

Plotted By: Carrell, Wilson - Sheet Set: McDONALDS VILLA MARIA - Layout: C0.0 - August 06, 2025 08:31:55am K:\HOU\_Civil\068808503-McDonalds Villa Maria\CAD\PlanSheets\C-Cover.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# CIVIL SITEWORK PLANS

## FOR

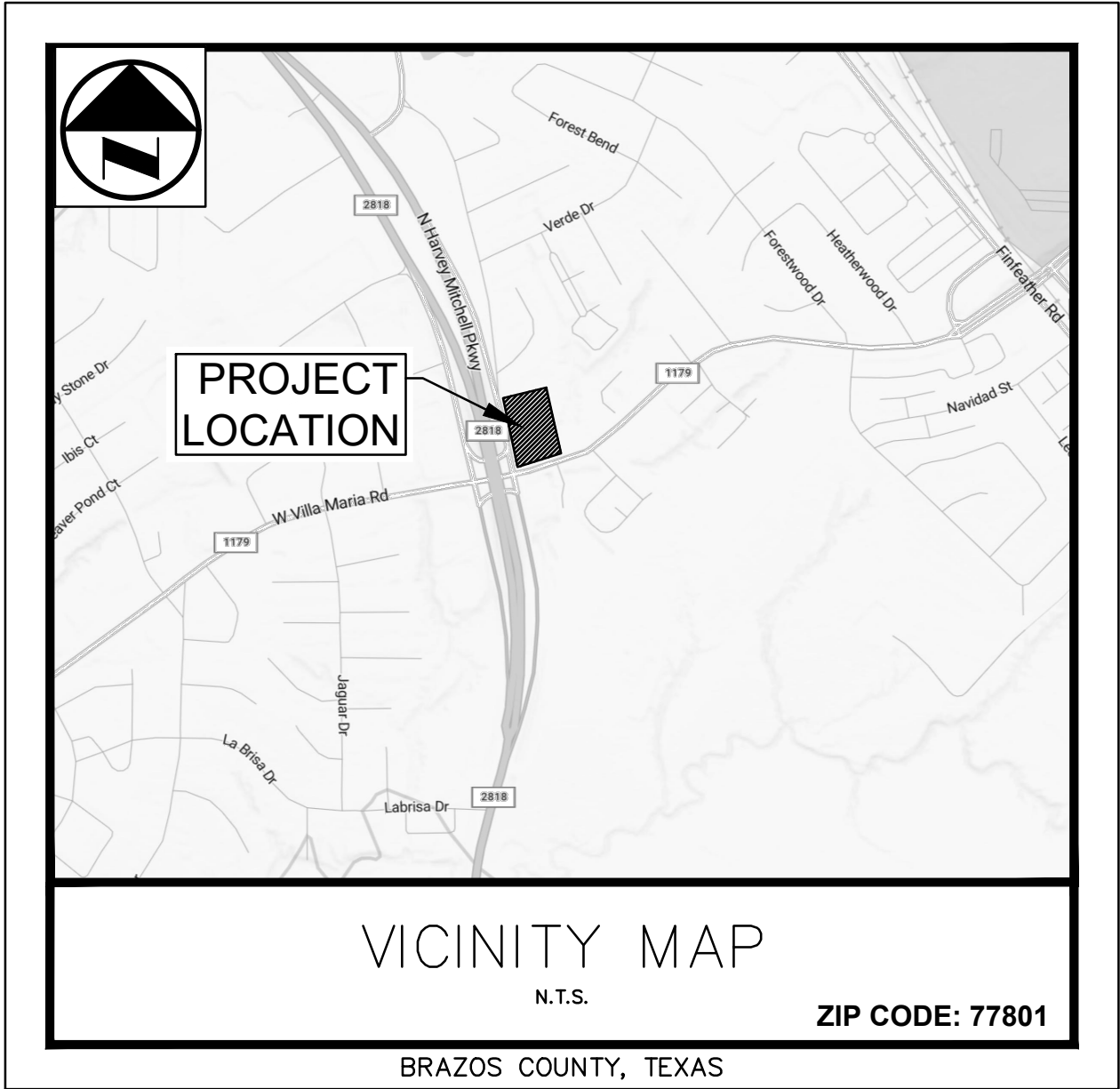
# MCDONALDS VILLA MARIA 042-3288

W VILLA MARIA RD & N HARVEY MITCHELL PKWY  
BRYAN, TEXAS 77801

### PLANS SUBMITTAL/REVIEW LOG

- PERMIT ISSUE
- PERMIT RESUBMITTAL #1

FEBRUARY 6TH, 2025  
AUGUST 6TH, 2025



INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	TOPOGRAPHIC SURVEY (1 OF 2)
C0.2	TOPOGRAPHIC SURVEY (2 OF 2)
C1.0	GENERAL NOTES
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	OVERALL SITE PLAN
C4.0	GRADING PLAN
C5.0	PROPOSED DRAINAGE AREA MAP
C6.0	STORM SEWER PLAN
C6.1	DETENTION INFORMATION AND CALCULATIONS
C6.2	CULVERT EXTENSION PLAN & PROFILE
C7.0	UTILITY PLAN
C8.0	CONSTRUCTION DETAILS (1 OF 5)
C8.1	CONSTRUCTION DETAILS (2 OF 5)
C8.2	CONSTRUCTION DETAILS (3 OF 5)
C8.3	CONSTRUCTION DETAILS (4 OF 5)
C8.4	CONSTRUCTION DETAILS (5 OF 5)
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE SCHEDULE
L2.0	LANDSCAPE DETAILS
L3.0	LANDSCAPE SPECIFICATIONS

REFERENCE BENCHMARKS
TEMPORARY BENCHMARK - ELEVATION = 309.00' THE FIRST BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE SIDEWALK ALONG THE NORTHERN MARGIN OF W. VILLA MARIA ROAD, LOCATED APPROXIMATELY 400 FEET NORTHEASTERLY FROM THE INTERSECTION OF W. VILLA MARIA ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 165 FEET NORTHEASTERLY FROM THE SOUTHEAST CORNER OF SUBJECT TRACT.
TEMPORARY BENCHMARK - ELEVATION = 313.35' THE SECOND BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB INLET COVER IN THE EAST MARGIN OF N. HARVEY MITCHELL PARKWAY, LOCATED APPROXIMATELY 100 FEET NORTHERLY FROM THE INTERSECTION OF W. VILLA MARIA ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 31 FEET SOUTHEASTERLY FROM THE EAST RIGHT-OF-WAY LINE TO N. HARVEY MITCHELL PARKWAY.

OWNER:  
**MCDONALD'S USA, LLC**  
**JACOB FUENTES, ACM**  
**511 JOHN CARPENTER FREEWAY, SUITE 375**  
**IRVING, TEXAS 75062**

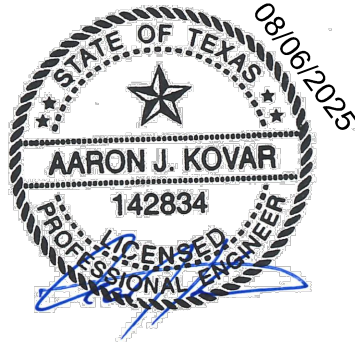
SURVEYOR:  
**LANGAN**  
**1101 E SE LOOP, STE. 101**  
**TYLER, TEXAS 75701**  
**(903) 324 - 8400**

PREPARED BY:

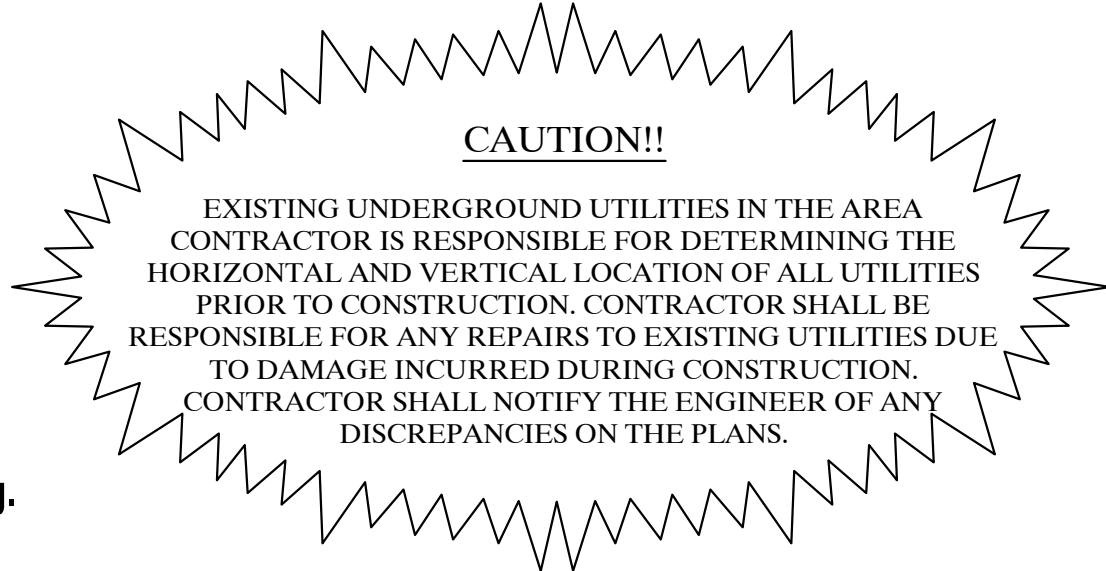
**Kimley»Horn**

11700 Katy Freeway, Suite 800  
Houston, Texas 77079  
Certificate of Authorization F-928  
Contact: AARON J. KOVAR, P.E.

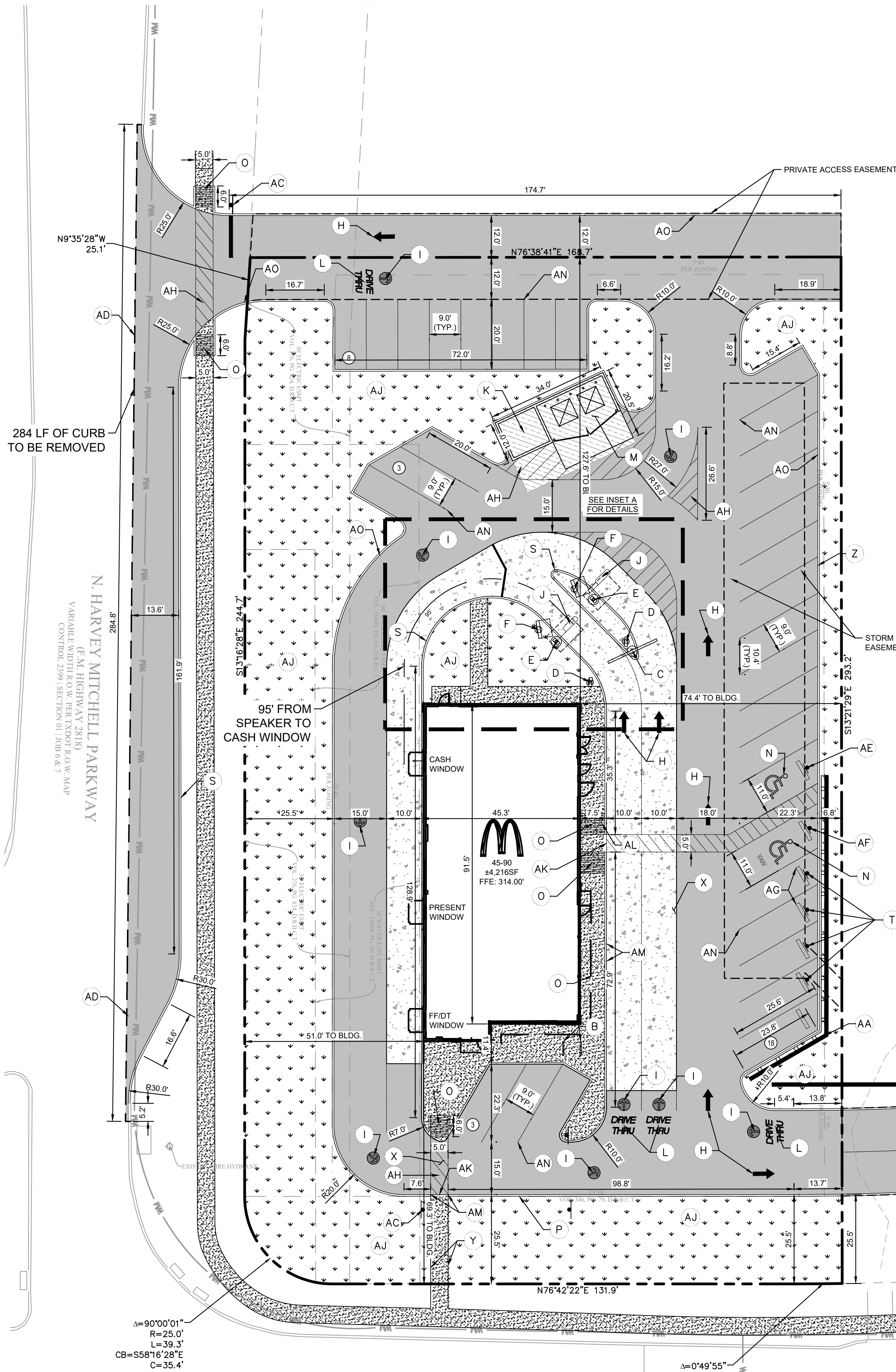
Tel. No. (281) 597-9300



Know what's below.  
Call before you dig.

