

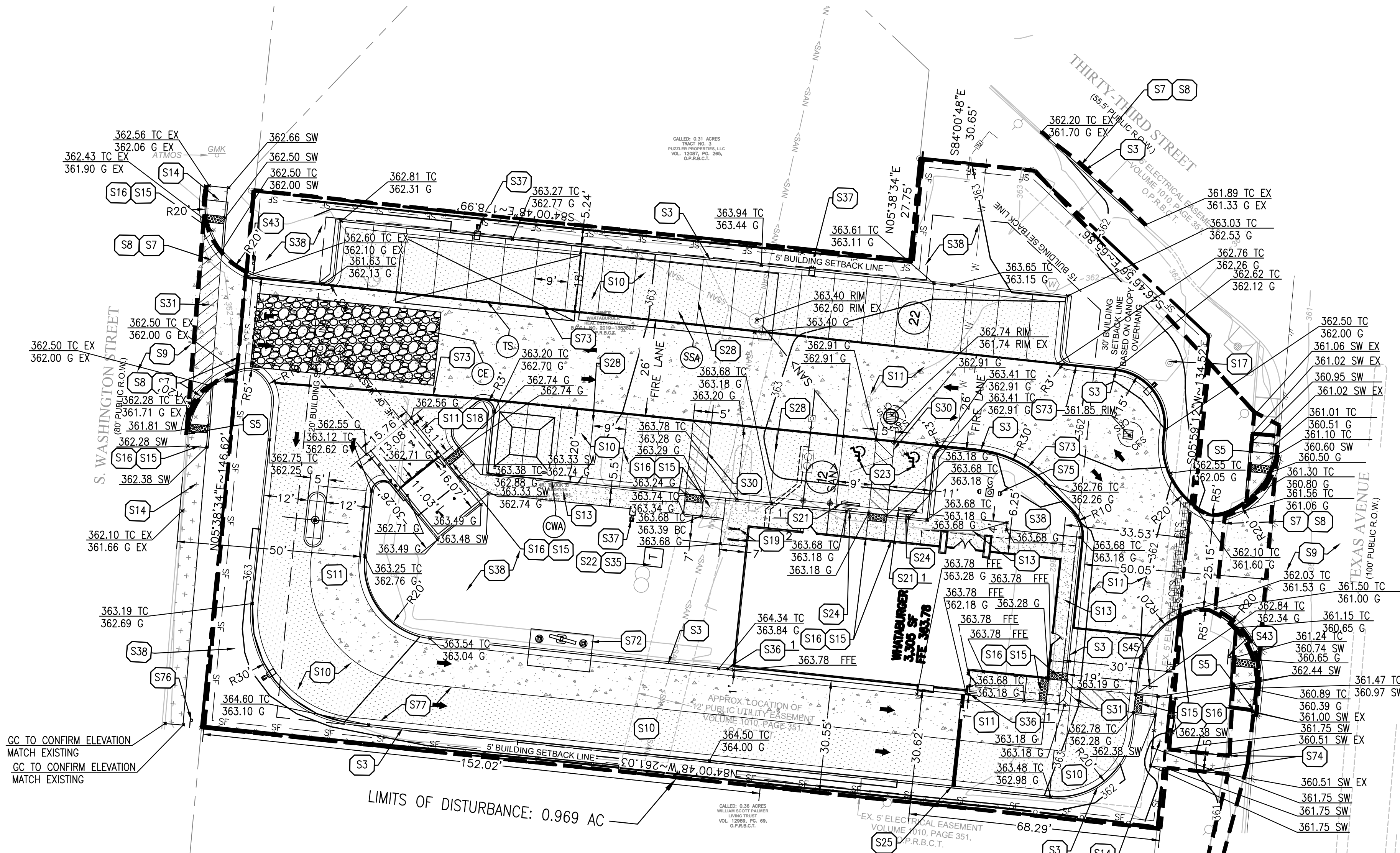
Drawing Name: C:\Users\jgarcia\AppData\Local\Temp\AutoCAD\23793\20220849 Master.dwg Unit: Modified: Sep 02, 2025 - 2:40pm Plotted on: Sep 18, 2025 - 2:36pm by jgarcia



Know what's below.
Call before you dig.

Occupant Load (IBC 2021 Table 1004.5)				
Occupancy	Area (NET SF)	Factor	Load (Occupants)	Remarks
Storage	727	300 SF	2	
Business	54	150 SF	1	
Commercial Kitchen	811	200 SF	4	
Flex Seating	-	Actual	34	35 Max
Fixed Seating	-	24" Per Person	24	588 Linear Inches of Seating
Waiting	65	5 SF	13	
Service	54	200 SF	1	
Hall	41	150 SF	1	
Restrooms	219	0 Net		
Total	2793		80	

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.

KEY NOTES

- CE STABILIZED CONSTRUCTION ENTRANCE
- SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CFS COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- TS TEMPORARY STORAGE AREA
- SSA STABILIZED STAGING AREA

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.

