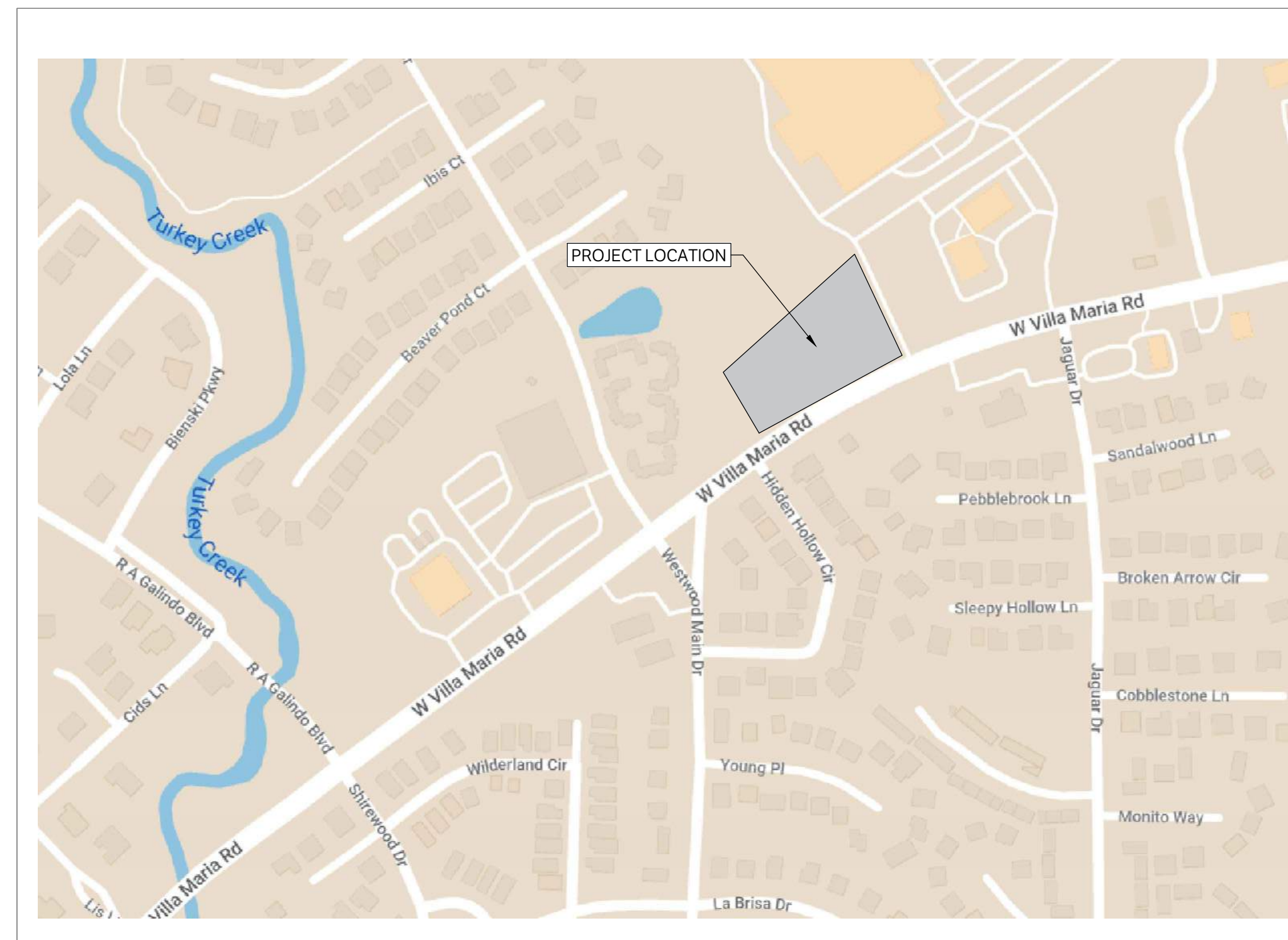


# CIVIL ENGINEERING PLANS FOR

# RETAIL CENTER

1642 W. VILLA MARIA ROAD  
BRYAN, TX 77807



LOCATION MAP  
NTS

PREPARED BY:



OWNER:  
NAME: CROSSFULTON INVESTMENTS LTD  
MAILING ADDRESS: 2410 POLK ST STE 200  
MAILING ADDRESS CITY: HOUSTON  
MAILING ADDRESS STATE: TX  
MAILING ADDRESS ZIP: 77003

**PLAN | DESIGN | VERIFY**

**GESSNER ENGINEERING**  
Corporate Office  
1484 AVENUE A  
BRYAN, TEXAS 77807  
www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:**  
TBPE F-7451, TBPLS F-10193910

**BRYAN** 979.680.8840  
**BREHAM** 979.836.6855  
**FORT WORTH** 817.405.0774  
**SAN ANTONIO** 210.556.4124  
**GEORGETOWN** 512.930.5832

| Sheet List Table |  |
|------------------|--|
| Sheet Number     | Sheet Title                                |
| C001             | NOTES                                      |
| C002             | SURVEY CONTROL                             |
| C100             | SITE PLAN                                  |
| C101             | SITE FIRE PLAN                             |
| C200             | DEMOLITION PLAN                            |
| C300             | DIMENSION CONTROL PLAN                     |
| C400             | PAVING & JOINT PLAN                        |
| C500             | GRADING PLAN                               |
| C600             | DRAINAGE AREA MAPS                         |
| C700             | OVERALL UTILITY PLAN                       |
| C800             | STORM PLAN & PROFILES                      |
| C900             | SANITARY PLAN & PROFILES                   |
| C1000            | WATER PLAN & PROFILES                      |
| C1100            | EROSION CONTROL PLAN                       |
| C1200            | SIGNAGE & STRIPING PLAN                    |
| C1300            | TRAFFIC CONTROL PLAN                       |
| C1301            | TRAFFIC CONTROL PLAN                       |
| C1400            | DETAILS                                    |
| C1401            | DETAILS                                    |
| C1402            | DETAILS                                    |
| C1403            | DETAILS                                    |
| C1404            | DETAILS                                    |
| LA0.00           | LANDSCAPE NOTES/<br>SCHEDULE/ CALCULATIONS |
| LA1.00           | LANDSCAPE PLAN                             |
| LA5.01           | LANDSCAPE DETAILS                          |

PRELIMINARY NOT  
FOR CONSTRUCTION

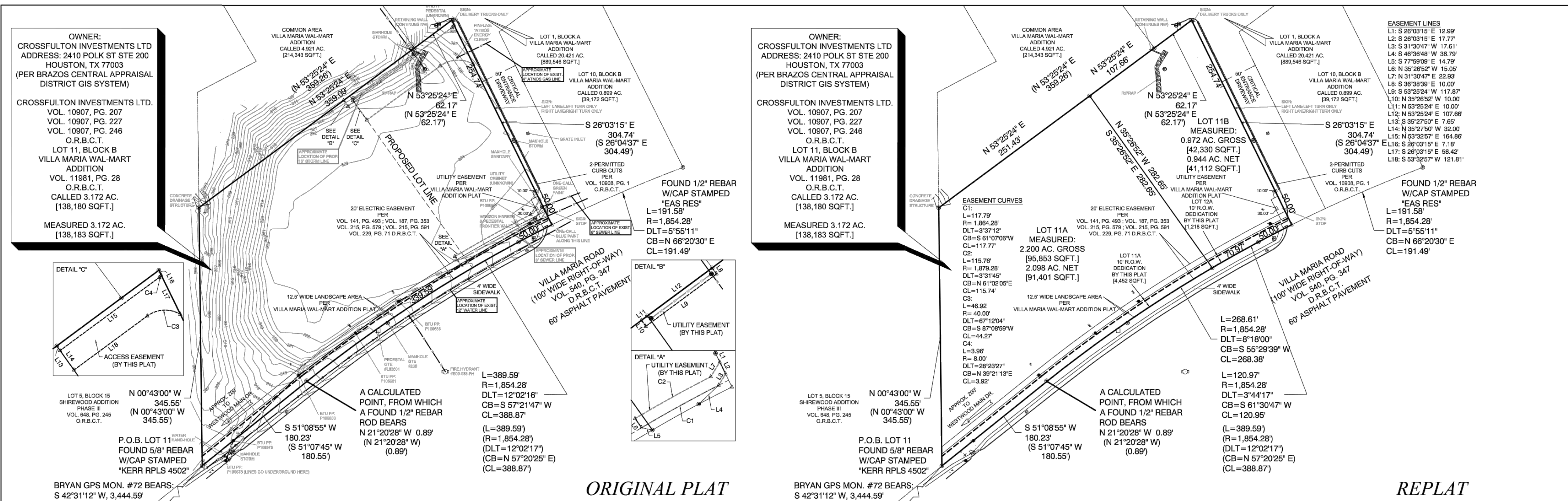
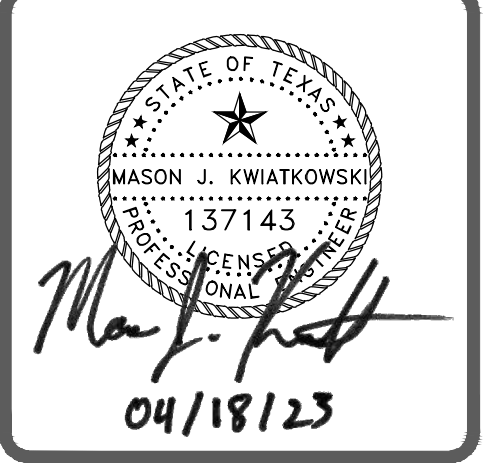
*Mason J. Kwiatkowski*  
04/18/23





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ORIGINAL PLAT

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION, GENERAL NOTES, LEGEND, and various survey details including bearings, distances, and utility specifications.

BEING A MINOR REPLAT OF LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

BEING A TOTAL OF 3.172 ACRES ZENO PHILLIPS LEAGUE ABSTRACT NUMBER 45

1642 W. Villa Maria Rd. Bryan, TX 77807

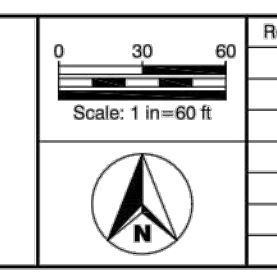
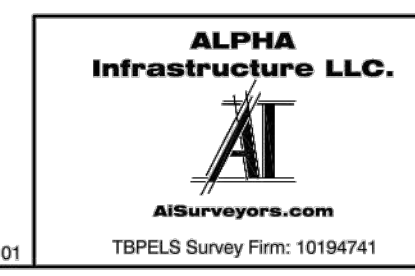


Table with columns: Rev, Date, Description. Includes revision history for the plat.

Table with columns: Surveyor, Drawn By, Checked By. Lists JAB, JMB, and JAB.

RETAIL CENTER  
1642 W. VILLA MARIA RD.  
BRYAN, TX. 77807

SURVEY CONTROL

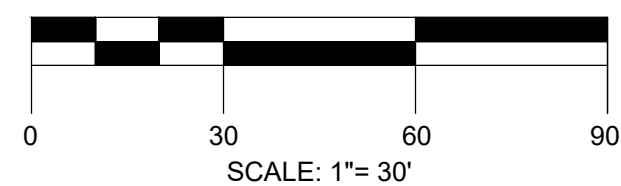
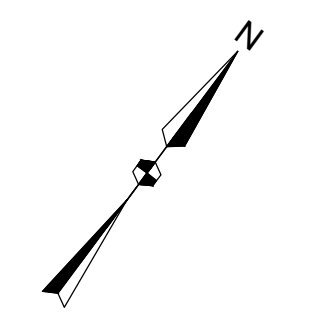
ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

Table with columns: REV, DATE, DESCRIPTION. Shows revision history with empty rows for further changes.

C002



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK:  $\bullet$  BM  
ELEVATION = 311.08'

| SITE DATA SUMMARY   |  |          |             |      |       |    |      |
|---|--|----------|-------------|------|-------|----|------|
| EXISTING USE:   | OPEN SPACE   |          |             |      |       |    |      |
| PROPOSED USE:   | RETAIL   |          |             |      |       |    |      |
| ZONING:   | PLANNED DEVELOPMENT ORD. 1963  |          |             |      |       |    |      |
| ADDRESS:  | 1624 W. VILLA MARIA ROAD, BRYAN, TEXAS 77807                         |          |             |      |       |    |      |
| LEGAL DESCRIPTION:  | VILLA MARA WAL-MART ADDN. BLOCK B, LOT 11                            |          |             |      |       |    |      |
| OWNER:  | CROSSFULTON INVESTMENTS LTD. 2410 POLK ST STE 200, HOUSTON, TX 77003 |          |             |      |       |    |      |
| SITE AREA:  | 94580.9 SF   |          |             |      |       |    |      |
| NO. OF STORIES:   | 1  |          |             |      |       |    |      |
| PROPOSED BUILDING:  | 9,992 SF   |          |             |      |       |    |      |
| BUILDING SPRINKLER SYSTEM:  | NO   |          |             |      |       |    |      |
| FIRM MAP NO.:   | 48041C0195E  |          |             |      |       |    |      |
| <table border="1"> <thead> <tr> <th>TOTAL SF</th> <th>HEIGHT (FT)</th> <th>TYPE</th> </tr> </thead> <tbody> <tr> <td>9,992</td> <td>28</td> <td>II-B</td> </tr> </tbody> </table> |  | TOTAL SF | HEIGHT (FT) | TYPE | 9,992 | 28 | II-B |
| TOTAL SF  | HEIGHT (FT)  | TYPE     |             |      |       |    |      |
| 9,992   | 28   | II-B     |             |      |       |    |      |

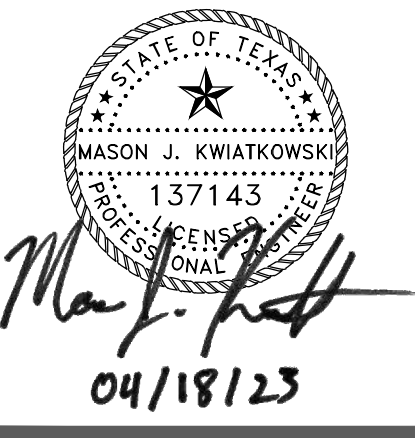
| PARKING TABULATION      |   |
|-------------------------|---|
| PARKING REQUIREMENT:    | 1 SPACE PER 250 CSF = BUILDING            |
| TOTAL PARKING REQUIRED: | SF (9,992 SF) / 250 CSF/SPACE = 40 SPACES |
| TOTAL PARKING PROVIDED: | 51 SPACES (49 STD, 2 ADA)                 |

| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. FIBER OPTIC                       |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER CURB                          |
|        | PROP. STORM SEWER MANHOLE                     |
|        | EX.   PROP. LIGHT POLE                        |
|        | PAE   |
|        | PUE   |

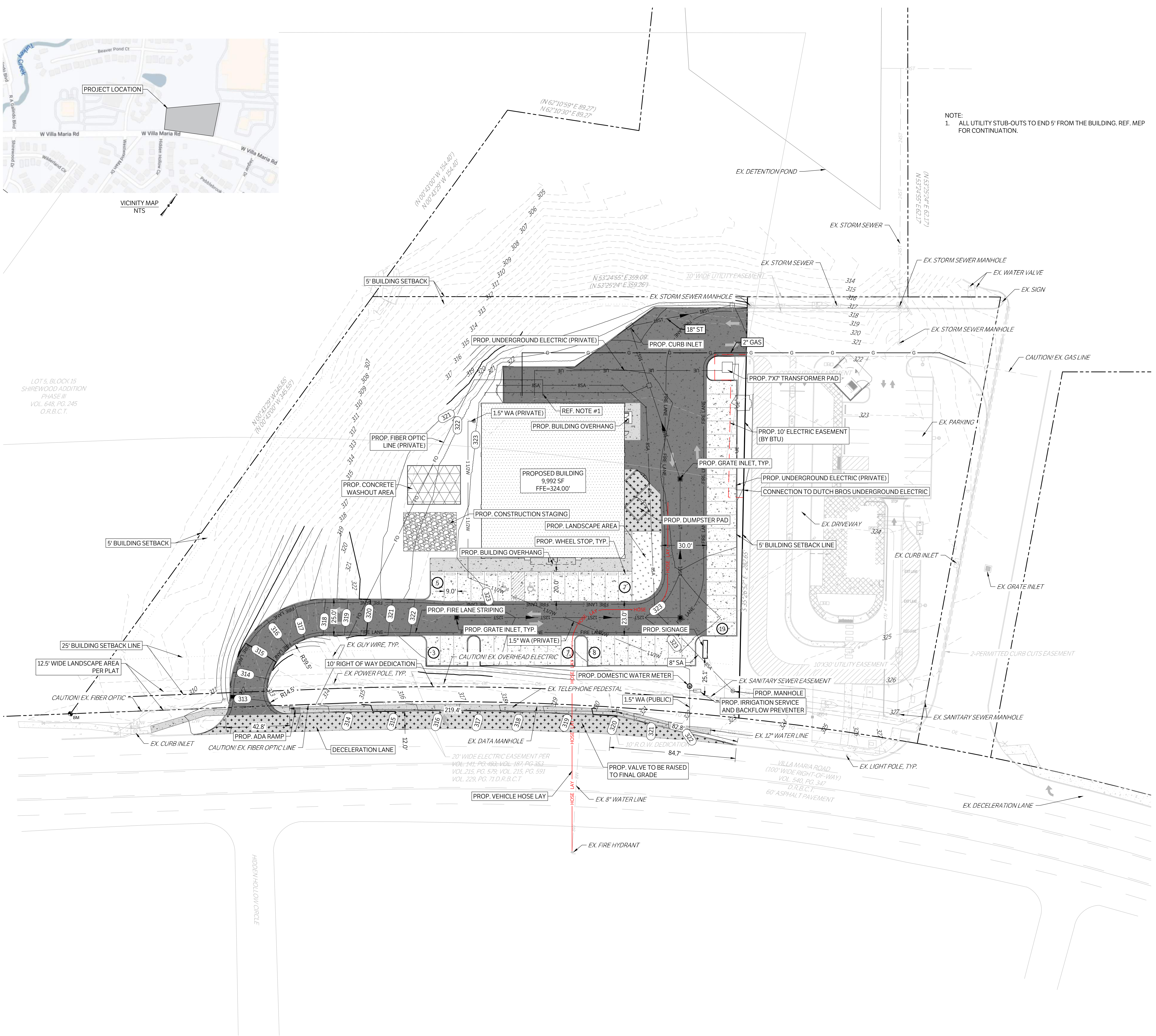


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LOT 5, BLOCK 15  
SHIREWOOD ADDITION  
PHASE III  
VOL. 648, PG. 245  
O.R.B.C.T.



NOTE:  
1. ALL UTILITY STUB-OUTS TO END 5' FROM THE BUILDING. REF. MEP FOR CONTINUATION.

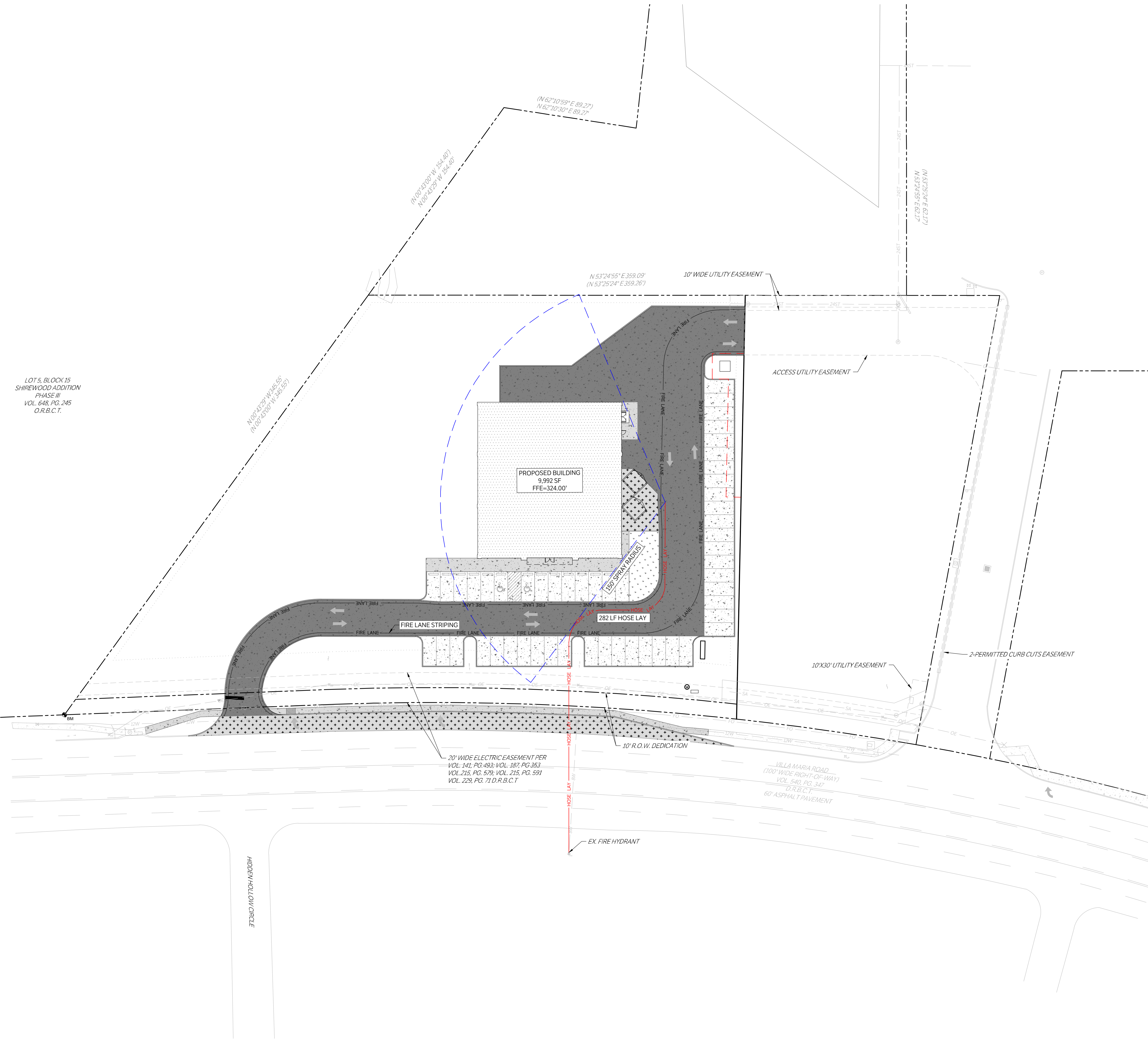
RETAIL CENTER  
1642 W. VILLA MARIA RD.  
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SITE PLAN  
ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

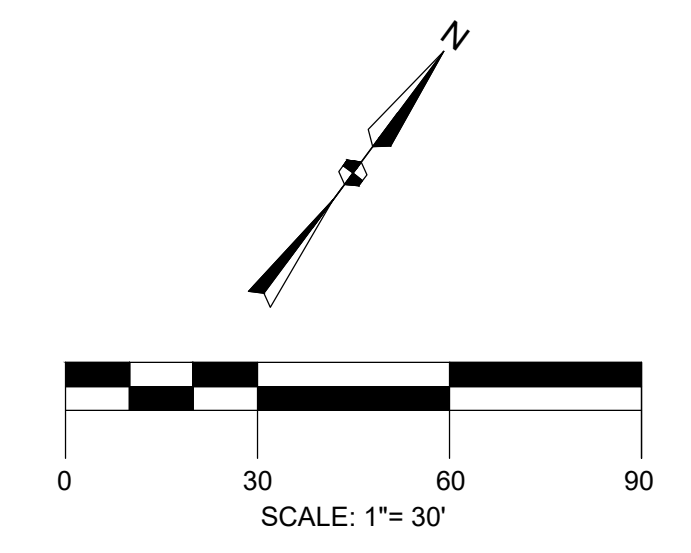
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C100

LOT 5, BLOCK 15  
SHIREWOOD ADDITION  
PHASE III  
VOL. 648, PG. 245  
O.R.B.C.T.



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

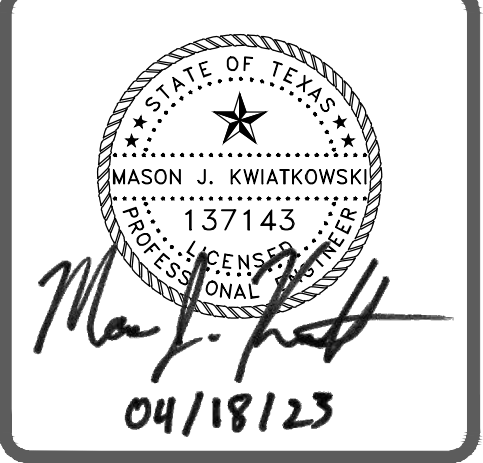


PROJECT BENCHMARK:  $\bullet$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'



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SITE FIRE PLAN

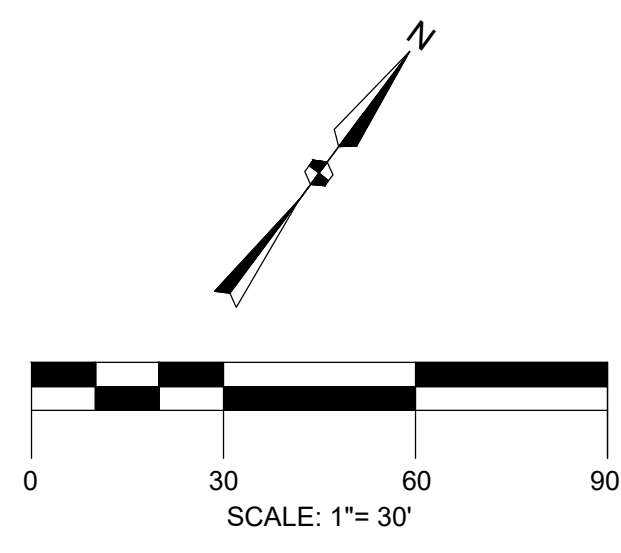
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PROJECT #: 21-1472

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| LEGEND |  |
|--------|--|
|        | FIRE LANE WITH RED STRIPES CONTAINING THE WORDING "FIRE LANE - NO PARKING - TOW AWAY", PAINTED IN 4" WHITE LETTERS |
|        | PROPOSED BUILDING  |
|        | HOSE LAY PATH  |
|        | 150' SPRAY RADIUS  |

**C101**

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK:  $\blacklozenge$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'

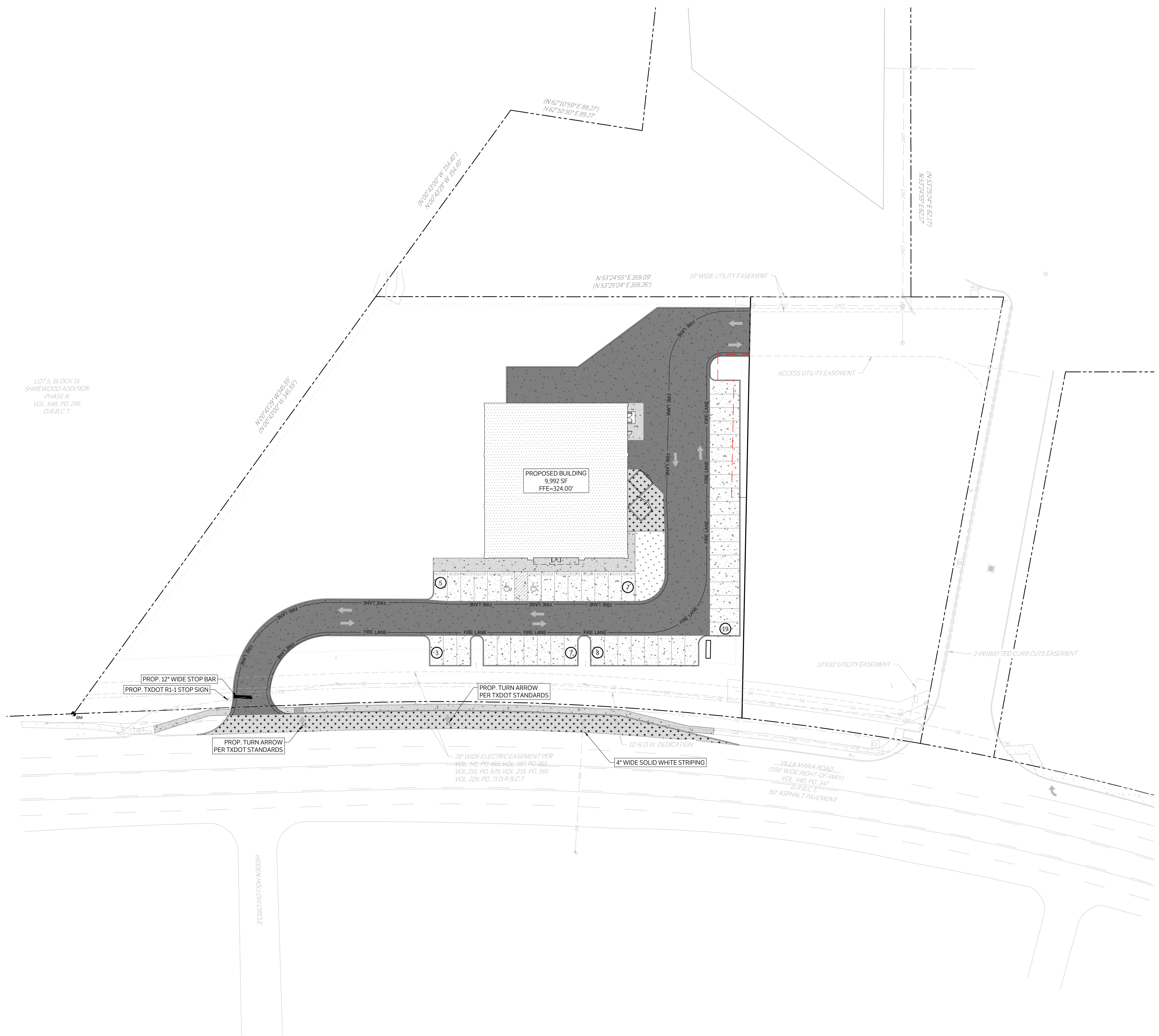


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LOT 5, BLOCK 15  
SHIREWOOD ADDITION  
PHASE III  
VOL. 648, PG. 245  
O.R.B.C.T.



| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROPOSED PUBLIC ACCESS EASEMENT               |
|        | PROPOSED UTILITY EASEMENT                     |

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SIGNAGE & STRIPING PLAN

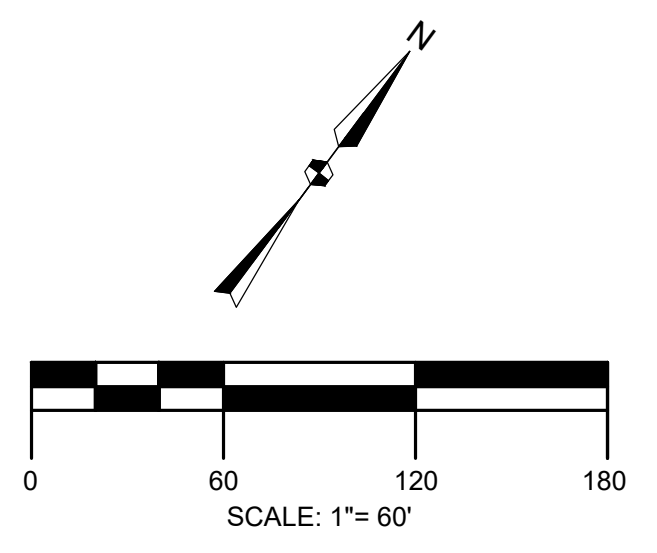
ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
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PROJECT #: 21-1472

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C1200



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

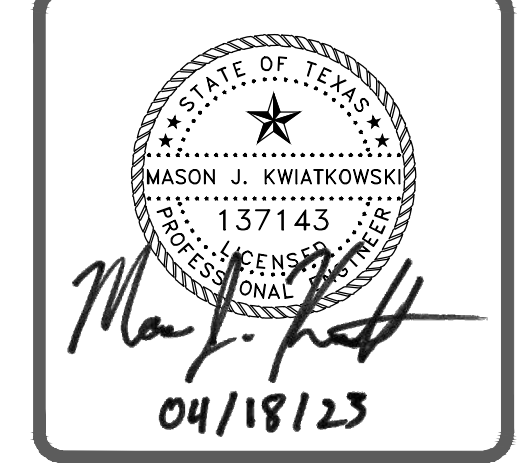


PROJECT BENCHMARK: BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = 311.08'



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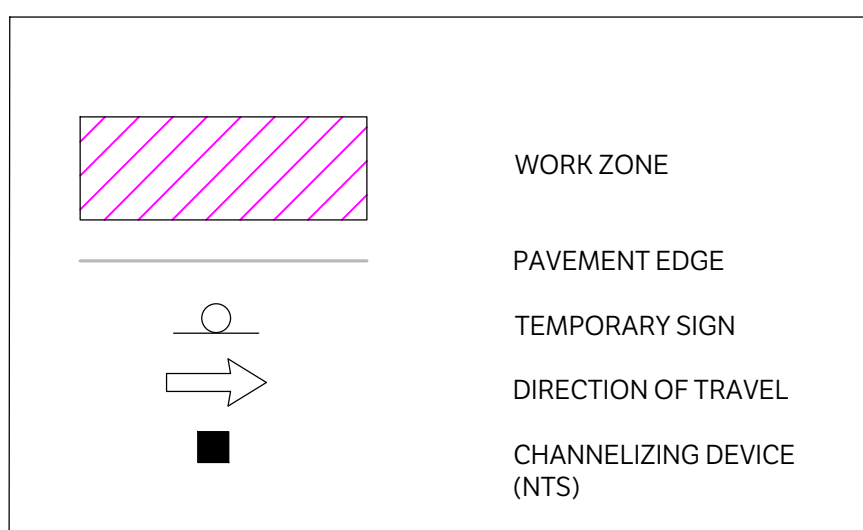


RETAIL CENTER  
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TRAFFIC CONTROL PLAN

ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

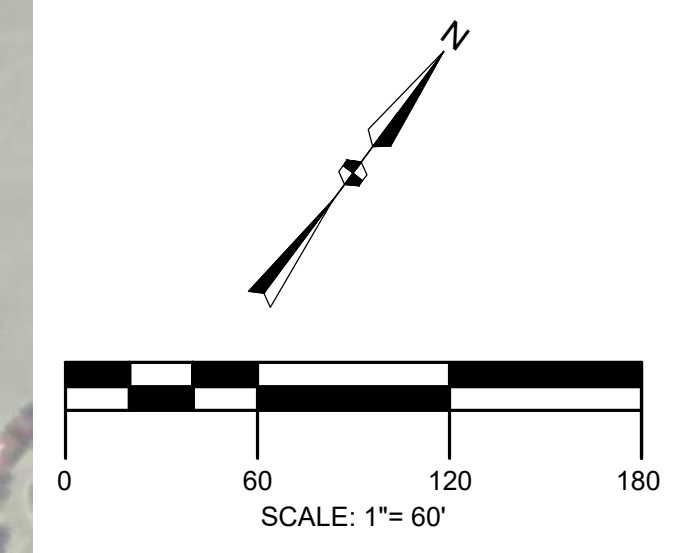
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**C1300**



