR TO SET TOP OF GRATE FLUSH WITH PROPOSED TOP OF PAVEMENT (SEE DETAIL SHEET C7.20)
- 17 PROPOSED CURB RAMP FOR EMPLOYEE INGRESS/EGRESS
- 18 PROPOSED IRRIGATION METER (SEE DETAIL SHEET C7.20)
- 19 4" YELLOW PAINT STRIPES 24" O.C. (TYP)
- 20 PROPOSED SANITARY SEWER GREASE TRAP AND SAMPLE WELL (SEE SHEET C7.20 FOR DETAILS)
- 21 PROPOSED REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (SEE DETAIL SHEET C7.20)
- 22 PROPOSED IRRIGATION BACKFLOW PREVENTER (SEE DETAIL SHEET C7.20)
- 23 PROPOSED 6" CURB. (SEE DETAIL SHEETS C7.00 & C7.10)

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
3. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
4. ALL DIMENSIONAL CONTROL POINTS AND DIMENSIONS ARE TO THE FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
5. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION. ONLY MINIMUM BUILDING AND PROPERTY CONTROL POINTS ARE PROVIDED ABOVE.
6. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL CURBS WITHIN PRIVATE PROPERTY ARE 6" HIGH AND ALL CURBS WITHIN PUBLIC RIGHT-OF-WAY ARE 6" HIGH EXCEPT AT CURB RAMPS OR SPECIFICALLY NOTED OTHERWISE.

STRIPING/SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
2. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.

CAUTION!!
PRESENCE OF EXISTING SITE UTILITIES HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS.

BENCHMARK:

REFERENCE MARK NO. AX0209, PUBLISHED ELEVATION: 174.3' NAVD88

TBM A:
BOX CUT IN CONC., AS SHOWN HEREON.
ELEVATION: 166.24' NAVD88.

TBM B:
BOX CUT IN CONC. CURB, AS SHOWN HEREON.
ELEVATION: 167.60' NAVD88.

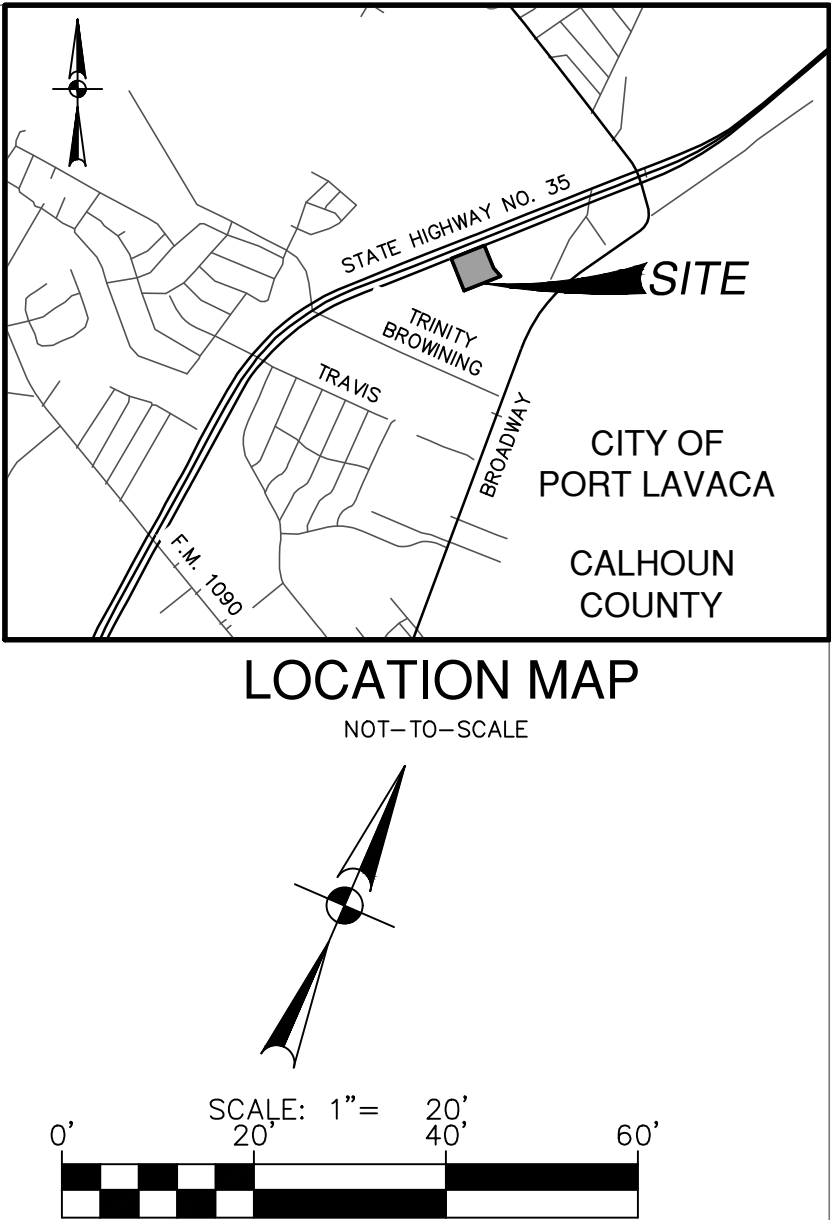
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR AUSTIN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48015C0320F REVISED OCTOBER 18, 2019, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED), AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTE:

