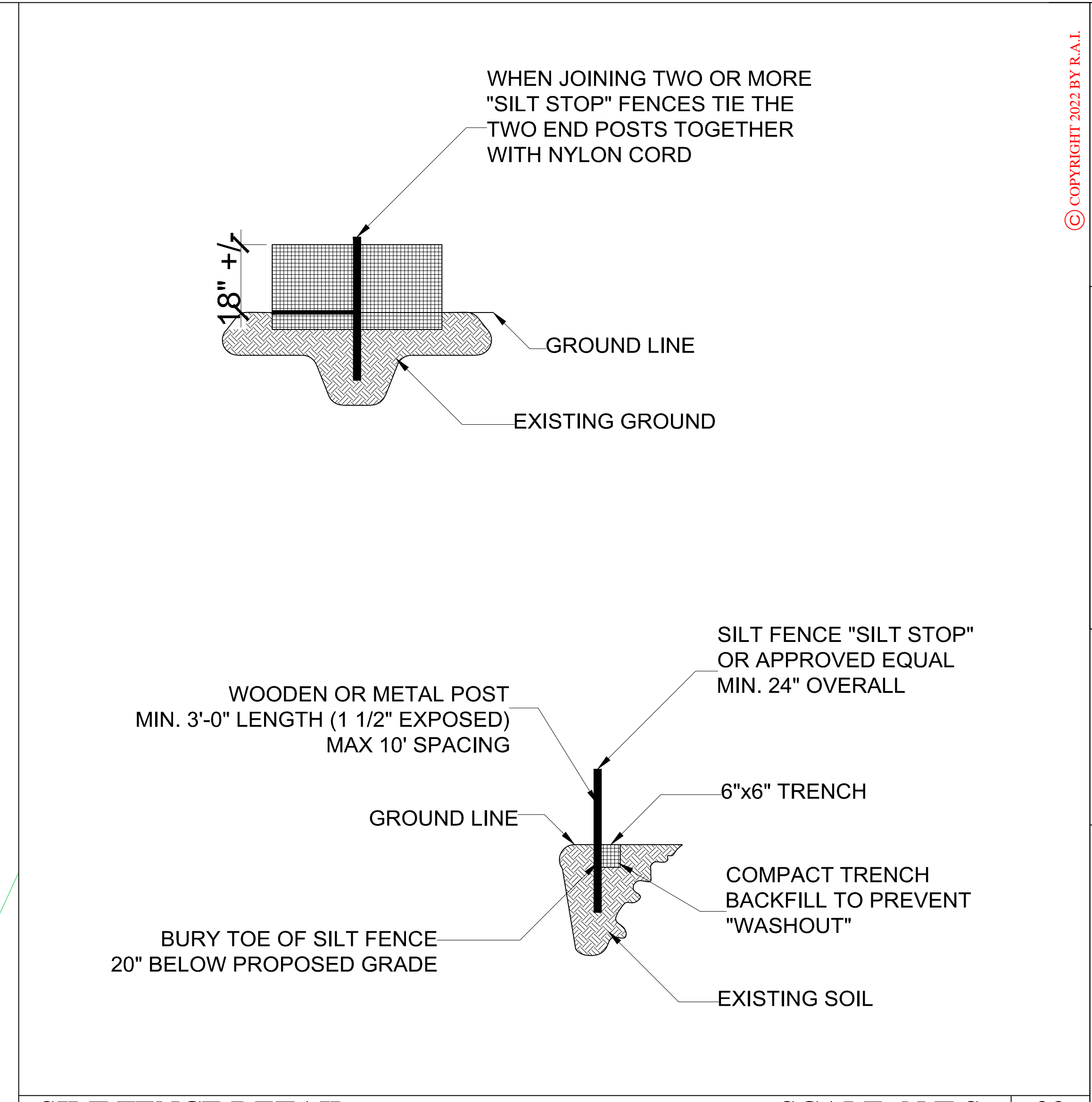


EXISTING SITE PLAN

SCALE: 1" = 20'-0"

01



SILT FENCE DETAIL

SCALE: N.T.S.

