CONDITIONAL USE PERMIT PLANS

BRYAN FOOD EXCHANGE

2009 SH 21

LOT 16, BLOCK 5, HANUS ADDITION

CITY OF BRYAN

BRAZOS COUNTY, TEXAS

UTILITY & GOVERNING AGENCIES CONTACT LIST

OWNER / DEVELOPER
MOHAMMED YOUNIS
KURO CONSTRUCTION, LLC
PO BOX 130607
SPRING, TX 77393
PH.: (832) 753-6270

CIVIL ENGINEER
BEAMON ENGINEERING, LLC
16172 BITNCH LANE
BRYAN, TEXAS 77807
PH: (979) 574-2407
CONTACT: DANIEL BEAMON, P.E.

SURVEYOR
KERR SURVEYING
1718 BRANCHBIT DRIVE
BRYAN, TX 77802
PH.: (979) 268-7185

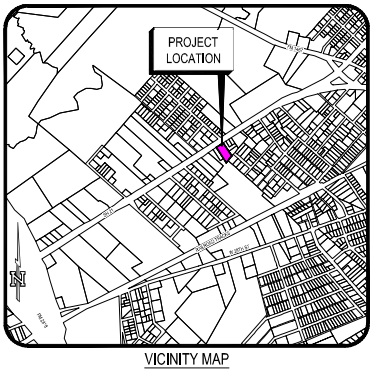
CITY OF BRYAN WATER SERVICES DEPARTMENT
(WATER, SEWER, & INSPECTION)
JAYSON BARRONDEIT, DIRECTOR
1111 WACO STREET
BRYAN, TEXAS 77803
PH.: (979) 209-5900

ELECTRIC COMPANY
BRYAN TEXAS UTILITIES
205 E 28TH ST, BRYAN, TX 77805
PH.: (979) 821-5700

TELEPHONE COMPANY
VERIZON
301 INDUSTRIAL BLVD.
BRYAN, TEXAS 77803
979-822-4170

GAS COMPANY
ATMOS GAS
297 N. E 6B, RUDDER FREEWAY
BRYAN, TEXAS 77802
979-774-2390

FIRE MARSHALL
BRYAN FIRE DEPARTMENT
STATION NO. 2
414 LAWRENCE ST.
BRYAN, TEXAS 77801
PHONE: (979) 209-5960



VICINITY MAP
SCALE: 1" = 800'

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	COLOR BUILDING ELEVATIONS FOR REFERENCE

BENCHMARK NOTES

PROJECT BENCHMARK:
CITY OF BRYAN MONUMENT GPS-107
N:10234495.64, E:3523483.43, ELEV:339.00'
ELEVATION DATUM: NAVD 1988, GEOID12B)

"BM 1"
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET 126.43' FROM THE WEST CORNER HEREOF, AND 60.57' FROM THE SOUTH CORNER HEREOF.
N:10230486.72, E:3523088.13, ELEV: 325.07'

"BM 2"
5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT SET 110.48' FROM THE WEST CORNER HEREOF, AND 60.57' FROM THE SOUTH CORNER HEREOF.
N:10231176.79, E:3523604.31, ELEV: 327.46'

"BM 3"
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV" SET 150.43' FROM THE WEST CORNER HEREOF ON THE NORTH LINE OF SH 21, AND 60.57' FROM THE NORTH CORNER HEREOF.
N:10230139.84, E:3523662.27, ELEV. 333.11'

"BM 4"
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV" SET ONE FOOT FROM THE WEST CORNER HEREOF, AND 200.00' WEST OF THE SOUTH CORNER HEREOF.
N:10230299.19, E:3523507.14, ELEV. 328.47'

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID BEST SURFACES NAD 83 COORDINATES

