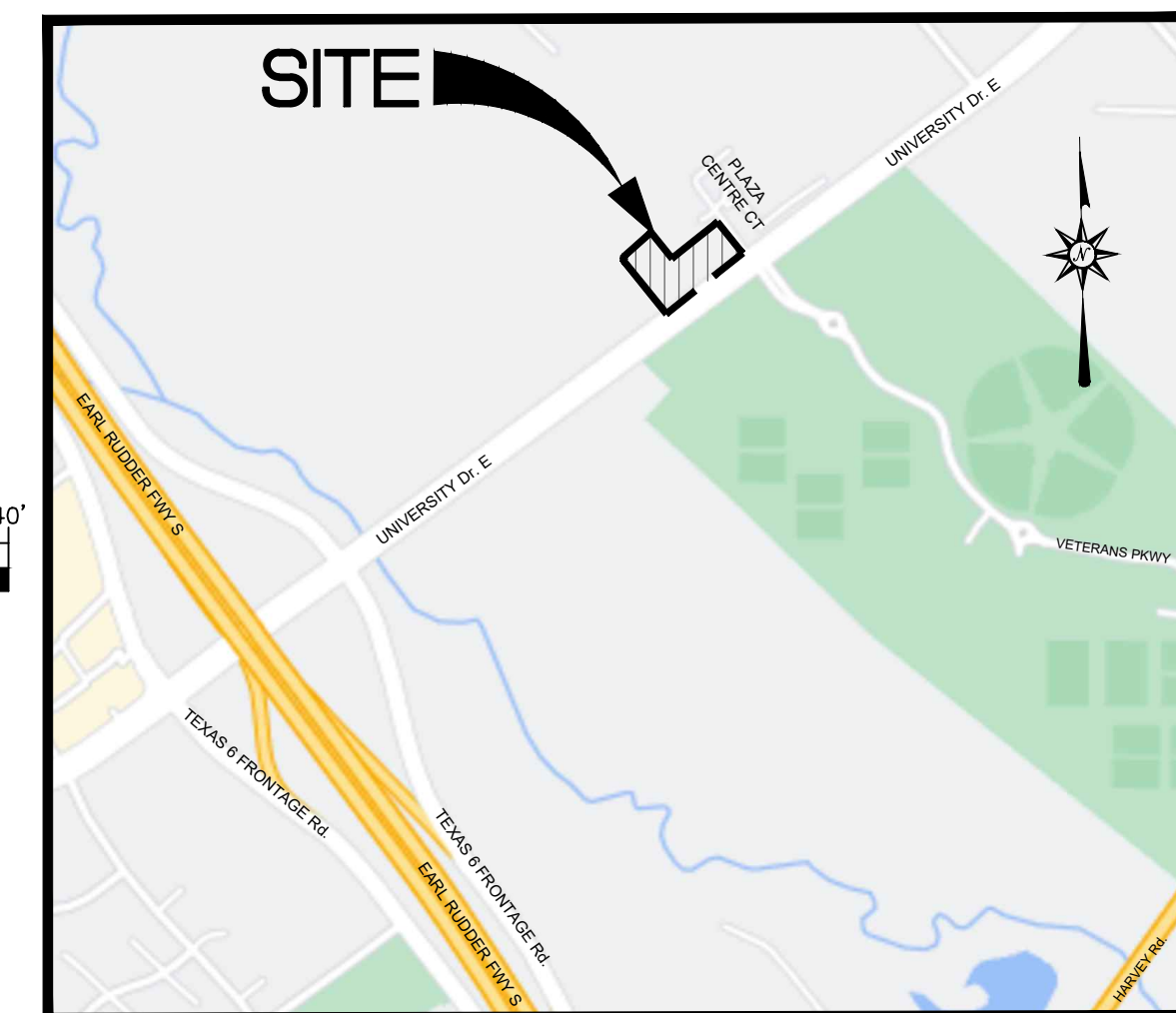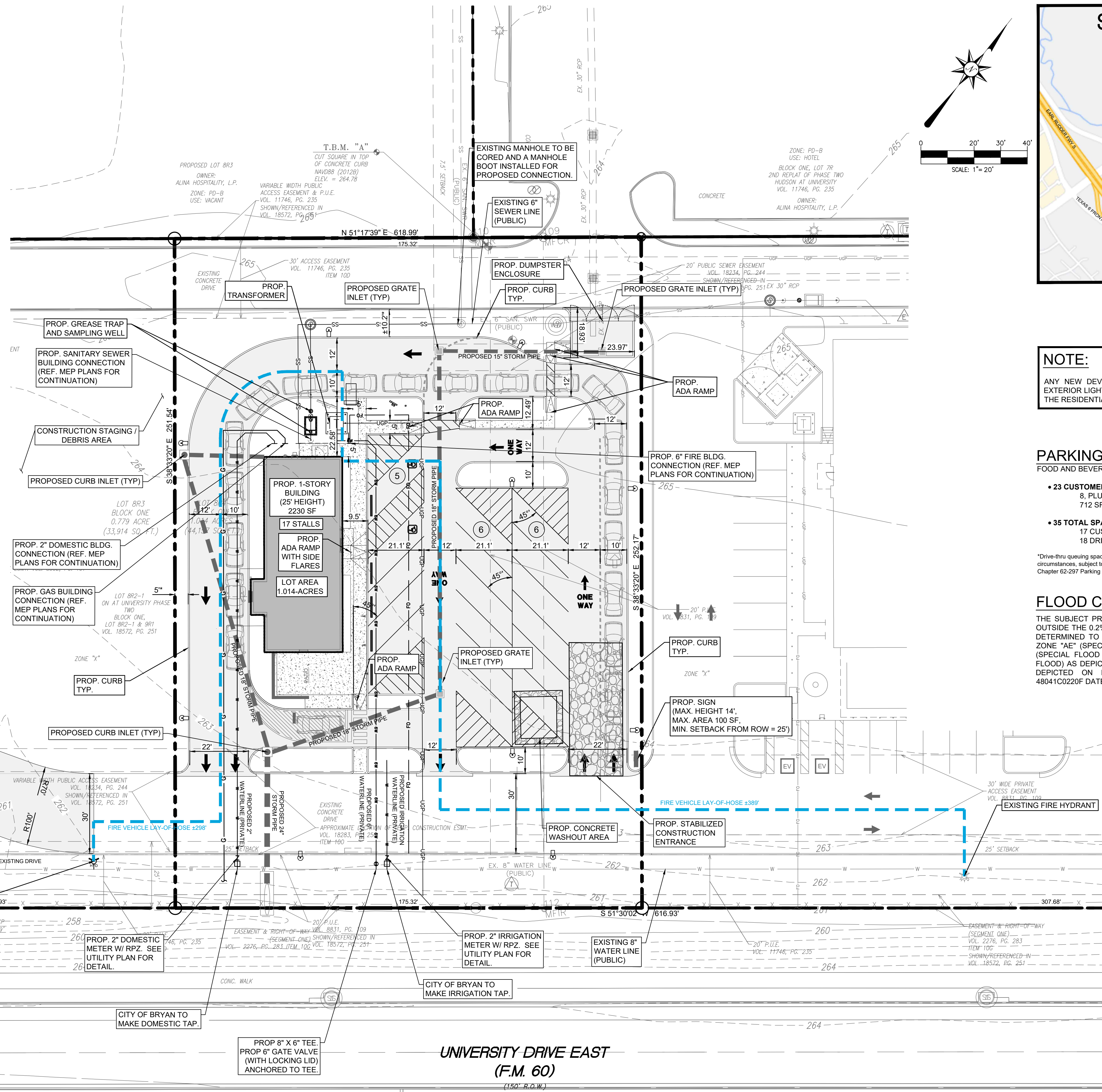## GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".