02

SYMBOL & LINE LEGEND	
	DOUBLE CHECK VALVE
	WATER METER
	TRANSFORMER
	TELEPHONE POLE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	CLEAN OUT
	UNDERGROUND ELECTRICAL
	AERIAL ELECTRICAL
	WATER LINE
	SANITARY SEWER LINE
	FIRE HYDRANT
	SILT FENCE
	PROPERTY LINE

SITE LEGEND

SCALE: N.T.S.

03

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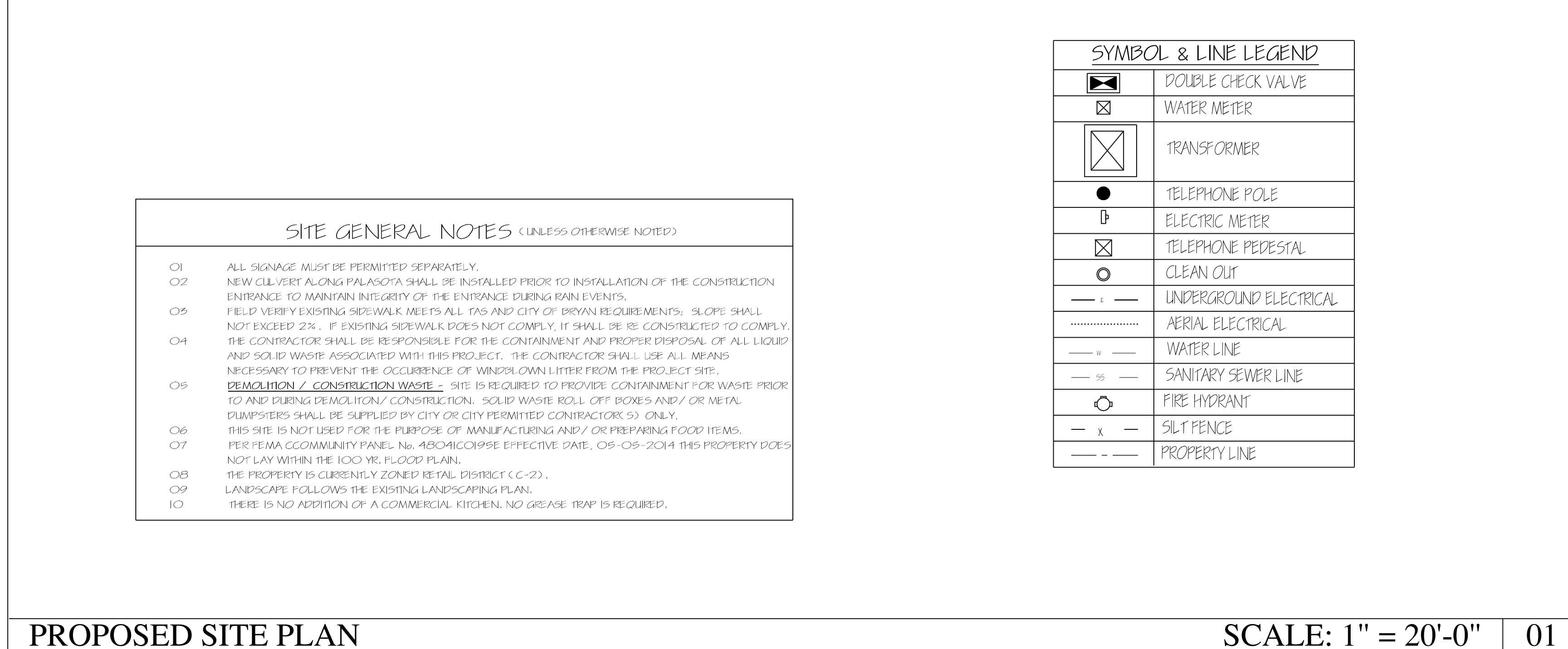
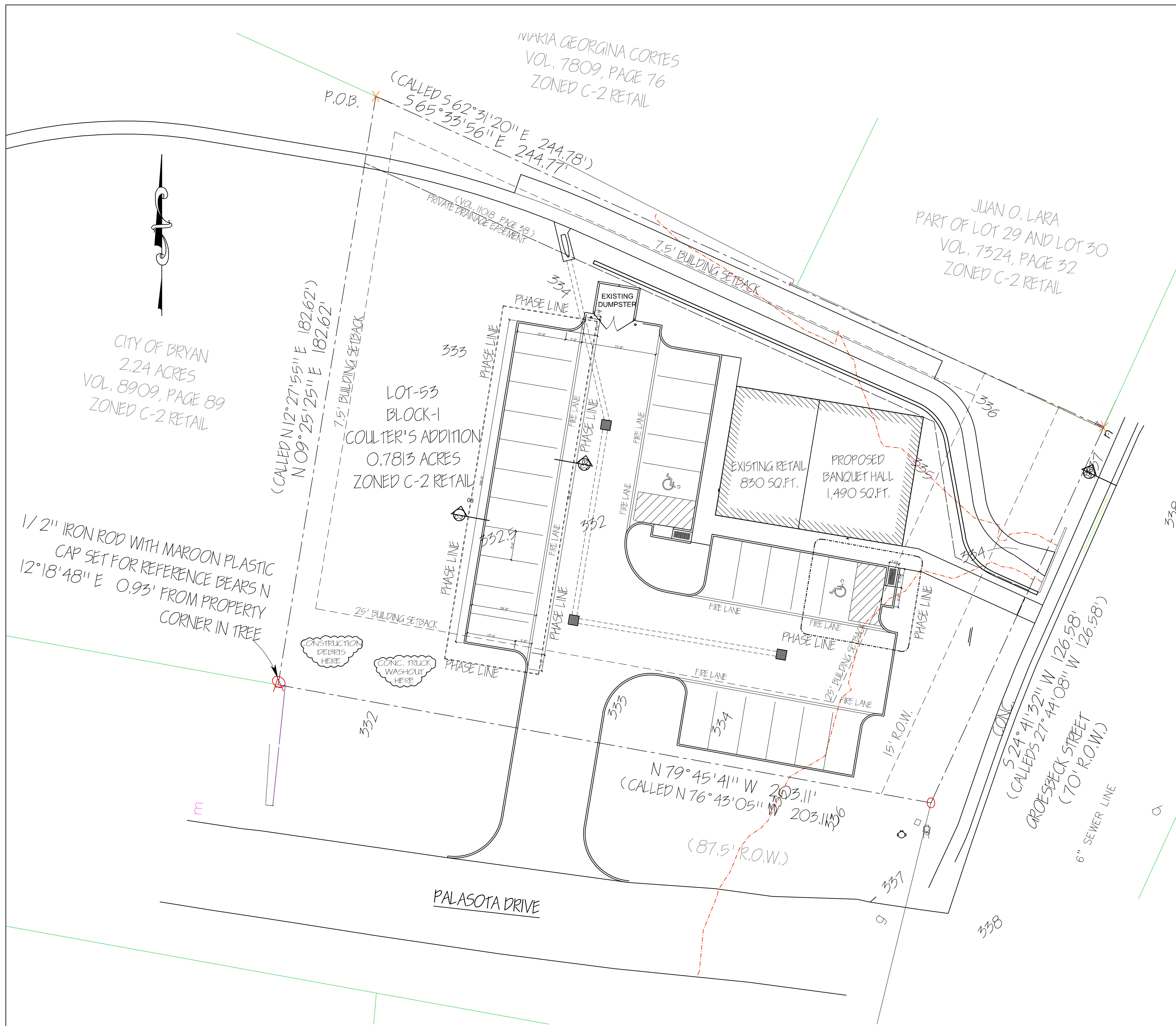
JOB# 21-071

