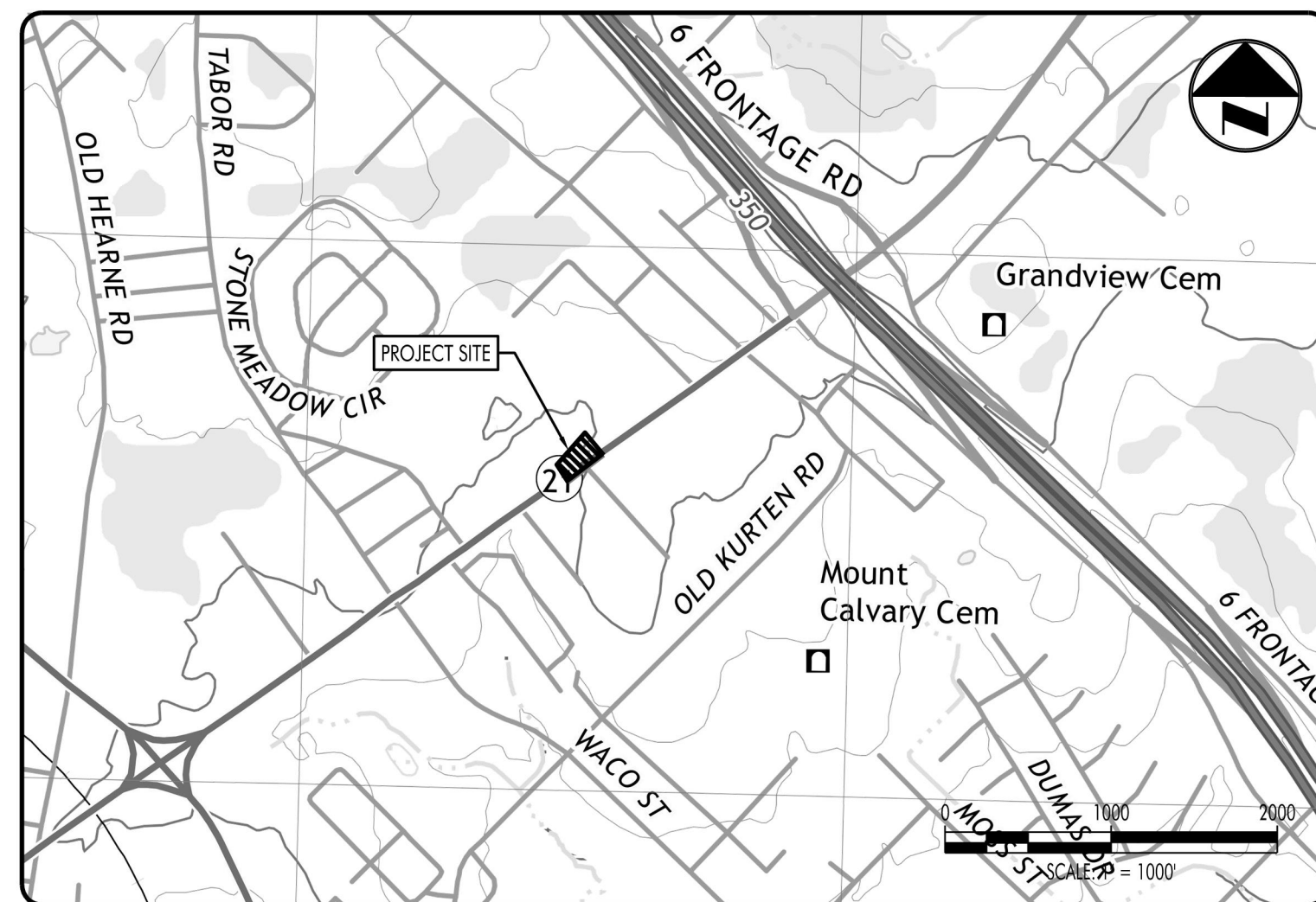


**SITE LOCATION MAP**



**BENCHMARKS**

BM #1 - NAIL SET BY GRATE INLET (SEE SP1)  
ELEV = 349.64' NAVD88 (GEOID18)

