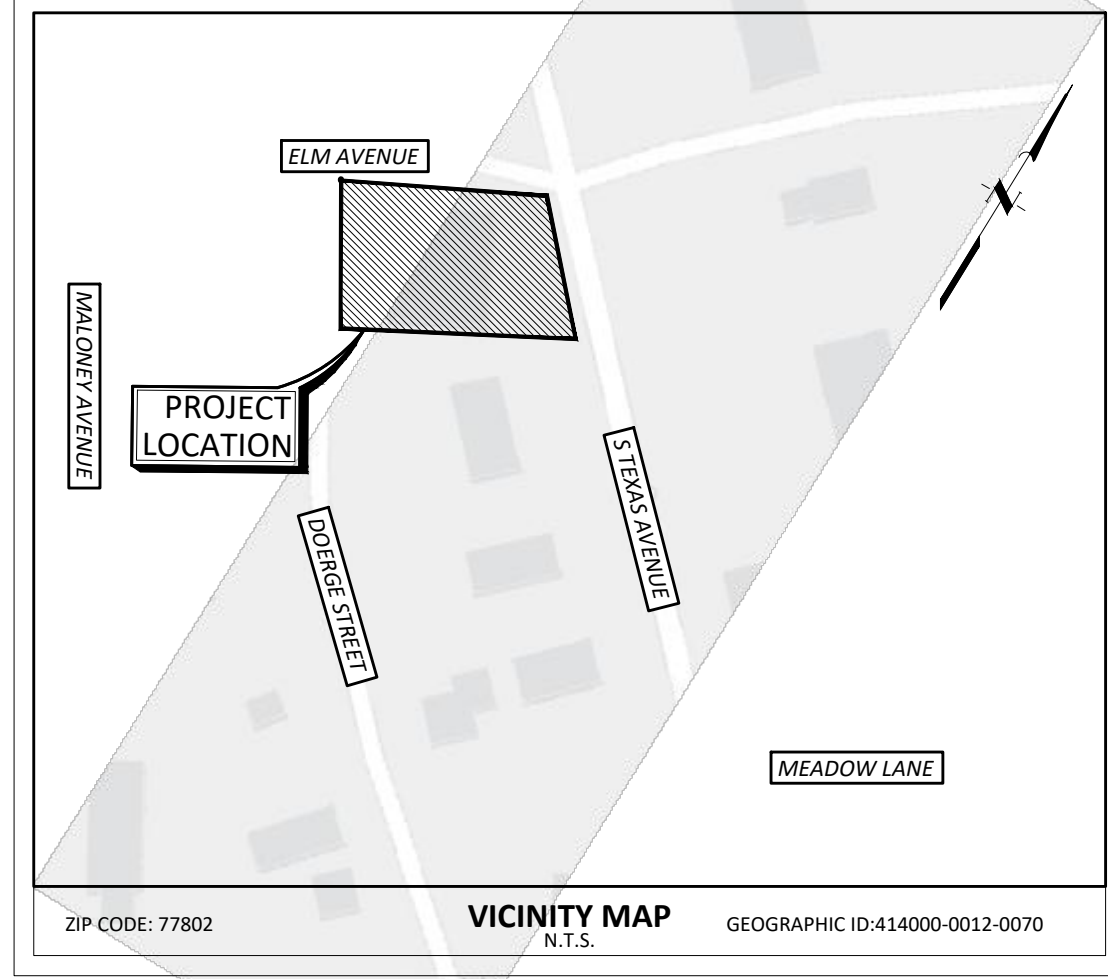


**SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT  
PART OF THE FINAL PLAT OF MIDWAY PLACE LOT 7R BLOCK 12**

GENERAL		
EXISTING ZONING:	RETAIL (C-2)	
PROPOSED ZONING:	RETAIL (C-2)	
CURRENT USE:	VAPE SHOP (RETAIL)	
PROPOSED USE:	DRIVE-THRU RESTAURANT	
OVERALL SITE		
GROSS SITE AREA:	0.415 ACRES (18,077 SQUARE FEET)	
SITE FRONTAGE:	116 FEET	
SITE WIDTH:	111 FEET	
SITE DEPTH:	178 FEET	
IMPERVIOUS COVER:	12,990 SQUARE FEET (0.298 ACRES)	
PERVIOUS COVER:	5,087 SQUARE FEET (0.117 ACRES)	
BUILDING DATA		
BUILDING AREA:	783 SQUARE FEET	
BUILDING HEIGHT:	20 FEET (1 STORY)	
BUILDING COVERAGE:	4.33%	
FLOOR:AREA RATIO	0.04 : 1	
PROPERTY DEVELOPMENT REGULATIONS		
	REQUIRED	PROPOSED
FRONT SETBACK:	25 FEET	23.5 FEET
SIDE SETBACK:	15 FEET	15 FEET
REAR SETBACK:	25 FEET	25 FEET
ADA PARKING SPACES:	1 SPACE	1 SPACE
PARKING SPACE:	8 SPACES + 1/50 SF SEATING AREA = 8 SPACES	5 STALLS + 3 QUEUING = 8 SPACES



UTILITY DEMANDS	
TOTAL WATER FLOW	18 GPM
AVERAGE WASTEWATER FLOW	469.8 GPD

1. AVERAGE WASTEWATER FLOW CALCULATED FROM SANITARY SEWER UNIFIED DESIGN GUIDELINES BY BRYAN/ COLLEGE STATION DATED 2020.

