

Occupant Load (IBC 2021 Table 1004.5) Load Area (NETSF) Remarks Occupancy Factor (Occupants) 727 300 SF Storage 2 Business 54 150 SF 811 200 SF Commercial Kitchen 4 Flex Seating Actual 34 35 Max Fixed Seating 24" Per Person 24 588 Linear Inches of Seating 65 13 Waiting 5*S*F 200 SF Service 54 150 SF 41 219 0 Net Restrooms 2793 80

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

Know what's below.

Call before you dig.



PLANS)
PI

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.

KEY NOTES

+ + +

CE STABILIZED CONSTRUCTION ENTRANCE

REFER TO PAVING PLAN.

—SF — SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

CWA CONCRETE WASHOUT AREA TS TEMPORARY STORAGE AREA

CFS COMPOST FILTER SOCK

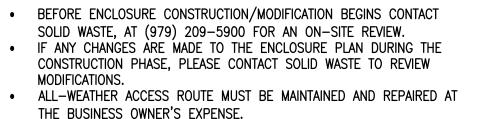
SSA STABILIZED STAGING AREA

CONTACTS:

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

SPOONER & ASSOCIATES, INC. 309 BYERS STREET, SUITE 100 EULESS, RX 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 KEY NOTES

CURB AND GUTTER PER CITY STANDARDS. REFER TO DETAIL ON C-7.2. TAPER CURB TO MATCH EXISTING.

S5 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 EXISTING PYLON SIGN (PER ARCH. PLANS) DUMPSTER ENCLOSURE (PER ARCH. PLANS) S19 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.

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)

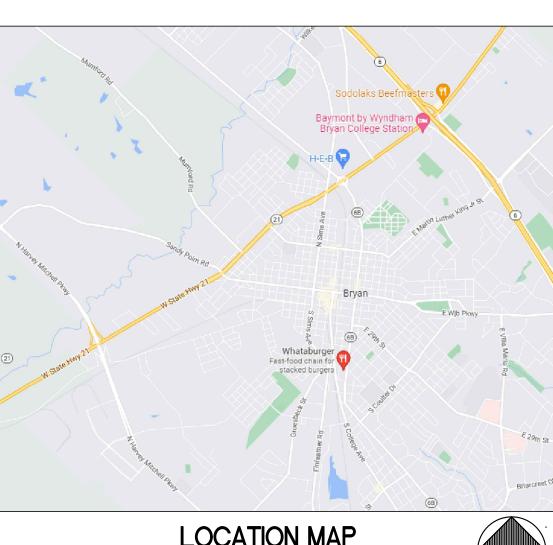
> "STOP" SIGN. REFER TO DETAIL ON C-7.0. "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0. EXTERIOR MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS.

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.

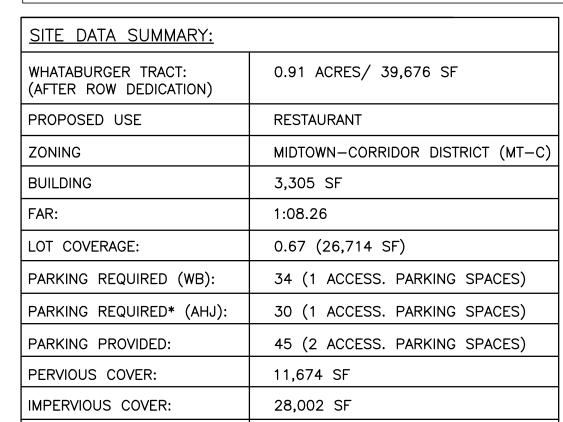
S74 PROPOSED ADA HANDRAIL ON C-7.3.

S75 PROPOSED FLAGPOLE S76 PROPOSED GAS SITE RELOCATED

S77 PROPOSED BY-PASS LANE



LOCATION MAP (N.T.S)



*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

EXISTING LEGEND:

REQUIRED BICYCLE PARKING

PROVIDED BICYCLE PARKING



SIGN

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.



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PROJECT TEAM <u>CIVIL ENGINEERING</u>

ARCHITECT

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

ISSUE/REVISION RECORD

02-18-2025 CONCEPTUAL SITE PLAN 03-31-2025 100% SET 07-17-2025 RESUBMITTAL 08-29-2025 RESUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY



902 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

PROJECT NUMBER 20240503.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1.0