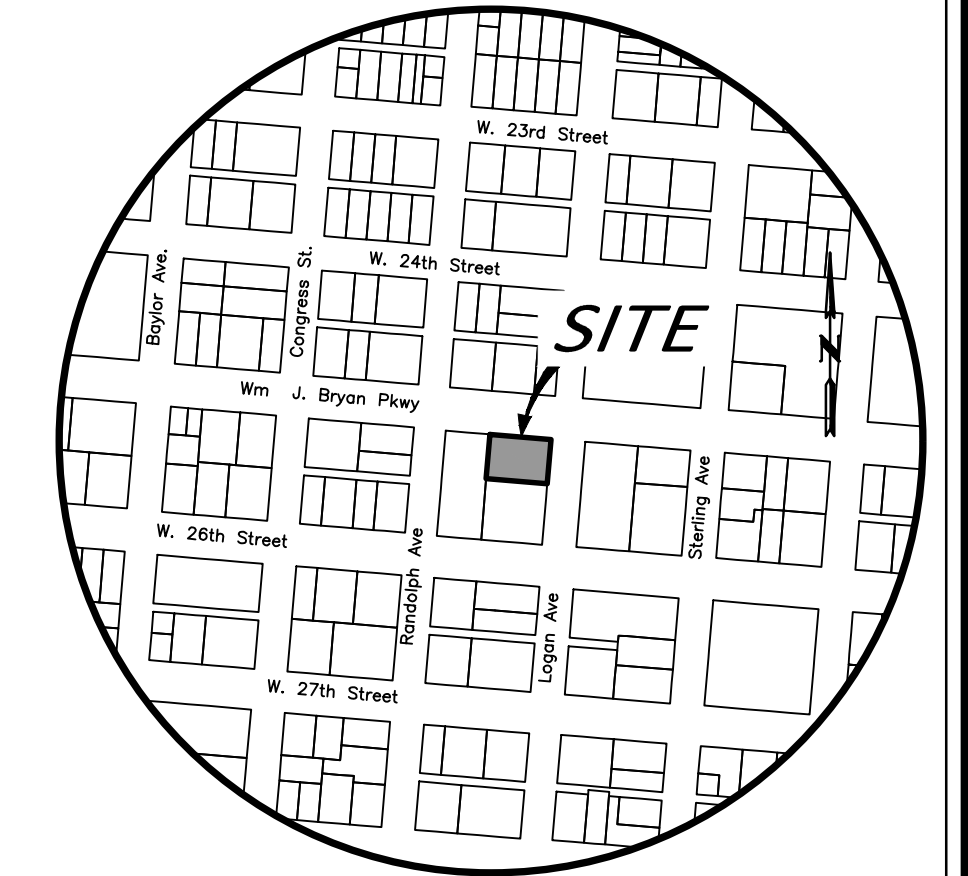


Wm. J. Bryan (FM 158)  
(100' ROW)  
(60' HMC Pav't.)