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
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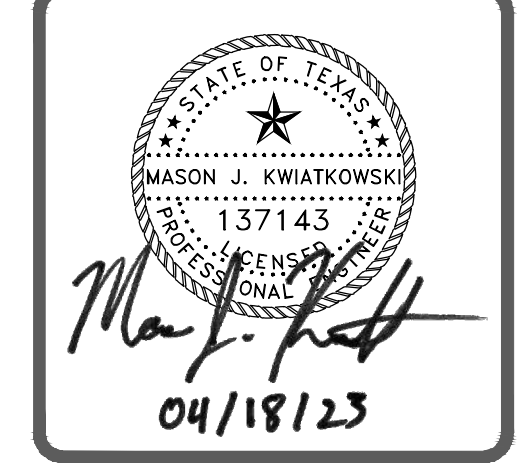


PROJECT BENCHMARK:  $\bullet$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = 311.08'



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RETAIL CENTER  
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TRAFFIC CONTROL PLAN

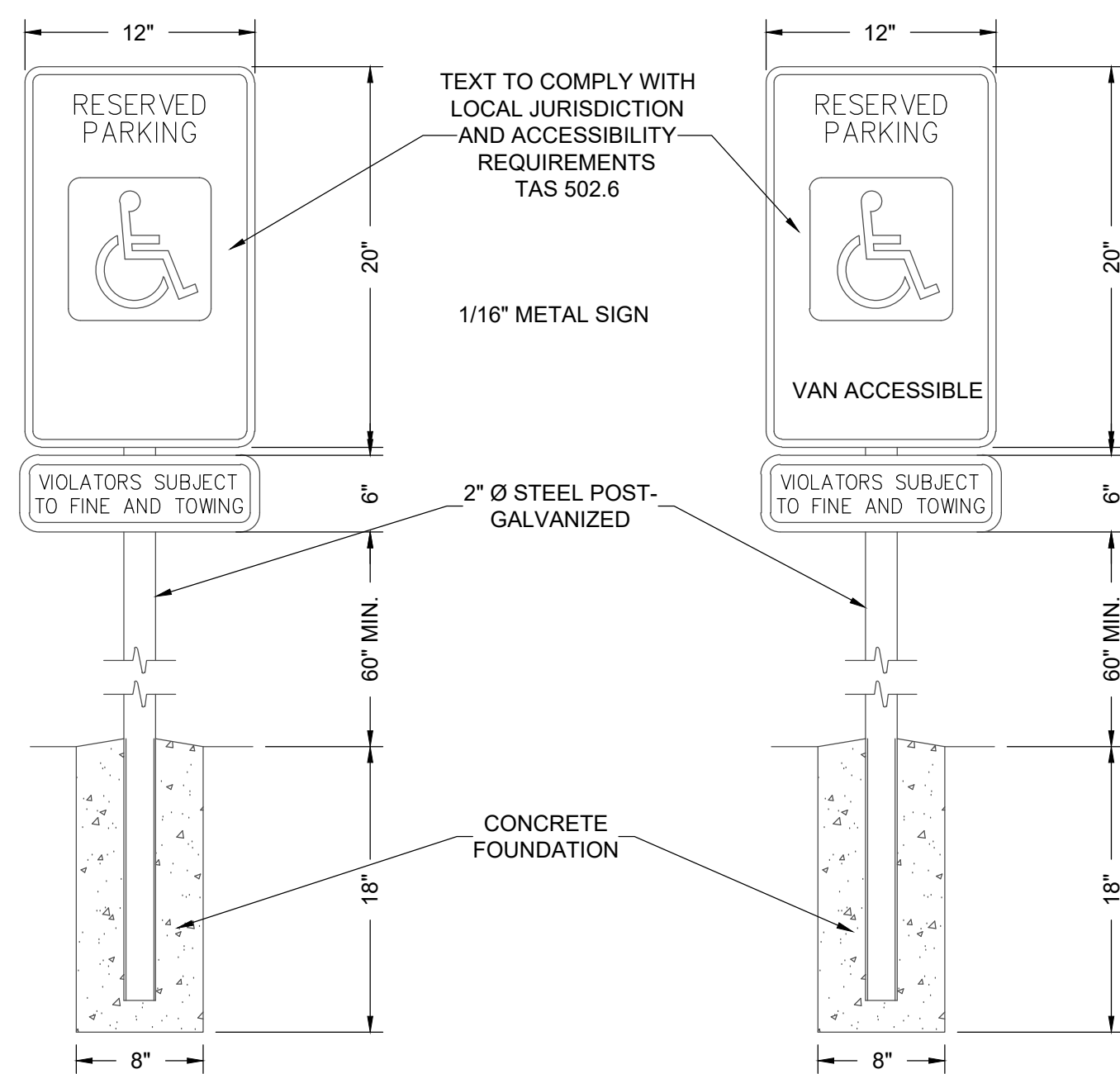
ISSUE DATE: 04-18-2023  
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PROJECT #: 21-1472

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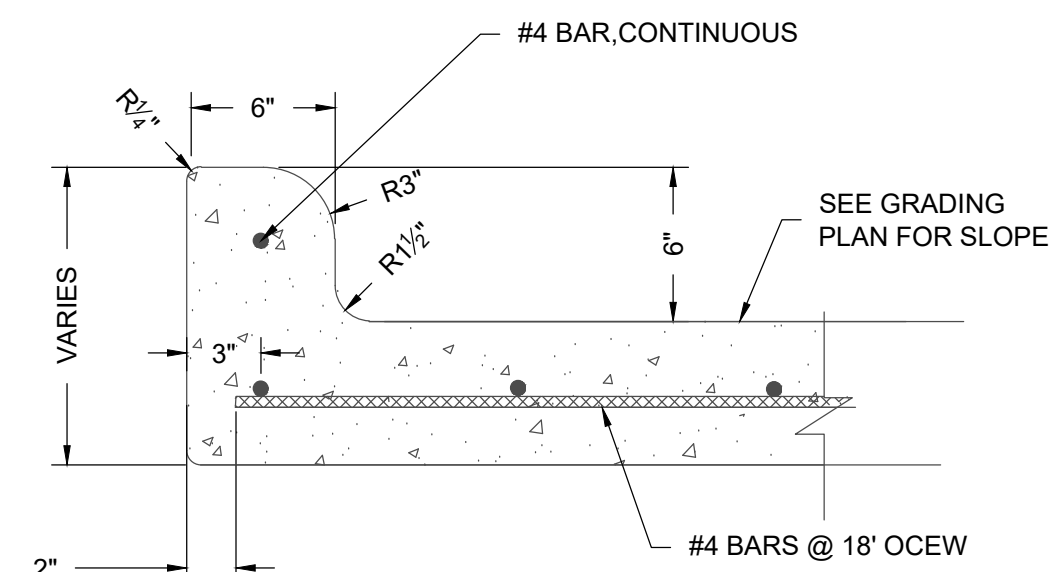
|  |                           |
|--|---------------------------|
|  | WORK ZONE                 |
|  | PAVEMENT EDGE             |
|  | TEMPORARY SIGN            |
|  | DIRECTION OF TRAVEL       |
|  | CHANNELIZING DEVICE (NTS) |

**C1301**

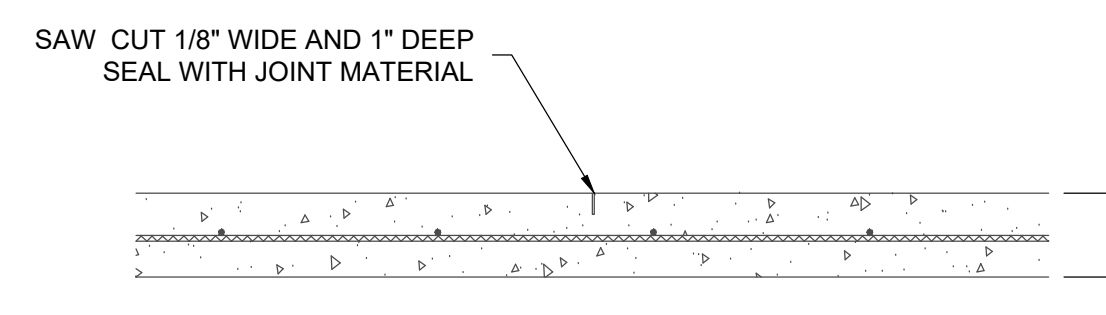




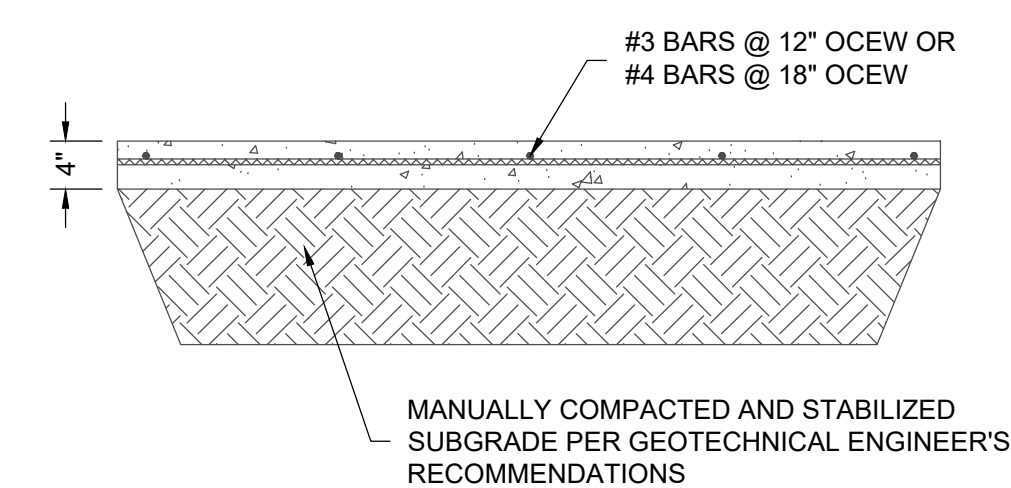
**ADA PARKING SIGN**  
NTS



**INTEGRAL CURB & GUTTER**  
NTS

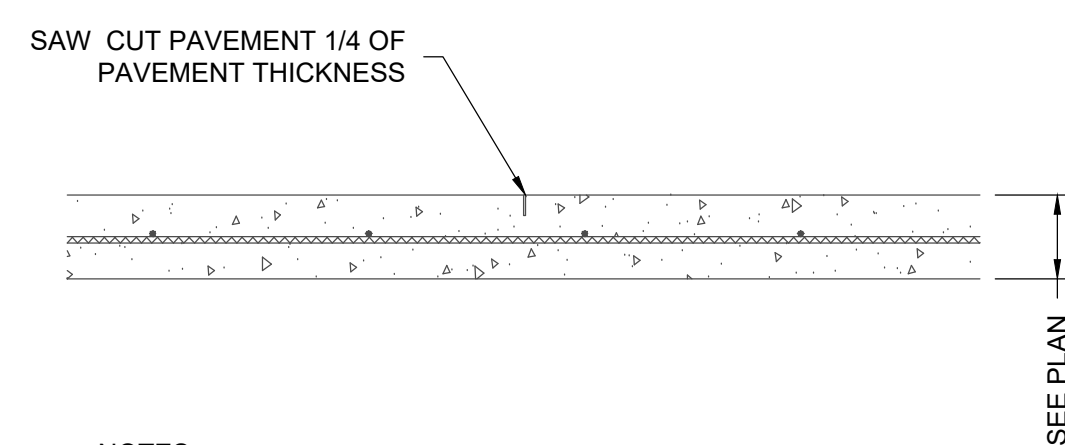


**SIDEWALK CONTRACTION JOINT**  
NTS



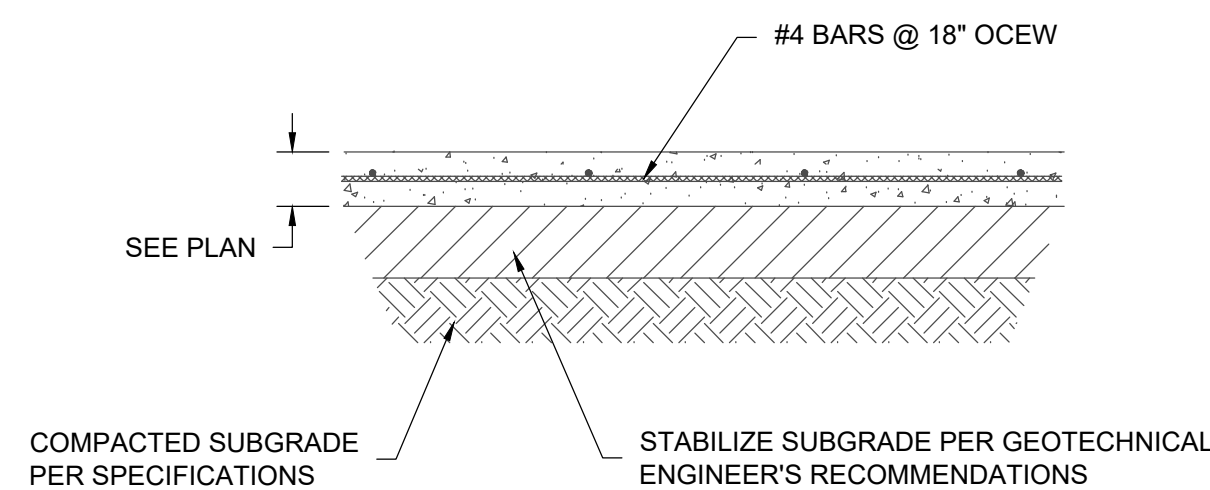
**SIDEWALK SECTION**  
NTS

NOTES:  
1. DEPTH OF STABILIZATION SHALL BE PER NOTES AND SPECIFICATIONS.  
2. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.  
3. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.  
4. SEAL ALL EXPANSION JOINTS WITH SEAL CAP AND CONTROL JOINTS WITH SELF LEVELING JOINT SEALANT MATERIAL PER SPECIFICATIONS. USE SELF LEVELING JOINT SEALANT ADJACENT TO EXISTING PAVEMENT.



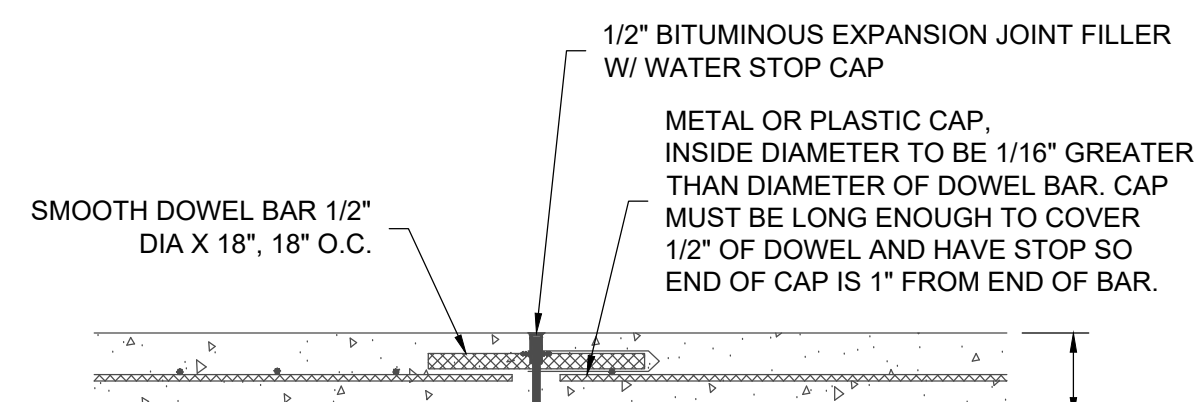
**CONTROL JOINT**  
NTS

NOTES:  
1. SEE PLANS FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.  
2. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.  
3. SEAL ALL JOINTS WITH SELF LEVELING JOINT SEALANT MATERIAL PER SPECIFICATIONS.



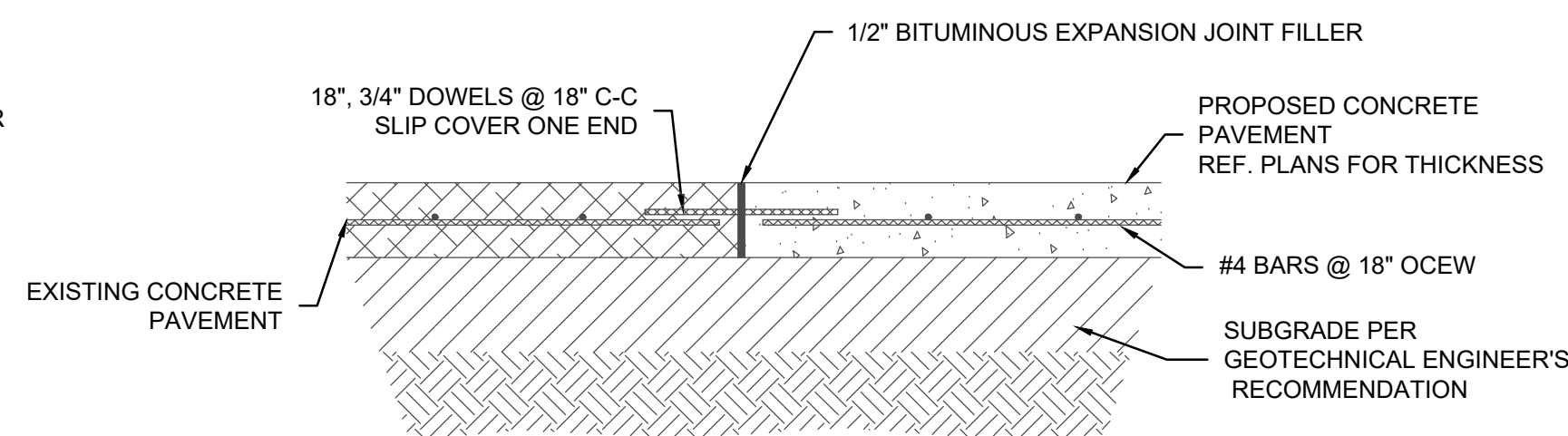
**CONCRETE PAVEMENT**  
NTS

NOTES:  
1. SEE PLAN FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.  
2. DEPTH OF STABILIZATION SHALL BE A MINIMUM OF 6 INCHES OR BASED ON GEOTECHNICAL RECOMMENDATIONS SUBGRADE CONDITIONS.  
3. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.



**EXPANSION JOINT**  
NTS

NOTE:  
EXPANSION JOINTS SHALL BE INSTALLED AS SHOWN ON PLANS



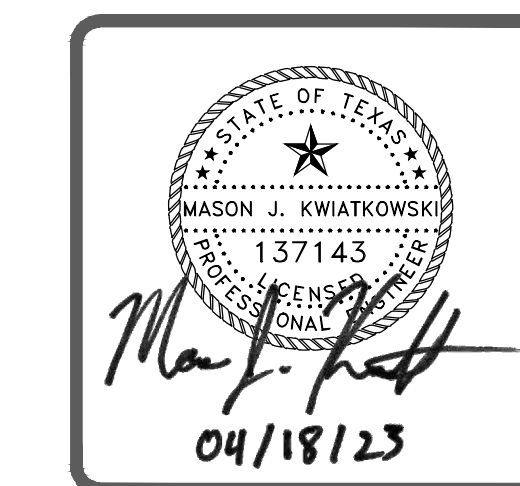
**EXISTING CONCRETE TIE-IN**  
NTS

NOTE:  
1. SEE PLANS FOR THICKNESS OF EXISTING AND PROPOSED CONCRETE PAVEMENT  
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI



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**DETAILS**

ISSUE DATE: 04-18-2023  
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PROJECT #: 21-1472

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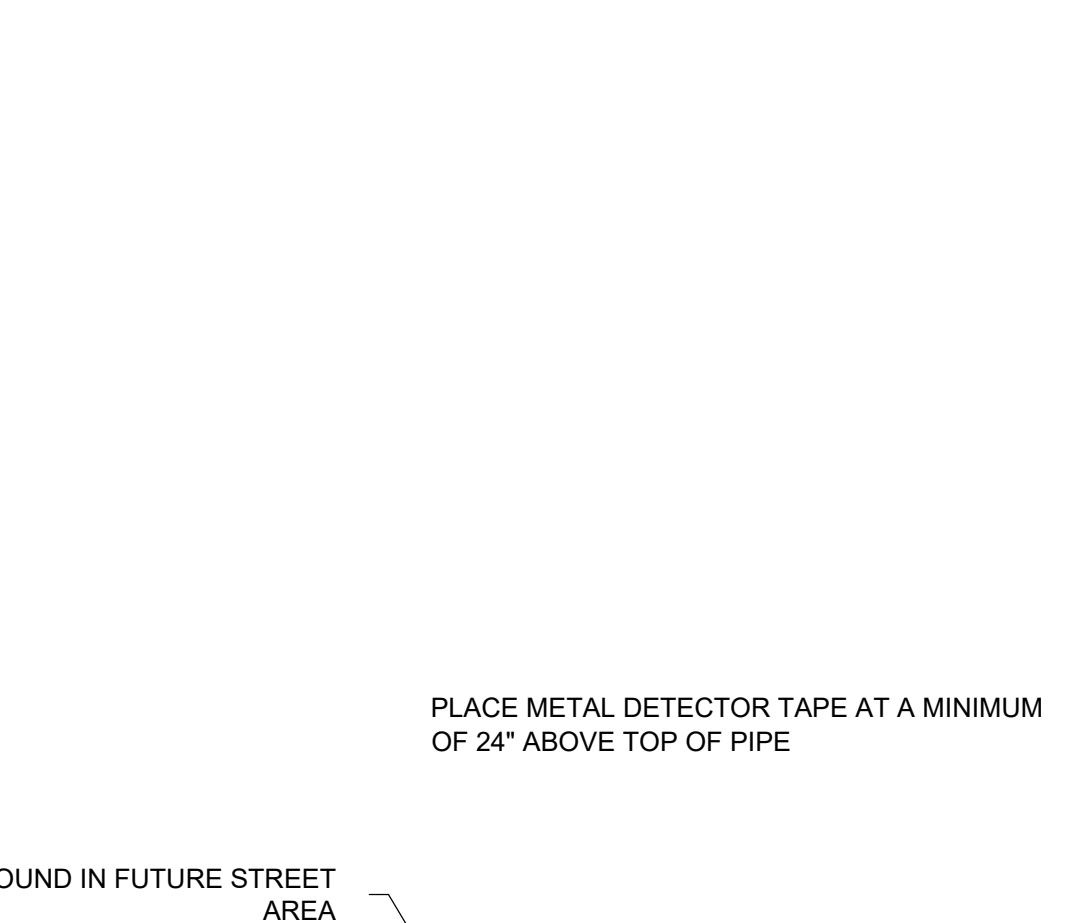
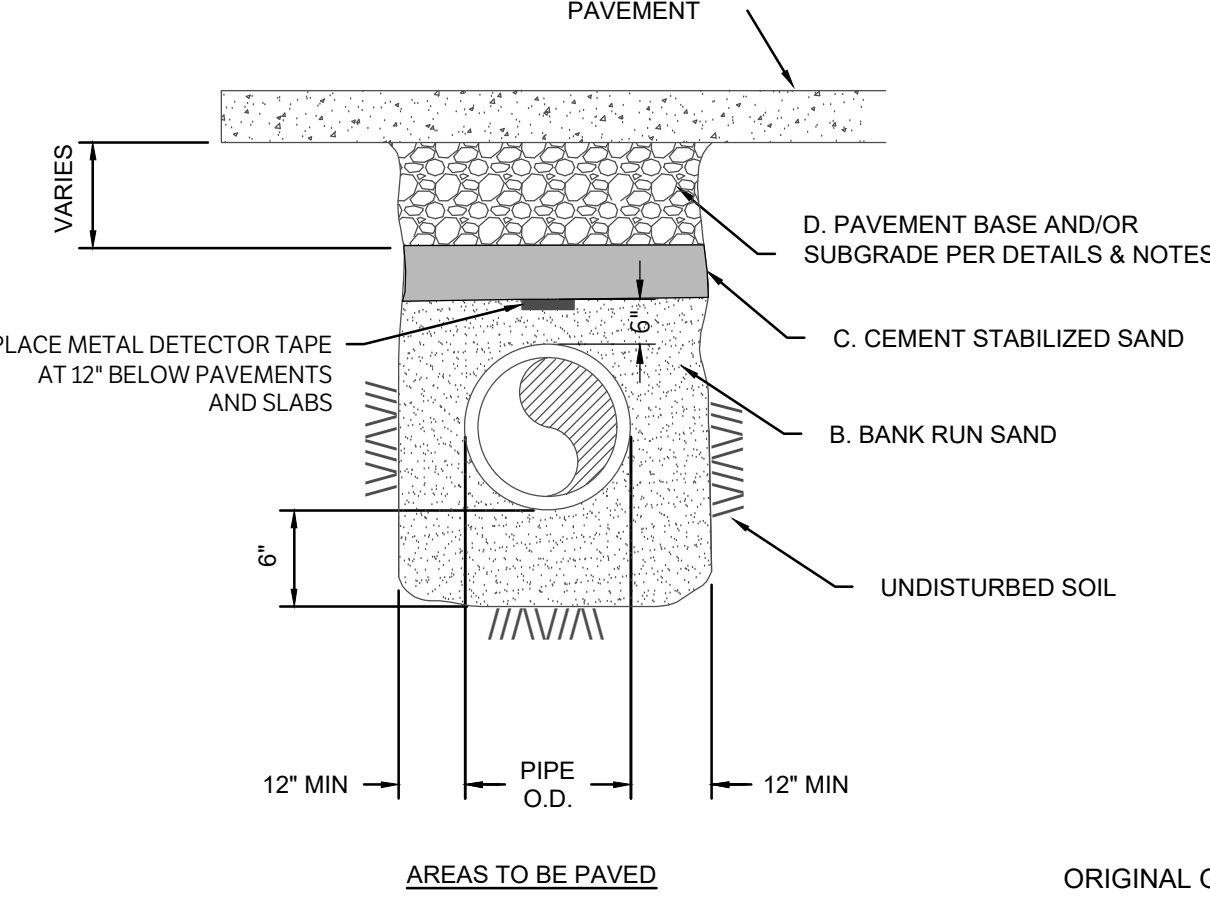
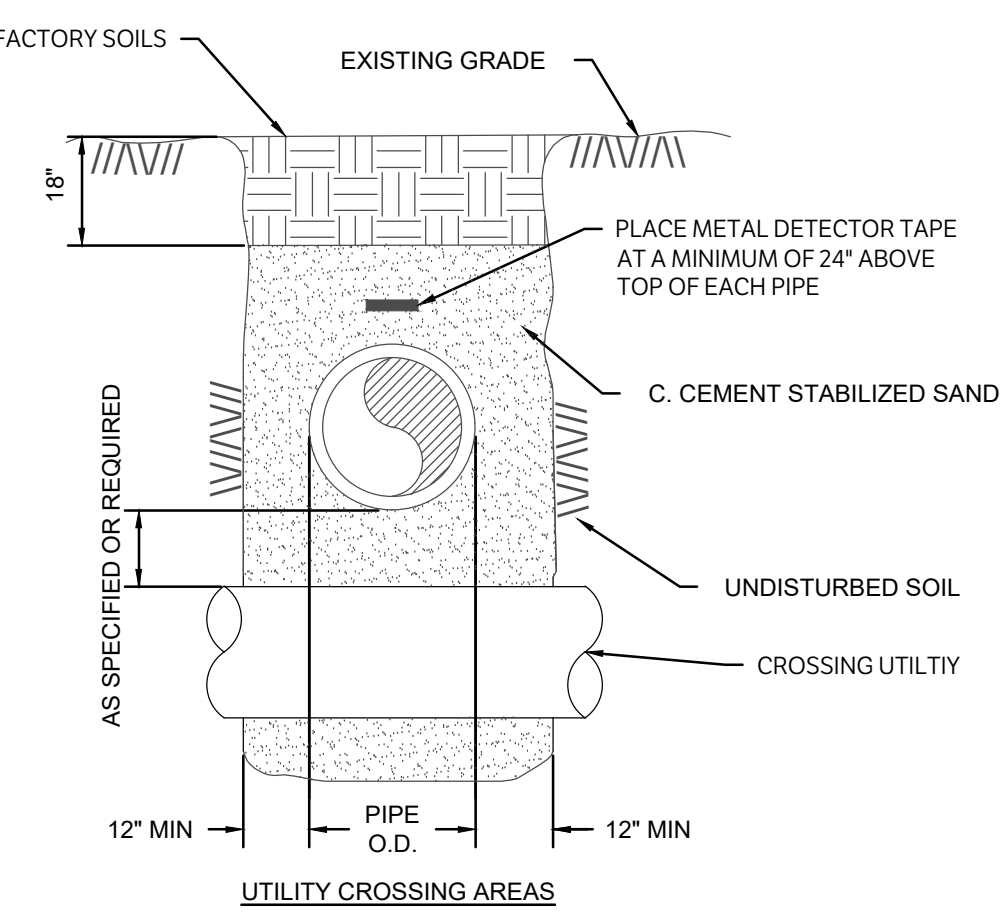
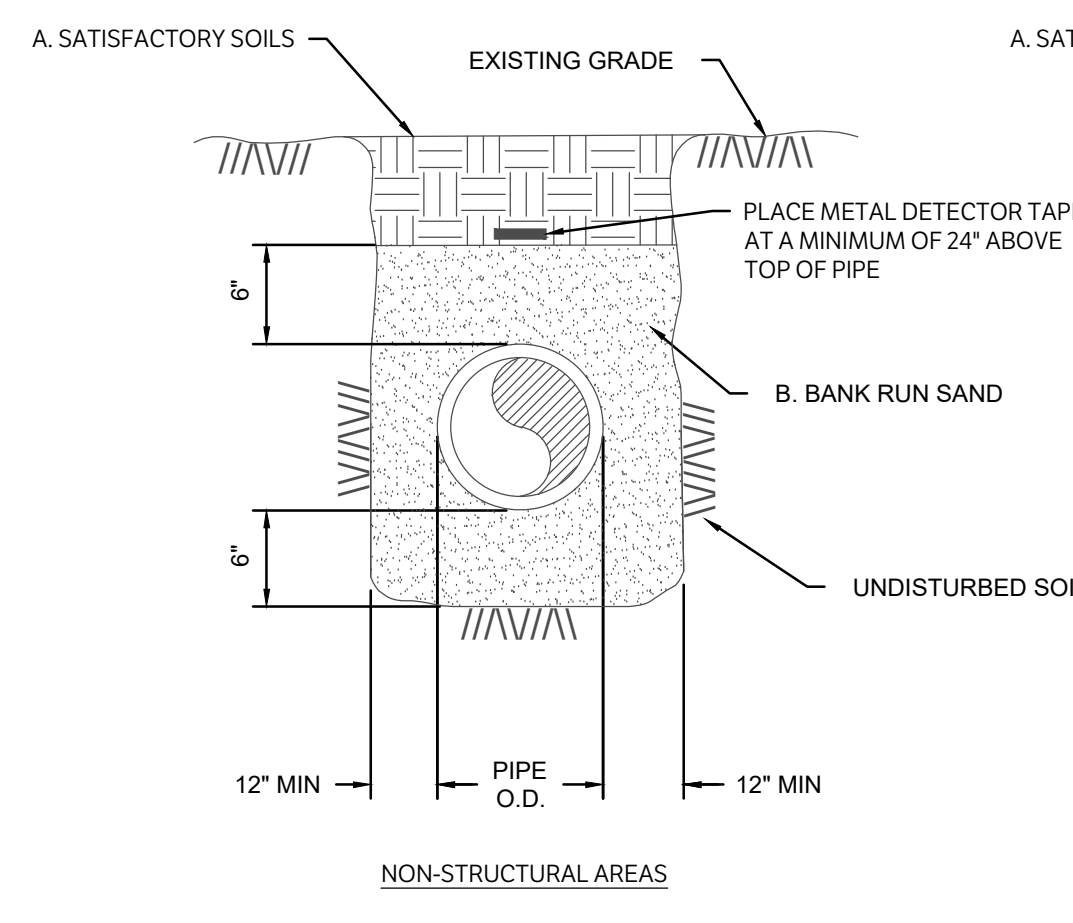
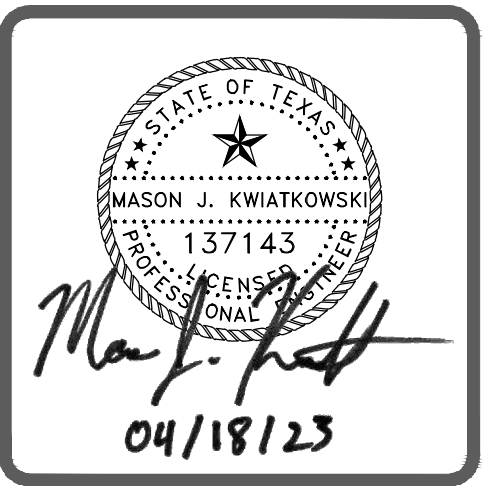
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**C1400**



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- A. SATISFACTORY SOILS**  
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT MOISTURE CONTENT WITHIN OPTIMUM TO 2% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (IE...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO 2% OF OPTIMUM UNDER NEW STREET AND PAVEMENT AREAS.
- B. BANK RUN SAND**  
GRANULAR MATERIAL FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL. REFERENCE SPECIFICATION FOR REQUIREMENTS.
- C. CEMENT STABILIZED SAND**  
MATERIALS SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150 AND CLEAN DURABLE SAND MEETING GRADING REQUIREMENTS FOR FINE AGGREGATES OF ASTM C33. THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 SACKS OF CEMENT PER CUBIC YARD OF MIXTURE). COMPACT MIX TO 95% OF ASTM D558 WITH A MOISTURE CONTENT BETWEEN .2% TO 2% ABOVE OPTIMUM.
- D. PAVEMENT SUBGRADE**  
REFERENCE PAVEMENT SECTION DETAIL AND SPECIFICATION FOR MATERIALS AND DEPTHS.

