

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 FEBRUARY 6TH, 2025
- PERMIT RESUBMITTAL #1 AUGUST 6TH, 2025
- PERMIT RESUBMITTAL #2 SEPTEMBER 26TH, 2025
- PERMIT RESUBMITTAL #3 OCTOBER 31TH, 2025

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

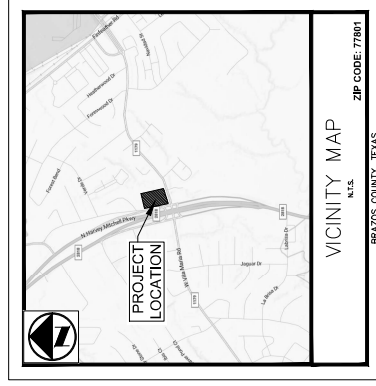
SURVEYOR:
LANGAN
1101 E SE LOOP, STE. 101
TYLER, TEXAS 75701
(903) 324 - 8400

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



LEGAL DESCRIPTION:
LOT 1, BLOCK 1
 1.144 ACRES / 49,822 SQ. FT
LOT 2, BLOCK 1
 4.611 ACRES / 200,859 SQ. FT
 HOYA ACRES ADDITION
 TOTAL 5.755 ACRES / 250,681 SQ. FT
 ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45
 CITY OF BRYAN

Sheet Number	Sheet Title
C-0.0	COUNTY SHEET
C-0.1	CONVEYANCE PLAN
C-0.2	TOPOGRAPHIC SURVEY
C-0.3	GENERAL NOTES
C-0.4	EROSION CONTROL PLAN
C-0.5	PERMIT CONTROL PLAN
C-0.6	PERMIT CONTROL PLAN
C-0.7	PERMIT CONTROL PLAN
C-0.8	PROPOSED DRAINAGE AREA MAP
C-0.9	STORM SEWER PLAN
C-1.0	STORM SEWER PLAN
C-1.1	STORM SEWER PLAN
C-1.2	STORM SEWER PLAN
C-1.3	STORM SEWER PLAN
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C-11.0	STORM SEWER PLAN
C-11.1	LANDSCAPE SCHEDULE
C-11.2	LANDSCAPE PLAN
C-11.3	LANDSCAPE SPECIFICATIONS
C-11.4	LANDSCAPE SPECIFICATIONS
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C-14.3	LANDSCAPE SPECIFICATIONS

APPROPRIATION OF KNOWLEDGE

REFERENCE BENCHMARKS

TEMPORARY BENCHMARK - ELEVATION = 392.30'
THE FIRST BENCHMARK BEING A 10'x10'x10' CONCRETE CUBIC CLIN BEING LOCATED IN THE EAST MARGIN OF W. ALMA MARSH ROAD. LOCATED APPROXIMATELY 400 FEET NORTHEASTLY FROM THE INTERSECTION OF W. VILLA MARSH ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 100 FEET NORTHEASTLY FROM THE SOUTHEAST CORNER OF SUBJECT TRACT.

TEMPORARY BENCHMARK - ELEVATION = 313.35'
THE SECOND BENCHMARK BEING A 10'x10'x10' CONCRETE CUBIC CLIN BEING LOCATED IN THE EAST MARGIN OF N. HARVEY MITCHELL PARKWAY. LOCATED APPROXIMATELY 100 FEET NORTHEASTLY FROM THE INTERSECTION OF W. ALMA MARSH ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 31 FEET SOUTH-EASTERLY FROM THE EAST RIGHT-OF-WAY LINE.

811

**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

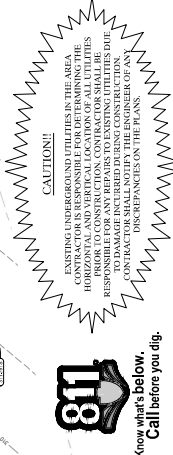
042-3288
PREPARED FOR
MCDONALD'S USA LLC
LEGAL DESCRIPTION
LOT 1 & LOT 2 BLOCK 9, HOVA ACRES ADDITION
ZENZO PHILLIPS E/ENGAGE, ABSTRACT NO. 45
CITY OF HAVANA

OVERALL SITE
PLAN

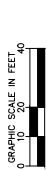
0689908503	DATE	10/31/2025	SCALE	AS SHOWN	DESIGNED BY	AJK	DRAWN BY	WGC	CHECKED BY	AJK
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Kimley»Horn
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TBPB FIRM REGISTRATION #262