VICINITY MAP

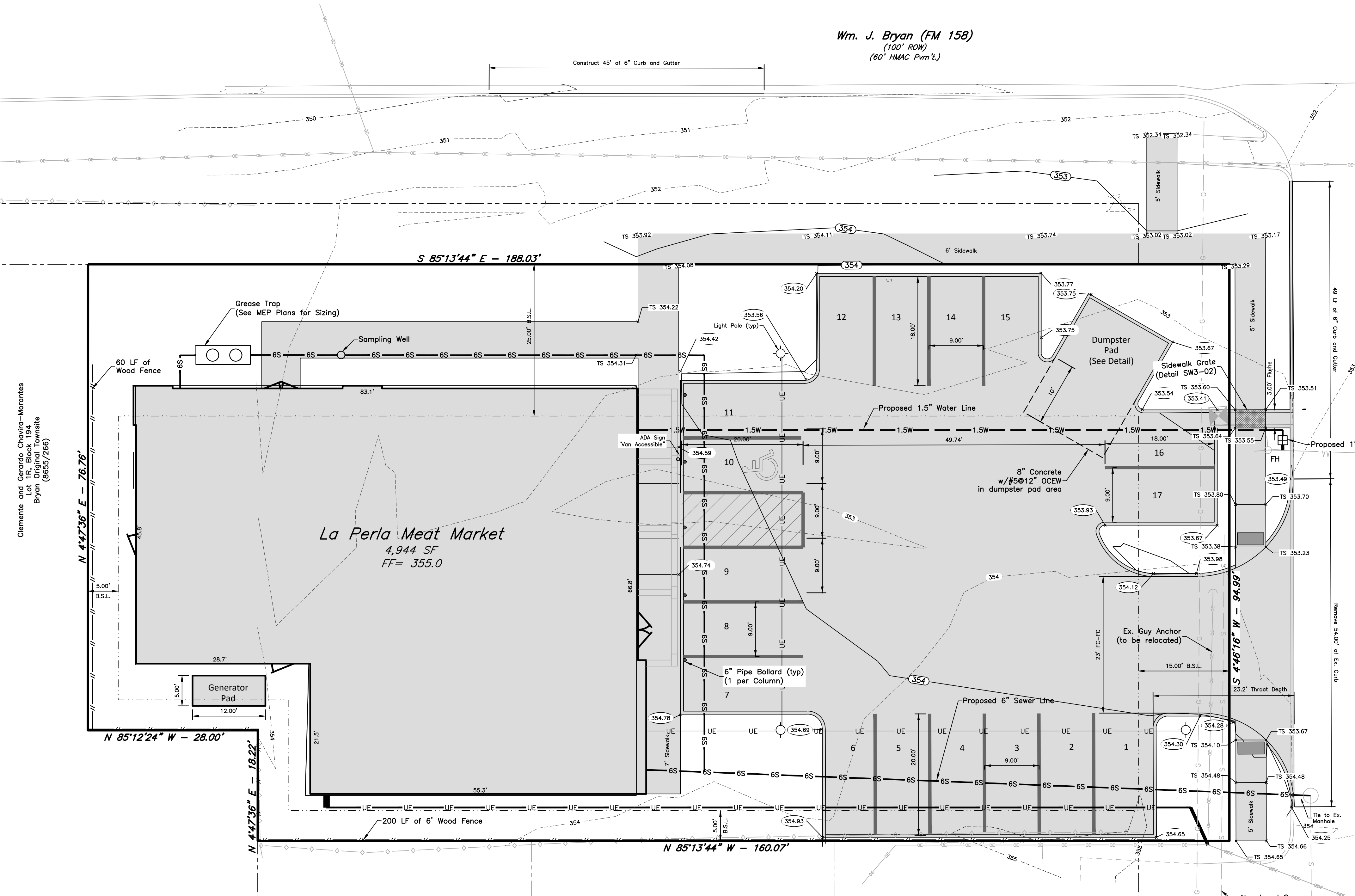
**SITE PLAN NOTES:**

The subject property is zoned C-3

- Owner & Applicant:  
Alexandra Hernandez  
510 Wm. J. Bryan Pkwy  
Bryan, Texas 77803
- Site Address:  
601 Wm. J. Bryan Pkwy  
Bryan, Texas 77803
- Proposed Use: Meat Market
- PARKING ANALYSIS:**  
Total Required Parking Spaces: 17 spaces  
(1,300 sf)  
Parking Spaces Provided: 17 spaces  
Total Parking Lot Spaces: 17 spaces
- WATER AND SANITARY SEWER DEMANDS:**  
Average Daily Use = 6 GPM  
Peak Hourly Flow = 24 GPM  
Wastewater Flow (Rate of Return = 75%): Pk = 18 GPM Avg. = 4.5 GPM
- FIRE FLOW REQUIREMENTS:**  
Building Construction Type: III-B  
Required Fire Flow: 1,500 gpm (Per IFC 2015 Table B105.1(2))  
Required Number of Hydrants: 1 (Per IFC 2015 Table C102.1)  
Existing Fire Hydrants will cover this project.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012. This property is not located in a Special Flood Hazard Area.
- Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
- NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All signage will be permitted separately.
- Structure permitted as described in Variance Case No. PV21-03 approved by the City of Bryan Planning and Zoning Commission on March 4, 2021. All other structure setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Vehicle Lay of Hose: 220' (from hydrant to back of building)
- Testing of backflow preventers must be performed by a City of Bryan permitted backflow assembly tester upon installation.
- The drainage from this site will enter existing public ROW. There should be no impact to the surrounding neighbors.

**GENERAL CONSTRUCTION NOTES:**

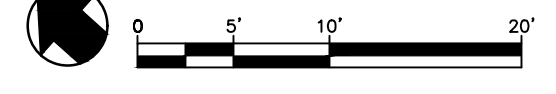
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.  
A. Contact Texas 811 @ 811  
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.  
C. Contact BTU @ 979-821-5700 to locate Electrical Lines
- Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU)
- Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
- Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
- It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~0.4 acres.
- Existing manhole on Logan Street will need to be cored and a boot installed for sewer service connection.



