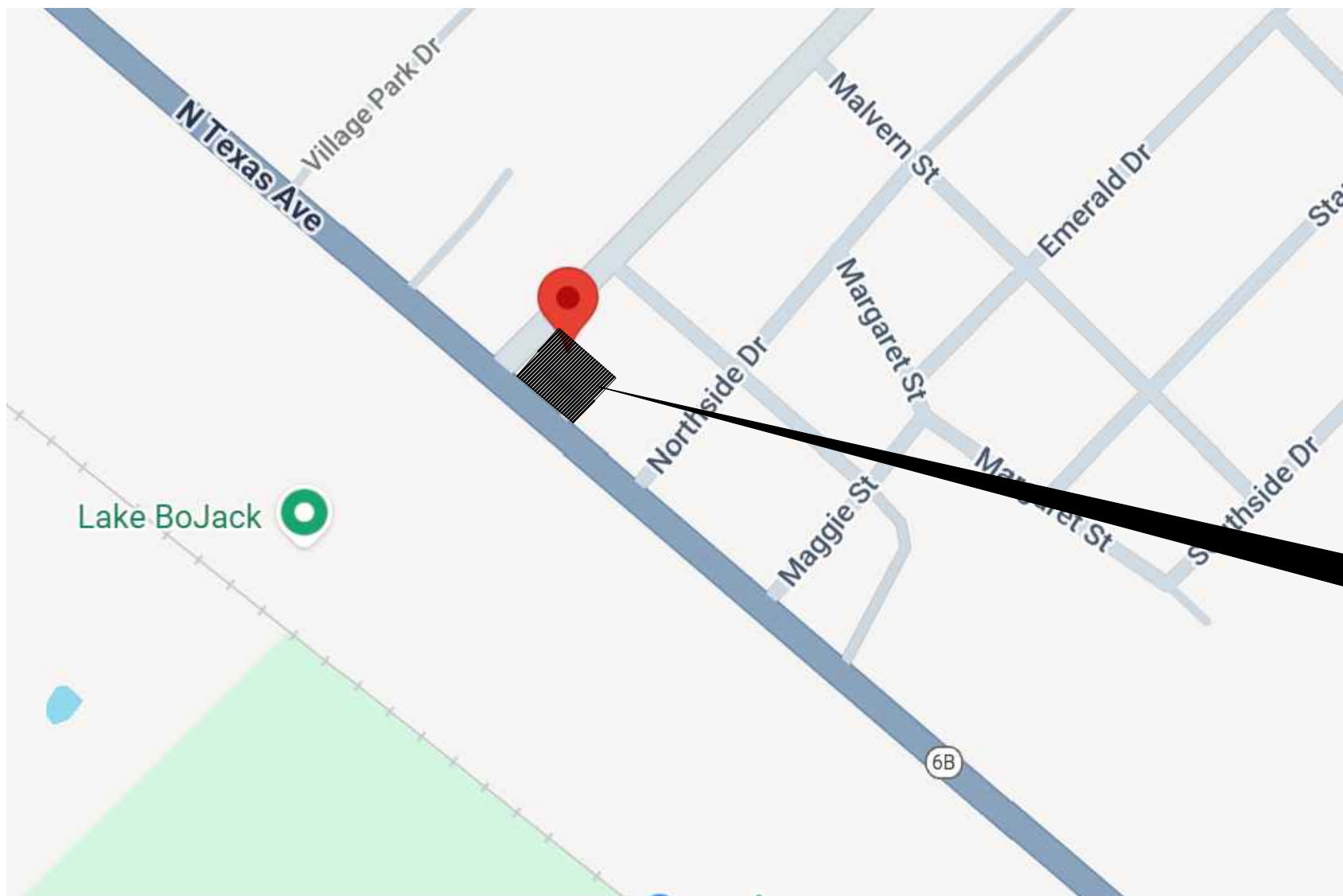
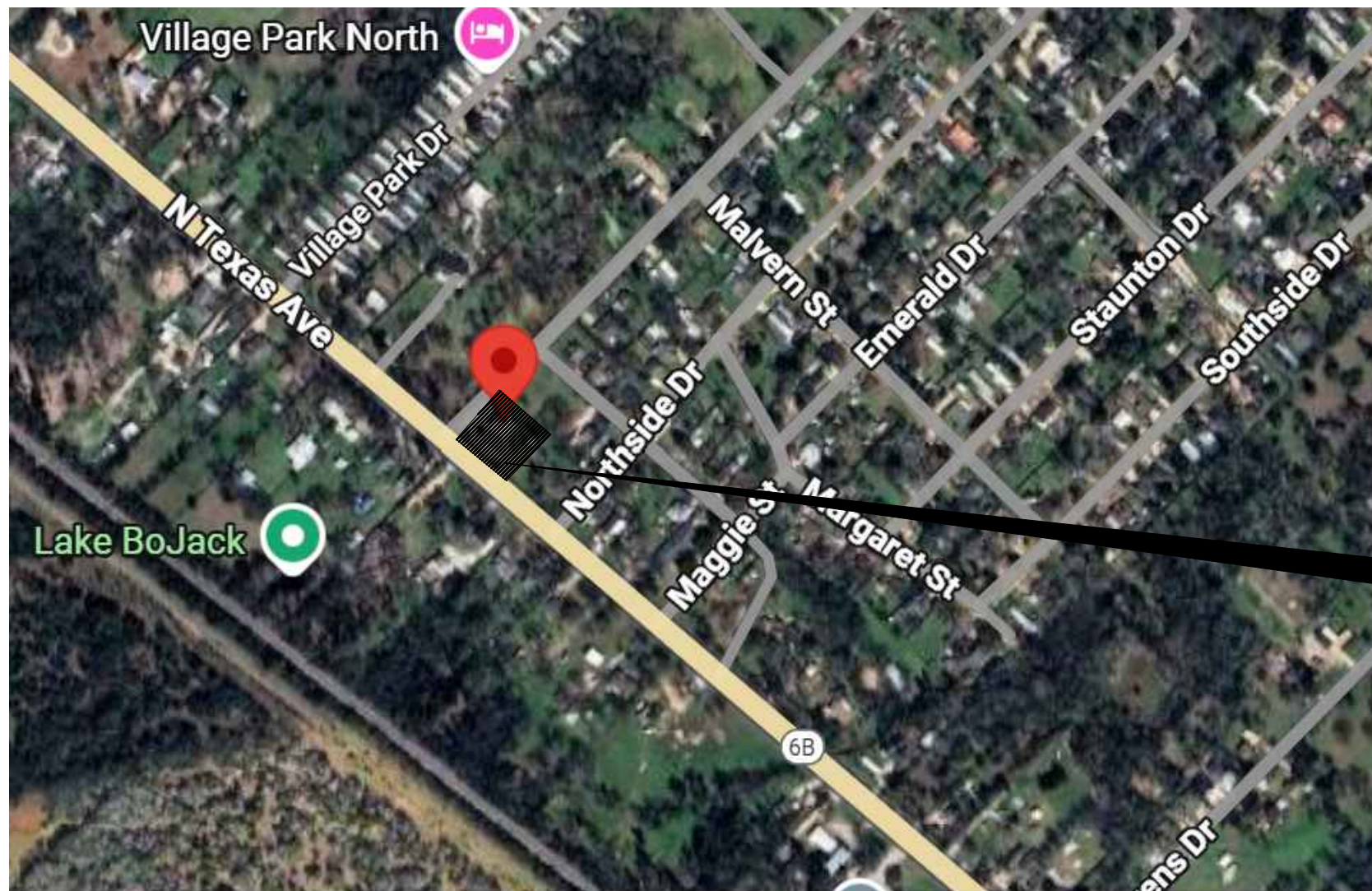