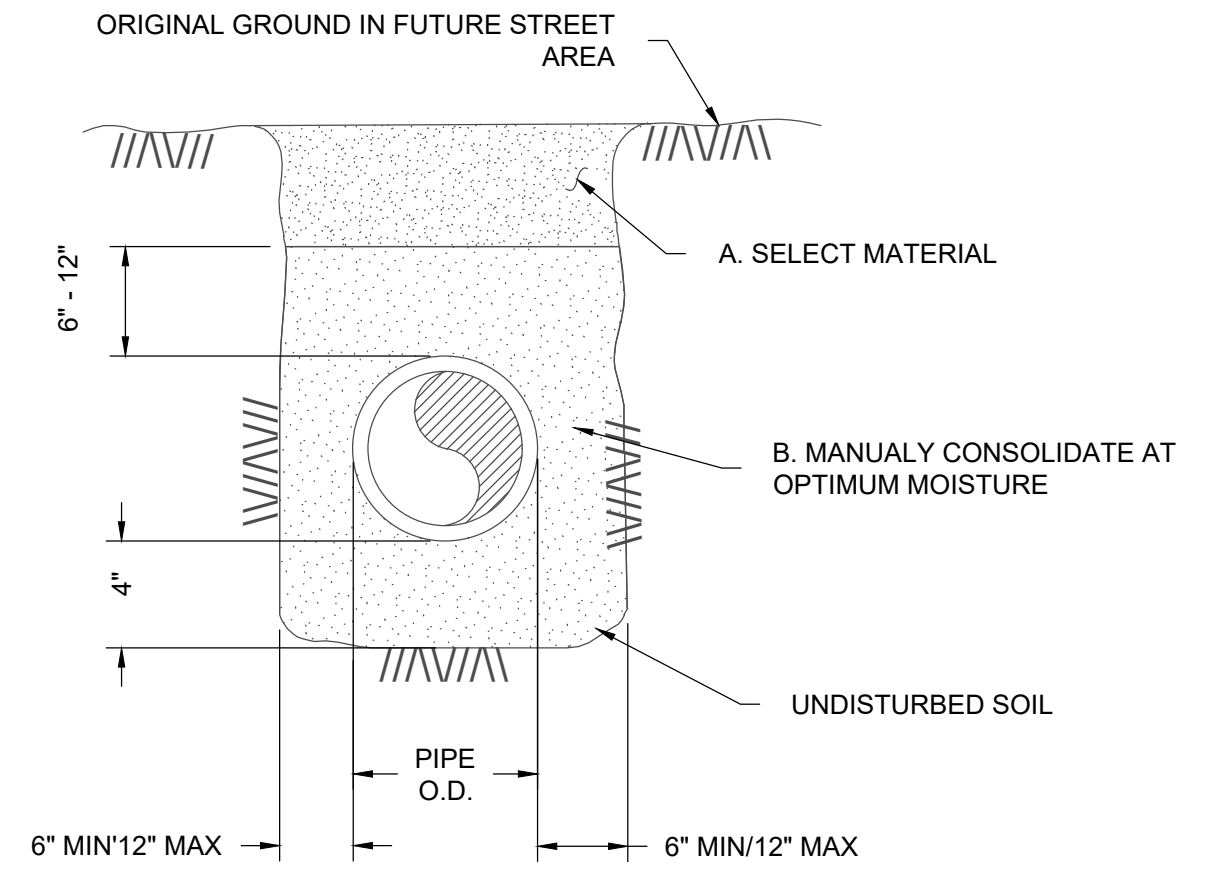
**GENERAL NOTES:**  
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

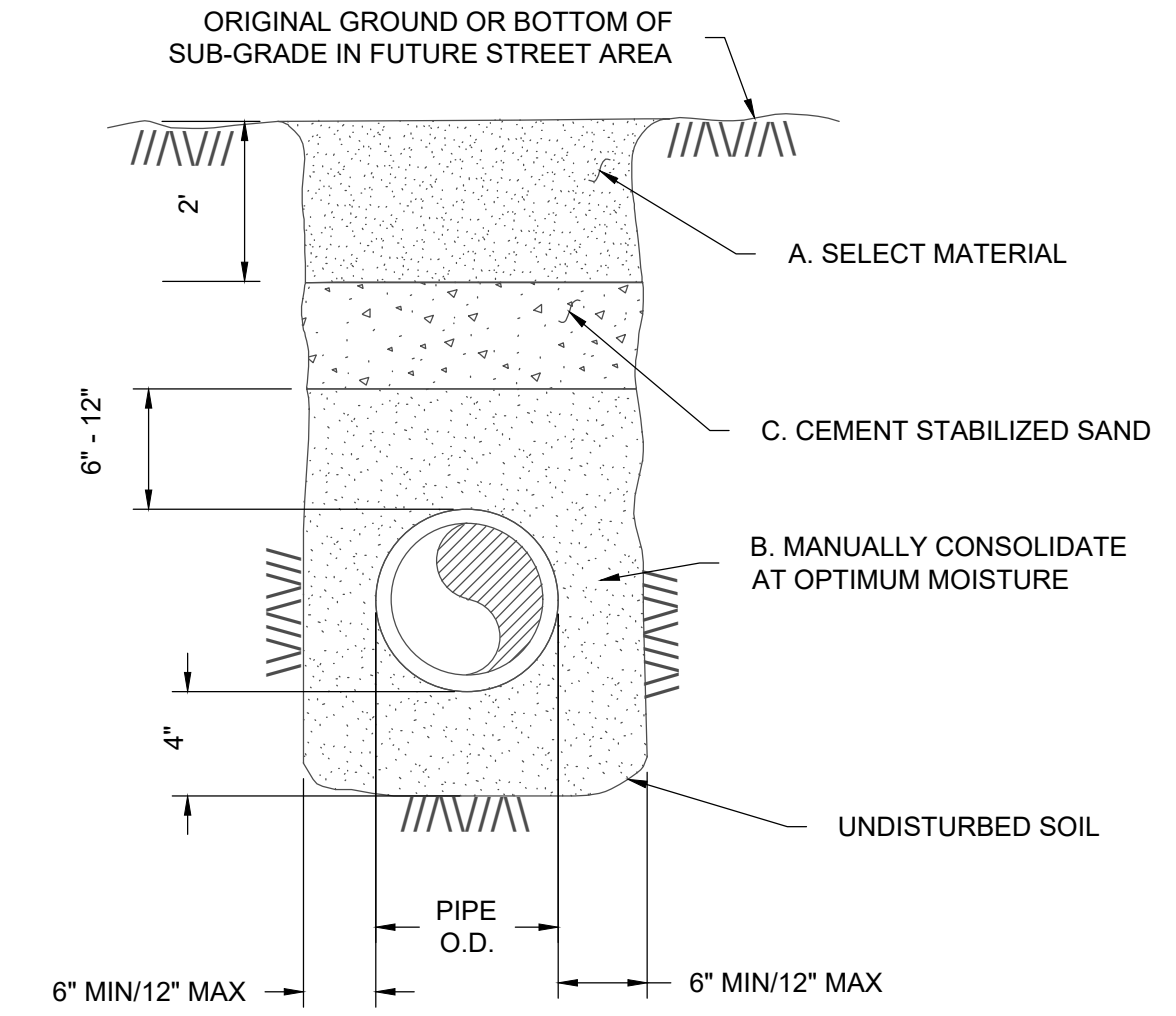
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM

- NOTES:**
- FOR BEDDING AND TRENCHING WITHIN ALL PAVED AREAS SEE DETAILS FOR OPEN CUT STREETS.
  - ALL BEDDING & INSTALLATION OF HDPE PIPE SHALL BE IN ACCORDANCE WITH ANSIIAWWA STANDARDS FOR HDPE PIPE
  - COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING
  - RELATIVE COMPACTION SHALL BE TESTING IN THE PRESENCE OF THE ENGINEER
  - DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR
  - ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY IN AREAS TO BE PAVED. PROTECT ALL OPEN TRENCHES AT THE END OF EACH WORKING DAY.
  - HDPE LINES WITH WELDED JOINTS MAY BE BACKFILLED PRIOR TO TESTING AT CONTRACTOR'S RISK.
  - INSTALL 6" OF CEMENT STABILIZED SAND BEDDING UNDER HDPE SANITARY SEWER PIPE.



OPTION NO. 1



OPTION NO. 2

- A. SELECT MATERIAL**  
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (IE...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AND PAVEMENT AREAS.
- B. GRANULAR MATERIAL**  
MATERIAL SHALL BE BANK RUN RIVER SAND WITH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
- |                                      |     |
|--------------------------------------|-----|
| MAXIMUM LIQUID LIMIT                 | 45  |
| MAXIMUM PLASTICITY INDEX             | 15  |
| MAXIMUM PERCENT PASSING NO 200 SIEVE | 35  |
| MINIMUM PERCENT PASSING 3/4" SIEVE   | 100 |
- THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.
- C. CEMENT STABILIZED SAND**

**GENERAL NOTES:**  
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

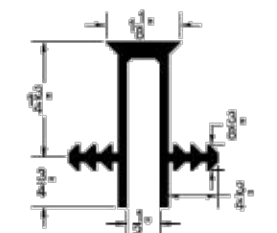
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM

- NOTES:**
- FOR BEDDING AND TRENCHING WITHIN ALL PAVED AREAS SEE DETAILS FOR OPEN CUT STREETS.
  - ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANSIIAWWA STANDARDS FOR PVC PIPE
  - ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANSIIAWWA C150/A21.50
  - COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING
  - RELATIVE COMPACTION SHALL BE TESTING IN THE PRESENCE OF THE CITY ENGINEER
  - DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR
  - ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY
  - SEE "OPEN CUT DETAILS" ST4-01 & ST4-02
  - EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIAL DEPENDING ON EMBEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA

**BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITH NON-STRUCTURAL OR NEW PAVED AREAS**  
NTS



**NOTE:**  
WATERSTOP SHALL BE G-SEAL BY GREENSTREAK, INC. EARTHSHIELD BY JP SPECIALTIES, INC. EB-CAP WATERSTOP BY WESTEC, OR APPROVED EQUAL

**EXPANSION JOINT WATER STOP CAP (2 SIDED)**  
NTS

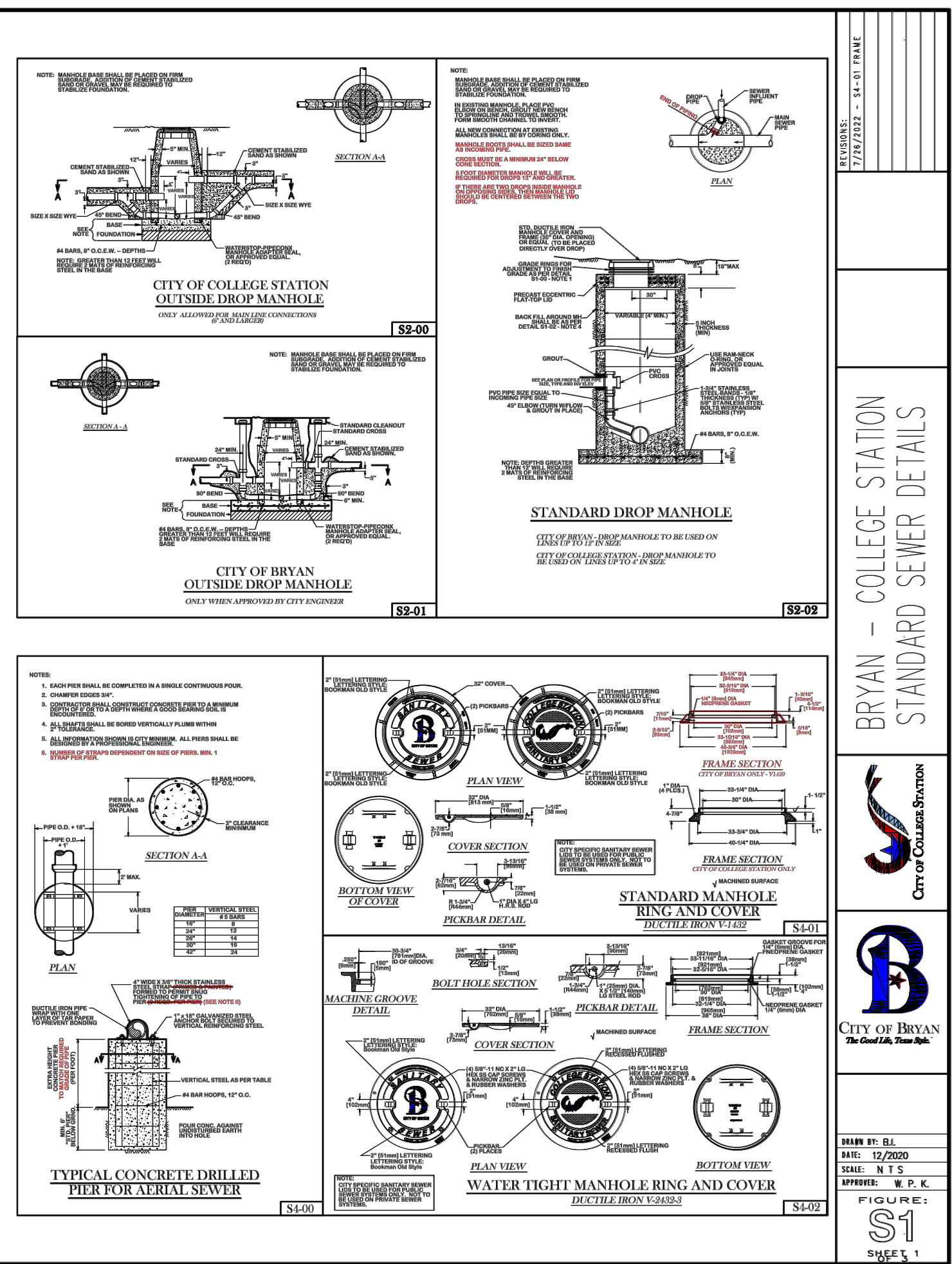
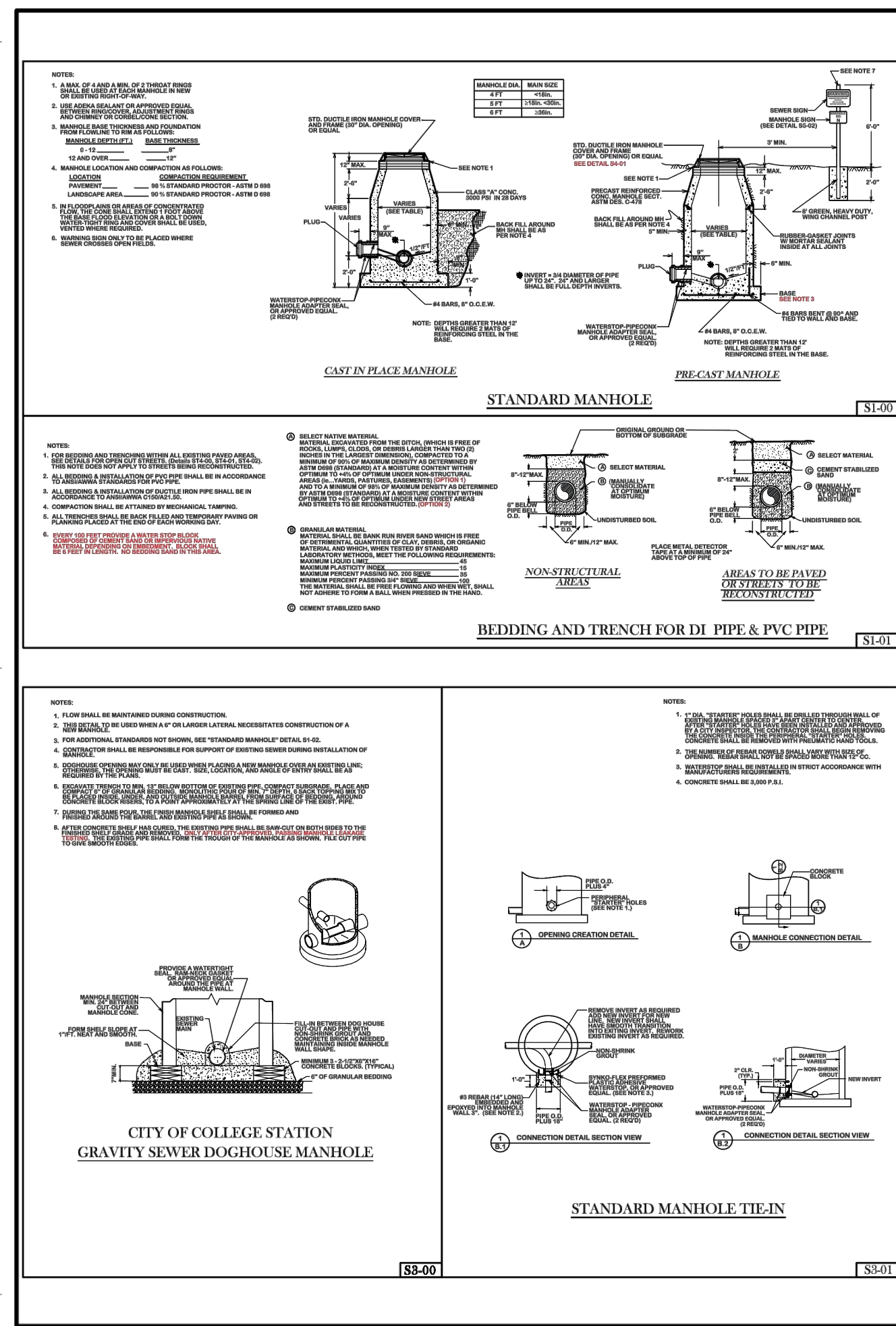
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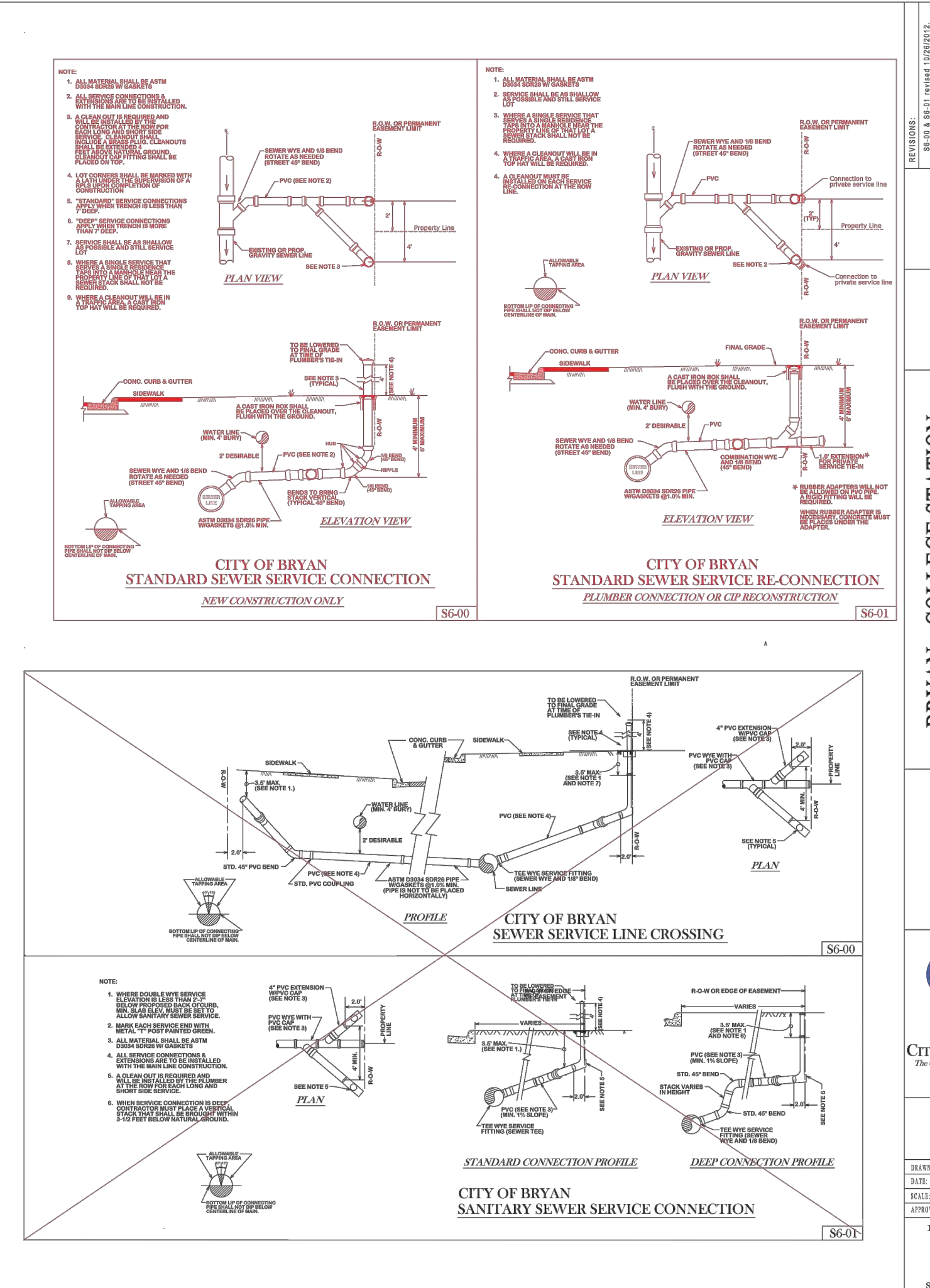
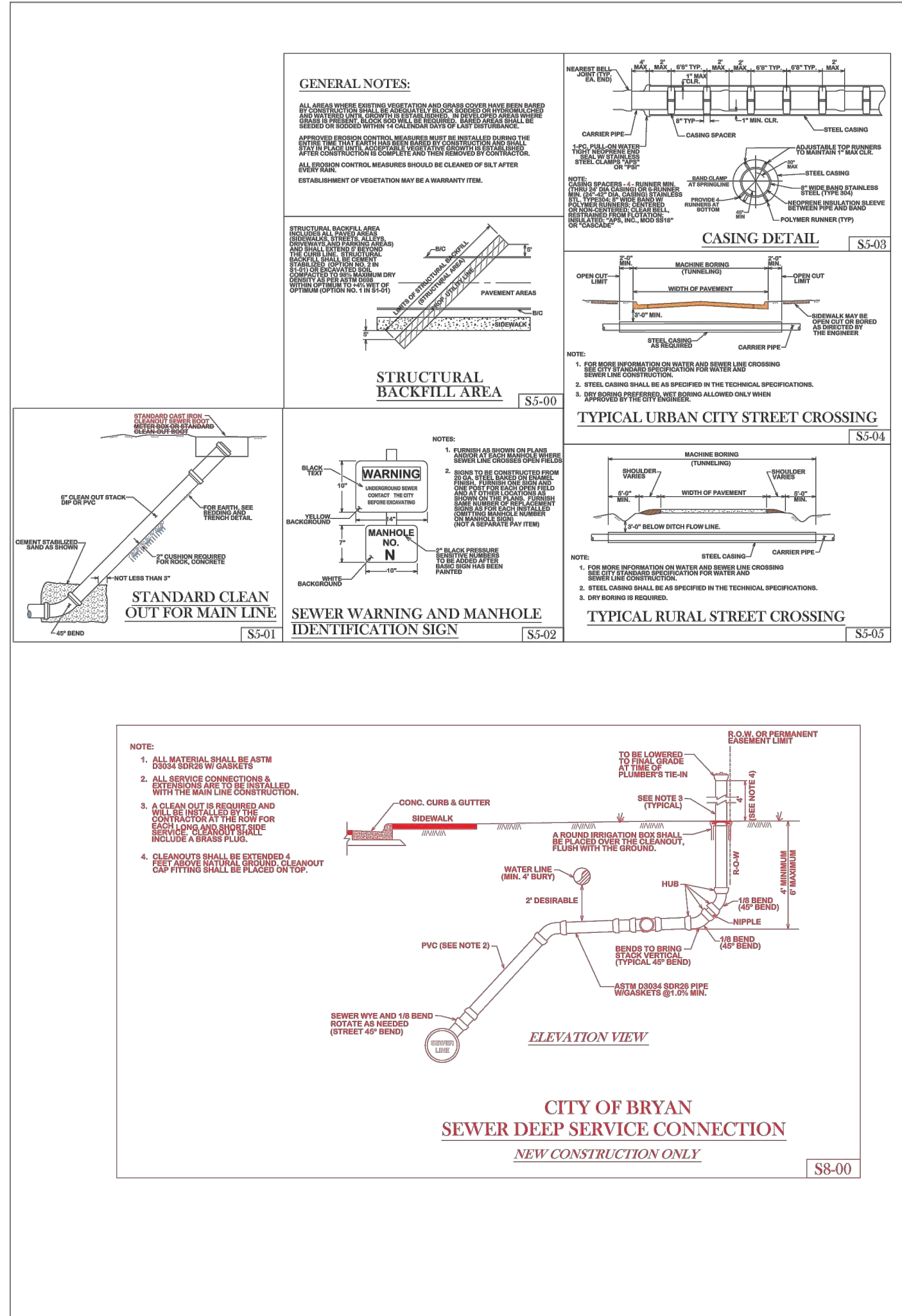
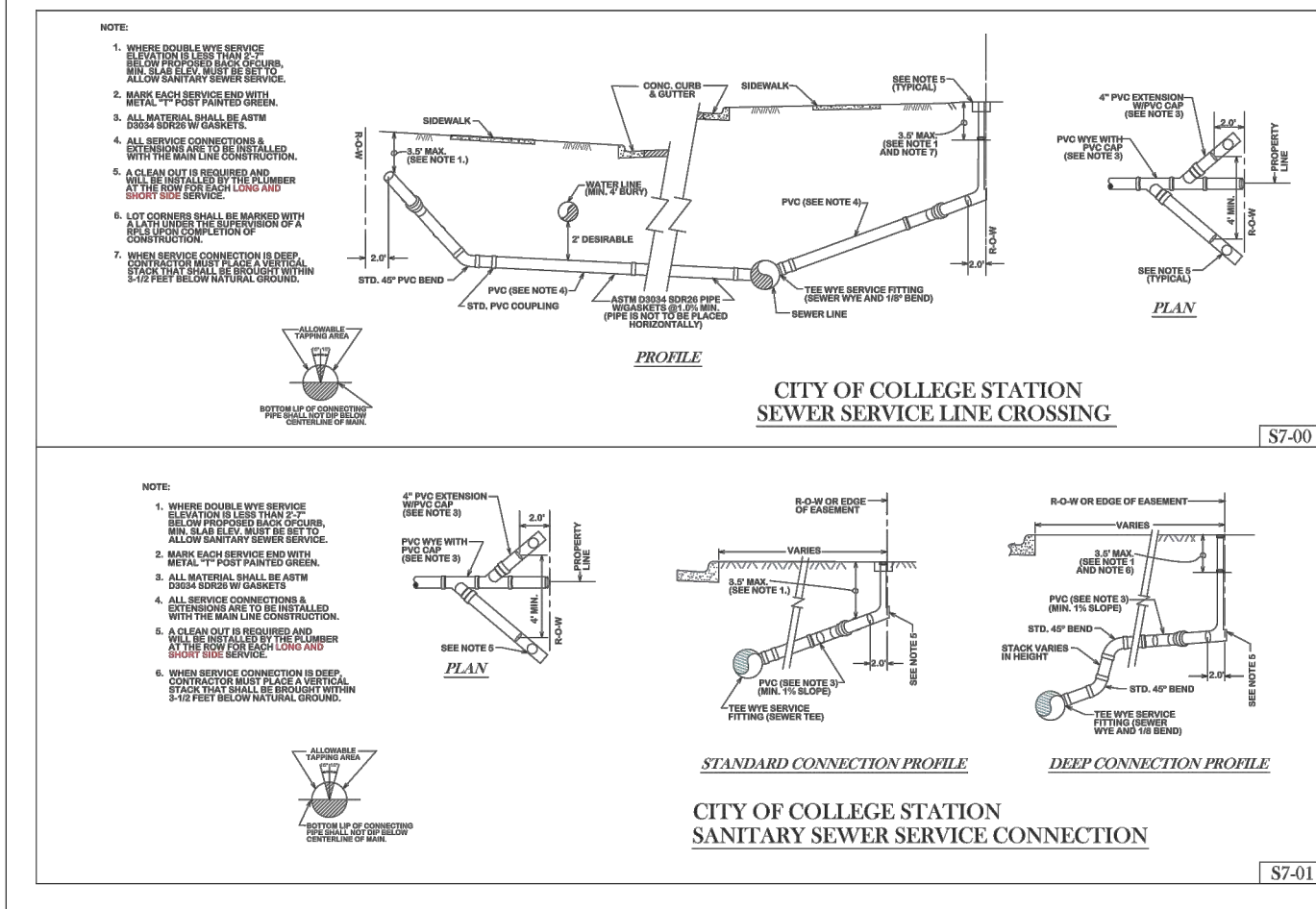
**C1401**



**BRYAN - COLLEGE STATION STANDARD SEWER DETAILS**

DESIGNED BY: B.L.  
 DATE: 12/2020  
 CHECKED BY: W.P.K.  
 APPROVED BY: W.P.K.

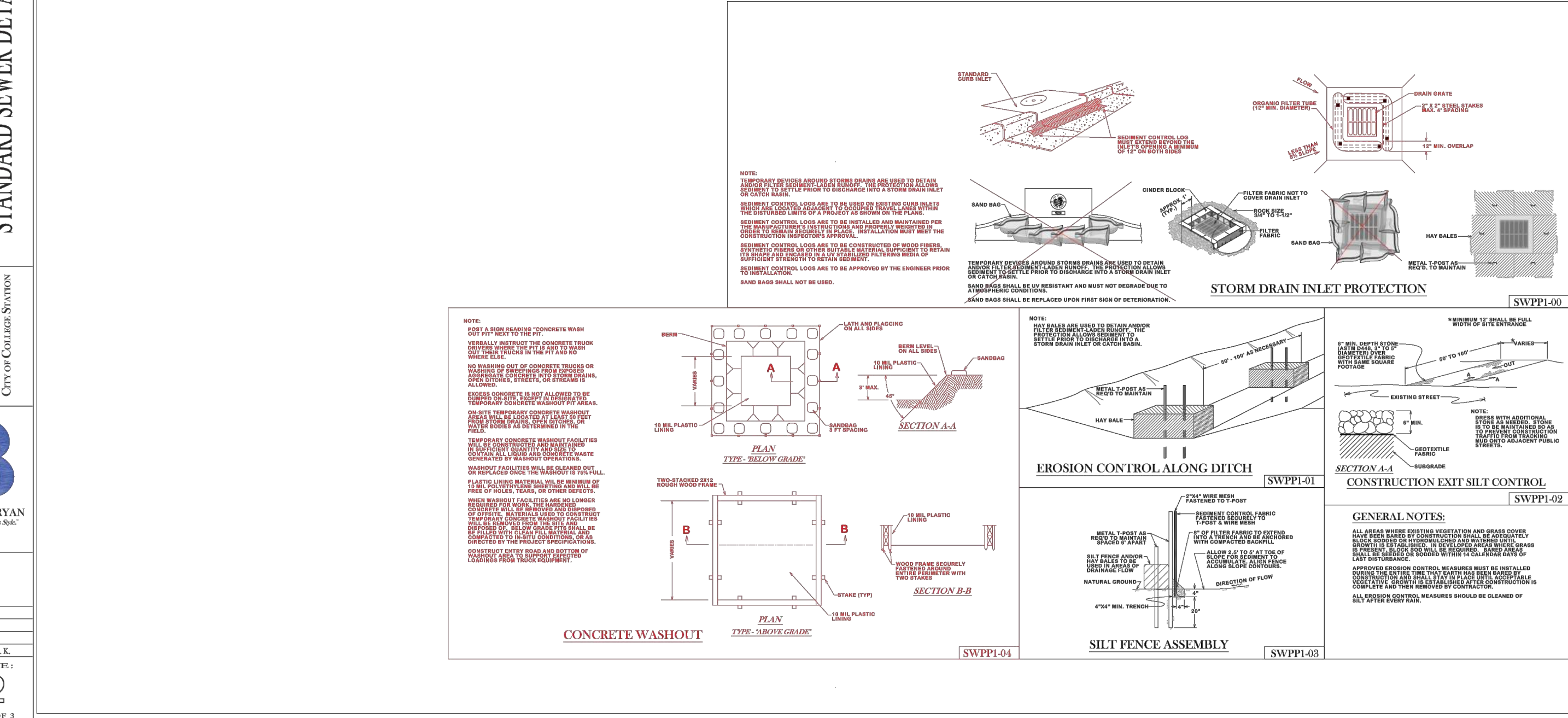
FIGURE: S1  
 SHEET 1 OF 1



**BRYAN - COLLEGE STATION STANDARD SEWER DETAILS**

DESIGNED BY: B.L.  
 DATE: 12/2020  
 CHECKED BY: W.P.K.  
 APPROVED BY: W.P.K.

FIGURE: S2  
 SHEET 2 OF 3



**BRYAN - COLLEGE STATION STANDARD STORM WATER POLLUTION PREVENTION DETAILS**

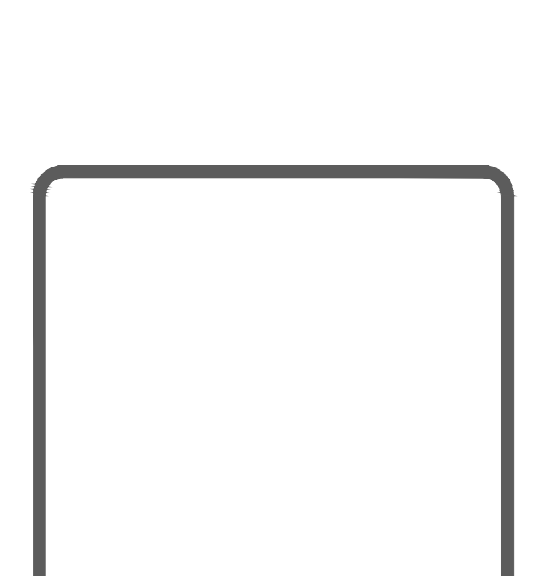
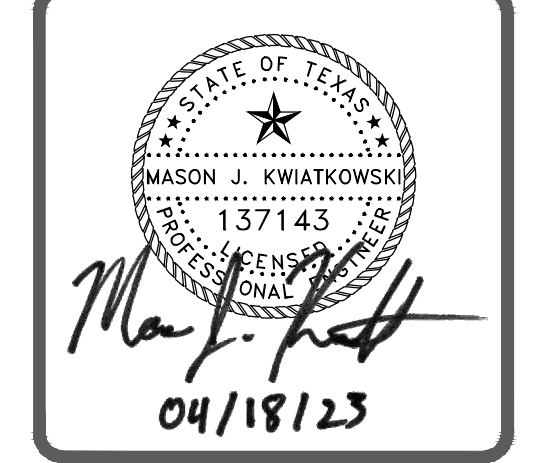
DESIGNED BY: B.L.  
 DATE: 12/2020  
 CHECKED BY: W.P.K.  
 APPROVED BY: W.P.K.

