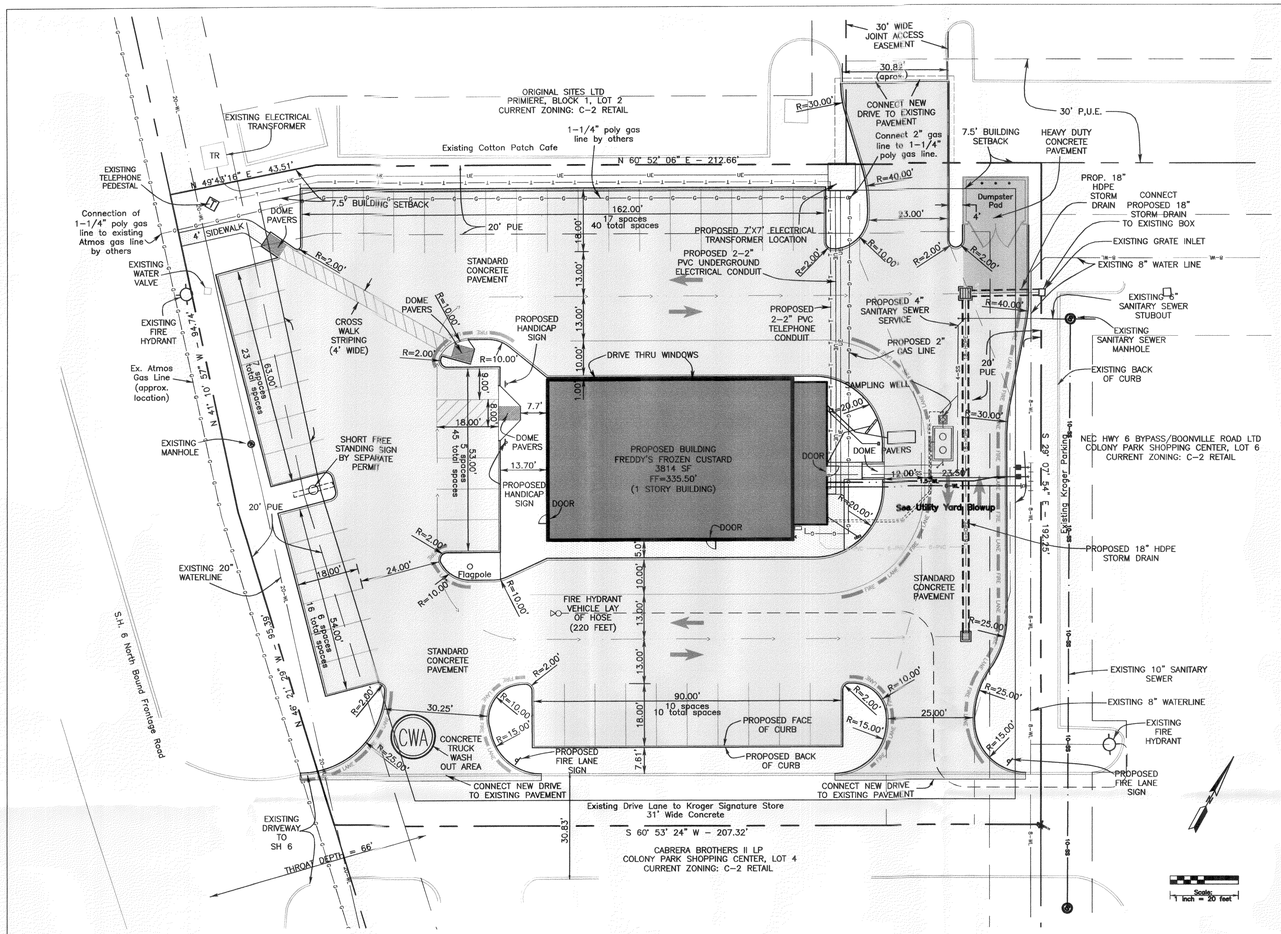


SITE PLAN

SITE PLAN NOTES:

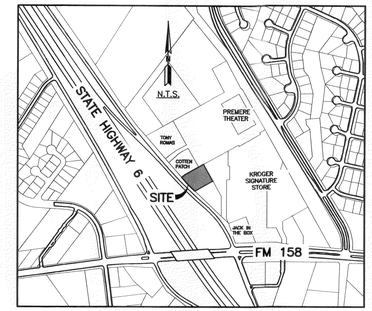
1. Name of Project: Freddy's Frozen Custard
2. Legal Description:: Colony Park Shopping Center, Lot 5
3. Owner: NEC HWY 6 Bypass/Boonville Road Ltd
   1800 Bering Drive
   STE 550
   Houston, TX 77057-3169
4. Zoning: C-2 Retail
5. Existing Use: Undeveloped-Vacant
   Proposed Use: Restaurant
6. Setbacks: Per City of Bryan Ordinances
7. Site Area: 1.031 acres
8. Water Demands: Min.=0 gpm, Avg.=8 gpm, Peak=30 gpm
9. Sanitary Demands: Min.=0 gpm, Avg.=8 gpm, Peak=30 gpm

No portion of this site lies within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041c0134c Effective Date: July 2, 1992

PARKING ANALYSIS:
Parking required for Freddy's Frozen Custard:
8 spaces + 1/50 sf of seating area.
Freddy's Seating area: 1543 s.f.