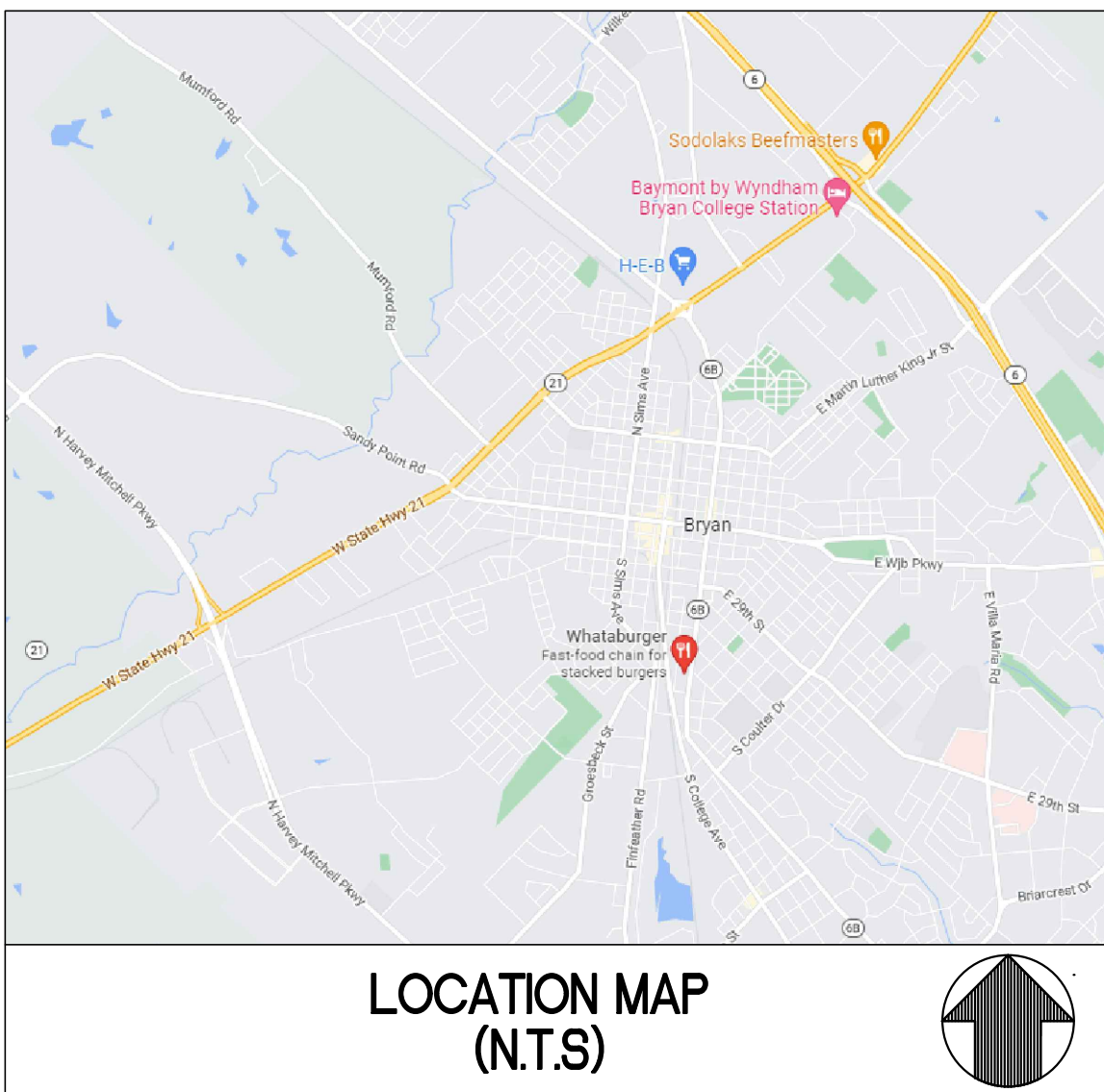
SITE NOTES

- 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-7.4.
- S15 SIDEWALK RAMP @ 8.33% MAX.
- S16 DETECTABLE WARNING 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)
- S26 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.
- S33 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



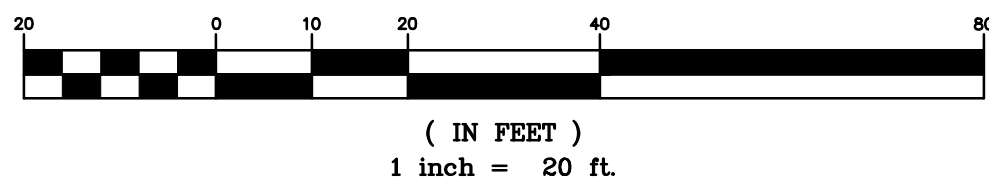
SITE DATA SUMMARY:	
WHATABURGER TRACT: (AFTER ROW DEDICATION)	0.91 ACRES/ 39,676 SF
PROPOSED USE	RESTAURANT
ZONING	MIDTOWN-CORRIDOR DISTRICT (MT-C)
BUILDING	3,305 SF
FAR:	1:08.26
LOT COVERAGE:	0.67 (26,714 SF)
PARKING REQUIRED (WB):	34 (1 ACCESS. PARKING SPACES)
PARKING REQUIRED* (AHJ):	30 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	45 (2 ACCESS. PARKING SPACES)
PERVIOUS COVER:	11,674 SF
IMPERVIOUS COVER:	28,002 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

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
- STOP 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



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.

PROJECT TEAM

CIVIL ENGINEERING

ARCHITECT

STRUCTURAL ENGINEERING

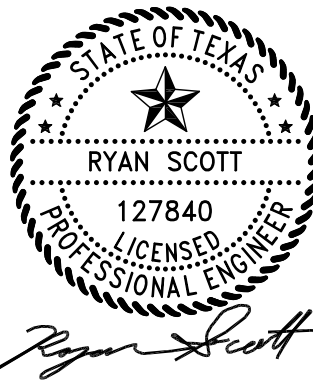
MECHANICAL ENGINEERING

ELECTRICAL ENGINEERING

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02-18-2025	CONCEPTUAL SITE PLAN
03-31-2025	100% SET
07-17-2025	RESUBMITTAL
08-29-2025	RESUBMITTAL
09-18-2025	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