Patrick H. Johnson III  
Lot 4-5 and Pt of 3 and Pts of 6-8, Block 194  
Bryan Original Townsite

**SITE PLAN**

SCALE: Hor: 1" = 10'



- City Details to use**
- Curb and Gutter- ST1-01
  - Residential Driveway- S72-00
  - Concrete Joint- ST3-00
  - Silt Fence- SWPP1-03
  - Sewer Service Connection- S6-01
  - Water Service- W2-01
  - Straight or Angle Tap- W6-01

**LEGEND**

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Proposed Sewer Line w/ size
- Proposed Water Line w/ size
- Existing Gas Line w/ size
- Existing Overhead Electric Line
- Guy Anchor

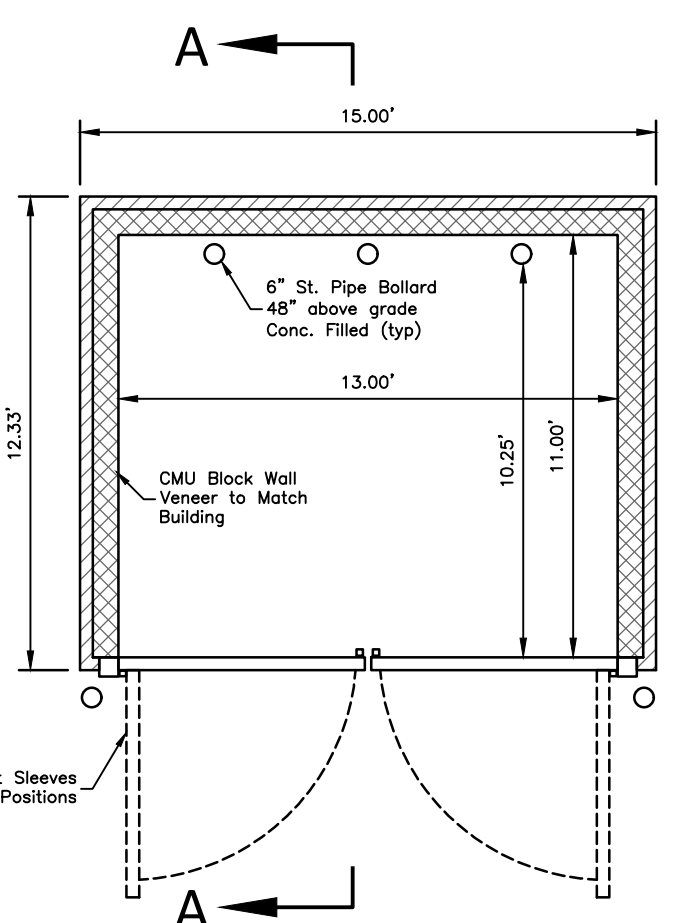
- Abbreviations**
- D.E. Drainage Easement
  - D.D.F.E. Drainage Detention Facility Easement
  - D.R. Brazos County Deed Records
  - E.A.E. Emergency Access Easement
  - F.H. Fire Hydrant
  - O.R. Brazos County Official Records
  - P.A.E. Public Access Easement
  - P.R. Brazos County Plat Records
  - P.U.E. Public Utility Easement
  - R.O.W. Right-of-Way
  - U.E. Utility Easement
  - P.A.E. Private Access Easement
  - S.D. Storm Drain
  - Pr.L.E. Private Landscape Easement
  - F.D.C. Fire Department Connection

**TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:**

- All signs shall be posted on 8'-6", 2-1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The sign-post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) socks of sackrete. The concrete mix shall be hand tamped as necessary.
- All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or sidewalk.
- The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Bryan.