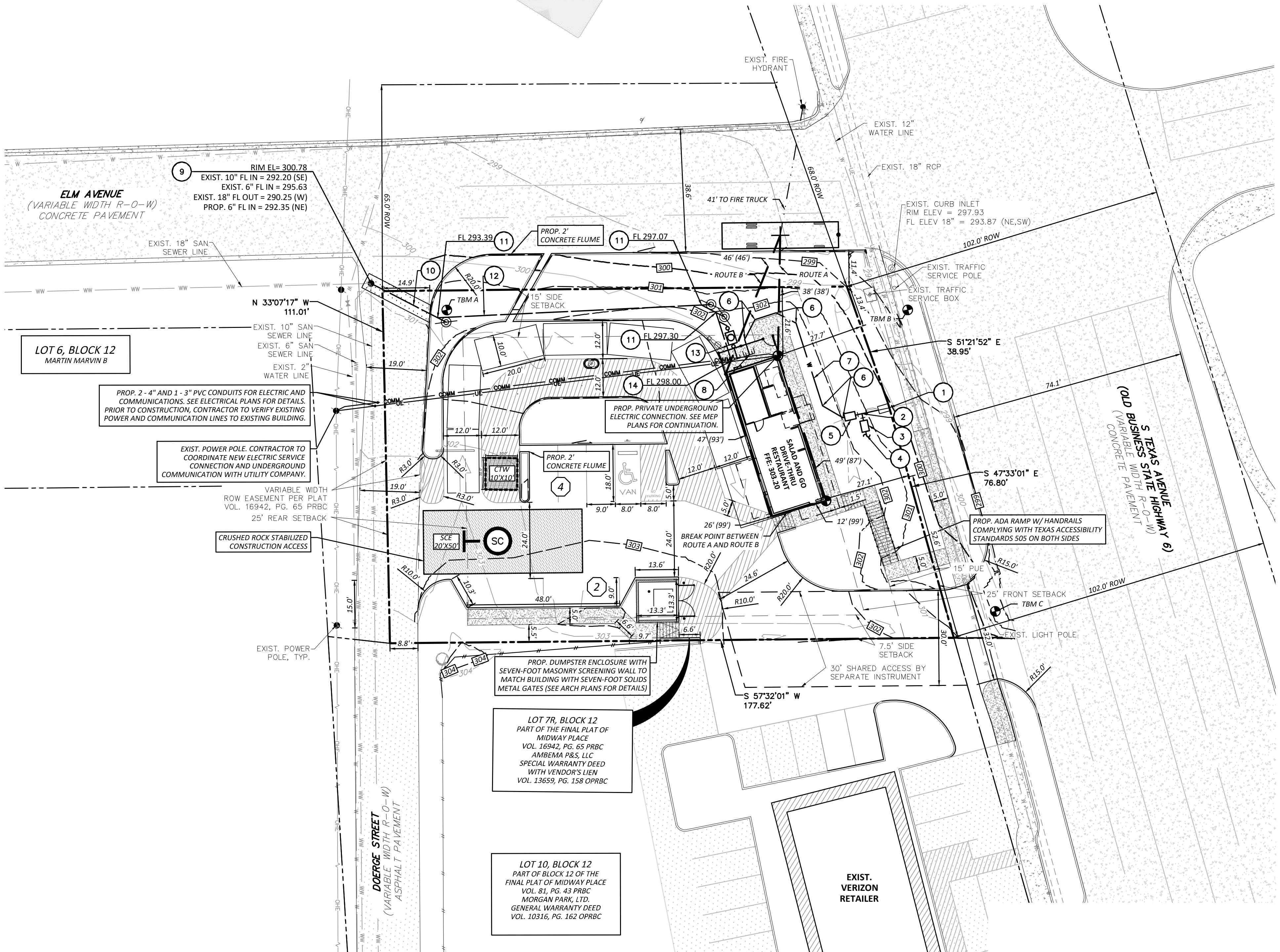
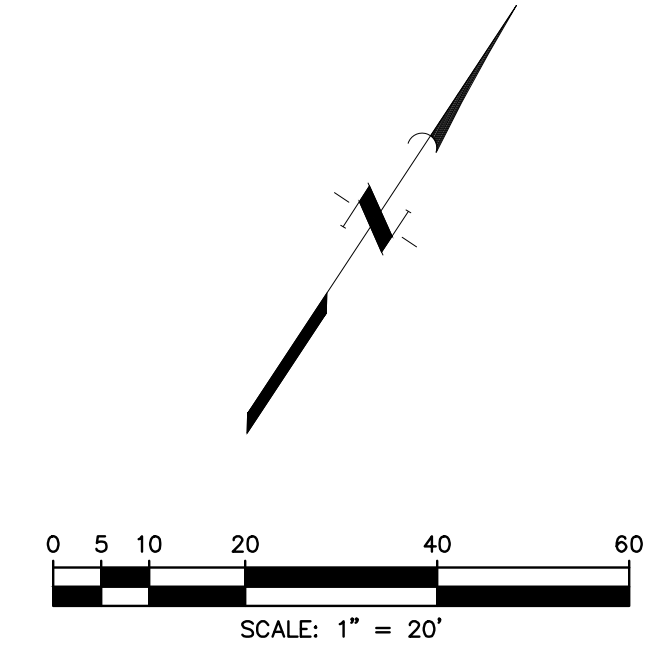
**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAD (83) DATUM

**TBM A**  
BEING A 60D NAIL LOCATED ON THE NORTHEAST RIGHT-OF-WAY OF DOERGE STREET AND IN THE SOUTHEAST RIGHT-OF-WAY OF ELM AVENUE, APPROXIMATELY 21 FEET NORTHEAST OF THE WEST CORNER OF THE SUBJECT TRACT.  
ELEVATION 300.89 FEET, NAVD 88 ADJUSTMENT.

**TBM B**  
BEING A 60D NAIL LOCATED ON THE SOUTHWEST RIGHT-OF-WAY OF OLD BUSINESS TATE HIGHWAY 6 (TEXAS AVENUE) AND IN THE SOUTHEAST RIGHT-OF-WAY OF ELM AVENUE, APPROXIMATELY 21 FEET NORTHEAST OF THE NORTH CORNER OF THE SUBJECT TRACT.  
ELEVATION 298.63 FEET, NAVD 88 ADJUSTMENT.

**TBM C**  
BEING A 60D NAIL LOCATED ON THE SOUTHWEST RIGHT-OF-WAY OF OLD BUSINESS TATE HIGHWAY 6 (TEXAS AVENUE), APPROXIMATELY 16 FEET NORTHEAST OF THE EAST CORNER OF THE SUBJECT TRACT.  
ELEVATION 300.23 FEET, NAVD 88 ADJUSTMENT.