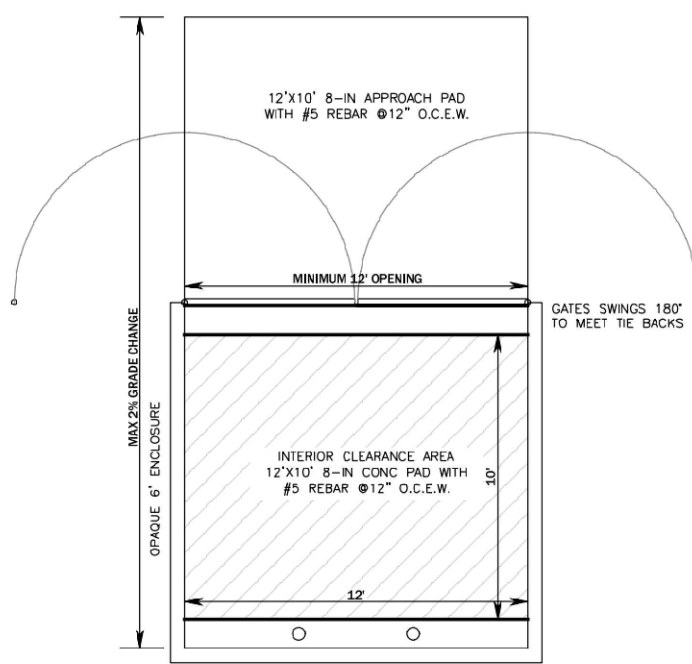






PAVING LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	8' DUMPSTER ENCLOSURE PAVING EXTENDS 10' DUMPSTER CONTAINMENT AREA #6 BARS @ 12" O.C.E.W REINFORCED
	CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED FULL-DEPTH SAWCUT LINE
	PARKING COUNT

DUMPSTER ENCLOSURE DETAIL  
NTS



PAVING LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	8' DUMPSTER ENCLOSURE PAVING EXTENDS 10' DUMPSTER CONTAINMENT AREA #6 BARS @ 12" O.C.E.W REINFORCED
	CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED FULL-DEPTH SAWCUT LINE
	PARKING COUNT

DEVELOPMENT SUMMARY

SITE AREA	(52,098 SF) 1.196 AC
ZONING	WEST VILLA MARIA, FM 2818, FM 158 CORRIDOR OVERLAY DISTRICT
TOTAL BUILDING SF	
PROPOSED GROSS BUILDING SF	4,146 SF
PROPOSED NET BUILDING SF	3,985 SF
PROPOSED SEATING AREA SF	482 SF
BUILDING SETBACKS	REQUIRED
*FRONT (S)	25'
*REAR (N)	5'
*SIDE (W)	25'
*SIDE (E)	5'
*NOTE: OVERALL DEVELOPMENT GUIDELINES MAY INCLUDE SETBACK REQUIREMENTS.	
PARKING DATA	
CITY OF BRYAN REQUIRED PARKING RATIO: MINIMUM 8 SPACES PLUS 1 SPACE PER 50 SF OF SEATING AREA.	
PROPOSED PARKING RATIO: 8 SPACES PLUS 1 SPACE PER 20 SF OF SEATING AREA	
REQUIRED STANDARD PARKING	= 18 SPACES
REQUIRED ADA PARKING	= 2 SPACES
PROPOSED STANDARD PARKING	= 30 SPACES
PROPOSED ADA PARKING	= 2 SPACES
TOTAL PARKING PROPOSED	= 32 SPACES
PROPOSED BIKE RACK SPACE	= 4 SPACES

DEVELOPMENT SUMMARY

SITE AREA	(52,098 SF) 1.196 AC
ZONING	WEST VILLA MARIA, FM 2818, FM 158 CORRIDOR OVERLAY DISTRICT
TOTAL BUILDING SF	
PROPOSED GROSS BUILDING SF	4,146 SF
PROPOSED NET BUILDING SF	3,985 SF
PROPOSED SEATING AREA SF	482 SF
BUILDING SETBACKS	REQUIRED
*FRONT (S)	25'
*REAR (N)	5'
*SIDE (W)	25'
*SIDE (E)	5'
*NOTE: OVERALL DEVELOPMENT GUIDELINES MAY INCLUDE SETBACK REQUIREMENTS.	
PARKING DATA	
CITY OF BRYAN REQUIRED PARKING RATIO: MINIMUM 8 SPACES PLUS 1 SPACE PER 50 SF OF SEATING AREA.	
PROPOSED PARKING RATIO: 8 SPACES PLUS 1 SPACE PER 20 SF OF SEATING AREA	
REQUIRED STANDARD PARKING	= 18 SPACES
REQUIRED ADA PARKING	= 2 SPACES
PROPOSED STANDARD PARKING	= 30 SPACES
PROPOSED ADA PARKING	= 2 SPACES
TOTAL PARKING PROPOSED	= 32 SPACES
PROPOSED BIKE RACK SPACE	= 4 SPACES

- SITE LEGEND**
- A. NOT USED
  - B. PROPOSED BIKE RACK
  - C. PROPOSED GATEWAY DOUBLE ARM
  - D. PROPOSED PRE-BROWSE BOARD
  - E. PROPOSED DRIVE-THRU CANOPY
  - F. PROPOSED DIGITAL MENU BOARD
  - G. PROPOSED DRIVE-THRU PULL FORWARD PARK SIGNS
  - H. PROPOSED DIRECTIONAL ARROW, (WHITE)
  - I. PROPOSED McDONALDS STANDARD TRAFFIC ARROW
  - J. PROPOSED LOOP DETECTOR
  - K. PROPOSED DRY STORAGE (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - L. PROPOSED PAVEMENT MARKING (PMS 123 YELLOW)
  - M. PROPOSED TRASH CORRAL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - N. PROPOSED ADA PARKING SPACE AND SIGNAGE (VAN ACCESSIBLE)
  - O. PROPOSED ADA CURB RAMP
  - P. PROPOSED ADA RAMP W/ HANDRAILS
  - Q. PROPOSED PYLON SIGN LOCATION (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - R. PROPOSED 6" STRIPE (PMS 123 YELLOW)
  - S. PROPOSED TYPE "D" CURB
  - T. PROPOSED MOBILE ORDER SIGNS
  - U. NOT USED
  - V. NOT USED
  - W. NOT USED
  - X. PROPOSED CROSSWALK
  - Y. PROPOSED RAILING, REF. ARCH PLANS FOR DETAILS
  - Z. PROPOSED GUARDRAIL
  - AA. PROPOSED RETAINING WALL (BY OTHERS)
  - AB. PROPOSED VERTICAL WALL DETENTION POND, SEE SHEET C5.0 FOR CALCULATIONS AND DETAILS
  - AC. PROPOSED CROSSWALK SIGN
  - AD. PROPOSED FULL-DEPTH SAWCUT LINE
  - AE. ADA PARKING SIGN
  - AF. ADA VAN ACCESSIBLE PARKING SIGN
  - AG. PROPOSED CURB STOPS TYP. PROPOSED 4" YELLOW STRIPE AT 45-DEGREES 2" O.C.
  - AH. PROPOSED CONCRETE PILOT CHANNEL, SEE SHEET C8.2 FOR DETAILS
  - AJ. LANDSCAPE AREA, REF. LANDSCAPE PLANS FOR MORE INFORMATION
  - AK. NO CURB
  - AL. 6" CURB, TRANSITION TO NO CURB
  - AM. 6" CURB, INSTALL CURB TERMINATION
  - AN. PARKING LOT STRIPE, PROPOSED 4" YELLOW STRIPE
  - AO. PROPOSED INTEGRAL CURB

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND SPECIFICATIONS OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF TEXAS PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- IF ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- IF ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OUTLINES IN THE BRYAN/COLLEGE STATION UNIFIED DESIGN GUIDELINES.
- THIS TRACT IS CONSIDERED A SINGLE BUILDING PLOT IN ACCORDANCE WITH THE BRYAN/COLLEGE STATION UDO SECTION 7.2.G
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE BRYAN/COLLEGE STATION UDO. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINES.
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (870) 209-6900 FOR AN ON-SITE REVIEW.
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

SIGN LEGEND

	ACCESSIBLE PARKING (FTP-20-06) (SEE DETAIL HC-3.4 ON SHEET C-102)
	PENALTY (SEE DETAIL SN-5.2 ON SHEET C-102)
	VAN ACCESSIBLE (SEE DETAIL SN-5.2 ON SHEET C-102)
	24" STOP SIGN (R1-1) (SEE DETAIL SN-5.2 ON SHEET C-102)
	DO NOT ENTER (R5-1) (SEE DETAIL SN-8.1 ON SHEET C-102)
	RIGHT TURN ONLY (R3-5R)
	9 BUTTON WARNING (OM4-1)



EXISTING UNDERGROUND UTILITIES IN THE AREA  
CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE  
HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE  
TO DAMAGE INCURRED DURING CONSTRUCTION.  
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY  
DISCREPANCIES ON THE PLANS.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079  
PHONE: 281-597-9300  
WWW.KIMLEY-HORN.COM  
TBE FIRM REGISTRATION F-328

