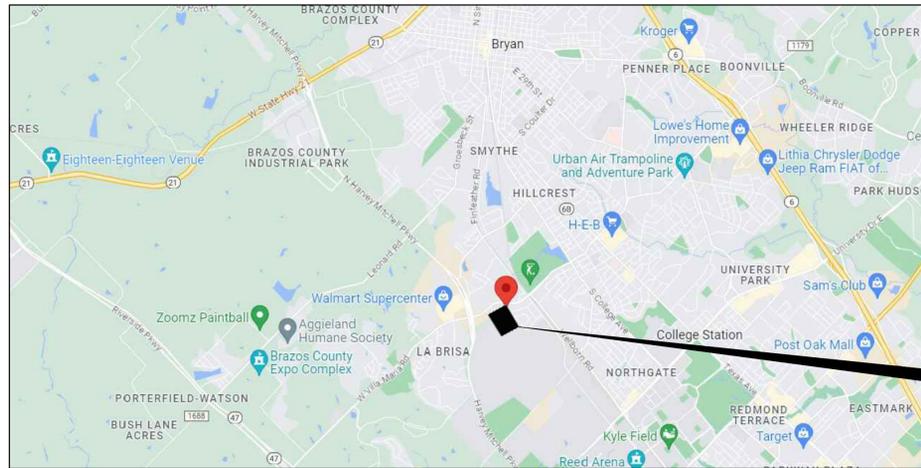
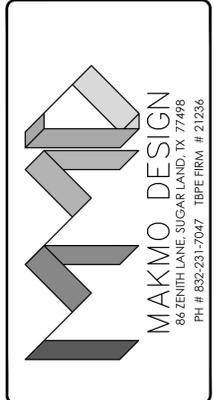


PROPOSED "CONVENIENCE STORE & GAS STATION"

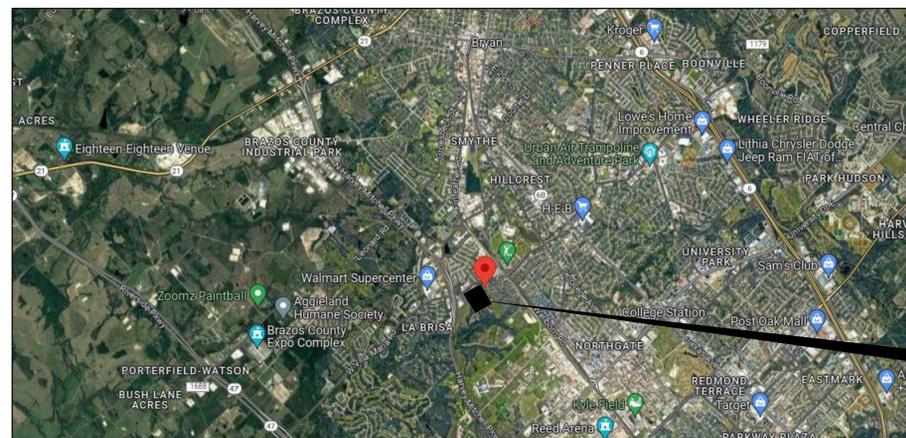
LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801

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

REVISIONS:		
NO.	DATE	DESCRIPTION



VICINITY MAP
N.T.S



PROJECT LOCATION
N.T.S

PROJECT DESCRIPTION

PROJECT NAME : PROPOSED C-STORE & GAS STATION
 LOCATION : 1001 W VILLA MARIA RD, BRYAN, TX 77801
 PROJECT DESCRIPTION : A GROUND UP CONSTRUCTION OF A ONE STORY C-STORE BUILDINGS 7,136 SQ.FT

SHEET INDEX

- CIVIL
- C-0.0 COVER SHEET
 - C-0.1 TOPOGRAPHIC SURVEY
 - C-1.0 SITE PLAN
 - C-2.0 GRADING PLAN
 - C-2.1 DRAINAGE PLAN
 - C-2.2 DRAINAGE CALCULATIONS
 - C-2.3 SITE SECTION
 - C-3.0 EROSION AND SEDIMENT CONTROL PLAN
 - C-4.0 UTILITY PLAN
 - C-5.0 PAVING PLAN
 - C-6.0 SITE DETAILS
 - C-6.1 CONSTRUCTION DETAILS
 - C-6.2 SWPPP DETAILS
 - L-100 LANDSCAPE PLAN

DEVELOPMENT AREA	
TOTAL ACREAGE	= 2.43 ACRES
PROPOSED DEVELOPMENT	= 2.43 ACRES
TYPE OF DEVELOPMENT	= 1 STORY BUILDING

FLOOD PLAN INFORMATION			
F.I.R.M. NO.	48041C	PANEL	0215F
EFFECTIVE DATE	04-02-2014	ZONE	"X"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.			