FIGURE: SWPP  
 SHEET 1 OF 1



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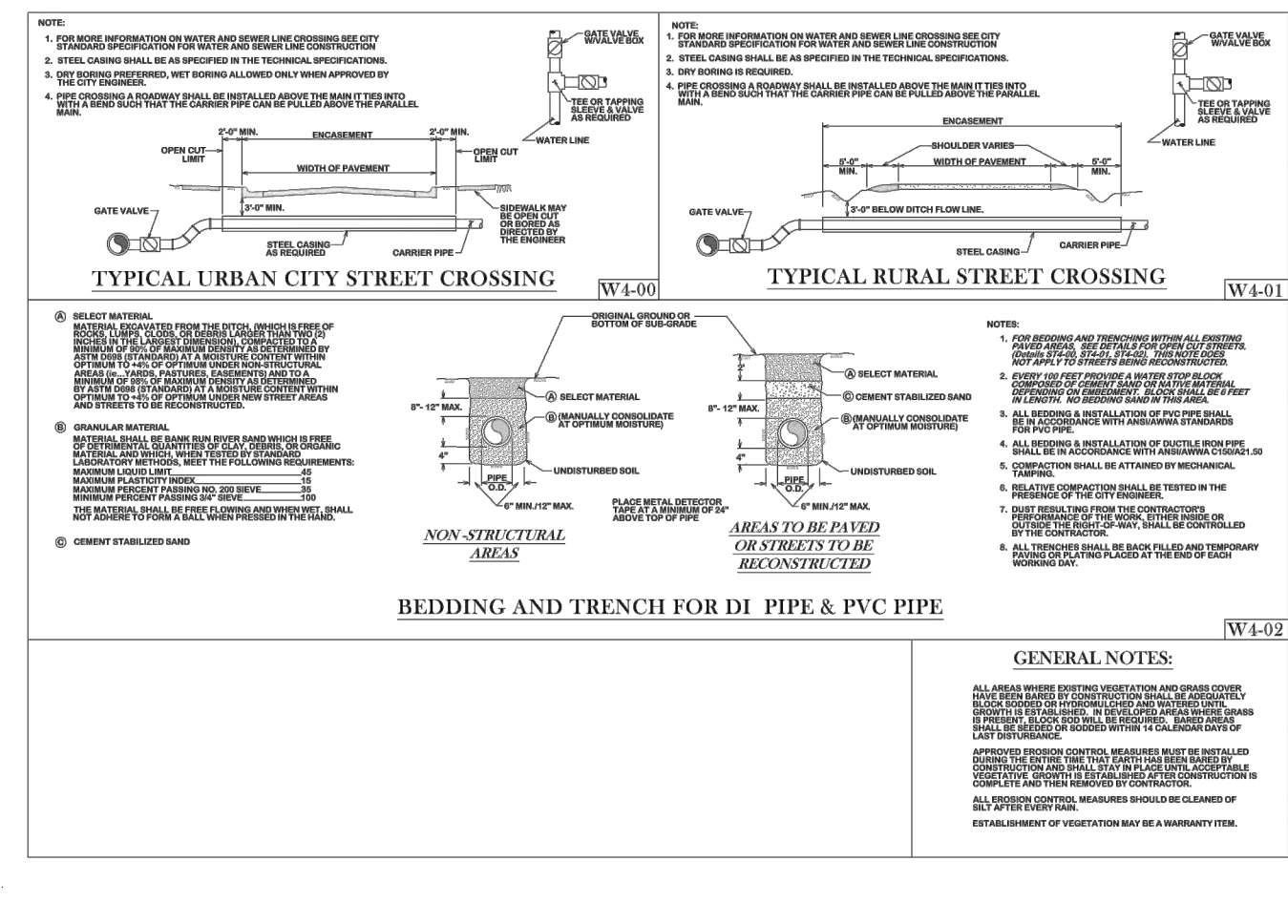
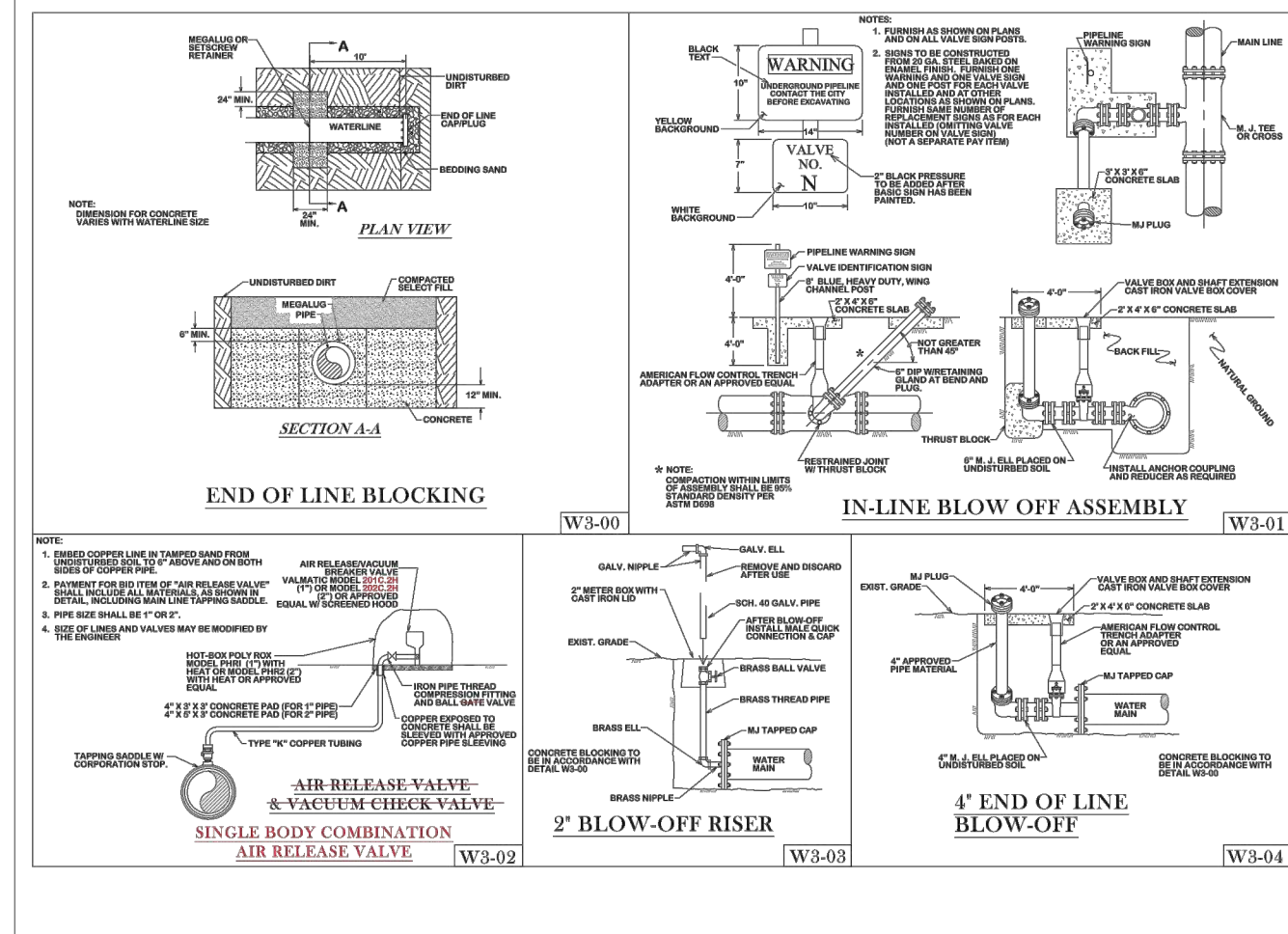
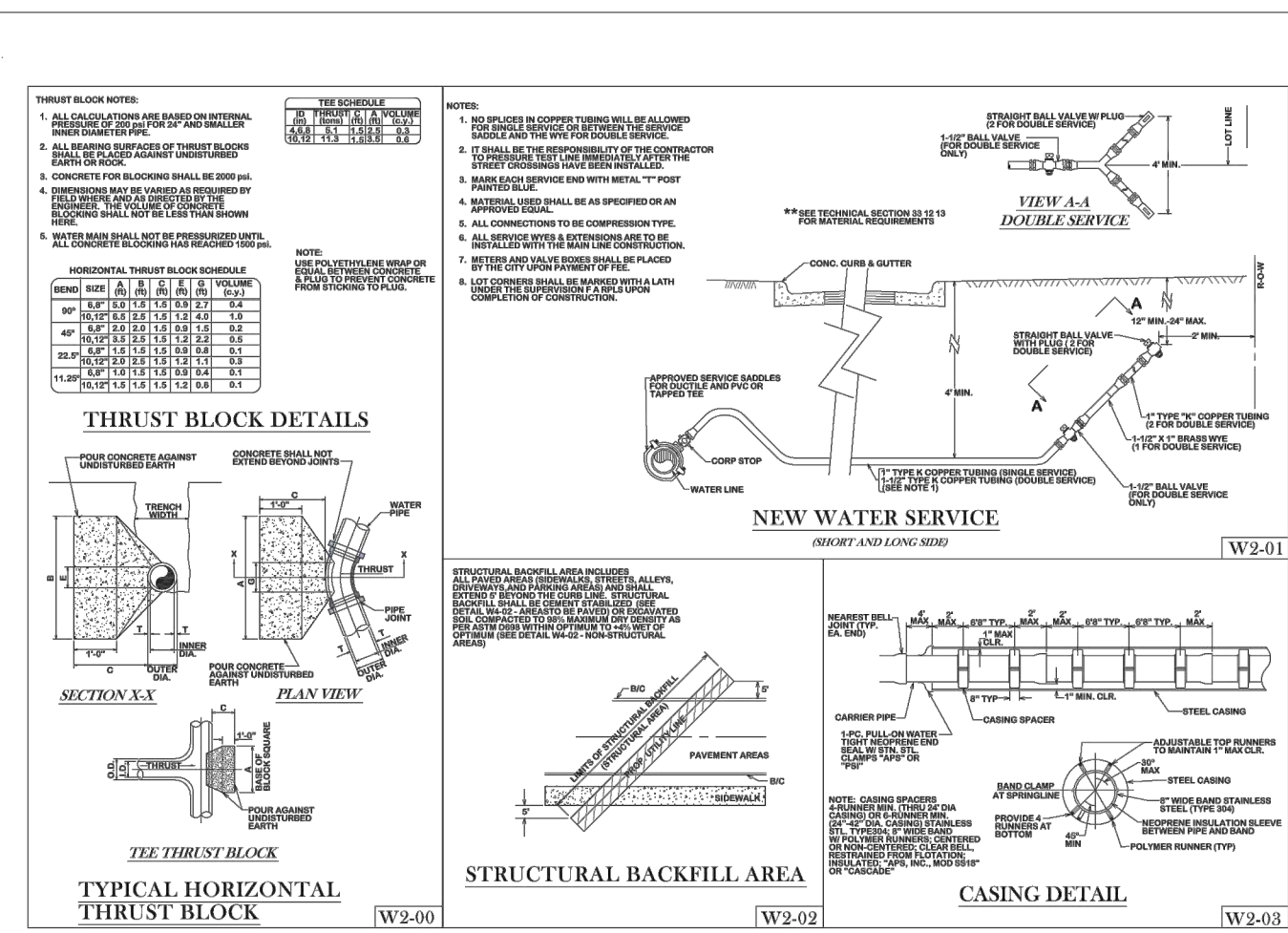
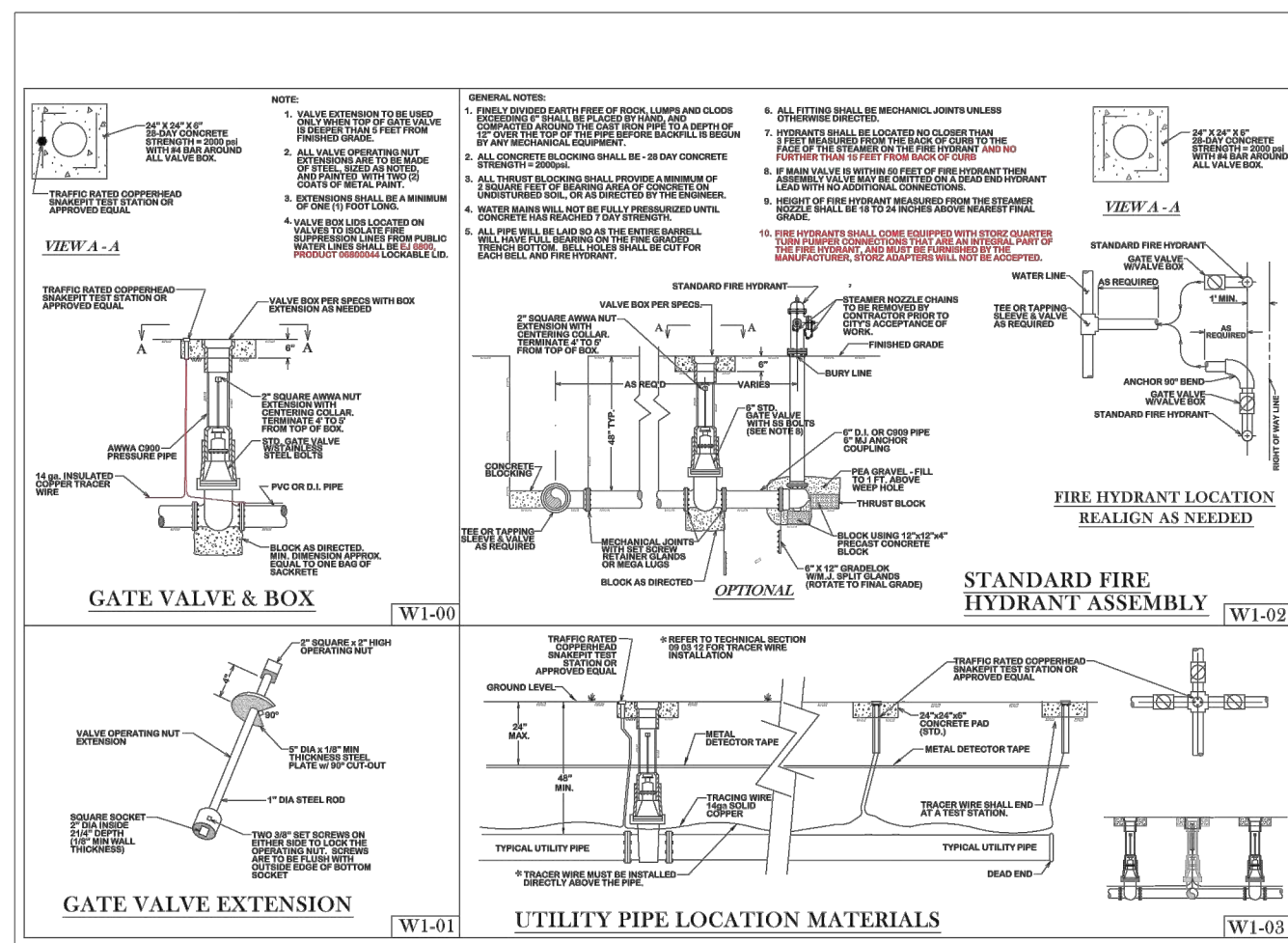
**DETAILS**

ISSUE DATE: 04-18-2023  
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 PROJECT #: 21-1472

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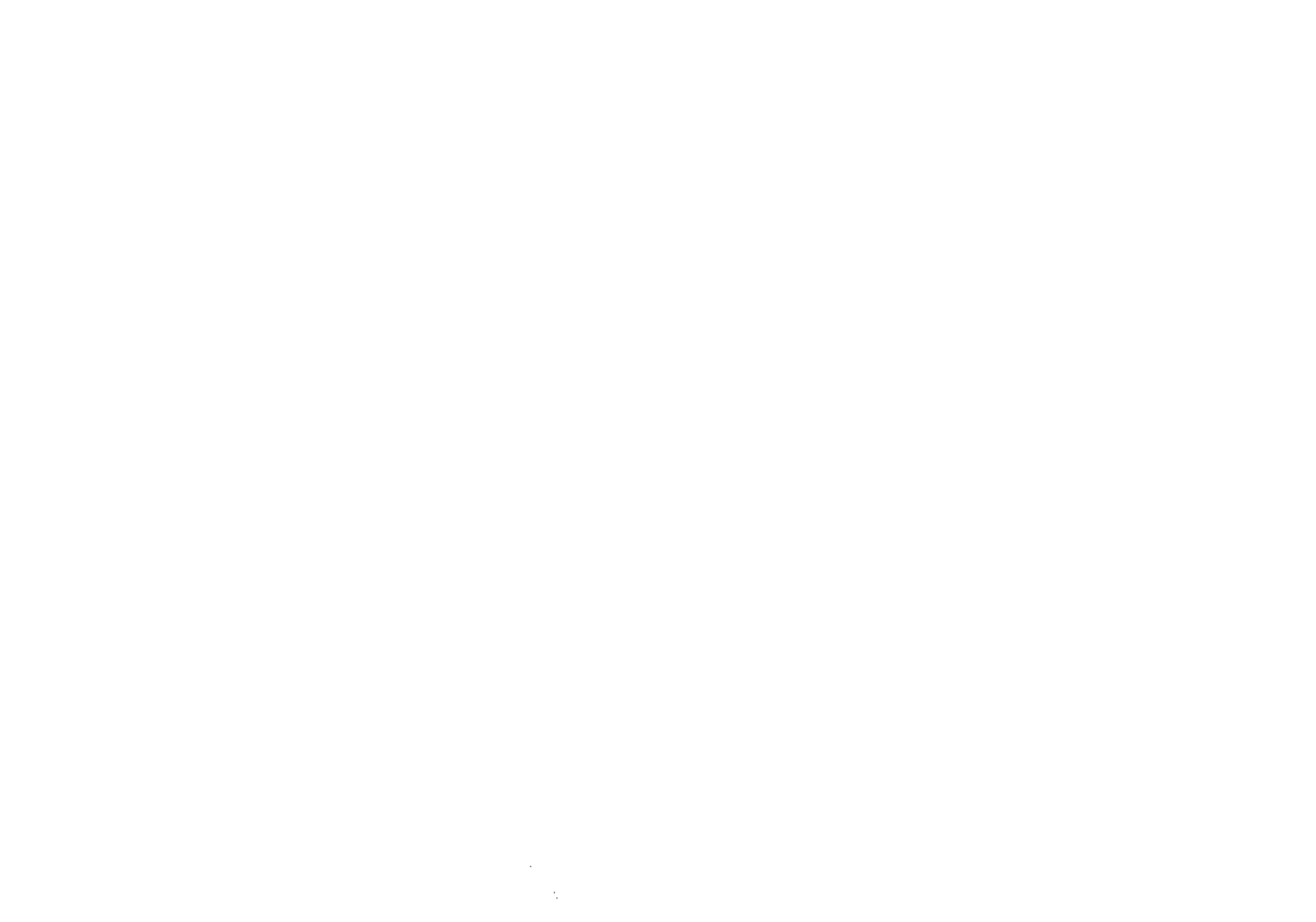
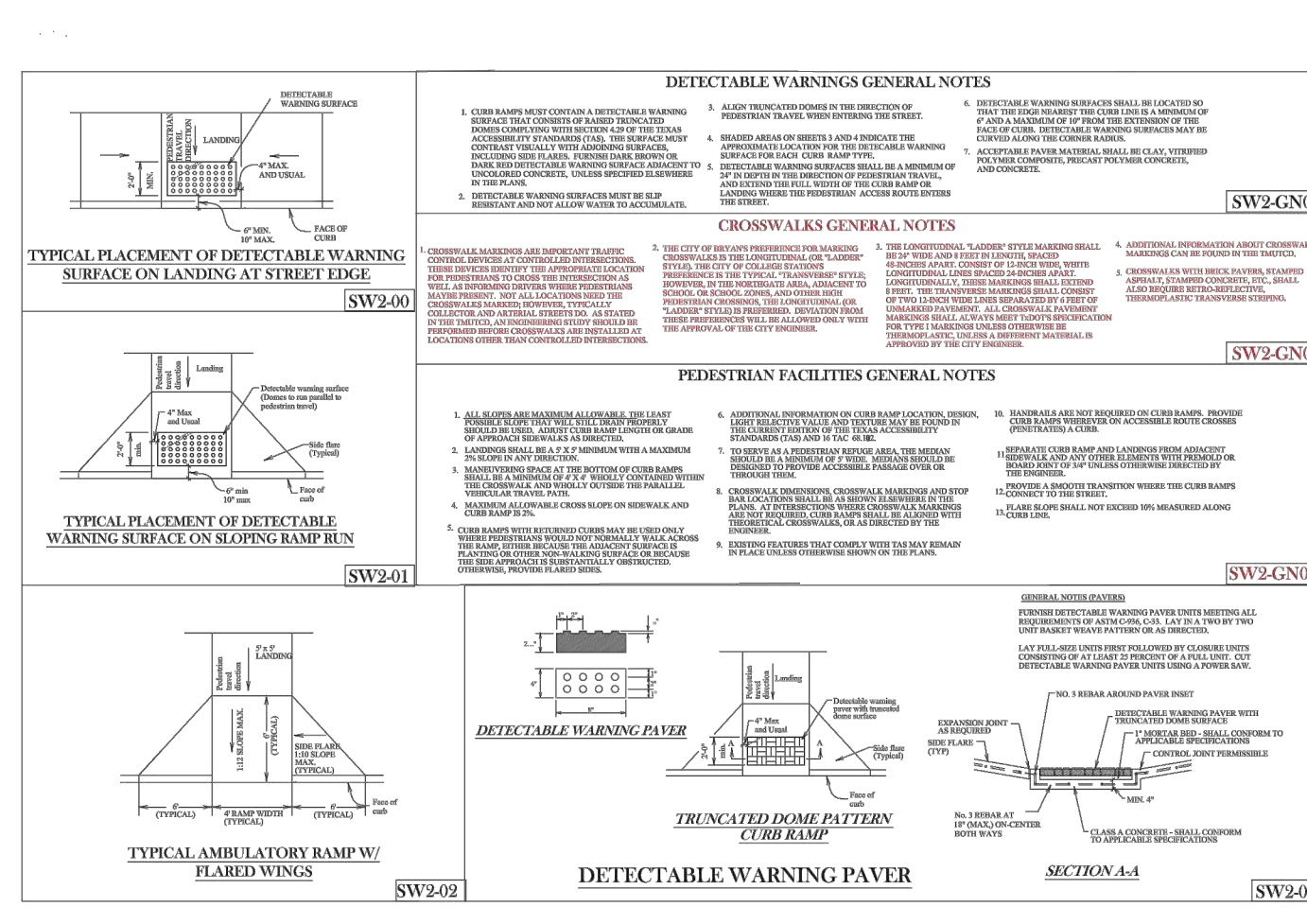
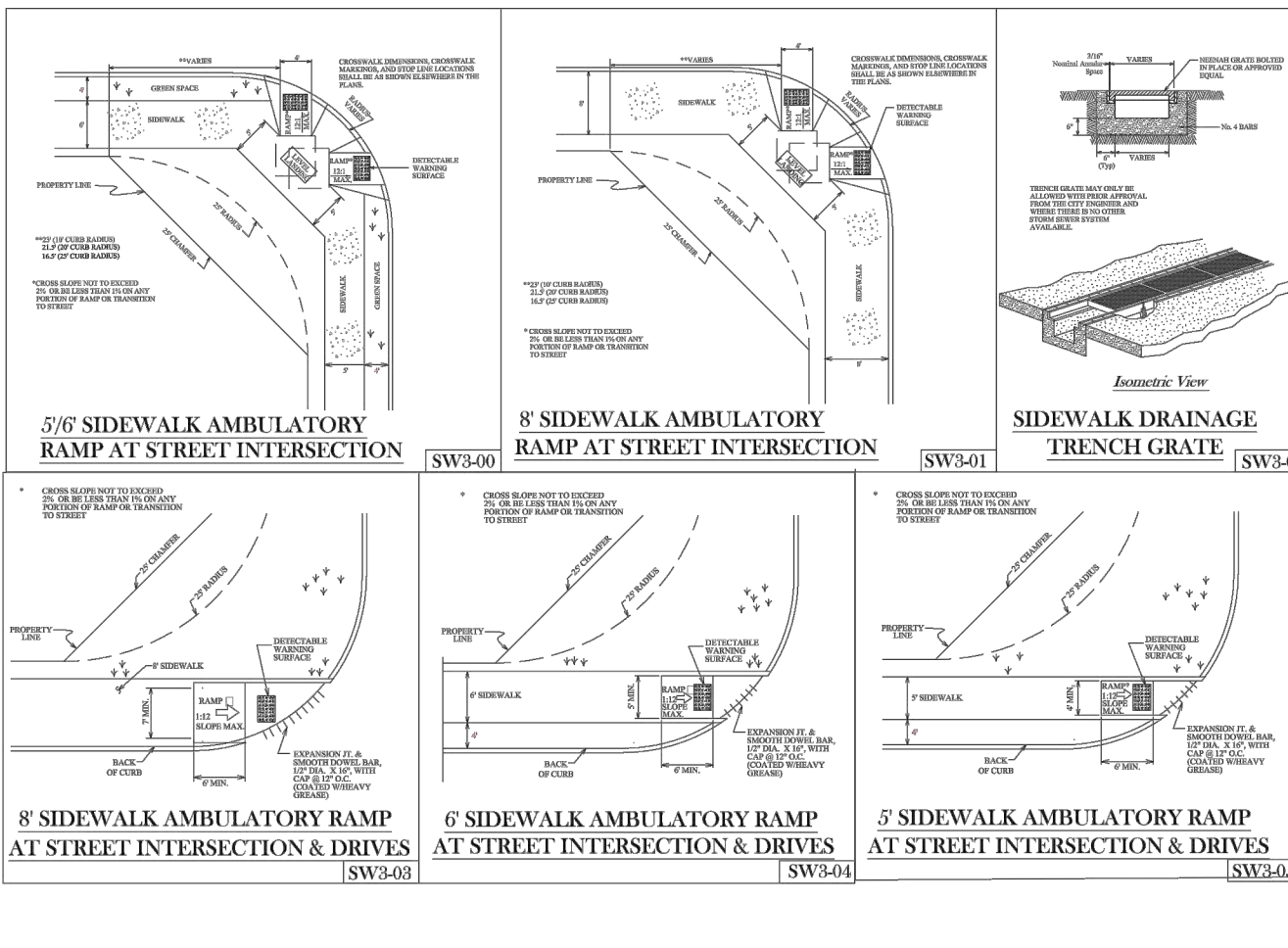
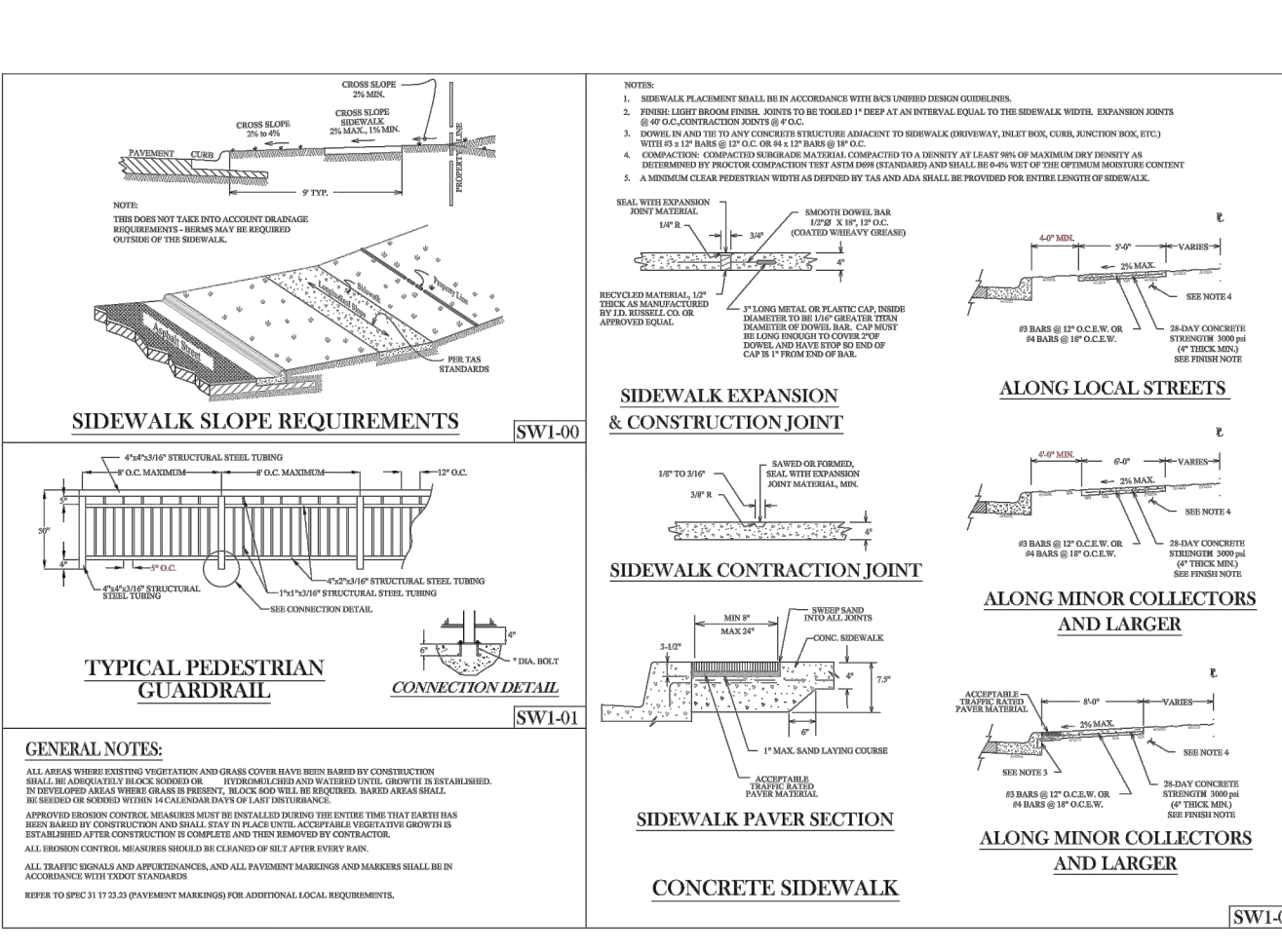


BRYAN - COLLEGE STATION STANDARD WATER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN

SHEET 1 OF 2

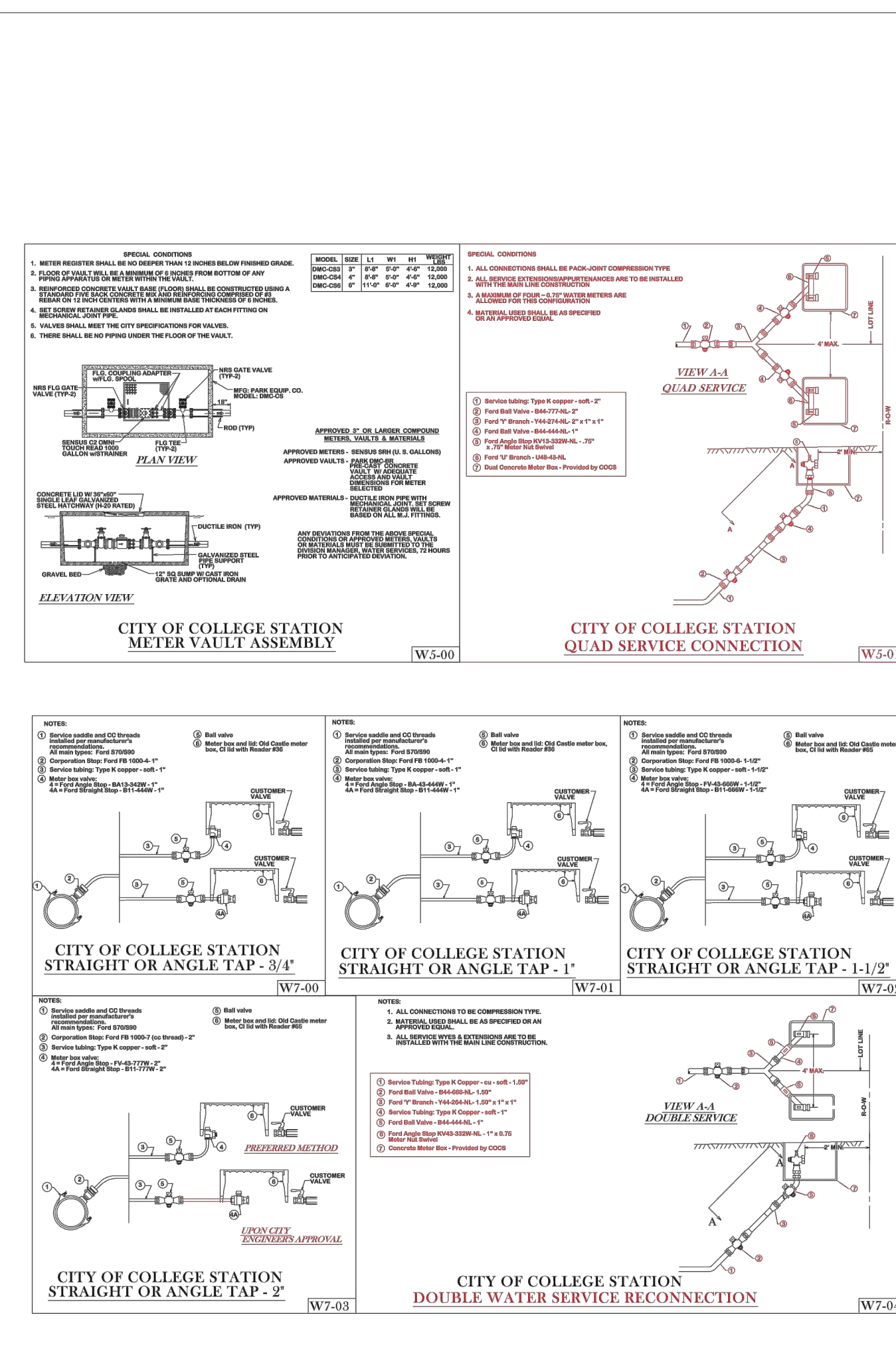
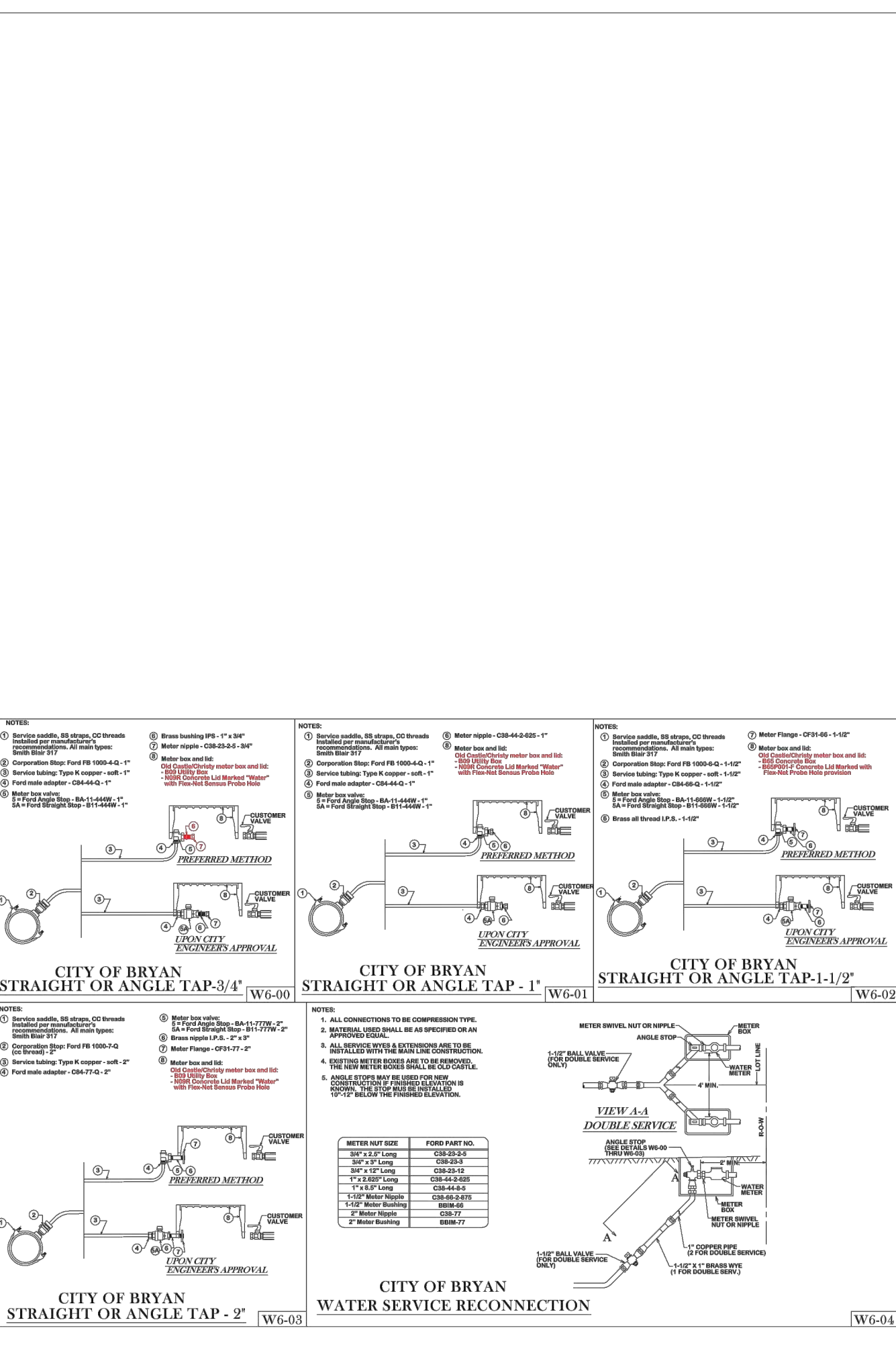