PROPOSED "C-STORE & GAS STATION"  
LOCATED AT  
4311 N TEXAS AVE, BRYAN, TX 77803



VICINITY MAP  
SCALE: N.T.S



PROJECT LOCATION  
SCALE: N.T.S

FLOOD PLAN INFORMATION

THE SUBJECTED PROPERTY " IS NOT " LOCATED IN FEDERAL INSURANCE  
ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE " X" MAP  
NO. 48041C0185E.  
DATED: 5/16/2012. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY.  
WE DON'T ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

DEVELOPMENT AREA

TOTAL ACREAGE = 1.002 ACRES  
PROPOSED DEVELOPMENT = 1.002 ACRES  
TYPE OF DEVELOPMENT = 1STORY BUILDING

PROJECT DESCRIPTION

PROJECT NAME : PROPOSED "C-STORE AND GAS STATION"  
LOCATION : 4311 N TEXAS AVE, BRYAN , TEXAS 77803  
PROJECT DESCRIPTION : PROPOSED C-STORE 5,700 SQ.FT AND WASHATERIA AREA  
OF 2,400 SQ.FT EACH.

SHEET INDEX

CIVIL	
C-0.0	COVER SHEET
C-1.0	DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING PLAN
C-3.1	DRAINAGE PLAN
C-3.2	SITE SECTION
C-3.3	DRAINAGE CALCULATIONS-1
C-3.4	DRAINAGE CALCULATIONS-2
C-4.0	EROSION CONTROL PLAN
C-5.0	UTILITY PLAN
C-6.0	PAVING PLAN
C-7.0	SITE DETAILS
C-7.1	CONSTRUCTION DETAILS

ISSUE FOR:	
FOR INTER REVIEW ONLY	<input type="checkbox"/>
BID ONLY	<input type="checkbox"/>
PERMITS SET	<input type="checkbox"/>
CONSTRUCTION SET	<input checked="" type="checkbox"/>

