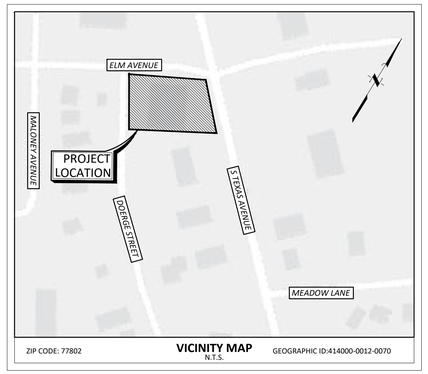
SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT PART OF THE FINAL PLAT OF MIDWAY PLACE LOT 7R BLOCK 12	
GENERAL	
EXISTING ZONING:	RETAIL (C-2)
PROPOSED ZONING:	RETAIL (C-2)
CURRENT USE:	VAPE SHOP (RETAIL)
PROPOSED USE:	DRIVE-THRU RESTAURANT
OVERALL SITE	
GROSS SITE AREA:	0.415 ACRES (18,077 SQUARE 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.*

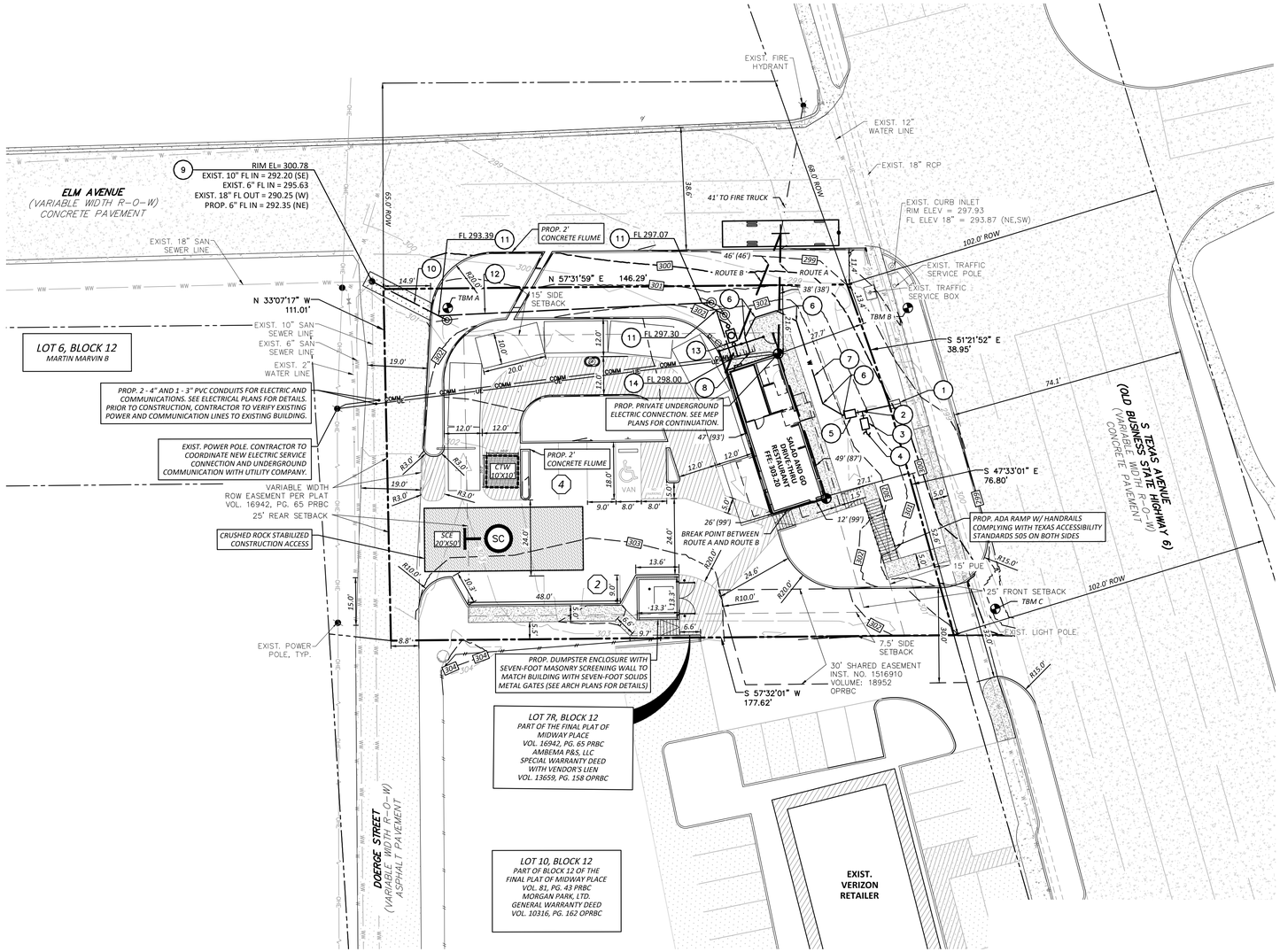
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAD (83) DATUM

