

Plotted By: Nguyen, Ann (Tony) - Sheet Set: McDonalds Villa Maria - Layout: C0.0 - September 26, 2025 12:48:18pm - K:\HOU_Civil\066908503--McDonalds Villa Maria\CAD\PlanSheets\C-Cover.dwg
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CIVIL SITEWORK PLANS

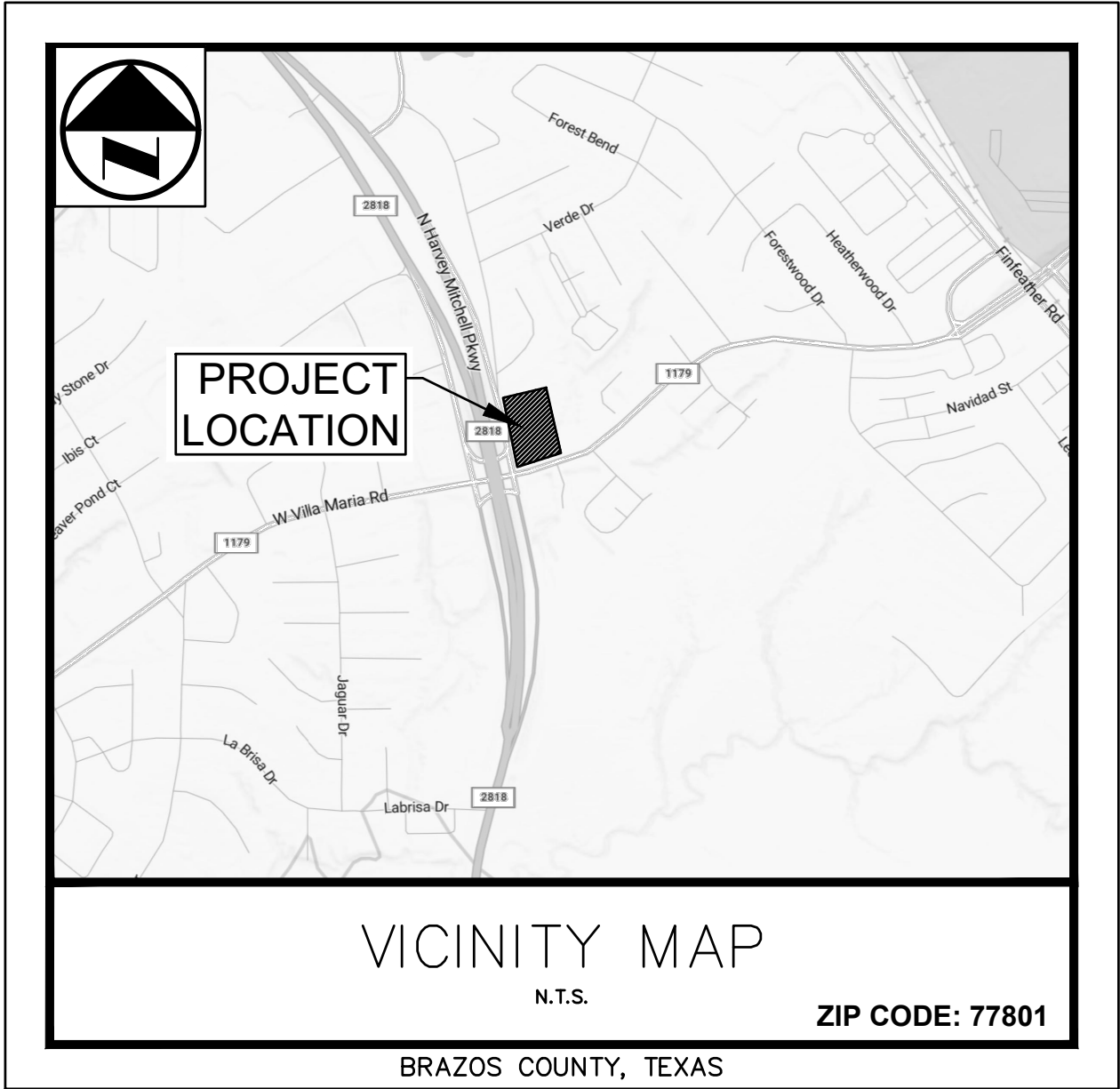
FOR

MCDONALDS VILLA MARIA 042-3288

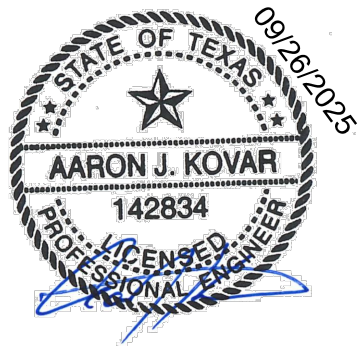
W VILLA MARIA RD & N HARVEY MITCHELL PKWY
BRYAN, TEXAS 77801