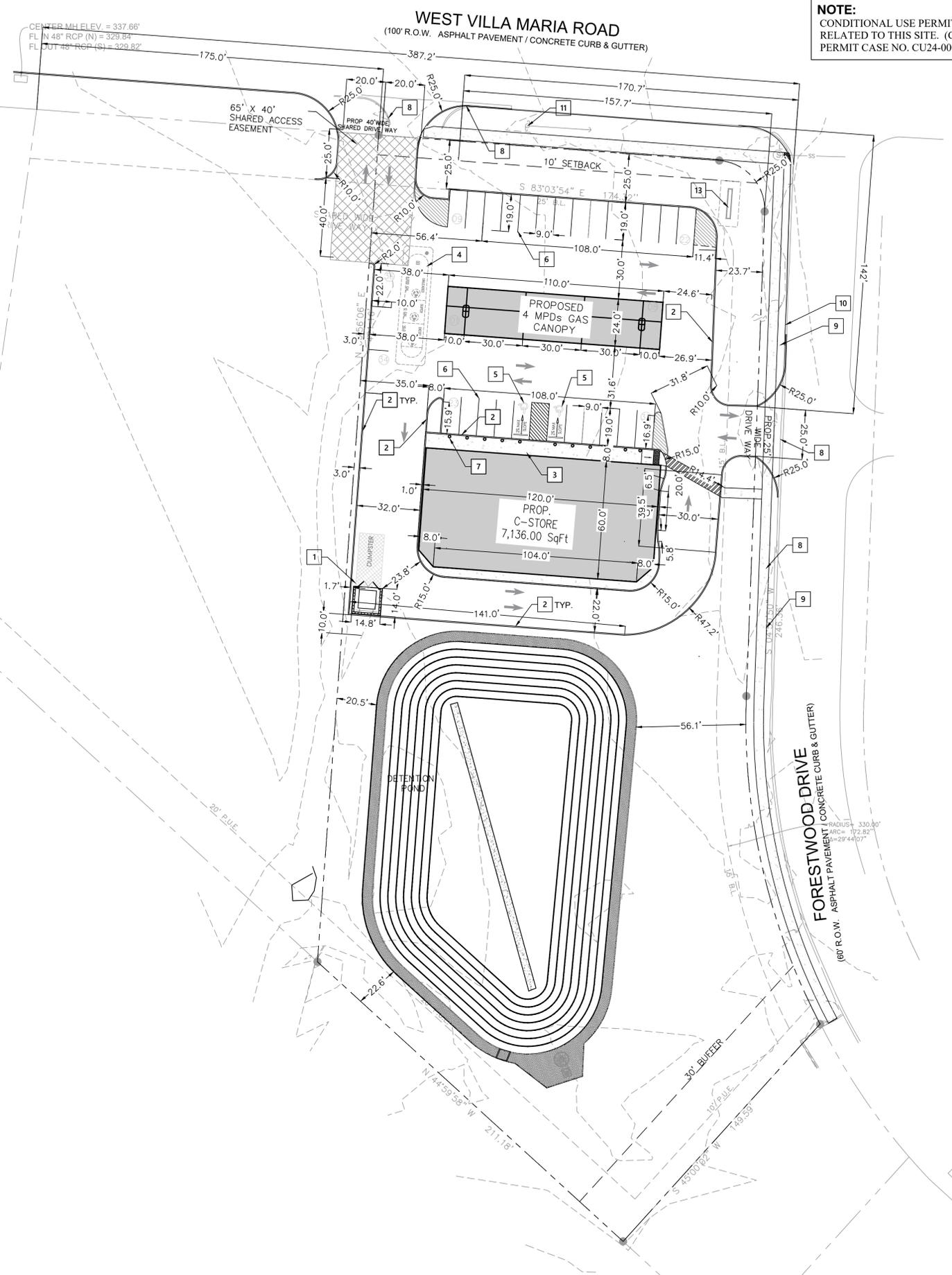
PROPOSED C STORE & GAS STATION
LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801

