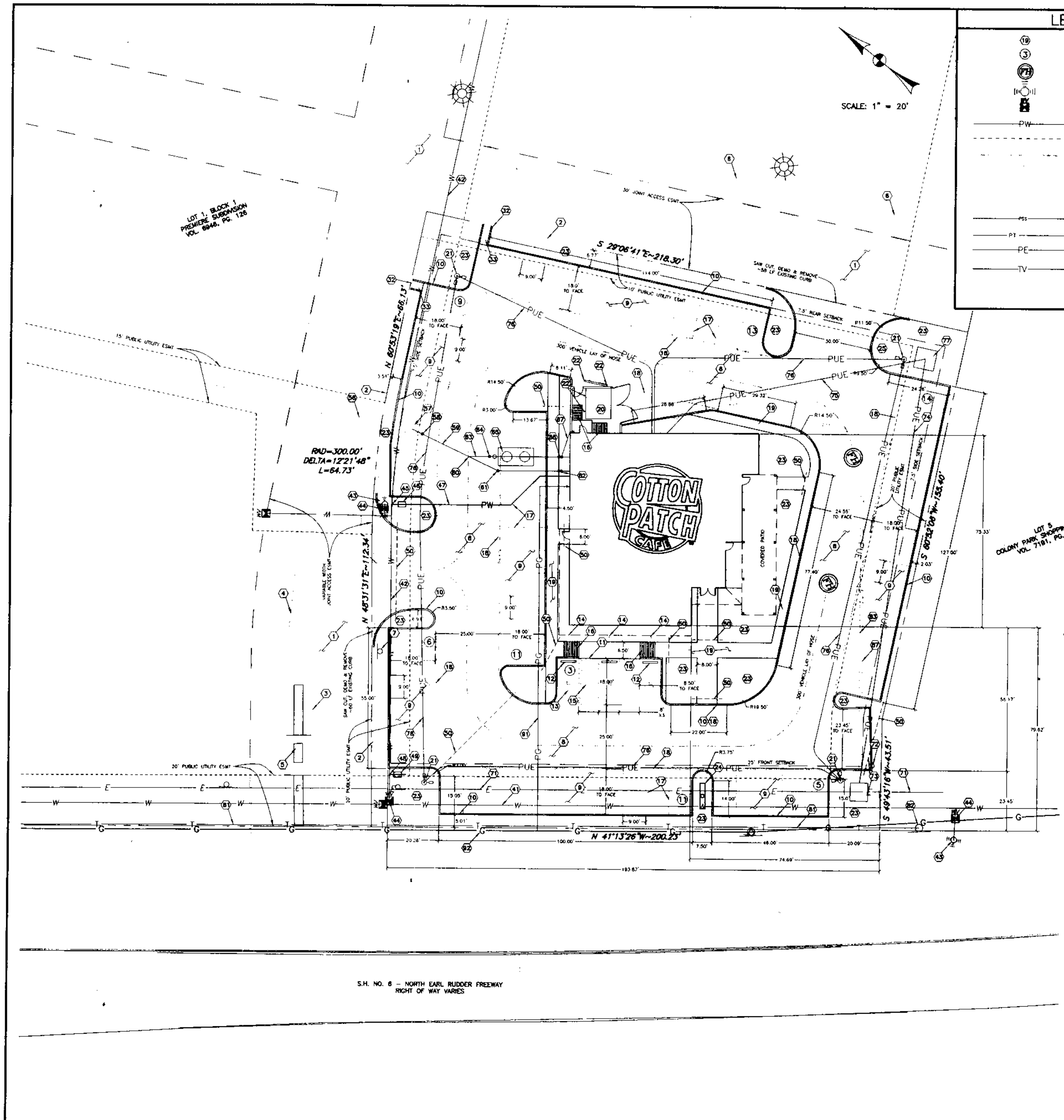

LEGEND

Symbol	Description
(19)	KEY NOTE
(3)	PARKING SPACE COUNT
(F1)	END POINT–LAY OF FIRE HOSE
	FIRE HYDRANT
	WATER VALVE
—PW—	PROPOSED WATERLINE
- - - -	PROPOSED IRRIGATION SLEEVE
	PROPOSED FIRE LANE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER DOUBLE CLEANOUT
—PSS—	PROPOSED SANITARY SEWER LINE
—PT—	PROPOSED TELEPHONE LINE
—PE—	PROPOSED UNDERGROUND ELECTRIC
—TV—	PROPOSED CABLE TV LINE
	PUBLIC UTILITY EASEMENT
	JOINT ACCESS EASEMENT