PLANS SUBMITTAL/REVIEW LOG

- PERMIT ISSUE
 - PERMIT RESUBMITTAL #1
 - PERMIT RESUBMITTAL #2
- FEBRUARY 6TH, 2025
AUGUST 6TH, 2025
SEPTEMBER 26TH, 2025



LEGAL DESCRIPTION:
LOT 1 & LOT 2, BLOCK 1
HOYA ACRES ADDITION
5.755 ACRES / 250,681 SQ. FT
ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45
CITY OF BRYAN



| 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

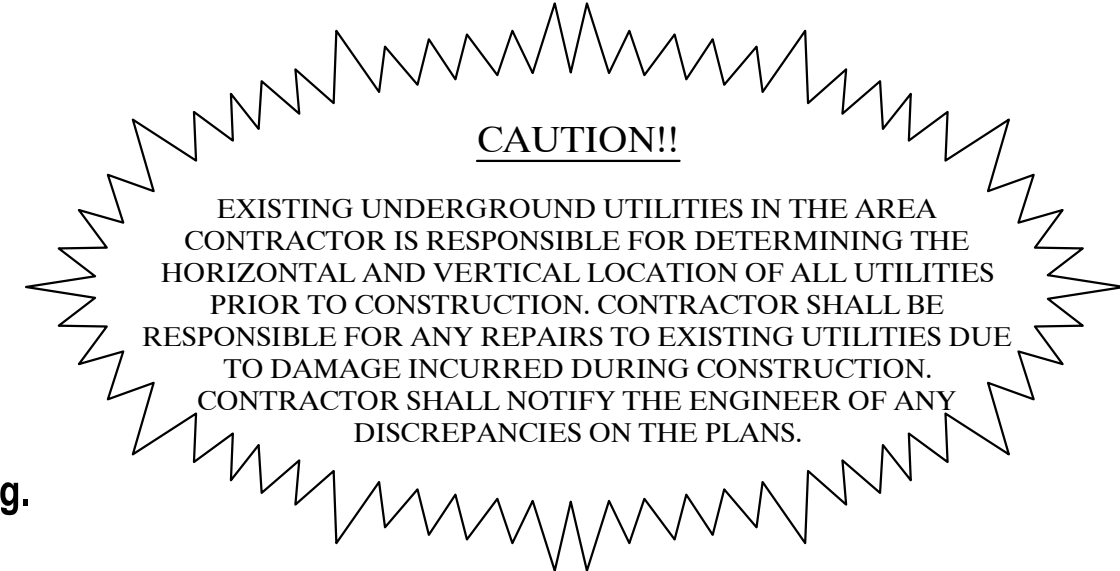
PREPARED BY:

Kimley»Horn

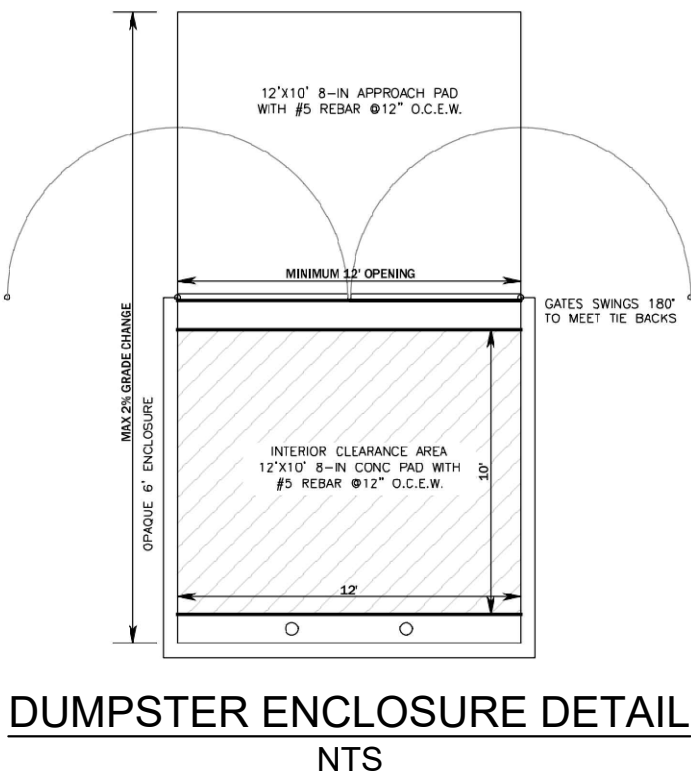
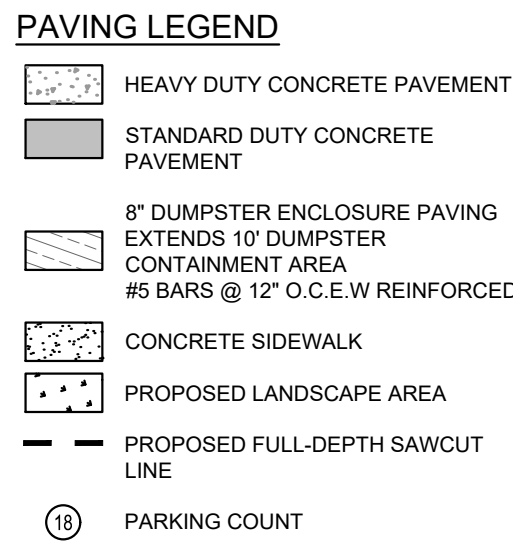
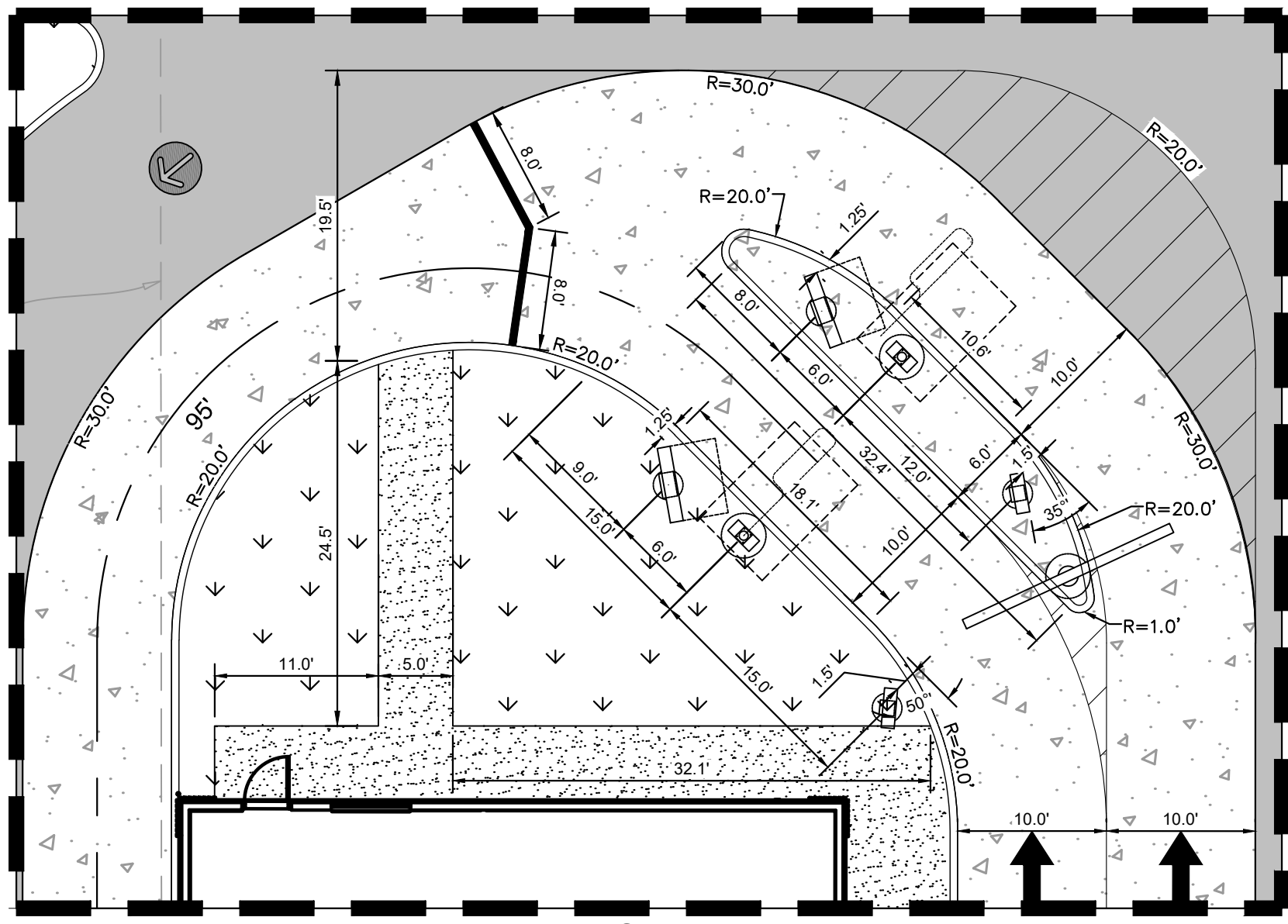
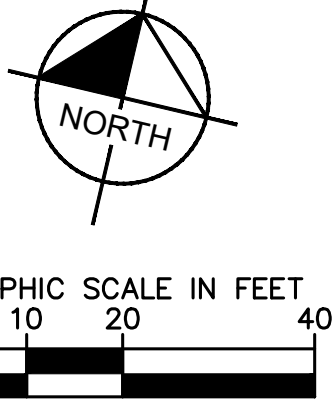