REVISIONS:		
NO.	DATE	DESCRIPTION

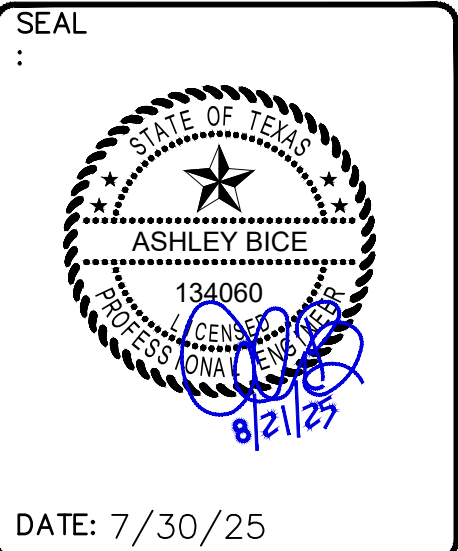


LEGAL DESCRIPTION:  
TOPOGRAPHY SURVEY OF LOTS 1, 2, 3, 6, 7, 8,  
BLOCK 1  
MARGARET WALLACE SUBDIVISION  
VOLUME 138, PAGE 573, B.C.P.R.  
LOCATED IN THE MOSES BAINE LEAGUE, A-3,  
BRAZOS COUNTY, TEXAS

LOT AREA:  
1.072 ACRES (46,676.04 SQ. FT.)

PROPERTY OWNER CONTACT INFORMATION:  
OWNER NAME: NAZARANA PROPERTIES INC  
PHONE: (979) 450-3350  
EMAIL: asfurnaliya@gmail.com

