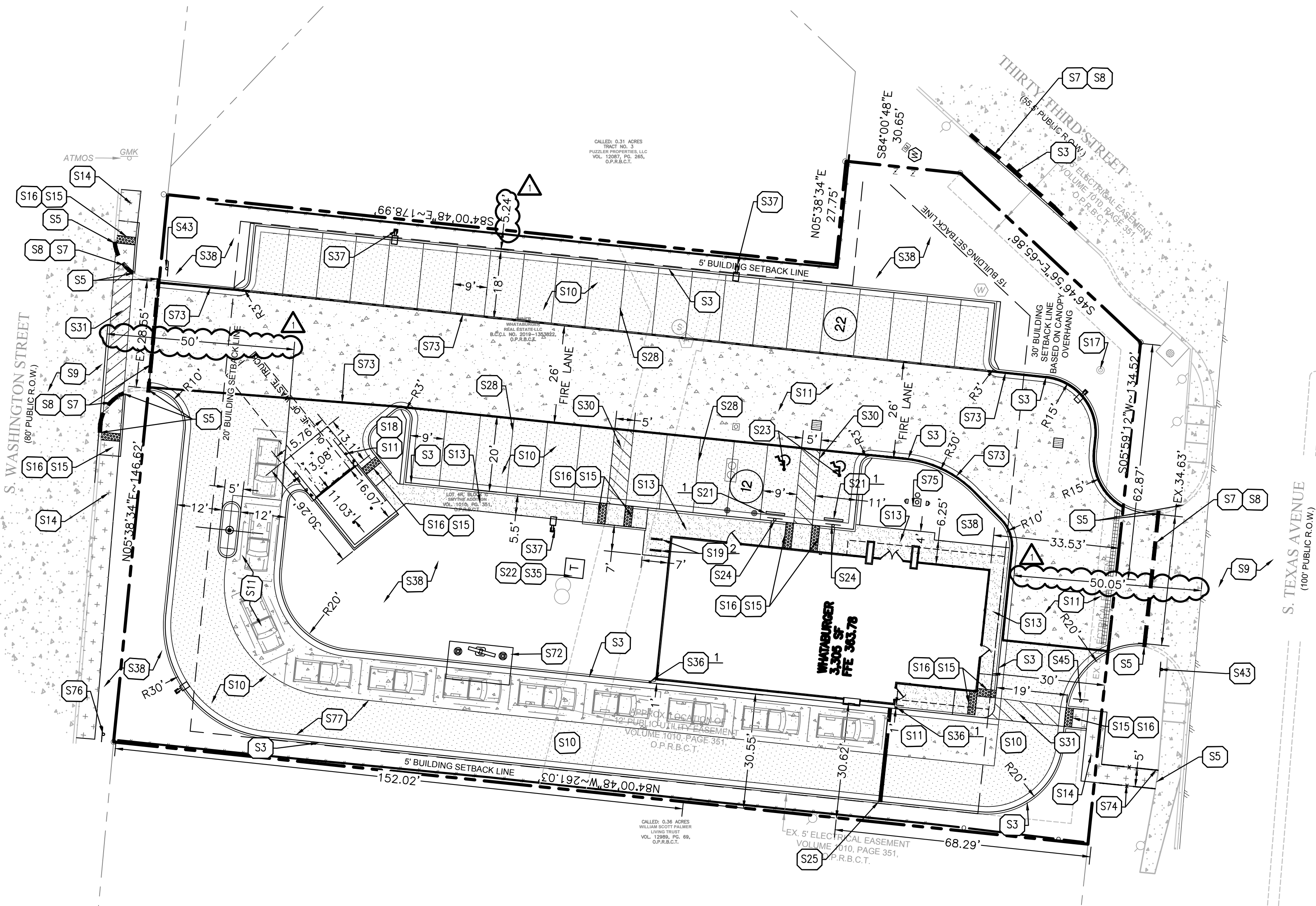




Know what's below.  
Call before you dig.

NOTE: GC TO CONTACT CITY OF BRYAN PUBLIC WORKS (979-209-5900) REGARDING UTILITY LOCATIONS FOR ANY CITY OWNED UTILITIES.



### PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES
- PROPOSED SAW CUT
- PROPOSED FIRE LANE
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED TXDOT CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.