**LEGAL DESCRIPTION**

REPLAT 1R PIRAINO SUBDIVISION VOLUME 118, PAGE 306 BEING A REPLAT OF LOTS 1 THRU 3 AND A PORTION OF LOT 4 PIRAINO SUBDIVISION ALONG WITH A PORTION OF THE STEPHEN F. AUSTIN SURVEY NO. 10, ABSTRACT NO.63, CITY OF BRYAN BRAZOS COUNTY TEXAS. (PENDING RECORDATION)

**PLAN SUBMITTALS**

NO.	DATE	COMMENTS
1	5-17-2024	SUBMITTAL TO CITY OF BRYAN
2		
3		
4		
5		
6		
7		
8		
9		
10		

**NOTES:**

- SOME PORTION OF THE ABOVE LEGALLY DESCRIBED PROPERTY IS WITHIN THE DESIGNATED ZONE A FLOODPLAIN AREA AS DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) ON COMMUNITY PANEL NO. 48041C0205F, DATED APRIL 2, 2014 FOR THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS.
- SEE SHEET C00 FOR GENERAL NOTES.
- PROJECT SITE AREA IS EQUAL TO 0.903 ACRES

**SITE DEVELOPMENT PLANS  
SUBMITTED FOR  
TACO BELL BRYAN  
2600 E. SH21  
BRYAN, TEXAS 78808**

**Sheet List Table**

Sheet Number	Sheet Title	Sheet Description
01	CVR	COVER
02	PLAT	PLAT
03	SRV	SURVEY
04	SP	SITE PLAN
05	FPP	FIRE PROTECTION PLAN
06	EDA	EXISTING DRAINAGE AREA MAP
07	PDA	PROPOSED DRAINAGE AREA MAP
08	C00	GENERAL NOTES
09	C10	EROSION & SEDIMENTATION CONTROL PLAN
10	C11	DEMOLITION PLAN
11	C20	UTILITY PLAN
12	C30	DRAINAGE PLAN
13	C31	DRAINAGE PROFILE
14	C32	POND PLAN
15	C40	GRADING PLAN
16	C41	RETAINING WALL PROFILES
17	C50	DIMENSION CONTROL PLAN
18	C60	PAVING AND STRIPING PLAN
19	C70	GENERAL DETAILS
20	C71	ESC & STORM DETAILS
21	C72	UTILITY DETAILS
22	L1.0	LANDSCAPE PLAN

**OWNER  
TACALA**

425 ROUND ROCK WEST STE 105  
ROUND ROCK, TEXAS 78681  
DWAYNE KOSTIHA  
(737) 209-7400  
DWAYNE.KOSTIHA@TACALA.COM

**ARCHITECT**

**HOOVER & ASSOCIATES INC.**

1407 W. 46TH STREET  
AUSTIN, TEXAS 78756  
MORRIS HOOVER, AIA  
(512) 467-2626  
MORRIS@E-DESIGNIT.COM

**SURVEYOR**

**LENZ & ASSOCIATES, INC.**

4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS. 78744  
TIMOTHY A. LENZ R.P.L.S  
(512) 443-1174

**ENGINEER**

**HAGOOD ENGINEERING ASSOCIATES, INC.**

900 E. MAIN STREET  
ROUND ROCK, TEXAS 78664  
TERRY R. HAGOOD, P.E.  
(512) 244-1546  
TERRYH@HEAENG.COM

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF BRYAN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS      ★  
COUNTY OF BRAZOS   ★

I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF BRYAN, TEXAS.



5-17-2024

ACCEPTED FOR CONSTRUCTION BY:

Planning and Development Services  
City of Bryan, Texas

Date



**REVISIONS**

NO.	DATE	DESCRIPTION	APPROVED BY
1			
2			
3			
4			
5			



900 E. Main Street  
Round Rock, TX 78664  
Phone (512) 244-1546  
Fax (512) 244-1010  
www.hao.eng.pro  
TBPE Registration No. F-12709  
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JOB NO: 24-001