PROP - LAMPO'S GROCERY  
LOCATED AT  
4311 N TEXAS AVE, BRYAN, TX 77803



PROJECT NUMBER	22-000
SCALE	
DRAWN BY	A-Z
CHECKED BY	A-Z
SHEET TITLE	

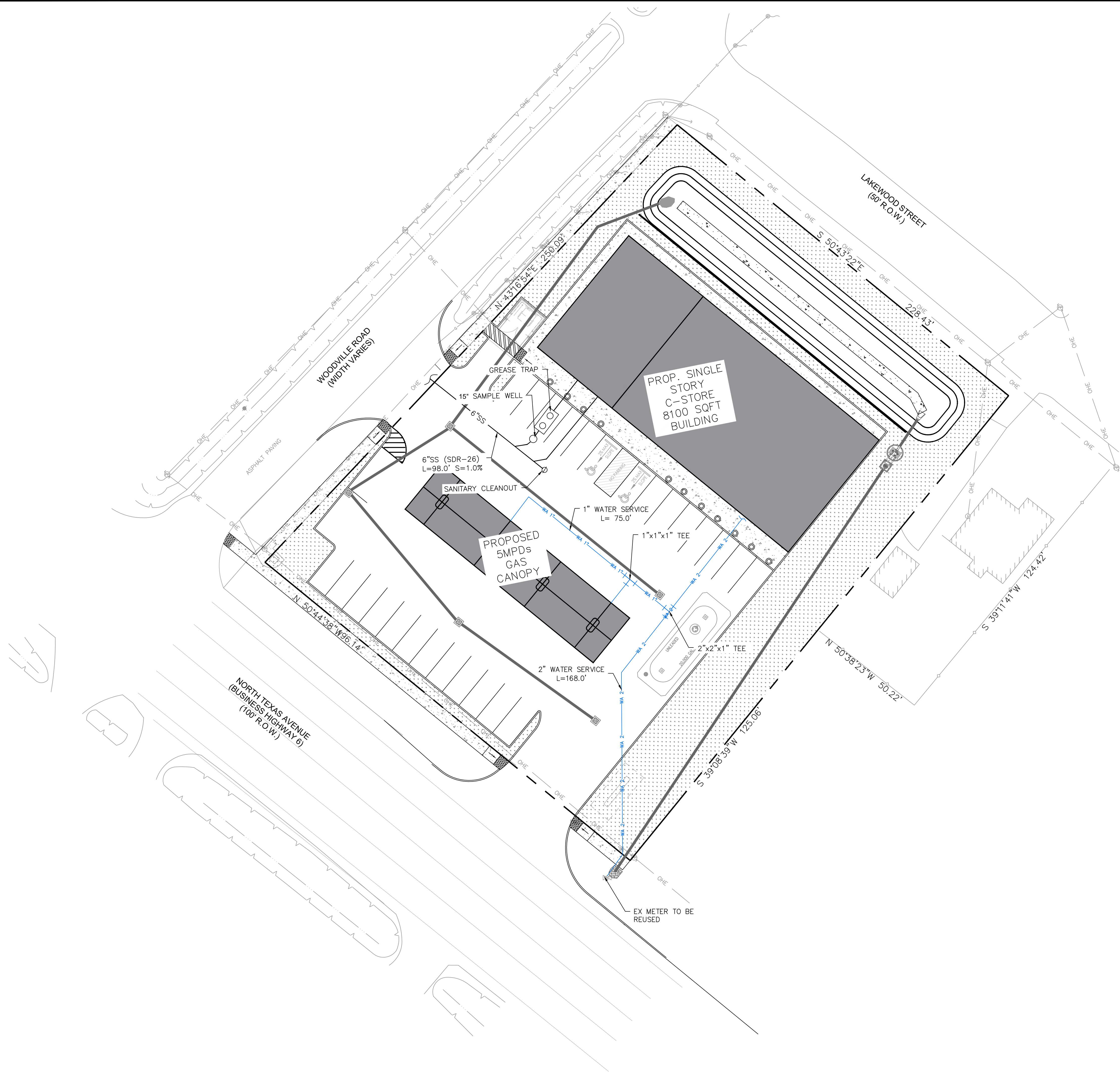
COVER  
SHEET

DRAWING NUMBER:  
**C-0.0**









- SEWER NOTES:
- SANITARY SEWER PIPE TO BE SCH. 40 (PVC) FOR 6" OR LESS AND SDR-35 (PVC) FOR 8" MEETING ASTM SPECIFICATIONS D1785 & D2665 UNLESS OTHERWISE NOTED.
  - ALL SEWERS SHALL HAVE CLASS A BEDDING IN ACCORDANCE WITH BRYAN CITY.
  - ALL SANITARY SEWERS CROSSING ABOVE OR BELOW WATERLINES WITH 6 INCHES TO 9 FEET CLEARANCE SHALL HAVE A 20" JOINT OF 150 PSI AWWA C-900 SDR-18 P.V.C. SANITARY SEWER PIPE CENTERED ON WATERLINE, EXCEPT WHERE DUCTILE IRON PIPE IS USED.
  - SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3'-4" ABOVE THE FINISHED GRADE AFTER PAVING WITH SLOPED BACKFILL ADDED FOR STORM WATER DRAINAGE AWAY FROM MANHOLE RIM.
  - PRIVATE SANITARY SEWERS ARE TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED BY SERVICED PROPERTY OWNER.

- WATER NOTES:
- WATER MAINS/METER CONSTRUCTION SHALL BE IN ACCORDANCE WITH BRYAN CITY FOR WATER MAIN CONSTRUCTION AND MATERIALS AND SPECIFICATION FOR WATER TAPS AND SERVICE LINES 3/4" THROUGH 2", AND FOR LARGE METERS AND SPRINKLER CONNECTIONS WITH LATEST ADDENDA AND AMENDMENTS THERETO.
  - 1 1/2" THRU 3" WATER MAIN SHALL BE SCH. 40 PVC PIPE.
  - ALL WATER MAINS SHALL HAVE 6" OF BANK SAND ENVELOPE AND SHALL BE BACKFILLED TO A MINIMUM COMPACTED DEPTH OF 5" OVER THE TOP OF THE PIPE TO PROVIDE A COMPACTED ENCASEMENT.
  - CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 9' (NINE FEET) AND MINIMUM 2' (TWO FEET) BETWEEN OUTSIDE OF WATERLINES AND OUTSIDE EDGE OF SANITARY SEWER MANHOLES OR LINES.
  - CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE SPECIFIED IN SPECIFICATION FOR WATER MAIN CONSTRUCTION AND MATERIALS WITH LATEST ADDENDA AND AMENDMENTS THERETO.
  - ALL WATERLINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651
  - BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON IRRIGATION WATER METER. CONTRACTOR SHALL INSTALL DEVICE APPROVED FOR USE BY BRYAN CITY.

UNDERGROUND FIRE LINES MUST BE SUBMITTED TO FIRE PROTECTION GROUP FOR REVIEW AND A NOTIFICATION OF CONSTRUCTION IN RIGHT OF WAY PERMIT WILL BE REQUIRED FOR THE PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY.

- GENERAL NOTES
- LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
  - CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
  - CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
  - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
  - ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
  - EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
  - CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
  - ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  - ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
  - AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL.
  - CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
  - CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM
  - CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY "EPA PHASE II STORM WATER REGULATIONS" AS ADMINISTERED BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT AND CONSTRUCTION SITE NOTICE(S) SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY. CONTRACTOR SHALL POST THE CONSTRUCTION SITE NOTICE(S) IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS
  - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE TEXAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE TEXAS ONE-CALL SYSTEM AT 1-800-344-8377 (811) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
  - CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO ADA STANDARDS. VERIFY.
  - TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
  - EXCESS EXPORTS SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.

