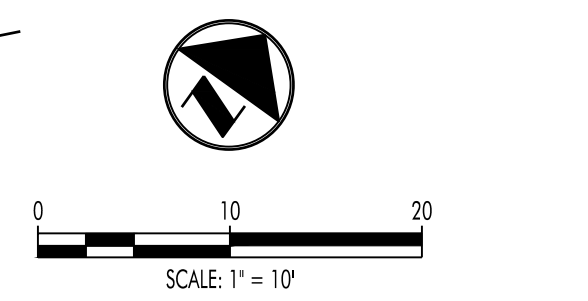
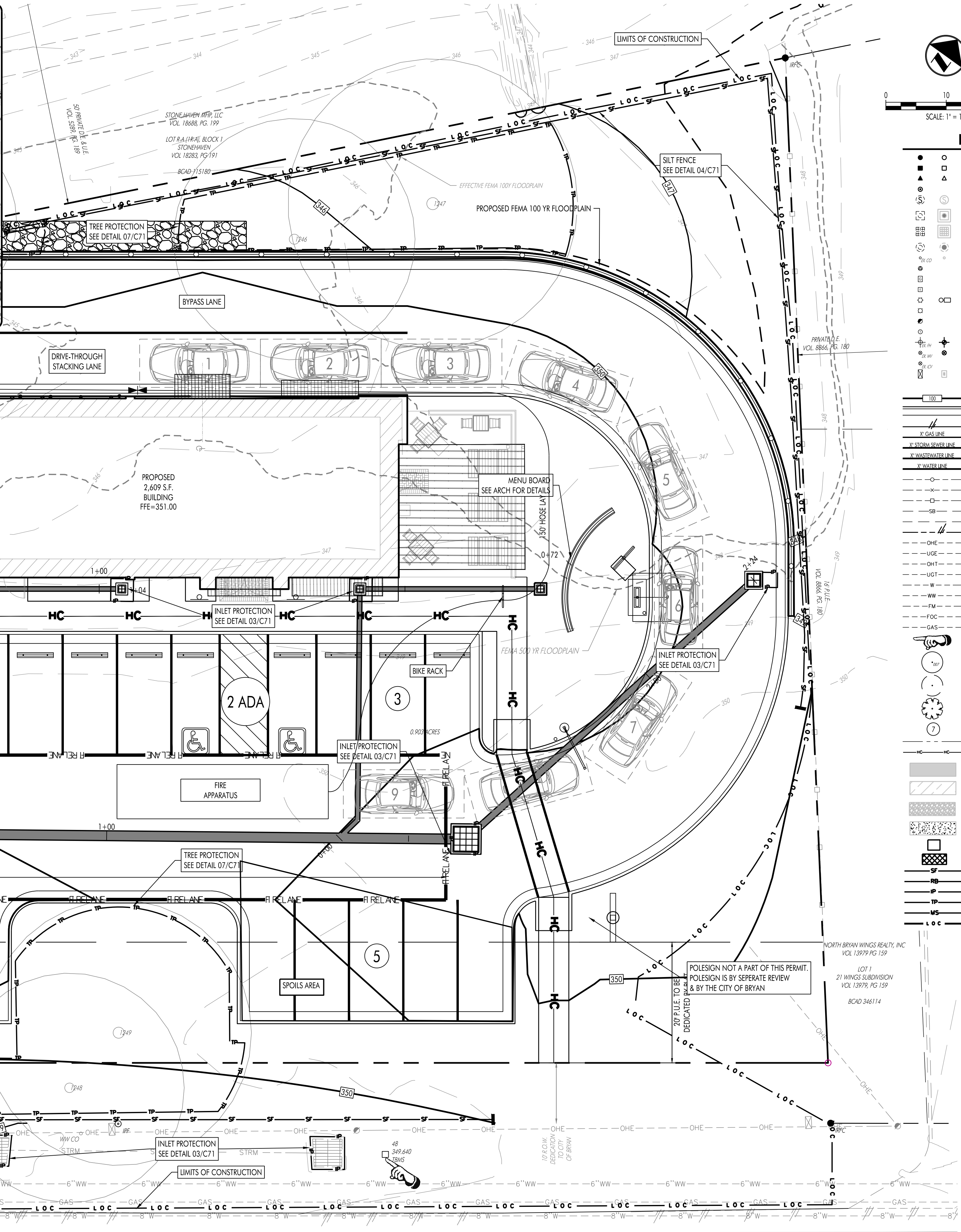
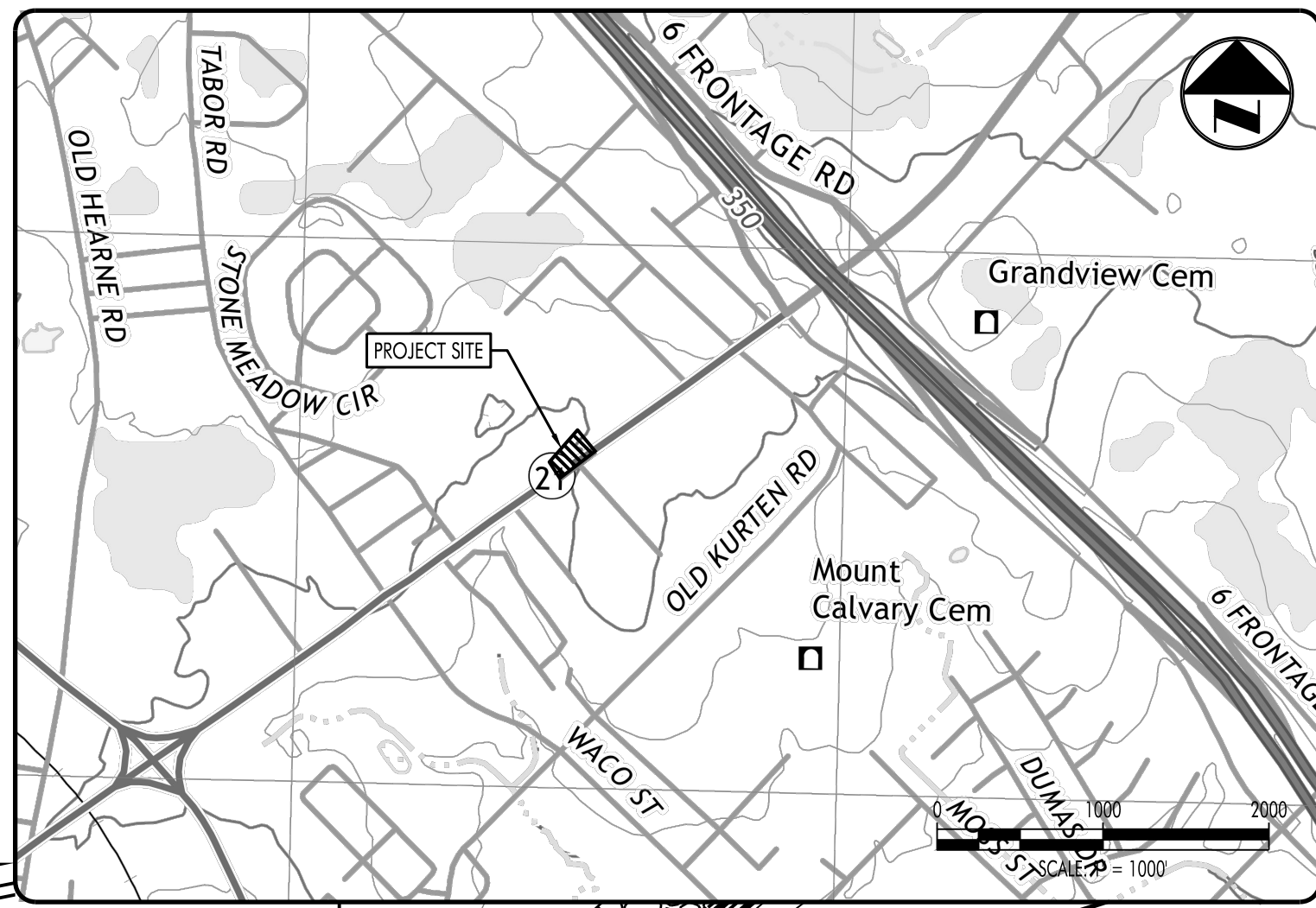


