

**SITE GENERAL NOTES**

- REFER TO CIVIL DRAWINGS FOR THE CONCRETE PAVING JOINT PATTERNS AND CONSTRUCTION JOINT DETAILS.
- REFER TO THE LANDSCAPE DRAWINGS FOR THE LOCATION OF IRRIGATION CONTROLLERS AND POP UP VALVES TO BE INSTALLED THE LANDSCAPE STRIP BETWEEN THE SIDE WALK AND THE PARKING LOT.
- CONTRACTOR SHALL FIELD VERIFY GRADE ELEVATION OF EXISTING ROADWAY PAVING RELATIVE TO SPECIFIED PARKING LOT PAVING ELEVATION TO CONFIRM THAT THE SPECIFIED PARKING LOT PAVING ELEVATION DOES NOT EXCEED ROADWAY ELEVATION BY MORE THAN 12" TYPICAL TO INSURE THAT DRIVEWAY APRONS SHALL NOT BE TOO STEEP. SEE CIVIL DRAWINGS FOR DRIVEWAY CURB CUT APRON DETAILS.
- REFER TO CIVIL SITE UTILITY PLAN FOR SITE FIRE LINE SUPPLY TO THE SHELL BUILDING IN THIS CONTRACT AND TO FUTURE BUILDINGS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT PACKAGES, INCLUDING CHECK VALVES, CONNECTION VAULTS, METERS AND UTILITY LINE TAPS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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.
- DEMOLITION/ CONSTRUCTION WASTE- SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING THE DEMOLITION/ CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND OR/ METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- FIRE SPRINKLER SYSTEM- POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
- POTABLE WATER PROTECTION- ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
- IRRIGATION SYSTEM- POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.

**20 SITE GENERAL NOTES**  
NO SCALE  
RE: 142201

**ACCESSIBILITY GENERAL NOTES**

- ALL ACCESSIBLE ROUTES & ACCESSIBLE PARKING AISLES SHALL NOT EXCEED A 2% SLOPE IN EITHER A LONGITUDINAL OR CROSS SLOPE DIRECTION TYPICAL FROM PARKING SPACES AND PUBLIC SIDEWALK TO BUILDING ENTRANCES.
- ALL HANDICAP STRIPING, SIGNAGE AND ACCESSIBLE ROUTES FROM PARKING SPACES TO STORE ENTRANCES SHALL BE PROVIDED TO MEET THE TEXAS ACCESSIBILITY STANDARDS IN ALL RESPECTS. A COPY OF THE STANDARDS IS AVAILABLE FOR REFERENCE FROM THE ARCHITECT.
- ALL PORTIONS OF THE STRIPED ACCESSIBLE ROUTES SHALL NOT EXCEED A SLOPE OF 2% IN ANY DIRECTION, LONGITUDINAL OR CROSS SLOPE, TYPICAL.
- THRESHOLDS AT STORE ENTRANCES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 1/2" PROJECTION ABOVE THE SIDEWALK OR THE STORE FINISH FLOOR. ALL CHANGES IN ELEVATION SHALL NOT EXCEED 1/4" ABRUPT OR 1/2" AT A 45 DEGREE TAPERED ANGLE.
- SEE DETAIL 6A110 FOR TYP. CURB RAMP PLAN.

**19 SITE ACCESSIBILITY NOTES**  
NO SCALE  
RE: 142201

**PARKING CALCULATIONS TABLE**

BUILDING USE	GROSS AREA	REQ'D PARKING RATIO	PARKING REQ'D	HC REQ'D
DRIVE-IN RESTAURANT	10296 SF DINING	8 + 1 PER 500 SF DINING	30 SPACES	1-STD/1-VAN
SPACES PROVIDED			50 SPACES	2-STD/1-VAN

**CONCRETE PAVING NOTES**

LOCATION	PAVING THICKNESS	REBAR SPACING
DUMPSTER PAD/ADJACENT	8"	15' @ 12' O.C. EA. WAY
ALL DRIVE LANES	6"	15' @ 24' O.C. EA. WAY
ALL PARKING SPACES	5"	14' @ 24' O.C. EA. WAY

