

DRAWING INDEX AND ISSUANCE LOG SITE PLAN FIRE PLAN **DELIVERY TRUCK PLAN** | • | • | • | **DEMOLITION PLAN** • | • | • | • | PAVING PLAN • | • | • | • | **GRADING PLAN** PRE-DEVELOPMENT PLAN POST-DEVELOPMENT PLAN DRAINAGE PLAN **EROSION CONTROL PHASE** • • • **EROSION CONTROL PHASE I EROSION CONTROL DETAILS** UTILITY PLAN C-7.0 DETAILS DETAILS DETAILS **DETAILS** C-7.4 **DETAILS** L-1.0 LANDSCAPE PLAN • • • • L-1.1 LANDSCAPE DETAILS • IRRIGATION PLAN IR-1.0 • • • **IRRIGATION DETAILS** IR-1.2 IRRIGATION DETAILS ATTACHMENT **ALTA SURVEY**

SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

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

SURVEYOR'S PROJECT NO. 22160

GEOTECHNICAL ENGINEER:

TERRACON CONSULTANTS, INC. 6198 IMPERIAL LOOP COLLEGE STATION, TX 77845 (979) 846-3767 PROJECT NO. A1225053

SITE DEVELOPMENT PLAN



902 S. TEXAS AVE. BRYAN, BRAZO COUNTY, TX 77803 ZONING: MIDTOWN-CORRIDOR DISTRICT (MT-C)

OWNER/DEVELOPER:

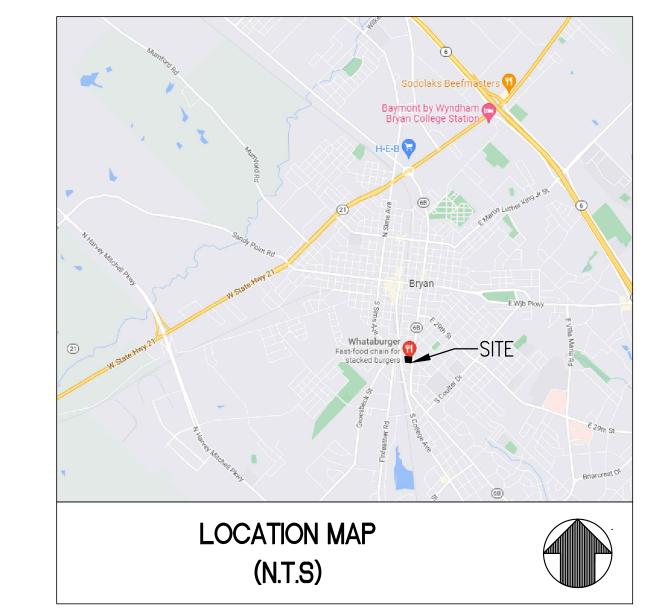
WHATABURGER

CONTACT: ANDY DOSS

300 CONCORD PLAZA DRIVE

SAN ANTONIO, TX 78216

(210) 487 - 8195



CONTACTS:

CIVIL P.M.

GREENBERGFARROW RYAN SCOTT 1230 PEACHTREE ST. NE SUITE 2900 ATLANTA, GA 30309 BUS: (404) 210-7148

STRUCTURAL ENGINEER

GREENBERGFARROW KEVIN MAHLUM 1400 GOODALE BLVD. SUITE 105 GRANDVIEW HEIGHTS, OH 43212 BUS: (224) 289-6619

<u>TXDOT</u>

CASEY MINSHEW TXDOT - BRYAN DISTRICT 2102 TABOR ROAD BRYAN, TX 77803 PHONE: 979-778-6233 EMAIL: CASEY.MINSHEW@TXDOT.GOV

<u>ARCHITECT</u>

GREENBERGFARROW CHRIS MANGANELLO 1400 GOODALE BOULEVARD, SUITE 150 GRANDVIEW HEIGHTS, OH 43212 BUS: (380) 223-9793 DIR: (740) 816-0365

