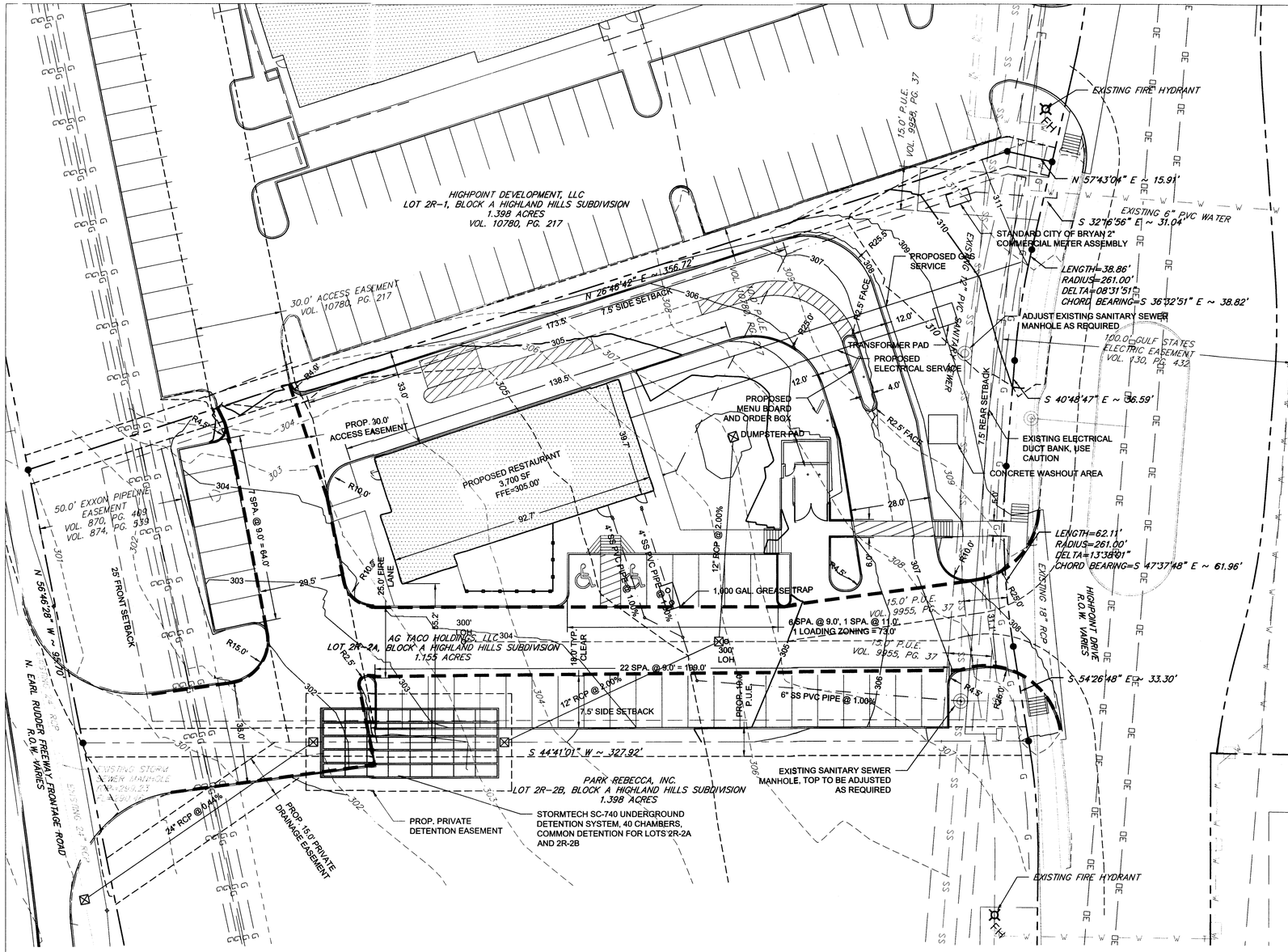

LOCATION MAP
NTS

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")
340	EXISTING MAJOR CONTOURS
341	EXISTING MINOR CONTOURS
340	PROPOSED MAJOR CONTOURS
341	PROPOSED MINOR CONTOURS
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING MANHOLE
FH	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP PARKING
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED SS DOUBLE CLEANOUT
FDC	PROPOSED FIRE DEPT. CONNECTION

SITE PLAN FOR:

TACO CASA

HIGHPOINT DRIVE
BRYAN, TEXAS

1.155 ACRES
LOT 2R-2A, BLOCK 1, HIGHLAND HILLS
ZONING: PD-M

RECEIVED
MAY 22 2013

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

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

PREPARED BY:

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
Firm Registration Number:
F-7451

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. 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.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. 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.
7. 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.
8. 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.
9. 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.
10. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
11. 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.
12. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
13. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
14. 100% COVERAGE OF GROUNDCOVER, 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.
15. 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.
16. 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.
17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
18. 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.
19. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
20. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
21. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
22. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
23. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
24. FIRE SUPPRESSION LINE VALVES SHALL HAVE A LOCKABLE LID TO BE AMP OR USA LL562 LOCKING LID. ALTERNATE LOCKING LIDS SHALL BE APPROVED BY COLLEGE STATION UTILITIES DIRECTOR.
25. ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	RESTAURANT		
NO. OF STORIES:	1		
PROPOSED	TOTAL SF	HEIGHT (FT)	TYPE
BUILDING:	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:	35 SPACES (33 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)

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

STATE OF TEXAS
JEREMY PETERS
100317
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

MAY 22, 2013
GE PROJECT: 13-0200