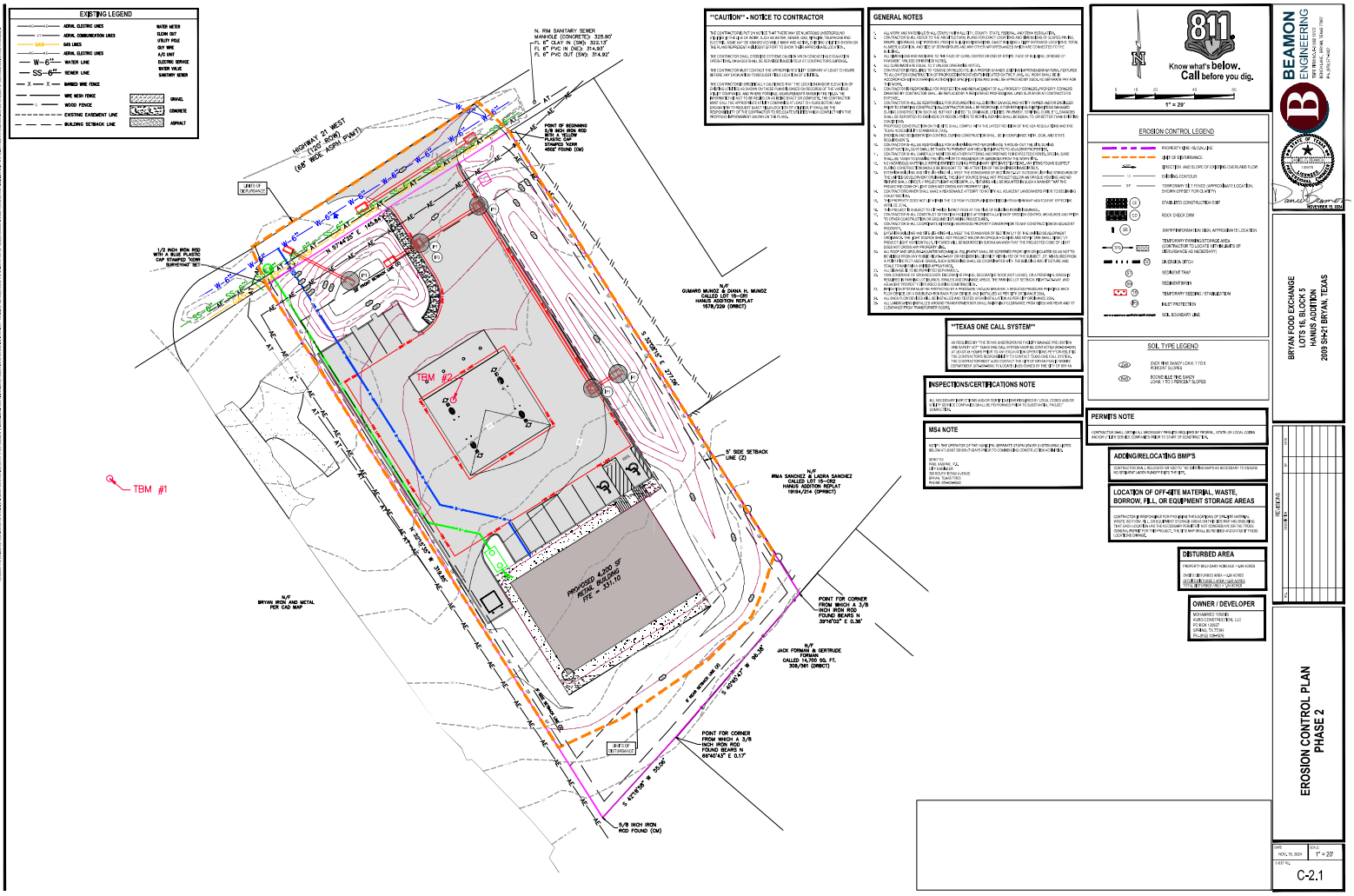
BEAMON ENGINEERING
TBPE FIRM NO. F-14388 TX
16172 N. BITNCH LANE, BRYAN, TX 77807
PH: (979) 574-2407