2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS, LOCAL UTILITY MARKOUT FIRMS, AND CITY OF BRYAN PUBLIC WORKS (979-209-5900) PRIOR TO BEGINNING CONSTRUCTION.

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.

4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.

5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.

6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.

7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.

8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.

10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.

11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.

12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.

13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.

14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.

15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRYAN STANDARD SPECIFICATIONS & DETAILS.

16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.

17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.

18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

19. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

20. CONTRACTOR TO CONTACT BTU LINE DESIGN AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.

21. BEFORE DUMPSTER ENCLOSURE CONSTRUCTION / MODIFICATION BEGINS, CONTRACTOR SHALL CONTACT CITY OF BRYAN SOLID WASTE AT 979-209-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, CONTRACTOR SHALL CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.

### VICINITY MAP
N.T.S.

SITE

### NOTE:
ANY NEW DEVELOPMENT IN THIS PD-B DISTRICT SHALL HAVE EXTERIOR LIGHTING THAT FACES AWAY FROM AND NOT TOWARDS THE RESIDENTIAL AREA TO THE NORTH OF THE SUBJECT SITE.

### PARKING REQUIREMENTS:
FOOD AND BEVERAGE SERVICES (DRIVE-IN)

- **23 CUSTOMER PARKING SPACES REQUIRED**
  8, PLUS 1 PER 50 SQUARE FEET OF SEATING AREA
  712 SF SEATING AREA -> 712 / 50 = 15 SPACES

- **35 TOTAL SPACES PROVIDED**
  17 CUSTOMER PARKING SPACES PROVIDED
  18 DRIVE-THRU QUEUING SPACES PROVIDED *

*Drive-thru queuing spaces may be counted toward the parking space requirement in certain circumstances, subject to approval by the site development review committee. (COB Code of Ordinances Chapter 62-297 Parking and Circulation (k)(2) )

### FLOOD CERTIFICATION:
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND THE 0.2% THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48041C0220F DATED APRIL 2, 2014.

