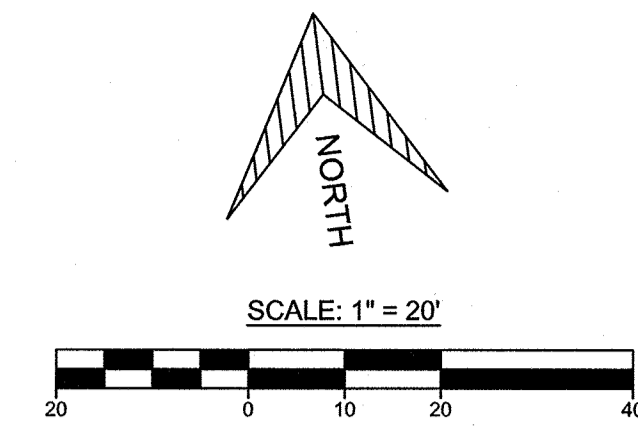
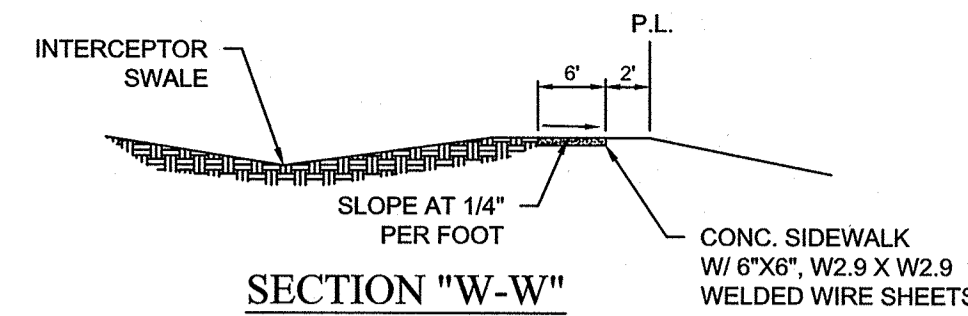


- SITE CONCRETE DRAINAGE NOTES:**
1. EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED.
 2. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
 3. ALL EXPOSED EDGES SHALL RECEIVE A 3/4" CHAMFER.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH CITY OF BOERNE STANDARD SPECIFICATIONS, AS WELL AS ITEM 360 (TXDOT STD SPECS, LATEST ED.)
 5. JOINTS TO BE COMPLETED PRIOR TO CONCRETE SHRINKAGE OCCURRING.

PARKING TABULATION	
23	REGULAR SPACES
3	ACCESSIBLE SPACES
26	TOTAL SPACES

RETAINING WALL NOTE:
CONTRACTOR TO PROVIDE PEDESTRIAN BARRIERS (I.E. HANDRAILING, FENCING) BEHIND RETAINING WALLS THAT EXCEED 24" IN HEIGHT.

RETAINING WALL NOTE:
WALLS ARE TO BE DESIGNED, SIGNED, AND SEALED BY A QUALIFIED ENGINEER. MBC RECOMMENDS USING A MODULAR BLOCK RETAINING WALL W/ GEGRID (I.E. "ANCHOR WALL" KEYSTONE, OR MESAT) OR EQUAL. CONTRACTOR TO COORDINATE WITH DEVELOPER.



GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF BOERNE BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF BOERNE," AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.

2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

3. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON A COMBINATION OF FIELD SURVEYS AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:

- BOERNE WATER SYSTEM (WATER) 233-2009
- BOERNE WATER SYSTEM (SEWER) 233-2009
- BOERNE PUBLIC WORKS (GAS & ELECTRIC) 978-3500
- AT&T (TELEPHONE) 820-6229
- TIME WARNER CABLE (TELEVISION) 675-4550
- VALERO ENERGY CORP. 245-2994
- TESS-STATEWIDE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. ... 1-800-DIG-TESS

IF ANY NUMBER HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.

4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.

5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.

6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.

7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.

8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.

10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TXDOT STD. SPECS, LATEST ED.), TYPE A GRADE 2. COMPACT TO 95% MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR OR 88% MAXIMUM DRY DENSITY OF THE STANDARD PROCTOR.

