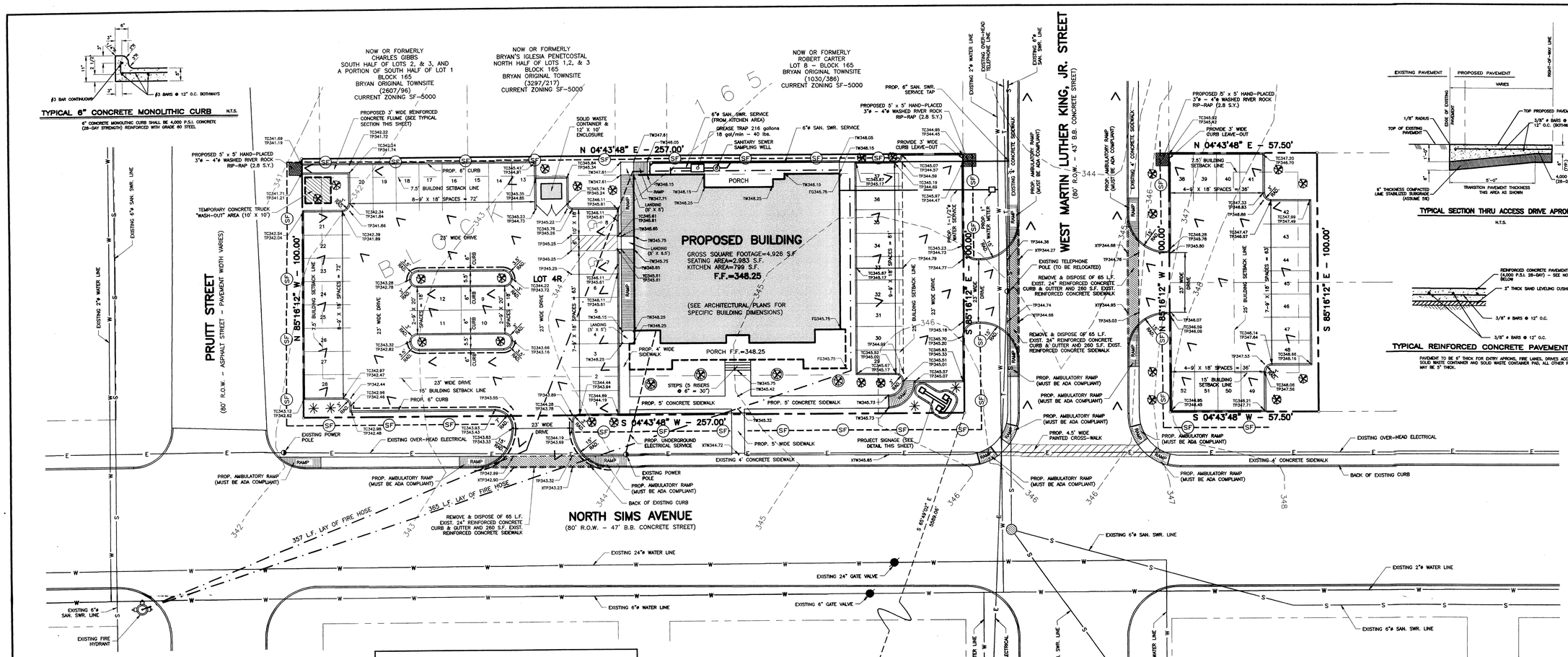
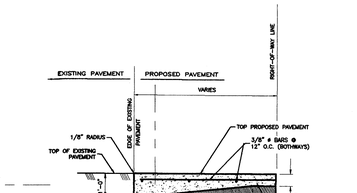


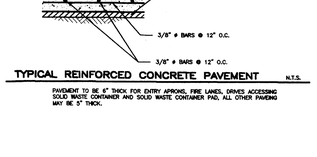
TYPICAL 6" CONCRETE MONOLITHIC CURB N.T.S.

6" CONCRETE MONOLITHIC CURB SHALL BE 4,000 P.S.I. CONCRETE (28-DAY STRENGTH) REINFORCED WITH GRADE 60 STEEL.



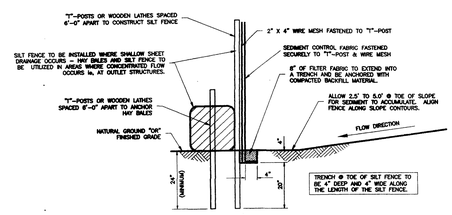
TYPICAL SECTION THRU ACCESS DRIVE APRON

N.T.S.



TYPICAL REINFORCED CONCRETE PAVEMENT N.T.S.

