

1.753 ACRES OF LAND, BEING LOT 2B OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE III, SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS.

THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO CIVIL SITE WORK AND INFRASTRUCTURE DESIGN. COMPLIANCE WITH CODES AND REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS INSIDE THE BUILDING ENVELOPE ARE NOT WITHIN THE SCOPE OF RSG ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

THE BUILDINGS WILL BE AT LEAST  
50% NON-METALLIC.

PER TABLE 705.5 OF THE 2021 IBC  
ANY EXTERIOR WALL WITHIN 10' OF  
THE PROPERTY LINE NEEDS TO BE  
ONE HOUR RATED.

NO SIGNS ARE BEING PROPOSED. IF SIGNAGE WILL BE  
PROPOSED THEN ALL SIGNAGE TO BE PERMITTED  
SEPARATELY

CURRENT ZONING OF THE PROPERTY  
COMMERCIAL DISTRICT C-3

SPACE RESERVED FOR RIDE  
SHARING  
RIDE-SHARING PARKING SPACES  
SHALL BE DESIGNATED WITH  
SIGNS AND ENFORCEABLE BY  
TOWING.

SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY INCORPORATED AREAS, MAP NUMBER 4804100215F, DATED EFFECTIVE 04/02/2014.

CROSS SLOPES SHALL NOT EXCEED 2.00% THROUGH CROSS-WALK AND ADA PARKING SPOTS.

BUILDING PURPOSE: SHOPPING  
CENTERS

OWNERS NAME: SHOPS ON NASH LLC  
PHONE NUMBER: 832-922-8839

**BENCHMARK NOTES**

**BOX OPS- 33**  
BRASS CROSS STAMPED OPS- 33 LOCATED ON NORTH SIDE OF W.J. BRYAN PARKWAY, APPROX. 1/2 MILE SOUTH OF CENTER TO DRIVE ENTRANCE OF CHURCH WITH PROPERTY ADDRESS 2112 W.J. BRYAN PARKWAY, APPROX. 25 NORTH OF W.J. BRYAN ROAD, 31.7° EAST OF CONC. POWER POLE, AND 22.8 FEET WEST OF POWER POLE.  
TEL. 330-0468

**TEL. 102-142-1**  
BOX OUT ON WEST CORNER OF TYPE C INLET LOCATED ON SOUTH SIDE OF THE DRIVE ENTRANCE TO U.S. POSTAL SERVICE CENTER ON NASH STREET, SLD. WITH PROPERTY ADDRESS 2120 W.J. BRYAN PARKWAY, BRYAN, TX 77801.  
TEL. 334-9271 NAD88

**TEL. 102-142-2**  
BOX OUT ON THE WEST CORNER OF TYPE C INLET ON SOUTHEAST SIDE OF NASH ROAD, LOCATED NORTH OF THE DRIVE ENTRANCE TO PROPERTY ADDRESSED 2751 NASH ST., BRYAN, TX 77802.  
TEL. 330-0468

Building	Square Footage	Formula	Required Spaces
Building 1	10,427 SF	1 Space / 275 GFA	
Building 2	11,021 SF	1 Space / 275 GFA	
Total Square Footage	21,448	21448/275=77.99	78
Type of Parking Space	Ratio of Spaces to Credits	Actual Spaces	Credit Spaces
Regular Parking Spaces	1 to 1 Ratio	68	68
Handicap Spaces	1 to 1 Ratio	4	4
Ride Share Spaces	1 to 2 Ratio	2	4
Bike Parking Racks	6 Bikes per 1 Parking Credit	12	2
1 Credit if Site is Within 1000 Ft of Public Transit Route		0	0
1 Credit if Site is within 1000 Ft of Public Parking Lot or Garage		0	0
			78