SEAL :
DATE: 6/18/2025

PROJECT NUMBER	23-000
SCALE	N/A
DRAWN BY	R.R
CHECKED BY	A.Z
SHEET TITLE	:

COVER SHEET

DRAWING NUMBER:
C-0.0



NOTE:
CONDITIONAL USE PERMIT CASE NUMBER RELATED TO THIS SITE. (CONDITIONAL USE PERMIT CASE NO. CU24-000106)

- 1 TRASH ENCLOSURE SEE DETAIL ON SHEET C-6.0.
- 2 6" CONCRETE CURB SEE DETAIL ON SHEET C-6.0.
- 3 CONCRETE SIDEWALK SEE DETAIL ON SHEET C-6.0.
- 4 PROPOSED FUEL TANK BY OTHERS.
- 5 FOR ADA PARKING DETAIL AND SIGN REFER DETAIL ON SHEET C-5.0.
- 6 NEW PAVEMENT MARKING FOR PARKING SPACES
- 7 INSTALL NEW BOLLARDS. SEE DETAIL ON THIS SHEET.
- 8 REMOVE EX CURB
- 9 REMOVE EX DRIVEWAY.
- 10 NEW 6" CONCRETE CURB PER CITY OF BRYAN.
- 11 EX POWER POLE TO REMAIN. PROTECT IN PLACE.
- 13 PYLON SIGN, THE MAXIMUM SIGN HEIGHT 8' WITH 40 SF MAX. FOOTAGE. TO BE APPROVED BY OWNER

PARKING CALCULATION:-

CONVENIENCE STORE (TYPE M)	
CONVENIENT STORE: 7136.00 Sqft / 250	= 29
TOTAL PARKING REQUIRED	= 29
ADA PARKING PROVIDED	= 2
PUMP SPACES PROVIDED	= 8
PARKING PROVIDED	= 26
TOTAL PARKING PROVIDED	= 36

SIGNAGE NOTE:

- SINCE THE PROPERTY IN THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT & ZONED C-2, THE MAXIMUM SIGN HEIGHT (NO MATTER THE LOCATION) WOULD BE 8 FEET.
- THE MAXIMUM SQUARE FOOTAGE WOULD BE 40 SQ.FT.
- SIGNAGE MAY NOT BE LOCATED WITHIN AN UTILITY OR RIGHT-OF-WAY EASEMENT.

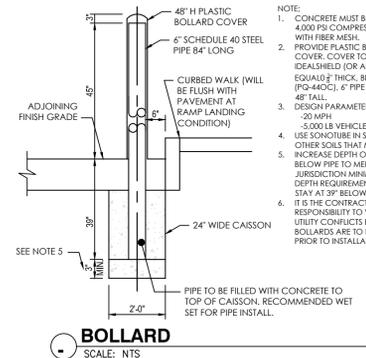
FLOODPLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48041C0215F, WITH THE EFFECTIVE DATE OF OCTOBER 16, 2014, THE PROPERTY IS LOCATED IN FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE OF THE REGULATED FLOODWAY. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAN REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAN IS RECORDED. FLOODPLAIN AND FLOODWAY STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- DIMENSION LAYOUT NOTES**
1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
 2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
 5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

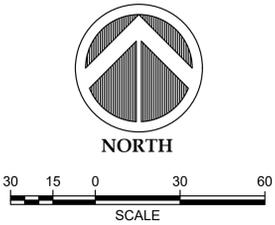
EXPANSION JOINTS:
PROVIDE EXPANSION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS OTHER STRUCTURES SUCH AS WALLS, CURBS, STEPS & BUILDINGS OR WHERE CONCRETE ABUTS EXISTING CONCRETE PAVING, UTILITY VAULTS, JUNCTION BOXES, ETC. EXPANSION JOINTS REQUIRED AT THESE STRUCTURES MAY NOT BE SHOWN ON THESE DRAWINGS BUT A CONSTRUCTION REQUIREMENT. SEE DETAILS FOR LOCATIONS THAT REQUIRE INSTALLATION OF DOWELS.