PAVEMENT TO BE 6" THICK FOR ENTRY APRONS, FIRE LANES, DRIVES ACCESSING SOLID WASTE CONTAINER AND SOLID WASTE CONTAINER PAD, ALL OTHER PAVEING MAY BE 5" THICK.



EROSION CONTROL BARRIER DETAIL N.T.S.

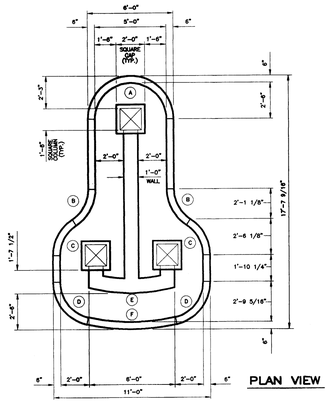
GENERAL NOTES:

—— 297 ——	DENOTES EXISTING CONTOUR
—— 298 ——	DENOTES PROPOSED CONTOUR
TC000.00	DENOTES PROPOSED TOP OF CURB ELEVATION
TP000.00	DENOTES PROPOSED TOP OF PAVEMENT ELEVATION
F.F.=000.00	DENOTES PROPOSED FINISHED FLOOR ELEVATION
FL000.00	DENOTES PROPOSED FLOWLINE ELEVATION
TW000.00	DENOTES PROPOSED TOP OF WALK ELEVATION
FG000.00	DENOTES PROPOSED FINISHED GRADE ELEVATION
XTC000.00	DENOTES EXISTING TOP OF CURB ELEVATION
XTP000.00	DENOTES EXISTING TOP OF PAVEMENT ELEVATION
XNG000.00	DENOTES EXISTING TOP OF GROUND ELEVATION
>	DENOTES PROPOSED DRAINAGE FLOW DIRECTION
– – –(SF)– – –	DENOTES PROPOSED "SILT-FENCE"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL CONTACT UTILITY COMPANY REPRESENTATIVES 48 HOURS IN ADVANCE OF ANY EXCAVATION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.

– – – – – – – – DENOTES FIRE LANE

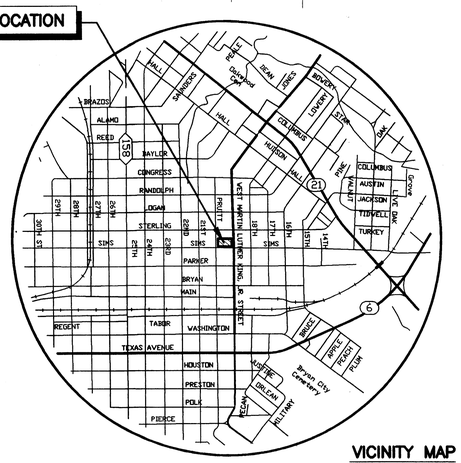


PLAN VIEW

SPECIAL NOTES:

1. CURRENT ZONING OF SUBJECT SITE IS RETAIL DISTRICT (C-2)
   PROPOSED ZONING OF SUBJECT SITE IS RETAIL DISTRICT (C-2)
2. THE PLANNED USE FOR THE SUBJECT SITE IS A RESTAURANT WITH ASSOCIATED DRIVES, PARKING AREAS, AND WALKS.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN OR SPECIAL FLOOD HAZARD AREA AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 48041C0133C EFFECTIVE DATE: JULY 2, 1992.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
5. THE CONTRACTOR MUST PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. SOLID WASTE ROLL-OFF BOXES OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN OR CITY OF BRYAN PERMITTED CONTRACTOR(S) ONLY.
6. PROPOSED BUILDING TO BE 1-1/2 STORY, NOT TO EXCEED 30' IN HEIGHT.

PROJECT LOCATION



VICINITY MAP

(NOT TO SCALE)

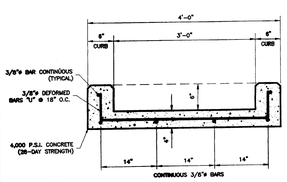
SCALE: 1"=20'

0 10 50

5 25

(SCALE IN FEET)

DETAIL DEFORMED 3/8"ø BARS "U" N.T.S.



TYPICAL SECTION THRU CONCRETE FLUME N.T.S.

GENERAL NOTES:

1. ALL CONCRETE SHALL BE 4,000 P.S.I. 28-DAY STRENGTH.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL EXPOSED CORNERS SHALL HAVE 3/4" CHAMFER.
4. ALL EXPOSED SURFACES SHALL HAVE LIGHT "BROOMED" FINISH.
5. ALL SPLICE LAPS IN REINFORCING STEEL SHALL BE 15 DIAMETERS.