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PLAN SET WAS PERFORMED BY PAPE-DAWSON ENGINEERS, DATED 10/28/21. CONTRACTOR TO REFERENCE THIS SURVEY FOR BENCHMARK INFORMATION.

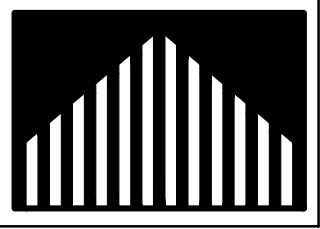
LEGAL DESCRIPTION:

A 0.628 OF AN ACRE, OR 27,358 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A CALLED 6.204 ACRE TRACT BEING LOT 2 OF WALMART NO. 437 SUBDIVISION A REPLAT AS RECORDED UNDER VOLUME 1, PAGE 59 OF THE AUSTIN COUNTY MAP RECORDS AND BEING A PORTION OF LOTS 3, 4 & 5, BLOCK 33 OF THE SEALY SUBDIVISION LOCATED IN THE 5 LEAGUE GRANT TO THE TOWN OF AND FELIPE DE AUSTIN, A-5, AUSTIN COUNTY, TEXAS..



LEGEND

	PROPERTY LINE
	PROPOSED LANDSCAPE AREA
	EXISTING CURB
	PROPOSED CURB
	PROPOSED SIDEWALK
	PROPOSED PARKING SPACES
	PROPOSED YELLOW STRIPING
	PROPOSED SIGN. SEE KEYNOTES AND SIGN SCHEDULE FOR INFORMATION
	PROPOSED ADA PARKING SYMBOL
	PROPOSED CONCRETE BOLLARD
	PROPOSED GREASE INTERCEPTOR AND SAMPLE WELL
	PROPOSED LOOP DETECTOR
	PROPOSED STORM SEWER CATCH BASIN
	ROW LIMITS
	PROPOSED WHEEL STOP (SEE DETAIL SHEET C7.00)
	PROPOSED WATER METER AND BACKFLOW PREVENTER
	OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER MANHOLE
	EXISTINGSTORM SEWER INLET
	EXISTING STORM SEWER MANHOLE
	EXISTING EXISTING FIRE HYDRANT
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING BOLLARD TO REMAIN
	EXISTING LIGHT POLE TO REMAIN



**Castles
Design
Group**

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fax: 713 664 9756

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORIZATION OF NATHAN C. BILLIOT, P.E. (#96488) AND IS **NOT TO BE USED FOR CONSTRUCTION.**

**PAPE-DAWSON
ENGINEERS**

10350 RICHMOND AVE., SUITE 200
HOUSTON, TEXAS 77042
PHONE: 713.428.2400
FAX: 713.428.2420

TYPE: FIRM REGISTRATION # 470
TBPLS, FIRM REGISTRATION # 10193974

DATE	REMARKS

CONTRACT DATE: 07.01.2021

BUILDING TYPE: END. MED. 40

PLAN VERSION: MARCH 2021

BRAND DESIGNER: FRANK WANCHO

SITE NUMBER: 314371

STORE NUMBER:

PA/PM:

DRAWN BY.: JCS

JOB NO.: 202109

ENDEAVOR 2.0

2200 STATE HIGHWAY 36 S
SEALY, TEXAS 77474



ENDEAVOR 2.0

**DIMENSION
CONTROL & OVERAL
SITE PLAN**

C1.00