BRYAN FOOD EXCHANGE
LOTS 16, BLOCK 5
HANUS ADDITION
2009 SH-21 BRYAN, TEXAS

NO.	REVISIONS	DATE
1		
2		
3		

COVER SHEET

DATE: NOV. 15 2024
SCALE: 1"=1000'
SHEET NO.
C-1.0


EXISTING LEGEND
AERIAL ELECTRIC LINES
AERIAL COMMUNICATION LINES
GAS LINES
AERIAL ELECTRIC LINES
WATER LINE
SEWER LINE
BARBED WIRE FENCE
WIRE MESH FENCE
WOOD FENCE
EXISTING EASEMENT LINE
BUILDING SETBACK LINE
WATER METER
CLEAN OUT
UTILITY POLE
GUY WIRE
A/C UNIT
ELECTRIC SERVICE
WATER VALVE
SANITARY SEWER
GRAVEL
CONCRETE
ASPHALT
N. RIM SANITARY SEWER MANHOLE (CONCRETE) 328.90'
FL 6" CLAY IN (SW) 322.13'
FL 6" PVC IN (NE) 314.90'
FL 6" PVC OUT (SW) 314.92'
HIGHWAY 21 WEST
(120' ROW)
(68' WIDE ASPH PVMT)
POINT OF BEGINNING 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KDM 4500" FOUND (CM)
LIMITS OF DISTURBANCE
1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KDM SURVEYING" SET
N 57°41'25" E 145.84'
TBM #2
TBM #1
PROPOSED 4,200 SF METAL BUILDING FFE = 337.10
N/F GUAMRO MUNOZ & DANA N. MUNOZ CALLED LOT 16-ORI HANUS ADDITION REPLAT 1678/220 (ORRCT)
S 32°05'15" E 277.06'
5' SIDE SETBACK LINE (TYP)
N/F RINA SANCHEZ & LAURA SANCHEZ CALLED LOT 15-ORI2 HANUS ADDITION REPLAT 1894/274 (ORRCT)
N/F BRYAN IRON AND METAL PER CAD MAP
N 32°05'15" W 313.85'
POINT FOR CORNER FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 39°40'03" E 0.36'
N/F JACK FORMAN & GERTRUDE FORMAN CALLED 14,700 SQ. FT. 358/341 (ORRCT)
S 57°41'58" E 90.38'
S 57°41'58" E 55.00'
POINT FOR CORNER FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS N 69°40'43" E 0.17'
5/8 INCH IRON ROD FOUND (CM)
"CAUTION" - NOTICE TO CONTRACTOR
GENERAL NOTES
"TEXAS ONE CALL SYSTEM"
INSPECTIONS/CERTIFICATIONS NOTE
MS4 NOTE
811 Know what's below. Call before you dig.
1" = 20'
EROSION CONTROL LEGEND
PROPERTY LINE / BOUNDARY LINE
LIMIT OF DISTURBANCE
DIRECTION AND SLOPE OF EXISTING OVERLAND FLOW
EXISTING CONTOUR
TEMPORARY SILT FENCE (APPROXIMATE LOCATION, SHOWN OFFSET FOR CLARITY)
STABILIZED CONSTRUCTION EXIT
ROCK CHECK DAM
INLET PROTECTION (SEE DETAIL, APPROXIMATE LOCATION)
TEMPORARY PARKING/STORAGE AREA - CONTRACTOR TO LOCATE WITH APPROVAL OF METROPOLITAN AS NECESSARY
DIVERSION DITCH
SEDIMENT TRAP
SEDIMENT BASIN
TEMPORARY SEEDING / STABILIZATION
INLET PROTECTION
SOIL BOUNDARY LINE
SOIL TYPE LEGEND
ZnA 0 TO 1 PERCENT SLOPES
ZnB 1 TO 3 PERCENT SLOPES
PERMITS NOTE
ADDING/RELOCATING BMP'S
LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW, FILL, OR EQUIPMENT STORAGE AREAS
DISTURBED AREA
OWNER / DEVELOPER
BEAMON ENGINEERING
BRYAN FOOD EXCHANGE
LOTS 16, BLOCK 5
HANUS ADDITION
2009 SH-21 BRYAN, TEXAS
EROSION CONTROL PLAN
PHASE 2
NOV. 15, 2024
1" = 20'
C-2.1

PROPOSED HYDROGRAPH SUMMARY

Description	Area (ac)	Tc (min.)	Weighted CN	STORM FREQUENCY 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
P-DA 1	0.99	10	90	2.98	5.17	6.80	9.88

PROPOSED HYDROGRAPHY TXDOT SUBBASIN

Description	Area (ac)	Tc (min.)	Weighted CN	STORM FREQUENCY 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
1%A/A1	4.10	20	82	8.28	16.06	22.01	33.28