STATE OF TEXAS

AARON J. KOVAR  
142834  
Professional Engineer  
08/06/2025

KHA PROJECT  
068080503

DATE  
08/06/2025

SCALE  
AS SHOWN

DESIGNED BY  
AJK

DRAWN BY  
WGC

CHECKED BY  
AJK

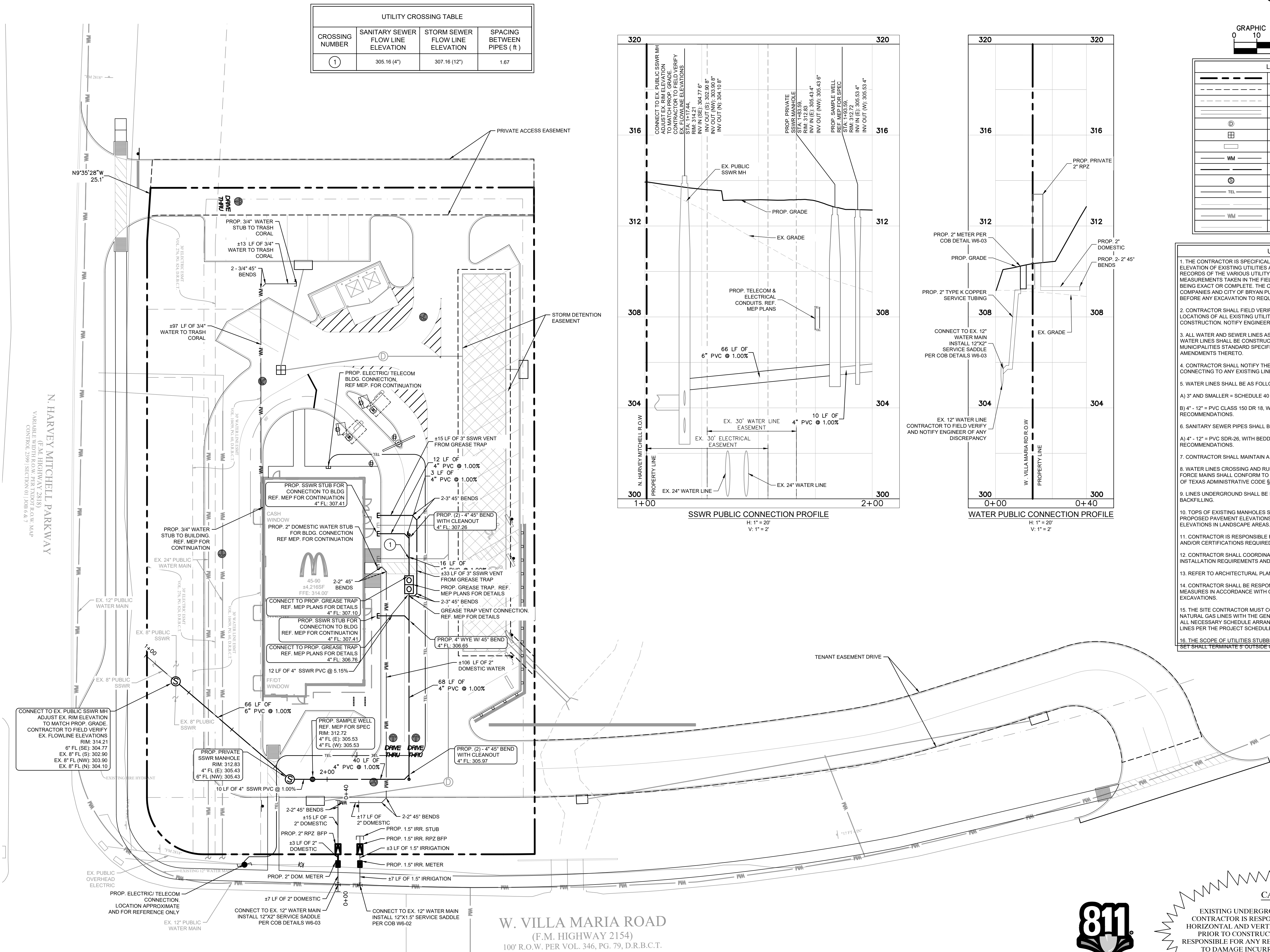
OVERALL SITE PLAN

MCDONALDS VILLA MARIA  
042-3288  
PREPARED FOR  
MCDONALD'S USA LLC

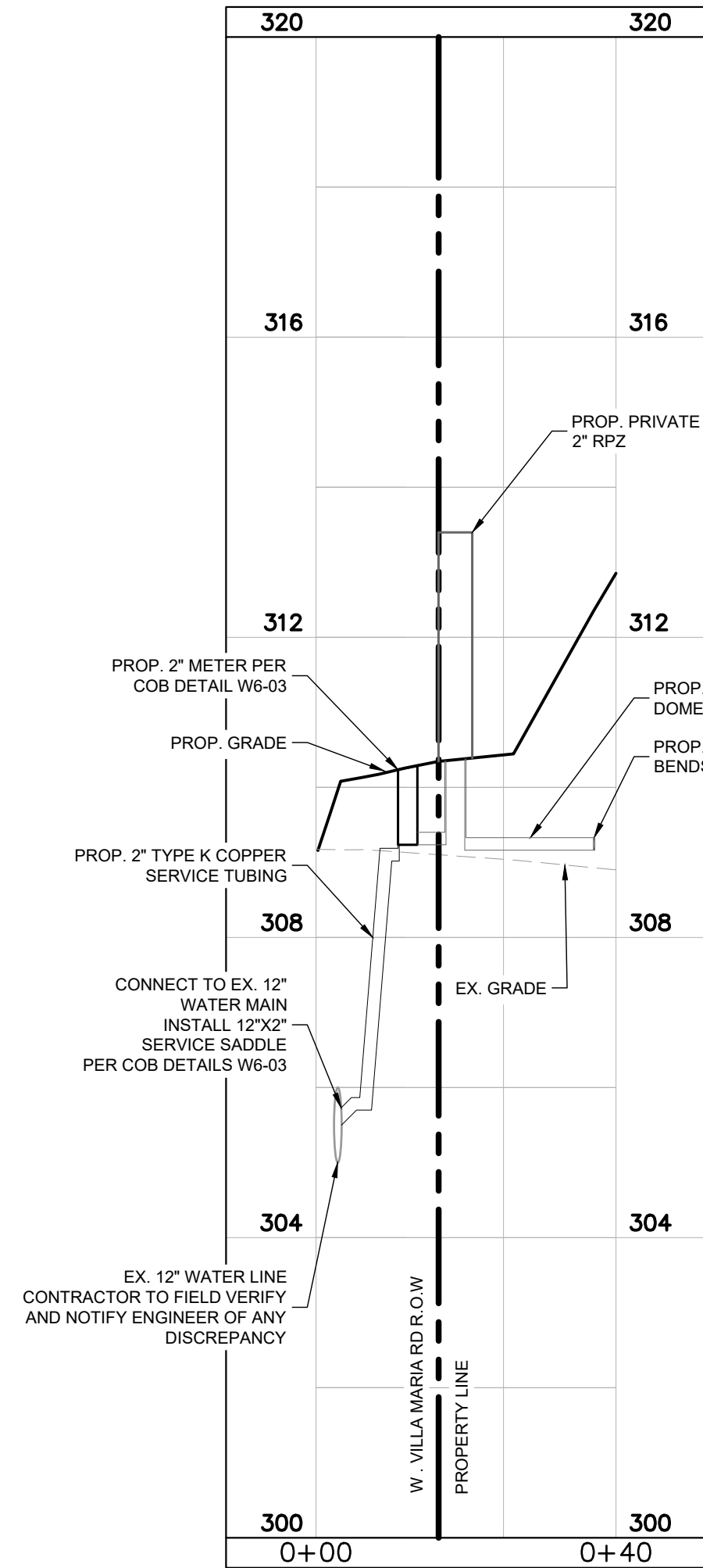
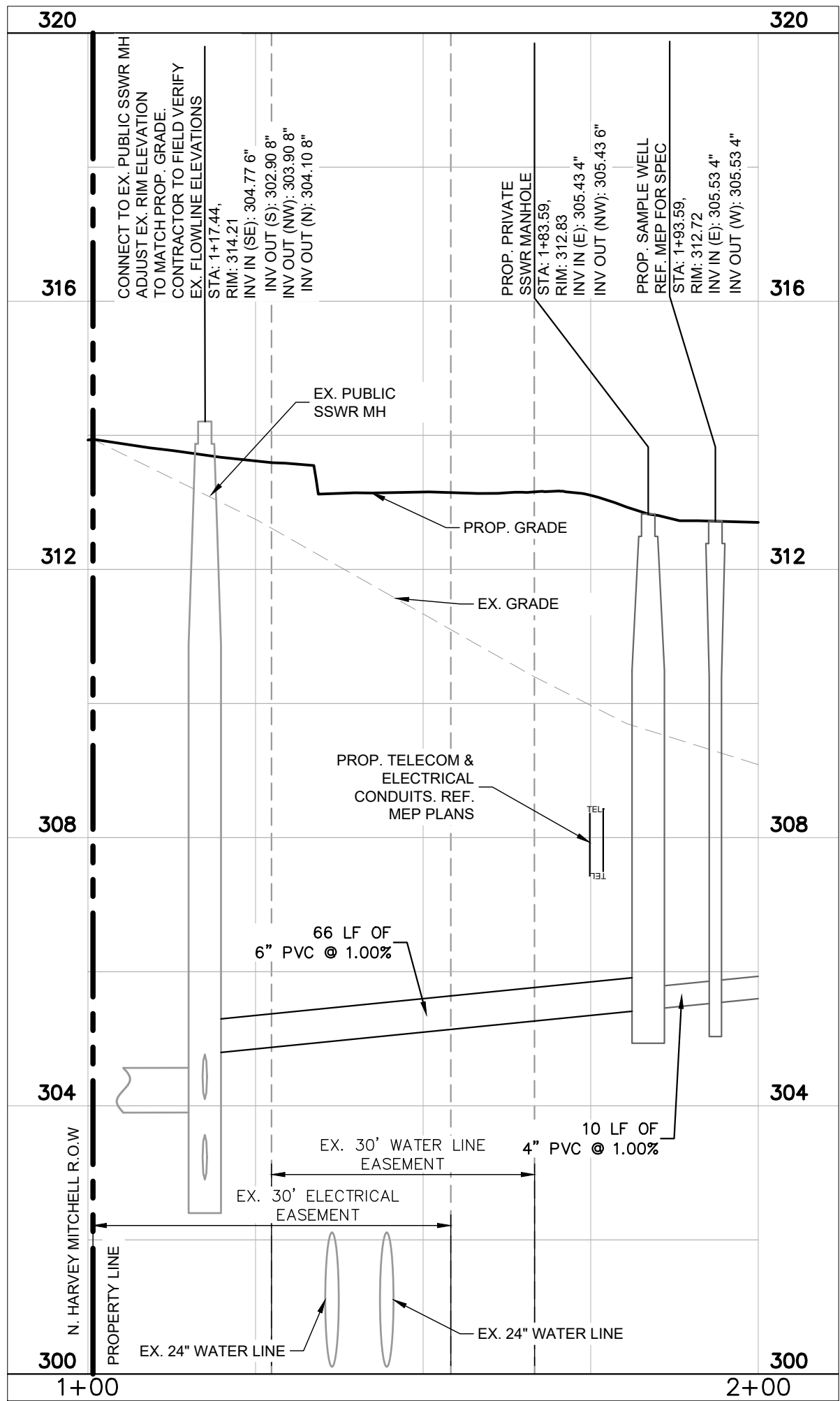
TEXAS  
BRYAN

SHEET NUMBER  
C3.0

Plotted By: Nguyen, Anh (Tony) Street Set: Kha Layout: C7.0 August 05, 2025 07:58:48pm K:\HOU\_Civil\0808080503-McDonalds Villa Maria\CAD\Plan\Sheets\C-Dwg.dgn  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY CROSSING TABLE			
CROSSING NUMBER	SANITARY SEWER FLOW LINE ELEVATION	STORM SEWER FLOW LINE ELEVATION	SPACING BETWEEN PIPES ( F )
①	305.16 (4")	307.16 (12")	1.67



NORTH

GRAPHIC SCALE IN FEET

0 10 20 40

LEGEND

---	PROPERTY LINE
---	PROPOSED UTILITY EASEMENT
---	EXISTING UTILITY EASEMENT
---	PROPOSED STORM LINE
⊕	PROPOSED STORM MANHOLE
⊕	PROPOSED GRATE INLET
⊕	PROPOSED CURB INLET
WM	PROPOSED DOMESTIC WATER LINE
---	PROPOSED SSWR LINE
⊕	PROPOSED SSWR MANHOLE
TEL	PROPOSED TELEPHONE LINE
---	EXISTING SSWR LINE
---	EXISTING WATERLINE
---	EXISTING STORM SEWER LINE

- UTILITY NOTES**
1. 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, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AND CITY OF BRYAN PUBLIC WORKS (979-209-5900) AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
  2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  3. ALL WATER AND SEWER LINES AS WELL AS TAPS/CONNECTIONS TO EXISTING PUBLIC WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPALITIES STANDARD SPECIFICATIONS AND DETAILS WITH ALL ADDENDA AND AMENDMENTS THERETO.
  4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  5. WATER LINES SHALL BE AS FOLLOWS:  
A) 3" AND SMALLER = SCHEDULE 40 PVC  
B) 4" - 12" = PVC CLASS 150 DR 18, WITH BEDDING AND BACKFILL PER MANUFACTURER RECOMMENDATIONS.
  6. SANITARY SEWER PIPES SHALL BE AS FOLLOWS:  
A) 4" - 12" = PVC SDR-26, WITH BEDDING AND BACKFILL PER MANUFACTURER RECOMMENDATIONS.
  7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
  8. WATER LINES CROSSING AND RUNNING PARALLEL TO GRAVITY SEWER LINES AND FORCE MAINS SHALL CONFORM TO THE SEPARATION AND CROSSING REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE § 290.44 PARAGRAPH (E).
  9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, OR TO BE 2'-4" ABOVE THE PROPOSED GRADE ELEVATIONS IN LANDSCAPE AREAS.
  11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS, TESTING AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  12. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  13. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY MEASURES IN ACCORDANCE WITH OSHA AND LOCAL AGENCY STANDARDS FOR ALL EXCAVATIONS.
  15. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL NATURAL GAS LINES WITH THE GENERAL CONTRACTOR FOR THE BUILDING AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT GAS LINES PER THE PROJECT SCHEDULE.
  16. THE SCOPE OF UTILITIES STUBBED TO THE PROPOSED BUILDING(S) IN THIS PLAN SET SHALL TERMINATE 5' OUTSIDE OF THE BUILDING.