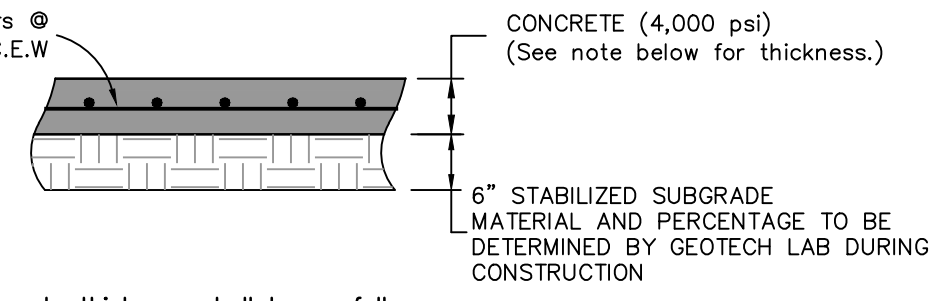
**STRIPING NOTES:**

- Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
- All paint, glass beads and application rates shall conform to TxDOT Item 666, ReflectORIZED Pavement Markings, Type II Marking Materials.
- All Parking Space Limit Lines shall be solid white lines 6" wide.
- All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation
- Fire Lane curbs shall be marked "Fire Lane, No Parking, Tow Away Zone" with minimum of 4" letters on curbs only.



SECTION A-A

**DUMPSTER ENCLOSURE DETAIL**



**PAVEMENT SECTION**

FOR CONSTRUCTION

**SITE PLAN**

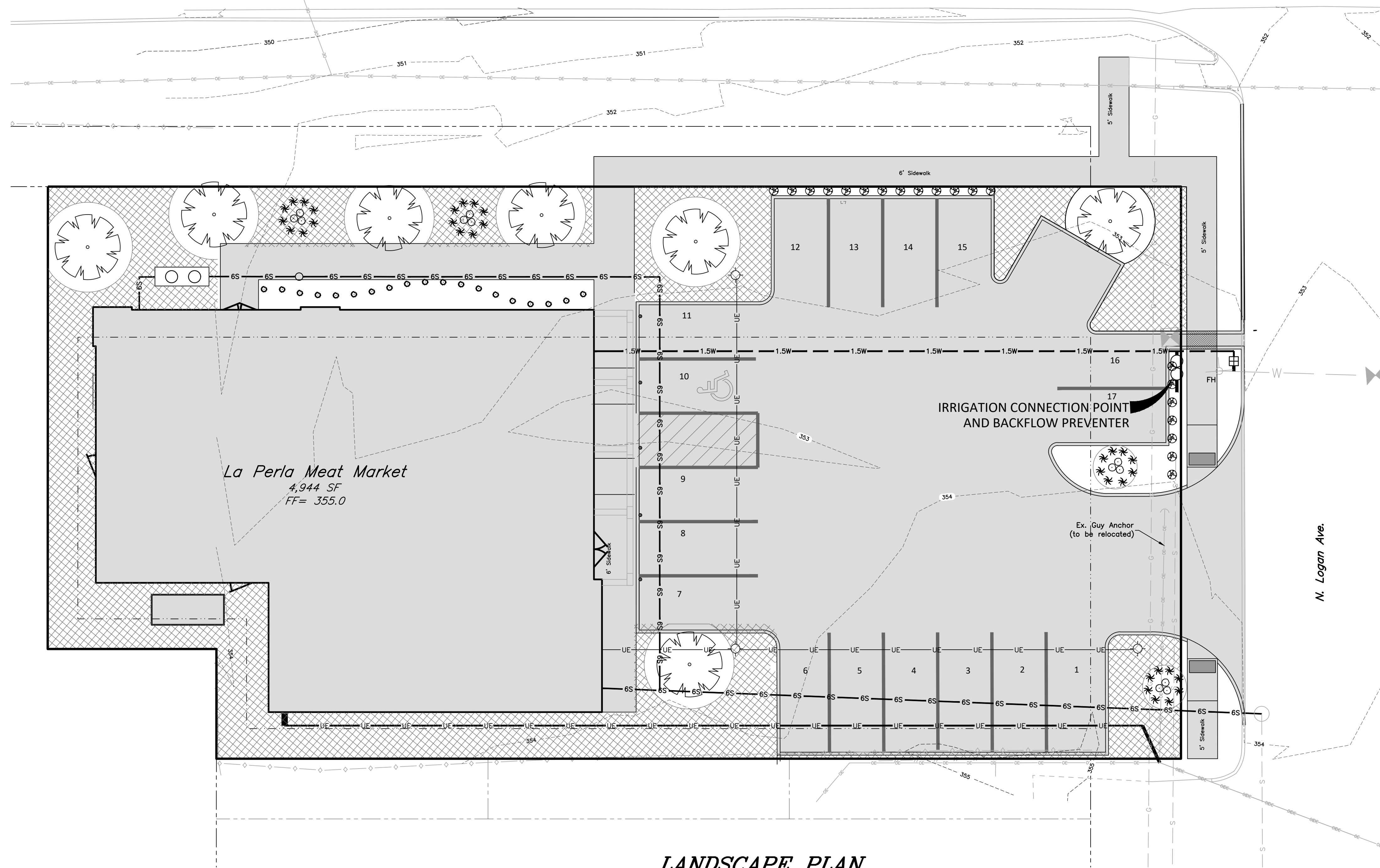
**LA PERLA MEAT MARKET**  
Lot 6R, Block 194  
Bryan Original Townsite  
Volume 11931, Page 261  
0.398 Acres  
BRYAN, BRAZOS COUNTY, TEXAS  
SUBMITTED: JANUARY 2021  
SCALE: 1" = 10'