SITE INFO: 1426 GROESBECK LOT-53, BLK-1, COULTER'S ADDITION BRYAN, TEXAS

CLIENT: MAX MARTINEZ 1734 RIDGE MEADOW LN BRYAN, TX 77803 (979) 575-3260

JTR-INITIAL DESIGN 01-20-22

SHEET: C-1 OF TWO DATE: 02-08-2022



SITE GENERAL NOTES (UNLESS OTHERWISE NOTED)

- 01 ALL SIGNAGE MUST BE PERMITTED SEPARATELY.
- 02 NEW CURB/GUTTER ALONG PALASOTA SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO MAINTAIN INTEGRITY OF THE ENTRANCE DURING RAIN EVENTS.
- 03 FIELD VERIFY EXISTING SIDEWALK MEETS ALL T&S AND CITY OF BRYAN REQUIREMENTS. SLOPE SHALL NOT EXCEED 2%. IF EXISTING SIDEWALK DOES NOT COMPLY, IT SHALL BE RE-CONSTRUCTED TO COMPLY. 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.
- 04 **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 PUMPS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY. THIS SITE IS NOT USED FOR THE PURPOSE OF MANUFACTURING AND/ OR PREPARING FOOD ITEMS. PER FEMA COMMUNITY PANEL No. ABOAC1099E EFFECTIVE DATE, 09-09-2014 THIS PROPERTY DOES NOT LAY WITHIN THE 100 YR. FLOOD PLAN.
- 05 THE PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT (C-2).
- 06 LANDSCAPE FOLLOWS THE EXISTING LANDSCAPING PLAN.
- 07 THERE IS NO ADDITION OF A COMMERCIAL KITCHEN. NO GREASE TRAP IS REQUIRED.

SYMBOL & LINE LEGEND	
	DOUBLE CHECK VALVE
	WATER METER
	TRANSFORMER
	TELEPHONE POLE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	CLEAN OUT
	UNDERGROUND ELECTRICAL
	AERIAL ELECTRICAL
	WATER LINE
	SANITARY SEWER LINE
	FIRE HYDRANT
	SILT FENCE
	PROPERTY LINE

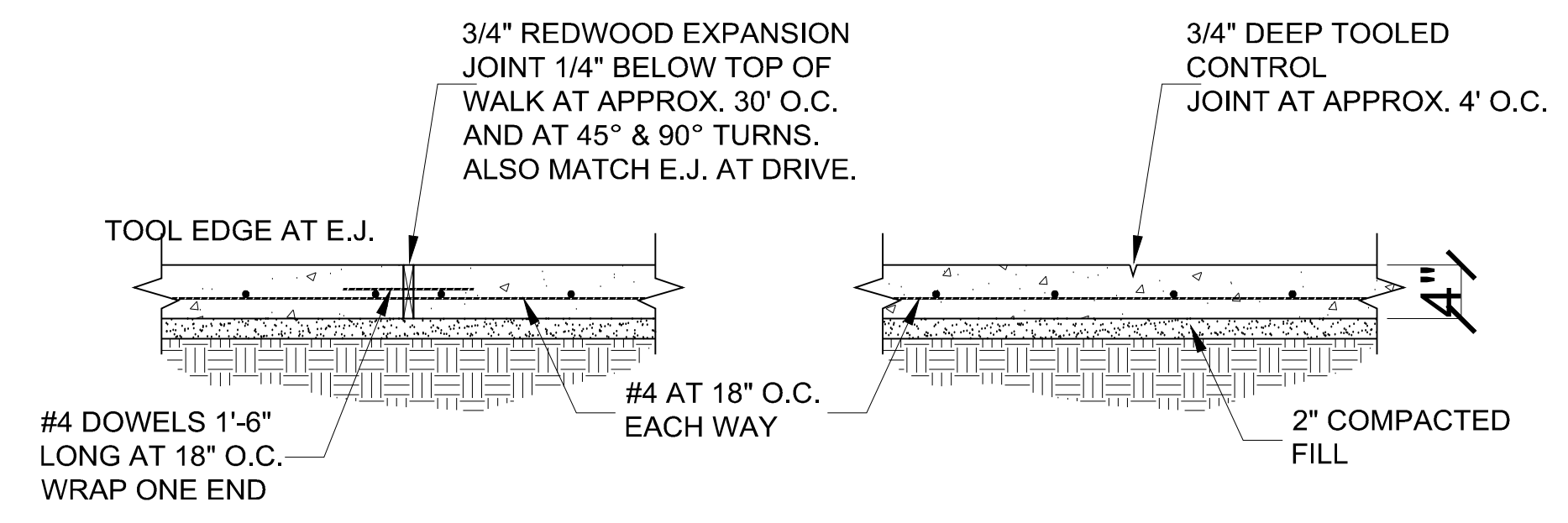
PARKING REQUIREMENTS

RETAIL SALES & SERVICE
 1 SPACE PER EVERY 250 SQ.FT.
 830 SQ.FT. / 250 = 3.4 SPACES REQUIRED.