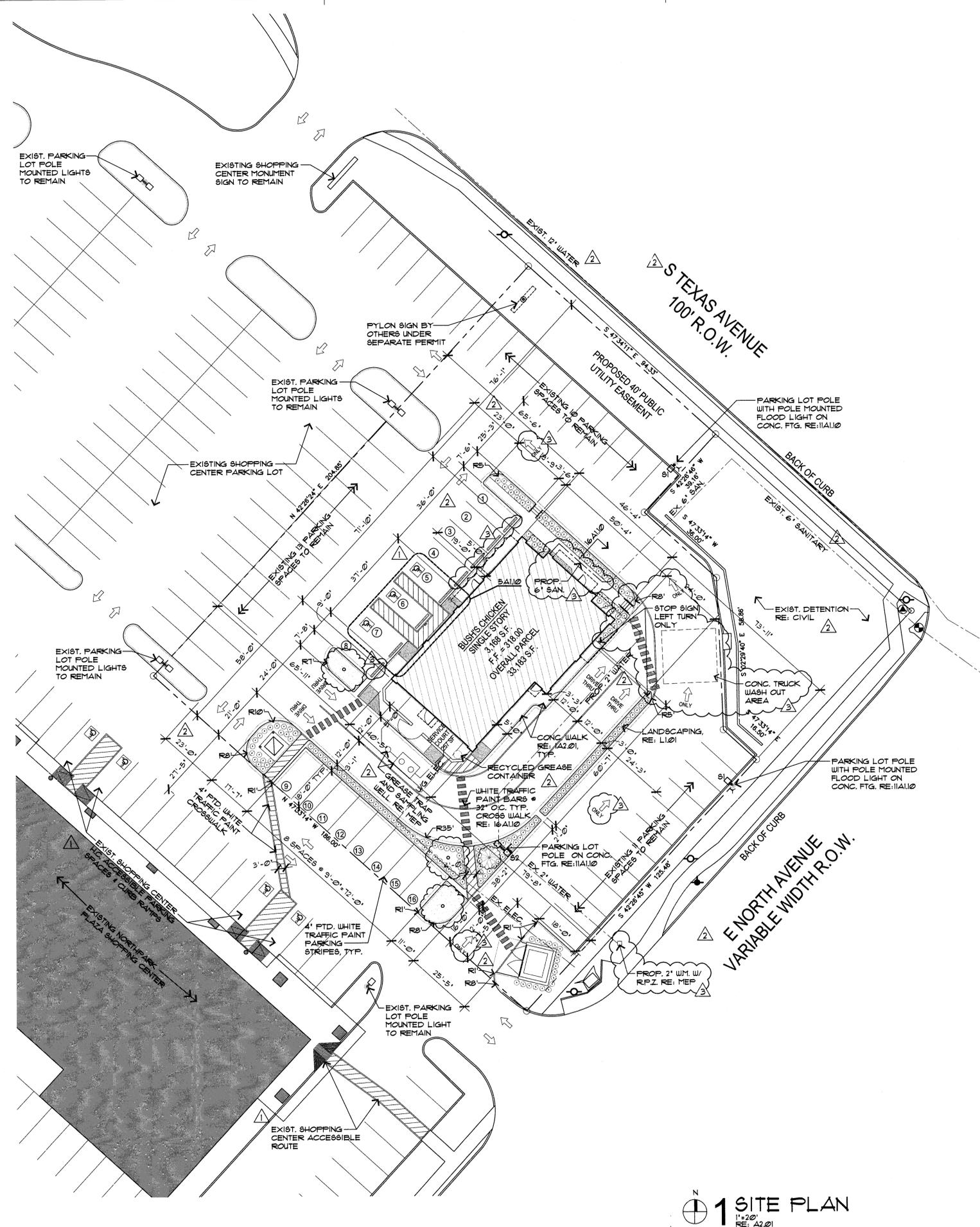
**SITE PLAN NOTES**

- NAME OF PROJECT: BUSH'S CHICKEN
- ADDRESS: 3608 S TEXAS AVENUE BRYAN, TX 77802
- LEGAL DESCRIPTION: BLOCK 2, LOT 1R-B RAMSEY PLACE PH 3
- ZONING: C-3
- EXISTING USE: VACANT
- PROPOSED USE: RESTAURANT
- OVERALL SITE AREA: 33,183 SF
- SETBACKS: PER CITY OF BRYAN ORDINANCES

NOTE: THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA'S FLOOR INSURANCE RATE MAP PANEL 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014

**GREASE TRAP AND SAMPLING WELL NOTES**

- SIZE OF GREASE TRAP: 1000 GALLONS
- HEAVY TRAFFIC DUTY DUCTILE IRON MANHOLE FRAME AND SOLID COVER PROVIDE CONCRETE OR MASONRY EXTENSIONS AS REQUIRED.
- REINFORCE TOP, BOTTOM AND SIDES W/ #4 REBAR AT 6" O.C.E.W. WITH RETURN BENDS.
- GREASE INTERCEPTOR SHALL MEET OR EXCEED REQUIREMENTS, CAPACITY, CONSTRUCTION, ETC. SET FORTH BY THE CITY OF BRYAN, TX. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL WITH LETTER OF COMPLIANCE AND ACCEPTANCE BY CITY AUTHORITIES.



**1 SITE PLAN**  
1"=20'  
RE: 142201

Revision/Issues  
11/20/2015 ISSUED FOR BIDS & PERMIT T.A.S. RESPONSE  
12/17/15 SITE DEVELOPMENT REVIEW RESPONSE  
01/05/16 SITE DEVELOPMENT REVIEW RESPONSE  
01/26/16 SITE DEVELOPMENT REVIEW RESPONSE



Copyright © 2015  
MTA MIKE TREADWAY ARCHITECT, INC.

**BUSH'S CHICKEN**  
3608 S TEXAS AVE  
BRYAN, TX 77802

Owner Information:  
Aggeland Chicken, LLC  
Contact: Todd Scott  
1432 Overlook Ridge Dr.  
Belton, TX 76513  
o. 254.541.4548

MIKE TREADWAY ARCHITECT, INC.  
2400 Augusta Drive, Suite 100  
Houston, Texas 77057  
PH: 713-953-1985  
FAX: 713-953-1068



Sheet Title  
**Site Plan**  
Date: JAN 27 2016  
RECEIVED

Project: 15061  
Date: 11/20/2015  
Drawn: BL  
Checked: MT  
Sheet:

**A1.01**  
Of