- GENERAL NOTES**
1. 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.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. 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.
 9. 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.
 10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL.
 11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
 13. 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 SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
 14. 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 CITY OF BRYAN PUBLIC WORKS (979-208-5800) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO ADA STANDARDS. VERIFY.
 16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 17. EXCESS EXPORTS SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE



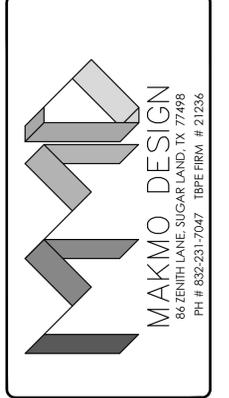
- NOTE:**
1. CONCRETE MUST BE MINIMUM 4000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
 2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEASHIELD (OR APPROVED EQUAL) 1/2" THICK, BROWN (PP-40C), 6" PIPE FIT, DOMETOP, 48" TALL.
 3. DESIGN PARAMETERS:
-20 MPH
-5000 LB VEHICLE
USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MINIMUM FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 3" BELOW PAVEMENT.
 6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED. PRIOR TO INSTALLATION.



ISSUE FOR:
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BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:

NO.	DATE	DESCRIPTION



PROPOSED C STORE & GAS STATION
LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801

SEAL:
DATE: 6/18/2025

PROJECT NUMBER 23-000
SCALE 1" = 30'
DRAWN BY R.R
CHECKED BY A.Z
SHEET TITLE :

SITE PLAN

DRAWING NUMBER:
C-1.0

CENTER MH ELEV. = 337.66'
 FL IN 48" RCP (N) = 329.84'
 FL OUT 48" RCP (S) = 329.82'

WEST VILLA MARIA ROAD
 (100' R.O.W. ASPHALT PAVEMENT / CONCRETE CURB & GUTTER)

LANDSCAPING

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
	2" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	33	200	6,600
	2" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA DYNAMITE) NON-CANOPY TREE	14	150	2,100
	5 GAL. 2'-0" o.c.	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	140	10	1,400

NOTE:

- 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.

LANDSCAPE ANALYSIS:

1 - CONSTRUCTION ACTIVITIES:
 PARKING & PAVEMENT = 33,490 SF
 BUILDINGS = 7,136 SF
 NET TOTAL = 40,626 SF

2 - REQUIREMENTS:

BUILDING, PARKING, & PAVEMENT
 40,626 SF @ 17% = 6,906 SF
 NET TOTAL = 6,906 SF

NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—3,453 SF REQ'D;
 5,700 PROVIDED

NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 1,727 SF REQ'D;
 3,400 PROVIDED

3 - PROVIDED:

CANOPY TREES
 18 @ 200 SF = 3,600 SF
 NON-CANOPY TREES
 14 @ 150 SF = 2,100 SF
 SHRUB 140 @ 10 SF = 1,400 SF
 NET TOTAL = 7,100 SF

TOTAL AREA REQUIRED: 6,906 SF
 LANDSCAPED AREA PROVIDED: 7,100 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: 20 FT X 150 FT = 3,000 SF
 CANOPY TREES FOR BUFFER: 1 TREE PER 200 SF
 REQUIRED CANOPY TREES: 3,000 SF / 200 SF PER TREE = 15 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).
 174.32/30 = 5.81 Street trees require on WEST VILLA MARIA ROAD
 246.36/30 = 8.21 Street trees require on FORESTWOOD DRIVE
 (Staff may create an artificial lot)

B. PARKING LOT TREES:
 Number of new parking stalls to be constructed 30/10 = 3.0 Parking lot trees required.

C. TOTAL TREE REQUIREMENT:

A + B = 17 total number of street and parking lot trees required.
 D. SHRUBS: (Are required for new or the expanded portion of parking lots)
 Total number of Street trees required, from A above 14 x 10 = 140 shrubs.

E. 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)

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REVISIONS:

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PROPOSED C STORE & GAS STATION
 LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801

SEAL: _____
 DATE: 3/29/2024

PROJECT NUMBER : 23-000
 SCALE : 1" = 30'
 DRAWN BY : R.R.
 CHECKED BY : A.Z.
 SHEET TITLE :

LANDSCAPE PLAN

DRAWING NUMBER:
L-100

