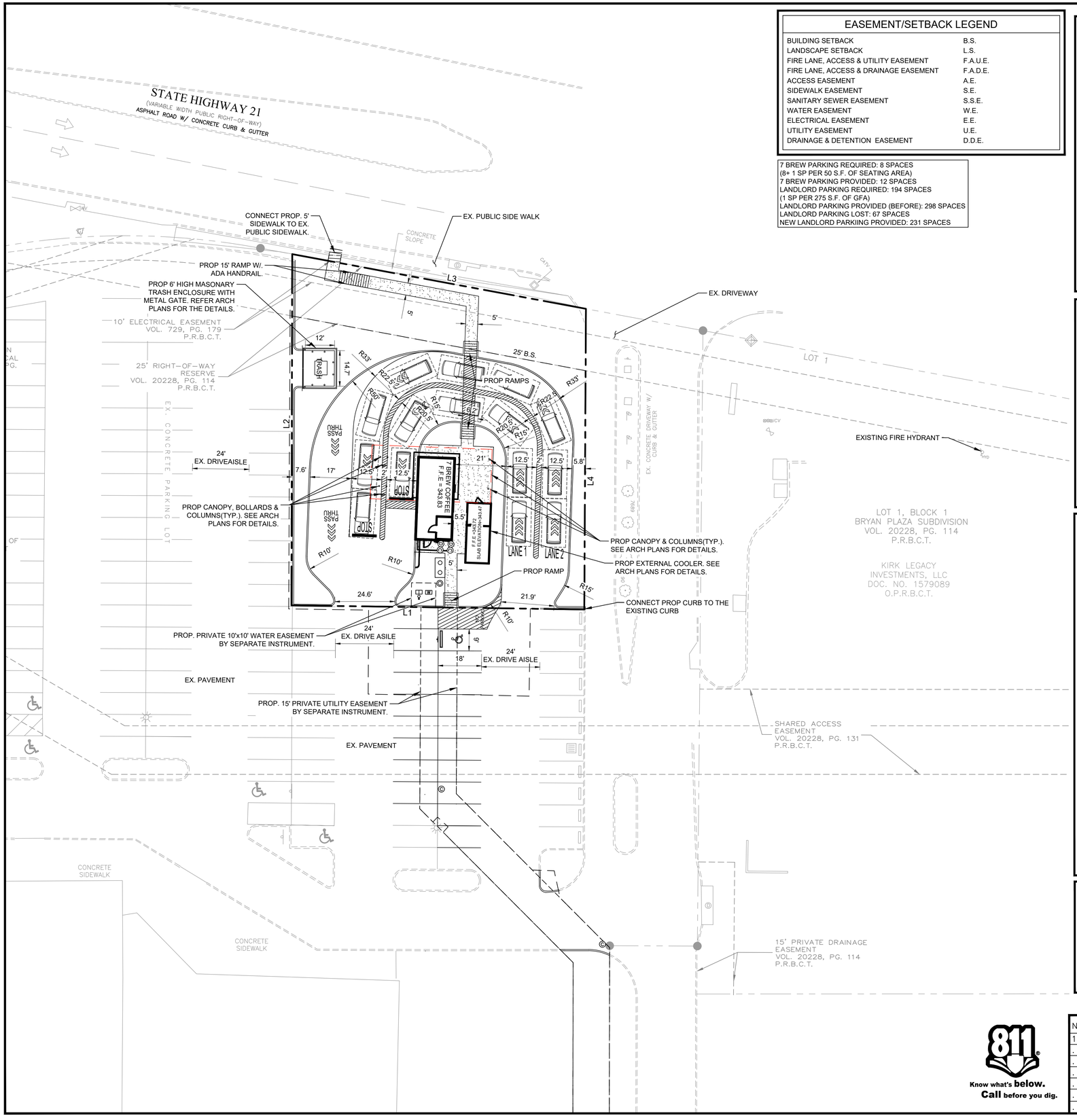


EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

7 BREW PARKING REQUIRED: 8 SPACES
(8+ 1 SP PER 50 S.F. OF SEATING AREA)
7 BREW PARKING PROVIDED: 12 SPACES
LANDLORD PARKING REQUIRED: 194 SPACES
(1 SP PER 275 S.F. OF GFA)
LANDLORD PARKING PROVIDED (BEFORE): 298 SPACES
LANDLORD PARKING LOST: 67 SPACES
NEW LANDLORD PARKIING PROVIDED: 231 SPACES