BRYAN - COLLEGE STATION STANDARD SIDEWALK DETAILS

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CITY OF BRYAN

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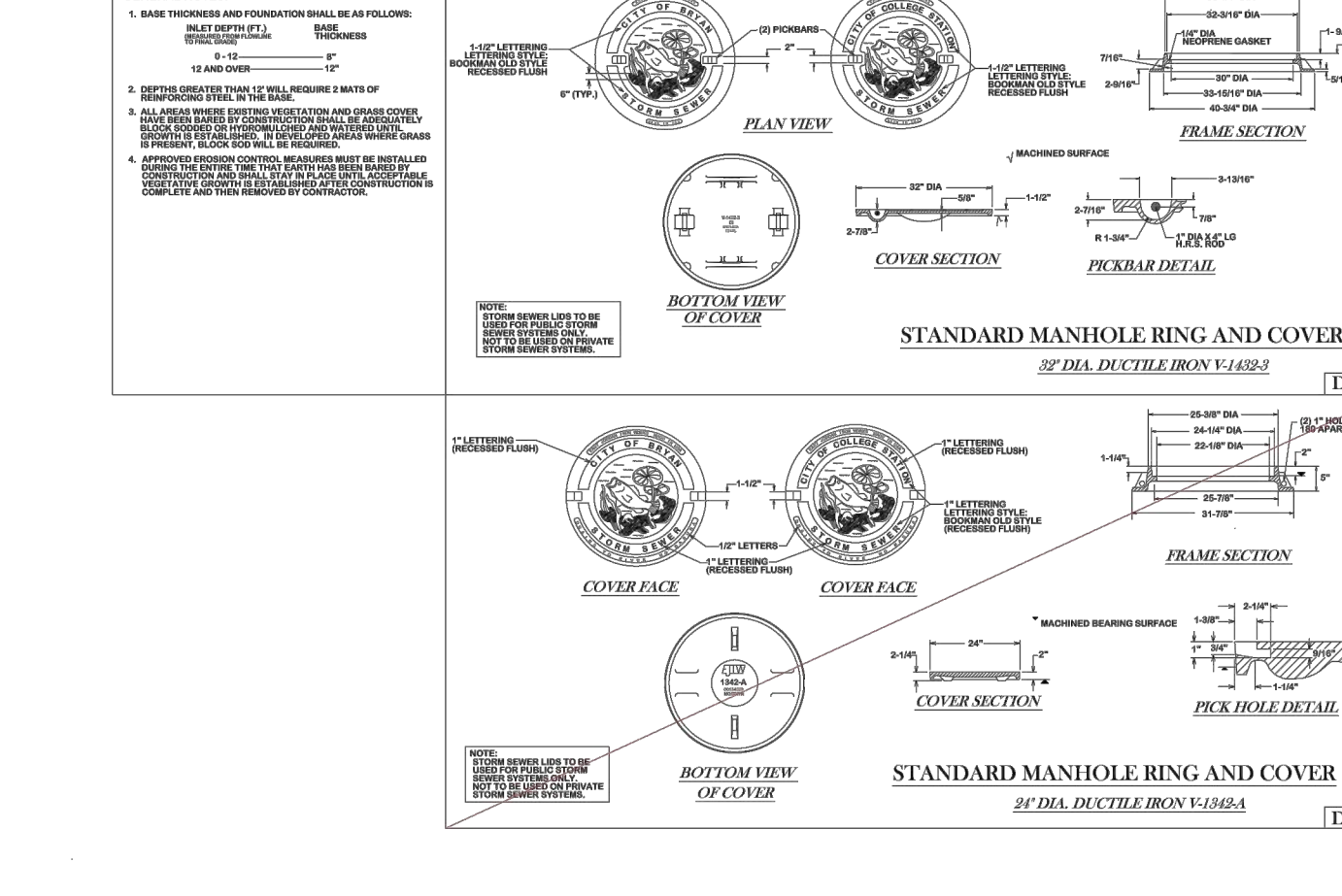
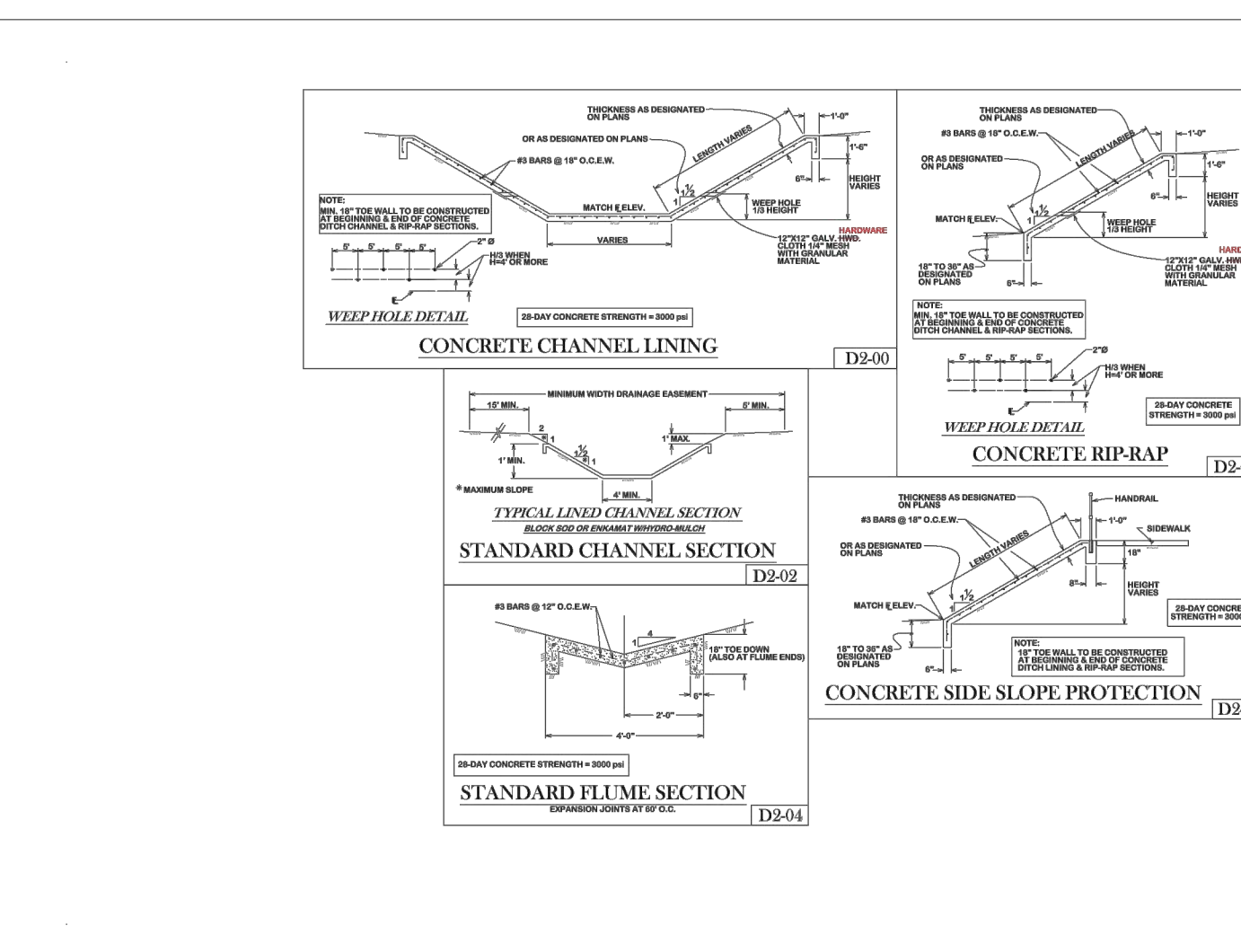
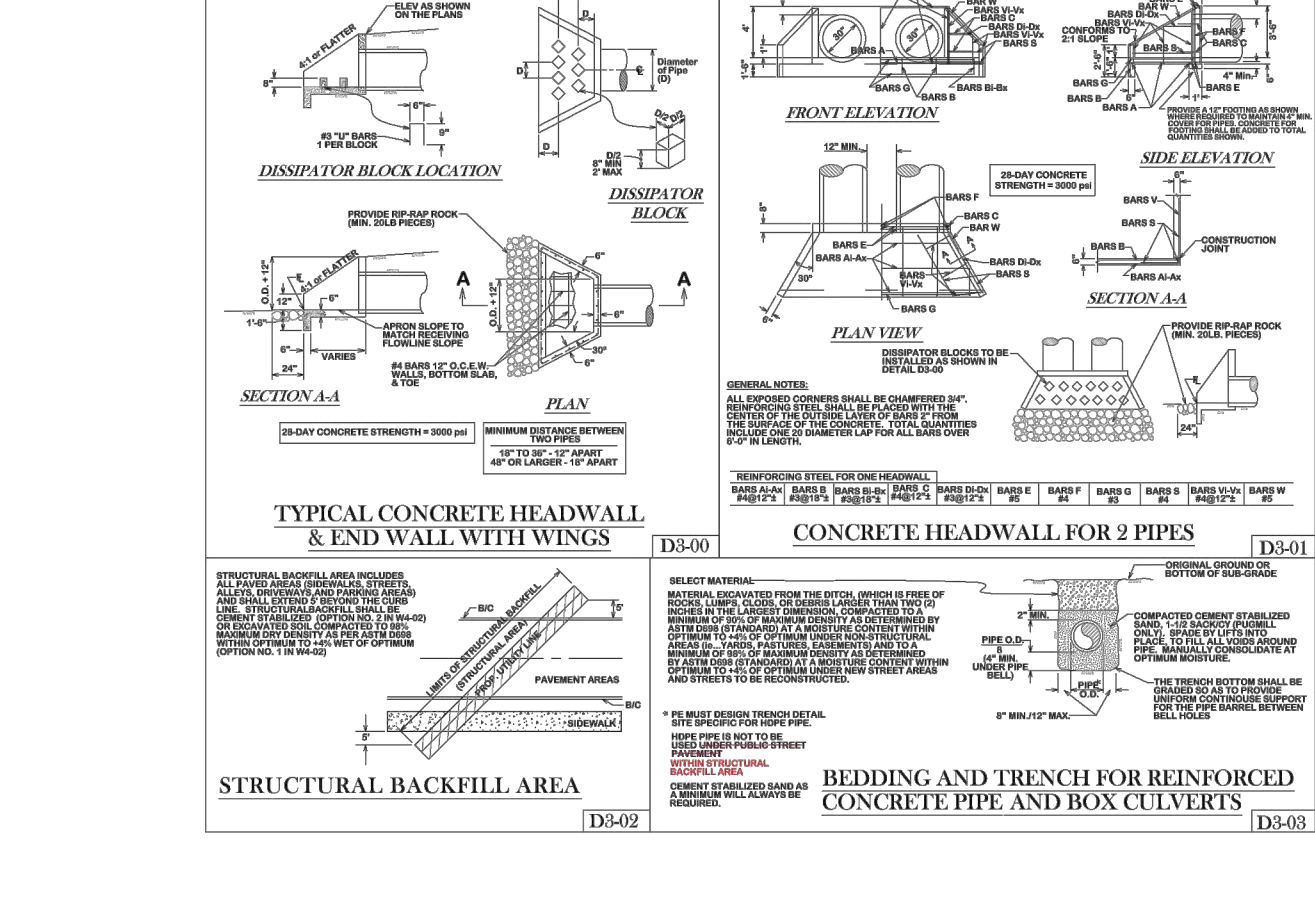
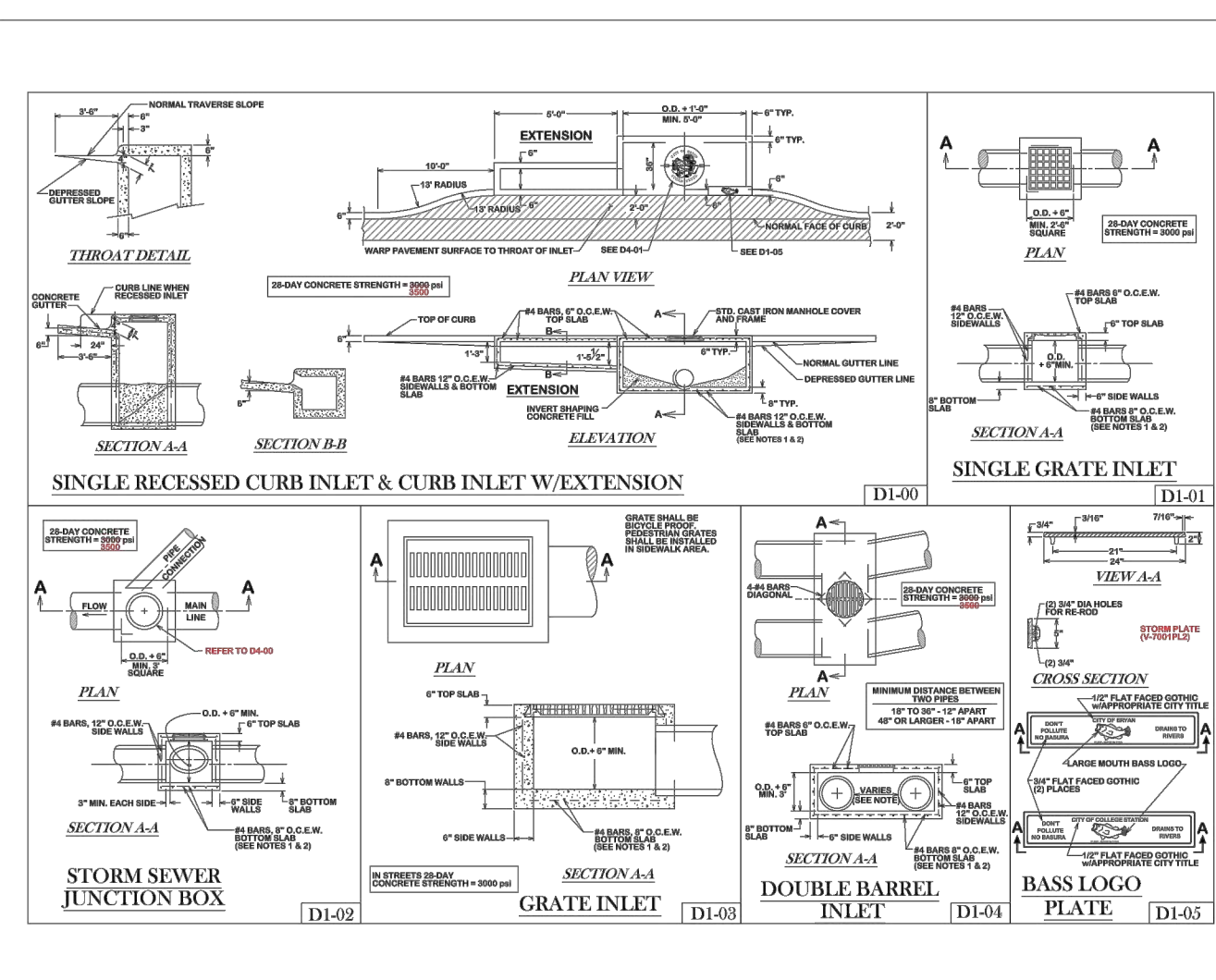


BRYAN - COLLEGE STATION STANDARD WATER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN

SHEET 2 OF 2



BRYAN - COLLEGE STATION STANDARD DRAINAGE DETAILS

CITY OF COLLEGE STATION

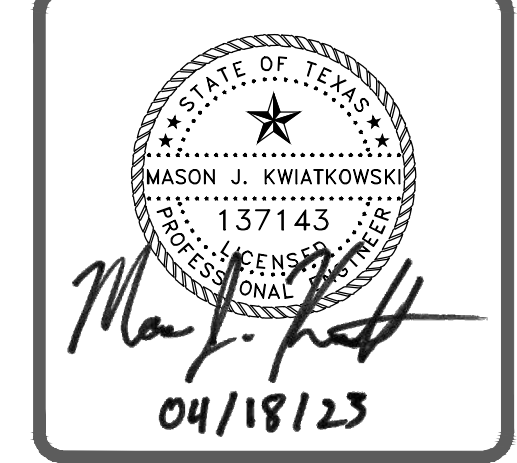
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SHEET 1 OF 1



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SHEET 1 OF 1

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DETAILS

ISSUE DATE: 04-18-2023  
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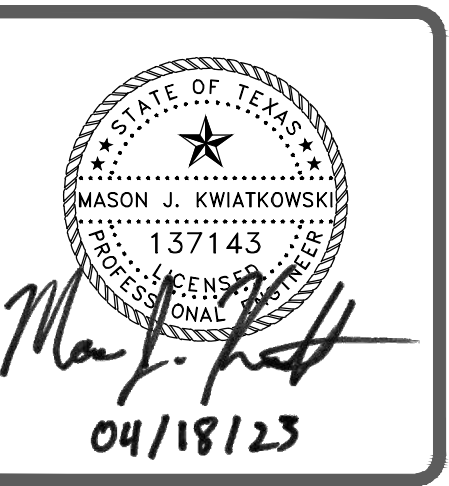
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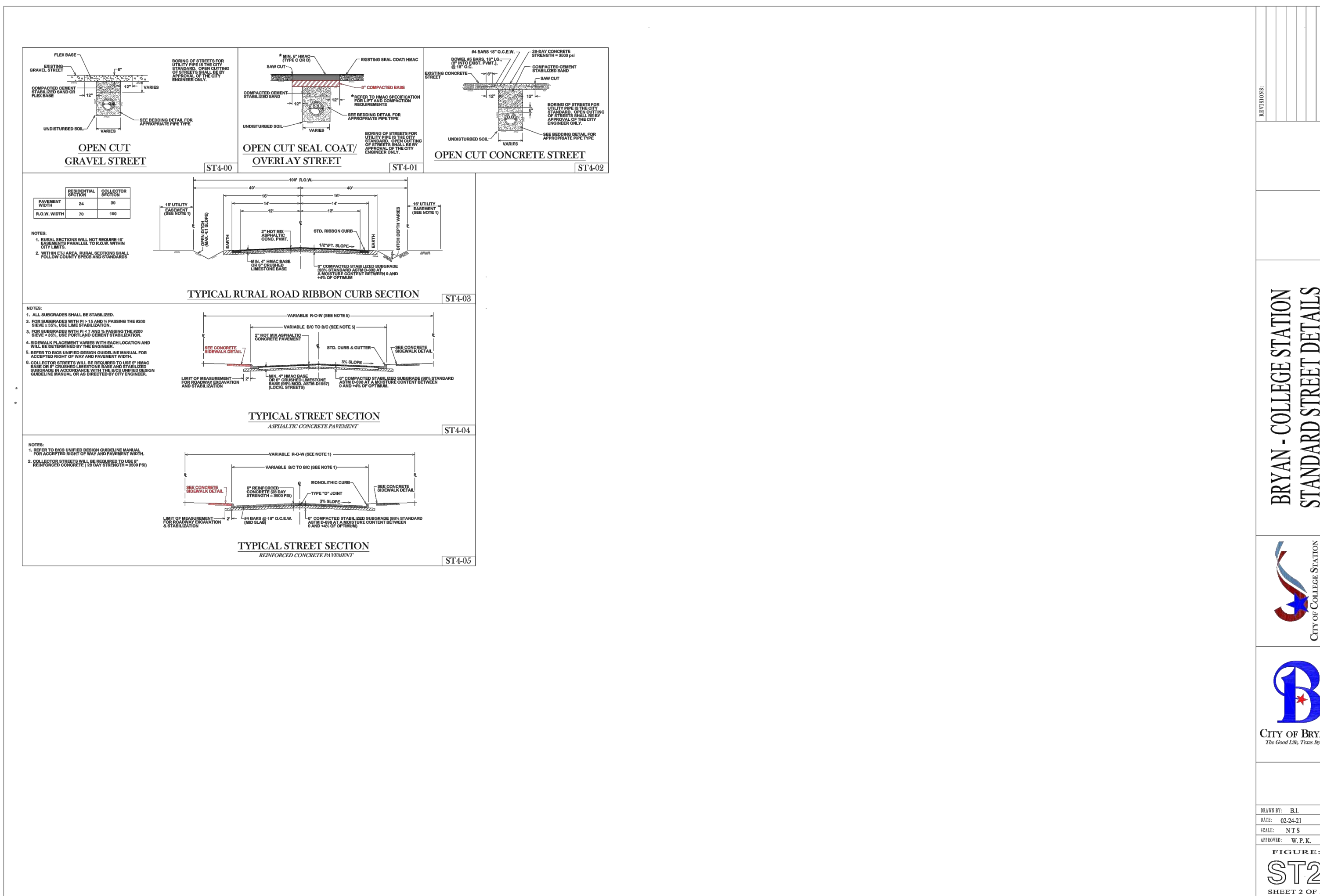
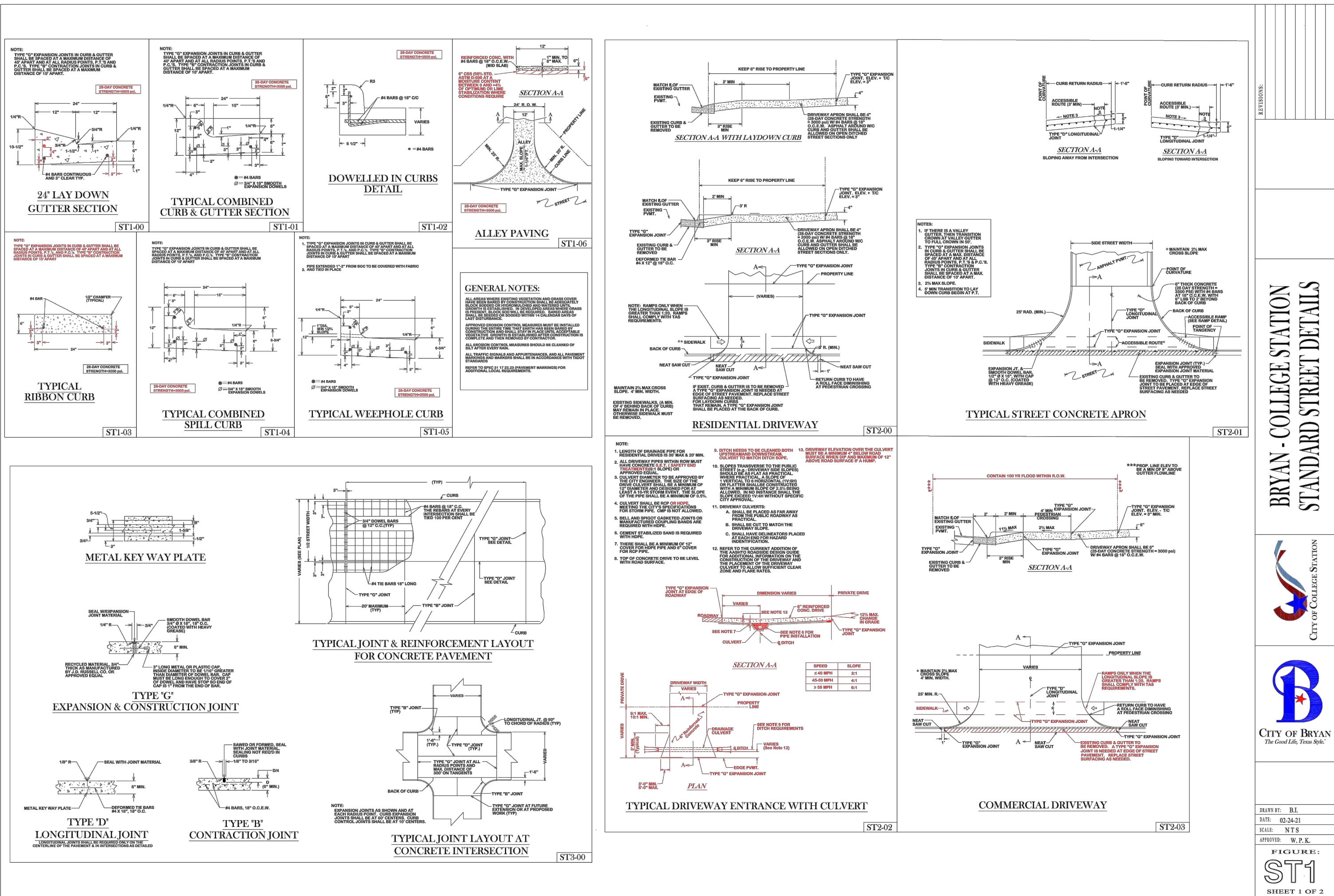
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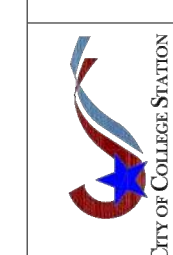


BRYAN - COLLEGE STATION  
STANDARD STREET DETAILS



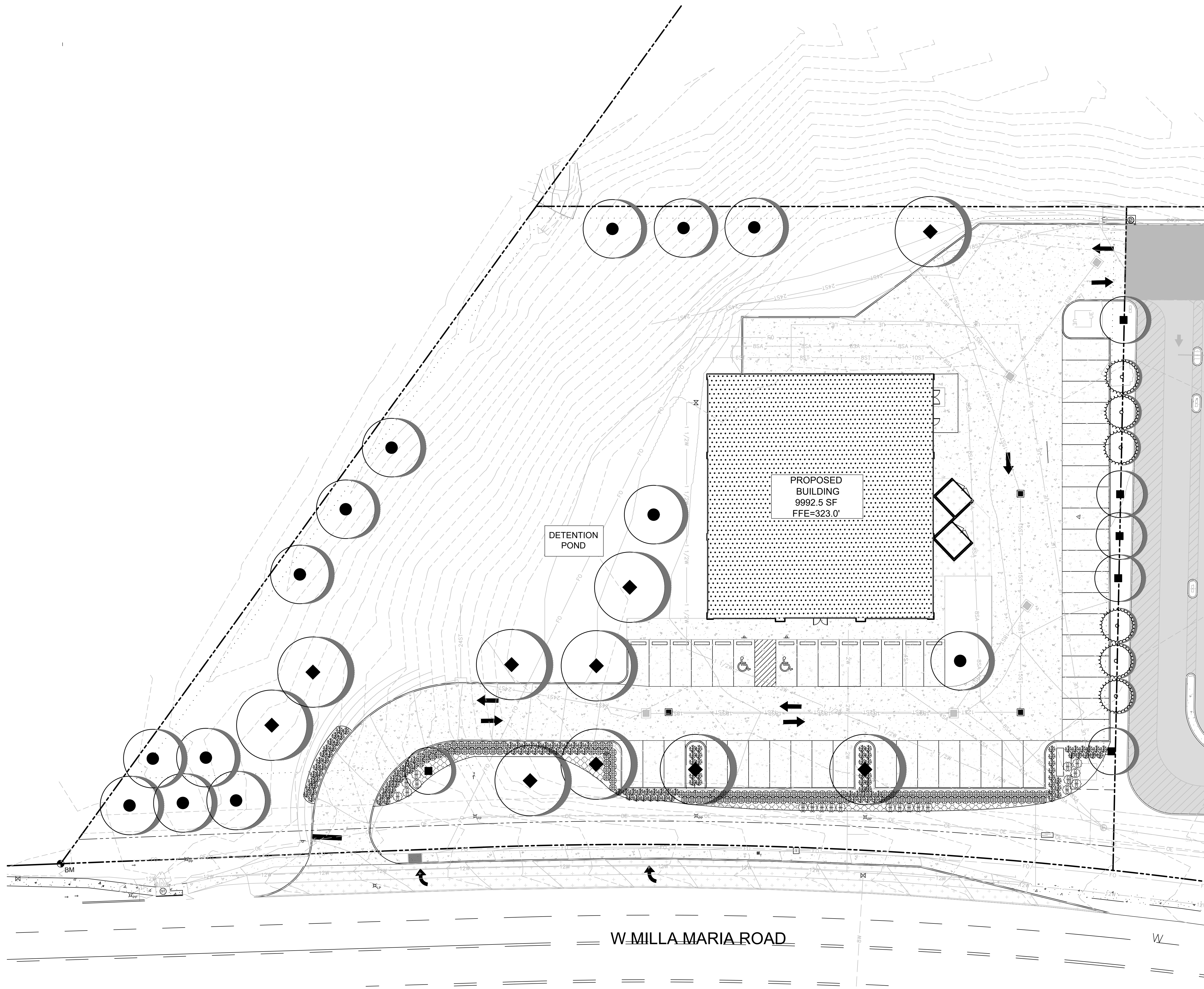
REVISIONS:  
REVISED BY: RL  
DATE: 05/24/23  
DRAWN BY: NTS  
CHECKED BY: W.P.E.  
PROJECT: ST1

BRYAN - COLLEGE STATION  
STANDARD STREET DETAILS



REVISIONS:  
REVISED BY: RL  
DATE: 05/24/23  
DRAWN BY: NTS  
CHECKED BY: W.P.E.  
PROJECT: ST2





| PLANT SCHEDULE                    |                      |  |
|-----------------------------------|----------------------|--|
| TREES                             | QTY                  | COMMON / BOTANICAL NAME  |
|                                   | 13                   | MONTEREY OAK<br>QUERCUS POLYMORPHA 'MONTEREY'                            |
|                                   | 6                    | SHUMARD RED OAK<br>QUERCUS SHUMARDII                                     |
|                                   | 10                   | SOUTHERN LIVE OAK<br>QUERCUS VIRGINIANA                                  |
| ORNAMENTAL TREES                  | QTY                  | COMMON / BOTANICAL NAME  |
|                                   | 6                    | TEXAS MOUNTAIN LAUREL<br>DERMATOPHYLLUM SECUNDIFLORUM                    |
| SHRUBS                            | QTY                  | COMMON / BOTANICAL NAME  |
|                                   | 137                  | DWARF BURFORD HOLLY<br>ILEX CORNUTA 'DWARF BURFORD'                      |
|                                   | 21                   | TWISTLEAF YUCCA<br>YUCCA RUPICOLA  |
|                                   | 134                  | TEXAS SAGE, GREEN CLOUD<br>ILEX LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD' |
| GROUND COVERS                     | QTY                  | COMMON / BOTANICAL NAME  |
| ALL DISTURBED AREAS<br>WITHIN LOC | 29,712 SF<br>15% MAX | BERMUDA GRASS<br>CYNODON DACTYLON  |
|                                   | 384 SF               | SILVER PONYFOOT<br>DICHONDRA ARGENTEA                                    |

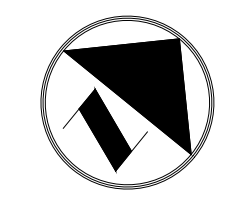
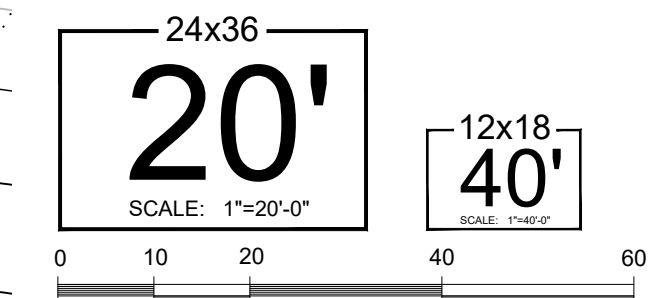
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 gessner engineering  
 2501 ashford drive  
 college station, texas  
 p: 877.437.7697  
 gessnerengineering.com

owner ::

**DOLLAR TREE**  
 1612 WEST MILLA MARIA RD.  
 BRYAN, TEXAS 77807



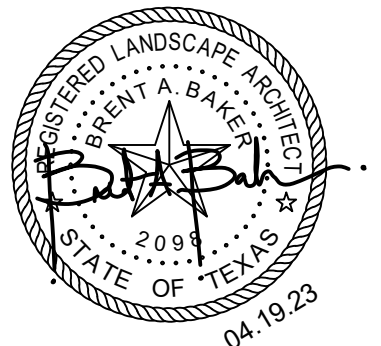
**SUBMISSIONS | REVISIONS::**

|            |                            |
|------------|----------------------------|
| 02.08.2023 | SITE DEVELOPMENT PERMIT    |
| 03.08.2023 | SITE DEVELOPMENT PERMIT R2 |
| 03.29.2023 | SITE DEVELOPMENT PERMIT R3 |
| 04.19.2023 | SITE DEVELOPMENT PERMIT R4 |

sheet information ::  
 project #: 21.786  
 date :: 04.19.2023  
 designed :: bs  
 drawn :: bs  
 checked :: bab  
 approved :: bab

**LA1.00**  
 LANDSCAPE  
 PLAN

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college station, texas  
p: 877.437.7697  
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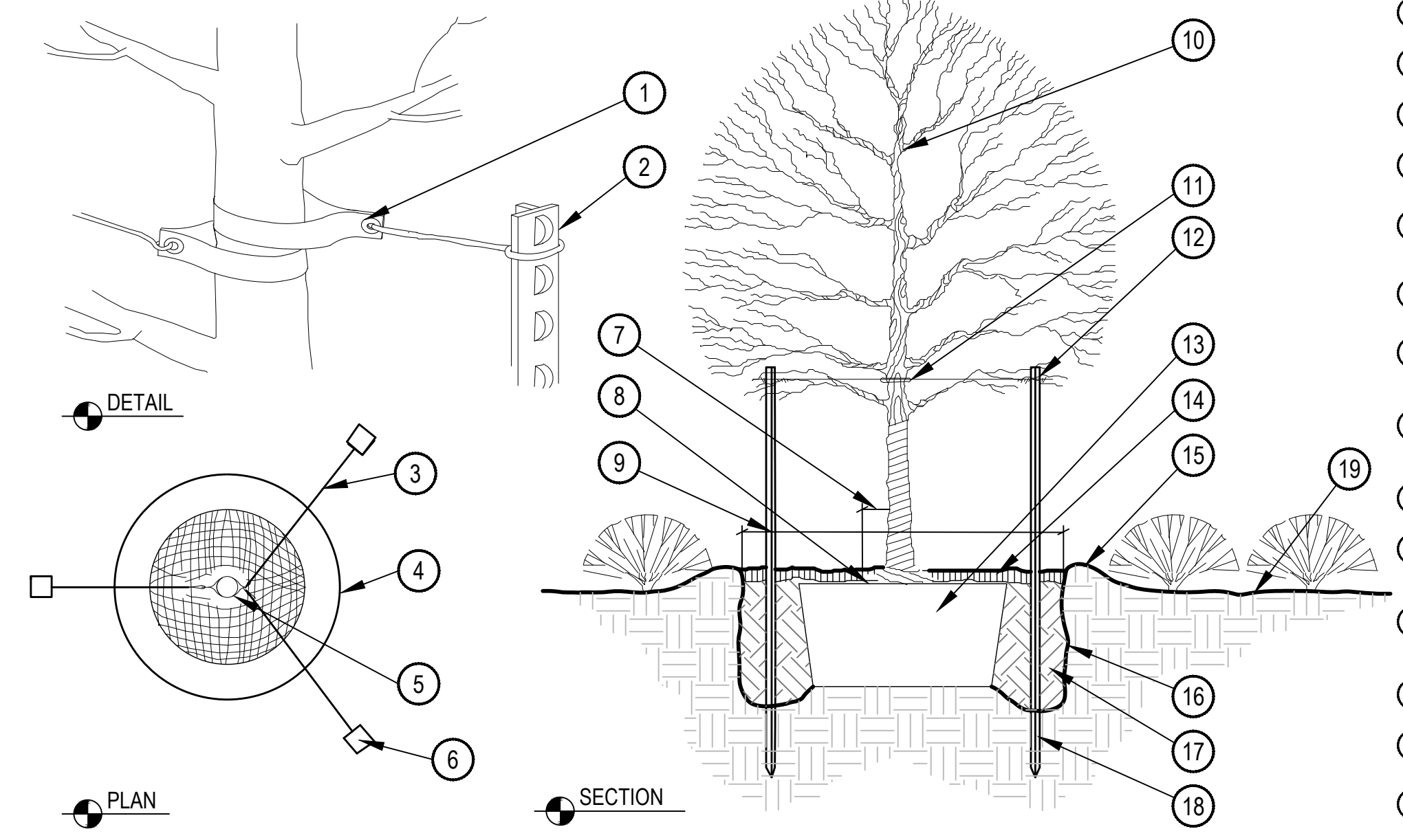
owner ::  
**DOLLAR TREE**

**DOLLAR TREE**  
1612 WEST MILLA MARIA RD.  
BRYAN, TEXAS 77807

sheet information ::  
project #: 21.786  
date :: 04.19.2023  
designed :: bs  
drawn :: bs  
checked :: bab  
approved :: bab

**LA5.01**  
LANDSCAPE  
DETAILS

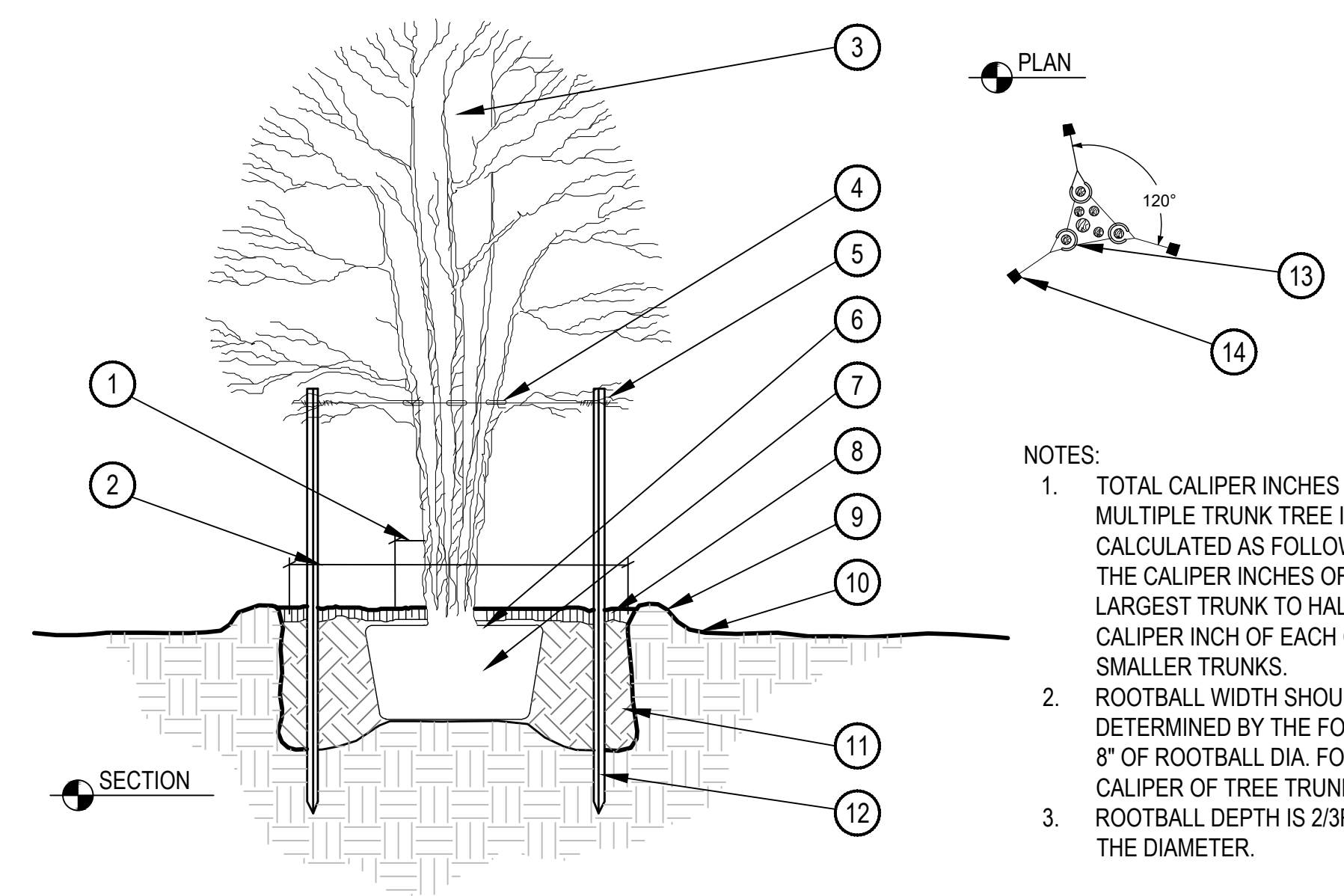
- NOTES:
1. ROOTBALL SIZE SHALL CONFORM TO THE 1995 AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS UNLESS OTHERWISE NOTED.
  2. USE THREE STAKES ON ALL TREES.
  3. APPROVED TREE TIE SYSTEM SHALL BE LOCATED ABOVE THE BOTTOM BRANCH.



