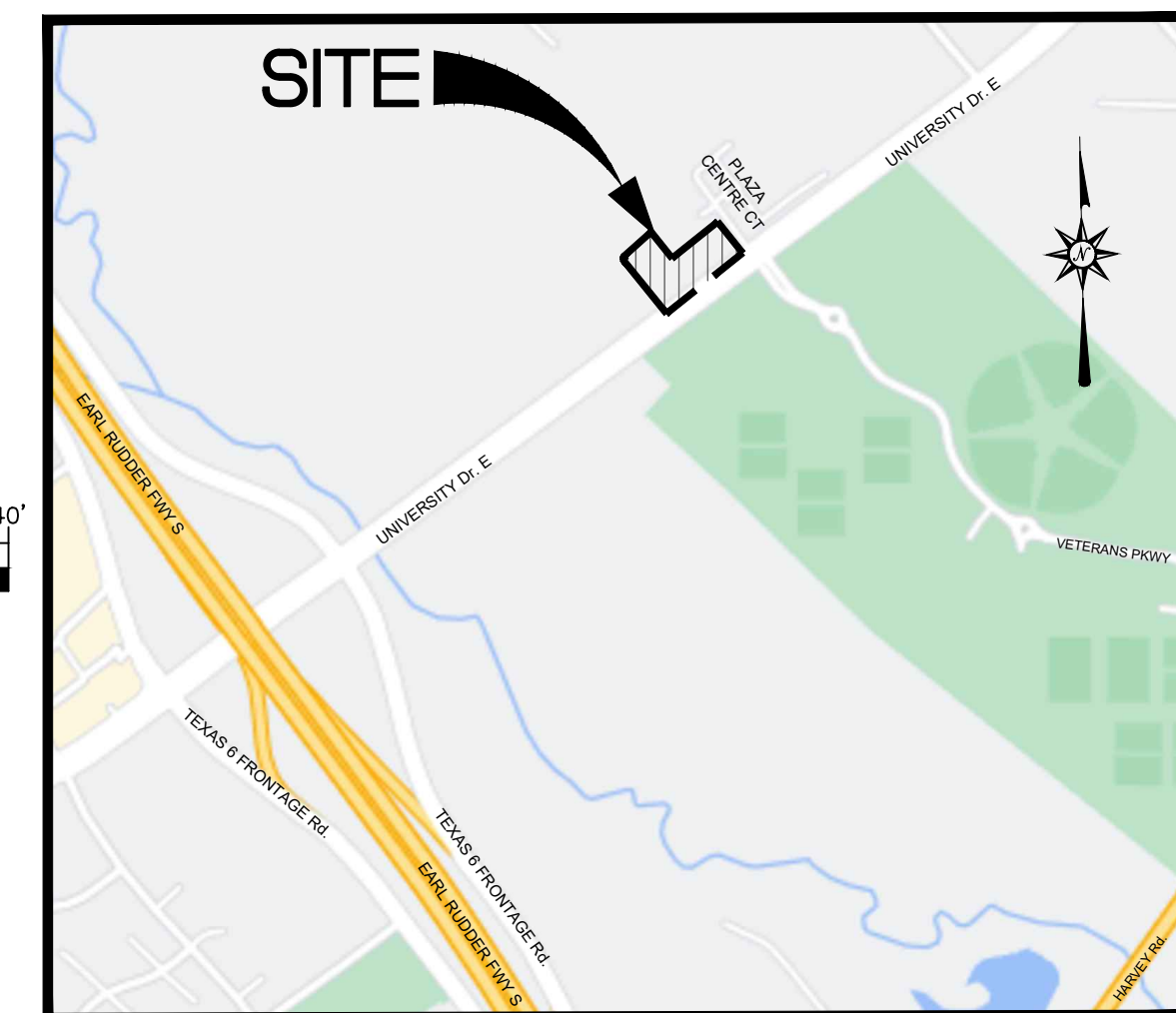