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.



0 5 10 20 40 60
SCALE: 1" = 20'

UTILITY KEY NOTES

1. CONNECT TO EXIST. WATER LINE.
   1 - 1" DOMESTIC AND IRRIGATION METER (PUBLIC)
2. 1 - 1" X $\frac{3}{4}$" TEE (PRIVATE)
3. 1 - $\frac{3}{4}$" IRRIGATION BACKFLOW PREVENTER (RPZ) (PRIVATE)
4. 1 - $\frac{3}{4}$" IRRIGATION STUB
   SEE IRRIGATION PLANS FOR CONTINUATION (PRIVATE)
5. 1 - 1" DOMESTIC BACKFLOW PREVENTER (RPZ) (PRIVATE)
6. 1 - 1 $\frac{1}{2}$" X 45° BEND (PRIVATE)
7. 62 LF 1 $\frac{1}{2}$" WATER LINE (PRIVATE)
8. 1 - 1 $\frac{1}{2}$" WATER SERVICE LEAD.
   SEE MEP PLANS FOR CONTINUATION (PRIVATE)
9. CONNECT TO EXIST. SAN SEWER MANHOLE
10. 20 LF 6" SAN SEWER @4.42% (PUBLIC)
11. SAN SEWER WYE AND CLEANOUT (PRIVATE)
12. 108 LF 6" SAN SEWER @ 4.42% (PRIVATE)
13. PROP. PRIVATE 50 GAL GREASE TRAP AND SAMPLING WELL (MINIMUM 15" INSIDE DIAMETER)
    SEE MEP PLANS FOR DETAILS
14. 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. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
6. EXISTING SEWER TAPS CONNECTING TO SANITARY SEWER LINE ON DOERGE STREET WILL NEED TO BE ABANDONED.
7. 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

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXIST. WATERLINE
- EXIST. GAS
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. OVERHEAD POWER
- EXIST. BUILDING TO BE DEMOLISHED
- PROP. UNDERGROUND ELECTRIC
- PROP. COMMUNICATION LINE
- PROP. SANITARY SEWER
- PROP. WATERLINE
- HOSE LAY BY TRUCK
- HOSE LAY BY MAN
- CONCRETE TRUCK WASHOUT AREA
- STABILIZED CONSTRUCTION ACCESS
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- BUILDING CORNERS
- EXIST. CONC PAVEMENT
- EXIST. ASPHALT PAVEMENT
- EXIST. SIDEWALK
- PROP. SIDEWALK
- PROP. MENU BOARD
- 57' (154') HOSE LAY : LENGTH (CUMULATIVE)
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- FL XX.XX FLOW LINE WITH KEY NOTE

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

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

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Texas811 or 1-800-545-6005

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-22190
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 682.268.2200

SCALE:	AS SHOWN	DESIGNED BY:	AHG
DATE:	DECEMBER 2023	CHECKED BY:	RJA
JOB NO.:	17007-0100-00	DRAWN BY:	MJ

STATE OF TEXAS
RYAN J ALCALA
137823
LICENSED PROFESSIONAL ENGINEER
12/12/2023

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

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K:\17007\17007-0100-00 salad and go – texas and elm – bryan\2 design phase\CAD\Plans\Site\17007-0100 SITE PLAN.dwg ACH: December 12, 2023