ISSUE FOR:  
FOR INTER REVIEW ONLY ☐  
BID ONLY ☐  
PERMITS SET ☐  
CONSTRUCTION SET ☒

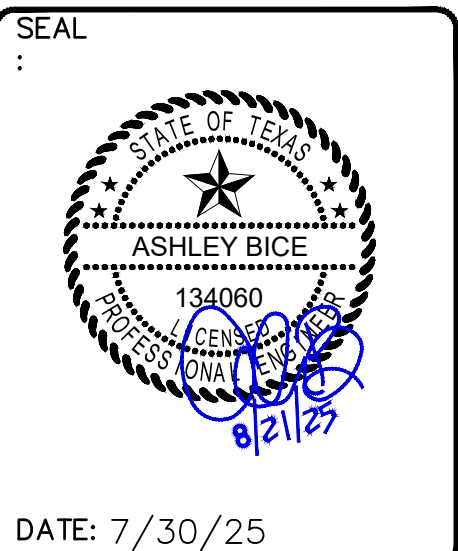
REVISIONS:		
NO.	DATE	DESCRIPTION



LEGAL DESCRIPTION:  
TOPOGRAPHY SURVEY OF LOTS 1, 2, 3, 6, 7, 8,  
BLOCK 1  
MARGARET WALLACE SUBDIVISION  
VOLUME 138, PAGE 573, B.C.P.R.  
LOCATED IN THE MOSES BAINE LEAGUE, A-3,  
BRAZOS COUNTY, TEXAS

LOT AREA:  
1.072 ACRES (46,676.04 SQ. FT.)  
PROPERTY OWNER CONTACT INFORMATION:  
OWNER NAME: NAZARANA PROPERTIES INC  
PHONE: (979) 450-3350  
EMAIL: asfurnallya@gmail.com

PROP - LAMPO'S GROCERY  
LOCATED AT  
4311 N TEXAS AVE, BRYAN, TX 77803



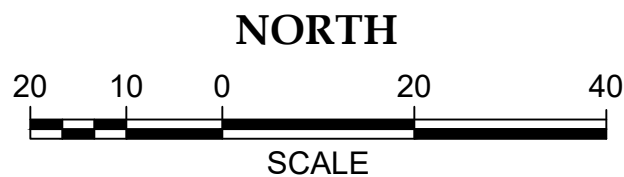
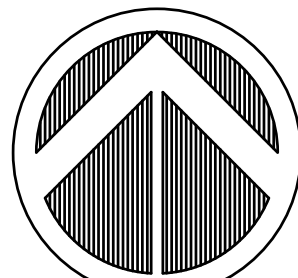
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PROJECT NUMBER 22-000  
SCALE  
DRAWN BY A.Z  
CHECKED BY A.Z  
SHEET TITLE :