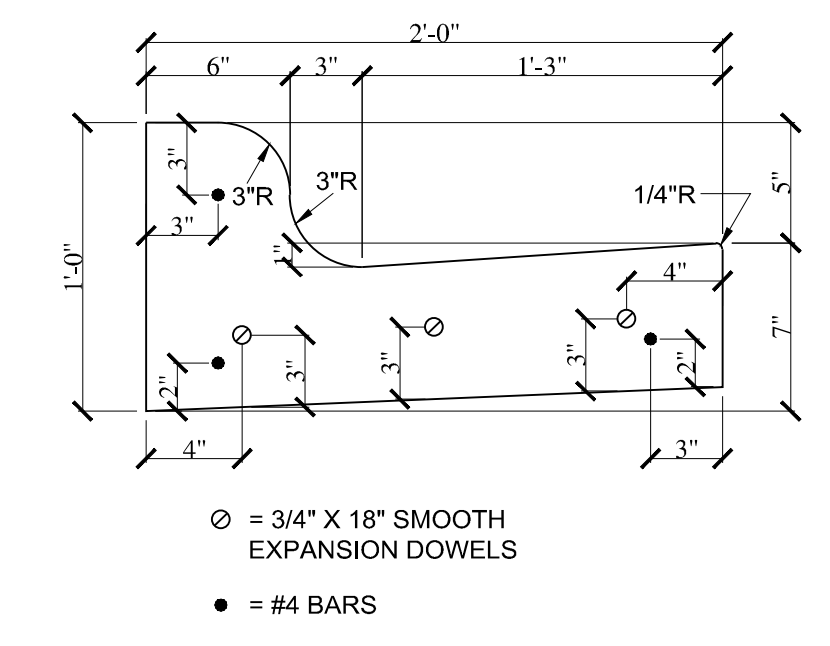
BANQUET HALL
 1 SPACE PER EVERY 100 SQ.FT.
 1,490 SQ.FT. / 100 = 14.9 SPACES REQUIRED.

