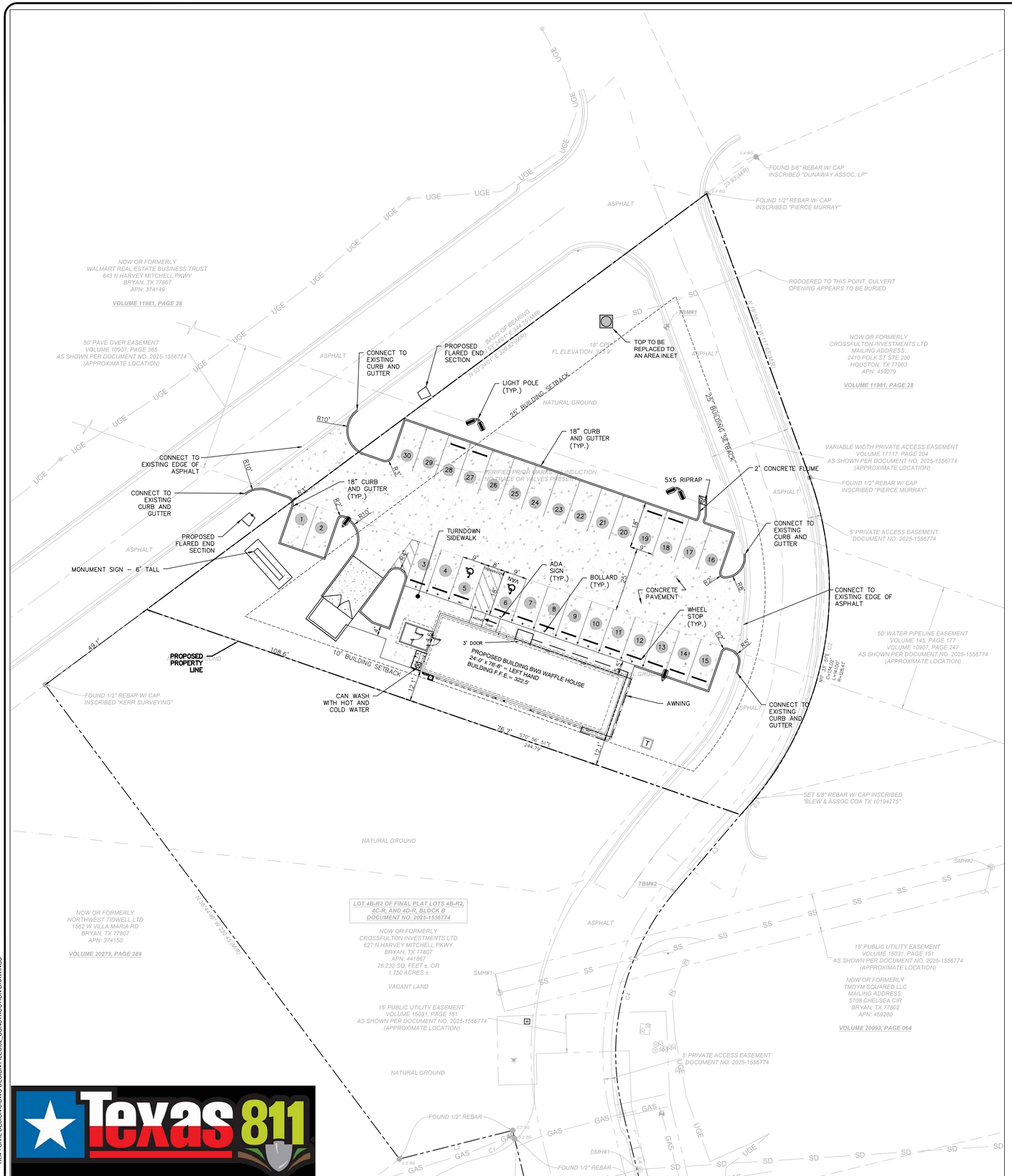


SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5; WHERE NO DIMENSION IS GIVEN.
6. CURB AND GUTTER SHALL BE '18" IN SIZE UNLESS SPECIFIED OTHERWISE.
7. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS–BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
9. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
10. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28–DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
11. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
12. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SITE SUMMARY

PARCEL NUMBER	441867
EXISTING ZONING	PD
PROPOSED USE	RESTAURANT
NUMBER OF STORIES	1
BUILDING HEIGHT	16'–2" A.F.F.
PROPOSED SITE AREA	±0.76 AC (± 33,288–SF)
TOTAL PROP. BUILDING AREA	± 1,913–SF
PROPOSED IMPERVIOUS AREA	TBD
PROPOSED SIGN SIZE	150–SF, 15' TALL
SIGN SETBACK	25' FROM PROPERTY LINE
FRONT SETBACK	25'
SIDE SETBACK	10' ABUTTING PROPERTY OR 25' ABUTTING ARTERIAL STREET, A COLLECTOR OR LOCAL STREET
REAR SETBACK	0'
LANDSCAPE BUFFER	17% OF THE LOT
PARKING DIMENSIONS	9' X 18'
DRIVE AISLE WIDTH	25'
PROPOSED PARKING	30
MIN. PARKING REQUIRED	1913 SF ÷ 100 SF ×1.25 = 24 SPACES

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 6" HEADER CURB
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- (1) ADA DESIGNATED STALL
- PARKING SPACE COUNT

STATE OF GEORGIA
RON T. CRUMP
109252
LICENSED PROFESSIONAL ENGINEER
10/26/26

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WAFFLE HOUSE
VILLA MARIA, TEXAS
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF BRYAN
LOCATION: 627 N HARVEY MITCHELL PKWY
BRYAN, TX 77807

#	DATE	REVISIONS

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DRAWN:	CHECK:
CTM	RTC
JOB NO:	DATE:
26–290	10/26/26

SITE PLAN

SHEET C02

Texas 811

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