BRYAN TEXAS UTILITIES 205 E 28TH ST, BRYAN, TX 77803 BUS: (979) 821-5770

STORMWATER

BRYAN TEXAS UTILITIES 205 E 28TH ST, BRYAN, TX 77803 BUS: (979) 821-5770

TELEPHONE

ELECTRIC BRYAN TEXAS UTILITIES 205 E 28TH ST, BRYAN, TX 77803 BUS: (979) 821-5770

LANDSCAPE ARCHITECT

1430 WEST PEACHTREET ST. NE,

GREENBERGFARROW

ATLANTA, GA 30309

BUS: (404) 210-7148

WATER/WASTEWATER

205 E 28TH ST,

BRYAN, TX 77803

BRYAN TEXAS UTILITIES

BUS: (979) 821-5770

ALEX MADDOX

SUITE 2900

PROFESSIONAL SEAL

PROJECT TEAM

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

ISSUE/REVISION RECORD

02-18-2025 CONCEPTUAL SITE PLAN



PROFESSIONAL IN CHARGE

PROJECT MANAGER QUALITY CONTROL

DRAWN BY

PROJECT NAME



902 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

PROJECT NUMBER

SHEET TITLE

COVER SHEET

SHEET NUMBER

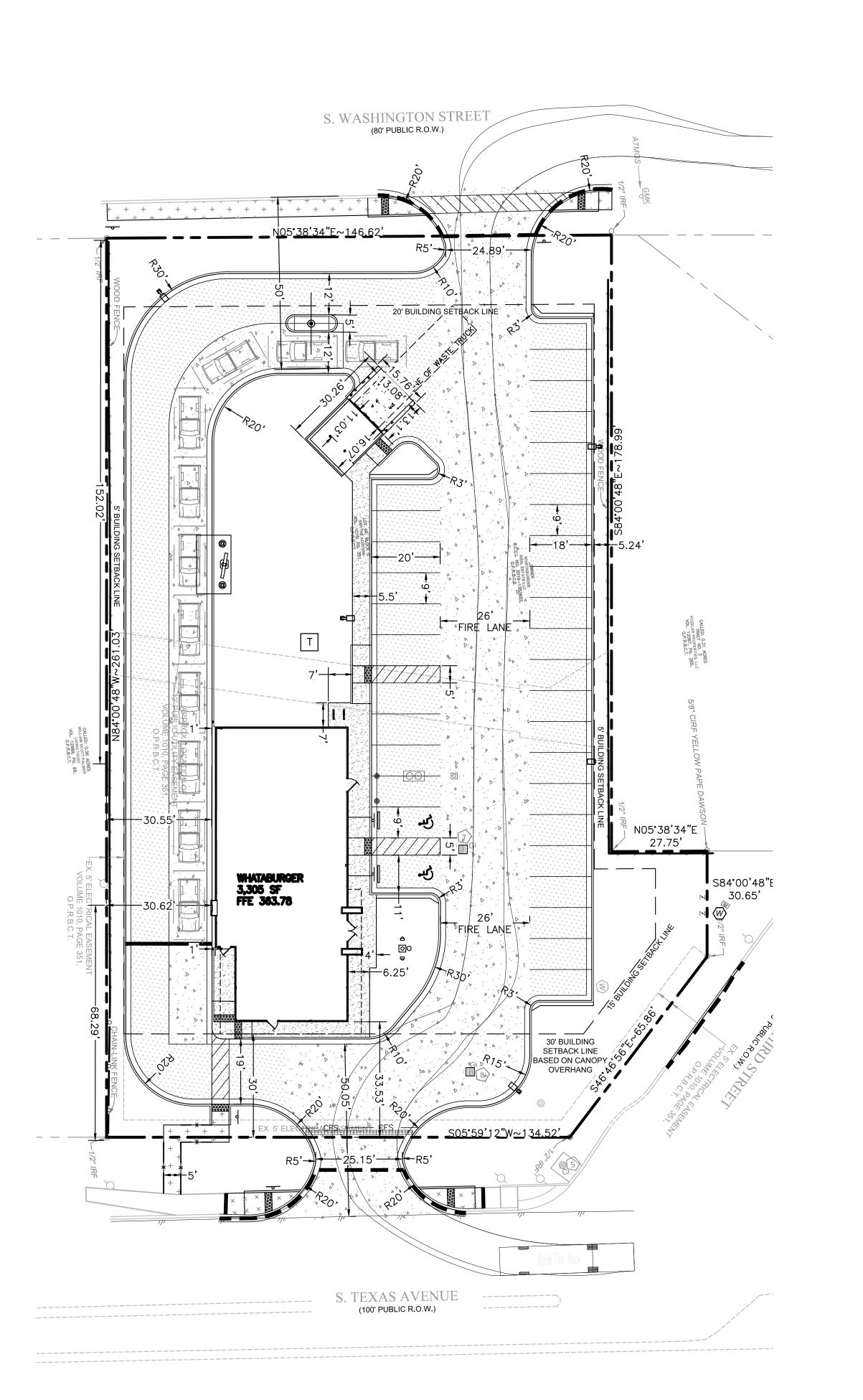
C-0.0

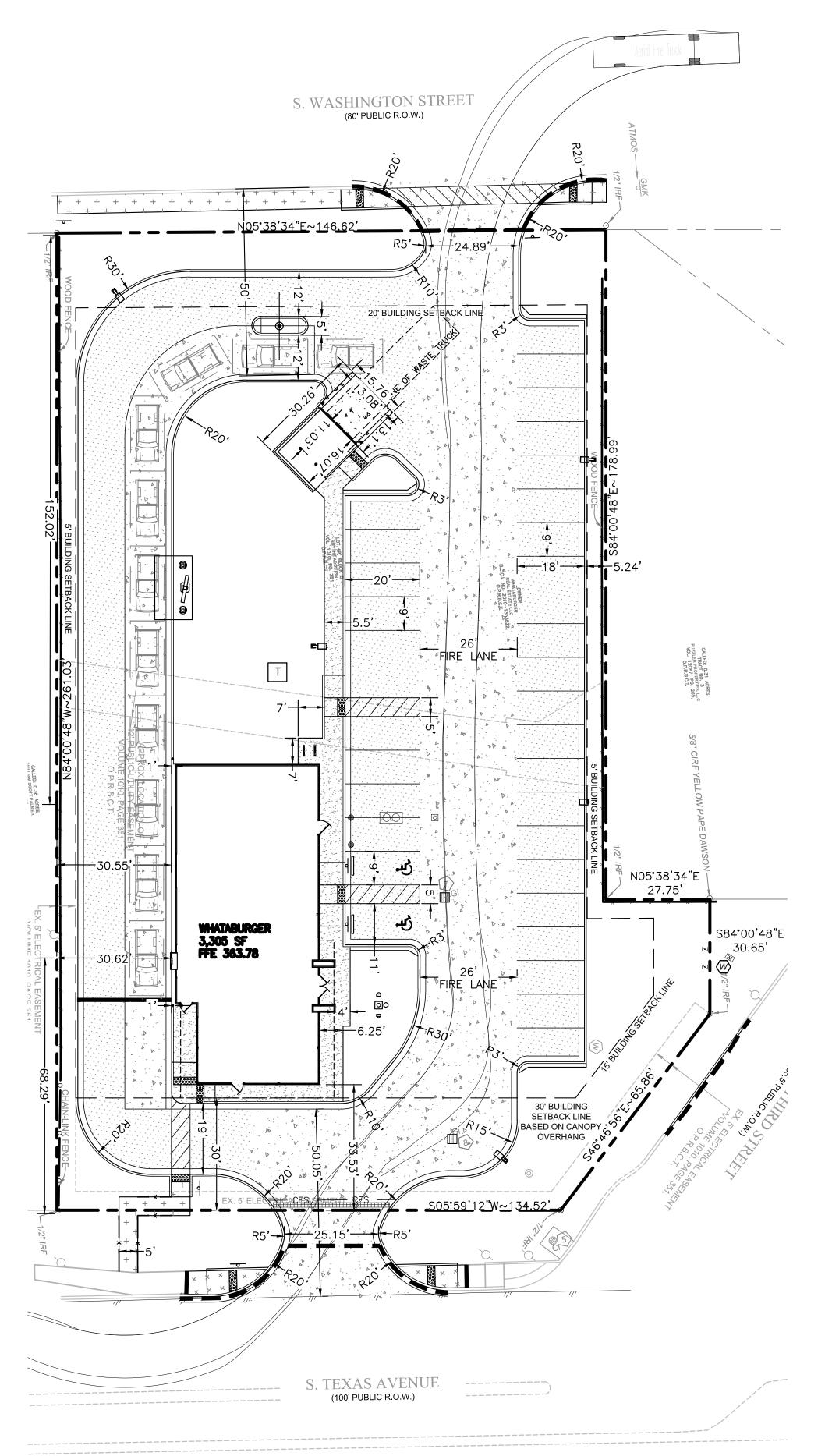
ENGINEER:

CONTACT: RYAN SCOTT, PE 1230 PEACHTREE ST. NE, SUITE 2900 ATLANTA, GA 30309 (806) 421 - 0656

> Know what's below. Call before you dig.