TOTAL SPACES PROVIDED = 27

FLATWORK DETAIL SCALE: N.T.S. 02



FLATWORK DETAIL SCALE: N.T.S. 02

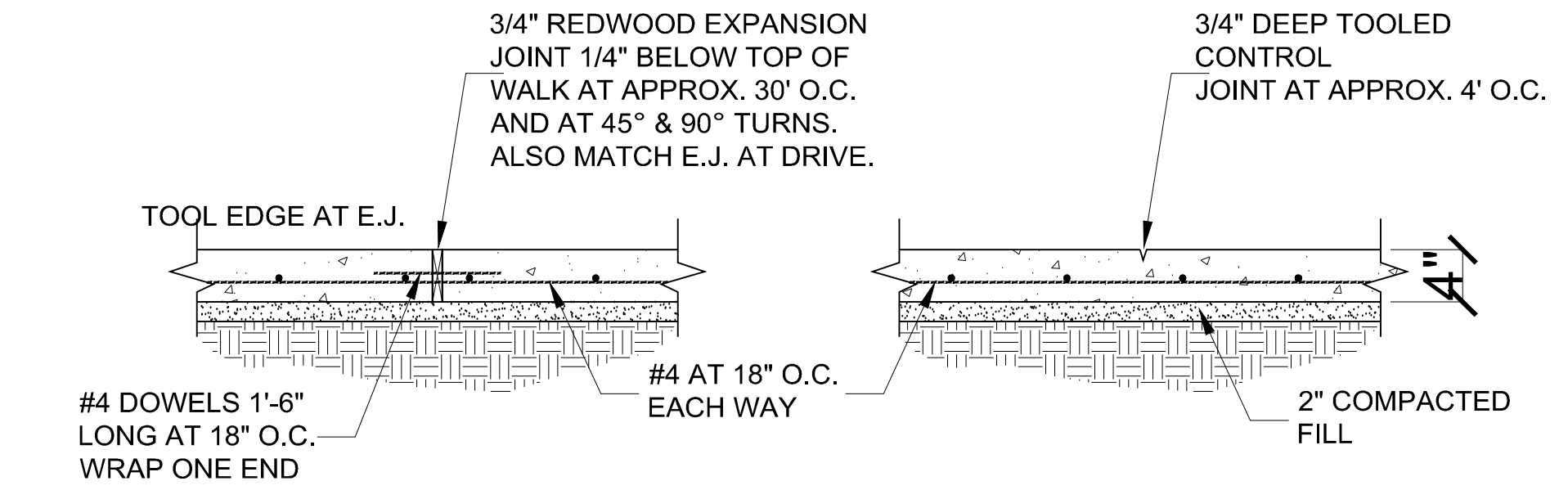


CURB & GUTTER DETAIL SCALE: 1/2" = 1'-0" 03

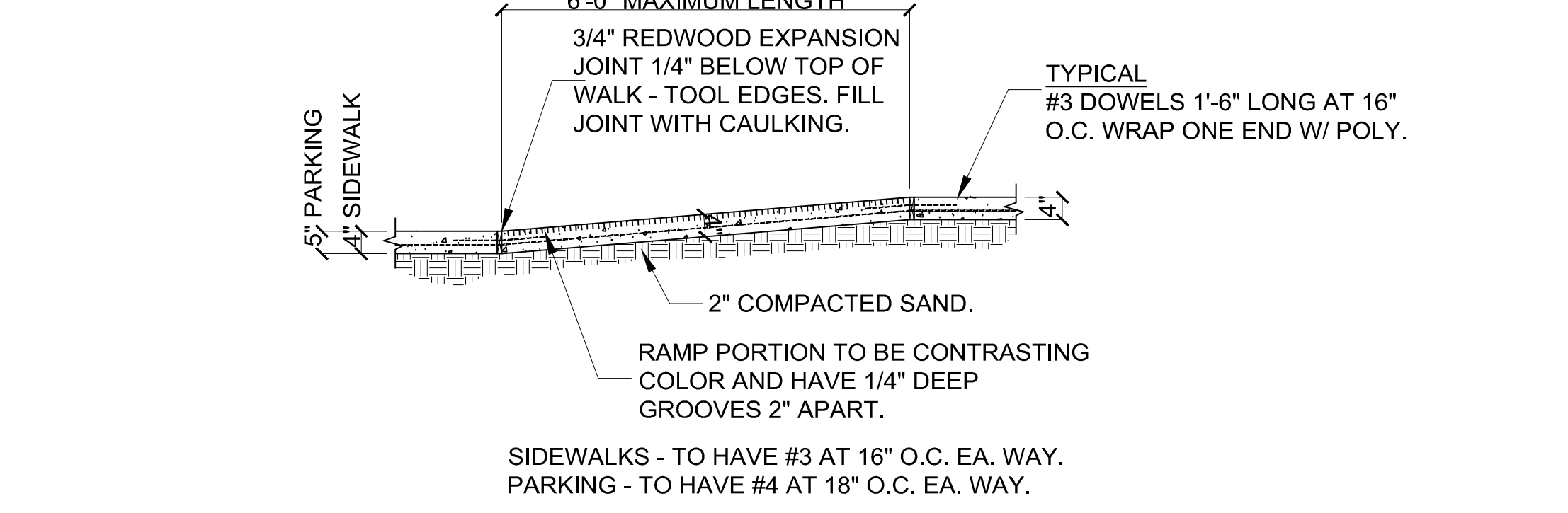