Know what's below.  
Call before you dig.

**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079  
PHONE: 281-597-9300  
WWW.KIMLEY-HORN.COM  
TBE FIRM REGISTRATION F-328

STATE OF TEXAS  
AARON J. KOVAR  
142834  
Professional Engineer  
08/06/2025

KHA PROJECT	068908503
DATE	08/06/2025
SCALE	AS SHOWN
DESIGNED BY	AJK
DRAWN BY	WGC
CHECKED BY	AJK

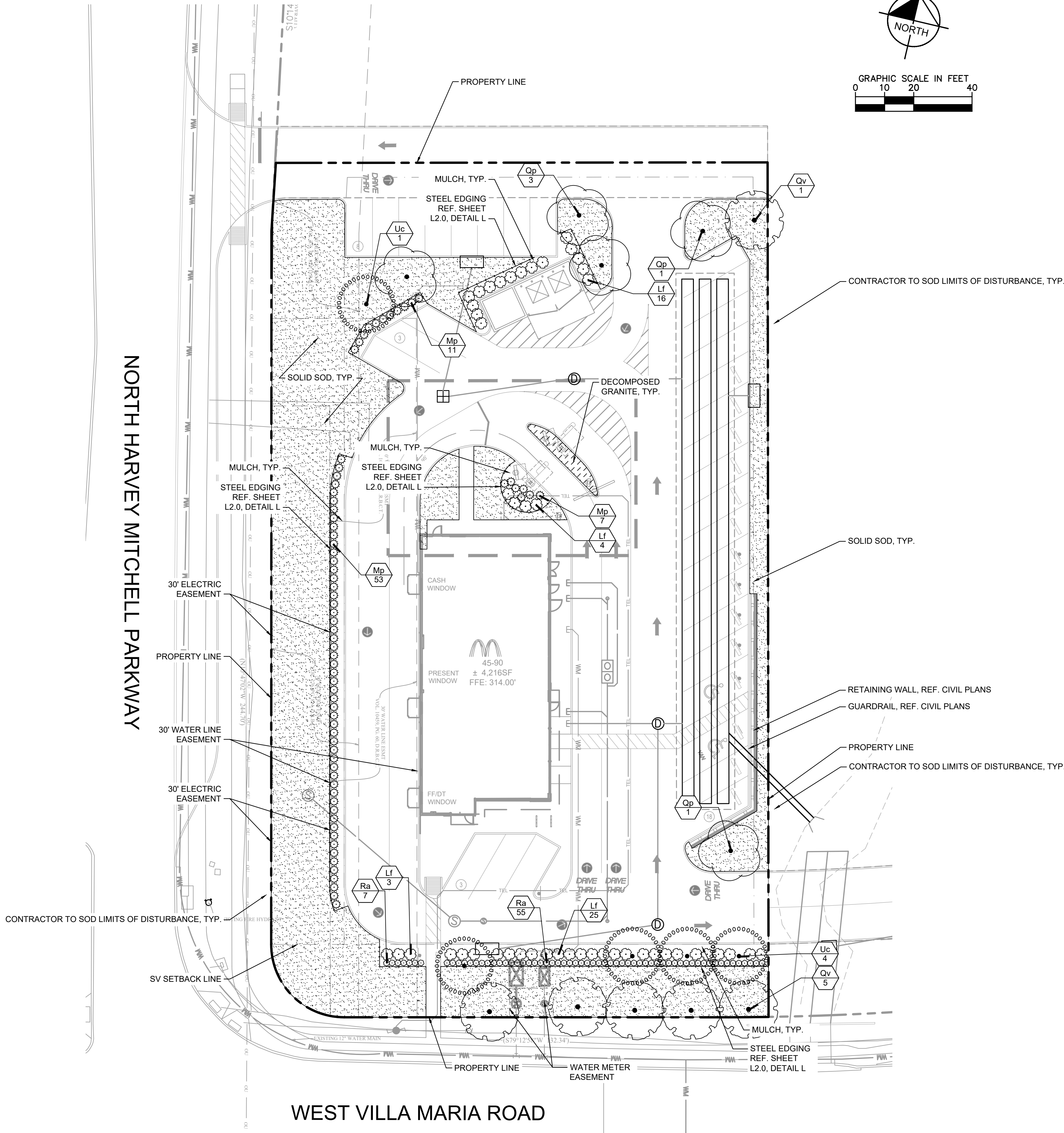
## UTILITY PLAN

MCDONALDS VILLA MARIA  
042-3288  
PREPARED FOR  
MCDONALD'S USA LLC

TEXAS

BRYAN

Plotted By:Wavra, Madison Sheet Set:Ktm Layout:L1.0 July 29, 2025 09:52:35pm K:\HOU\_Civil\068908503-McDonalds Villa Maria\Landscaping\Architecture\Production\CAD\Sheets\L-Set.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CODE LANDSCAPE REQUIREMENTS - CITY OF BRYAN, TEXAS

SITE LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
AN AREA EQUAL TO 17 PERCENT OF THE DEVELOPED AREA (BUILDING SITE) SHALL BE REQUIRED TO BE LANDSCAPED. THE DEVELOPED AREA SHALL INCLUDE THE MAIN STRUCTURE, ANY ACCESSORY STRUCTURE(S), PARKING LOTS, EQUIPMENT LOTS, AND OUTSIDE STORAGE AREAS.	6,088 SF*	15,414 SF*
35,810 SF (DEVELOPED AREA) x .17 = 6,088 SF*		
NO LESS THAN 50% OF THE AREA TO BE LANDSCAPED SHALL BE PLANTED IN TREES.		
6,088 SF (LANDSCAPED AREA) x .5 = 3,044 SF	3,044 SF	3,200 SF***
NO LESS THAN 50% OF THE TREES PLANTED IN THE AREA TO BE LANDSCAPED SHALL BE CANOPY TREES. CANOPY TREES SHALL INCLUDE THOSE SPECIES WHOSE MATURE CROWN HEIGHT IS 30 FEET OR MORE IN HEIGHT. NON-CANOPY TREES SHALL INCLUDE THOSE SPECIES WHOSE MATURE CROWN HEIGHT IS AT LEAST 20 FEET IN HEIGHT.		
16 TREES REQUIRED x .5 = 8 TREES	8 CANOPY TREES	16 CANOPY TREES
NEW TREES MUST BE AT LEAST 8" IN HEIGHT, 2.5" CALIPER, AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE*	YES*	YES*
<b>PARKING LOT TREES</b>		
SHADE OR EVERGREEN TREES OF A MODERATE TO VERY RAPID GROWTH RATE ARE REQUIRED FOR EVERY LANDSCAPED PARKING LOT END ISLAND REGARDLESS OF THE NUMBER OF TREES REQUIRED BY SECTION 62-429(A)(1). TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM 24-INCH SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDED TO A CENTER HEIGHT. SUBSTITUTED TREES MUST BE PLANTED ELSEWHERE ON SITE IN A QUALIFYING LOCATION. END ISLANDS NOT LANDSCAPED SHALL BE TREATED WITH BRICK PAVERS OR OTHER DECORATIVE ELEMENTS.	YES	YES
THE REMAINDER OF ALL PARKING LOT ISLANDS SHALL BE FULLY LANDSCAPED WITH SHRUBS, GRASS, LIVE GROUNDCOVERS, AND/OR NON-VEGETATIVE GROUNDCOVER APPROVED BY THE CITY. WHEN GRASS IS USED, 100 PERCENT LIVE GRASS GROUNDCOVER AND/OR LIVE GROUNDCOVER IS REQUIRED, WHETHER BY SOLID SOD OVERLAY OR PREPLANTING AND SUCCESSFUL TAKEOVER OF GRASS AND/OR PLANTING OF LIVE GROUNDCOVER.	YES	YES**
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	4 TREES	4 TREES**

**NOTES:**  
\*REQUIREMENT AS A PART OF THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT  
\*\*TREES PLACED ELSEWHERE ON SITE DUE TO EASEMENTS  
\*\*\*REFERENCE SHEET L1.1 FOR PLANT CREDIT CHART

PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
<b>TREES</b>			
	Qp	QUERCUS POLYMORPHA	MEXICAN WHITE OAK
	Qv	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	Uc	ULMUS CRASSIFOLIA	CEDAR ELM
<b>SHRUBS</b>			
	Lf	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	Mp	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE
	Ra	ROSMARINUS OFFICINALIS 'UPRIGHT BLUE'	UPRIGHT BLUE ROSEMARY
<b>GROUND COVERS</b>			
	DG	DECOMPOSED GRANITE	
	SOD	CYNODON DACTYLON	BERMUDA GRASS

FULL PLANT SCHEDULE LOCATED ON SHEET L1.1.



Know what's below.  
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079  
PHONE: 281-597-9300  
WWW.KIMLEY-HORN.COM  
TBP# FIRM REGISTRATION F-328



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
068908503	AUGUST 2025	AS SHOWN	MNW	MNW	SEM

LANDSCAPE PLAN

MCDONALDS VILLA MARIA  
042-3288  
PREPARED FOR  
MCDONALD'S USA LLC

SHEET NUMBER  
L1.0

BRYAN

TEXAS

REVISIONS

BY DATE

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER SIZE</u>				<u>REMARKS</u>
TREES									
	Qp	5	QUERCUS POLYMORPHA	MEXICAN WHITE OAK	45 GAL				SINGLE, STRAIGHT TRUNK. FULL AND MATCHING
	Qv	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 GAL				SINGLE, STRAIGHT TRUNK. FULL AND MATCHING
	Uc	5	ULMUS CRASSIFOLIA	CEDAR ELM	45 GAL				SINGLE, STRAIGHT TRUNK. FULL AND MATCHING
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>	<u>REMARKS</u>	
SHRUBS									
	Lf	48	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	7 GAL	36" O.C.	36" H X 36" W	FULL AND MATCHING	
	Mp	71	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	7 GAL	36" O.C.	36" H X 36" W	FULL AND MATCHING	
	Ra	62	ROSMARINUS OFFICINALIS 'UPRIGHT BLUE'	UPRIGHT BLUE ROSEMARY	3 GAL	24" O.C.	24" H X 24" W	FULL AND MATCHING	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER SIZE</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>	
GROUND COVERS									
	DG	140 SF	DECOMPOSED GRANITE		ROCK				
	SOD	6,000	CYNODON DACTYLON	BERMUDA GRASS	SOD	SOLID SOD ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE			

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CANOPY SQUARE FOOTAGE</u>	<u>CREDIT</u>
<b>TREES</b>						
	Qp	5	QUERCUS POLYMORPHA	MEXICAN WHITE OAK	200	1,000
	Qv	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200	1,200
	Uc	5	ULMUS CRASSIFOLIA	CEDAR ELM	200	1,000
<b>SHRUBS</b>						
	Lc	48	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS SAGE	20	960
	Mp	71	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	20	1,420
	Ra	62	ROSMARINUS OFFICINALIS 'UPRIGHT BLUE'	UPRIGHT BLUE ROSEMARY	20	1,240
					TOTAL PROVIDED:	6,820
					TOTAL REQUIRED:	6,088