Prepared By:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Owner:  
Alexandra Hernandez  
510 Wm. J. Bryan Pkwy  
Bryan, Tx 77803

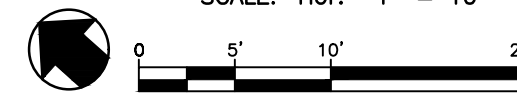


Wm. J. Bryan (FM 158)



**LANDSCAPE PLAN**

SCALE: Hor: 1" = 10'



- City Details to use**
1. Curb and Gutter- ST1-01
  2. Residential Driveway- ST2-00
  3. Concrete Joint- ST3-00
  4. Silt Fence- SWFP1-03
  5. Sewer Service Connection- S6-01
  6. Water Service- W2-01
  7. Straight or Angle Top- W6-01

- Legend**
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - 5/8" Iron Rod Found
  - 6S --- Existing Sewer Line w/ size
  - 6W --- Existing Water Line w/ size
  - 6S --- Proposed Sewer Line w/ size
  - 6W --- Proposed Water Line w/ size
  - 6C --- Existing Gas Line w/ size
  - 6E --- Existing Overhead Electric Line

← Guy Anchor

- Abbreviations**
- D.E. Drainage Easement
  - D.D.F.E. Drainage Detention Facility Easement
  - D.R. Brazos County Deed Records
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  - U.E. Utility Easement
  - Pr.A.E. Private Access Easement
  - S.D. Storm Drain
  - Pr.L.E. Private Landscape Easement
  - F.D.C. Fire Department Connection

**LANDSCAPE NOTES**

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
2. TESTING OF BACKFLOW PREVENTERS MUST BE PERFORMED BY A CITY OF BRYAN PERMITTED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION.

**PROPOSED PLANT SPECIES**

- COMMON NAME**      **BOTANICAL NAME**
- Canopy Trees to be used: Quercus virginiana  
Live Oak
  - Non-Canopy Trees to be used: Lagerstroemia Indica  
Crepe Myrtle
  - Ground Cover to be used: Cynodon dactylon  
Bermuda Turf Grass
  - Proposed shrubs to be used: Rapphelepis indica  
Indian Hawthorn

**LANDSCAPE REQUIREMENTS**

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	7	200	Live Oak	2"	1,400
	3	150	Crepe Myrtle (3 shown)	1.5" - 3"	450
	17	10	Burford Holly	2 gal.	170
	20	10	Nandina	2 gal.	200
	32	10	Flax Lily	2 gal.	320
	X	10/100sf	Grass	X(0.15)(0.15) = X(max. allowed)	390
<b>TOTAL POINTS PROPOSED:</b>					<b>2,930</b>
SITE AREA: 17,337 S.F.					POINTS REQ'D: 17,337*.15 = 2,600