1	PROPOSED 113'-18" HDPE @ 0.20% 11.25' BEND PROPOSED 52'-18" HDPE @ 0.20% 45' BEND PROPOSED 26'-18" HDPE @ 0.20% 45' BEND PROPOSED 57'-18" HDPE @ 0.20% 45' BEND PROPOSED 1'-18" HDPE @ 0.20% 45' BEND PROPOSED 23'-18" HDPE @ 0.20%
2	PROPOSED 133'-18" HDPE @ 0.20%
3	PROPOSED 16'-18" HDPE @ 0.20% 45' BEND PROPOSED 19'-18" HDPE @ 0.20%
4	PROPOSED 52'-18" HDPE @ 0.20% 45' BEND PROPOSED 1'-18" HDPE @ 0.20% 45' BEND PROPOSED 8'-18" HDPE @ 0.20%
5	PROP. CB-18 TG 332.00 FL 329.50
6	PROPOSED 34'-10" HDPE @ 0.40%
7	PROP. CB-18 RW 332.00 FL 329.55
8	PROPOSED 26'-10" HDPE @ 0.32% P.L.C. STORM SEWER BUILDING DOWNPOUNTS SHALL BE CONNECTED TO THIS STORM SEWER LINE

- ① 8"x2" TAPPING SADDLE WITH CORPORATION STOP  
8'-2" PVC SCH-40 DOMESTIC WATER LINE  
PROPOSED 2" WATER METER ASSEMBLY  
14'-2" PVC SCH-40 DOMESTIC WATER LINE  
PROPOSED 2" RPZ BACKFLOW PREVENTOR  
3'-2" PVC SCH-40 DOMESTIC WATER LINE  
11.25' BEND  
1'-2" PVC SCH-40 DOMESTIC WATER LINE  
45' BEND  
74'-2" PVC SCH-40 DOMESTIC WATER LINE  
PLUG DOMESTIC WATER LINE  
CONNECTION TO BUILDING BY MEP ENGINEER
- ② 6"x6" CUT IN TEE W/ 6" VALVE  
6" VALVE SHALL HAVE A LOCKING LID ON THE VALVE COVER  
25'-6" C-900 DR-18 FIRE WATER LINE  
PROPOSED DOUBLE CHECK VALVE BFP WITH UN-METERED BY-PASS  
LINE TO DETECTOR WATER LINE DEPARTMENT CONNECTION  
86'-6" C-900 DR-18 FIRE WATER LINE  
11.25' BEND  
40'-6" C-900 DR-18 FIRE WATER LINE  
90' BEND  
25'-6" C-900 DR-18 FIRE WATER LINE  
11.25' BEND  
74'-6" C-900 DR-18 FIRE WATER LINE  
90' BEND  
5'-6" C-900 DR-18 FIRE WATER LINE  
PLUG FIRE WATER LINE  
CONNECTION TO BUILDING BY MEP ENGINEER
- ③ 6"x6"x6" TEE FITTING  
77'-6" C-900 DR-18 FIRE WATER LINE  
90' BEND  
6'-6" C-900 DR-18 FIRE WATER LINE  
90' BEND  
2'-6" C-900 DR-18 FIRE WATER LINE  
PLUG FIRE WATER LINE  
CONNECTION TO BUILDING BY MEP ENGINEER
- ④ 8"x2" TAPPING SADDLE WITH CORPORATION STOP  
8'-2" PVC SCH-40 DOMESTIC WATER LINE  
PROPOSED 2" WATER METER ASSEMBLY  
14'-2" PVC SCH-40 DOMESTIC WATER LINE  
PROPOSED 2" RPZ BACKFLOW PREVENTOR  
67'-2" PVC SCH-40 DOMESTIC WATER LINE  
11.25' BEND  
64'-2" PVC SCH-40 DOMESTIC WATER LINE  
PLUG DOMESTIC WATER LINE  
CONNECTION TO BUILDING BY MEP ENGINEER
- ⑤ 8"x1" TAPPING SADDLE WITH CORPORATION STOP  
9'-1" PVC SCH-40 IRRIGATION WATER LINE  
PROPOSED 1" WATER METER ASSEMBLY  
14'-1" PVC SCH-40 IRRIGATION WATER LINE  
PROPOSED 1" RPZ BACKFLOW PREVENTOR  
1'-1" PVC SCH-40 IRRIGATION WATER LINE  
PLUG IRRIGATION WATER LINE