PROJECT SUMMARY TABLE		
PROJECT SITE AREA	36632.14 S.F.	0.84AC.
ZONING	C-3	
IMPERVIOUS COVER		
BUILDING	2609 S.F.	0.062833
BUILDING HEIGHT	20'-2"	
DRIVEWAYS & PARKING	19292.14 S.F.	0.536524
SIDEWALK	1429.32 S.F.	0.053834
IMPERVIOUS COVER TOTAL	23330.46 S.F.	0.535 AC.
IMPERVIOUS COVER PERCENTAGE		63.69%
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/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
⊞	LITILEY POLE
⊞	TELEPHONE MANHOLE
⊞	FIRE HYDRANT
⊞	GATE VALVE
⊞	IRRIGATION CONTROL VALVE
⊞	WATER METER
⊞	EXISTING CONTOUR
⊞	PROPOSED CONTOUR
⊞	PROPOSED CURB AND GUTTER
⊞	PROPOSED ASPHALT
⊞	PROPOSED 2" DIA. GAS LINE
⊞	PROPOSED 12" DIA. STORM SEWER LINE
⊞	PROPOSED 12" DIA. WASTEWATER LINE
⊞	PROPOSED 2" 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 WITH TREE NUMBER (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
⊞	PALET PROTECTION
⊞	TREE PROTECTION
⊞	MULCH SOCK
⊞	LIMITS OF CONSTRUCTION

HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
 1407 W. 46th Street
 Austin, TX. 78756
 512/467-2626
 FAX 512/467-2655

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

Taco Bell
 2600 E. SH21
 BRYAN, TEXAS 77803



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 Round Rock, TX 78664
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 Fax (512) 244-1010
 www.hagood.com
 TSPC Registration No. F-12709



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E.
 THIS DRAWING MAY NOT BE ADDED, DELETED, OR OTHERWISE MODIFIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THEN ONLY IN ACCORDANCE WITH THE RULES OF THE TEXAS BOARD OF ENGINEERING EXAMINERS.

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.
 DWG 04 OF 22

SP

REVISIONS	DATE

PROJECT NO. 2024
 CAD FILE 24-001 CVL.DWG
 DRAWN BY TA
 CHECKED BY TH
 DATE: 07/03/24
 SCALE: AS NOTED

Z:\HEA\EA\Projects\24-00024-001 Taco Bell Bryan\CAD Files\Civil\24-001 CVL.DWG 7/3/2024 11:20:17 AM