

PARKING ANALYSIS: PHASE TWO GROSS FLOOR AREA REQUIRED PARKING (125 SPACE PER 100 GFA)	3,017 SF 30 SPACES
TOTAL SPACES REQUIRED SHANNON'S SPACES PROVIDED (23 SPACES & 1 HANDICAP) OFF-SITE SPACES PROVIDED (MT. VERNON BAPTIST CHURCH) TOTAL SPACES PROVIDED	30 SPACES 24 SPACES 25 SPACES 49 SPACES
LEGAL DESCRIPTION ADAMS, GEORGE A CITY OF BRYAN BLOCK C, LOTS 10 & 9 & LT 2 BK 6 BRYAN'S 3RD ZONED: COMMERCIAL	
SITE IS NOT WITHIN 100 YR. FLOOD PLAIN - FIRM PANEL #:	
LANDSCAPE ANALYSIS: PHASE TWO AREA OF (EXIST.) BUILDINGS AREA OF (NEW) BUILDING AREA OF (NEW) PARKING AND PAVED SURFACES TOTAL DEVELOPED AREA	1,127 SF 1,890 SF 11,367 SF 14,384 SF
REQUIRED LANDSCAPE SQUARE FOOTAGE (14,384 SF X 15%)	2,158 SF
NEW PLANTED CANOPY TREES (LIVE OAKS) (9 X 200 SF) NEW PLANTED SHRUBS (2-15 GALLON = 10 SF) (7 X 10 SF) NEW GRASS/ GROUND COVER (14,384 SF / 100) OR (2,158 X 15%) TOTAL LANDSCAPE SQUARE FOOTAGE PROVIDED	1,800 SF 70 SF 324 SF 2,194 SF

PROJECT DATA

NO SCALE (16)

SITE LEGEND

	NEW CONCRETE SIDEWALK SCORED JOINTS - EVENLY SPACED @ 5'-0" MAX. EXPANSION JOINTS @ 30'-0" o.c. MAX.
	NEW CONCRETE PAVING (PHASE ONE)
	NEW CONCRETE SIDEWALK
	PROPERTY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING WATER LINE
	PROPOSED NEW 4" WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED NEW 4" SANITARY SEWER
	EXISTING GAS LINE
	PROPOSED NEW 1" GAS LINE
	EXISTING CHAIN LINK FENCE TO REMAIN
	PP POWER POLE
	LP LIGHT POLE
	W WATER METER
	FH FIRE HYDRANT
	G GAS METER
	EB EXISTING BOLLARD TO REMAIN
	NB NEW BOLLARD, REF. 19/A11
	E EXISTING
	N NEW
	P PROPOSED
	NEW PLANTED CANOPY TREE (LIVE OAK 1 1/2")
	NEW PLANTED SHRUB (2-15 GALLONS)

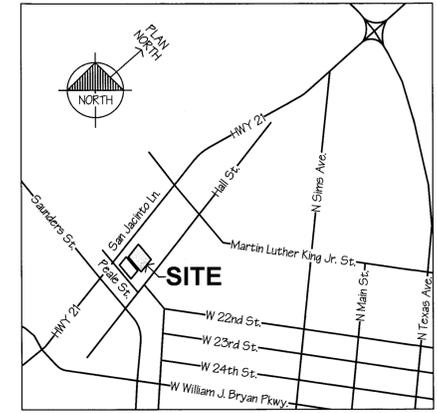
NO SCALE (12)