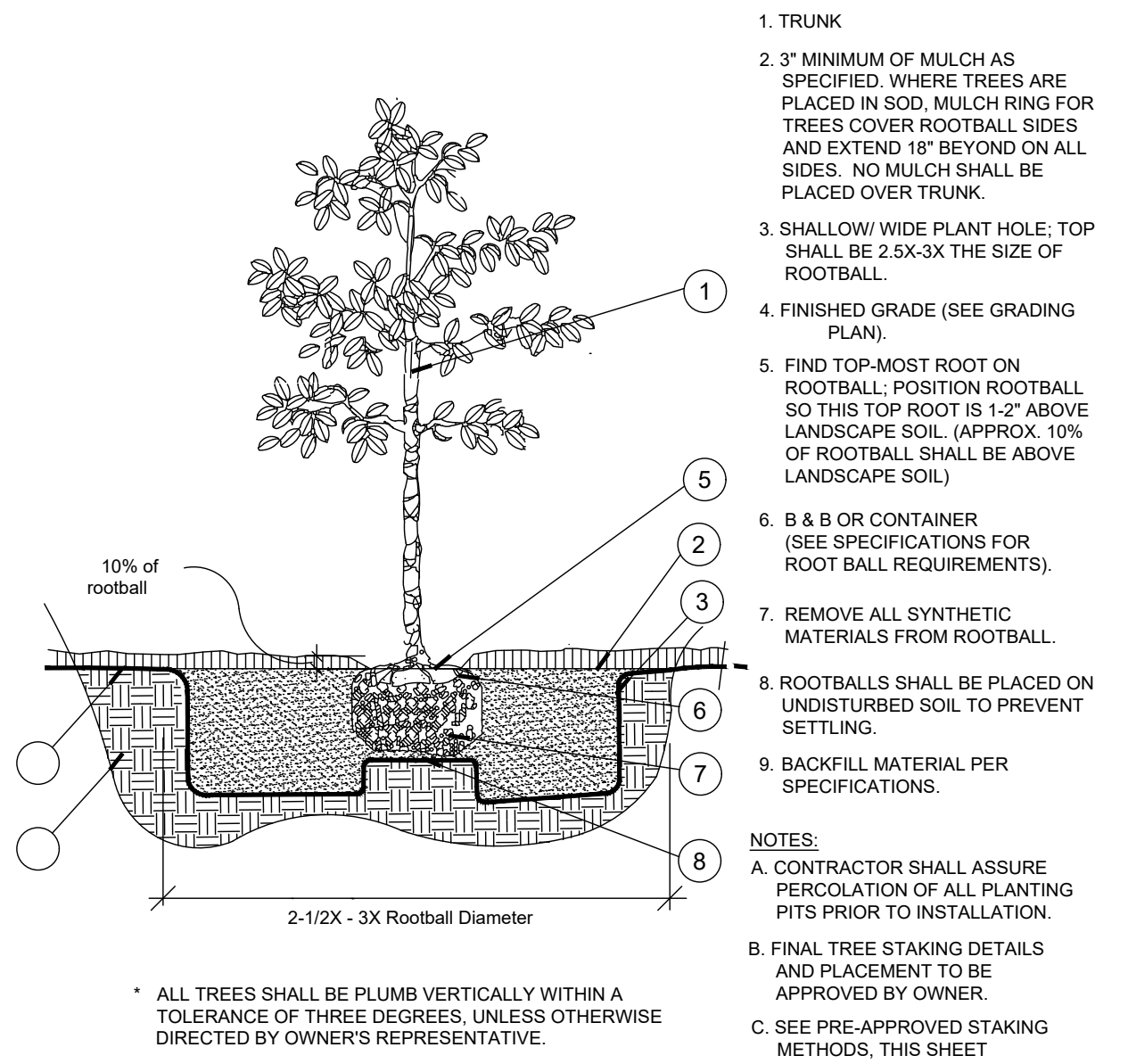
**NOTE:** PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

---

**NOTE:** PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

SHEET NUMBER <b>L1.1</b>		<b>MCDONALDS VILLA MARIA</b> <b>042-3288</b> PREPARED FOR <b>MCDONALD'S USA LLC</b>		TEXAS BRYAN	
KHA PROJECT 068908503		<b>LANDSCAPE SCHEDULE</b>		8/01/2025	
DATE AUGUST 2025		SCALE AS SHOWN		DESIGNED BY MNW	
				DRAWN BY MNW	
				CHECKED BY SEM	
					
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079 PHONE: 281-597-9300 WWW.KIMLEY-HORN.COM TBPB FIRM REGISTRATION F-928				No. _____ REVISIONS _____ DATE _____ BY _____	

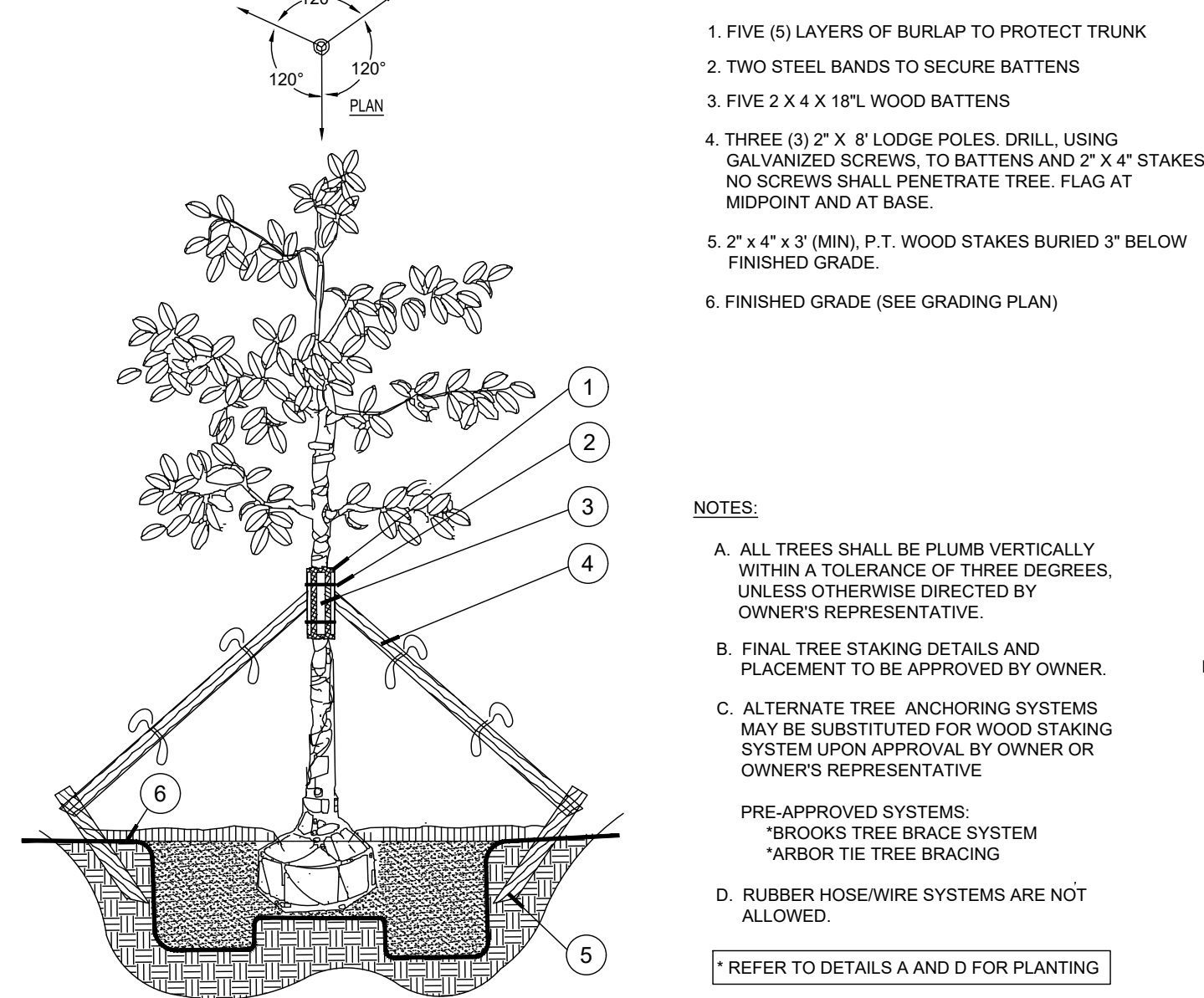
Plotted By:Wavra, Madison Sheet Set:KIM Layout:12.0 July 29, 2025 09:52:38pm K:\HOU\_Civil\068908503-McDonalds Villa Maria\Landscape Architecture\Production\CAD\Sheets\Set.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



A Tree Planting

SECTION

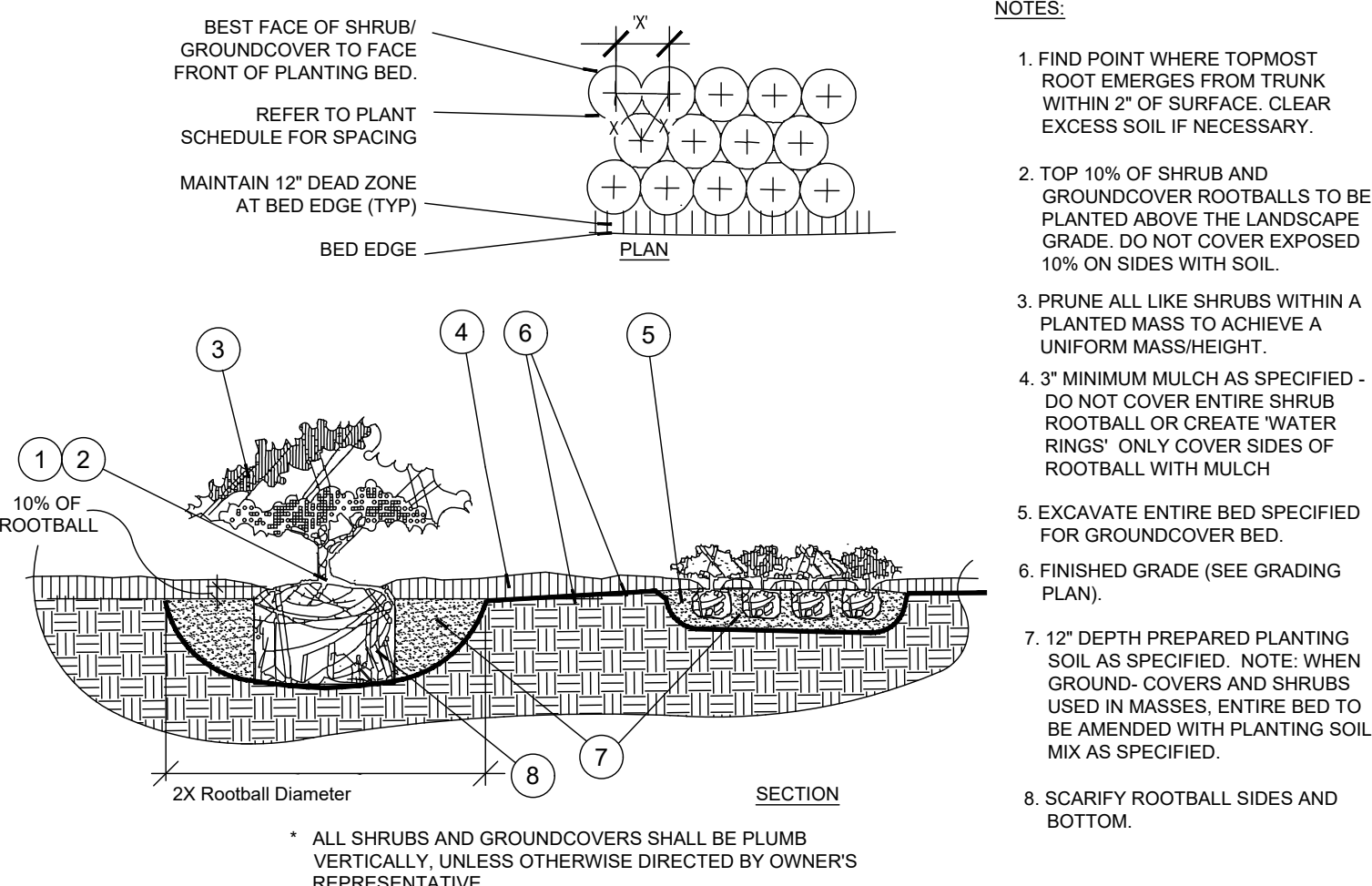
N.T.S.



