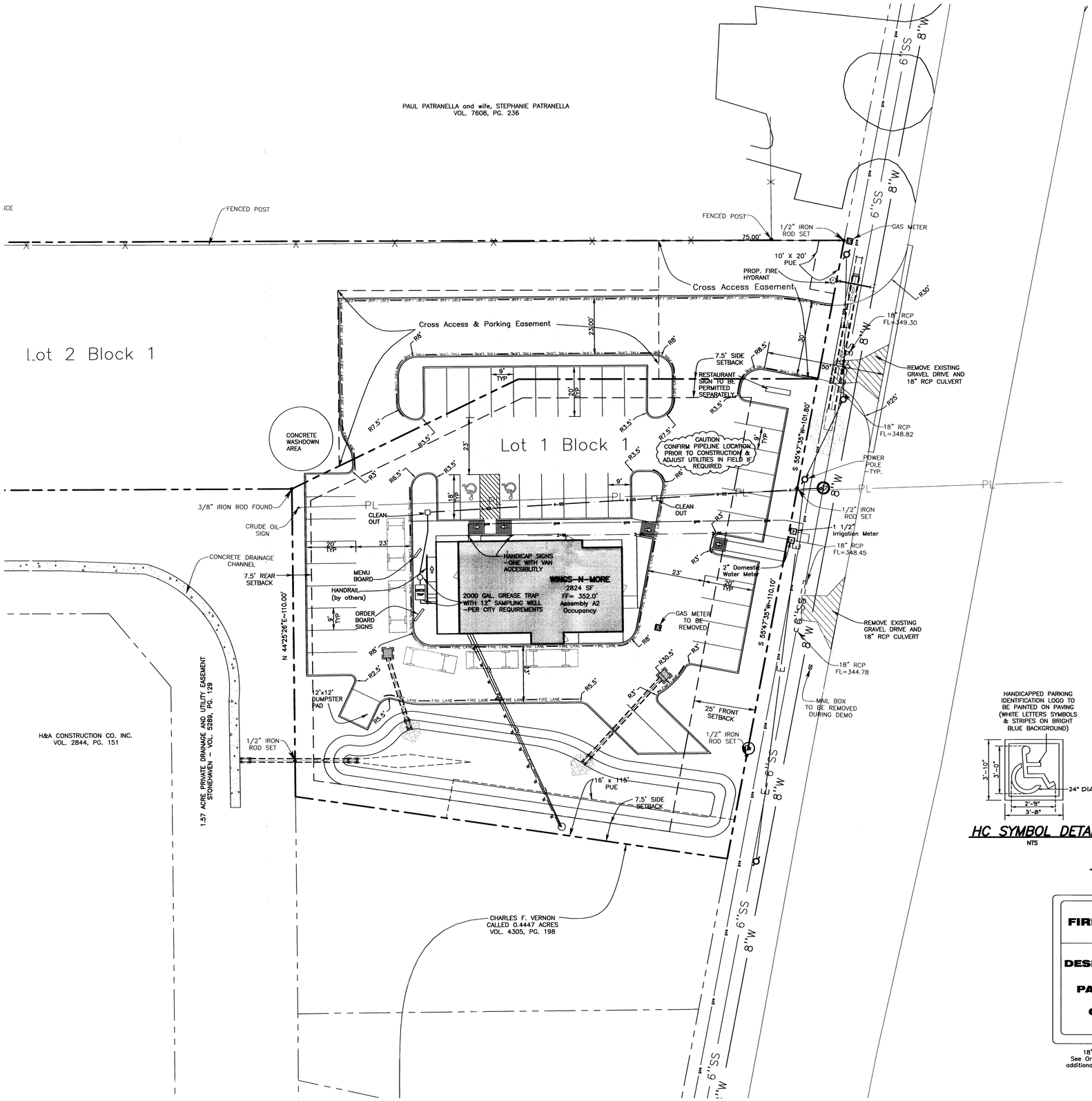
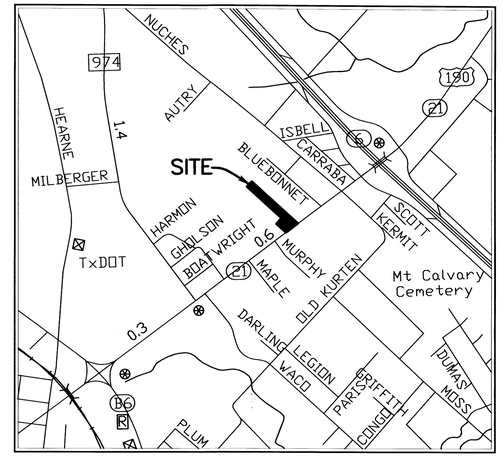
PROJECT BENCHMARK:





VICINITY MAP
N.T.S.