- 1 APPROVED TREE TIE SYSTEM (SEE NOTES)  
LOOP SHALL BE 3X THE DIAMETER OF TRUNK IN ORDER TO PREVENT SCARING, CUTTING, GIRDLING, OR OTHER DAMAGE TO TREE
- 2 STEEL STUDDED FENCE POST-STUDS MUST FACE AWAY FROM TREE
- 3 APPROVED TREE TIE SYSTEM (SEE NOTES)
- 4 EDGE OF TREE PIT
- 5 TREE TRUNK
- 6 STUDDED STEEL FENCE POST
- 7 CONTRACTOR TO LEAVE 6" MIN. ROOT FLAIR UNCOVERED BY MULCH, SOIL, AND PLANTING MIX
- 8 PLACE TOP OF ROOT CROWN 2" ABOVE FINISH GRADE
- 9 EXCAVATE HOLE 2X ROOT BALL DIAMETER
- 10 NEVER CUT LEADER-THIN UP TO 1/3 OF BRANCHES  
RETAINING NATURAL SHAPE OF TREE - DO NOT LEAVE STUBS
- 11 APPROVED TREE TIE SYSTEM ABOVE THE FIRST BRANCH
- 12 STAKE ALL TREES USING METAL STAKES-3 PER TREE  
DO NOT BREAK ROOT BALL. IF ROOT BALL IS BROKEN PLANT WILL BE REJECTED. REMOVE BURLAP FROM TOP OF ROOT BALL
- 13 3" MULCH LAYER AS SPECIFIED
- 14 4" HT. SAUCER AROUND PLANTING PIT
- 15 ROUGHEN SURFACE TO IMPROVE ROOT PENETRATION
- 16 50% EXCAVATED SOIL AND 50% PLANTING SOIL MIX
- 17 MIN. 3 STAKES PER TREE PAINTED BLACK STEEL STAKE 3 LARGEST STEMS ON TREE
- 18 FINISH GRADE
- 19 FINISH GRADE

**1 SINGLE TRUNK TREE PLANTING AND STAKING**

SCALE: NTS

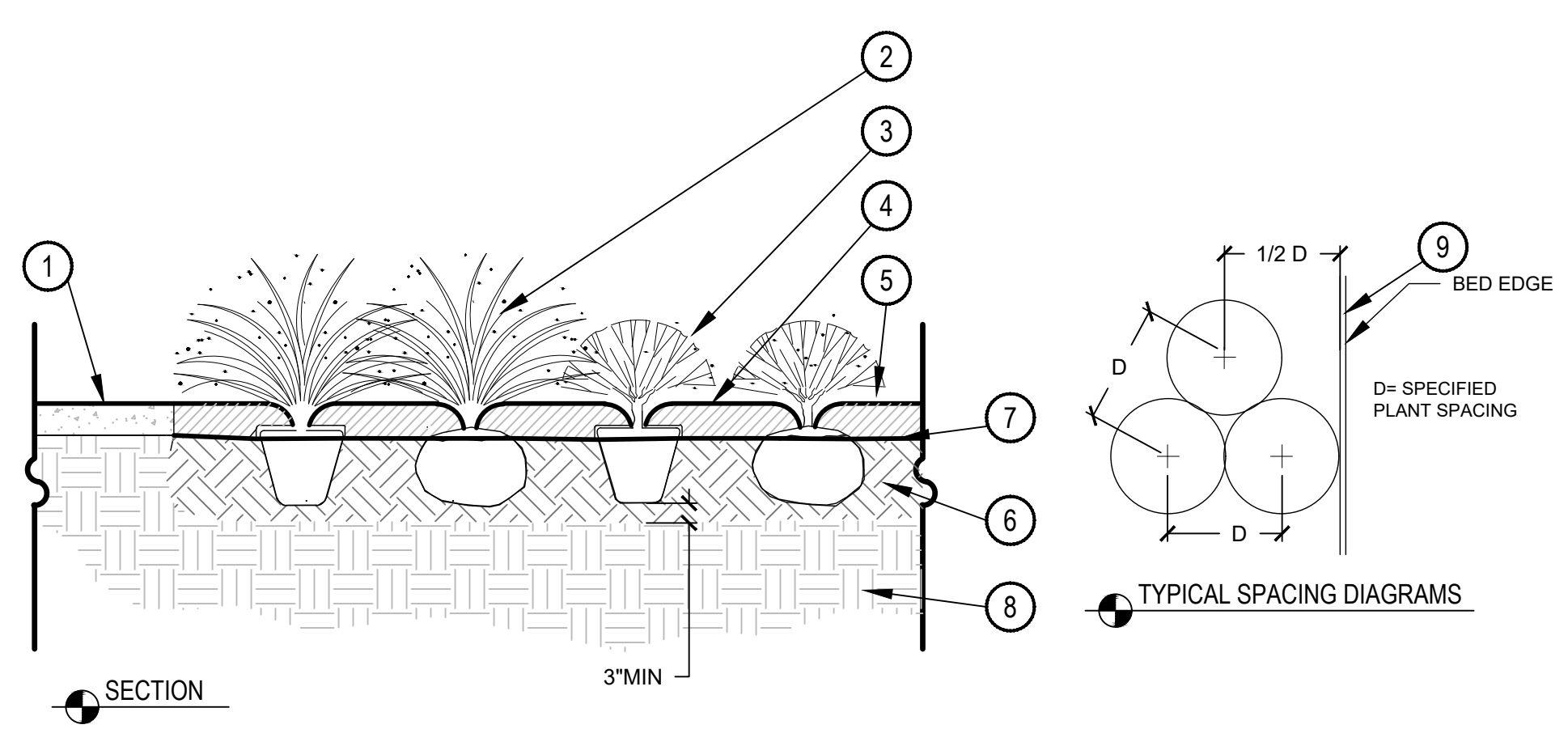


- NOTES:
1. TOTAL CALIPER INCHES OF A MULTIPLE TRUNK TREE IS CALCULATED AS FOLLOWS: ADD THE CALIPER INCHES OF THE LARGEST TRUNK TO HALF OF THE CALIPER INCH OF EACH OF THE SMALLER TRUNKS.
  2. ROOTBALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 8" OF ROOTBALL DIA. FOR EACH 1" CALIPER OF TREE TRUNK.
  3. ROOTBALL DEPTH IS 2/3RDS OF THE DIAMETER.

- 1 CONTRACTOR TO LEAVE 6" MIN. ROOT FLAIR UNCOVERED BY MULCH, SOIL, AND PLANTING MIX
- 2 EXCAVATE HOLE 2X ROOT BALL DIAMETER
- 3 NEVER CUT LEADER - THIN UP TO 1/3 OF BRANCHES  
RETAINING NATURAL SHAPE OF TREE - DO NOT LEAVE STUBS
- 4 ATTACH GUY WIRE & HOSE ABOVE FIRST BRANCH.
- 5 STAKE ALL TREES USING METAL STAKES-3 PER TREE
- 6 PLACE TOP OF ROOT CROWN 2" ABOVE FINISH GRADE
- 7 DO NOT BREAK ROOT BALL. IF ROOT BALL IS BROKEN PLANT WILL BE REJECTED. REMOVE BURLAP FROM TOP OF ROOT BALL
- 8 3" MULCH LAYER AS SPECIFIED
- 9 4" HT. SAUCER AROUND PLANTING PIT
- 10 FINISH GRADE
- 11 50% EXCAVATED SOIL AND 50% PLANTING SOIL MIX  
HEAVY DUTY, METAL STAKE TO BE MINIMUM 8'-0" LONG STAKE TO BE 18" BELOW PIT IN UNDISTURBED SUBGRADE
- 12 LACE HOSE GUARDS TOGETHER WITH SINGLE WIRE STAY
- 13 MIN. 3 STAKES PER TREE PAINTED BLACK STEEL STAKE 3 LARGEST STEMS ON TREE

**2 MULTI-STEM TREE PLANTING AND STAKING STANDARD**

SCALE: NTS



- 1 ADJACENT HARDSCAPE
- 2 GRASSES (AS SPECIFIED PER PLAN)
- 3 SHRUB (AS SPECIFIED PER PLAN)
- 4 3" MULCH AS SPECIFIED, SUBSURFACE IRRIGATION TO BE COMPLETELY COVERED BY MULCH
- 5 LEAVE NO ROOTS EXPOSED
- 6 8" DEPTH PLANTING SOIL MIX AS SPECIFIED THIS SHEET, NOTE #13
- 7 GEOTEXTILE FABRIC TO MEET TYPAR 3301 MIN. SPECIFICATIONS OR APPROVED EQUAL
- 8 UNDISTURBED SUBGRADE
- 9 BED EDGE

**3 SHRUB/ GRASS PLANTING**

SCALE: NTS

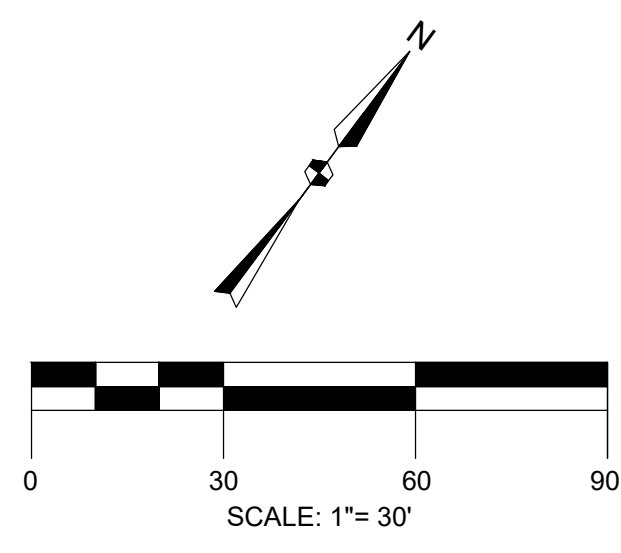
SUBMISSIONS | REVISIONS::

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CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

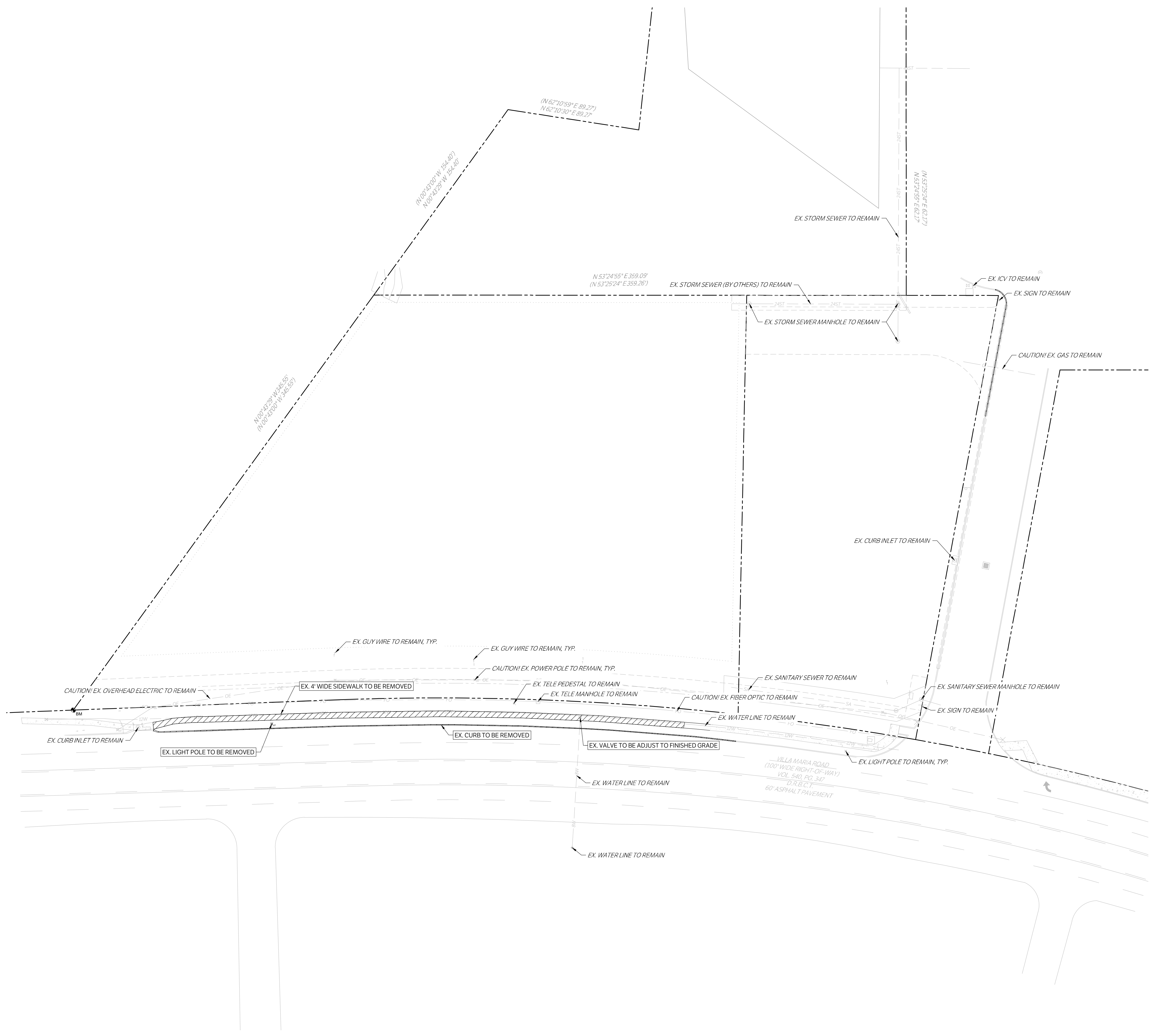
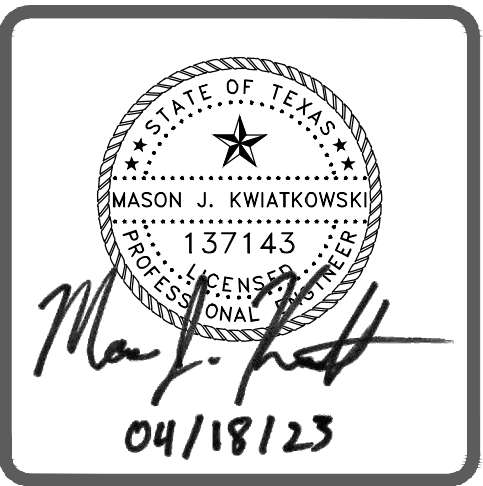


PROJECT BENCHMARK:  $\blacklozenge$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = 311.08'



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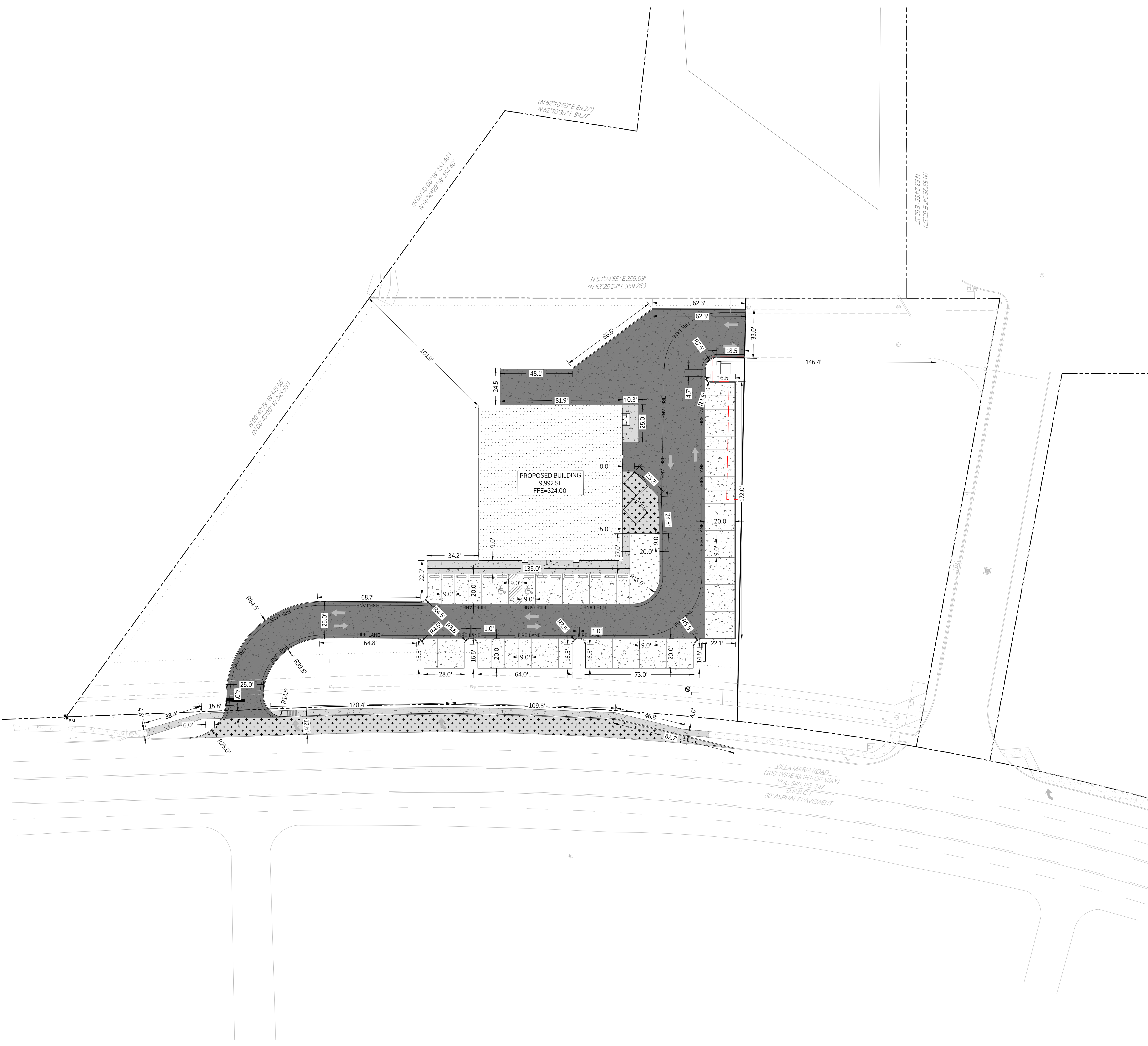
| LEGEND |  |
|--------|--|
|        | PROP. TREE PROTECTION FENCE (REMOVE IF LANDSCAPE ARCHITECT IS HANDLING THIS) |
|        | EX. TREE TO BE REMOVED   |
|        | EX. TREE TO REMAIN   |
|        | DEMOLITION AREA  |

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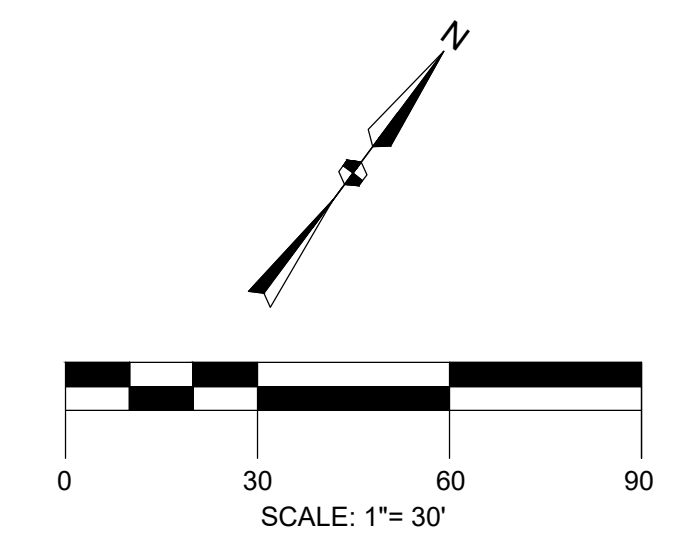
DEMOLITION PLAN  
ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

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C200



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PROJECT BENCHMARK:  $\blacklozenge$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'

| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROPOSED PUBLIC ACCESS EASEMENT               |
|        | PROPOSED UTILITY EASEMENT                     |



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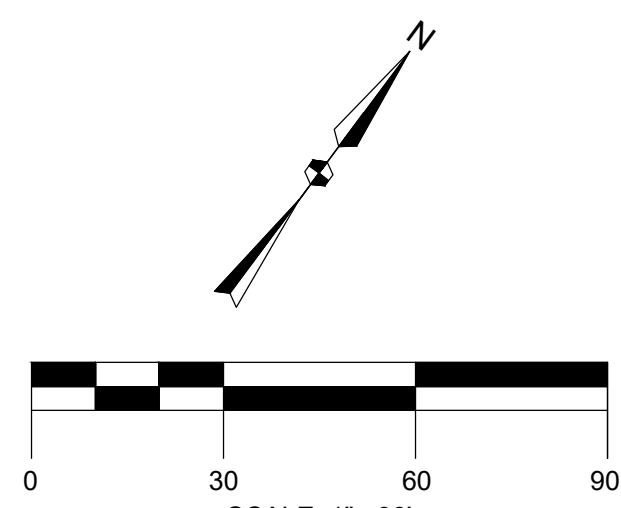
**DIMENSION CONTROL PLAN**

ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

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C300

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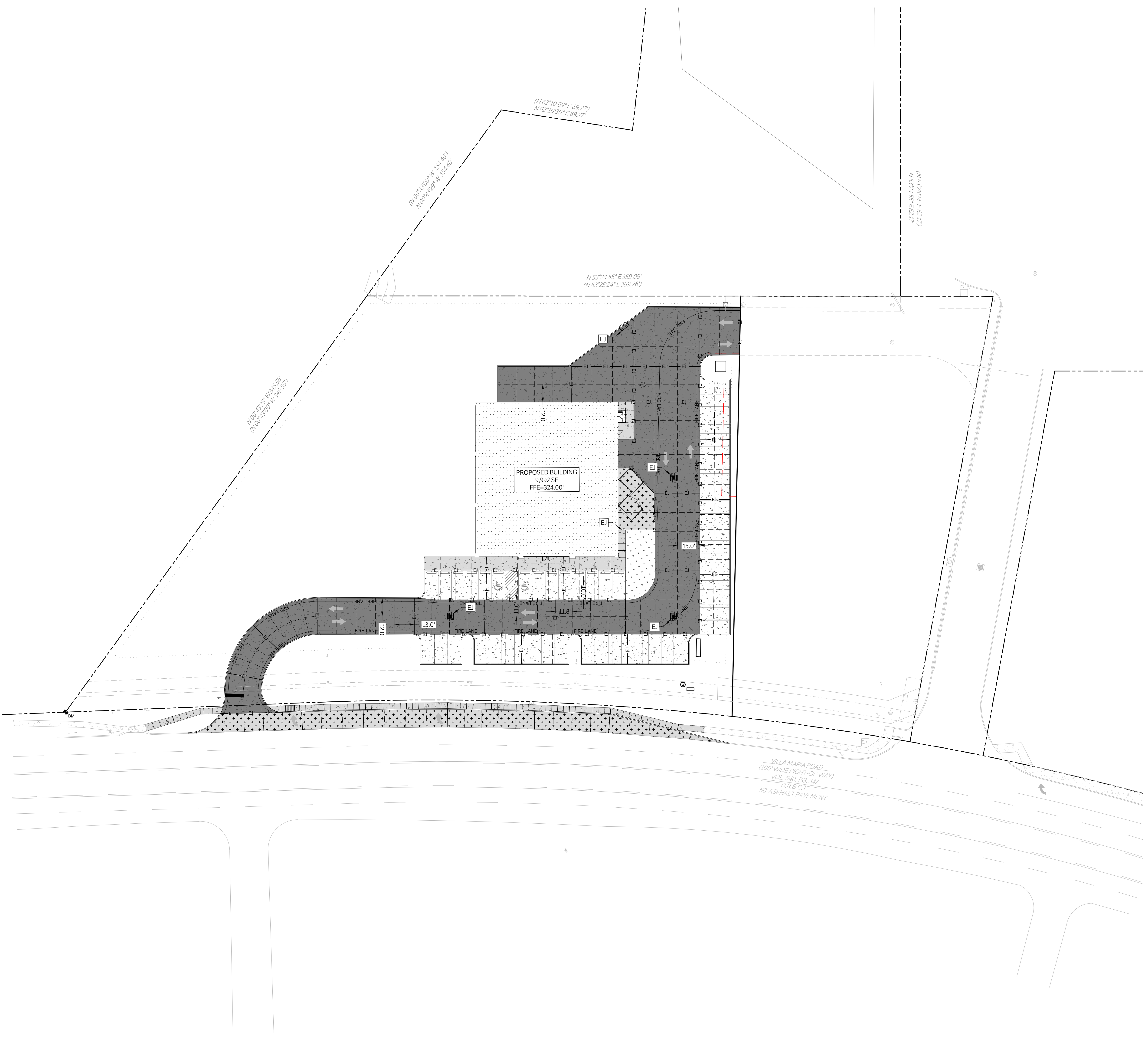
PROJECT BENCHMARK: BM

5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'



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| LEGEND |  |
|--------|--|
|        | EXISTING PAVEMENT EDGE   |
|        | CONTROL JOINT  |
|        | EXPANSION JOINT  |
|        | FIRE LANE WITH RED STRIPES CONTAINING THE WORDING "FIRE LANE - NO PARKING - TOW AWAY", PAINTED IN 4" WHITE LETTERS |
|        | PROPOSED 4" CONCRETE SIDEWALK  |
|        | PROPOSED 6" CONCRETE PAVEMENT  |
|        | PROPOSED 7" CONCRETE PAVEMENT  |
|        | PROPOSED BUILDING  |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL  |
|        | EXISTING 4" CONCRETE SIDEWALK  |

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PAVING & JOINT PLAN

ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

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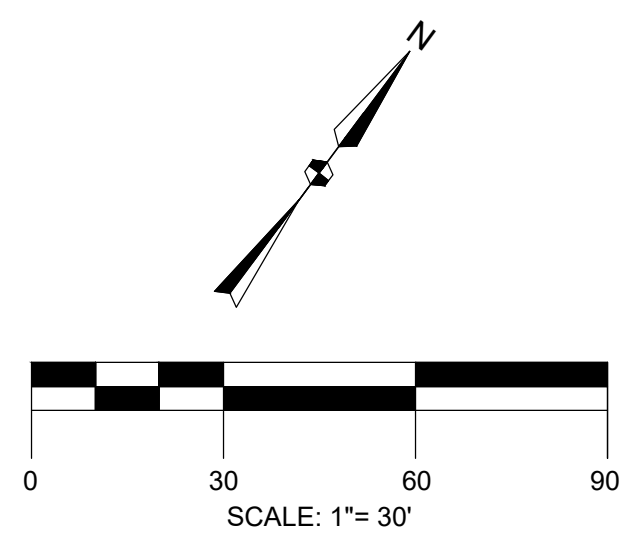
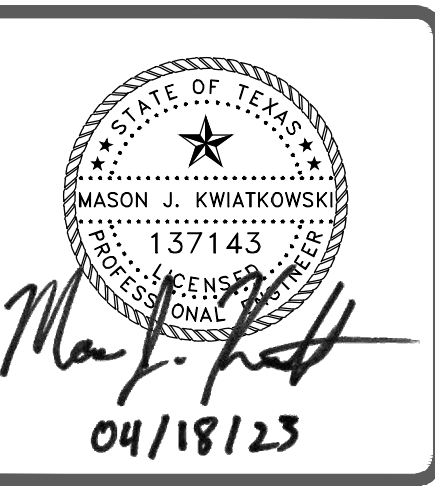
C400