B Large Tree Staking - 100 Gal + or B&B 4" +

SECTION

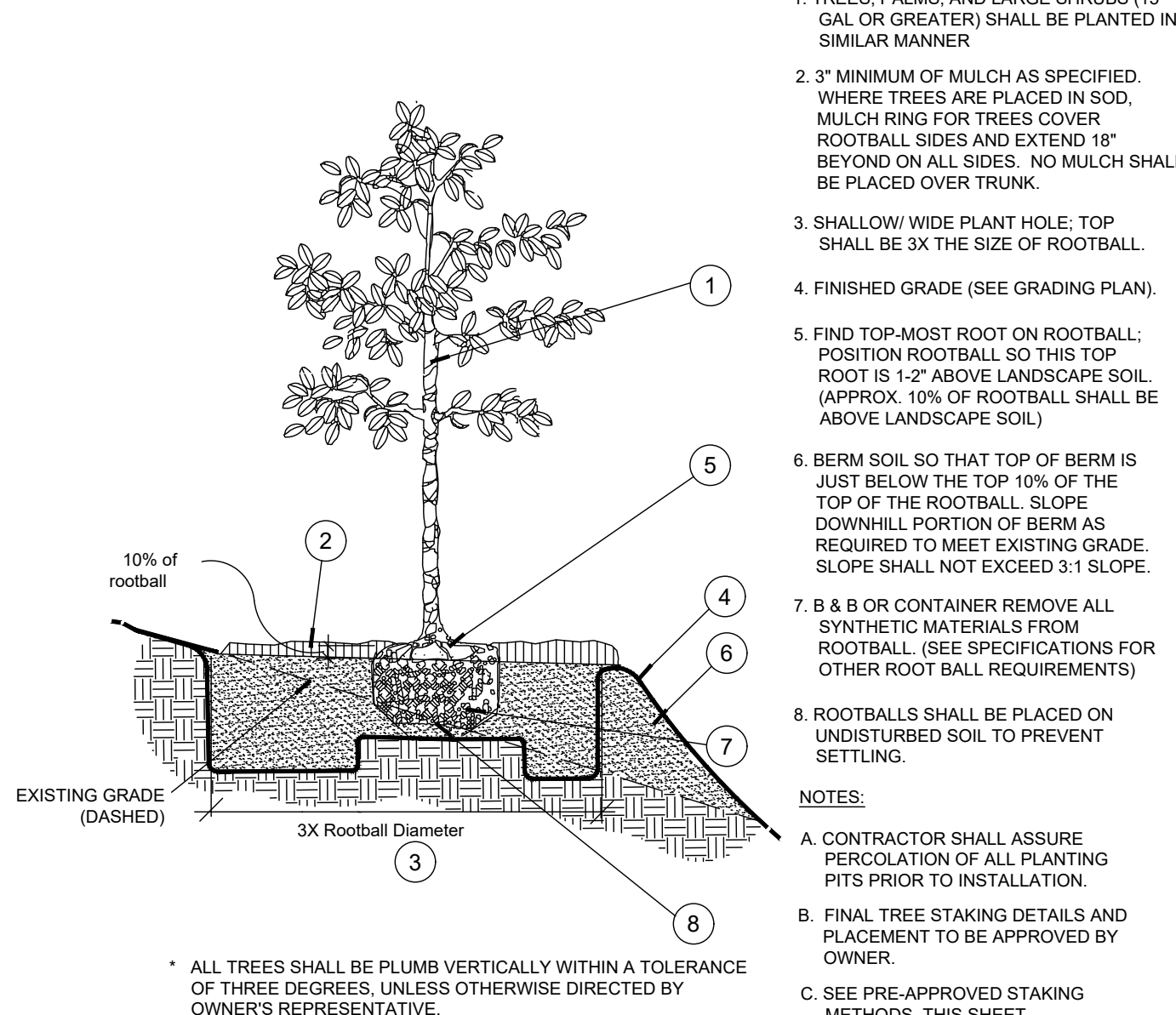
N.T.S.



C Shrub / Groundcover Planting

PLAN / SECTION

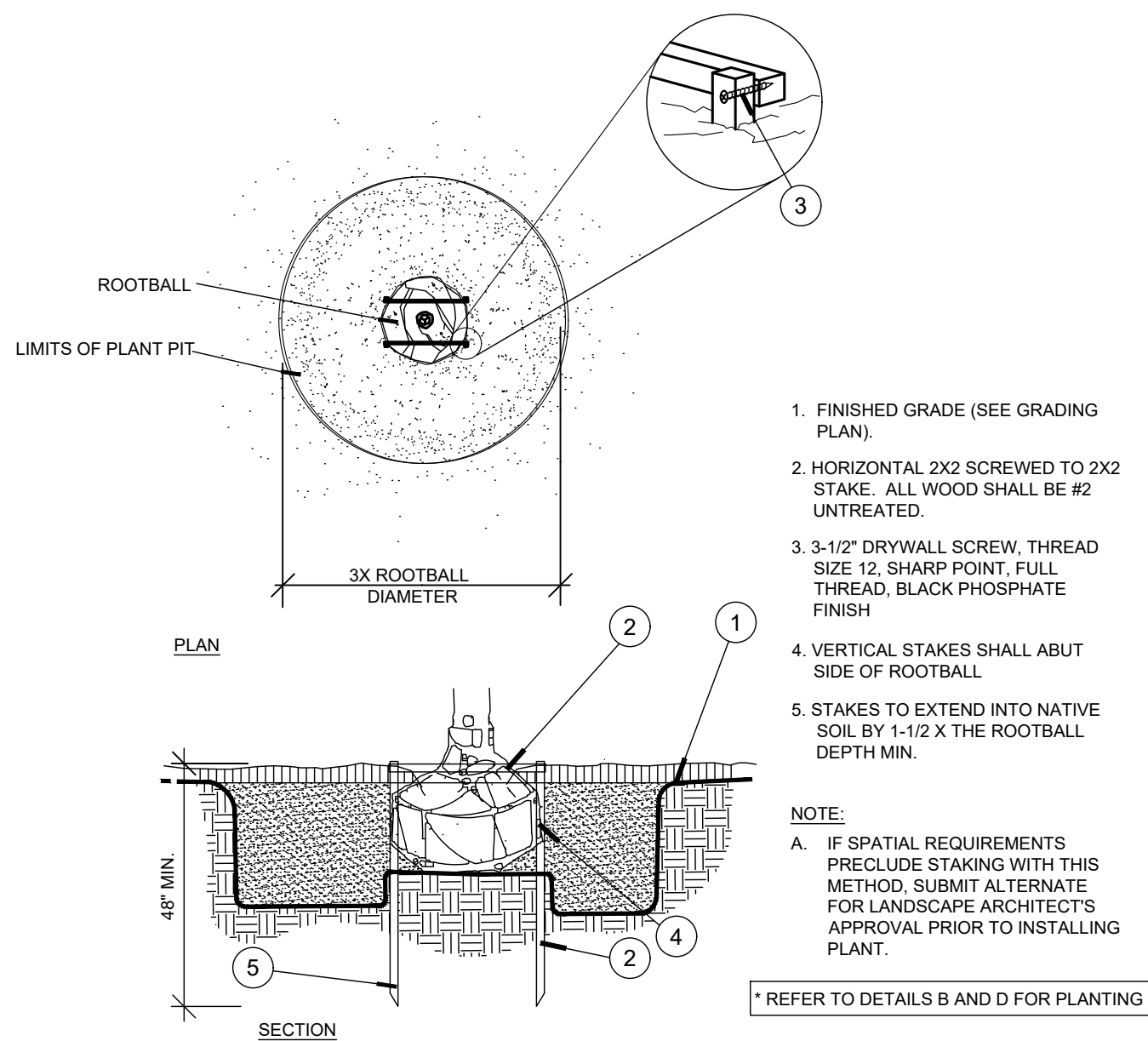
N.T.S.



D Planting on a Slope

PLAN / SECTION

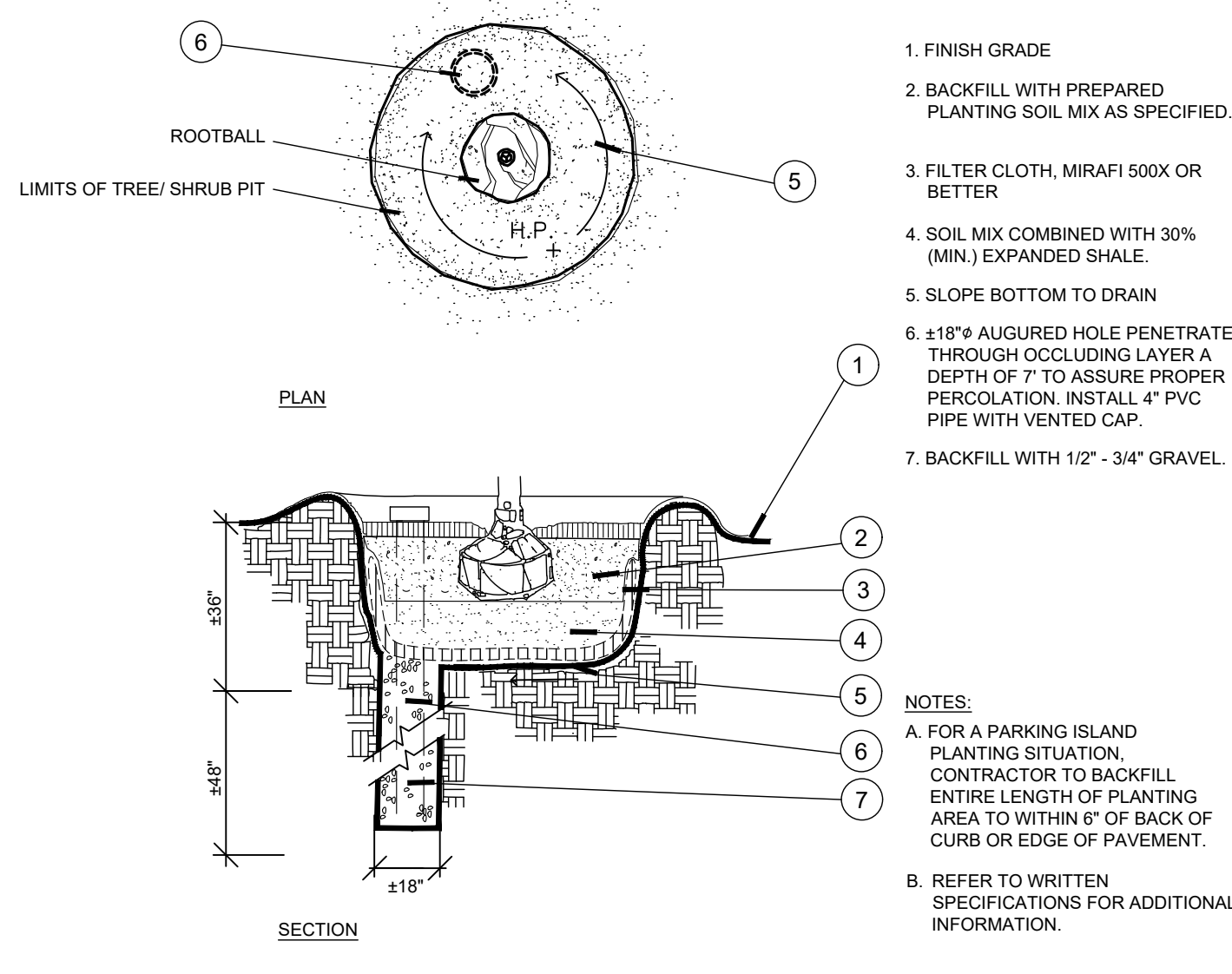
N.T.S.



E Staking - up to 65 gal. or B&B to 3-1/2" Cal.