FOR CONSTRUCTION

**LANDSCAPE PLAN**

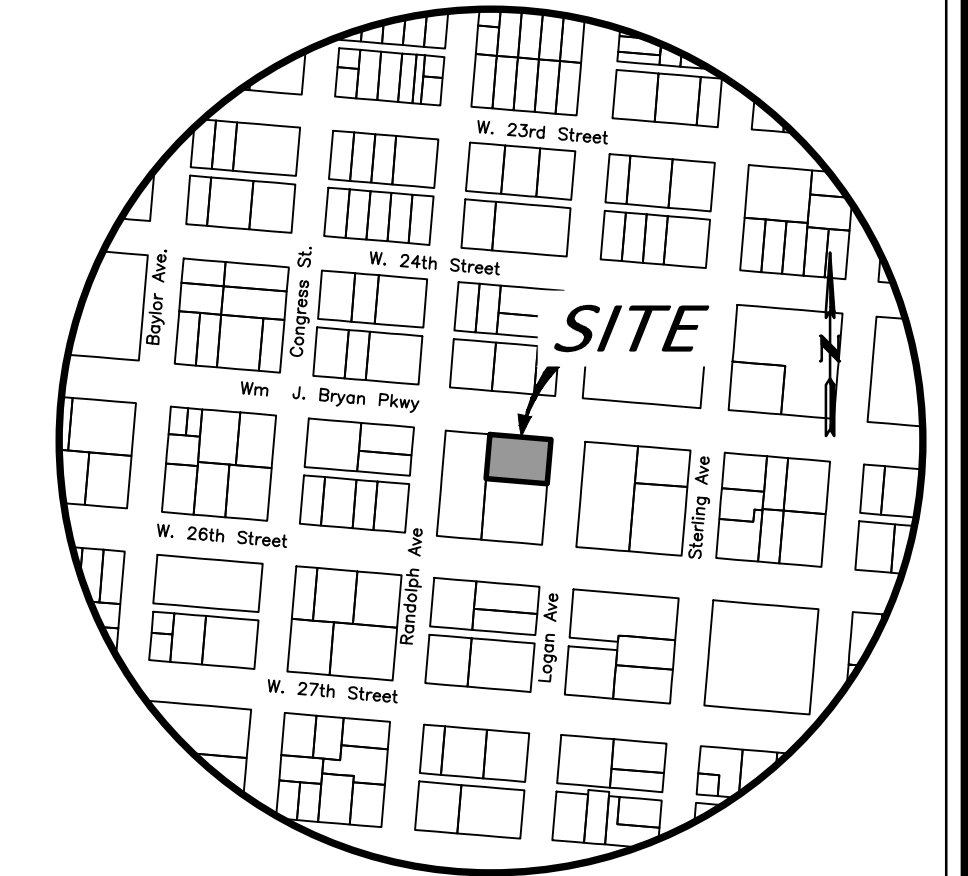
**LA PERLA  
MEAT MARKET**  
Lot 6R, Block 194  
Bryan Original Townsite  
Volume 11931, Page 261  
0.398 Acres  
BRYAN, BRAZOS COUNTY, TEXAS  
SUBMITTED: AUGUST 2021  
SCALE: 1" = 10'

**Owner:**  
Alexandra Hernandez  
510 Wm. J. Bryan Pkwy  
Bryan, Tx 77803

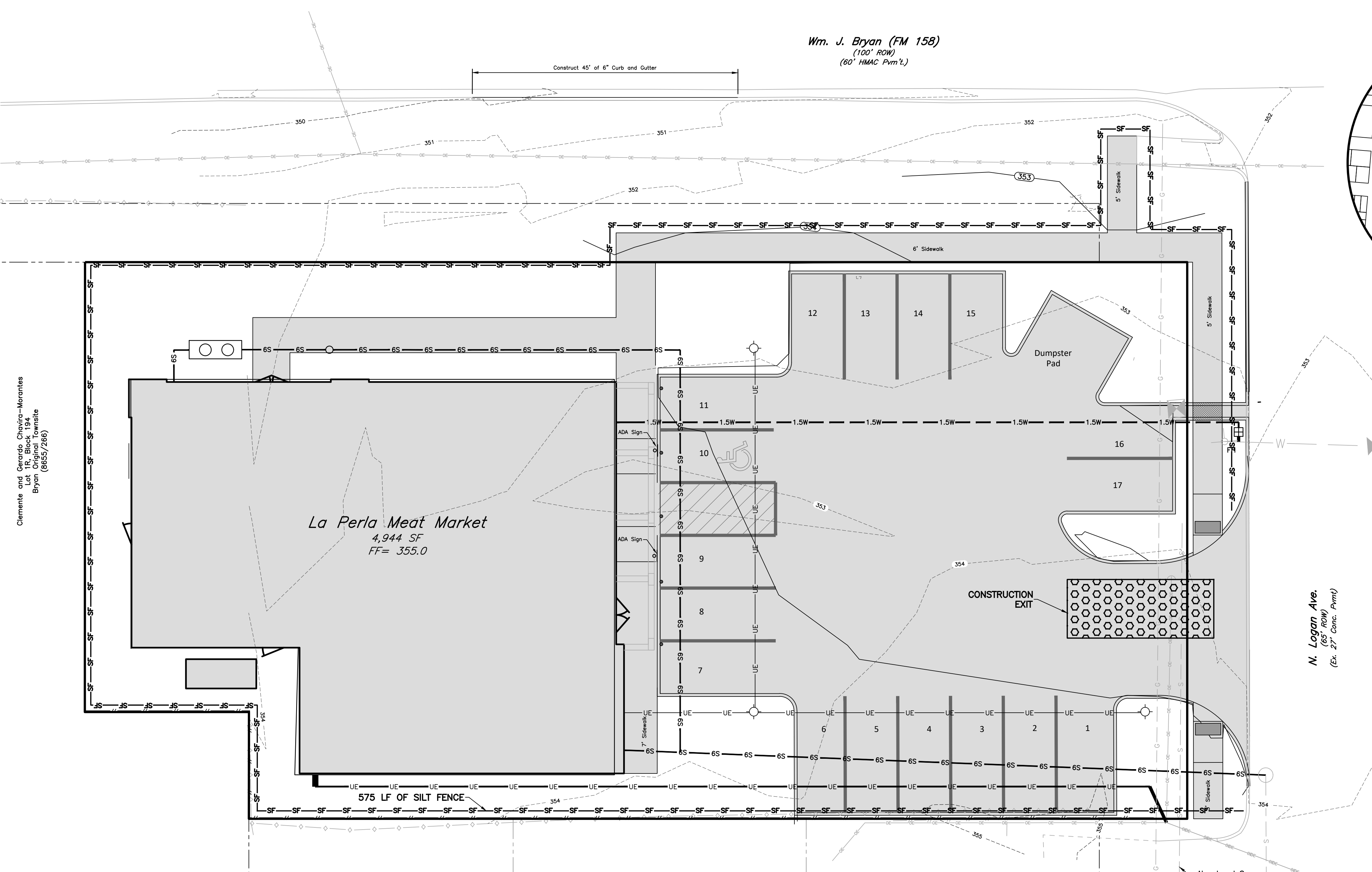
**Prepared By:**  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