KEY NOTES

1. EXISTING CONCRETE PAVEMENT
2. EXISTING CONCRETE CURB & GUTTER
3. EXISTING 6" HIGH RAISED MEDIAL
4. EXISTING PAINTED MEDIAN
5. EXISTING SHOPPING CENTER SIGN
6. EXISTING PARKING END ISLAND
7. EXISTING FIRE LANE SIGNAGE – TO BE RELOCATED ~17' WEST
8. 8" THICK REINFORCED CONCRETE PAVEMENT – DRIVE AISLES
9. 5" THICK REINFORCED CONCRETE PAVEMENT – PARKING AREAS
10. 6" HIGH MONOLITHIC REINFORCED CONCRETE CURB & GUTTER
11. FLUSH CURB CONDITION
12. STANDARD 6' LONG X 6" HIGH WHEEL STOP
13. HANDICAP PARKING SPACE (VAN ACCESSIBLE) W/ UNIVERSAL HC SYMBOL PAINTED IN SPACE
14. POLE MOUNTED HANDICAP PARKING SIGN
15. HANDICAP LOADING ZONE – PVMT MARKINGS ACCORDING TO TAS/ADA
16. SINGLE HANDICAP RAMP WITH INTEGRAL COLOR AND GROOVED SURFACE, PER ADA/TAS STANDARDS
17. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
18. FIRE LANE DESIGNATION. 8" WIDE FIRE LANE STRIPE PAINTED RED WITH WORDING "FIRE LANE – NO PARKING – TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN FIFTEEN (15) FEET APART. PAINT CURB OR PAVEMENT WHERE NO CURB IS PRESENT
19. 4" THICK REINFORCED CONCRETE SIDEWALK
20. DUMPSTER LOCATION. CONSTRUCT 10'X12'X12" THICK REINFORCED CONCRETE DUMPSTER PAD & APRON, WITH 6' CMU PERIMETER WALL
21. PROPOSED LIGHT POLE–PROVIDE 8.0' DEEP, 2.0' DIAMETER LIGHT POLE BASE PER DETAIL
22. PIPE BOLLARD
23. LANDSCAPED AREA
24. PYLON SIGN – TO BE PERMITTED SEPARATELY
25. CONCRETE WASHOUT AREA–CONTRACTOR TO REMOVE ALL WASTES PRIOR TO FINAL GRADING OF LANDSCAPED ISLAND

26 – 30 NOT USED

SEE C1.2 FOR GRADING AND DRAINAGE DESIGN

31. BUILDING DOWNSPOUT
32. 3' WIDE CURB BREAK
33. 3' WIDE CONCRETE FLUME

34 – 40 NOT USED

WATER SERVICE

41. EXISTING 20" WATERLINE
42. EXISTING 12" PVC WATERLINE
43. EXISTING FIRE HYDRANT
44. EXISTING WATER VALVE
45. 2" DOMESTIC WATER SERVICE TAP
46. 1½" WATER METER: DOMESTIC SERVICE
47. 1½" DOMESTIC WATER SERVICE. INSTALL TO WITHIN 5' OF BUILDING @ 48" MINIMUM BURY
48. 2" IRRIGATION WATER SERVICE TAP
49. 1½"WATER METER: IRRIGATION SERVICE
50. 4" PVC IRRIGATION SLEEVE AT 2' BURY FROM FINISHED GRADE