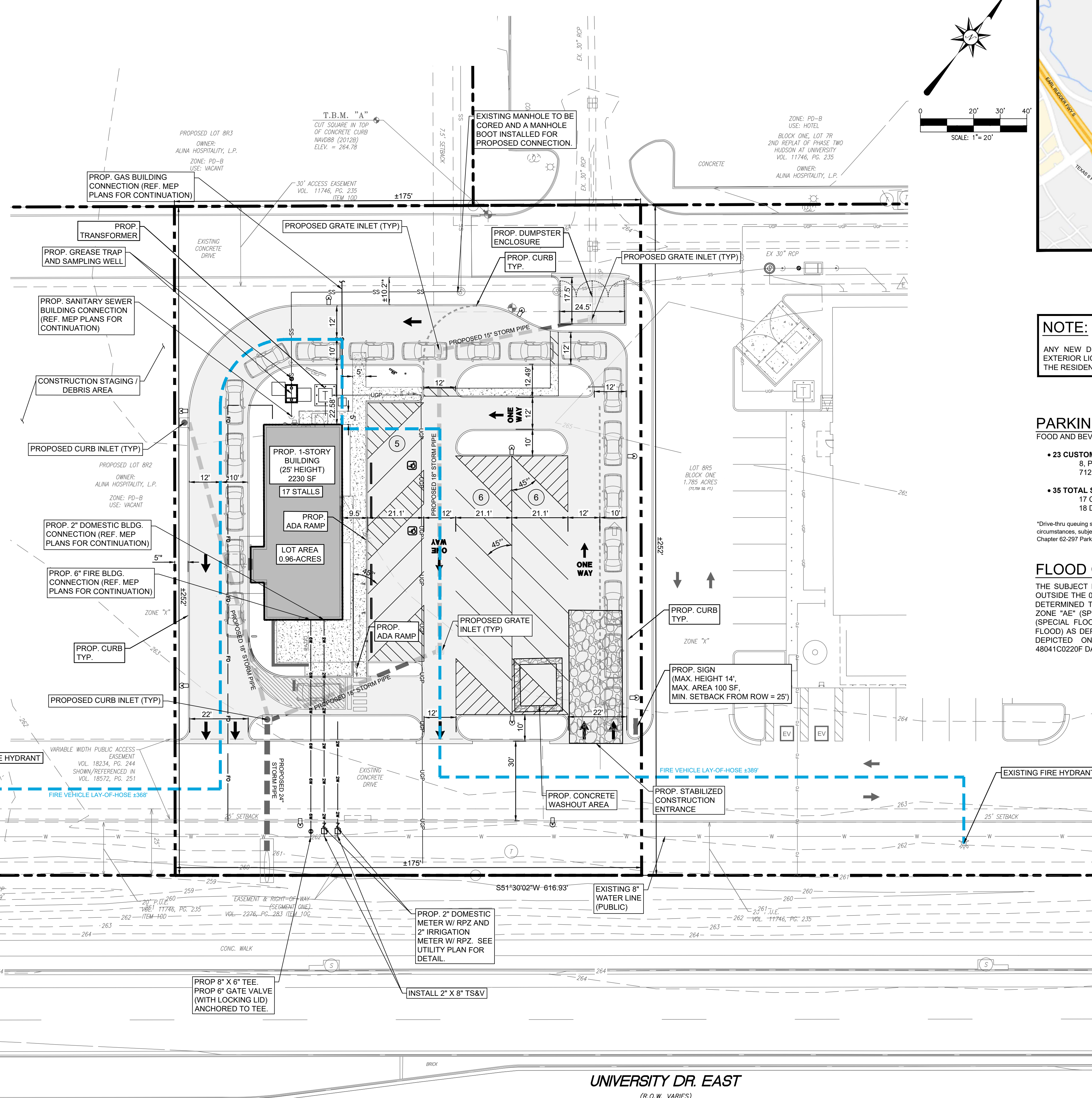