SITE NOTES

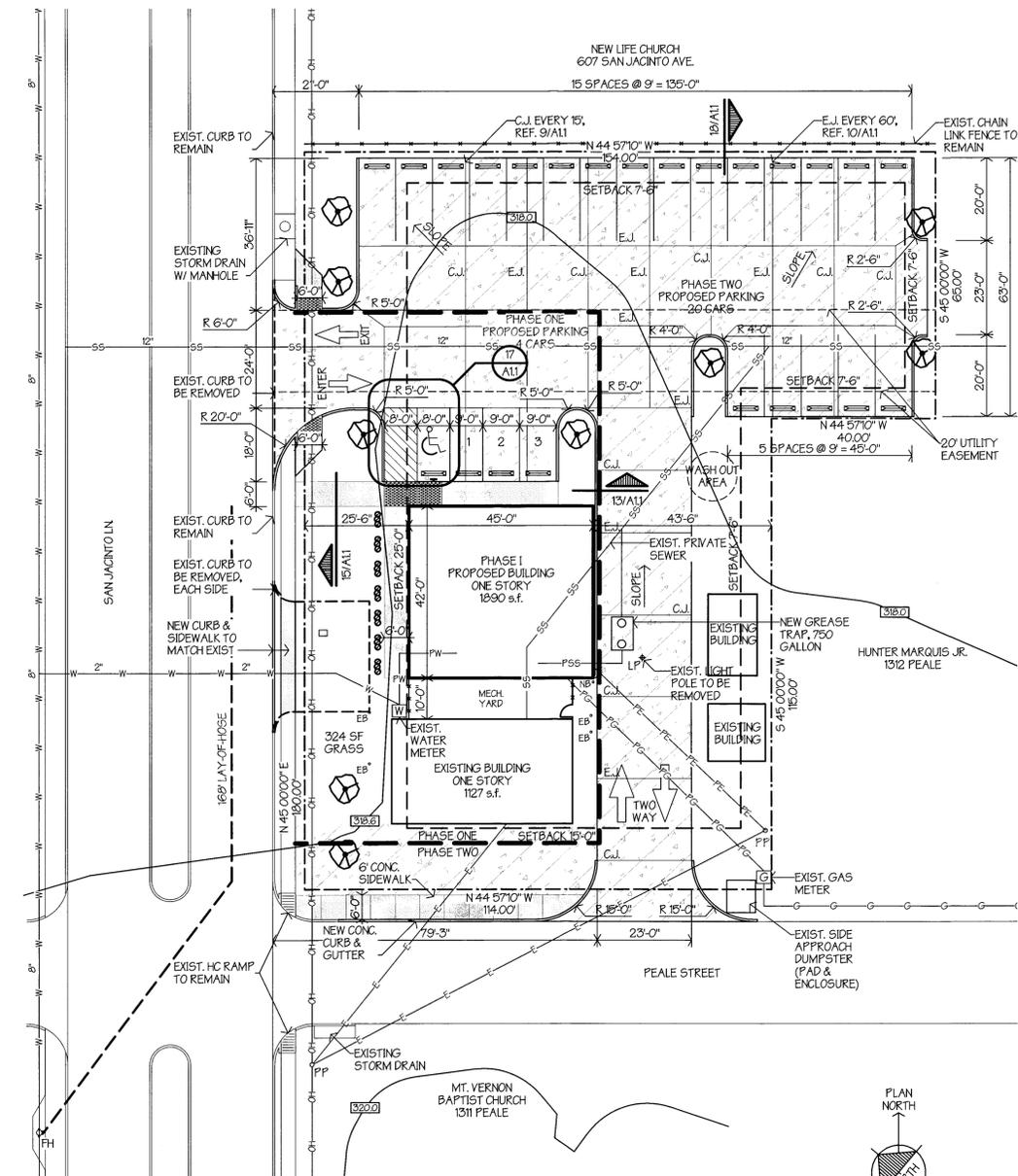
- REMOVE ALL EXISTING TREES, CONSTRUCTION OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH CONSTRUCTION. VERIFY WITH OWNER OR ARCHITECT AT SITE.
- PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION (I.E. BUILDINGS, PAVING, WALKS, STREETS, FENCES, ETC.)
- PROTECT FROM DAMAGE ALL EXISTING TREES THAT ARE TO REMAIN DURING CONSTRUCTION. MAINTAIN BARRIERS AROUND TREES AT A DISTANCE OF THE DRIPLINE PLUS 5'-0" BEYOND.
- REFER TO SITE PLAN FOR APPROXIMATE LOCATION OF ALL KNOWN UTILITIES. VERIFY LOCATIONS OF ALL WATER, POWER, SANITARY SEWER, STORM SEWER, GAS, ETC. PROTECT AND MARK APPROPRIATELY PRIOR TO BEGINNING ANY EXCAVATION, NEW CONSTRUCTION OR OTHER WORK AT THE SITE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DURING LAYOUT AT THE SITE AND SHALL CONTACT THE ARCHITECT SHOULD ANY PROBLEM BECOME EVIDENT.
- AREAS TO BE SEEDED INCLUDE ALL AREAS WHERE GRADING IS REQUIRED OR WHERE GRASS IS DISTURBED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION (PULVERIZE TOP SOIL, FINE GRADE AND RAKE FOR PLANTING).
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DIVISION FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENT.
- DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR THE POTENTIAL EROSION OF SOIL FROM THE SITE THROUGH THE USE OF HAY BALES OR SILT FENCES STRATEGICALLY PLACED AROUND THE PROPERTY AND AT EXISTING STORM DRAIN INLETS ADJACENT TO NEW CONSTRUCTION. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL APPROVAL OF THE ACTUAL METHOD REQUIRED AND ITS PLACEMENT FROM THE CITY ENGINEERING DIVISION PRIOR TO BEGINNING ANY SITEWORK.
- ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE (120" IN THE DIRECTION OF TRAVEL. CROSS-SLOPE NOT TO EXCEED 2% (150).

NO SCALE (8)

VICINITY MAP



NO SCALE (4)



NOTE:
CONSTRUCTION & PARKING SHOWN AS PHASE TWO
WILL BE COMPLETED WITHIN 12 MONTHS AFTER
CERTIFICATE OF OCCUPANCY FOR PHASE ONE.

SITE PLAN

1"=20'-0" (1)

PATTERSON ARCHITECTS

making a difference by design
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M.E.P.

STRUCTURAL

CIVIL AND SURVEY

FRED A. PATTERSON
REGISTRATION NUMBER: 10389
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

Shannon's Catering
NEW RESTAURANT BUILDING
601 SAN JACINTO LN.
BRYAN, TX

Not Date:	Issue Notes:
6/30/15	SITE REVIEW
7/7/15	SITE REVIEW

Drawn By: JMH
Checked By: FP
Patterson Project No.: 1523
Building Inventory No.:
Plot Date: Jun 30, 2015
CAD File: A11 Site Plan 1523.vwx

Project No.:
Sheet Title:
SITE PLAN

Sheet
A1.1
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