

LOCATION MAP
NTS

SITE PLAN FOR:
TACO CASA
HIGHPOINT DRIVE
BRYAN, TEXAS
1.155 ACRES
LOT 2R-2A, BLOCK 1, HIGHLAND HILLS
ZONING: PD-M

OWNER:
AG TACO HOLDINGS, LLC
680 E BASSE ROAD, NO. 303
SAN ANTONIO, TX 78209
TELEPHONE: 979-595-4778
CONTACT: TIM OWENS
EMAIL: TIMOWENS12@GMAIL.COM

LEGEND:

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT

- SITE PLAN NOTES:**
- THE SUBJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON FIRM MAP NO. 48041C0215E, DATED MAY 16, 2012.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
 - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS
 - A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
 - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
 - REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
 - 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
 - DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
 - 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 THE CITY OF BRYAN OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
 - THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
 - ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
 - THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
 - THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
 - ALL PRIVATE WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
 - ALL PRIVATE SANITARY SEWER LINES TO BE SDR-26 PVC.
 - SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
 - ALL WORK ON PUBLIC WATER OR SANITARY SEWER SHALL COMPLY WITH THE CITY OF BRYAN STANDARD DESIGN GUIDELINES, STANDARD DETAILS, AND STANDARD TECHNICAL SPECIFICATIONS.
 - FIRE SUPPRESSION LINE VALVES SHALL HAVE A LOCKABLE LID TO BE AMP OR USA L1562 LOCKING LID. ALTERNATE LOCKING LIDS SHALL BE APPROVED BY COLLEGE STATION UTILITIES DIRECTOR.
 - ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF BRYAN.
 - ALL SITE LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.

BUILDING DATA SUMMARY

EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT
NO. OF STORIES:	1
PROPOSED BUILDING:	TOTAL SF HEIGHT (FT) TYPE
	3,700 28 V-B
BUILDING SPRINKLER:	NO
FIRM MAP NO.:	48041C0215E
	(Not located in 100 year floodplain or floodway)

PARKING TABULATION

PARKING REQUIREMENT:	8 + 1/50 SF OF DINING
TOTAL SF REQUIREMENT:	1200 SF
TOTAL PARKING REQUIRED:	32 SPACES
TOTAL PARKING PROVIDED:	36 SPACES (34 STD, 2 ADA)

UTILITY DEMANDS

Maximum Water:	63.75 GPM (Peak Flow = Avg. Daily Flow* 4)
Average Water:	15.9 GPM
Max. Sewer Load:	120,000 (Based on 16 hour day usage)
Fire Flow Requirement:	1,750 (Based on Fire Code Tables B105.1 & C105.1)

ARCHITECT:
PRIZM ARCHITECTS
580 DECKER DRIVE #170
IRVING, TEXAS 75062
TELEPHONE: (972) 714-0420
CONTACT: RODNEY ST. JOHN
EMAIL: RSTJOHN@PRIZMARCHITECTS.COM

PREPARED BY:



