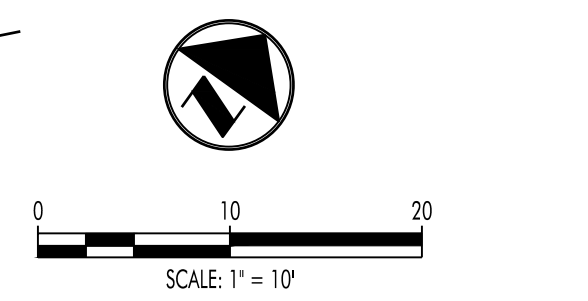
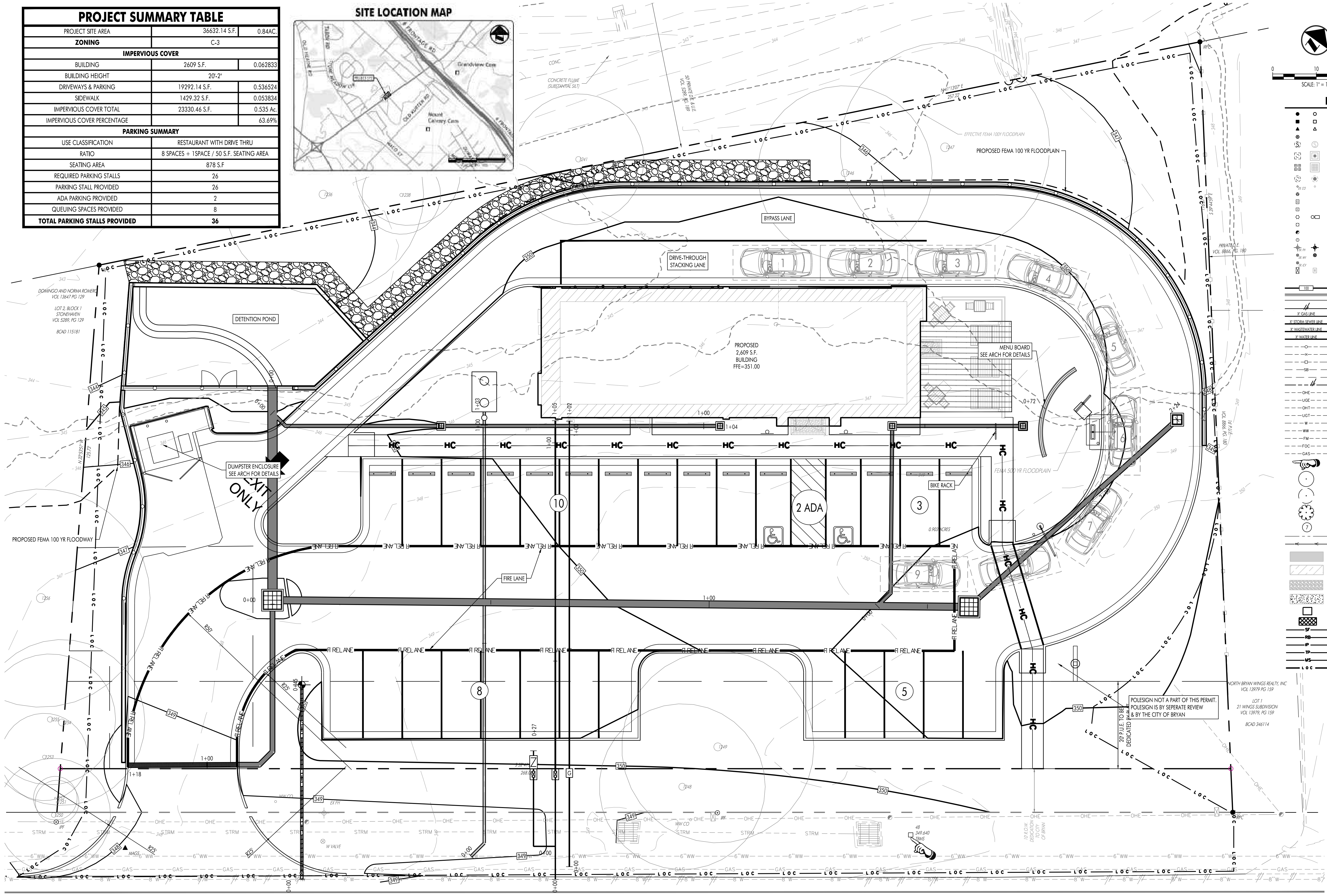


PROJECT SUMMARY TABLE		
PROJECT SITE AREA	36632.14 S.F.	0.84AC.
ZONING	C-3	
IMPERVIOUS COVER		
BUILDING	2609 S.F.	0.062833
BUILDING HEIGHT	20'-2"	
DRIVEWAYS & PARKING	19292.14 S.F.	0.536524
SIDEWALK	1429.32 S.F.	0.053834
IMPERVIOUS COVER TOTAL	23330.46 S.F.	0.535 AC.
IMPERVIOUS COVER PERCENTAGE		63.69%
PARKING SUMMARY		
USE CLASSIFICATION	RESTAURANT WITH DRIVE THRU	
RATIO	8 SPACES + 1SPACE / 50 S.F. SEATING AREA	
SEATING AREA	878 S.F.	
REQUIRED PARKING STALLS	26	
PARKING STALL PROVIDED	26	
ADA PARKING PROVIDED	2	
QUEUING SPACES PROVIDED	8	
TOTAL PARKING STALLS PROVIDED	36	



LEGEND	
	IRON ROD FOUND/NOT FOUND
	CONCRETE MONUMENT FOUND/NOT FOUND
	NAIL FOUND/NOT FOUND
	PIPE FOUND/NOT FOUND
	STORMWATER MANHOLE (TO SCALE)
	JUNCTION BOX (TO SCALE)
	GRATE INLET (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
	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 GAS LINE (SIZE VARIES)
	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
	PALLET PROTECTION
	TREE PROTECTION
	MULCH SOCK
	LIMITS OF CONSTRUCTION

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
 512/467-2626
 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 77803



900 E. Main Street
 Round Rock, TX 78664
 Phone (512) 244-1546
 Fax (512) 244-1010
 www.hagoood.com
 TSPCE Registration No. F-12709



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E.
 THIS DRAWING MAY NOT BE ADAPTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PROFESSION.
 JOB NO. 24-001 © 2024 HEA, Inc.
 DATE SIGNED: 06/18/24
 ISSUED FOR: AGENCY REVIEW

NOTE:
 1. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES
 2. 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, EFFECTIVE JULY 17, 2024 FOR THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS.
 3. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, ADDTO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACCESS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

E. STATE HIGHWAY 21
 (R.O.W. VARIES)

PROPERTY INFORMATION	
PROPERTY OWNER	AUSTIN GRUBBS
DEVELOPER	TACALA CORPORATION
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)

SITE PLAN
 SITE PLAN PERMIT NO.

REVISIONS	DATE

PROJECT NO. 2024
 CAD FILE 24-001 CVL.DWG
 DRAWN BY TA
 CHECKED BY TH
 DATE: 06/18/24
 SCALE: AS NOTED

SP
 DWG 04 OF 22