PROPOSED SITE PLAN SCALE: 1" = 20'-0" 01

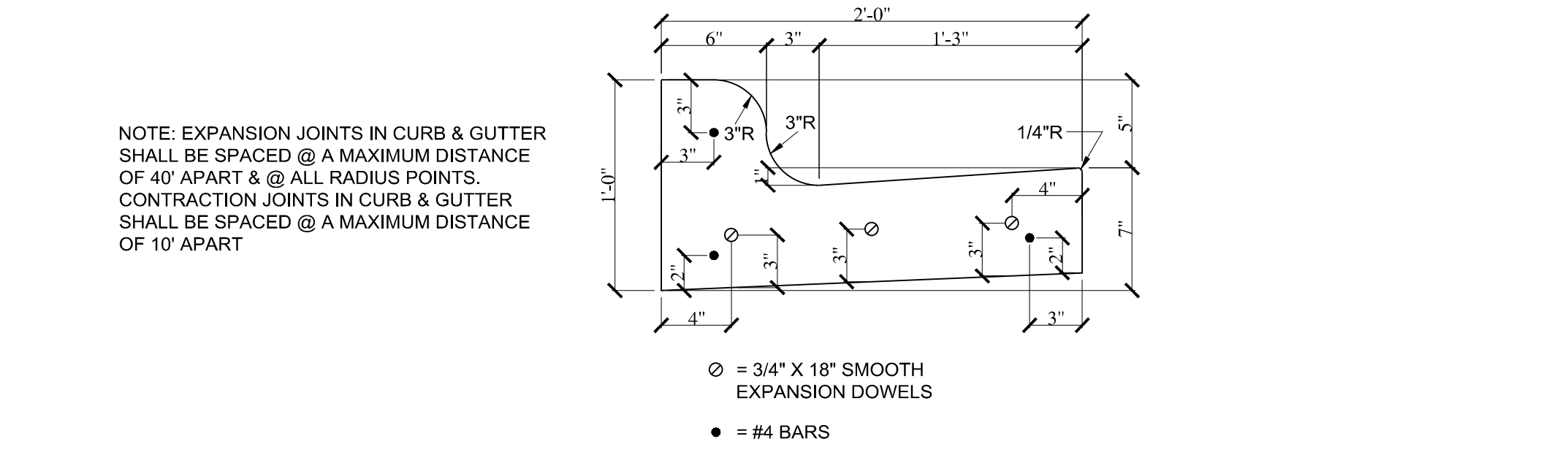
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 JOB# 21-071
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 JTR-INITIAL DESIGN 01-20-22
 SHEET C-2 OF TWO DATE 02-08-2022