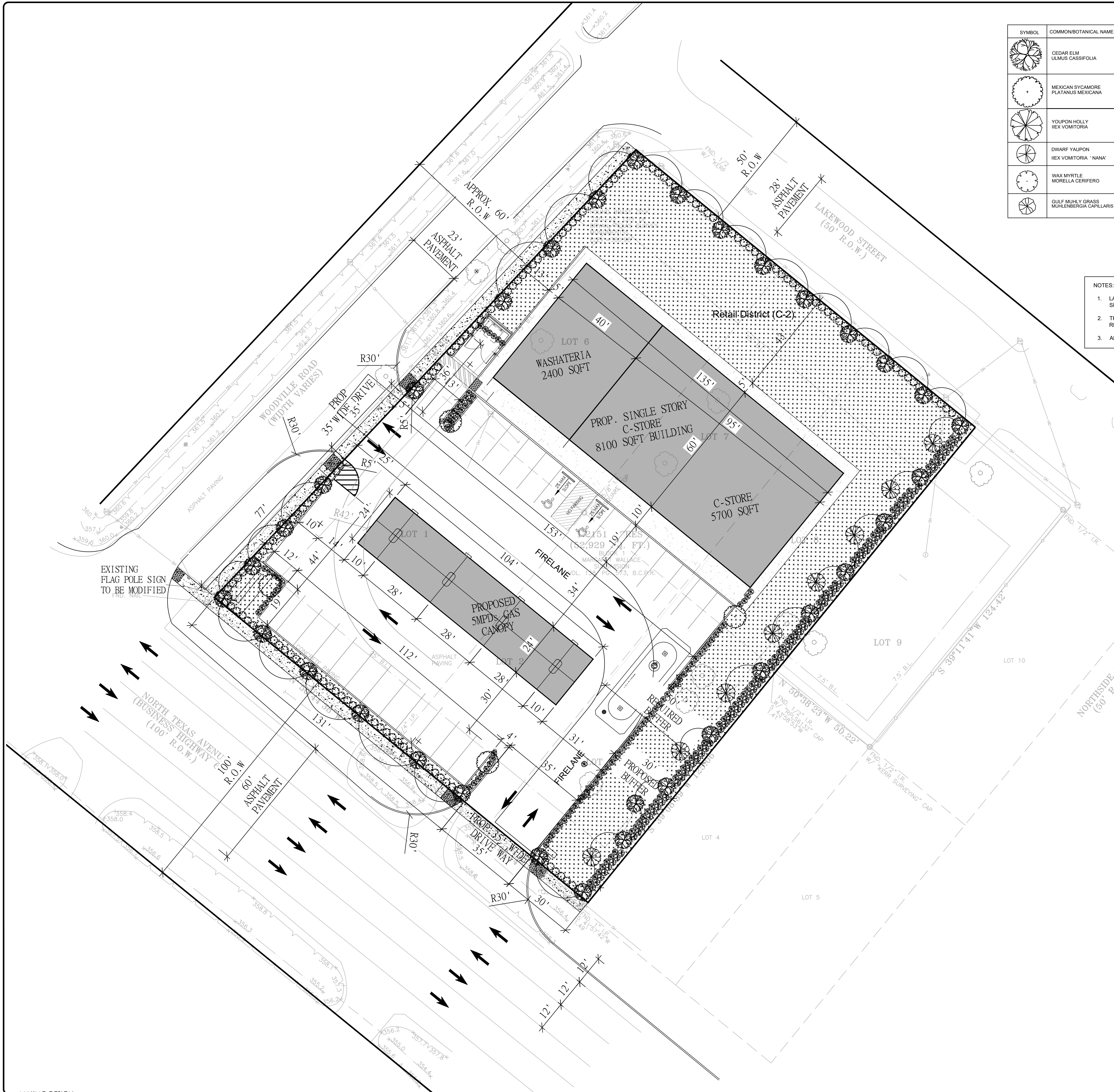
UTILITY  
PLAN

DRAWING NUMBER:

C-5.0







PLANT LIST					
SYMBOL	COMMON/BOTANICAL NAME	TYPE	SIZE	QTY	SQ FT CREDIT PER UNIT
	CEDAR ELM ULMUS CASSIFOLIA	CANOPY	2" CAL, 10-12'	33	120 SF
	MEXICAN SYCAMORE PLATANUS MEXICANA	CANOPY	2" CAL, 10-12'	10	120 SF
	YUPON HOLLY ILEX VOMITORIA	NON - CANOPY	2" CAL, 8-10'	7	40 SF
	DWARF YUPON ILEX VOMITORIA 'NANA'	-	3 GAL	90	9 SF
	WAX MYRTLE MORELLA CERIFERO	-	3 GAL	70	12 SF
	GULF MUHLY GRASS MUHLENBERGIA CAPILLARIS	-	1 GAL	70	12 SF
	EXISTING TREES TO BE REMOVED				

- NOTES:
- LANDSCAPING USED TO SCREEN PARKING LOTS MUST BE DENSE SHRUBBERY HAVING YEAR-ROUND FOLIAGE.
  - THE LANDSCAPING SCREENING SHALL FOLLOW THE PATTERN REQUIRED IN THE ORDINANCE.
  - ALL EXISTING TREE TO BE REMOVED

**LANDSCAPE ANALYSIS:**

1 - CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT = 22,401 SF  
BUILDINGS = 8,100 SF  
NET TOTAL = 30,501 SF

2 - REQUIREMENTS:

BUILDING, PARKING, & PAVEMENT  
30,501 SF @ 17% = 5,185 SF  
NET TOTAL = 5,185 SF

NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—2,593 SF REQ'D;  
5,670 SF PROVIDED

NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 1,297 SF REQ'D;  
3,120 SF PROVIDED

3 - PROVIDED:

STREET TREE (CANOPY): 21 = 2,520 SF  
PARKING LOT TREES (CANOPY): 4 = 600 SF  
BUFFERYARD TREES (MIX): 25 = 1,950 SF  
SHRUBS: 230 = 2,520 sq ft

TOTAL AREA REQUIRED: 5,185 SF  
LANDSCAPED AREA PROVIDED: 7,990 SF SF

4 - BUFFER REDUCTION LANDSCAPING REQUIREMENT  
FOR THE REDUCED BUFFER AREA, THIS LANDSCAPING SHOULD BE COUNTED SEPARATELY FROM THE GENERAL 17% REQUIREMENT.