LANDSCAPE REQUIREMENTS:

TOTAL DEVELOPED SITE AREA = 29,007 S.F.

REQUIRED LANDSCAPING (15% OF 29,007 S.F.) = 4,351 S.F.
REQUIRED CANOPY TREES: (50% OF 4,351 S.F.) = 2,175 S.F.

PROPOSED LANDSCAPING:

4 EA. 3-1/2" TO 4" LIVE OAK TREES @ 350 S.F./EA = 1,400 S.F.
(QUERCUS VIRGINIANA)

17 EA. 1-1/2" TO 3" LIVE OAK TREES @ 200 S.F./EA = 3,400 S.F.
(QUERCUS VIRGINIANA)

TOTAL S.F. SUPPLIED BY CANOPY TREES = 4,800 S.F.

4,800 S.F. > 4,351 THEREFORE ALL LANDSCAPE POINTS REQUIRED ARE PROVIDE FOR BY LIVE OAK CANOPY TREES. NO OTHER PLANTINGS ARE REQUIRED.

LANDSCAPE SYMBOLS:

PROPOSED LIVE OAK – CANOPY TREE (QUERCUS VIRGINIANA) 3-1/2" TO 4" CALIPER – 350 S.F./EACH

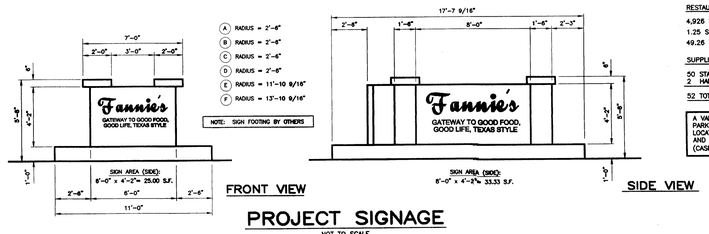
PROPOSED LIVE OAK – CANOPY TREE (QUERCUS VIRGINIANA) 1-1/2" TO 3" CALIPER – 200 S.F./EACH

QUEEN PALM (SYAGRUS ROMANZOFFIANA) "OR" DATE PALM (PHOENIS DACTYLIFERA)

THESE PALM TREES DO NOT COUNT TOWARDS THE REQUIRED LANDSCAPE POINT REQUIREMENTS.

ALL LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM OR HOSE ATTACHMENT WITHIN ONE HUNDRED AND FIFTY FEET (150') OF ALL LANDSCAPING.

ALL UNPAVED GROUND AREAS SHALL BE COVERED WITH SOLID SOD – ST. AUGUSTINE OR WITH GROUND COVER.



A RADIUS = 2'-8"
B RADIUS = 2'-8"
C RADIUS = 2'-8"
D RADIUS = 2'-8"
E RADIUS = 11'-10 9/16"
F RADIUS = 13'-10 9/16"

NOTE: SIGN FOOTING BY OTHERS

FRONT VIEW

SIDE VIEW

PROJECT SIGNAGE

NOT TO SCALE

PARKING REQUIREMENTS:

RESTAURANT PARKING SPACES REQUIRED:

4,926 S.F. (GROSS) / 100 S.F. = 49.26
1.25 SPACES PER 100 S.F. OF GROSS AREA
49.26 X 1.25 = 61.58 => 62 SPACES TOTAL

SUPPLIED SPACES:

50 STANDARD SPACES
2 HANDICAP SPACES

52 TOTAL SPACES

A VARIANCE FROM THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR RESTAURANTS AT THIS LOCATION WAS APPROVED BY THE BRYAN PLANNING AND ZONING COMMISSION ON AUGUST 16, 2007 (CASE NO. PV 07-32).

PREPARED FOR: HDO
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Received
FEB 2 0 2008
Development & Engineering Services

NO.	REVISIONS	DATE

Technical Resources & Development
310 University Drive East
College Station, Texas 77840
Phone: (979) 822-1897
E-Mail: "earthave@hotmail.com"
Concept & Site Plan Development

FANNIE'S RESTAURANT
401 WEST MARTIN LUTHER KING, JR. STREET

SITE & GRADING PLAN

LOT 4R – BLOCK 165
OF A REPLAT OF LOTS 4-7, A PORTION OF A 20' ALLEY & A PORTION OF 20TH STREET R.O.W.
BRYAN ORIGINAL TOWNSITE, BRAZOS COUNTY, TEXAS

SCALE: 1" =20'
DRAWN: TRAD
DATE: FEB., 2008

SHEET NO. SP1

02-20-08P03:34 RCVD