GENERAL NOTES

- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS.
- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS, LOCAL UTILITY MARKOUT FIRMS, AND CITY OF BRYAN PUBLIC WORKS (979-209-5900) PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
- DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
- BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.
- ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.
- ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRYAN STANDARD SPECIFICATIONS & DETAILS.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- WHERE ELECTRIC FACILITIES ARE INSTALLED BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, 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.
- CONTRACTOR TO CONTACT BTU LINE DESIGN AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
- BEFORE DUMPSTER ENCLOSURE CONSTRUCTION / MODIFICATION BEGINS, CONTRACTOR SHALL CONTACT CITY OF BRYAN SOLID WASTE AT 979-209-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE CONTRACTOR SHALL CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.



VICINITY MAP
N.T.S.

NOTE:
ANY NEW DEVELOPMENT IN THIS PD-B DISTRICT SHALL HAVE EXTERIOR LIGHTING THAT FACES AWAY FROM AND NOT TOWARDS THE RESIDENTIAL AREA TO THE NORTH OF THE SUBJECT SITE.

PARKING REQUIREMENTS:
FOOD AND BEVERAGE SERVICES (DRIVE-IN)

- 23 CUSTOMER PARKING SPACES REQUIRED
- 8, PLUS 1 PER 50 SQUARE FEET OF SEATING AREA
- 712 SF SEATING AREA -> 712 / 50 = 15 SPACES

35 TOTAL SPACES PROVIDED
17 CUSTOMER PARKING SPACES PROVIDED
18 DRIVE-THRU QUEUING SPACES PROVIDED *

*Drive-thru queuing spaces may be counted toward the parking space requirement in certain circumstances, subject to approval by the site development review committee. (COB Code of Ordinances Chapter 62-297 Parking and Circulation (k)(2))

FLOOD CERTIFICATION:
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDED BY AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48041C0220F DATED APRIL 2, 2014.

PROPERTY INFO:

LEGAL DESCRIPTION:
HUDSON AT UNIVERSITY PH 2, BLOCK 1, LOT 8R2, ACRES 2.763
HUDSON AT UNIVERSITY PH 2, BLOCK 1, LOT 8R1, ACRES 2.0

PROPOSED ACREAGE: 0.96-ACRES

OWNER:
BW TEXAS UNIVERSITY PLAZA LLC

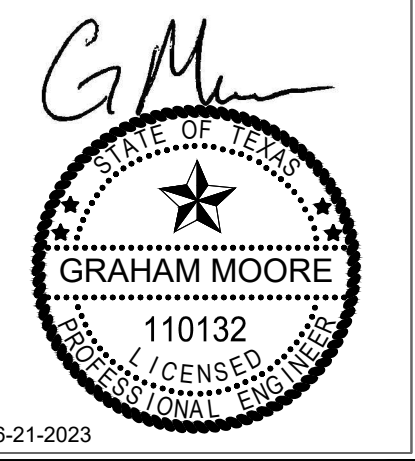
OWNER'S ADDRESS:
3708 W SWANN AVE,
SUITE 200
TAMPA, FL 33609-4506

SITE ADDRESS:
3059 UNIVERSITY DRIVE E
BRYAN, TX 77802

ZONING

EXISTING:
• PLANNED DEVELOPMENT - BUSINESS DISTRICT (PD-B)
APPROVED BY BRYAN CITY COUNCIL ON MARCH 29, 2017 IN ORDINANCE NO. 2205.

PROPOSED USE:
• DRIVE-THRU RESTAURANT, NO CHANGE TO ZONING.



COOL BREEZE CONSULTANTS LLC
1314 W. UNIVERSITY DR. SUITE A
BRYAN, TX 77802
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TBP# FIRM # F-20465



STARBUCKS
UNIVERSITY DRIVE E.
BRYAN, TX 77802



PROJECT NO:	21-80.1
DATE:	8/30/23
SCALE:	1" = 20'
DRAWN:	DNH
CHECKED:	CAM
APPROVED:	GM

REV.	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN (SDRC)

Sheet No.
C100

FILE PATH: C:\100 SITE PLAN - SDRC.dwg PLOT DATE: 2023-08-30 SAVED BY: CBC