BUFFER LANDSCAPING CALCULATION:

BUFFER AREA: 5,020 SF  
CANOPY TREES FOR BUFFER: 1 TREE PER 200 SF  
REQUIRED CANOPY TREES: 5,020 SF / 200 SF PER TREE = 25 CANOPY TREES

NOTE:  
AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT  
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

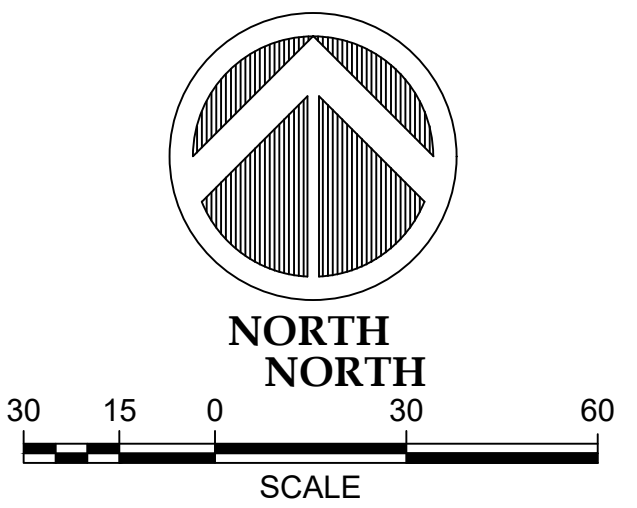
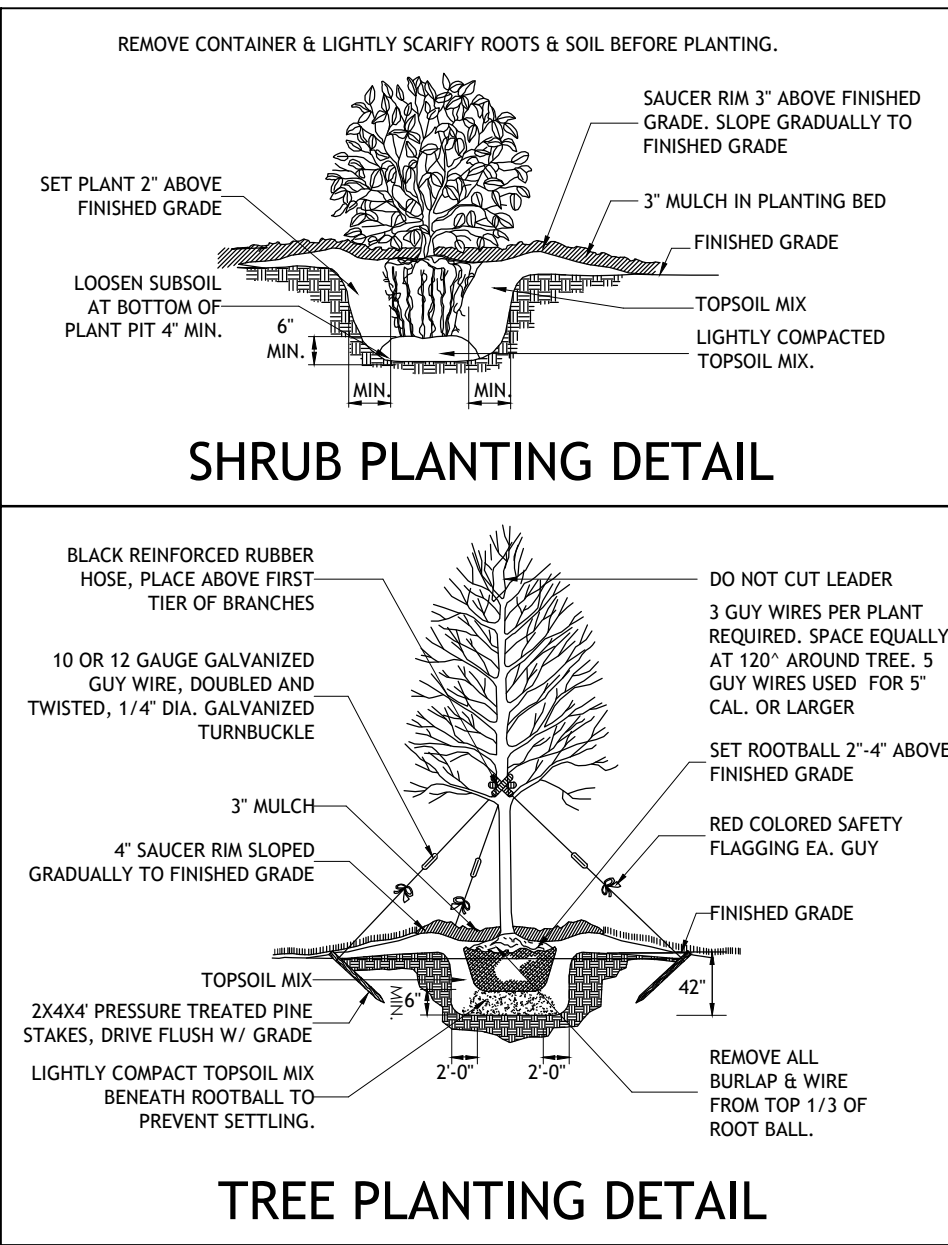
**LANDSCAPING CALCULATIONS:**

A. STREET TREES:  
Length of property line in lineal feet as measured along all sides of the property fronting on a public street(s)  
196.14/30 = 7 Street trees require on HWY 06  
250.09/30 = 8 Street trees require on WOODVILLE ROAD  
178/30 = 6 Street trees require on LAKEWOOD ST  
(Staff may create an artificial lot)

B. PARKING LOT TREES:  
Number of new parking stalls to be constructed 36/10 = 4 Parking lot trees required.

C. TOTAL TREE REQUIREMENT:  
A + B = 25 total number of street and parking lot trees required.  
A. SHRUBS: (Are required for new or the expanded portion of parking lots)  
Total number of Street trees required, from A above 23 x 10 = 230 shrubs.