DRAWN BY: WH

CHECKED BY: TRH

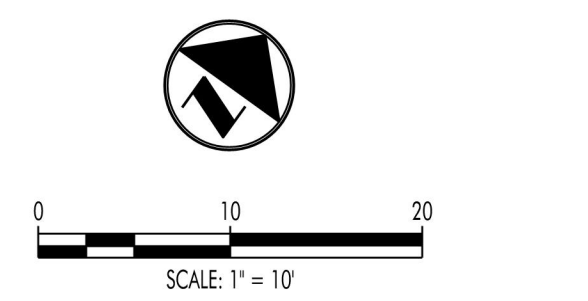
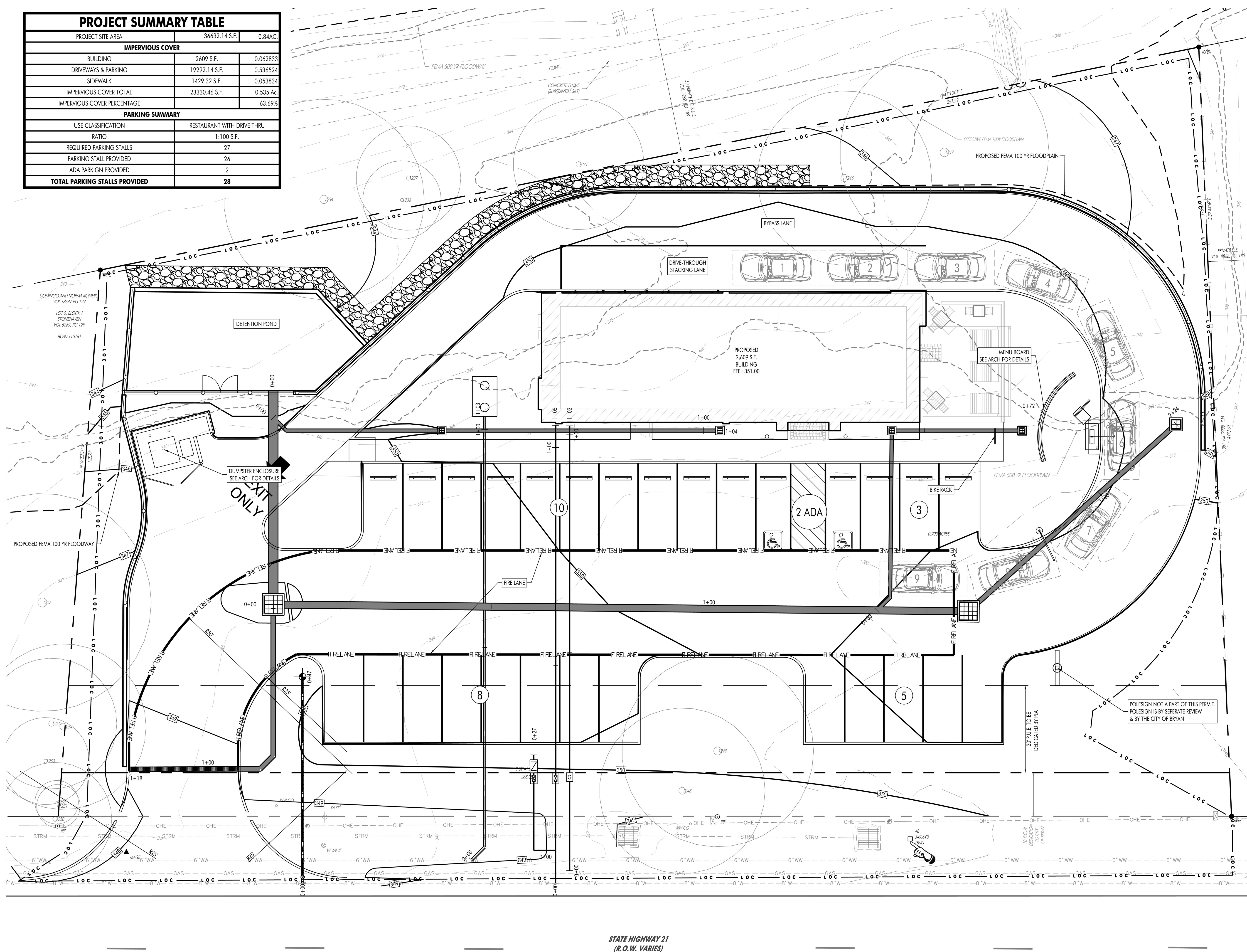
P.I.C.: TA