### CONTACTS:

**OWNER/DEVELOPER:**  
WHATABURGER  
CONTACT: ANDY DOSS  
200 CONCORD PLAZA DRIVE  
SAN ANTONIO, TX 78216  
(210) 487-8195

**SURVEYOR**  
SPOONER & ASSOCIATES, INC.  
309 BYERS STREET, SUITE 100  
EULESS, TX 76039  
(817) 685-8448

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 48041C0215F, EFFECTIVE DATE APRIL 2, 2014.

### SITE NOTES

- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 209-5900 FOR AN ON-SITE REVIEW.
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

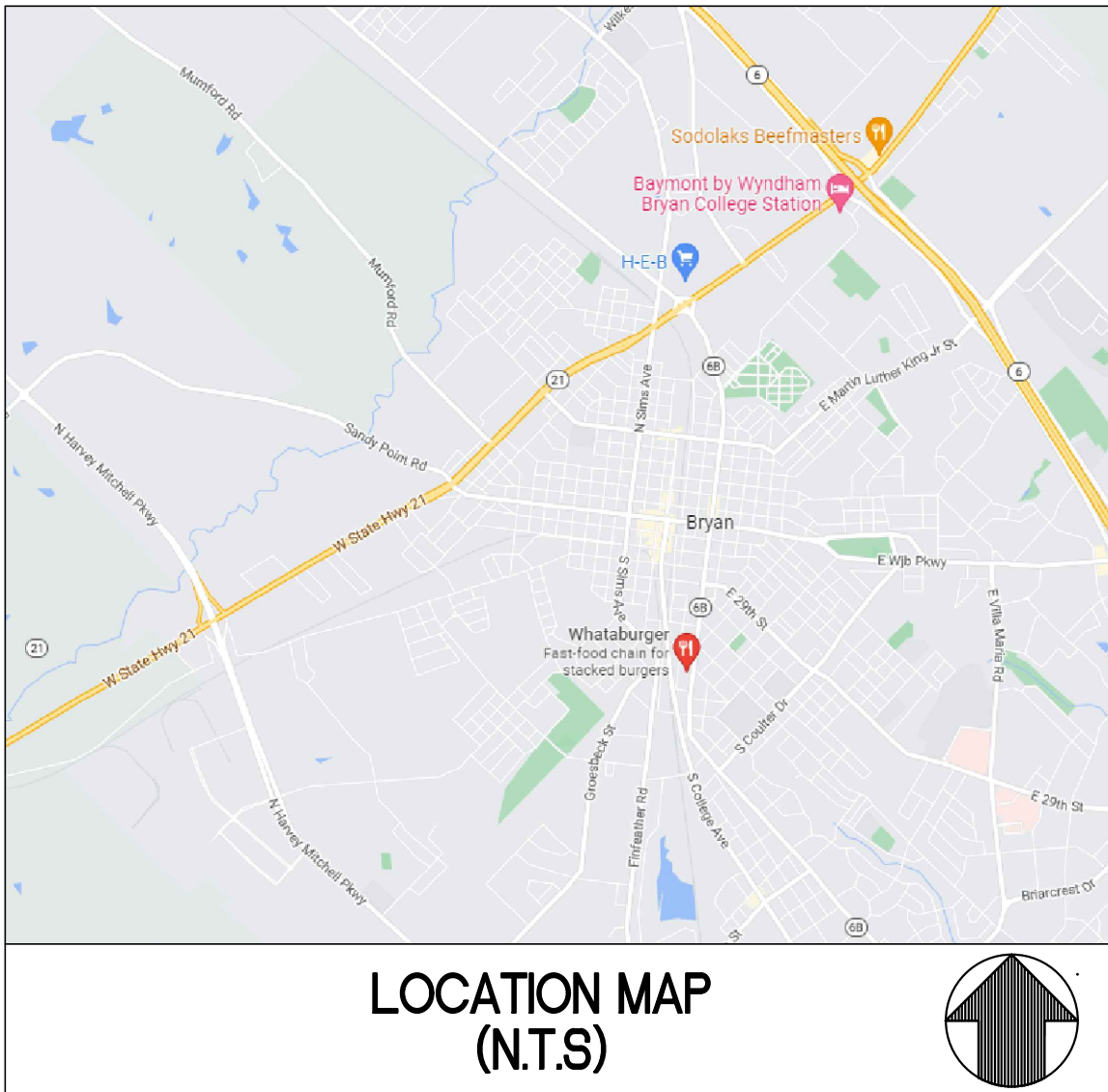
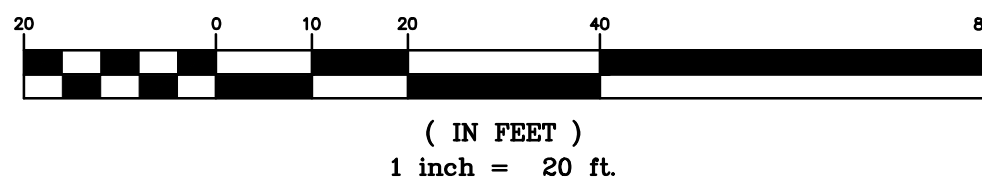
### SITE KEY NOTES