B. LANDSCAPE BUFFER:  
6' high screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.  
(Site plan must show land use on all side of the property)



ISSUE FOR:  
FOR INTER REVIEW ONLY  
BID ONLY  
PERMITS SET  
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION

**MAKMO DESIGN**  
86 ZENITH LANE, SUGAR LAND, TX 77498  
PH # 832-231-7047 TBE FIRM # 21236

**LEGAL DESCRIPTION:**  
TOPOGRAPHY SURVEY OF LOTS 1, 2, 3, 6, 7, 8, 1  
BLOCK 1  
MARGARET WALLACE SUBDIVISION  
VOLUME 138, PAGE 573, B.C.P.R.  
LOCATED IN THE MOSES BAINE LEAGUE, A-3,  
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EMAIL: aslunmaty@gmail.com

PROP - LAMPO'S GROCERY  
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4311 N TEXAS AVE, BRYAN, TX 77803

SEAL :

STATE OF TEXAS  
ASHLEY BICE  
134060  
6/21/25

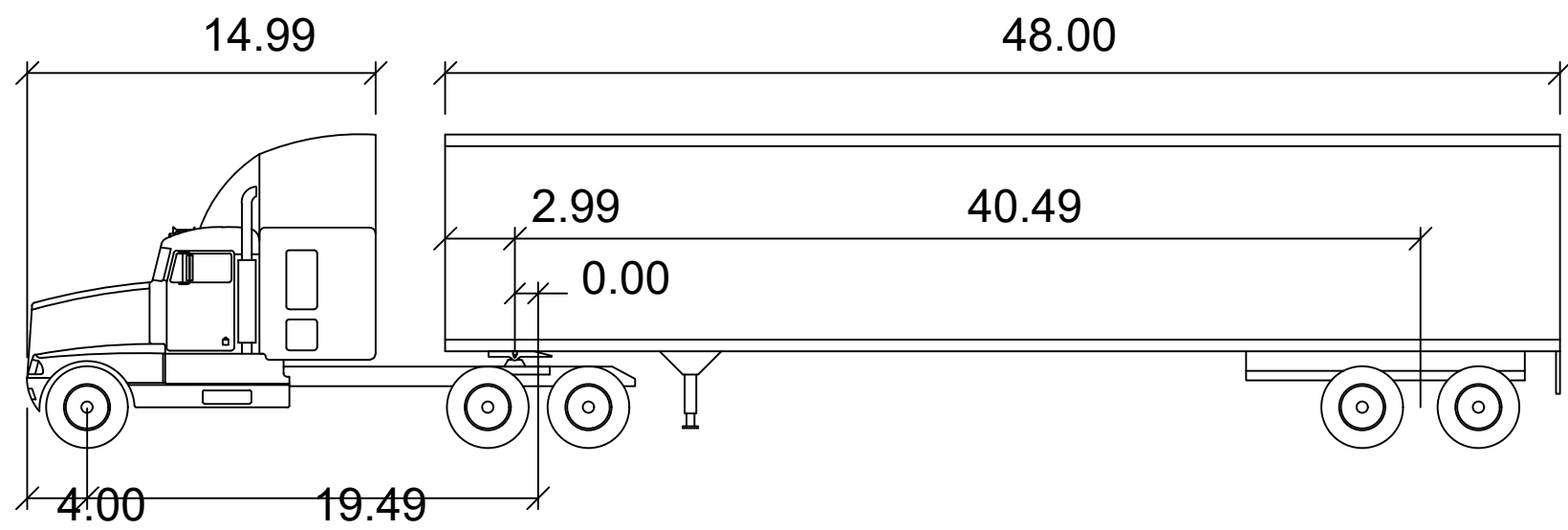
DATE: 03/06/2025

PROJECT NUMBER : 25-006  
SCALE :  
DRAWN BY : R.R.  
CHECKED BY : A.Z  
SHEET TITLE :

**LANDSCAPING SITE PLAN**

DRAWING NUMBER:  
**L-100**





WB-62

Tractor Width	: 8.01	Lock to Lock Time	: 6.00 s
Trailer Width	: 8.50	Steering Angle	: 28.40 deg
Tractor Track	: 8.01	Articulating Angle	: 70.00 deg
Trailer Track	: 8.50		

Feet