51 – 55 NOT USED

SANITARY SEWER SERVICE

56. EXISTING 8" PVC SANITARY SEWER LINE @0.5%
57. EXISTING SANITARY SEWER MANHOLE. ADJUST TOP TO BE FLUSH WITH FINISHED PAVEMENT, FL OUT=322.38
58. 6" SANITARY SEWER DEEP CUT CONNECTION TO EXISTING MANHOLE. TOP OF CLEANOUT TO BE FLUSH WITH FINISHED PAVEMENT. FL ENTERING SSMH=323.88; FL IN (AT VERTICALLY ARRANGED 45° SERVICE WYE)=328.00 (~6' DEPTH FROM TOP OF PVMT)
59. 6" PVC DOMESTIC SANITARY SEWER SERVICE LINE AT 2.0% TO TERMINATE 3' FROM PROPOSED BUILDING.
60. 45° WYE FITTING: FL=328.40
61. DEEP CUT CONNECTION W/ CAST IRON CLEANOUT: FL IN=330.50 FL OUT=328.66
62. SANITARY SEWER DOUBLE CLEANOUT: FL=331.00
63. 6" PVC GREASY WASTE SANITARY SEWER SERVICE LINE AT 2.0% TO TERMINATE 3' FROM PROPOSED BUILDING.
64. DEEP CUT CONNECTION W/ CAST IRON CLEANOUT. FL IN=331.44 FL OUT=328.56
65. 1000 GALLON GREASE TRAP AND SAMPLE WELL (REFER TO M.E.P. PLANS). GREASE TRAP MANHOLES TO BE FLUSH WITH PAVEMENT GRADES
66. SANITARY SEWER DOUBLE CLEANOUT; FL=332.00
67. GREASE TRAP VENT LINE W/ RISER (REFER TO M.E.P. PLANS)

68 – 70 NOT USED

ELECTRICAL SERVICE – CONTACT BRYAN TEXAS UTILITIES (BTU) PRIOR TO CONSTRUCTION.

71. EXISTING UNDERGROUND ELECTRIC LINE
72. EXISTING UNDERGROUND ELECTRIC LINE MARKER
73. EXISTING ELECTRIC SWITCH GEAR
74. PRIMARY ELECTRIC CONDUIT (INSTALL PER BTU REQUIREMENTS)
75. UG ELECTRIC SERVICE INSTALL 2-2" SHED 40 GREY PVC CONDUIT w/PULL STRING @ 3' BURY TO WITHIN 3' OF BUILDING. MARK ENDS AT SURFACE WITH PVC PIPE PAINTED RED.
76. 1-2" SCHED 40 PVC ELECRICAL CONDUIT FOR SITE LIGHTING. INSTALL WITH PULL STRING @ 2' BURY. TURN UP AT CENTER OF LIGHT POLE LOCATIONS. MARK ENDS AT SURFACE WITH PVC PIPE PAINTED RED.
77. ELECTRIC TRANSFORMER (INSTALL PAD PER BTU REQUIREMENTS)

78 – 80 NOT USED

VERIZON COMMUNICATIONS – TO FOLLOW ELECTRICAL ROUTE. CONTACT VERIZON FOR EXACT CONDUIT SIZE, AND BURY REQUIREMENTS.

81. EXISTING UNDERGROUND VERIZON LINE
82. EXISTING VERIZON MARKER
83. VERIZON CONDUIT: INSTALL 2-4" SHED 40 PVC CONDUIT w/PULL STRING @ 30" BURY

84 – 85 NOT USED

SUDDENLINK COMMUNICATIONS – TO FOLLOW ELECTRICAL ROUTE. CONTACT SUDDENLINK COMMUNICATIONS FOR EXACT CONDUIT SIZE AND BURY REQUIREMENTS.