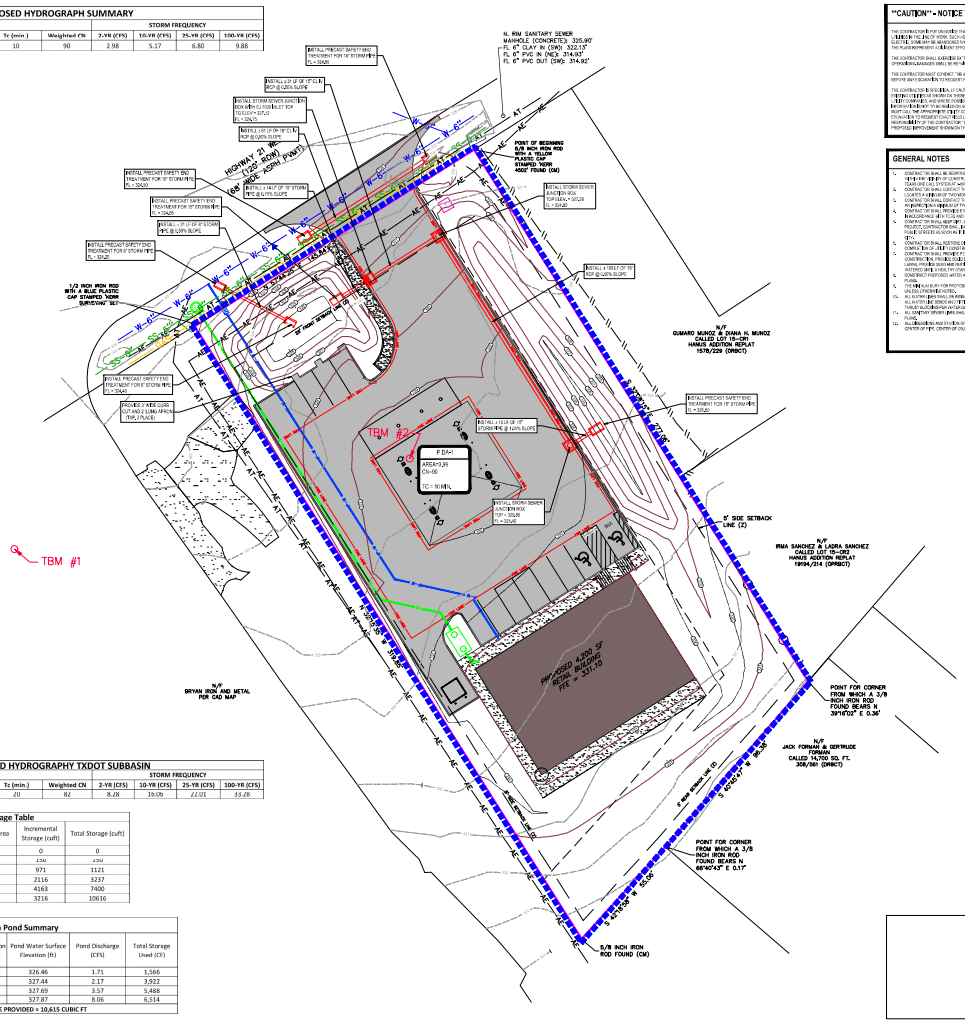
Pond Stage Storage Table

Stage	Elevation	Contour Area	Incremental Storage (cuft)	Total Storage (cuft)
0.0	324.50	0	0	0
0.5	325.00	500	150	150
1.5	326.00	1341	971	1121
2.5	327.00	2890	2116	3237
3.5	328.00	5436	4163	7400
4.0	328.50	7427	3216	10616

Detention Pond Summary

Storm Frequency	Exist Condition Runoff (CFS)	Proposed Condition Runoff (CFS)	Pond Water Surface Elevation (ft)	Pond Discharge (CFS)	Total Storage Used (CF)
2 YR	2.19	2.98	326.46	1.71	1,566
10 YR	4.37	5.17	327.44	2.17	3,922
25 YR	6.06	6.8	327.69	3.57	5,488
100 YR	9.26	9.88	327.87	8.06	6,514

UPPER POND STORAGE PROVIDED = 10,615 CUBIC FT



**CAUTION" - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE ALREADY EXISTING UNDERGROUND UTILITIES IN THE AREA OF WORK, SUCH AS WATER, SEWER, GAS, ELECTRICAL, TELEPHONE AND ELECTRICAL CONDUIT MAY BE ENCOUNTERED ALONG ANY AREA OF WORK, AND IN ADDITION, SHOWN ON THIS PLAN IS APPROXIMATELY ALL THAT APPEARS TO BE ABOVE GROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS AROUND ALL UTILITIES. THE CONTRACTOR SHALL BE HELD LIABLE FOR ALL COSTS INCURRED BY CONTRACTOR'S NEGLIGENCE.