SECTION

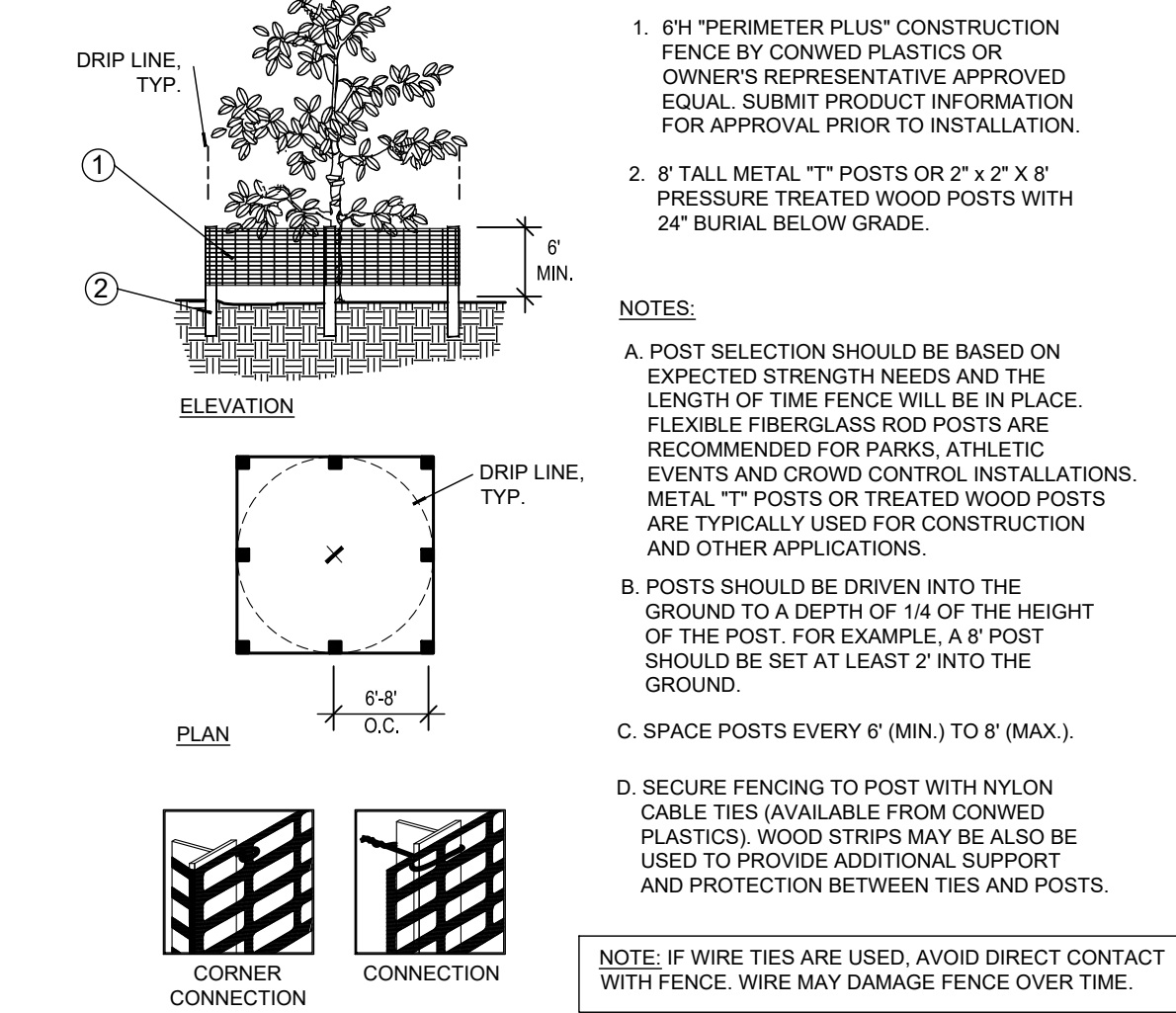
N.T.S.



F Poor Drainage Condition

PLAN / SECTION

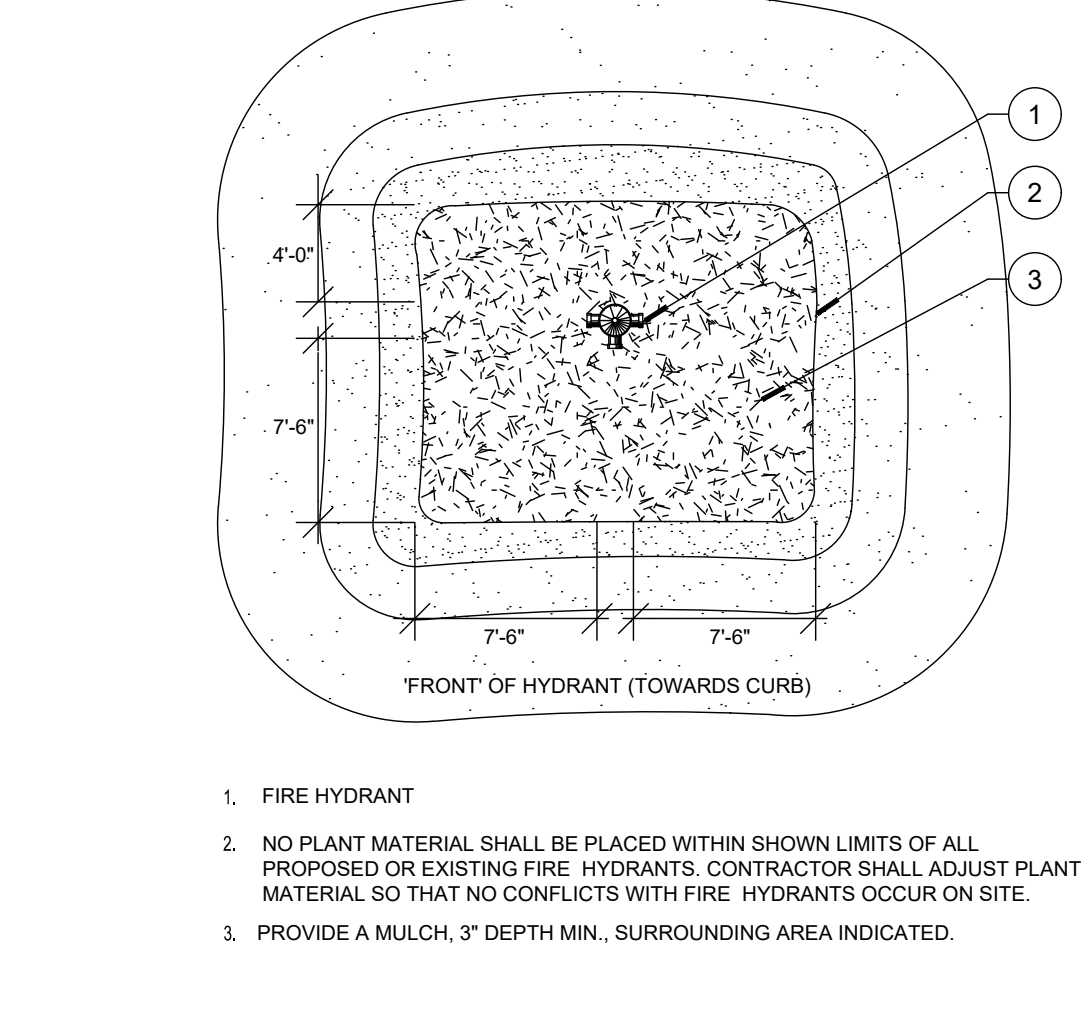
N.T.S.



G Tree/Shrub Protector

SECTION

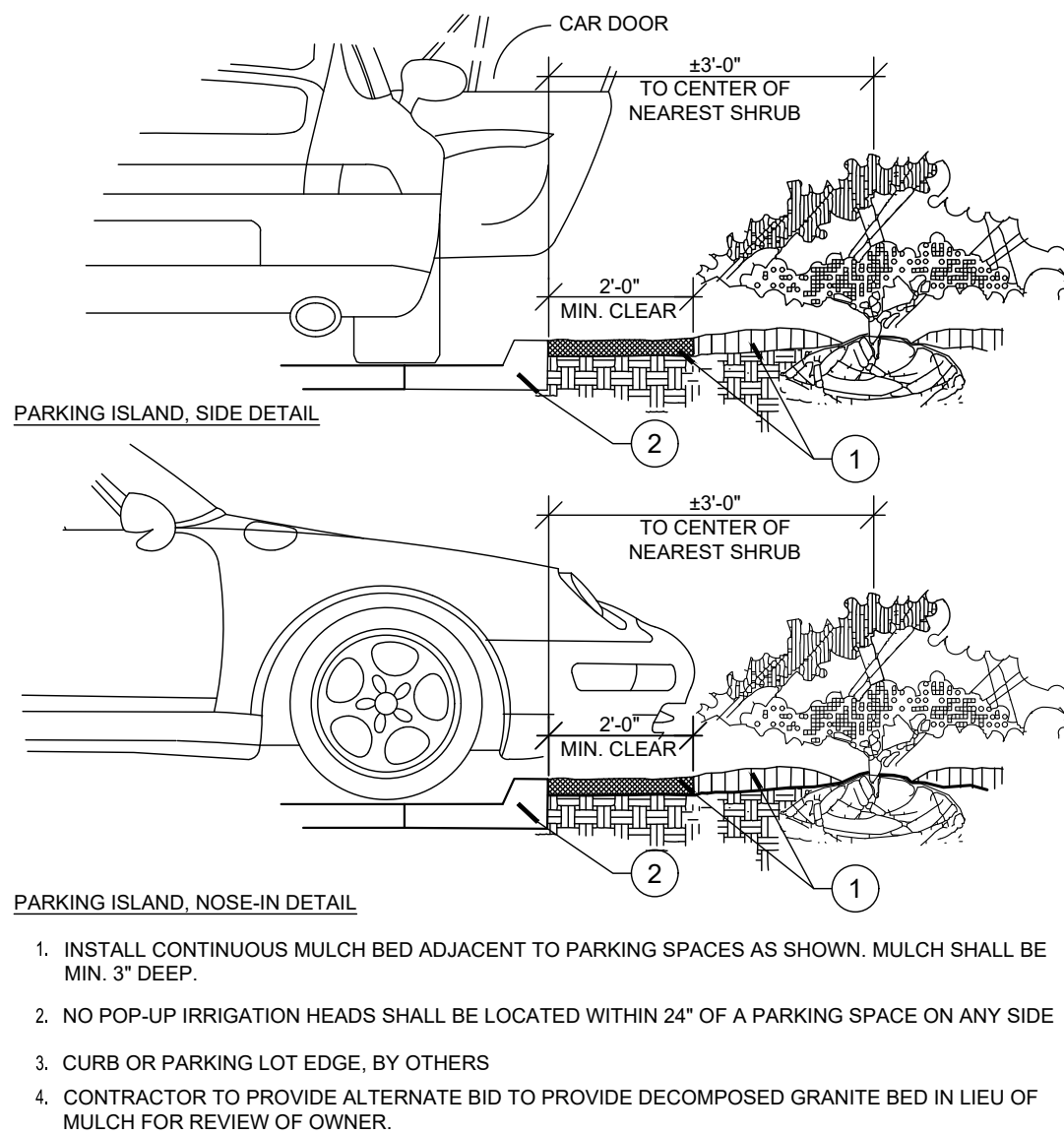
N.T.S.



H Fire Hydrant Clear Zone

PLAN

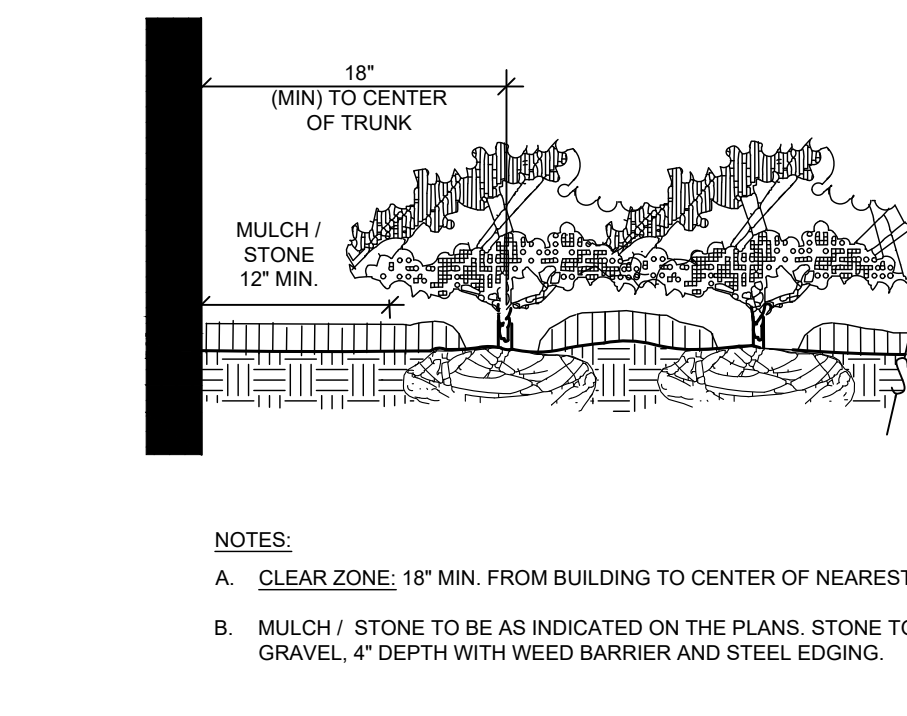
N.T.S.