LEGEND
- PROPERTY LINE
- SETBACKS
- PHASE LINE
- CONTOURS (MNR)
- CONTOURS (MJR)
- FENCE

Scale: 1 inch = 20 feet

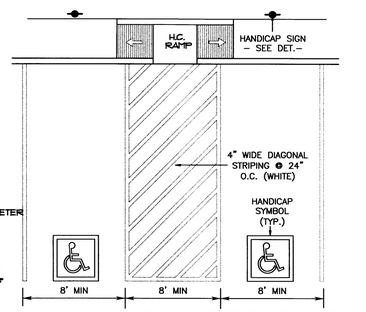
GENERAL CONSTRUCTION NOTES:
1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

a. Contact Dig Tess @ 1-800-344-8377
b. Contact Kimberly Winn @ ATMOS 774-2506
c. Contact Mike Lavender @ Suddenlink 846-2229
d. Contact Shawndra Green @ BTU 821-5770
e. Contact Mitchell Gas @ 779-4460
f. Contact Union Pacific Resources @ 778-8525
g. Contact Richard Wallace @ Verizon 821-4752

2. All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2008, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all local, state, and federal regulations.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided at the Owners request by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiory to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Suddenlink Communications, Atmos Energy, and Verizon to adjust the location of existing facilities.
13. The contractor is responsible for traffic control. This is not a separate pay item.
14. No permanent spoil areas are available on this site.
15. 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 occurrence of wind blown litter from the project site.

HANDICAPPED PARKING IDENTIFICATION LOGO TO BE PAINTED ON PAVING (WHITE LETTERS SYMBOLS & STRIPES ON BRIGHT BLUE BACKGROUND)

HC SYMBOL DETAIL
NTS



VAN ACCESSIBLE HC STRIPING DETAIL
NTS

FIRE LANE
DESIGNATED
PARKING
ONLY

18" x 12"
See Ordinance for additional Information

All curbs and curb ends designated as firelanes on plans shall be painted red with 4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart. In addition to the curbs being striped, a fire lane sign 12" wide and 18" in height (as seen hereon) shall be mounted at each entrance.*

* 8" (eight inch) high red stripe and 4" (four inch) white lettering may be striped on the surface of the pavement behind parking stalls in lieu of signage.

FIRE LANE NO PARKING TOW AWAY ZONE
FIRE LN STRIPING

FIRE LANE SIGN

SITE PLAN NOTES:
1. Name of Project: Wings-N-More Restaurant on HWY. 21
2. Legal Description: SFA #10, Block 18, Lot 19, TR-221 & SFA #10, Block 18, Lot 23, TR-314
3. Owner: Mark Dennard
111 University Drive East
Suite 110
College Station, Texas 77840
4. Engineer: Mitchell & Morgan, L.L.P.
511 University Drive East, Suite 204
College Station, Texas 77840
(979) 260-6963
5. Zoning: C-Commercial
6. Existing Use: Undeveloped-Vacant
Proposed Use: Commercial
7. Setbacks: Per City of Bryan Ordinances
8. Phase 1 Site Area: .92 Acres
9. Water Demands: Min.=XX gpm, Avg.=XXX gpm, Peak=XXX gpm
10. Sanitary Demands: XX GPD

No part of this site lies within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0133 C.

Received
JUL 17 2008
Development & Engineering Services

PARKING LEGEND:
Parking Spaces R'qd for Wings-N-More Restaurant
8sp+(623SF @ 1/50) = 21 spaces
Total Parking Required = 21 spaces
Total Parking Provided = 40 spaces

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
511 UNIVERSITY DRIVE EAST
SUITE 204
COLLEGE STATION, TX 77840
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING + HYDRAULICS
HYDROLOGY + UTILITIES + STREETS
SITE PLANS + SUBDIVISIONS
www.mitchellandmorgan.com

For Interim Review Only
This document is not to be used for construction, bidding or permit purposes. Prepared by: Vernon Morgan, P.E. No. 71889

JULY, 2008
Designed By: VJBM
Drawn By: BS, VJBM
Checked By: VJBM

Prepared For:
CITY OF BRYAN

Revisions

SITE & UTILITY PLAN
WINGS-N-MORE SH21

01

SCALE: 1"=30'

PAUL PATRANELLA and wife, STEPHANIE PATRANELLA
VOL. 7608, PG. 236

DEWAYNE D. EMERY and wife, TEMPI EMERY
CALLED 1-1/2 ACRES
VOL. 499, PG. 421

5/8" IRON PIPE FOUND
BEARS: S 42°42'57"E~5.43'

S 45°00'00"E~888.60'