- S3 CURB AND GUTTER PER CITY STANDARDS. REFER TO DETAIL ON C-7.2.
- S5 TAPER CURB TO MATCH EXISTING.
- S7 LIMITS OF SAWCUT.
- S8 MATCH EXISTING PAVEMENT ELEVATION.
- S9 EXISTING PAVEMENT TO REMAIN.
- S10 STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
- S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.2.
- S14 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.2.
- S15 SIDEWALK RAMP @ 8.33% MAX.
- S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
- S17 EXISTING PYLON SIGN (PER ARCH. PLANS)
- S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
- S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
- S22 CONCRETE PAD (PER LOCAL CODES)
- S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S25 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S28 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S28 PARKING STALL STRIPING (PER LOCAL CODES)
- S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45° (PER LOCAL CODES)
- S31 PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
- S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S43 "STOP" SIGN. REFER TO DETAIL ON C-7.0.
- 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. PER CITY STANDARDS. THE PHRASES SHOULD BE SPACED FIFTEEN FEET (15') APART CONTINUOUSLY.
- S74 PROPOSED ADA HANDRAIL ON C-7.3.
- S75 PROPOSED FLAGPOLE
- S76 PROPOSED GAS SITE RELOCATED
- S77 PROPOSED BY-PASS LANE

### EXISTING LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- MAG NAIL FOUND
- MAG NAIL SET
- X MARK AS NOTED
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- S.F. SQUARE FOOT
- L/S LANDSCAPING
- FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- MAIL BOX
- BOLLARD
- BORE HOLE
- MONITORING WELL
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- ELECTRICAL PEDESTAL
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- FIRE DEPARTMENT CONNECTION
- WATER VAULT
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- TRAFFIC POLE
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC VAULT
- STOP SIGN
- SAN. SEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- FIBER OPTIC CABLE
- OVERHEAD CABLE
- CABLE BOX
- CABLE PEDESTAL
- UNDERGROUND CABLE MARKER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS VAULT
- FIBER OPTIC VAULT
- FENCE

### GRAPHIC SCALE



SITE DATA SUMMARY:	
WHATABURGER TRACT: (AFTER ROW DEDICATION)	0.91 ACRES/ 39,676 SF
PROPOSED USE	RESTAURANT
ZONING	MIDTOWN-CORRIDOR DISTRICT (MT-C)
BUILDING	3,305 SF
FAR:	1:08.26
LOT COVERAGE:	0.67 (26,714 SF)
PARKING REQUIRED (WB):	34 (1 ACCESS. PARKING SPACES)
PARKING REQUIRED* (AHJ):	30 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	45 (2 ACCESS. PARKING SPACES)
PERVIOUS COVER:	12,281 SF
IMPERVIOUS COVER:	27,395 SF
REQUIRED BICYCLE PARKING	0
PROVIDED BICYCLE PARKING	2
*FOR RESTAURANTS, 8 SPACES PLUS 1 ADDITIONAL SPACE PER EVERY 50 SQUARE FEET OF SEATING AREA ARE REQUIRED. THE PROPOSED BUILDING HAS 1,078 SF OF SEATING AREA. THUS THE REQUIRED PARKING IS 1,078/50 + 8 = 29.56	



1230 Peachtree Street, NE  
Suite 2900  
Atlanta, GA 30309  
t: 404 601 4000

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### PROJECT TEAM

CIVIL ENGINEERING

ARCHITECT

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

### ISSUE/REVISION RECORD

DATE	DESCRIPTION
02-18-2025	CONCEPTUAL SITE PLAN
03-31-2025	100% SET
07-17-2025	RESUBMITTAL

### PROFESSIONAL SEAL



### PROFESSIONAL IN CHARGE

RYAN SCOTT

### PROJECT MANAGER

RS

### QUALITY CONTROL

RS

### DRAWN BY

NN

### PROJECT NAME



902 SOUTH TEXAS AVENUE  
BRYAN, TEXAS 77803

### PROJECT NUMBER

20240503.0

### SHEET TITLE

SITE PLAN

### SHEET NUMBER

C-1.0