EXISTING LEGEND

- 1/2" IR FOUND
- 1/2" IR SET
- 5/8" IR FOUND
- 3/8" IR FOUND
- 60-D NAIL FOUND
- PK NAIL SET
- 1/2" IP FOUND
- X-FOUND
- X-SET
- 1" IR FOUND
- 1" IP FOUND
- POINT FOR CORNER
- CON. MONUMENT
- 3/4" IP FOUND
- TELE. BOX
- CABLE BOX
- ELECTRIC BOX
- BRICK COLUMN
- STONE COLUMN
- STORM DRAIN MH.
- SAN. SEW. CO.
- BOLLARD POST
- LIGHT POLE
- SAN. SEW. MH.
- IRRIGATION VALVE
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- WATER METER
- GAS METER
- A.C. PAD
- TRANS. BOX
- GAS MARKER
- OHE — OVERHEAD UTILITY LINE
- GUY WIRE ANCHOR
- BARBED WIRE FENCE
- IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- PIPE RAIL FENCE
- COVERED AREA
- ASPHALT
- FIRE LANE STRIPE
- BRICK RET. WALL
- STONE RET. WALL
- CON. RET. WALL
- NO PARKING
- CONCRETE
- GRAVEL
- BRICK
- STONE
- WOOD DECK
- BUILDING WALL
- TILE
- BUILDING LINE
- EASEMENT
- BOUNDARY
- HIGHBANK LINE
- PARKING STRIPE
- HANDICAP SPACE
- WHEEL STOP

SITE DATA SUMMARY TABLE

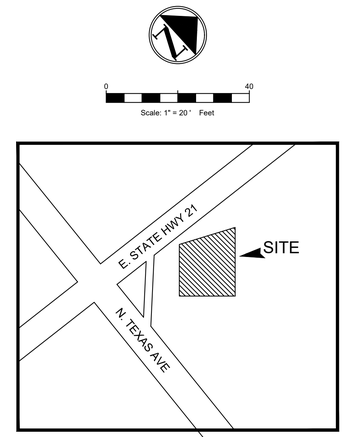
GROSS ACREAGE:	0.372 ACRES (16,204.32 S.F.)
ZONING:	COMMERCIAL C-3
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
BUILDING AREA:	510 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	+/- 19'-0"
BUILDING COVERAGE:	2.65%
FLOOR AREA RATIO:	0.026
IMPERVIOUS AREA:	14,306.82 S.F. (88.20%)
LANDSCAPE AREA REQUIRED:	2,881.35 S.F. (15 %)
LANDSCAPE AREA PROVIDED:	1897.50 S.F. (11.80 %)
REGULAR PARKING REQUIRED: 8+ 1 SP PER 50 S.F. OF SEATING AREA	8 SPACES
REGULAR PARKING PROVIDED:	9 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 OFFSITE SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED INCLUDING STACKING SPACES:	16 SPACES

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- SANITARY SEWER SAMPLE PORT
- GREASE TRAP
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER
- TRANSFORMER
- LIGHT POLE
- POWER POLE

BOUNDARY LINE TABLE

LINE #	DISTANCE	BEARING
L1	120.45'	S42°58'07"W
L2	144.82'	N47°43'08"W
L3	122.91'	N52°44'42"E
L4	123.99'	S47°31'15"E



SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

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

NO.	DATE	DESCRIPTION	BY
1	10/23/26	1st CIVIL PLAN SUBMITTAL	KP
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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
10/23/26

SITE PLAN

7-BREW COFFEE
1719 E STATE HWY 21
CITY OF BRYAN
BRAZOS COUNTY, TEXAS 77803
BRYAN PLAZA SUBDIVISION LOT 1R-2, BLOCK 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	PK	08/25/26	SEE SCALE BAR	079-26	C-3.0

TX. P.E. FIRM #11525