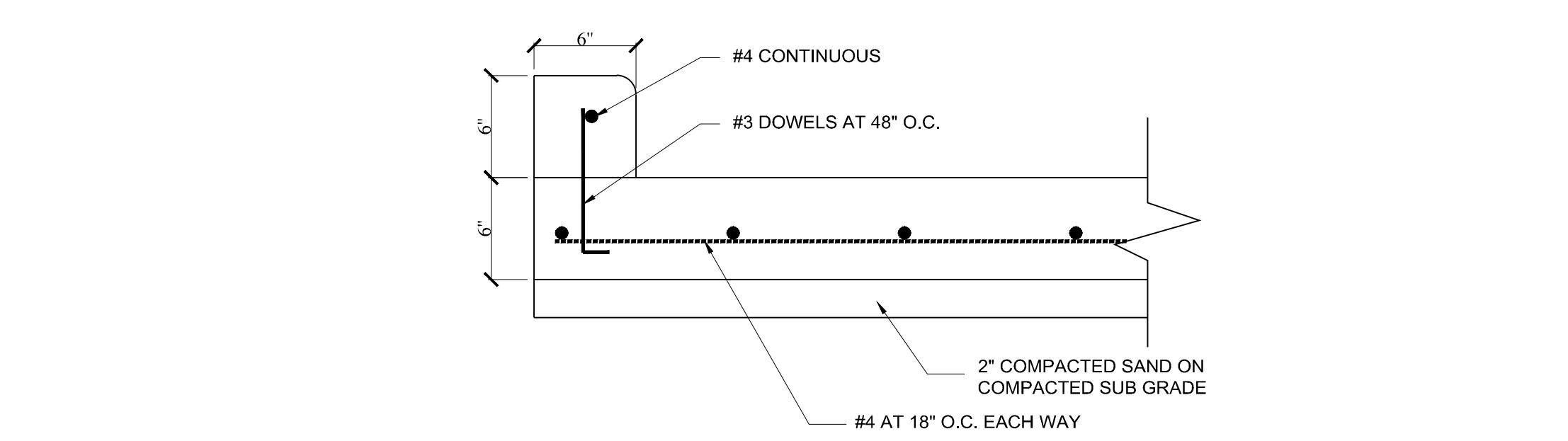
FLATWORK DETAIL SCALE: N.T.S. 02



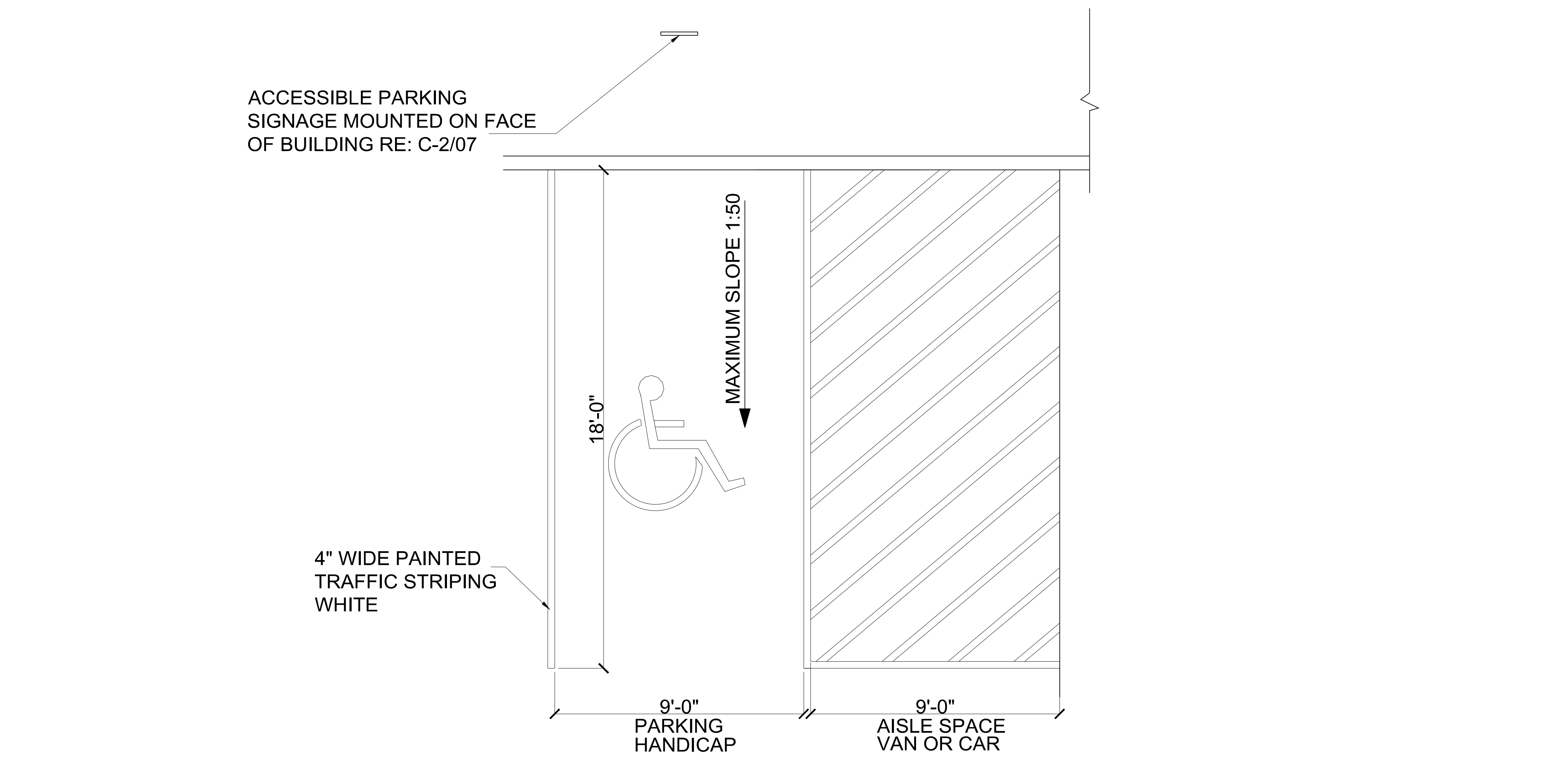
ACCESSIBLE RAMP DETAIL SCALE: 1/2" = 1'-0" 03



N.T.S. 01 CURB & GUTTER DETAIL SCALE: 1/2" = 1'-0" 04



KNOCK DOWN CURB DETAIL SCALE: 1/2" = 1'-0" 05



SCALE: 1/2" = 1'-0" 09 TYPICAL HANDICAP PARKING DETAIL SCALE: 1/2" = 1'-0" 11

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