86. EXISTING UNDERGROUND COX COMM. LINE
87. COX CABLE CONDUIT INSTALL PER COX REQUIREMENTS

88 – 90 NOT USED

ATMOS GAS – CONTACT KIMBERLY WINN AT 774-2506 FOR SERVICE LINE REQUIREMENTS

91. 1" POLY GAS SERVICE LINE. METER TO BE LOCATED AT BUILDING
92. EXISTING GAS MAIN

SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
PROJECT NAME: COTTON PATCH CAFE
LOCATION: 1000' NORTH OF FM 158 ON SH 6 NORTHBOUND FRONTAGE ROAD
LEGAL DESCRIPTION: LOT 2, BLOCK 1, PREMIERE SUBDIVISION, JOHN AUSTIN SURVEY, A-2, BRYAN, BRAZOS COUNTY, TEXAS
2. OWNER/APPLICANT INFORMATION:
COTTON PATCH CAFE, INC.
LARRY MARSHALL, PRESIDENT
4825 WEST ROYAL LANE
IRVING, TX 75063
(972) 929-2806
3. TOTAL SITE AREA IS 1.07 ACRES
4. CURRENT ZONING – R-RETAIL
5. CURRENT LAND USE – VACANT
6. PROPOSED USE & IMPROVEMENTS: 4,813 GROSS SF RESTAURANT WITH ASSOCIATED DRIVES, PARKING, UTILITY SERVICES & LANDSCAPING IMPROVEMENTS.
7. BUILDING AREA: 4,813 SF
PATIO AREA: 741 SF
8. NO PORTION OF THIS TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NUMBER 480082, PANEL NO. 0134, MAP NO. 48041C0134 C EFFECTIVE DATE: JULY 2, 1992
9. EASEMENTS SHOWN ARE PER THE PREMIERE SUBDIVISION FINAL PLAT (VOL. 6946, PG. 126)
10. BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, SECTION 20-56.
11. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY KLING ENGINEERING AND SURVEYING FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS
12. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OF WORK ELEMENT AFFECTED. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES
13. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL NECESSARY CONDUIT & APPURTENANCES REQUIRED BY PUBLIC AND FRANCHISE UTILITIES TO SERVE THE BUILDING.
14. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 98% STD. DENSITY (ASTM D-698) OR BE CEMENT STABILIZED SAND
15. ALL 90° BENDS IN ELECTRICAL & COMMUNICATIONS CONDUIT TO BE SWEEPING 90'S
16. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
17. KEY NOTES INDICATE PROPOSED ITEMS TO BE FURNISHED AND INSTALLED BY SITE CONTRACTOR UNLESS OTHERWISE NOTED.
18. DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED
19. ALL PROPOSED CLEANOUTS, WATER VALVES, WATER METERS, ECT ARE TO BE FLUSH WITH FINISHED GRADES OR PAVEMENT.
20. ALL SANITARY SEWER CLEANOUTS LOCATED IN PAVED AREAS ARE TO BE CAST IRON
21. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
22. DETENTION IS PROVIDED VIA THE EXISTING SUBDIVISION SPECIFIC DETENTION FACILITY AS DOCUMENTED IN THE AMENDED DRAINAGE REPORT PREPARED BY BLEYL & ASSOCIATES SEPT 2004

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
4,813 GSF RESTAURANT
741 SF DINING PATIO AREA

NEW REQUIRED PARKING:
61 ...... 1.25 SPACES PER 100 GSF RESTAURANT
10 ...... 1.25 SPACES PER 100 GSF OF RESTAURANT PATIO
71......TOTAL

NEW PROVIDED PARKING:
69...... 9' X 18' SPACES (W/ 2' OVERHANG AREA)
3 ...... 8' X 18' VAN ACCESSIBLE HANDICAP SPACES
72......TOTAL

UTILITY DEMANDS

WATER DEMAND:
ASSUMED: 600GPD/1000 SF
AVG. DAILY DEMAND: 2.3 GPM
PEAK HOURLY DEMAND: 9.3 GPM

SANITARY SEWER DEMAND:
ASSUMED:
AVG. DAILY DEMAND: 600GPD/1000SF =3,333 GPD
PEAK HOURLY DEMAND: 4*AVG DAILY =556 GPH

NATURAL GAS DEMAND: 1462 CFH

ELECTRIC DEMAND:
SERVICE VOLTAGE: 120/208v, 3-PHASE
KITCHEN: 65.9 KVA
LIGHTING: 13.4KVA
RECEPTACLES: 3.5KVA
MISC.: 9.7KVA
A/C: 44.5 TONS WITH GAS HEAT

KLING ENGINEERING AND SURVEYING
4103 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-8252

SITE PLAN

COTTON PATCH CAFE

LOT 2, BLOCK 1, PREMIERE SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALFRED A. PAINE, P.E. 97221 ON 08/17/06

STATE OF TEXAS — ALFRED A. PAINE — 97221 — LICENSED PROFESSIONAL ENGINEER — 09/04/06

REVISIONS

DATE	DESCRIPTION
09/04/06	ADDED ELECTRIC TRANSFORMER

SCALE:	1"=20'
DRAWN BY:	AAP
APPROVED BY:	SMK
DATE:	08/17/06
FILE:	SITE PLAN

SHEET
C1.1
OF 1