JOB NO. 20240503





EXISTING LEGEND:

				_
MONUMENT FOUND	Q	POWERPOLE	SS	SAN. SEWER LINE
MONUMENT SET	(GUY WIRE	S	SEWER MANHOLE
MAG NAIL FOUND	**	LIGHT POLE	(GT)	GREASE TRAP
MAG NAIL SET	\sim	STREET LIGHT POLE	0	CLEAN OUT
X MARK AS NOTED	\bigotimes	ELEC. TRANSFORMER	c/0 — SD —	-STORM DRAIN LINE
R.R. SPIKE FOUND -	— Е —	BURIED ELECTRIC		STORM DRAIN MANHOLE
${\triangle}$ R.R. SPIKE SET	O/HE	OVERHEAD ELECTRIC	SI	STORM INLET
BENCHMARK	E	ELECTRIC MANHOLE	(CB)	CATCH BASIN
R/W CONC. R/W MARKER	E EB	ELECTRIC METER ELECTRIC BOX		CURB INLET
(R) RECORD DATA	GEN	GENERATOR	T	TELEPHONE BOX
(M) MEASURED DATA	EV	ELECTRICAL VAULT	TP	TELEPHONE PEDESTAL
(C) CALCULATED DATA	EP	ELECTRICAL PEDESTAL	<u> TPV</u>	TELEPHONE VAULT
R/W RIGHT OF WAY	—₩—	- WATER LINE		TELEPHONE MANHOLE
BSL BACK SET LINE	(W)	WATER MANHOLE	$Q_{\scriptscriptstyle \mathrm{TT}}$	TELEPHONE POLE
RCP REINFORCED CONC PIPE CMP CORRUGATED METAL PIPE		WATER VALVE	— т —	- TELEPHONE LINE
PVC PLASTIC PIPE		WATER METER HYDRANT	O/HT	OVERHEAD TELEPHONE
MTL METAL	BF	BACK FLOW	UT	UNDERGROUND TELEPHONE MARKER
AGL ABOVE GROUND LEVEL	FDC.	PREVENTOR FIRE DEPARTMENT	— c—	CABLE TELEVISION
S.F. SQUARE FOOT		CONNECTION —	— F0 —	FIBER OPTIC CABLE
L/S LANDSCAPING	WVLT	WATER VAULT	O/HC	OVERHEAD CABLE CABLE BOX
F.P. FLAG POLE	G	GAS VALVE	CP	CABLE PEDESTAL
72.0 1 322	G	GAS METER UNDERGROUND		UNDERGROUND
(U) UNKNOWN MANHOLE	UG	GAS MARKER	UC	CABLE MARKER
FROZEN MANHOLE	<u>©</u>	GAS MANHOLE	(TO	TELECOMMUNICATIONS MANHOLE
UV UNKNOWN VAULT UVM UNKNOWN VAULT METAL	— G — TS	GAS LINE TRAFFIC POLE	TC	TELECOMMUNICATIONS
MB MAIL BOX		TRAFFIC MANHOLE		PEDESTAL TELECOMMUNICATIONS
■ BOLLARD	T-S	TRAFFIC SIGNAL BOX	TCV	VAULT
B.H BORE HOLE	TRV	TRAFFIC VAULT	FOV	FIBER OPTIC VAULT
M.W MONITORING WELL	STOP	STOP SIGN		- FENCE
	Ī	SIGN		

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 STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
4	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.