11. LIME STABILIZED SUBGRADE SHALL BE COMPACTED WITHIN 3% OF OPTIMUM MOISTURE CONTENT TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

12. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TXDOT STD. SPECS, LATEST ED.) (0.2 GAL/S.Y.).

13. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "C" (TXDOT STD. SPECS, LATEST ED.)

14. WHEELSTOPS SHALL BE OF PRE-CAST CONCRETE AND 6" IN LENGTH. DOWEL PRE-CAST CONCRETE WHEEL STOPS A MINIMUM OF 12" INTO BASE AND PAVEMENT.

15. CONTRACTOR TO FULLY COOPERATE WITH PARKING LIGHT CONTRACTOR.

16. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODOLOGIES USED SHALL CONFORM WITH ITEM 360 (TXDOT STD. SPECS, LATEST ED.)

17. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GLIDDEN TRAFFIC PAINT #6328 OR SHERWIN-WILLIAMS PRO-MARK TRAFFIC MARKING PAINT (SERIES B29W1). COLOR IS WHITE. APPLY TWO COATS.

18. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.

19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.

20. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.

21. MAXIMUM SIDEWALK CURB CONTROL JOINT SPACING IS 5 FEET.

22. MAXIMUM SIDEWALK CURB EXPANSION JOINT SPACING IS 40 FEET.

23. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.

24. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.

26. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.

27. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.

28. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.

29. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.

30. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.

31. CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

32. REFERENCE DETAILS FOR HANDICAP SIGNAGE.

33. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

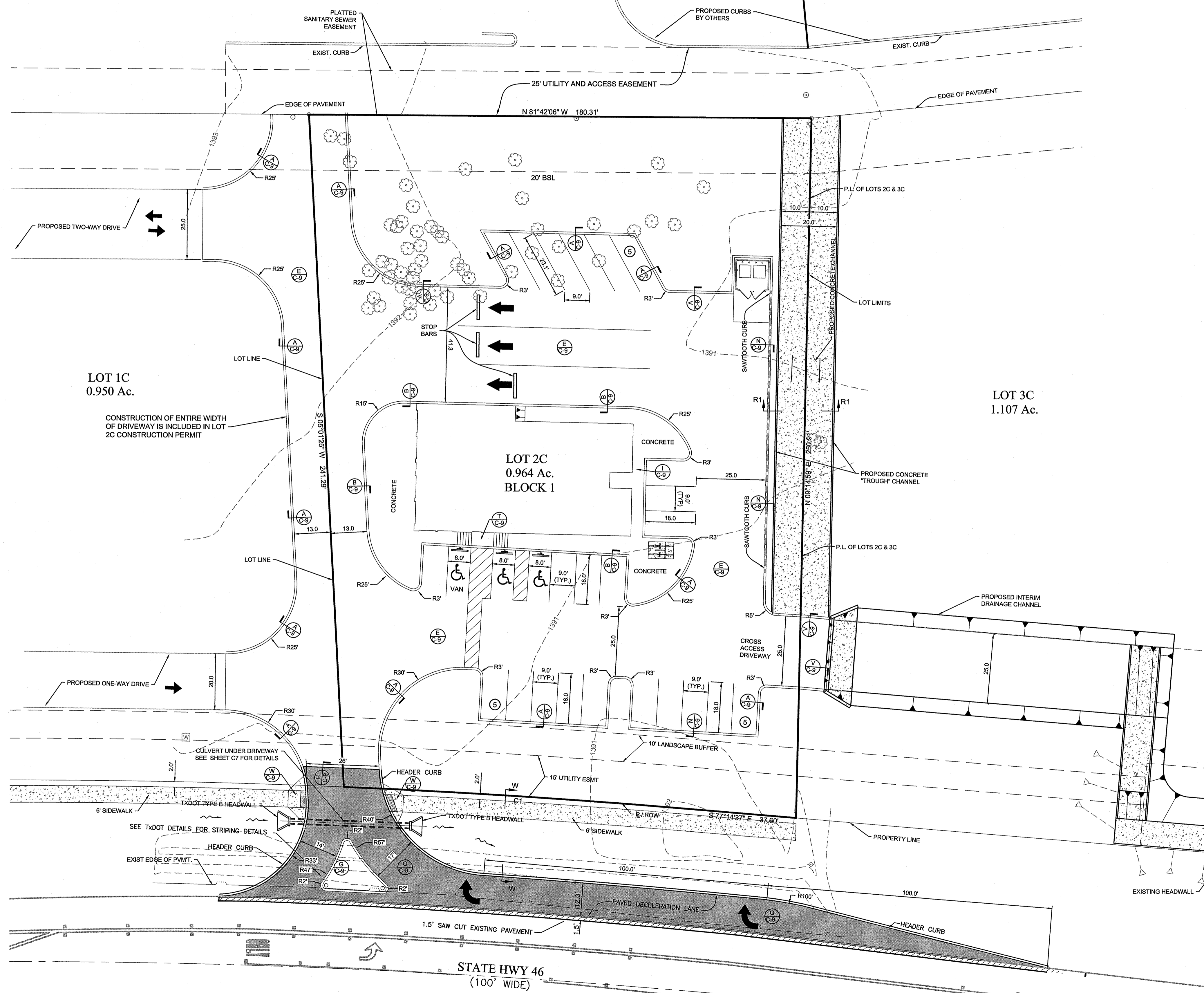
34. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.

35. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED.

36. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

37. IN CASES WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.

38. PEDESTRIAN RAILING OR FENCING SHALL BE INSTALLED ALONG ALL RETAINING WALLS OR VERTICAL DROPS GREATER THAN 24". CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR LANDSCAPE ARCHITECT FOR DESIGN AND SPECIFICATIONS. ANY RAILING REQUIRED CLOSER THAN 10' TO A DRIVE LANE OR PARKING SPACE MAY NEED TO BE A TRAFFIC BARRIER. CONTRACTOR TO COORDINATE WITH ENGINEER.



- LEGEND**
- PROPOSED CONCRETE HEADER CURB
 - PROPOSED CONCRETE CURB
 - EXISTING CONCRETE CURB
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED FIRE DEPARTMENT CONNECTION
 - PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
 - MISC. TRAFFIC SIGN
 - GUARD POST
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - LIGHT POLE
 - POWER POLE
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - GRATE
 - TRAFFIC LIGHT
 - GUY WIRE ANCHOR
 - ACCESSIBLE PARKING
 - DETAIL REFERENCE
 - SHEET NUMBER
 - EXISTING CONCRETE AREAS
 - WHEELSTOP
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING OVERHEAD ELECTRIC
 - RETAINING WALL (REF. STRUCTURAL DWGS)
 - SAWTOOTH CURB
 - SINGLE LAMP LIGHT POLE
 - DOUBLE LAMP LIGHT POLE

REVISED ISSUE DATES:

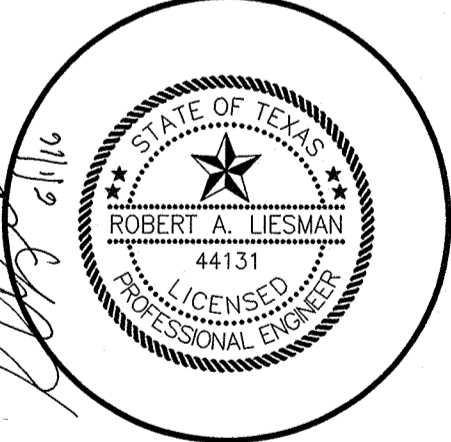
1

2

3

BUSH'S CHICKEN
1550 STATE HWY 46
BOERNE, TX.

SITE PLAN



PROJECT NO. 31367-BOERNE
ISSUE DATE: 06-01-16
DRAWN BY: RT
REVIEWED BY: RAL

Date: Jun 01, 2016, 2:00pm User: D:\pawnee Layout: SITE PLAN File: P:\Bosch\31367-Bush's Chicken\Bosch\Design\Drawings\Civil\Site-31367.dwg Layout Name: SITE PLAN