1/2" IRON ROD SET

N 45°00'00"E~100.00'

LOT 2
1.85 ACRES

75.00'
20.00'
20.0'
10.0'
10'x20' PUBLIC UTILITY EASEMENT
130.00'
CROSS ACCESS & PARKING EASEMENT
CROSS ACCESS EASEMENT
57.01'
38.00'
70.80'
64.33'
1/2" IRON ROD SET
S 45°00'00"E~121.36'

N 10°11'05"W~699.87'
TO CITY OF BRYAN GPS MON #10

3/8" IRON ROD FOUND

N 45°00'00"W~664.88'

3/8" IRON ROD FOUND
21.27'
S 70°38'09"E~101.70'

5/8" IRON ROD & CAP FOUND
BEARS: S 33°40'39"W~5.73'

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT
STONEHAVEN – VOL. 5289, PG. 129

N 44°25'28"E~124.50'

LOT 1
0.77 ACRE

197.45'
S 55°43'35"W~254.46'

EAST STATE HIGHWAY NO. 21~100' R.O.W.
(46' WIDE ASPHALT PAVEMENT)

H&A CONSTRUCTION CO. INC.
VOL. 2844, PG. 151

CURRENT ZONING: A-O (AGRICULTURAL-OPEN)

APPROX. LOCATION OF ZONING LINE

CURRENT ZONING: C (COMMERCIAL)

16'x115' PUBLIC UTILITY EASEMENT

1/2" IRON ROD SET

N 36°42'50"W~176.67'

1/2" IRON ROD SET

1" IRON PIPE FOUND
BEARS: N 86°23'01"E~2.94'

CHARLES F. VERNON
CALLED 0.4447 ACRES
VOL. 4305, PG. 198

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT
STONEHAVEN – VOL. 5289, PG. 129

LOT 1

PIRAINO SUBDIVISION
VOL. 118, PG. 306

LOT 2

H:\Land Projects R2\041\Austin SF A-63\Loi Phat Nguyen 0.46 Acres\dwg\Platting\Preliminary & Final Plats.dwg 7/29/2008 9:54:55 AM CDT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, 21 Wings Inc., d/b/a Wings N More, the owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume , Page , and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Mark Dennard, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Dennard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2008.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

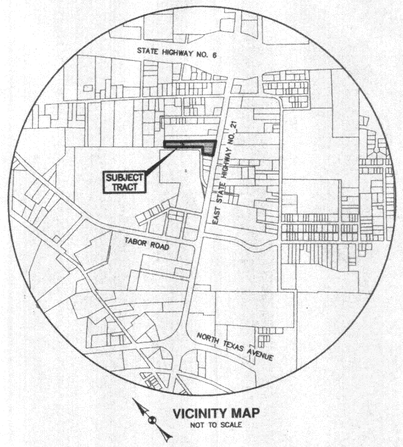
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2008, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2008.

_____
City Engineer, Bryan, Texas



VICINITY MAP
NOT TO SCALE

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2008.

_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED WEST LINE OF THE TRACT DESCRIBED IN THE DEED TO TRAN HA THI IN VOL. 5592, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°W.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.

3. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

4. CURRENT ZONING: C-(COMMERCIAL) AND A-O (AGRICULTRUAL-OPEN)

Received
JUL 29 2008
Development & Engineering Services

FINAL PLAT
OF
21 WINGS SUBDIVISION

2.62 ACRE TRACT

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
21 WINGS INC.
111 UNIVERSITY DRIVE, SUITE 110
COLLEGE STATION, TEXAS 77840
(979)-680-1498

SCALE: 1"=30' JULY, 2008

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

SCALE: 1"=30'

PAUL PATRANELLA and wife, STEPHANIE PATRANELLA
VOL. 7608, PG. 236

DEWAYNE D. EMERY and wife, TEMPI EMERY
CALLED 1-1/2 ACRES
VOL. 499, PG. 421

5/8" IRON PIPE FOUND
BRS: S 42°42'57"E~5.43'

FENCE INTERSECTION
BRS: S 45°41'25"E~0.8'

S 45°00'00"E~888.60'

BARBED WIRE FENCE

FENCE POST
1.4' S.W.