THE CONTRACTOR MUST CONTACT "811 OPERATION UTILITY" COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, ABOVE GROUND APPURTENANCES. THE ACTUAL LOCATIONS AND ELEVATIONS MAY VARY FROM THE LOCATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONARY MEASURES ARE NECESSARY TO PROTECT ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE, RELOCATE OR PROTECT AND MAINTAIN IN SERVICE ALL UTILITIES CONFLICTING WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL UTILITIES AND OTHER ITEMS PRIOR TO CONSTRUCTION. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTORS ONE CALL SYSTEM AT 1-800-DIG-TESS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY ENGINEERING DEPARTMENT, TO ARRANGE FOR INSPECTIONS AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES DURING CONSTRUCTION AND MAINTAIN THEM UNTIL VEGETATION IS ESTABLISHED.
5. CONTRACTOR SHALL KEEP DIRT, MUD AND DEBRIS OFF PUBLIC STREETS. DURING PROJECT, CONTRACTOR SHALL SWEEP STREETS AS DIRT, MUD, AND DEBRIS FROM PUBLIC STREETS AS SOON AS IT IS DEPOSITED BY THE CONTRACTOR OR AS DIRECTED BY THE CITY.
6. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO EXISTING CONDITIONS UPON COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE PAVEMENT SAW CUT TO ESTABLISH A NEAT CONSTRUCTION JOINT AT THE LIMITS OF PAVEMENT REMOVAL. ALL PAVEMENT REMOVAL SHALL BE DONE BY SAWING, PROVIDING A SQUARE AND NEAT EDGE. IN OTHER AREAS, PAVEMENT REMOVAL SHALL BE DONE BY MATCHED LINES, A REALISTIC STAND OF GRASS IS ESTABLISHED.
8. CONTRACTOR SHALL PROTECT AND REPAIR DAMAGE TO EXISTING SIDEWALKS AND CURBS AT LOCATIONS SHOWN ON PLANS.
9. ALL LANDSCAPING FOR PROPOSED WATER LINES AND SEWER LINES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
10. ALL EXISTING IRRIGATION, WHERE DAMAGED OR DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION. ALL DISTURBED AREAS AND SURFACES NOT TO BE DISTURBED SHALL BE REPAIRED AND RESTORED.
11. ALL SANITARY SEWERS LINES SHALL BE SDR-26 PVC UNLESS OTHERWISE NOTED ON PLANS.
12. ALL DIMENSIONS AND NOTES ON PLANS ARE TO FACE OF CURB, EDGE OF ROAD, CENTER OF PIPE, CENTER OF CONDUIT, UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES

1. ALL UTILITY LINES TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED PAVING.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES OR INSPECTORS 72 HOURS BEFORE CONNECTION TO ANY EXISTING LINE.
3. EXISTING WATER MAIN AT OR WITHIN 10 FEMINIMUM BETWEEN WATER LINES, SHALL BE CONSTRUCTED OF MATERIALS APPROVED BY THE CITY.
4. CONTRACTOR SHALL CONSIDER ALL WATER LINES AS LIVE AND SHALL EXERCISE APPROPRIATE CARE AND SAFETY PRECAUTIONS FOR PUBLIC AND PERSONNEL.
5. UNLESS OTHERWISE NOTED, ALL WATER LINES SHALL BE C900 PVC PIPE, DR 18, CLASS 150 WITH BLUE MARKING TAPE.
6. ALL WATER LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A MINIMUM COVER OF 42 INCHES UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL CONNECT TO EXISTING WATER LINES AS SHOWN ON PLANS. ALL CONNECTIONS TO EXISTING WATER LINES SHALL BE MADE BY CITY FORCES OR UNDER THE DIRECT SUPERVISION OF THE CITY.
8. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY SHUTDOWN OF WATER LINES. ALL SHUTDOWNS SHALL BE COORDINATED WITH THE CITY.
9. CONTRACTOR SHALL PROVIDE TEMPORARY WATER SERVICE TO ALL CUSTOMERS AFFECTED BY SHUTDOWNS. ALL TEMPORARY WATER SERVICE SHALL BE DONE BY METHODS APPROVED BY THE CITY.
10. ALL WATER VALVES SHALL BE OPERATED BY CITY FORCES AND ONLY UNDER THE DIRECT SUPERVISION OF THE CITY.
11. ALL WATER VALVES SHALL BE LOCATED AT THE PROPERTY CORNER EXTENDED.
12. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES VERTICAL AND 9 FEET HORIZONTAL CLEARANCE FROM ALL SEWER LINES.
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91. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 9 FEET HORIZONTAL CLEARANCE FROM ALL SEWER LINES.
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NOTE:
ALL STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS.