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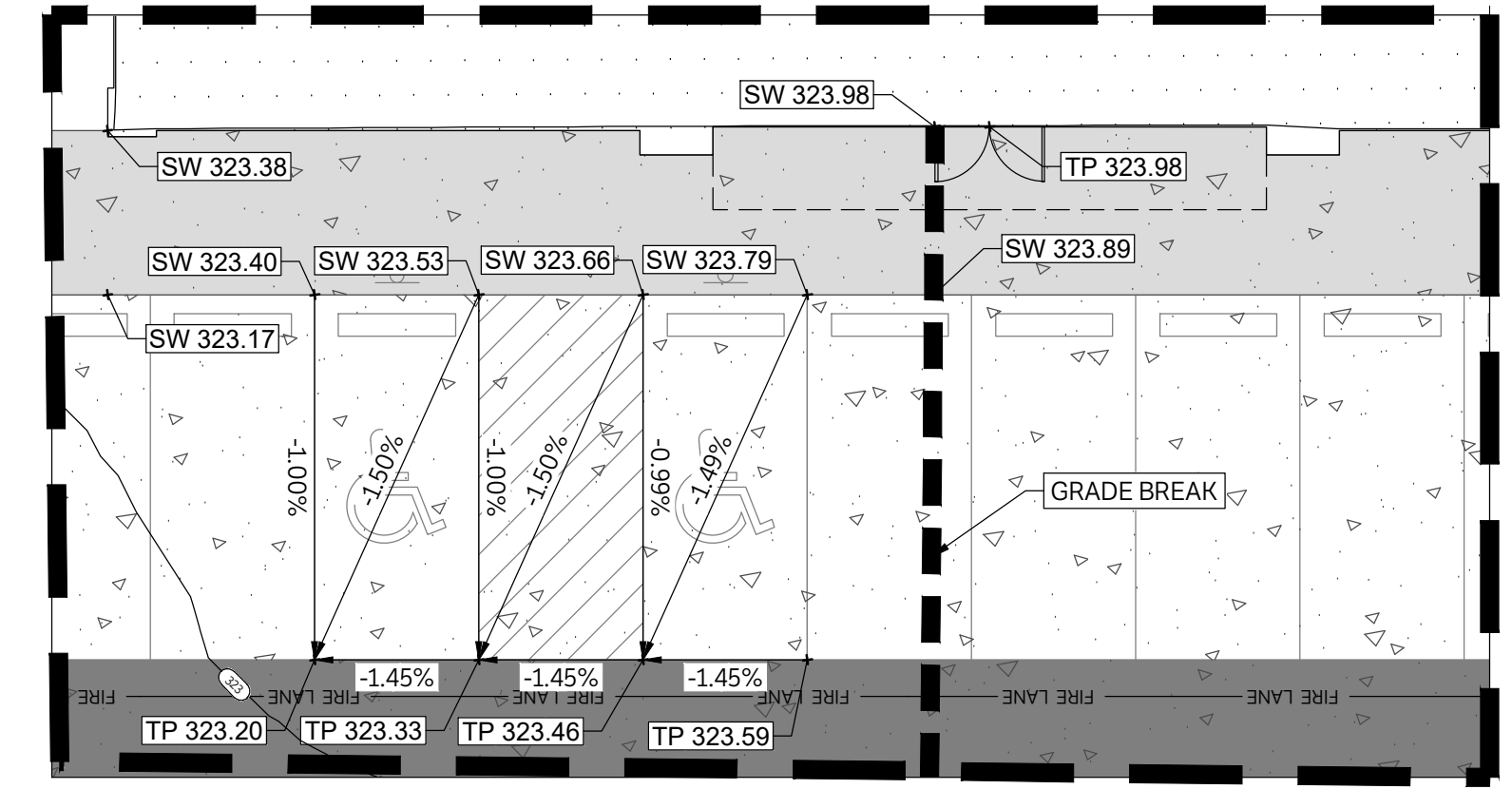
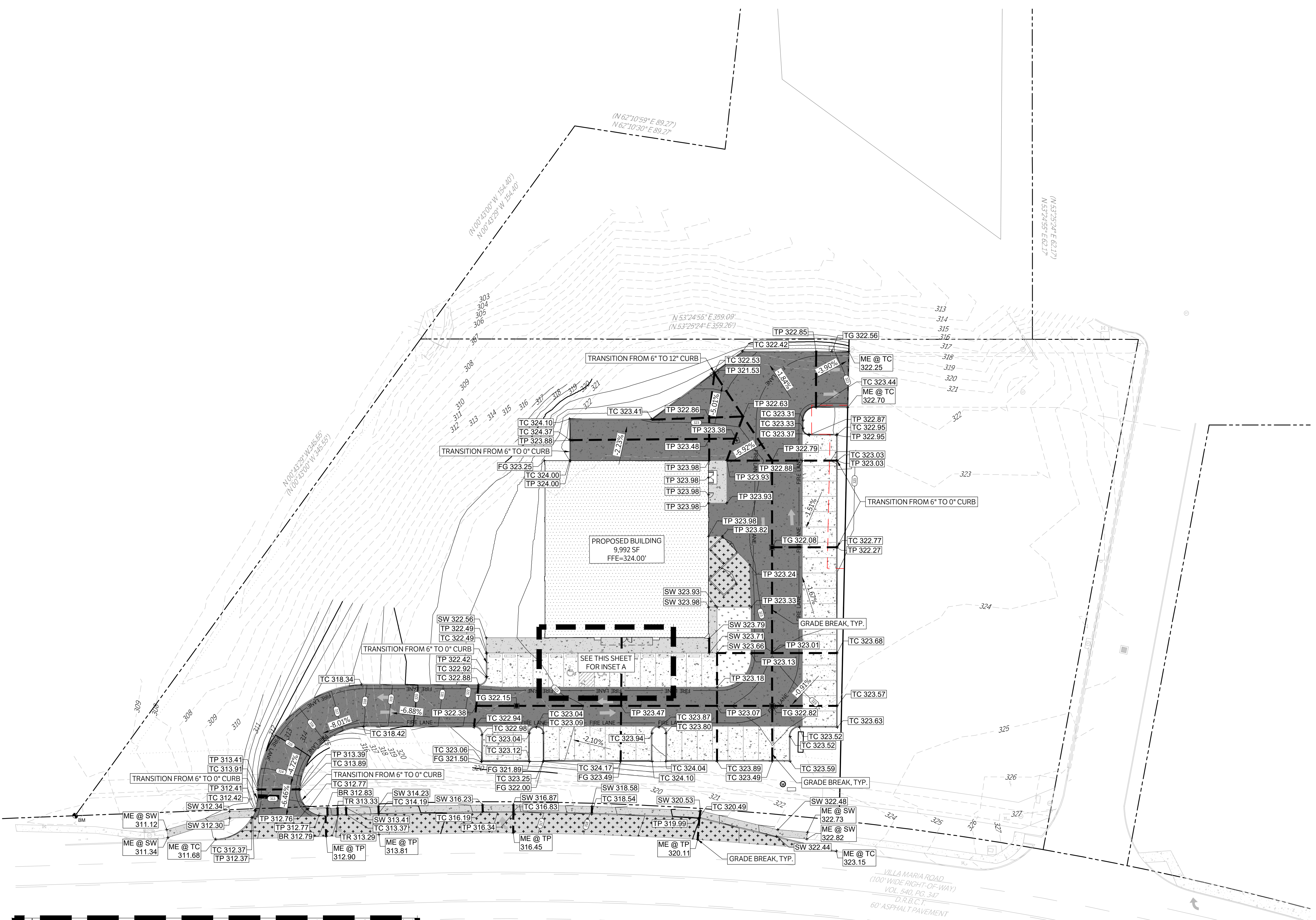
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PROJECT BENCHMARK: BM

5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'



| LEGEND  |  |
|---------|--|
|         | EXISTING CONTOURS                              |
|         | PROPOSED CONTOURS                              |
|         | PROPERTY LINE                                  |
|         | PROPOSED SWALE WITH DIRECTION OF FLOW ARROWS   |
|         | PROPOSED GRADE BREAK                           |
| BR      | PROPOSED FINISHED GRADE AT BOTTOM OF RAMP      |
| BS      | PROPOSED FINISHED GRADE AT BOTTOM OF STAIR     |
| BW      | PROPOSED FINISHED GRADE AT BASE OF WALL        |
| FG      | PROPOSED FINISHED GRADE ELEVATION              |
| FL      | PROPOSED FLOWLINE ELEVATION                    |
| GUT     | PROPOSED GUTTER FLOWLINE ELEVATION             |
| GB      | PROPOSED GRADE BREAK                           |
| JB      | PROPOSED TOP OF JUNCTION BOX ELEVATION         |
| ME @ SW | MATCH EXISTING SIDEWALK ELEVATION***           |
| ME @ TC | MATCH EXISTING TOP OF CURB ELEVATION***        |
| ME @ TP | MATCH EXISTING AT TOP OF PAVEMENT ELEVATION*** |
| SW      | PROPOSED TOP OF PAVEMENT AT SIDEWALK ELEVATION |
| TC      | PROPOSED TOP OF CURB ELEVATION                 |
| TG      | PROPOSED TOP OF GRATE ELEVATION                |
| TP      | PROPOSED TOP OF PAVEMENT ELEVATION             |
| TR      | PROPOSED TOP OF RAMP ELEVATION                 |
| TW      | PROPOSED TOP OF WALL ELEVATION                 |
| TMS     | PROPOSED TOP OF MUD SLAB                       |

\*\*\*CONTACT GESSNER ENGINEERING WITH ANY DISCREPANCIES BETWEEN THE ME ELEVATION CALLED OUT ON THE PLANS AND FIELD CONDITIONS

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GRADING PLAN

ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
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PROJECT #: 21-1472

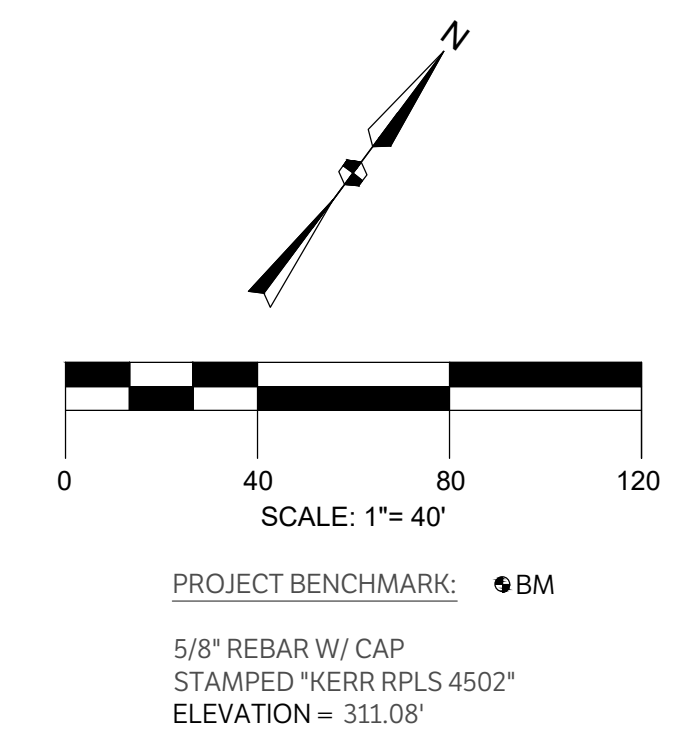
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**C500**

| Area # | COVER TYPE  | HYDROLOGIC CONDITION | SOIL TYPE | C    | AREA (SF) | AREA (AC) | C x AREA | TOTAL AREA (AC) | TOTAL C |
|--------|-------------|----------------------|-----------|------|-----------|-----------|----------|-----------------|---------|
| A      | Grass Cover | Undeveloped          | D         | 0.42 | 74245.8   | 1.70      | 0.72     | 1.70            | 0.42    |
| B      | Grass Cover | Undeveloped          | D         | 0.42 | 21608.3   | 0.50      | 0.21     | 0.50            | 0.42    |

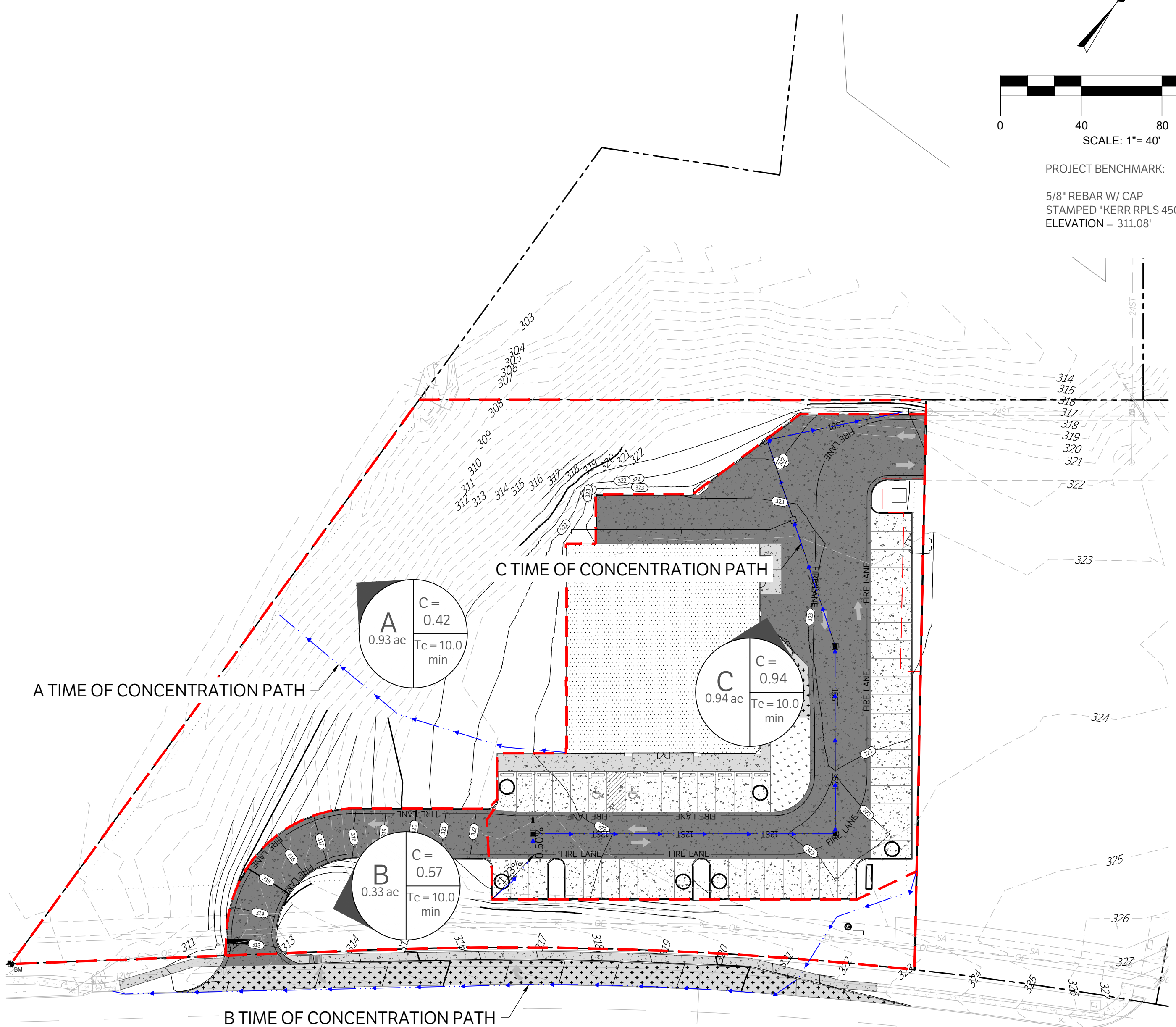
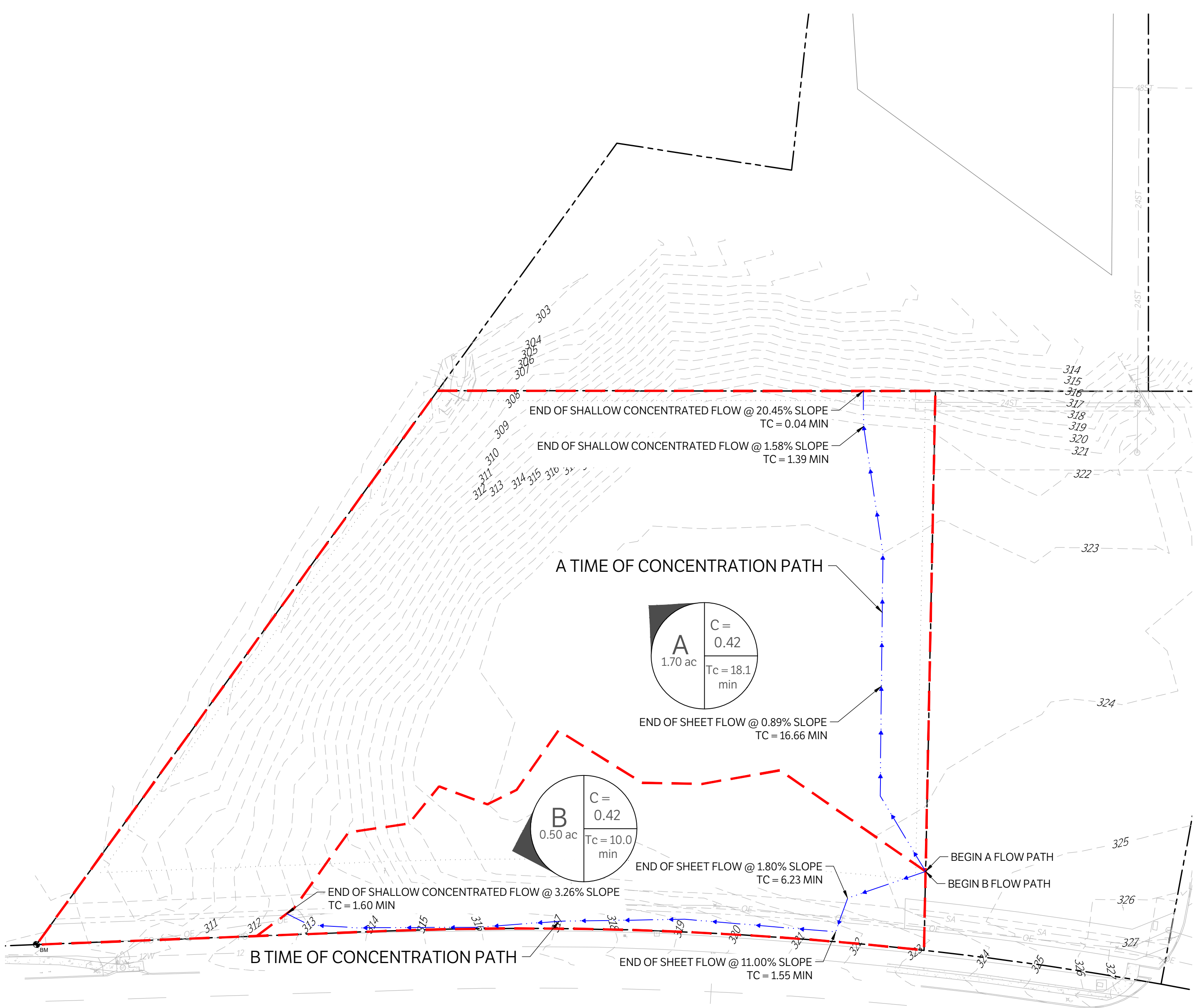
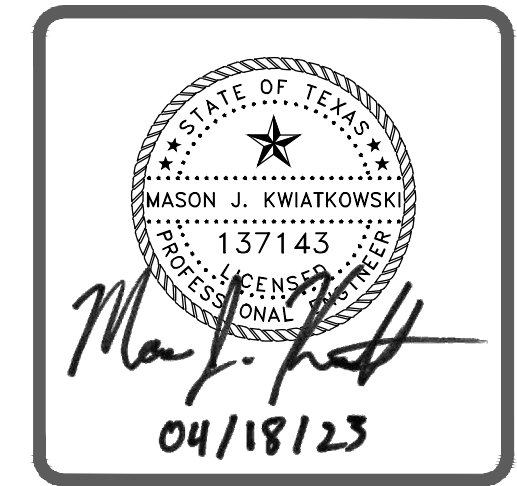
| Area # | COVER TYPE  | HYDROLOGIC CONDITION | SOIL TYPE | C    | AREA (SF) | AREA (AC) | C x AREA | TOTAL AREA (AC) | TOTAL C |
|--------|-------------|----------------------|-----------|------|-----------|-----------|----------|-----------------|---------|
| A      | Grass Cover | Undeveloped          | D         | 0.42 | 40652.1   | 0.93      | 0.39     | 0.93            | 0.42    |
|        | Concrete    | Commercial           | D         | 0.98 | 0.0       | 0.00      | 0.00     |                 |         |
| B      | Grass Cover | Undeveloped          | D         | 0.42 | 10409.4   | 0.24      | 0.10     | 0.33            | 0.57    |
|        | Concrete    | Commercial           | D         | 0.98 | 3878.0    | 0.09      | 0.09     |                 |         |
| C      | Grass Cover | Undeveloped          | D         | 0.42 | 2637.4    | 0.06      | 0.03     | 0.94            | 0.94    |
|        | Concrete    | Commercial           | D         | 0.98 | 38277.3   | 0.88      | 0.86     |                 |         |

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PRE-DRAINAGE AREA MAP

POST-DRAINAGE AREA MAP

| Area A                             |        | Area B                             |        |
|------------------------------------|--------|------------------------------------|--------|
| C                                  | 0.42   | C                                  | 0.42   |
| Area (ac)                          | 1.70   | Area (ac)                          | 0.50   |
| Flow Length (ft)                   | 249.88 | Flow Length (ft)                   | 338.78 |
| SCS Sheet Flow (ft)                | 100.00 | SCS Sheet Flow (ft)                | 41.63  |
| Slope (%)                          | 0.89   | Slope (%)                          | 1.80   |
| Manning's Roughness                | 0.24   | Manning's Roughness                | 0.24   |
| Flow Time (min)                    | 16.66  | Flow Time (min)                    | 6.23   |
| SCS Shallow Concentrated Flow (ft) | 132.00 | SCS Sheet Flow (ft)                | 18.07  |
| Short Grass                        |        | Slope (%)                          | 11.00  |
| Slope (%)                          | 0.96   | Manning's Roughness                | 0.24   |
| Velocity (ft/s)                    | 1.58   | Flow Time (min)                    | 1.55   |
| Flow Time (min)                    | 1.39   | SCS Shallow Concentrated Flow (ft) | 279.08 |
| SCS Shallow Concentrated Flow (ft) | 17.88  | Short Grass                        |        |
| Short Grass                        |        | Slope (%)                          | 3.26   |
| Slope (%)                          | 20.45  | Velocity (ft/s)                    | 2.91   |
| Velocity (ft/s)                    | 7.30   | Flow Time (min)                    | 1.60   |
| Flow Time (min)                    | 0.04   | Time of Concentration (min)        | 10.00* |
| Time of Concentration (min)        | 18.09  |                                    |        |

| AREA | SIZE (AC) | C    | TC (MIN) | 2 YR (CFS) | 10 YR (CFS) | 25 YR (CFS) | 50 YR (CFS) | 100 YR (CFS) |
|------|-----------|------|----------|------------|-------------|-------------|-------------|--------------|
| A    | 1.70      | 0.42 | 18.09    | 3.36       | 4.69        | 5.37        | 6.09        | 6.35         |
| B    | 0.50      | 0.42 | 10.00    | 1.32       | 1.80        | 2.05        | 2.32        | 2.43         |

| AREA | SIZE (AC) | C    | TC (MIN) | 2 YR (CFS) | 10 YR (CFS) | 25 YR (CFS) | 50 YR (CFS) | 100 YR (CFS) |
|------|-----------|------|----------|------------|-------------|-------------|-------------|--------------|
| A    | 0.93      | 0.42 | 10.00    | 2.48       | 3.38        | 3.87        | 4.37        | 4.56         |
| B    | 0.33      | 0.57 | 10.00    | 1.19       | 1.62        | 1.85        | 2.09        | 2.18         |
| C    | 0.94      | 0.94 | 10.00    | 5.58       | 7.62        | 8.70        | 9.84        | 10.27        |

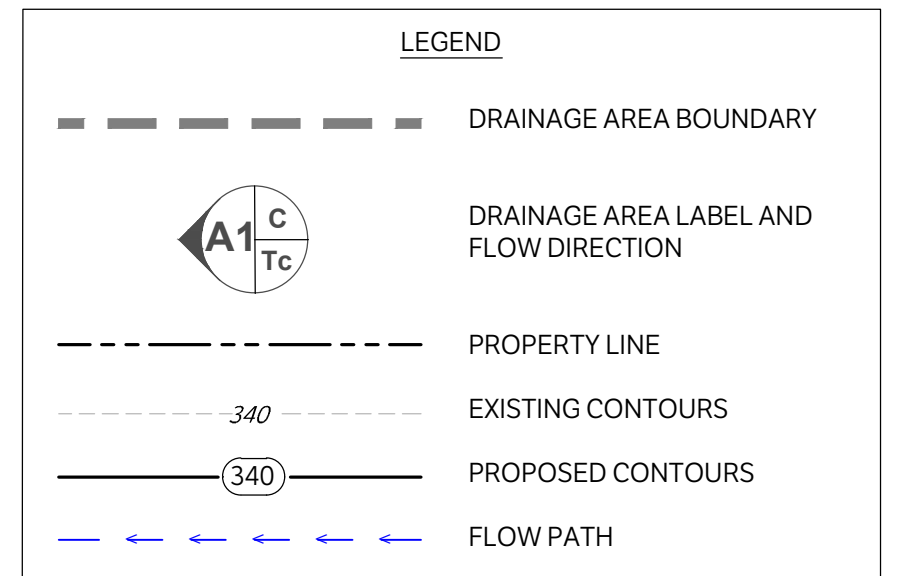
| Area A                             |        | Area B                             |        | Area C                      |        |
|------------------------------------|--------|------------------------------------|--------|-----------------------------|--------|
| C                                  | 0.42   | C                                  | 0.57   | C                           | 0.94   |
| Area (ac)                          | 0.93   | Area (ac)                          | 0.33   | Area (ac)                   | 0.94   |
| Flow Length (ft)                   | 162.05 | Flow Length (ft)                   | 428.17 | Flow Length (ft)            | 459.22 |
| SCS Sheet Flow (ft)                | 100.00 | SCS Sheet Flow (ft)                | 44.03  | SCS Sheet Flow (ft)         | 40.90  |
| Slope (%)                          | 5.75   | Slope (%)                          | 2.80   | Slope (%)                   | 1.25   |
| Manning's Roughness                | 0.24   | Manning's Roughness                | 0.24   | Manning's Roughness         | 0.013  |
| Flow Time (min)                    | 7.89   | Flow Time (min)                    | 5.46   | Flow Time (min)             | 0.69   |
| SCS Shallow Concentrated Flow (ft) | 62.05  | SCS Sheet Flow (ft)                | 41.53  | SCS Channel Flow (ft)       | 416.46 |
| Short Grass                        |        | Slope (%)                          | 15.00  | Short Grass                 |        |
| Slope (%)                          | 20.70  | Manning's Roughness                | 0.24   | Slope (%)                   | 0.50   |
| Velocity (ft/s)                    | 7.34   | Flow Time (min)                    | 2.66   | Velocity (ft/s)             | 3.73   |
| Flow Time (min)                    | 0.14   | SCS Shallow Concentrated Flow (ft) | 342.61 | Flow Time (min)             | 1.86   |
| Time of Concentration (min)        | 10.00* | Paved                              |        | Time of Concentration (min) | 10.00* |
|                                    |        | Slope (%)                          | 3.19   |                             |        |
|                                    |        | Velocity (ft/s)                    | 3.63   |                             |        |
|                                    |        | Flow Time (min)                    | 1.57   |                             |        |
|                                    |        | Time of Concentration (min)        | 10.00* |                             |        |

| STORM EVENT | PRE-DEVELOPED (CFS) | POST-DEVELOPED (CFS) | Δ RUNOFF (CFS) |
|-------------|---------------------|----------------------|----------------|
| 2-YEAR      | 3.36                | 2.48                 | -0.88          |
| 10-YEAR     | 4.69                | 3.38                 | -1.30          |
| 25-YEAR     | 5.37                | 3.87                 | -1.50          |
| 50-YEAR     | 6.09                | 4.37                 | -1.72          |
| 100-YEAR    | 6.35                | 4.56                 | -1.79          |

| STORM EVENT | PRE-DEVELOPED (CFS) | POST-DEVELOPED (CFS) | Δ RUNOFF (CFS) |
|-------------|---------------------|----------------------|----------------|
| 2-YEAR      | 1.32                | 1.19                 | -0.13          |
| 10-YEAR     | 1.80                | 1.62                 | -0.18          |
| 25-YEAR     | 2.05                | 1.85                 | -0.20          |
| 50-YEAR     | 2.32                | 2.09                 | -0.23          |
| 100-YEAR    | 2.43                | 2.18                 | -0.24          |

| STORM EVENT | ALLOWABLE FLOW (CFS) | POST-DEVELOPED (CFS) | Δ RUNOFF (CFS) |
|-------------|----------------------|----------------------|----------------|
| 2-YEAR      | 5.86                 | 5.58                 | -0.28          |
| 10-YEAR     | 8.00                 | 7.62                 | -0.39          |
| 25-YEAR     | 9.14                 | 8.70                 | -0.44          |
| 50-YEAR     | 10.33                | 9.84                 | -0.50          |
| 100-YEAR    | 10.79                | 10.27                | -0.52          |

NOTE: PROPOSED IMPROVEMENTS TO NOT EXCEED THE DISCHARGE ALLOTTED TO THE SITE PER 2013 DRAINAGE STUDY SUPPLEMENT FOR BRYAN MARKETPLACE, AREA A12.



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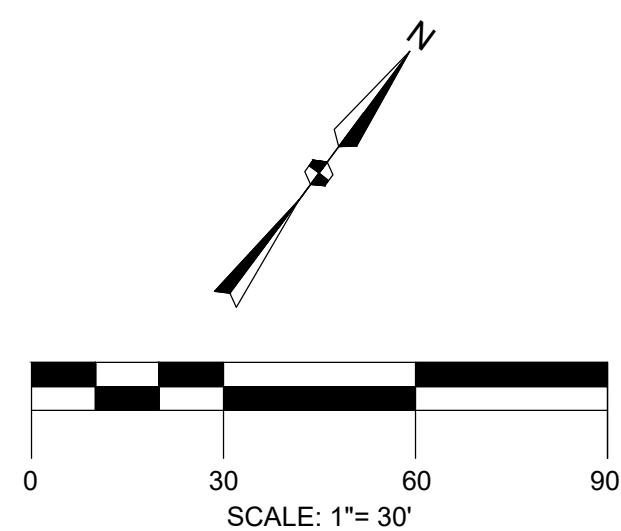
DRAINAGE AREA MAPS

ISSUE DATE: 04-18-2023  
DRAWN BY: CS  
CHECKED BY: MK  
PROJECT #: 21-1472

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C600

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CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

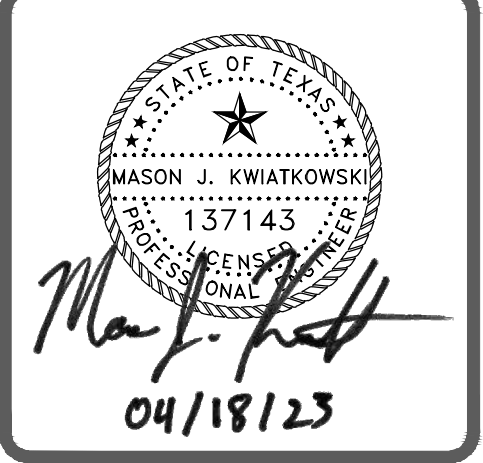


PROJECT BENCHMARK:  $\blacklozenge$  BM  
5/8" REBAR W/ CAP STAMPED "KERR RPLS 4502" ELEVATION = 311.08'

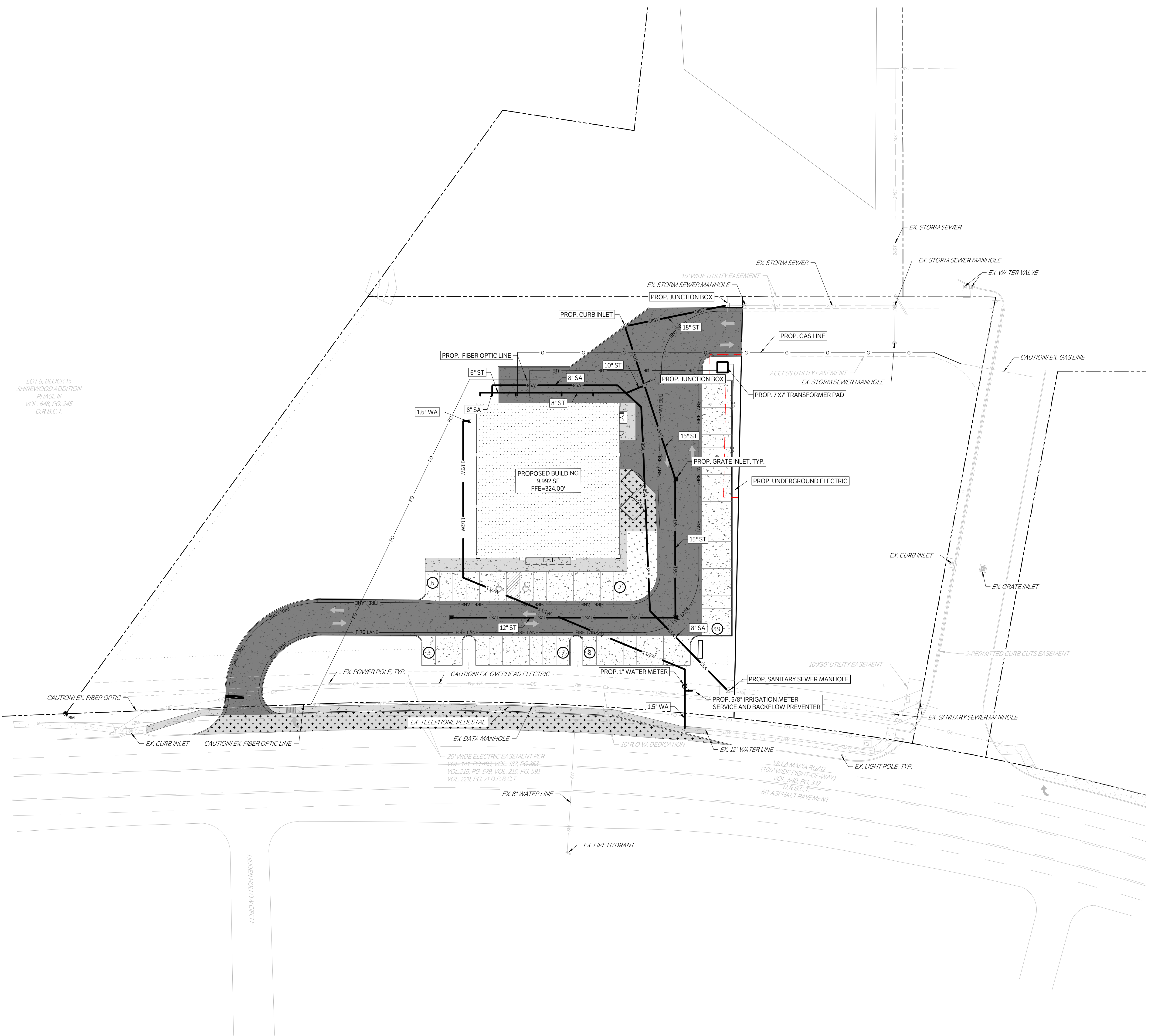


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LOT 5, BLOCK 15  
SHIREWOOD ADDITION  
PHASE II  
VOL. 648, PG. 245  
O.R.B.C.T.



| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROPOSED PUBLIC ACCESS EASEMENT               |
|        | PROPOSED UTILITY EASEMENT                     |

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OVERALL UTILITY PLAN  
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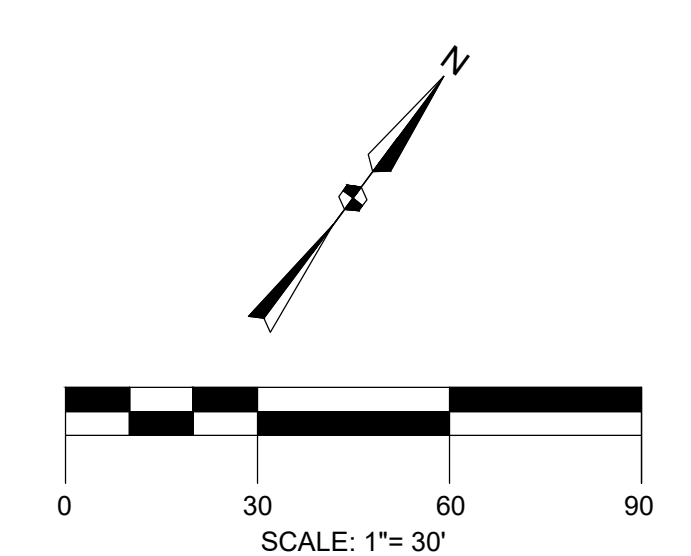
REV. DATE DESCRIPTION  
**C700**