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JUL 16 2013

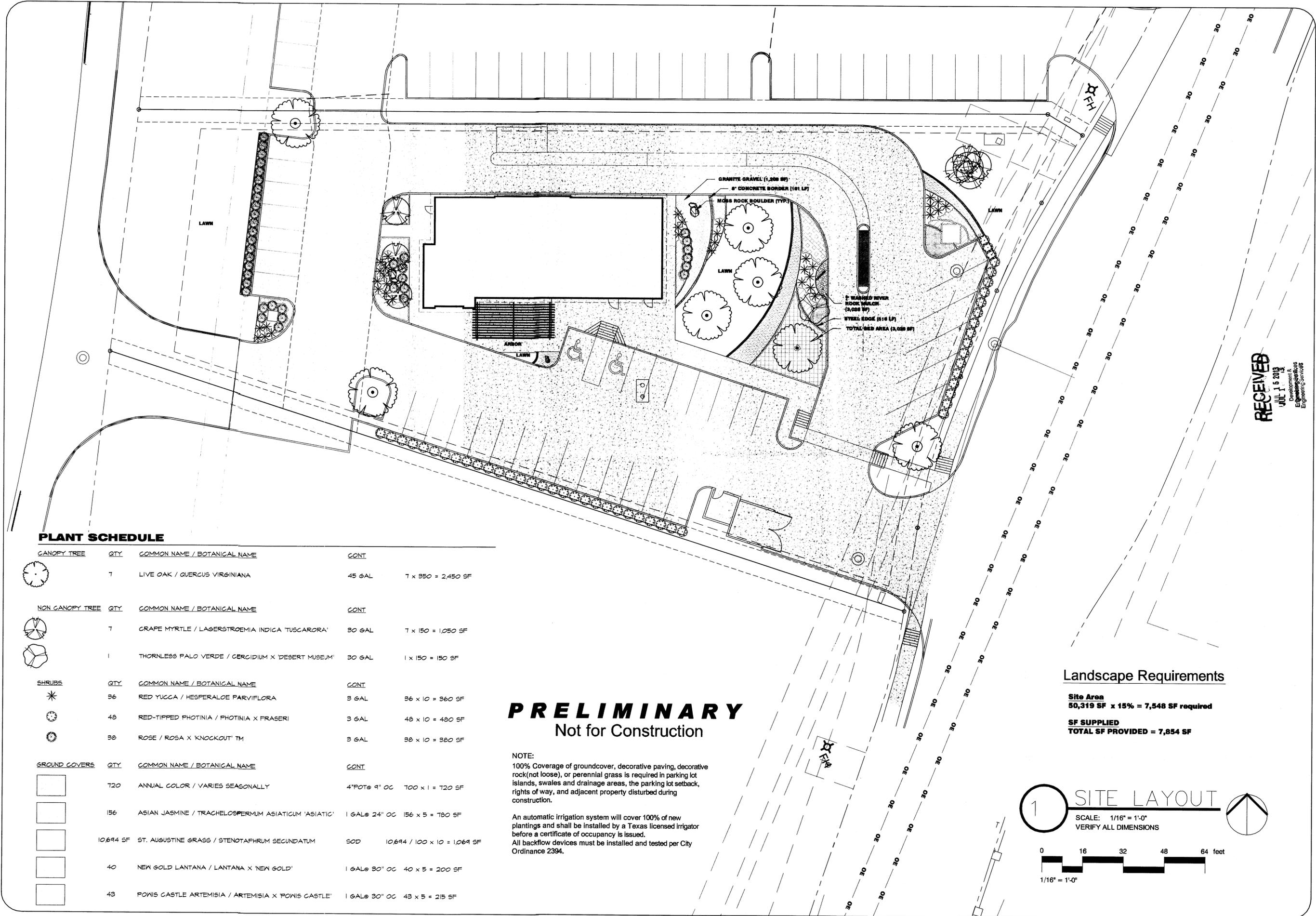


Gessner Engineering

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www.gessnerengineering.com
Firm Registration Number:
F-7451

PROJECT BENCHMARK:
SQUARE CUT IN CURB INLET ON SOUTH
SIDE OF HIGHPOINT DRIVE, 247 FT.
WEST OF THE PROJECT SITE
ELEV. 303.25'

JULY 16, 2013
GE PROJECT: 13-0200



PLANT SCHEDULE

CANOPY TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	7	LIVE OAK / QUERCUS VIRGINIANA	45 GAL	7 x 350 = 2,450 SF
NON CANOPY TREE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	7	GRAPE MYRTLE / LAGERSTROEMIA INDICA 'TUSCARORA'	30 GAL	7 x 150 = 1,050 SF
	1	THORNLESS PALO VERDE / CERCIDIUM X 'DESERT MUSEUM'	30 GAL	1 x 150 = 150 SF
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	36	RED YUCCA / HESPERALOE PARVIFLORA	3 GAL	36 x 10 = 360 SF
	48	RED-TIPPED PHOTINIA / PHOTINIA X FRASERI	3 GAL	48 x 10 = 480 SF
	38	ROSE / ROSA X 'KNOCKOUT' TM	3 GAL	38 x 10 = 380 SF
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	720	ANNUAL COLOR / VARIES SEASONALLY	4" POT @ 9" OC	700 x 1 = 720 SF
	156	ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM 'ASIATIC'	1 GAL @ 24" OC	156 x 5 = 780 SF
	10,694 SF	ST. AUGUSTINE GRASS / STENOTAPHRUM SECUNDATUM	SOD	10,694 / 100 x 10 = 1,069 SF
	40	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL @ 30" OC	40 x 5 = 200 SF
	43	POWIS CASTLE ARTEMISIA / ARTEMISIA X 'POWIS CASTLE'	1 GAL @ 30" OC	43 x 5 = 215 SF

PRELIMINARY
Not for Construction

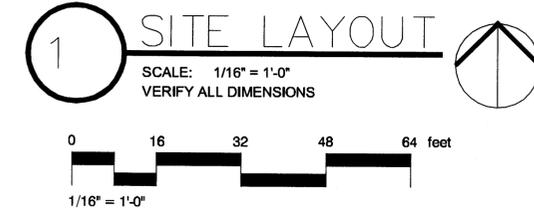
NOTE:
100% Coverage of groundcover, decorative paving, decorative rock(not loose), or perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights of way, and adjacent property disturbed during construction.

An automatic irrigation system will cover 100% of new plantings and shall be installed by a Texas licensed irrigator before a certificate of occupancy is issued.
All backflow devices must be installed and tested per City Ordinance 2394.

Landscape Requirements

Site Area
50,319 SF x 15% = 7,548 SF required

SF SUPPLIED
TOTAL SF PROVIDED = 7,854 SF

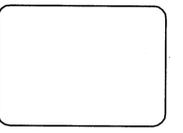


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JUL 16 2013
Development & Engineering Services

Submitted	BY



the land design group inc.
3707 south college ave. bryan, texas 77801 . 979.846.2775
TACO CASA
720 N EARL RUDDER FWY
BRYAN, TX



DRAWN	CT
CHECKED	AK
DATE	7-15-13
SCALE	1/16" = 1'-0"
TITLE NO.	L.DG-13.047.11
SHEET	

LS 1
OF