FILE NO: 24-001 CVR

DATE: 5-17-2024

SHEET: 01 OF 22

PROJECT SUMMARY TABLE		
PROJECT SITE AREA	36632.14 S.F.	0.84AC.
<b>IMPERVIOUS COVER</b>		
BUILDING	2609 S.F.	0.062833
DRIVEWAYS & PARKING	19292.14 S.F.	0.536524
SIDEWALK	1429.32 S.F.	0.053834
IMPERVIOUS COVER TOTAL	23330.46 S.F.	0.535 AC.
IMPERVIOUS COVER PERCENTAGE		63.69%
<b>PARKING SUMMARY</b>		
USE CLASSIFICATION	RESTAURANT WITH DRIVE THRU	
RATIO	1:100 S.F.	
REQUIRED PARKING STALLS	27	
PARKING STALL PROVIDED	26	
ADA PARKING PROVIDED	2	
<b>TOTAL PARKING STALLS PROVIDED</b>	<b>28</b>	



- LEGEND**
- IRON ROD FOUND/SET
  - CONCRETE MONUMENT FOUND/SET
  - ▲ NAIL FOUND/SET
  - PIPE FOUND
  - STORMWATER MANHOLE (TO SCALE)
  - JUNCTION BOX (TO SCALE)
  - GRATE INLET (TO SCALE)
  - WASTEWATER MANHOLE (TO SCALE)
  - WASTEWATER CLEANOUT
  - GAS TEST STATION
  - GAS METER
  - ELECTRIC METER
  - LIGHT POLE
  - SIGNAL LIGHT POLE
  - UTILITY POLE
  - TELEPHONE MANHOLE
  - FIRE HYDRANT
  - GATE VALVE
  - IRRIGATION CONTROL VALVE
  - WATER METER
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED CURB AND GUTTER
  - PROPOSED ASPHALT
  - PROPOSED 1" DIA. GAS LINE
  - PROPOSED 1" DIA. STORM SEWER LINE
  - PROPOSED 1" DIA. WASTEWATER LINE
  - PROPOSED 1" DIA. WATER LINE
  - EXISTING CHAIN LINK FENCE
  - EXISTING WIRE FENCE
  - EXISTING WOOD FENCE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING ASPHALT
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD TELEPHONE LINE
  - EXISTING UNDERGROUND TELEPHONE LINE
  - EXISTING WATER LINE (SIZE VARIES)
  - EXISTING WASTEWATER LINE (SIZE VARIES)
  - EXISTING FORCE MAIN (SIZE VARIES)
  - EXISTING FIBER OPTIC LINE
  - EXISTING GAS LINE (SIZE VARIES)
  - BENCHMARK LOCATION
  - EXISTING TREE TO REMAIN (SIZE VARIES)
  - EXISTING TREE TO BE REMOVED (SIZE VARIES)
  - MONARCH/HERITAGE TREE (SIZE VARIES)
  - PARKING COUNT
  - PARCEL LINES
  - HANDICAP ACCESS LINES
  - HEAVY DUTY CONCRETE PAVING
  - LIGHT DUTY CONCRETE PAVING
  - ASPHALT PAVING
  - CONCRETE SIDEWALK
  - CONCRETE WASHOUT
  - STABILIZED CONSTRUCTION ENTRANCE
  - SILT FENCE
  - ROCK BERM
  - INLET PROTECTION
  - TREE PROTECTION
  - MULCH SOCK
  - LIMITS OF CONSTRUCTION

**HOOVER & ASSOCIATES, INC.**  
**ARCHITECTS & PLANNERS**  
 512/467-2826  
 1407 W. 46th Street  
 Austin, TX. 78756



CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

**Taco Bell**  
 2600 E. SH21  
 BRYAN, TEXAS 77808

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER AND REVIEWER. IN PROVIDING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



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 Fax (512) 244-1010  
 www.hagood.com  
 TSP# Registration No. F12709



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E.  
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 JOB NO. 24-001 © 2024 HEA, Inc.  
 DATE SIGNED: 5-17-2024  
 ISSUED FOR: AGENCY REVIEW

REVISIONS	DATE

PROJECT NO. 2024  
 CAD FILE 24-001 CVL.DWG  
 DRAWN BY TA  
 CHECKED BY TH  
 DATE: 5-17-2024  
 SCALE: AS NOTED

**SITE PLAN**

SITE PLAN PERMIT NO.

**SP**