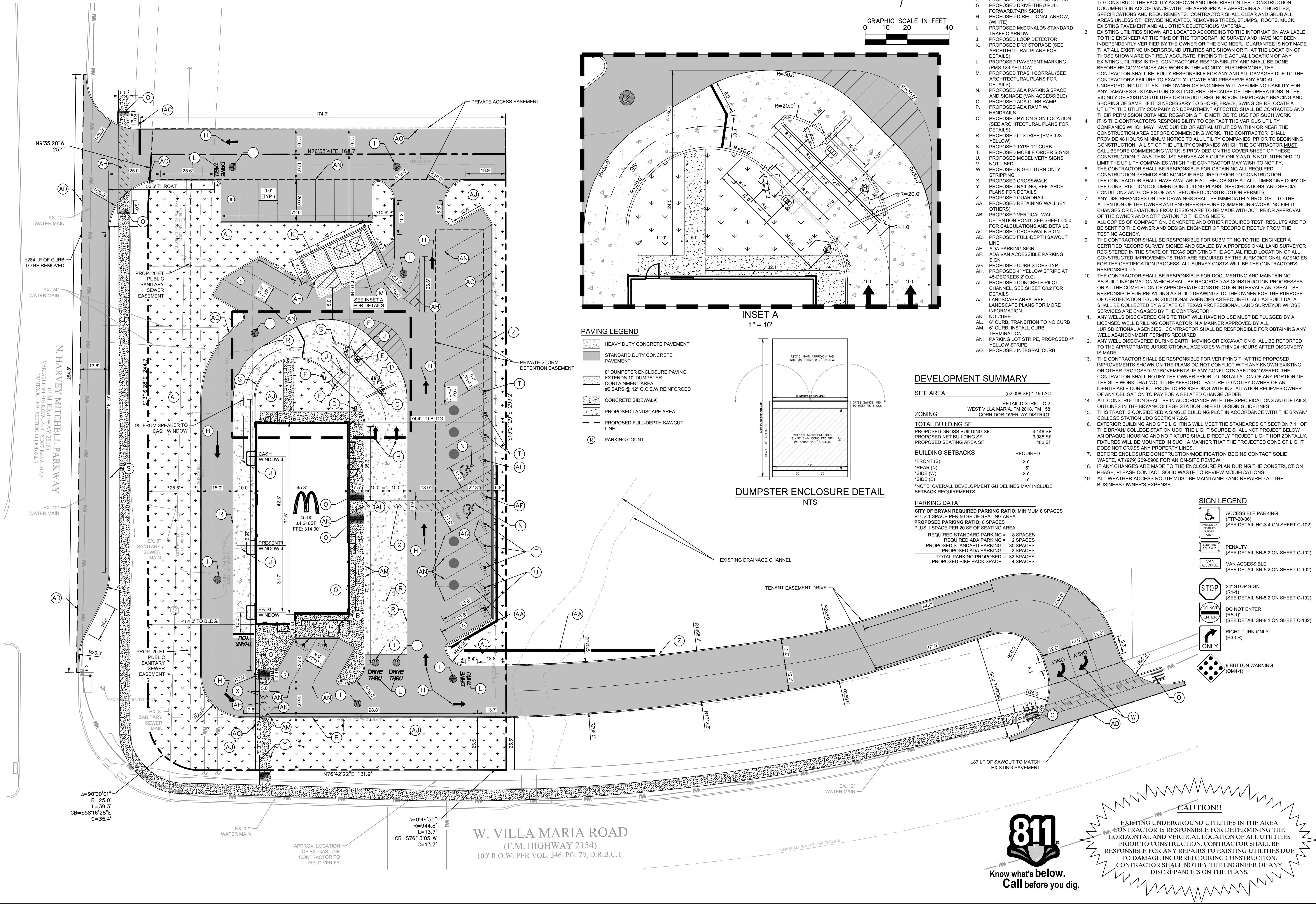
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Certificate of Authorization F-928
Contact: AARON J. KOVAR, P.E. Tel. No. (281) 597-9300