BARBED WIRE FENCE

1/2" IRON ROD SET

GAS METER BRS: S 36°59'10"E~2.3'

POWER POLE BRS: S 34°56'28"W~5.7'

10'x20' PUBLIC UTILITY EASEMENT

CROSS ACCESS EASEMENT

CROSS ACCESS & PARKING EASEMENT

EDGE OF PAVEMENT

18" RCP FL=349.30

1/2" IRON ROD SET

S 45°00'00"E~121.36'

18" RCP FL=348.82

SANITARY SEWER MANHOLE TOP=349.85 FL=334.05

POWER POLE

GRAVEL DRIVE

N 45°00'00"E~100.00'

CHAIN LINK FENCE

N 10°10'05"W~2938.87'
OPR. VOL. 869, PG. 814

NO FENCE

N 45°00'00"W~664.88'

CHAIN LINK FENCE CORNER BRS: N 37°36'07"W~0.8'

3/8" IRON ROD FOUND

S 70°38'09"E~101.70'

5/8" IRON ROD & CAP FOUND
BRS: S 33°40'39"W~5.73'

CRUDE OIL SIGN

8" POST
1.0' S.E.

20.0' WOOD BUILDING

LOT 1
0.77 ACRE

GAS METER

CONCRETE WALK

COVERED WOOD PATIO

ONE STORY WOOD FRAME HOUSE #2612

N 44°25'26"E~124.50'

S 55°47'35"W~264.46'

18" RCP FL=348.45

18" RCP FL=344.78

MAIL BOX

WATER METER

16'x115' PUBLIC UTILITY EASEMENT

N 36°42'50"W~176.67'

1/2" IRON ROD SET

1" IRON PIPE FOUND
BRS: N 86°23'01"E~2.94'

CHARLES F. VERNON
CALLED 0.4447 ACRES
VOL. 4305, PG. 198

LOT 1

PIRKING SUBDIVISION
VOL. 118, PG. 305

LOT 2

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT
STONEHAVEN - VOL. 5289, PG. 129

EAST STATE HIGHWAY NO. 21 R.O.W.
(46' WIDE ASPHALT PAVEMENT)

LOT 2
1.85 ACRES

H&A CONSTRUCTION CO. INC.
VOL. 2844, PG. 151

CURRENT ZONING: A-O (AGRICULTURAL-OPEN)

APPROX. LOCATION OF ZONING LINE

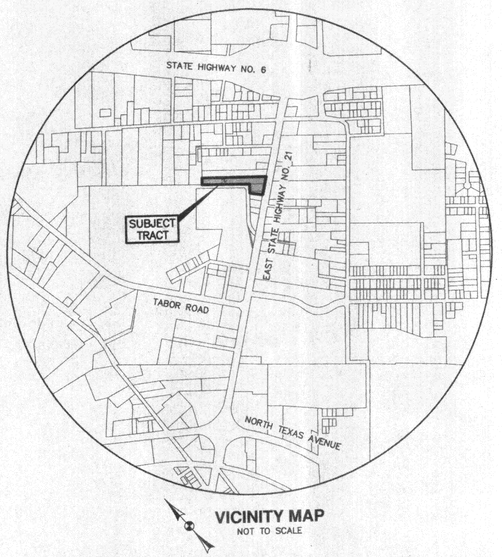
CURRENT ZONING: C (COMMERCIAL)

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT
STONEHAVEN - VOL. 5289, PG. 129

CONCRETE DRAINAGE CHANNEL

1.57 ACRE PRIVATE DRAINAGE AND UTILITY EASEMENT
STONEHAVEN - VOL. 5289, PG. 129

SANITARY SEWER MANHOLE TOP=354.11



VICINITY MAP
NOT TO SCALE

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED WEST LINE OF THE TRACT DESCRIBED IN THE DEED TO TRAN HA THI IN VOL. 5592, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 45°W.

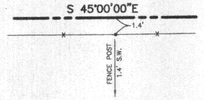
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.

3. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.

4. CURRENT ZONING: C-(COMMERCIAL) AND A-O (AGRICULTRUAL-OPEN)

5. BASIS OF ELEVATIONS IS CITY OF BRYAN GPS MONUMENT #6 (GPS-6) WITH A PUBLISHED ELEVATION OF 366.68'

6. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



LEGEND

- SANITARY SEWER MANHOLE
- 6" SANITARY SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER LINE
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- TELEVISION PEDESTAL
- TELEVISION CABLE
- WATER METER
- 8" WATER LINE
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- SALTWATER PIPELINE
- WOOD FENCE (& FENCE CORNER)
- CHAIN LINK FENCE
- BARBED WIRE FENCE

Received
JUL 29 2008
Development & Engineering Services

PRELIMINARY PLAN (NOT FOR RECORD)

OF

21 WINGS SUBDIVISION

2.62 ACRE TRACT

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

21 WINGS INC.
111 UNIVERSITY DRIVE, SUITE 110
COLLEGE STATION, TEXAS 77840
(979)-680-1498

SCALE: 1"=30' JULY, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

P:\Job Folders\All Current Job Folders\0-49 Areas\Bryan\Platting\Preliminary & Final Plats.dwg 7/29/2008 9:54:55 AM CDT