### PROPERTY INFO:

LEGAL DESCRIPTION:
HUDSON AT UNIVERSITY PH 2, BLOCK 1, LOT 8R2, ACRES 2.763
HUDSON AT UNIVERSITY PH 2, BLOCK 1, LOT 8R1, ACRES 2.0

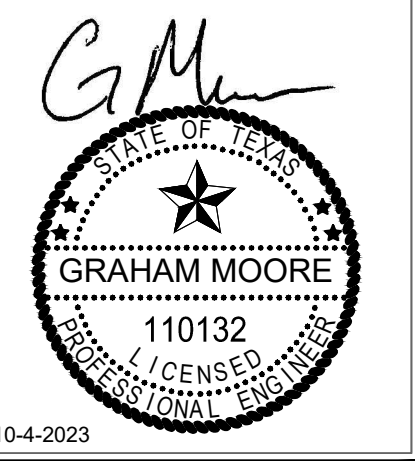PROPOSED ACREAGE: 1.014-ACRES

OWNER:
BW TEXAS UNIVERSITY PLAZA LLC

OWNER'S ADDRESS:
3708 W SWANN AVE,
SUITE 200
TAMPA, FL 33609-4506

SITE ADDRESS:
3059 UNIVERSITY DRIVE E
BRYAN, TX 77802

ZONING

EXISTING:
- PLANNED DEVELOPMENT - BUSINESS DISTRICT (PD-B) APPROVED BY BRYAN CITY COUNCIL ON MARCH 29, 2017 IN ORDINANCE NO. 2205.

PROPOSED USE:
- DRIVE-THRU RESTAURANT, NO CHANGE TO ZONING.



## Site plan callouts (as labeled on drawing)

- EXISTING MANHOLE TO BE CORED AND A MANHOLE BOOT INSTALLED FOR PROPOSED CONNECTION.
- EXISTING 6" SEWER LINE (PUBLIC)
- PROP. DUMPSTER ENCLOSURE
- PROP. CURB TYP.
- PROPOSED GRATE INLET (TYP)
- PROP. TRANSFORMER
- PROPOSED GRATE INLET (TYP)
- PROP. GREASE TRAP AND SAMPLING WELL
- PROP. SANITARY SEWER BUILDING CONNECTION (REF. MEP PLANS FOR CONTINUATION)
- PROP. ADA RAMP
- CONSTRUCTION STAGING / DEBRIS AREA
- PROPOSED CURB INLET (TYP)
- PROP. ADA RAMP
- PROP. 1-STORY BUILDING (25' HEIGHT) 2230 SF 17 STALLS
- PROP. ADA RAMP WITH SIDE FLARES
- LOT AREA 1.014-ACRES
- PROP. 6" FIRE BLDG. CONNECTION (REF. MEP PLANS FOR CONTINUATION)
- PROP. 2" DOMESTIC BLDG. CONNECTION (REF. MEP PLANS FOR CONTINUATION)
- PROP. GAS BUILDING CONNECTION (REF. MEP PLANS FOR CONTINUATION)
- PROPOSED GRATE INLET (TYP)
- PROP. CURB TYP.
- PROP. ADA RAMP
- PROP. CURB TYP.
- PROPOSED CURB INLET (TYP)
- PROP. SIGN (MAX. HEIGHT 14', MAX. AREA 100 SF, MIN. SETBACK FROM ROW = 25')
- EXISTING FIRE HYDRANT
- PROP. CONCRETE WASHOUT AREA
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- RELOCATE EXISTING FIRE HYDRANT
- ZONE AE FLOODPLAIN (FEMA FIRM PANEL 48041C0220F EFFECTIVE 4/2/2014)
- DEMO EXISTING DRIVE
- PROP. 2" DOMESTIC METER W/ RPZ. SEE UTILITY PLAN FOR DETAIL.
- CITY OF BRYAN TO MAKE DOMESTIC TAP.
- PROP 8" X 6" TEE PROP 6" GATE VALVE (WITH LOCKING LID) ANCHORED TO TEE
- PROP. 2" IRRIGATION METER W/ RPZ. SEE UTILITY PLAN FOR DETAIL.
- CITY OF BRYAN TO MAKE IRRIGATION TAP.
- EXISTING 8" WATER LINE (PUBLIC)
- PROP. TRANSFORMER
- PROPOSED 15" STORM PIPE
- FIRE VEHICLE LAY-OF-HOSE ±298'
- FIRE VEHICLE LAY-OF-HOSE ±389'
- ONE WAY

### UNIVERSITY DRIVE EAST (F.M. 60)
(150' R.O.W.)

CoolBreeze Consultants LLC
1314 Avenue A, Suite A
Katy, TX 77493-4018
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TBPE FIRM #F-20465

GRAHAM MOORE
110132
10-4-2023

## Title Block
STARBUCKS
3059 UNIVERSITY DRIVE E.
BRYAN, TX 77802

STARBUCKS

| PROJECT NO. | 21-60.1 |
|---|---|
| DATE: | 10/4/23 |
| SCALE: | 1"= 20' |
| DRAWN: | DNH |
| CHECKED: | CAM |
| APPROVED: | GM |

SHEET TITLE:
SITE PLAN (SDRC)

Sheet No.
**C100**

SCALE: 1"= 20'

Texas811