I Parking Space/Curb Planting

SECTION

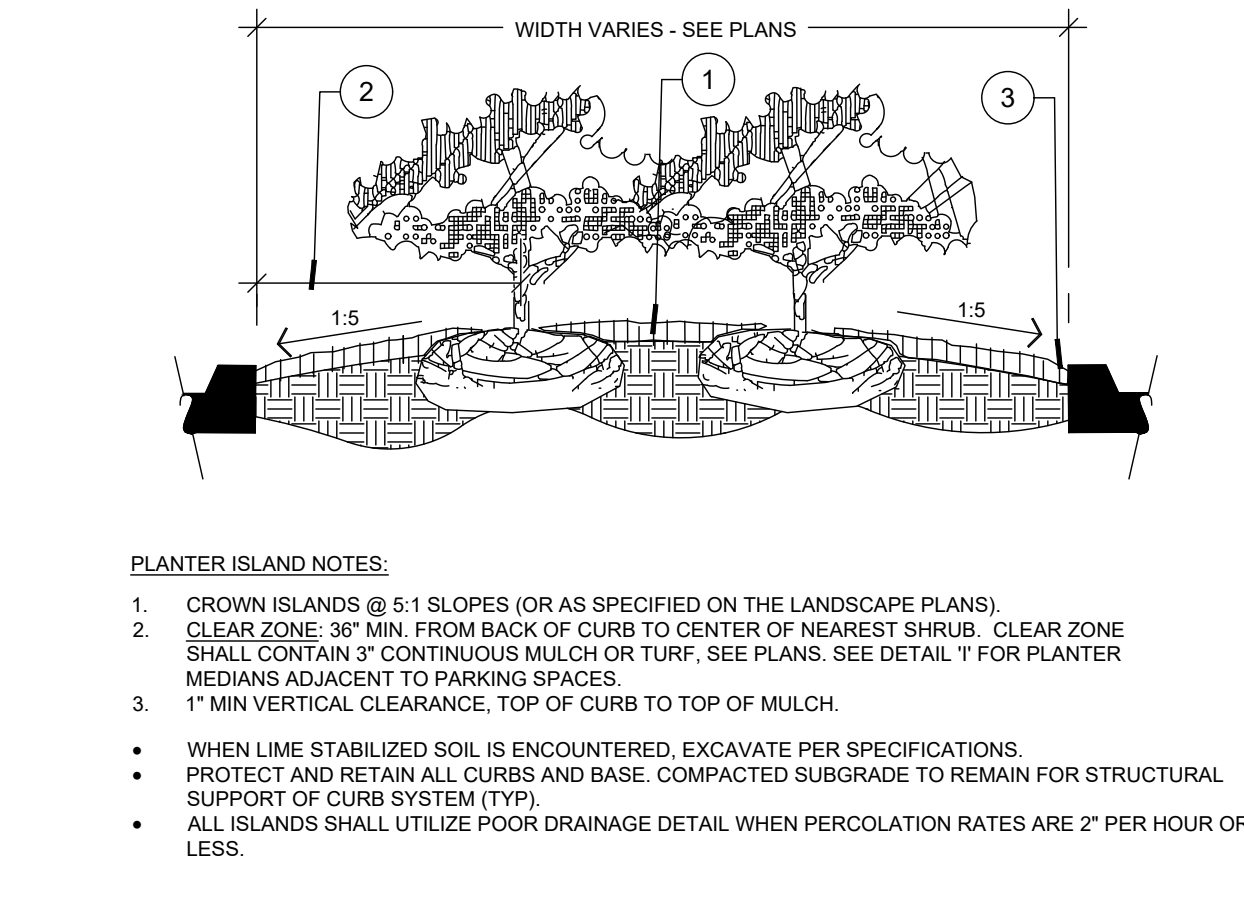
N.T.S.



J Plantings Adjacent to Buildings/Walls

SECTION

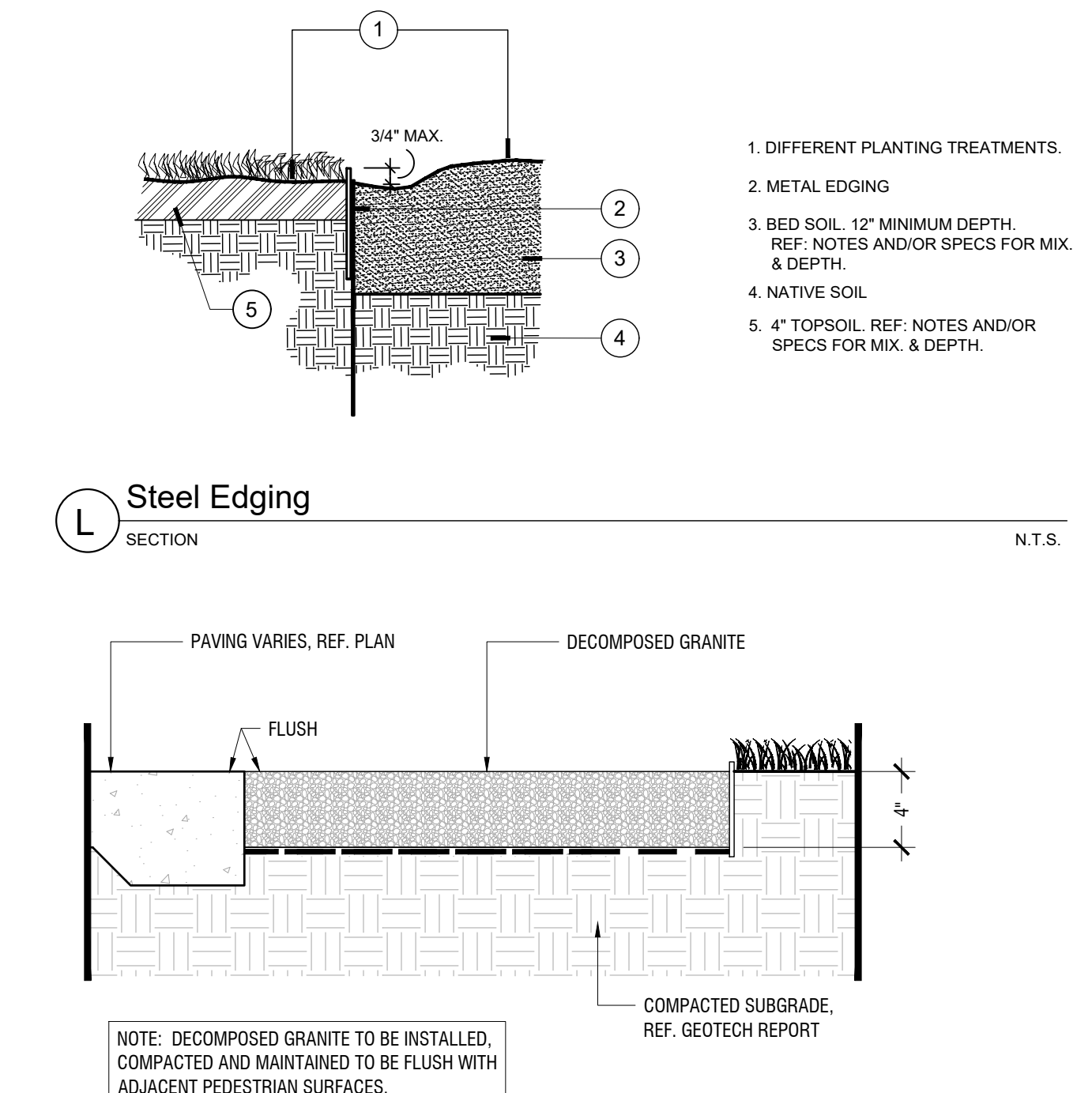
N.T.S.



K Planted Parking Lot Islands / Medians

SECTION

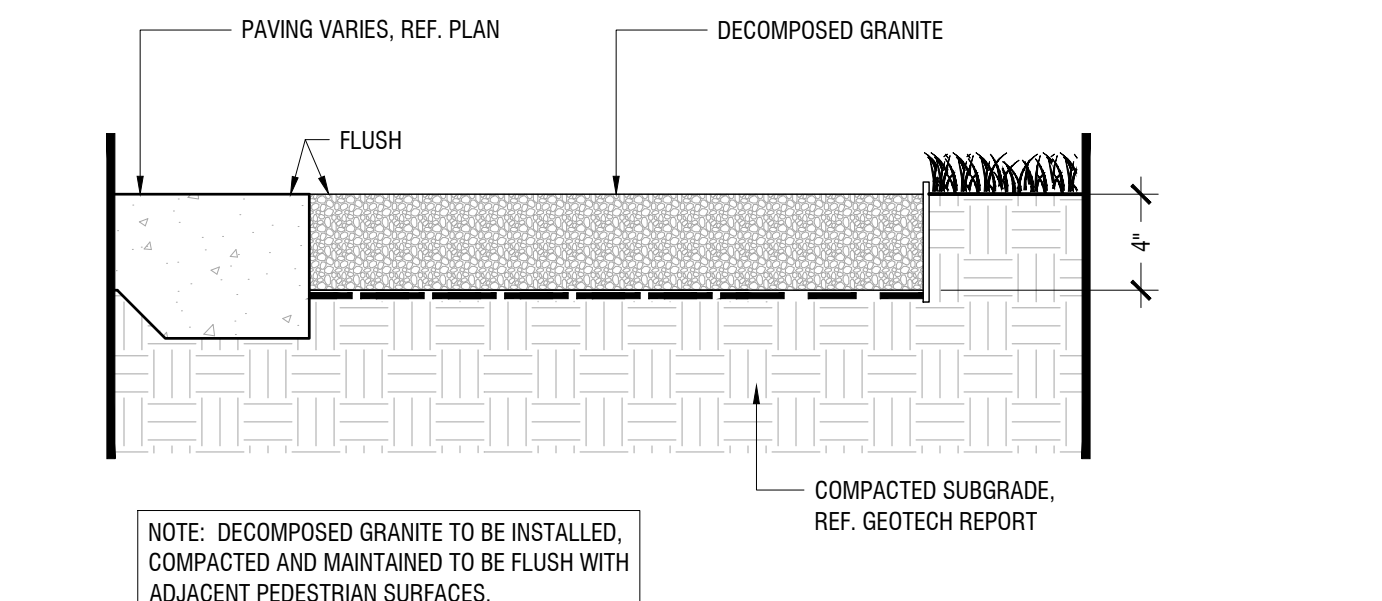
N.T.S.



L Steel Edging

SECTION

N.T.S.



M Decomposed granite

SECTION

N.T.S.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079  
PHONE: 281-597-5900  
WWW.KIMLEY-HORN.COM  
TBP# FIRM REGISTRATION F-328



KHA PROJECT 068908503  
DATE AUGUST 2025  
SCALE AS SHOWN  
DESIGNED BY MNW  
DRAWN BY MNW  
CHECKED BY SEM

LANDSCAPE DETAILS

MCDONALDS VILLA MARIA  
042-3288  
PREPARED FOR  
MCDONALD'S USA LLC

SHEET NUMBER  
L2.0

BY DATE REVISIONS No.

TEXAS

BRYAN