**100-YEAR FLOOD PLAIN**  
ACCORDING TO MAP NO. 48041C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.



**UTILITY KEY NOTES**

1. CONNECT TO EXIST. WATER LINE.
- 1 - 1" DOMESTIC AND IRRIGATION METER (PRIVATE)
- 1 - 1" X 3/4" TEE (PRIVATE)
- 1 - 3/4" IRRIGATION BACKFLOW PREVENTER (RPZ) (PRIVATE)
- 1 - 3/4" IRRIGATION STUB  
SEE IRRIGATION PLANS FOR CONTINUATION (PRIVATE)
- 1 - 1" DOMESTIC BACKFLOW PREVENTER (RPZ) (PRIVATE)
- 1 - 1 1/2" X 45° BEND (PRIVATE)
- 62 LF 1 1/2" WATER LINE (PRIVATE)
- 1 - 1 1/2" WATER SERVICE LEAD.  
SEE MEP PLANS FOR CONTINUATION (PRIVATE)
- CONNECT TO EXIST. SAN SEWER MANHOLE
- 20 LF 6" SAN SEWER @ 4.42% (PUBLIC)
- SAN SEWER WYE AND CLEANOUT (PRIVATE)
- 108 LF 6" SAN SEWER @ 4.42% (PRIVATE)
- PROP. PRIVATE 50 GAL GREASE TRAP AND SAMPLING WELL (MINIMUM 15" INSIDE DIAMETER)  
SEE MEP PLANS FOR DETAILS
- PROP. PRIVATE SAN SEWER LEAD.  
SEE MEP PLANS FOR CONTINUATION (5' BELOW FFE)