Wm. J. Bryan (FM 158)  
(100' ROW)  
(60" HMA C Pvm'l.)

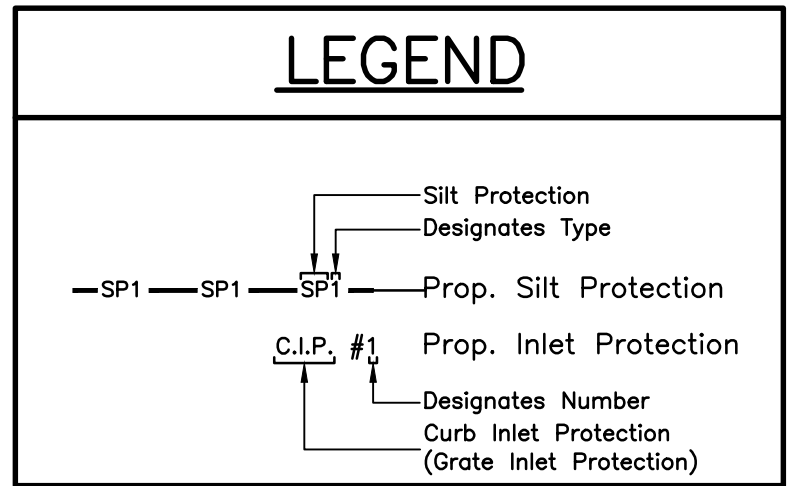


VICINITY MAP



Clemente and Gerardo Chevro-Morantes  
Lot 1R, Block 194  
Bryan Original Townsite  
(8858/268)