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**Know what's below.
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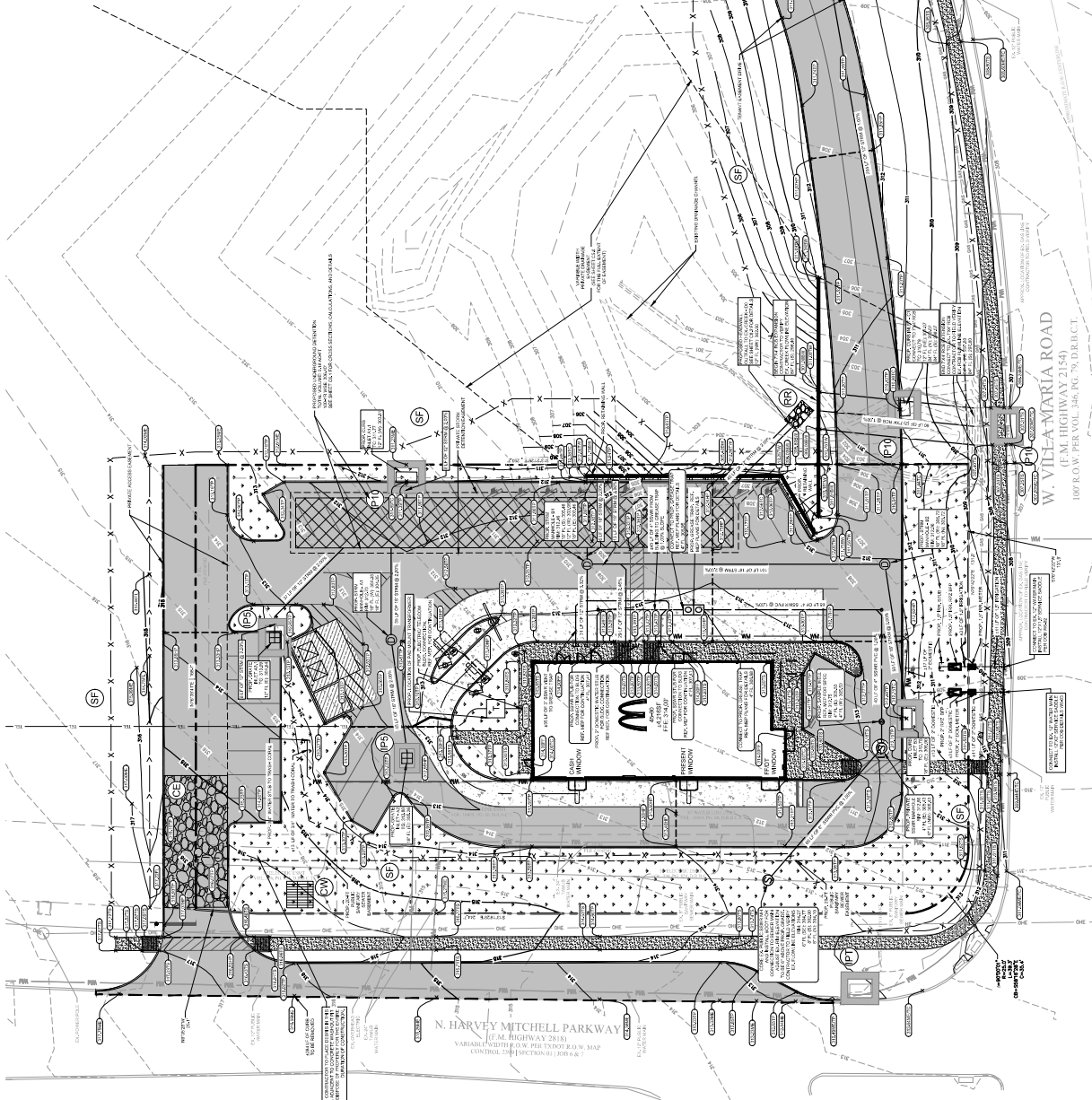


DEVELOPMENT SUMMARY

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PAVING LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	8' DUMPSTER ENCLOSURE PAVING EXTENDS 10' DUMPSTER CONTAINMENT AREA
	40 BINS & 12' x 6' x 6' REINFORCED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED FULL-DEPTH SINCUT LINE
	PARKING COUNT

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