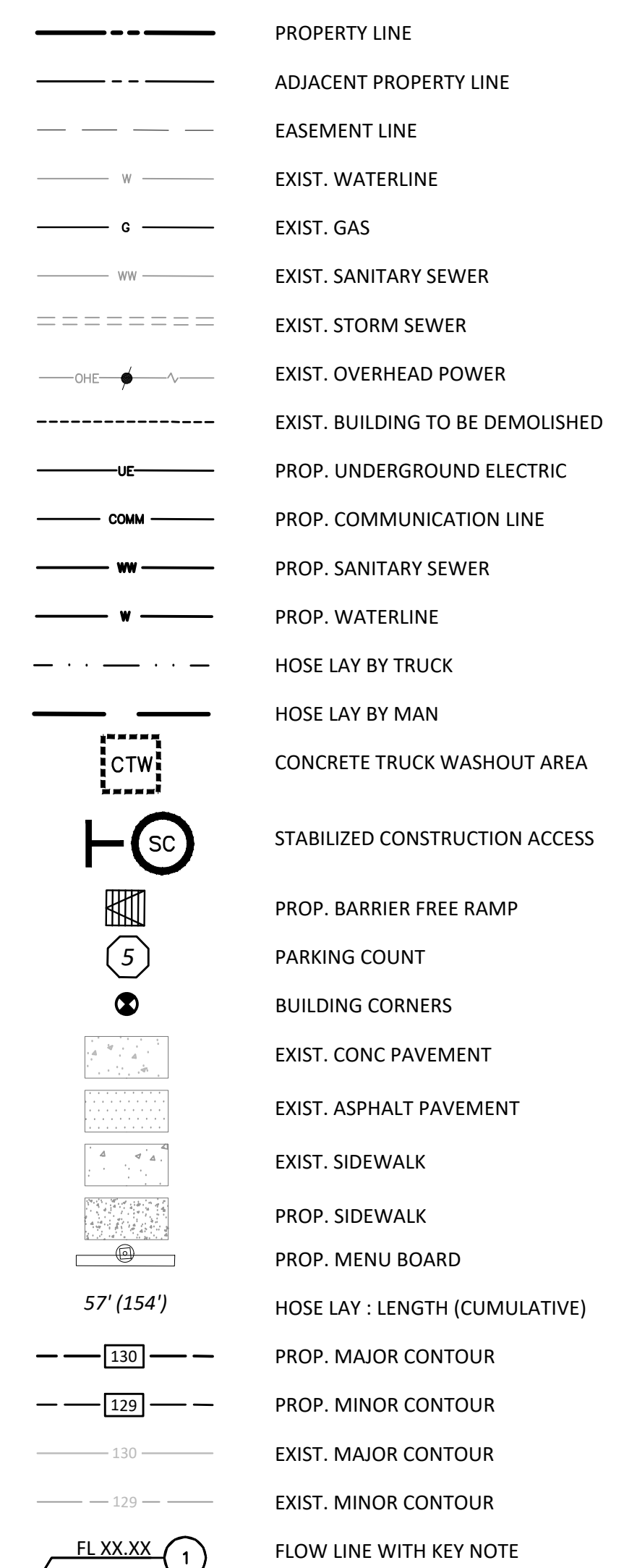
**NOTES**

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
4. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
6. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
7. EXISTING SEWER TAPS CONNECTING TO SANITARY SEWER LINE ON DOERGE STREET WILL NEED TO BE ABANDONED.
8. EXISTING WATER METERS ALONG ELM AVENUE WILL NEED TO BE CAPPED AT THE WATER MAIN.

**NOTES - BTU ELECTRICAL**

1. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

**LEGEND**



**CAUTION: OVERHEAD ELECTRIC**  
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

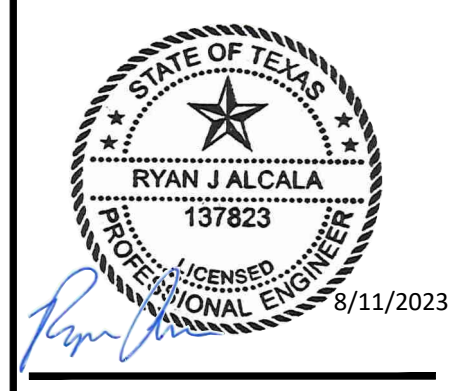
CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION  
CONTACT CITY OF BRYAN PUBLIC WORKS  
TEL: (979) 209-5900  
**TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!**  
www.texas811.org  
Texas811 or 1-800-545-6005

No.	Date	REVISIONS

**QUIDDITY**  
Civil/Structural/Professional Engineers and Land Surveyors Reg. No. 22,292  
400 Westwood Plaza, Suite 100, Bryan, Texas 77802, Phone: 767-422-2220

SCALE: AS SHOWN  
DATE: AUGUST 2023  
JOB NO.: 17007-0100-00

DESIGNED BY: AHG  
CHECKED BY: RJA  
DRAWN BY: MJ



**SALAD AND GO - BRYAN - TEXAS AVE AND ELM AVE**  
3200 S TEXAS AVENUE, BRYAN, TEXAS, 77802

**SITE PLAN**  
LOT 7R, BLOCK 12  
PART OF FINAL PLAT OF MIDWAY PLACE

SHEET NO. **C-4**  
OF C-15

**DEVELOPER**  
AND GO CONCEPTS, LLC dba SALAD AND GO  
5555 EAST VAN BUREN STREET  
PHOENIX, ARIZONA 85008  
TEL (410) 371-1563  
CONTACT: MATTHEW COPENHAVER

**OWNER**  
AMBEMA P&S LLC  
1202 RED BLUFF RD  
PASADENA, TEXAS 77506  
TEL (289) 249-3526  
CONTACT: SINGH K DIWAKAR

**ENGINEER**  
QUIDDITY ENGINEERING  
4500 MERCANTILE PLAZA DRIVE  
SUITE 210  
FORT WORTH, TEXAS 76137  
TEL (682) 268-2200  
CONTACT: RYAN ALCALA, PE

**ARCHITECT**  
ROGUE ARCHITECTS  
513 MAIN STREET  
SUITE 300  
FORT WORTH, TEXAS 76102  
TEL (817) 820-0433  
CONTACT: ASHLEY BLOMMER