-MENU BOARD FIRE LANE <u>\$38</u> **ENTRANCE OVERHANG**

TEXAS AVENUE

(100' PUBLIC R.O.W.)

Know what's below.

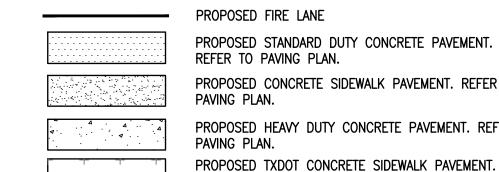
Call before you dig.

EXISTING LEGEND:



PROPOSED LEGEND:

PROPOSED CURB & GUTTER PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS) PROPOSED PARKING SPACES PROPOSED FIRE LANE



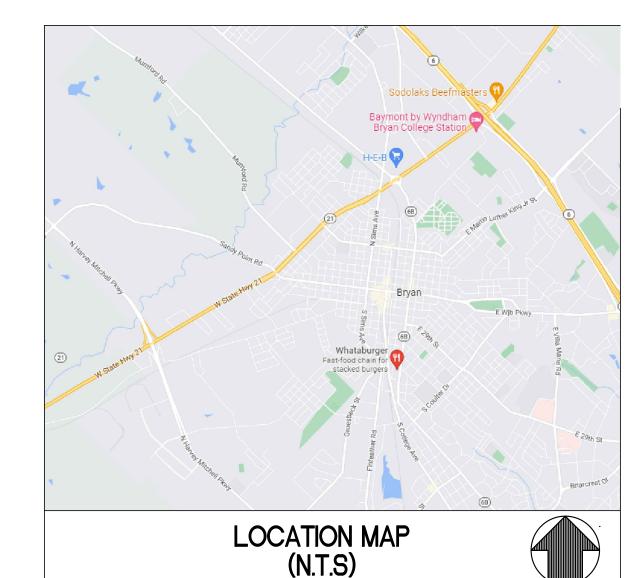
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.

PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.

SITE KEY NOTES

REFER TO PAVING PLAN.

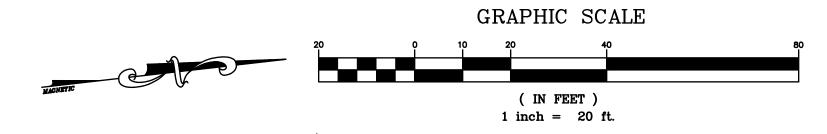
- CURB AND GUTTER PER CITY STANDARDS. REFER TO DETAIL ON C-7.2.
- TAPER CURB TO MATCH EXISTING. LIMITS OF SAWCUT.
- MATCH EXISTING PAVEMENT ELEVATION. EXISTING PAVEMENT TO REMAIN.
- STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN) HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.2.
- CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.4. SIDEWALK RAMP @ 8.33% MAX.
- S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
- S17 EXISTING PYLON SIGN (PER ARCH. PLANS)
- S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- BICYCLE RACK. REFER TO NOTE FOR NUMBER.
- CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER) CONCRETE PAD (PER LOCAL CODES)
- ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF
- ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0. S28 PARKING STALL STRIPING (PER LOCAL CODES)
- 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45" (PER LOCAL CODES)
- PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) REFER TO DETAIL ON C-7.0. TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
- LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S45 "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0.
- S72 EXTERIOR MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS. S73 FIRE LANE MARKING. ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING
 - ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS.



SITE DATA SUMMARY:	
WHATABURGER TRACT: (AFTER ROW DEDICATION)	0.91 ACRES/ 39,676 SF
ZONING	MIDTOWN-CORRIDOR DISTRICT (MT-C)
BUILDING	2,999 SF
FAR:	1:07.58
LOT COVERAGE:	0.67 (26,714 SF)
PARKING REQUIRED:	12 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	30 (2 ACCESS. PARKING SPACES)
PERVIOUS COVER:	12,962 SF
IMPERVIOUS COVER:	26,714 SF
REQUIRED BICYCLE PARKING	0
PROVIDED BICYCLE PARKING	2

GENERAL SITE NOTES:

- 1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- 2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- TRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- 5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- 6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- 7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- 8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- 9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- 10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- 11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION. 12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE
- DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- 13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- 14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.





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PROJECT TEAM CIVIL ENGINEERING

ARCHITECT

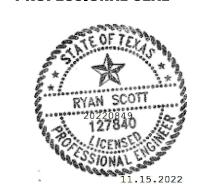
STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

ISSUE/REVISION RECORD DESCRIPTION 60% SUBMISSION 10.14.2022 PERMIT SUBMISSION

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 127840 CERTIFICATE OF AUTHORIZATION NO:

PROFESSIONAL IN CHARGE **PROJECT MANAGER**

QUALITY CONTROL

PROJECT NAME

DRAWN BY



902 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

PROJECT NUMBER

20220849.0 SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1.0