N. Logan Ave.  
(65' ROW)  
(Ex. 27' Conc. Pvm'l.)

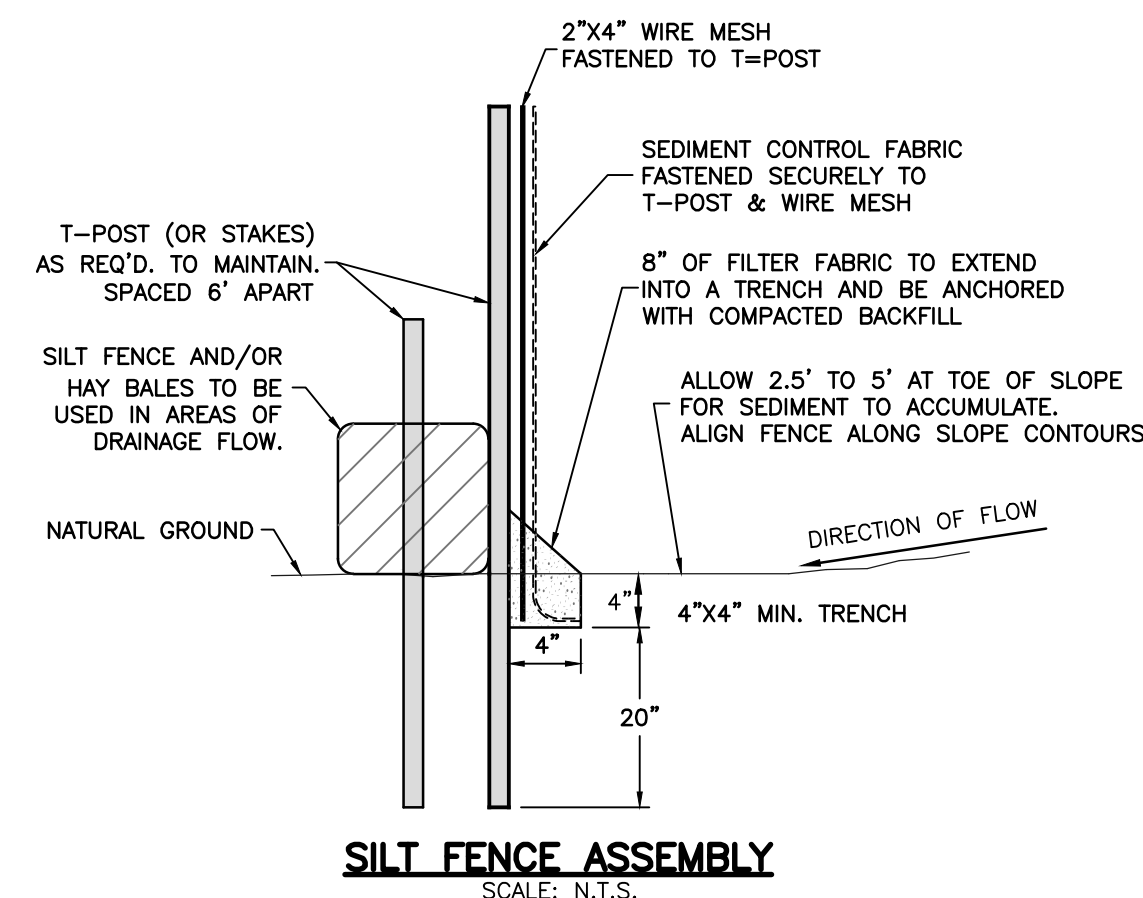
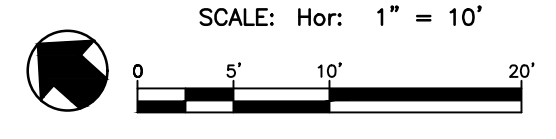


**GENERAL EROSION CONTROL NOTES:**

- It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Water County and EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ).
- The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean-up and restoration to original condition, including establishment or re-vegetation of any lands or channels affected should construction sediment be found outside of limits of construction work.
- All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. A second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.
- Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Insure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion controls shall be installed.
- Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded berm filled with 3/4" gravel upon approval of the Engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches ±1/3 total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.

**NOTICE & NOTIFICATION INFORMATION:**  
The site is approximately 0.4 acres and is located at the intersection of W. 22nd Street and N. Parker Ave. in Bryan, Texas. The site is situated at Latitude: 30° 40' 38.30"N and Longitude: 96° 22' 27.14"W. The site activity will consist of parking and general infrastructure improvements such as grading/paving, drainage improvements, driveways, and utility infrastructure improvements. The only source of pollution is the erosion of exposed soil. Storm water from the site sheet flows into Tributary A of Still Creek. The Contractor is responsible for containing all sediment on-site by utilizing siltation control devices, washdown areas, or seeding and sodding applications. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.

**EROSION CONTROL PLAN**



**SILT FENCE ASSEMBLY**  
SCALE: N.T.S.



ISSUED FOR BIDDING AND CONSTRUCTION  
Revised 2022-02-16

FOR CONSTRUCTION

**EROSION CONTROL**

**LA PERLA MEAT MARKET**  
Lot 6R, Block 194  
Bryan Original Townsite  
Volume 11931, Page 261  
0.398 Acres  
BRYAN, BRAZOS COUNTY, TEXAS  
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