Know what's below.
Call before you dig.



Plotted By: Nguyen, Anh (Tony) Sheet Set: K30.0 September 26, 2025 12:49:20pm K:\1100_Civil\06808503-McDonalds_Villa Maria\CAD\PlanSheets\C3.0.dwg
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DEVELOPMENT SUMMARY

| | |
|--|---|
| SITE AREA | (52,098 SF) 1.196 AC |
| ZONING | RETAIL DISTRICT C-2 WEST VILLA MARIA, FM 2818, FM 158 CORRIDOR OVERLAY DISTRICT |
| TOTAL BUILDING SF | 4,146 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 |

| | |
|--|---|
| | 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) |



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.

- ### 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.
 - 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.
 - 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 FUTURE LIGHT SOURCE SHALL 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.

Kimley»Horn

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TBE FIRM REGISTRATION F-328

STATE OF TEXAS

AARON J. KOVAR
142834
Professional Engineer
09/26/2025

KHA PROJECT
06808503

DATE
09/26/2025

SCALE
AS SHOWN

DESIGNED BY
AJK

DRAWN BY
WGC

CHECKED BY
AJK

MCDONALDS VILLA MARIA
042-3288
PREPARED FOR
MCDONALD'S USA LLC
10000 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
LOT 1 & LOT 2, BLOCK 1, PHASE 1 ADDITION
5.755 ACRES / 250,881 SQ. FT.
ZENO PHILLIPS LEAGUE ABSTRACT NO. 45
CITY OF BRYAN

TEXAS

SHEET NUMBER
C3.0

BRYAN