PROFESSIONAL SEAL

1230 Peachtree Street, NE Suite 2900

Atlanta, GA 30309 t: 404 601 4000

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

PROJECT TEAM

CIVIL ENGINEERING
GF

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

03-31-2025 100% SET 07-17-2025 RESUBMITTAL 08-29-2025 RESUBMITTAL 09-18-2025 RESUBMITTAL

ISSUE/REVISION RECORD

02-18-2025 CONCEPTUAL SITE PLAN

<u>ARCHITECT</u> GF



PROFESSIONAL IN CHARGE RYAN SCOTT

RYAN SCOTT
PROJECT MANAGER

RS

QUALITY CONTROL RS DRAWN BY

PROJECT NAME



902 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

PROJECT NUMBER 20240503.0

SHEET TITLE

FIRE PLAN

SHEET NUMBER

C-1.01

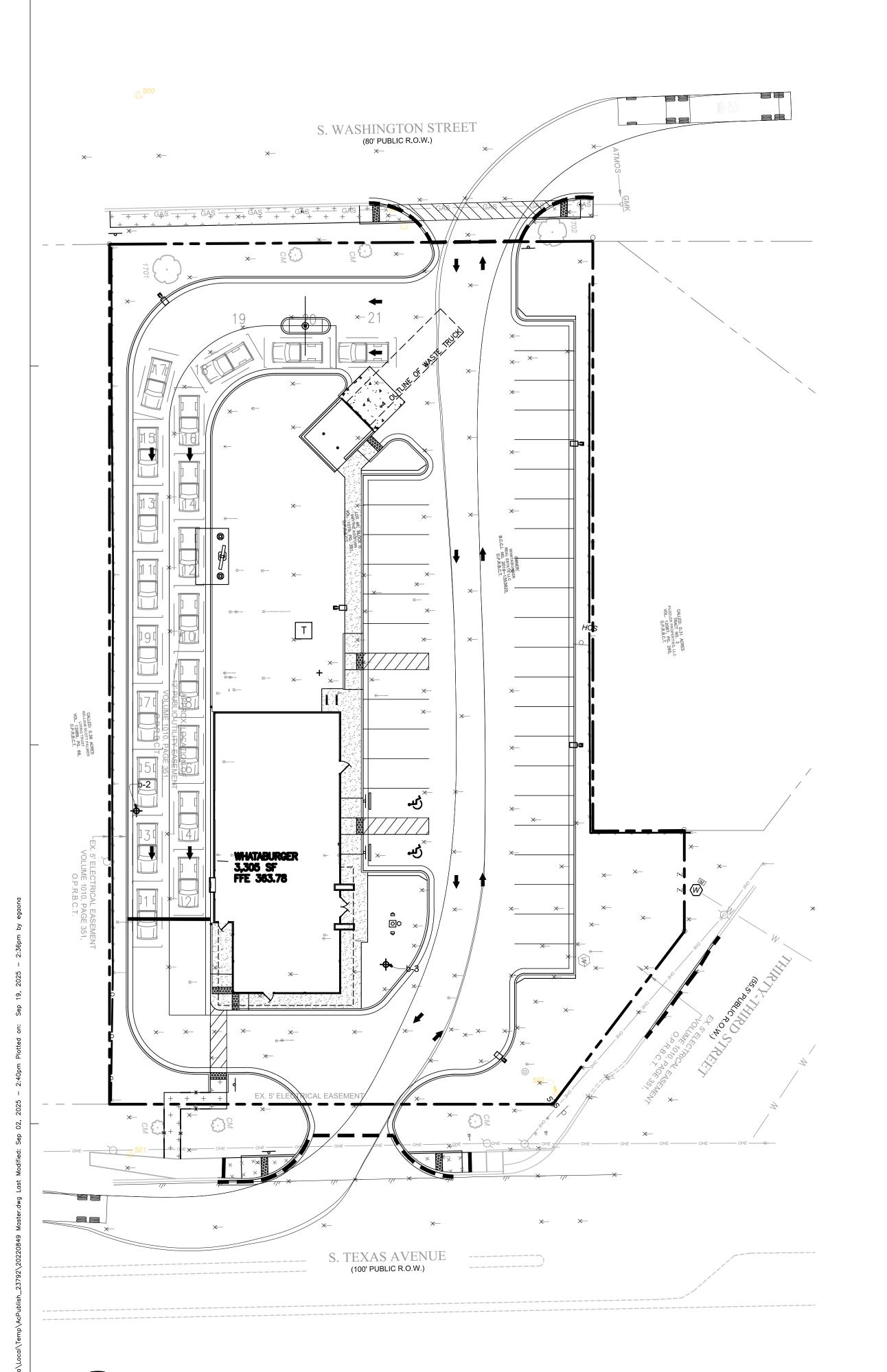
GRAPHIC SCALE

O 10 20 40

(IN FEET)

1 inch = 20 ft.

Know what's below.
Call before you dig.



Know what's below.

Call before you dig.

EXISTING LEGEND:



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 STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
4	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.



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

COPYRIGHT NOTICE

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

CIVIL ENGINEERING GF

PROJECT TEAM

ARCHITECT GF

STRUCTURAL ENGINEERING

MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

ISSUE/REVISION RECORD DESCRIPTION 02-18-2025 CONCEPTUAL SITE PLAN 03-31-2025 100% SET 07-17-2025 RESUBMITTAL 08-29-2025 RESUBMITTAL 09-18-2025 RESUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

PROJECT NAME



902 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

PROJECT NUMBER

SHEET TITLE

DELIVERY TRUCK PLAN

SHEET NUMBER

C-1.02

(IN FEET) 1 inch = 20 ft.

GRAPHIC SCALE