8 SP + 1543 SF / 50 = 8 + 31 = 39 Spaces.
Total Parking Required: 39 spaces
Total Parking Provided: 45 Spaces

H.C. PARKING REQD: (Per Table 2 on section 4.1.2 of TAS)
Total Spaces in Parking lot (26-50) = 2 HC parks Reqd w/ 1 Van Accessible



VICINITY MAP
NOT TO SCALE

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

Firm # - 1443
STATE OF TEXAS
JOEL J. MITCHELL
80649
REGISTERED PROFESSIONAL ENGINEER

DATE: 12-22-2011
REVISIONS:

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 Isabel Cantu @ BTU 821-5770
   e. Contact Mitchell Gas @ 779-4460
   g. Contact Richard Wallace @ Verizon 821-4752

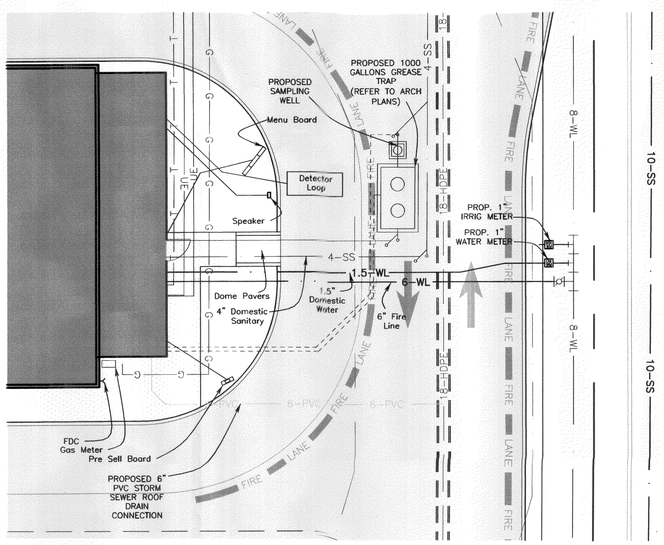
2. All construction shall be in accordance with the current B/CS Unified Technical Specifications, Water and Sewer and Generals, 2009, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan 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 federal, state and local regulations.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided 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 the City of C.S. Electrical Division.
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 subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Atmos, Suddenlink Communications, BTU, CSU, 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. Temporary spoil areas will be identified on site by owner.
15. Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
16. All storm sewer and sanitary sewer being constructed with this site plan is private.
17. All cleanouts located within paved areas shall be traffic rated.
18. 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 windblown litter from the project site.
19. NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

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.

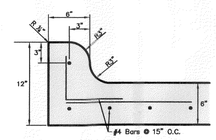
FIRE LANE NO PARKING TOW AWAY ZONE
FIRE LN STRIPING

FIRE LANE SIGN

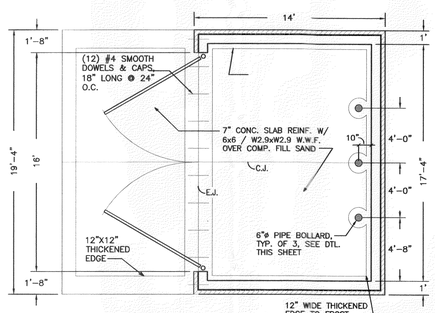


UTILITY YARD BLOWUP

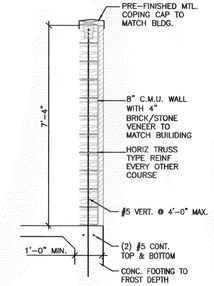
LEGEND
PROPERTY LINE
SETBACKS



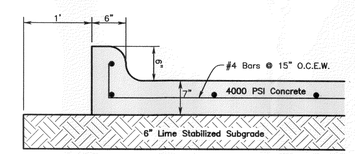
TYPE 3 CURB
FOR USE WITH CONCRETE PAVEMENT OR APRON NOT A SEPARATE PAY ITEM
NTS



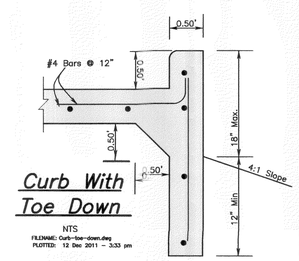
TRASH ENCLOUSURE (PLAN)
NOT TO SCALE



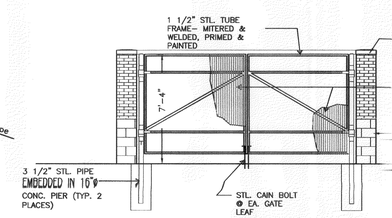
SECTION A



HEAVY DUTY CONCRETE PAVEMENT DETAIL
NTS



Curb With Toe Down
NTS
FILENAME: Curb-toe-down.dwg
PLOTTED: 12 Dec 2011 - 3:33 pm



TRASH ENCLOUSURE (FRONT)
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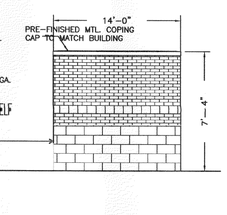
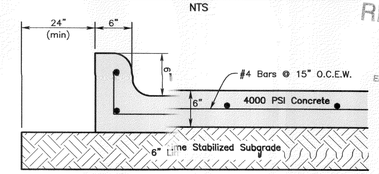


TRASH ENCLOUSURE (SIDE)
NOT TO SCALE



STANDARD CONCRETE PAVEMENT DETAIL
NTS

RECEIVED
DEC 28 2011
Development & Engineering Services

FREDDY'S FROZEN CUSTARD
LOT 5, COLONY PARK SHOPPING CENTER
BRYAN, TEXAS

SITE PLAN AND NOTES

BATIS DEVELOPMENT
2951 SW WANAMAKER DR., SUITE A
TOPEKA, KANSAS 66614
785.272.4400
785.271.0944 F

SHEET NO.
C-1