GENERAL STORM SEWER NOTES

1. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
2. ALL STORM SEWER PIPE SHALL BE CLASS III, WALL "B" OR SDR 35. SHALL BE INSPECTED AND APPROVED BY CITY INSPECTOR PRIOR TO BACKFILL. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND ASSISTANCE TO PROJECT COMPLETION.
3. ALL STORM PIPE ENTERING STRUCTURE SHALL BE GROUTED WITH NON-SHRINK GROUT TO PROVIDE A SMOOTH FLOW LINE THROUGH STRUCTURE.
4. ALL STORM SEWER LINES TO BE LAID IN STRAIGHT ALIGNMENT BETWEEN MANHOLES AND SHALL HAVE A TRUE FLOWLINE WHEN LOOKING TOWARDS DOWNSTREAM MANHOLE. PIPE SHALL BE AT ABOUT RIGHT ANGLE UNLESS OTHERWISE NOTED. CURVED SHALL BE LAID TO STORM SEWER.
5. ALL STORM SEWER PIPE SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FINISH INVERT IN MANHOLES.
6. CONTRACTOR IS ALL TO BE TO ANGLE DEFLECTION, PLANS YOU EXACT SIZE, NUMBER AND LOCATION OF ALL INLET BODY SHAPES.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING STORM SEWER LINES AT POINTS OF TIE-IN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
8. CONTRACTOR SHALL UTILIZE TEMPORARY DITCHES, DIKES, OR BERMS TYPE TO ACCOUNT FOR RUNOFF DURING CONSTRUCTION. ALL DITCHES SHALL BE GRADED TO DRAIN.
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP).
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL AND REGULATIONS REGARDING TRENCH SAFETY. ANY COSTS ASSOCIATED WITH TRENCH SAFETY ARE CONSIDERED INCIDENTAL TO STORM SEWER PIPE INSTALLATION. NO EXTRA PAY FOR TRENCH SAFETY.

ROOF DRAINAGE NOTE

CONTRACTOR TO REFERENCE PLUMBING PLANS FOR DOWNSPOUT LOCATIONS. ANY DISCREPANCIES OR CONFLICTS SHALL BE COMMUNICATED TO BOTH ENGINEER AND ARCHITECT WITH SUFFICIENT TIME TO RESOLVE. ANY DOWNSPOUT ROOF DRAIN, THROUGH SHALL BE SLOTS DRAIN AS SHOWN ON ONE PLAN BUT NOT THE OTHER SHALL BE ASSUMED TO EXIST AND NO ADDITIONAL COST TO THE OWNER TO CONNECT.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBDIVISION APPROVAL BEING GIVEN.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

**TEXAS ONE CALL SYSTEM"

IT IS REQUIRED BY THE TEXAS LEGISLATURE AND THE TEXAS ONE CALL SYSTEM, INC. IN ACCORDANCE WITH ARTICLE 9 OF THE TEXAS UTILITIES CODE, THAT ANY EXCAVATOR OR DESIGNER WHO EXCAVATES AT LEAST 48 HOURS, PRIOR TO ANY EXCAVATION OR DESIGN, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS, THE CONTRACTOR IS REQUIRED BY LAW TO CONTACT TEXAS ONE CALL SYSTEM, INC. FOR LOCATION OF UNDERGROUND UTILITIES. THE TOLL FREE NUMBER FOR THE TEXAS ONE CALL SYSTEM IS 1-800-DIG-TESS.

811 Know what's below. Call before you dig.

1" = 20'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR (5'INT.)
- PROPOSED CONTOUR (1'INT.)
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY BOUNDARY
- DA-A1 PROPOSED DRAINAGE SUBAREA

BEAMON ENGINEERING
1907 E. 29th St., Bryan, TX 77803
(979) 846-3030 | TBPE Firm No. F-11772
RICHARD L. BEAMON, P.E. 78707
REGISTERED PROFESSIONAL ENGINEER
78707
STATE OF TEXAS
11/14/2024

BRYAN FOOD EXCHANGE
LOTS 16, BLOCK 5
HANUS ADDITION
2009 SH-21 BRYAN, TEXAS

NO.	REVISIONS	DATE
1		
2		
3		

STORM SEWER PLAN

DATE: NOV. 15, 2024
SCALE: 1"=20'
SHEET NO.: C-5.1