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

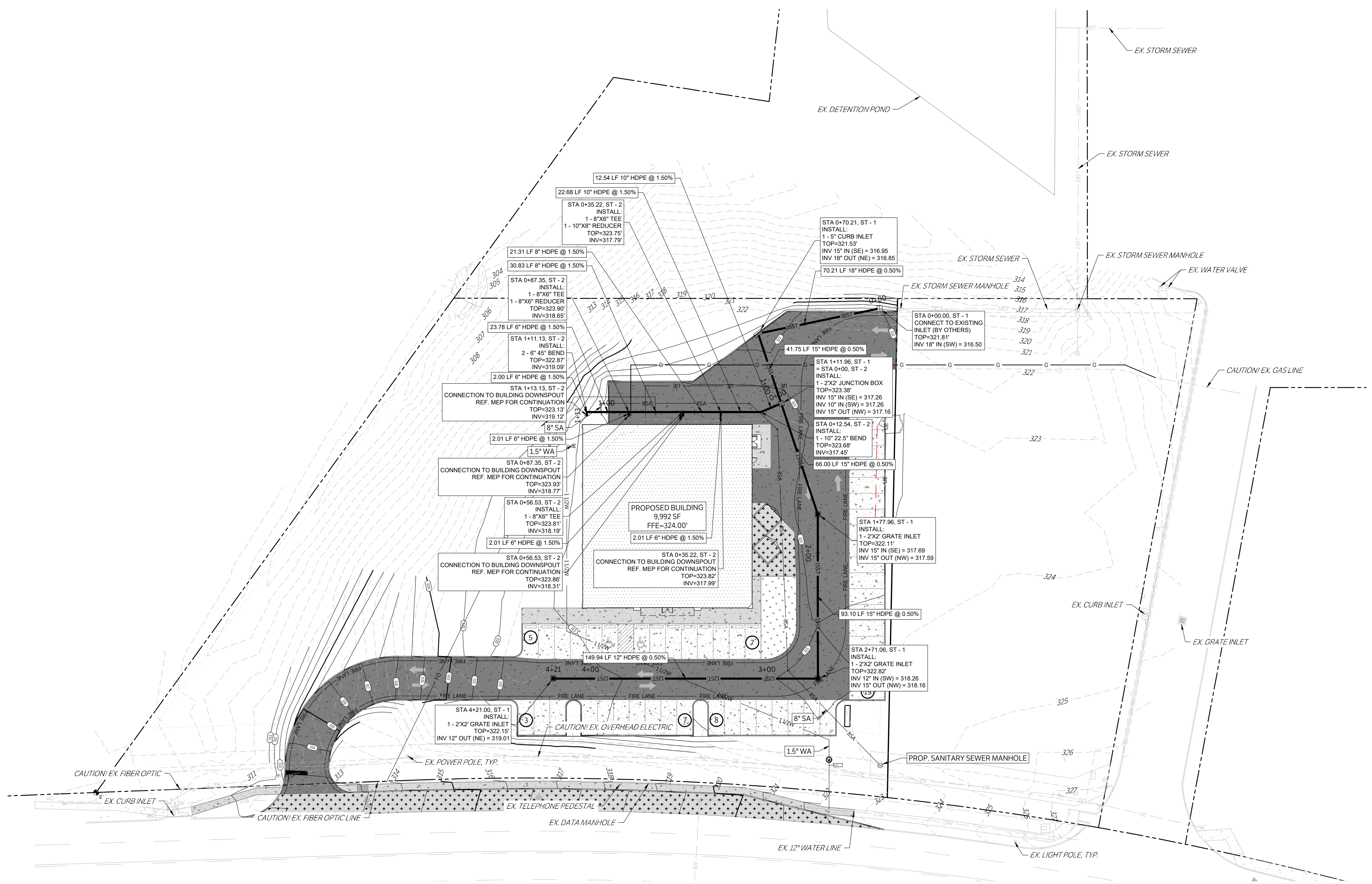


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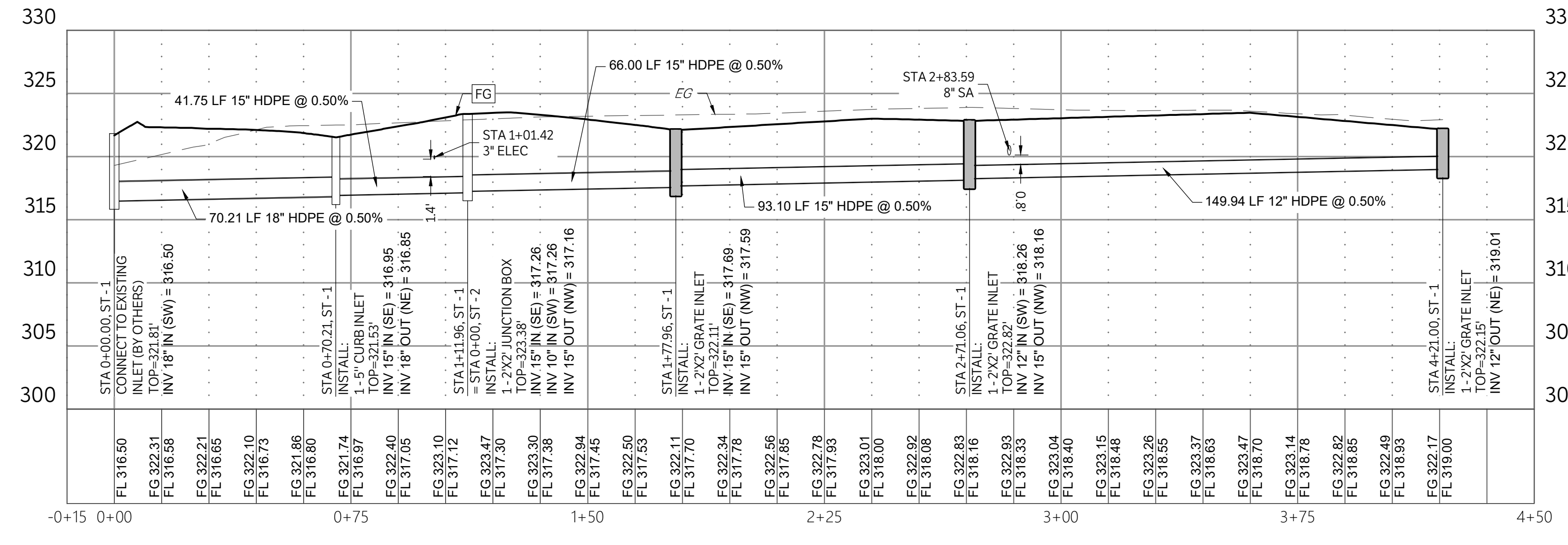
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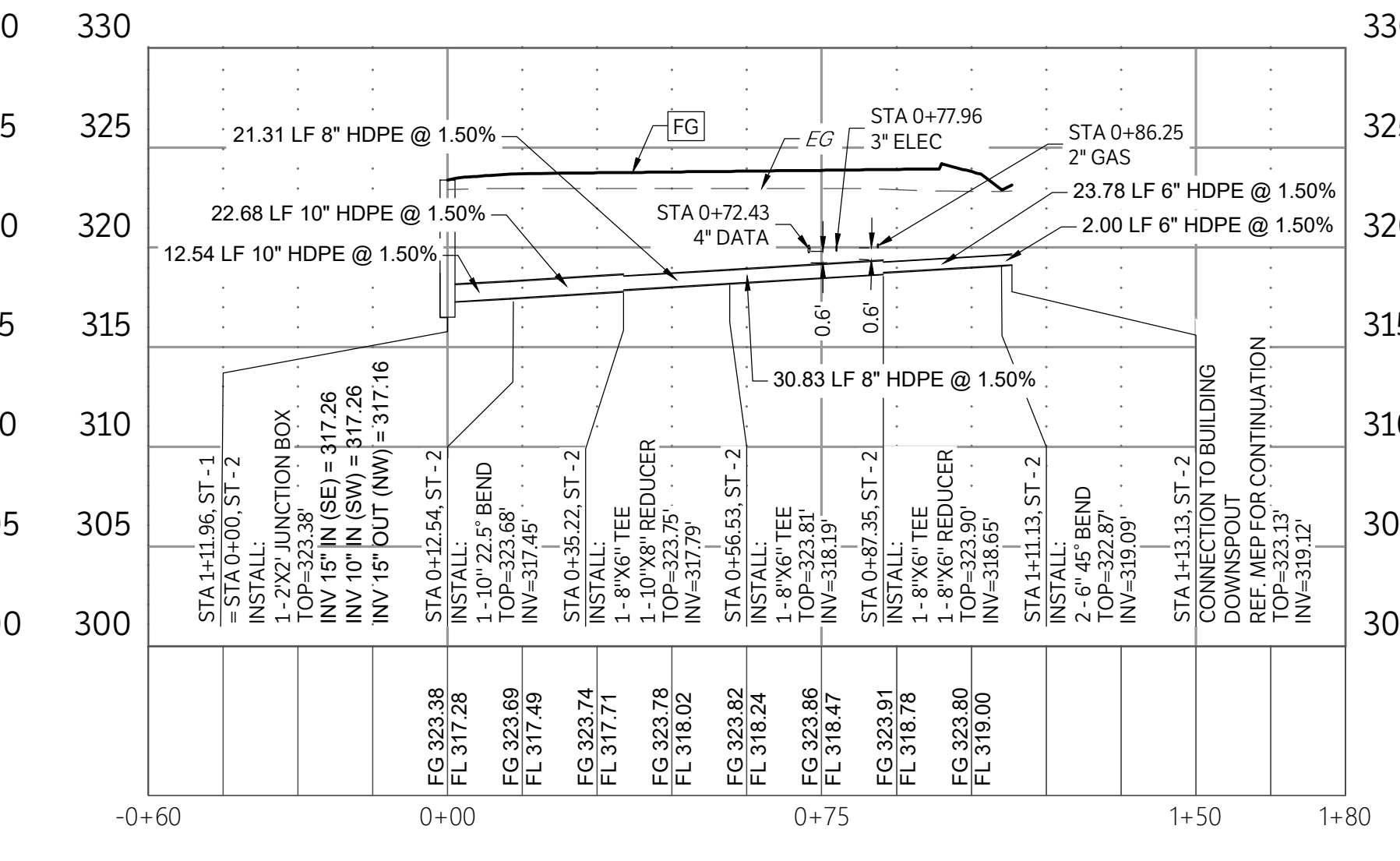
PROJECT BENCHMARK:  $\blacktriangle$  BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = -311.08'



| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROPOSED PUBLIC ACCESS EASEMENT               |
|        | PROPOSED UTILITY EASEMENT                     |



ST - 1  
SCALE: 1"=30' H, 1"=8' V



ST - 2  
SCALE: 1"=30' H, 1"=8' V

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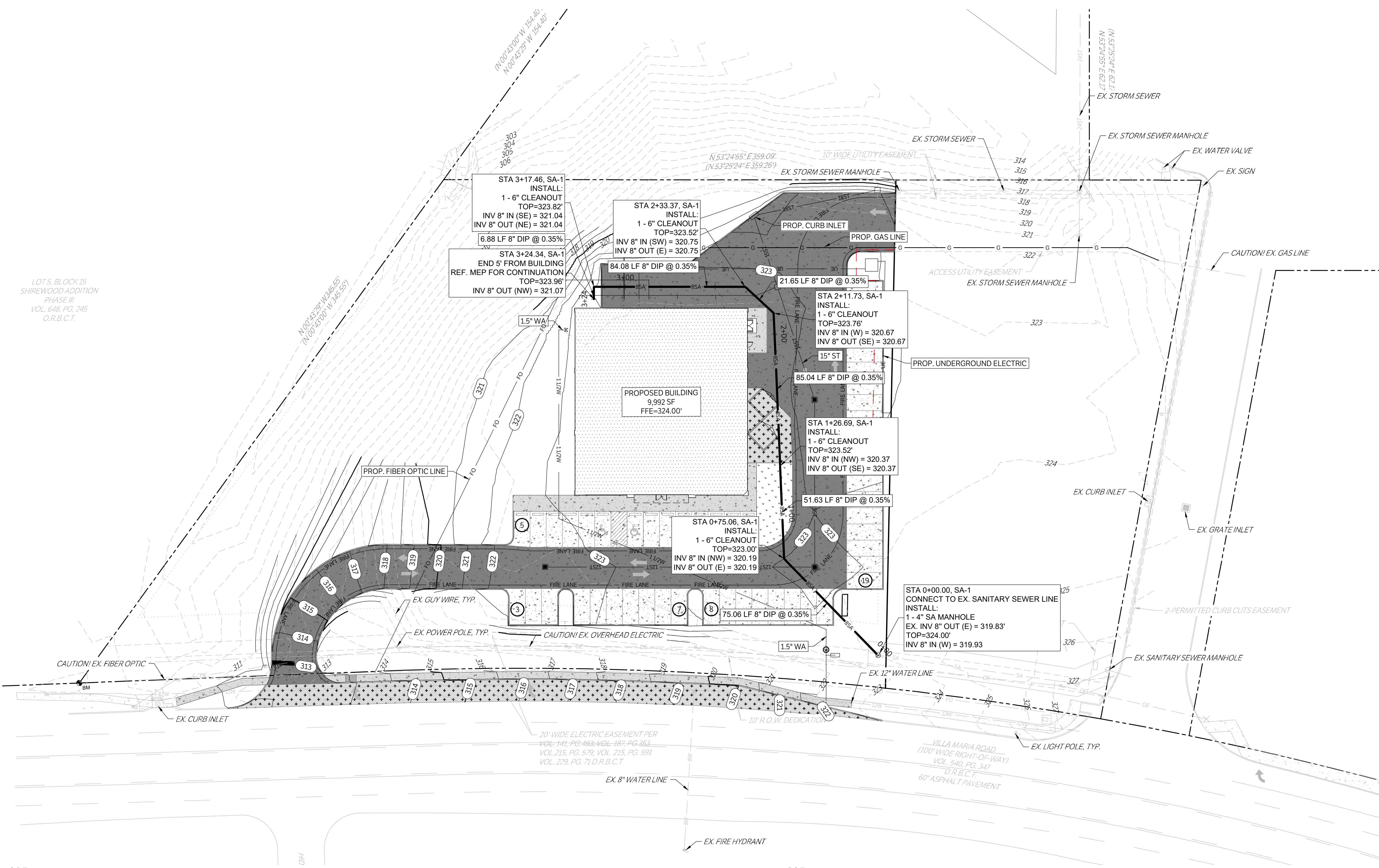
**STORM PLAN & PROFILES**

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PROJECT #: 21-1472

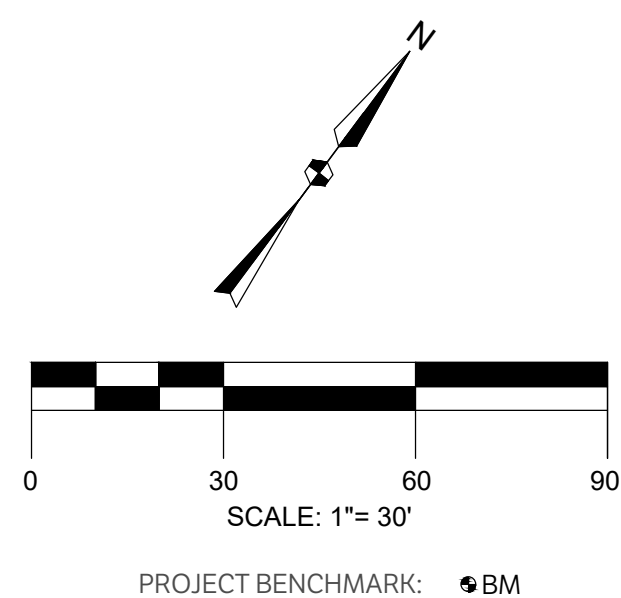
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| REV.      | DATE | DESCRIPTION |
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**C800**

LOT 5, BLOCK 15  
SHIREWOOD ADDITION  
PHASE III  
VOL. 648, PG. 245  
O.R.B.C.T.

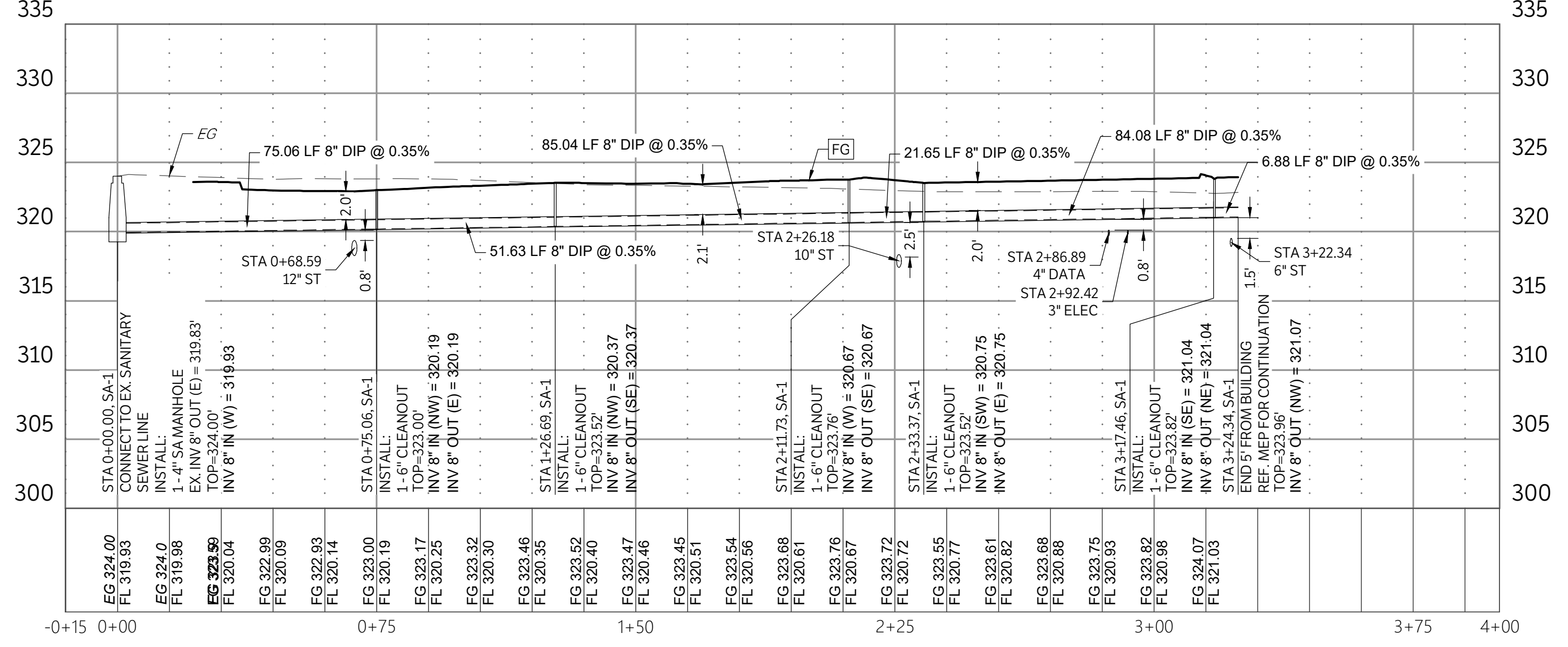
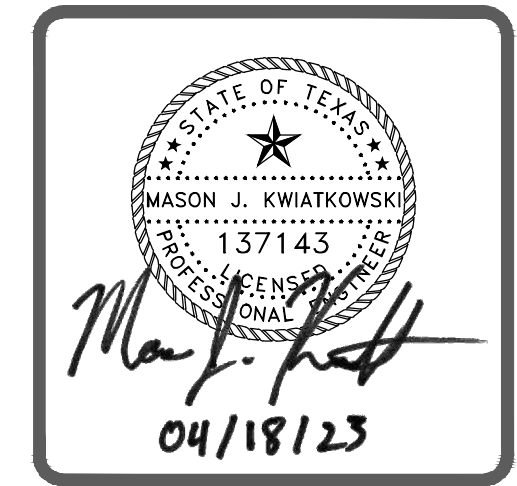


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SA-1  
SCALE: 1"=30' H, 1"=8' V

| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
|        | PROPOSED THERMALS                             |
|        | EX.   PROP. GAS LINE                          |
|        | EX.   PROP. DATA/TELECOM                      |
|        | EX.   PROP. UNDERGROUND ELECTRIC              |
|        | EX.   PROP. FIBER OPTIC                       |
|        | EX.   PROP. OVERHEAD ELECTRIC                 |
|        | EX.   PROP. FIRE HYDRANT                      |
|        | EX.   PROP. WATER METER                       |
|        | EX.   PROP. GATE VALVE                        |
|        | EX. IRRIGATION CONTROL VALVE                  |
|        | PROP. FIRE DEPARTMENT CONNECTION              |
|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROPOSED PUBLIC ACCESS EASEMENT               |
|        | PROPOSED UTILITY EASEMENT                     |

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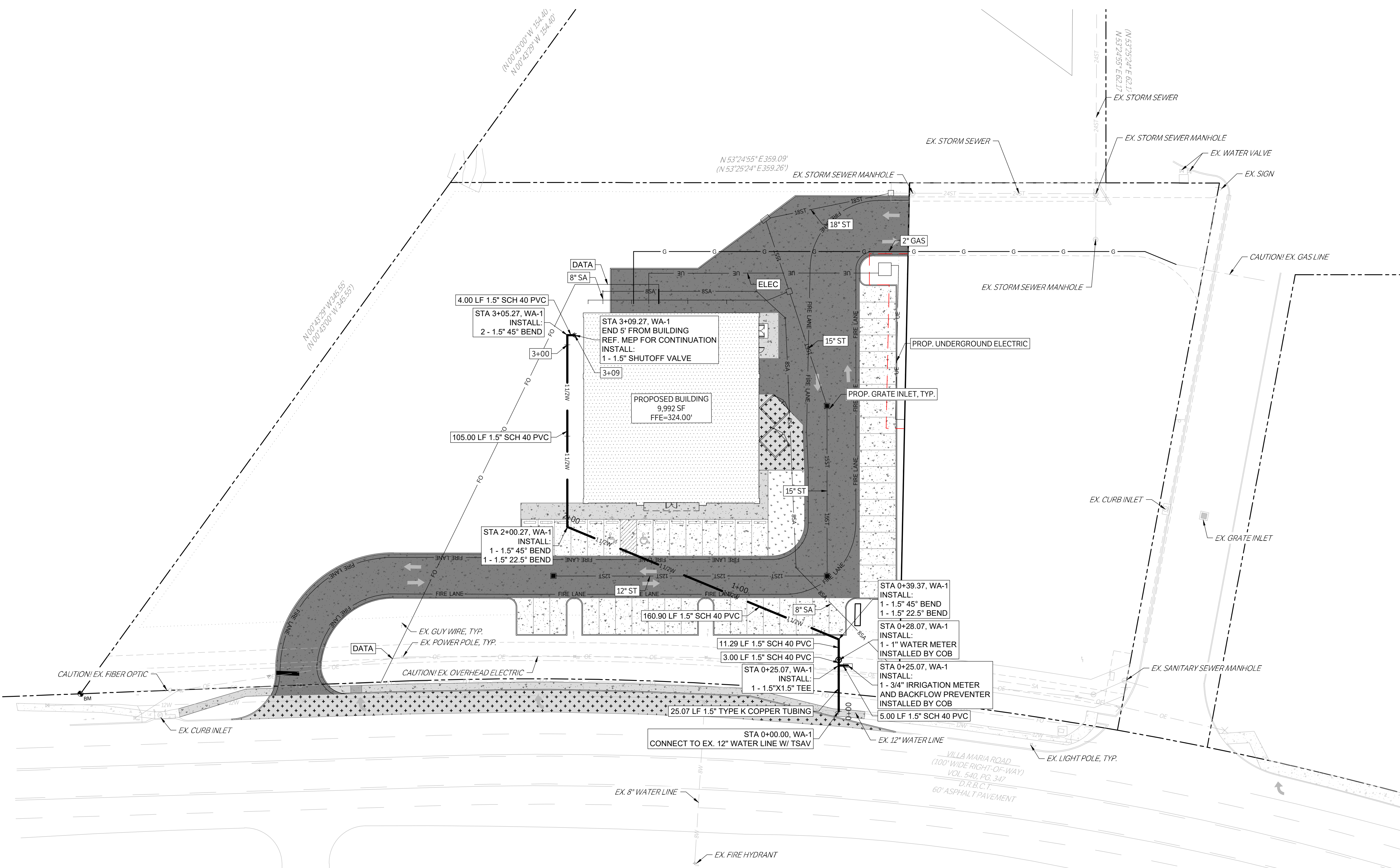
SANITARY PLAN & PROFILES

ISSUE DATE: 04-18-2023  
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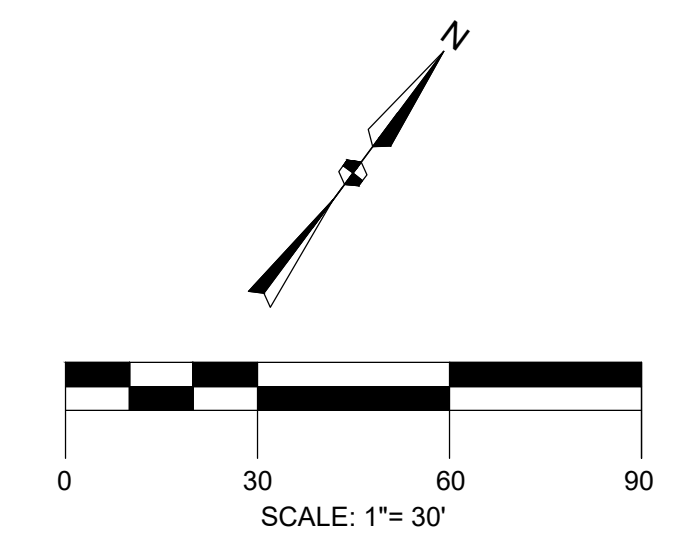
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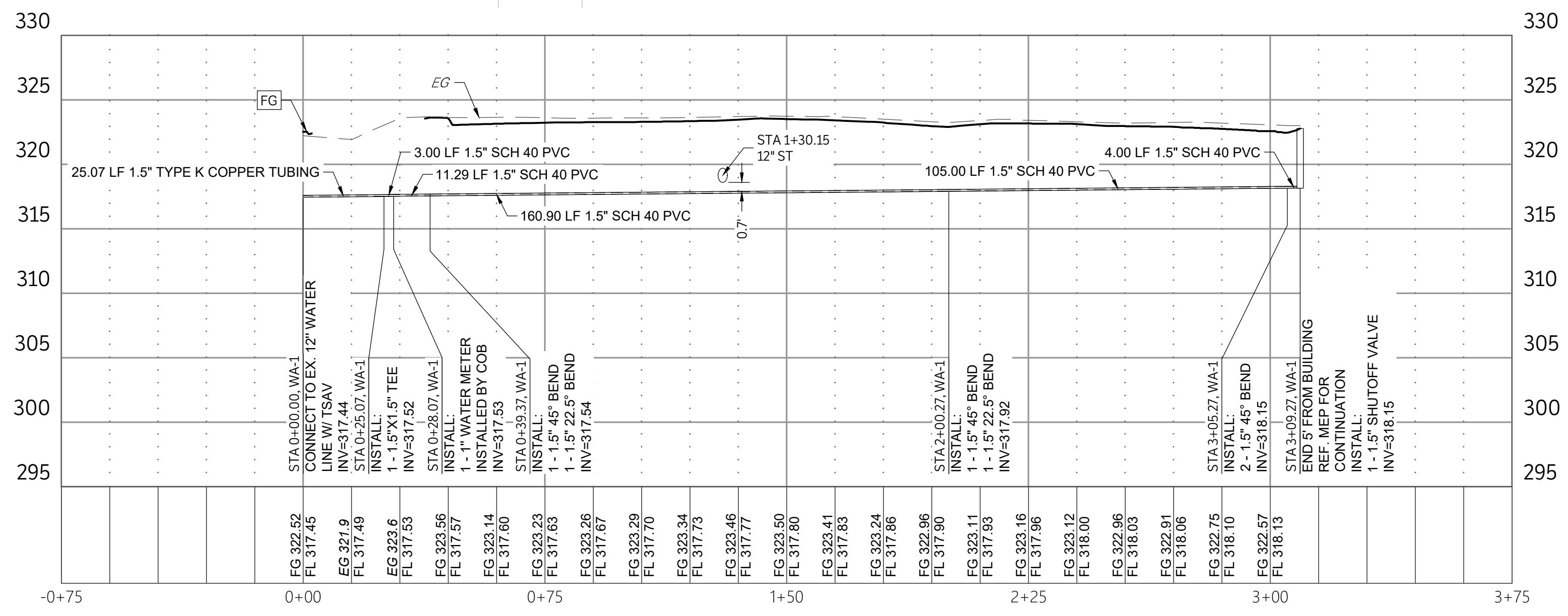
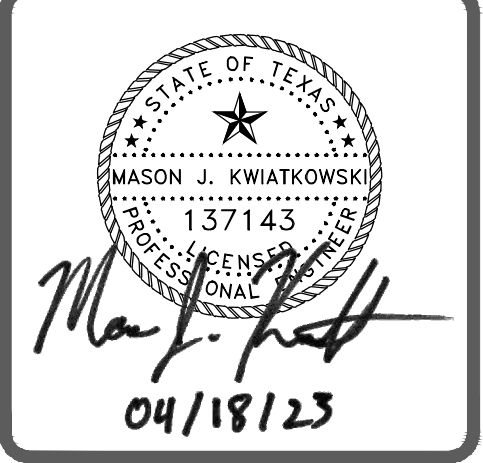


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WA-1  
SCALE: 1"=30' H, 1"=8' V

| LEGEND |   |
|--------|---|
|        | PROPOSED 4" CONCRETE SIDEWALK                 |
|        | PROPOSED 6" CONCRETE PAVEMENT                 |
|        | PROPOSED 7" CONCRETE PAVEMENT                 |
|        | PROPOSED BUILDING                             |
|        | PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL |
|        | EXISTING 4" CONCRETE SIDEWALK                 |
|        | EXISTING PAVEMENT EDGE                        |
|        | PROPERTY LINE                                 |
|        | EXISTING EASEMENT                             |
|        | PROPOSED EASEMENT                             |
|        | EXISTING CONTOURS                             |
|        | PROPOSED CONTOURS                             |
|        | EX.   PROP. STORM LINE                        |
|        | EX.   PROP. WATER LINE                        |
|        | EX.   PROP. SANITARY SEWER LINE               |
|        | EXISTING THERMALS                             |
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|        | EX.   PROP. GATE VALVE                        |
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|        | PROP. POST INDICATOR VALVE                    |
|        | PROP. HOSE LAY                                |
|        | EX.   PROP. SANITARY SEWER MANHOLE            |
|        | EX.   PROP. SANITARY SEWER CLEANOUT           |
|        | EX. STORM SEWER MANHOLE                       |
|        | PROP. STORM SEWER CURB INLET                  |
|        | EX.   PROP. LIGHT POLE                        |
|        | PROP. PUBLIC ACCESS EASEMENT                  |
|        | PROP. UTILITY EASEMENT                        |

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WATER PLAN & PROFILES

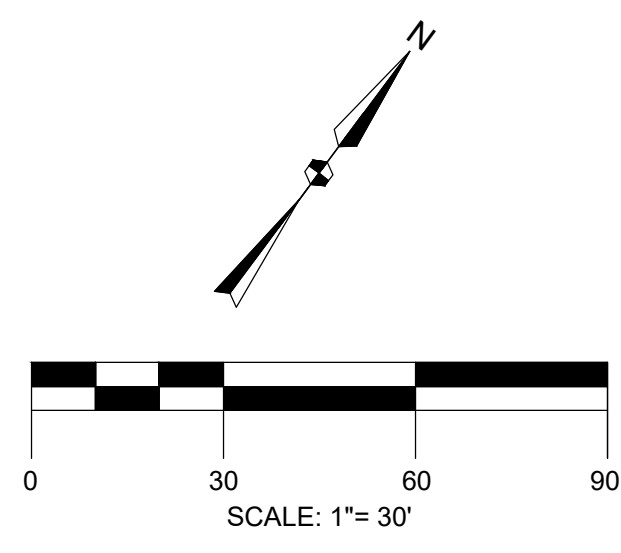
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REV. DATE DESCRIPTION

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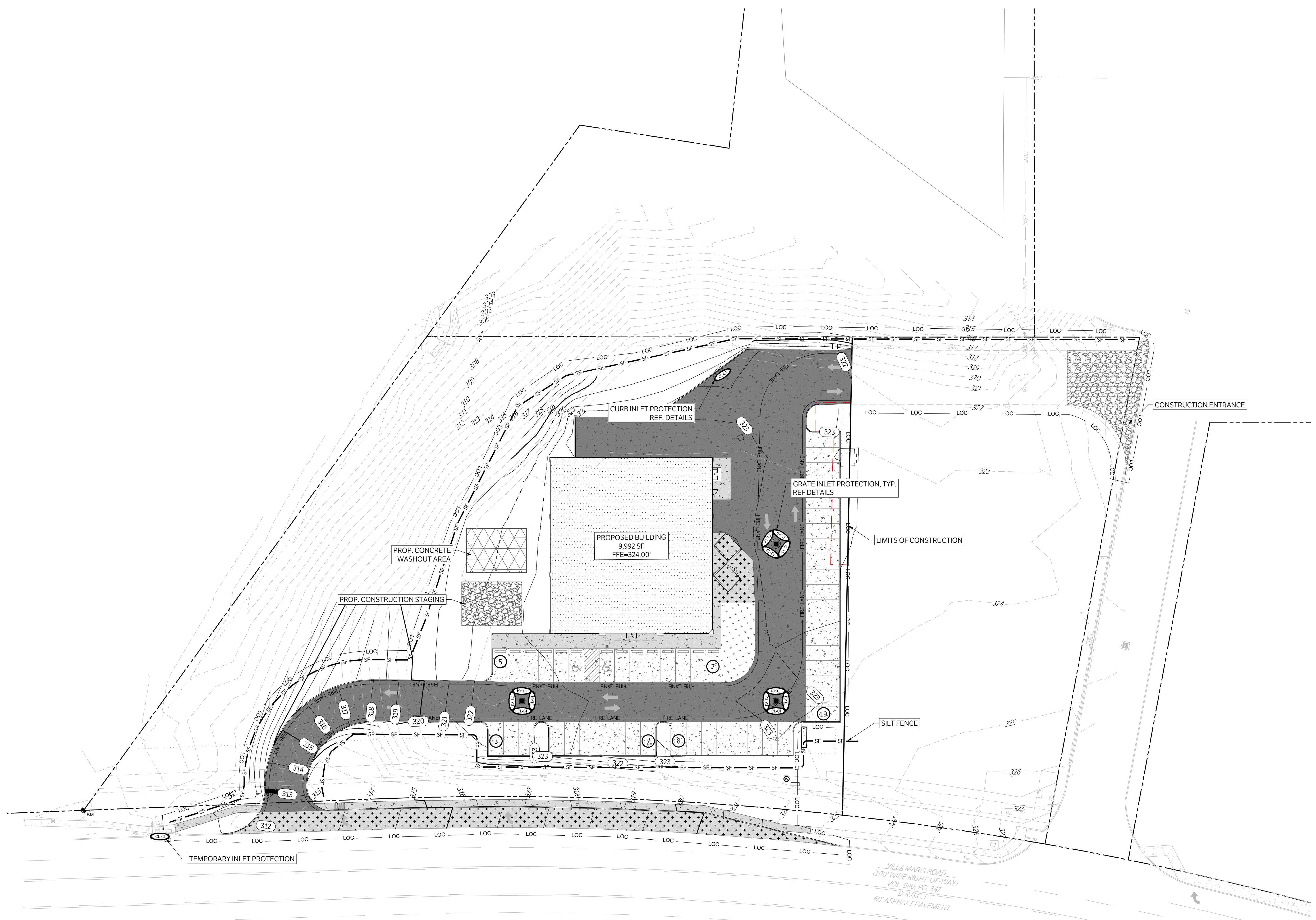


PROJECT BENCHMARK: BM  
5/8" REBAR W/ CAP  
STAMPED "KERR RPLS 4502"  
ELEVATION = 311.08'



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| LEGEND |   |
|--------|---|
|        | CONSTRUCTION ENTRANCE, INSTALLED PER DETAIL |
|        | PROPERTY LINE                               |
|        | EXISTING CONTOURS                           |
|        | PROPOSED CONTOURS                           |
|        | EXISTING FLOW PATH                          |
|        | PROPOSED FLOW PATH                          |
|        | SILT FENCE, INSTALLED PER DETAIL            |
|        | PROPOSED DAM EROSION CONTROL, LOG-18"       |
|        | PROPOSED ROCK FILTER DAM TYPE 3             |

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**EROSION CONTROL PLAN**

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**C1100**