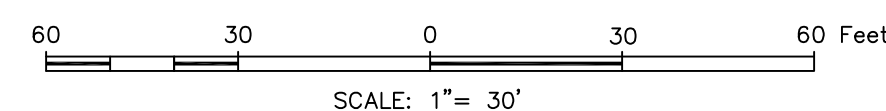
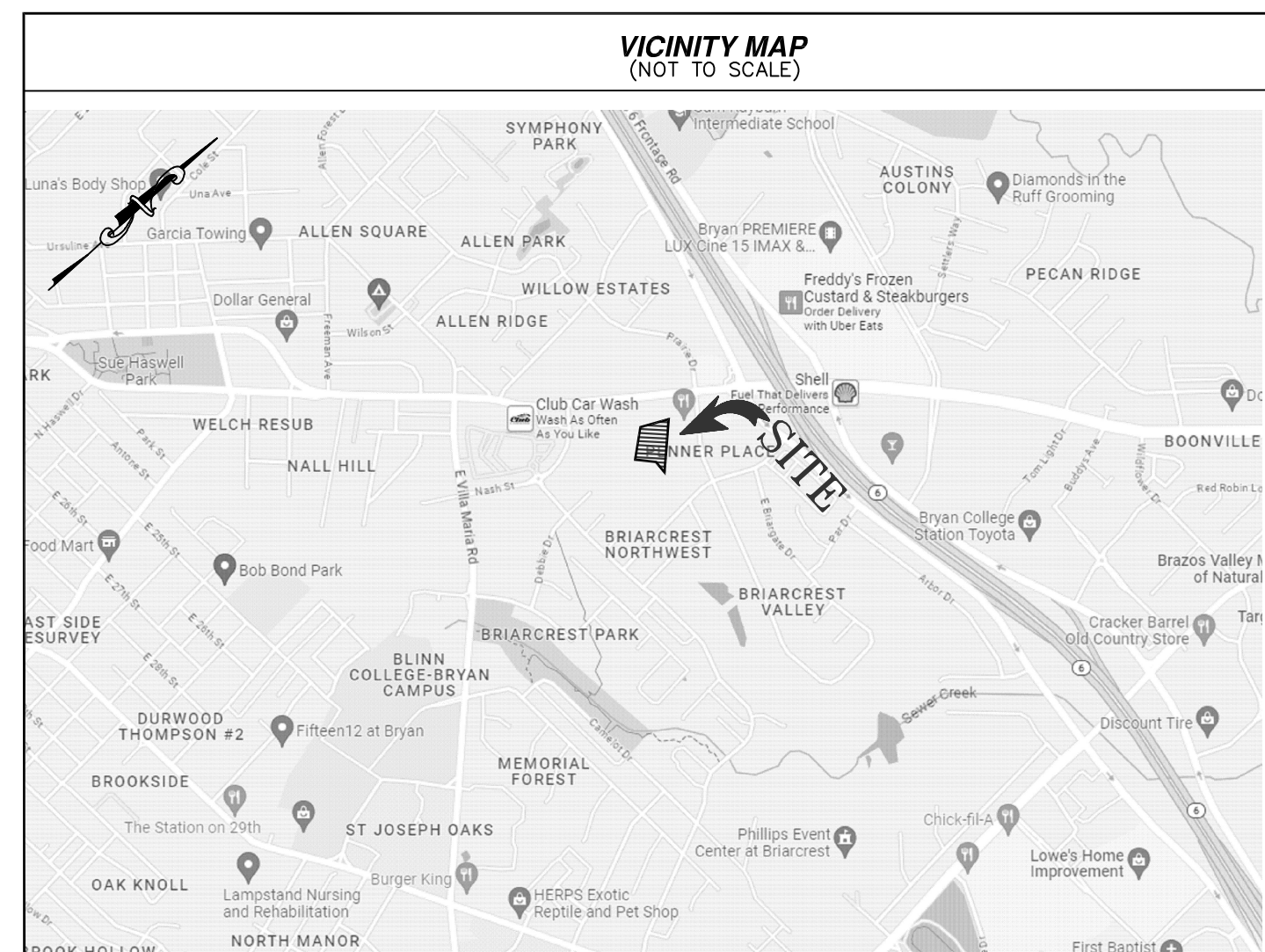
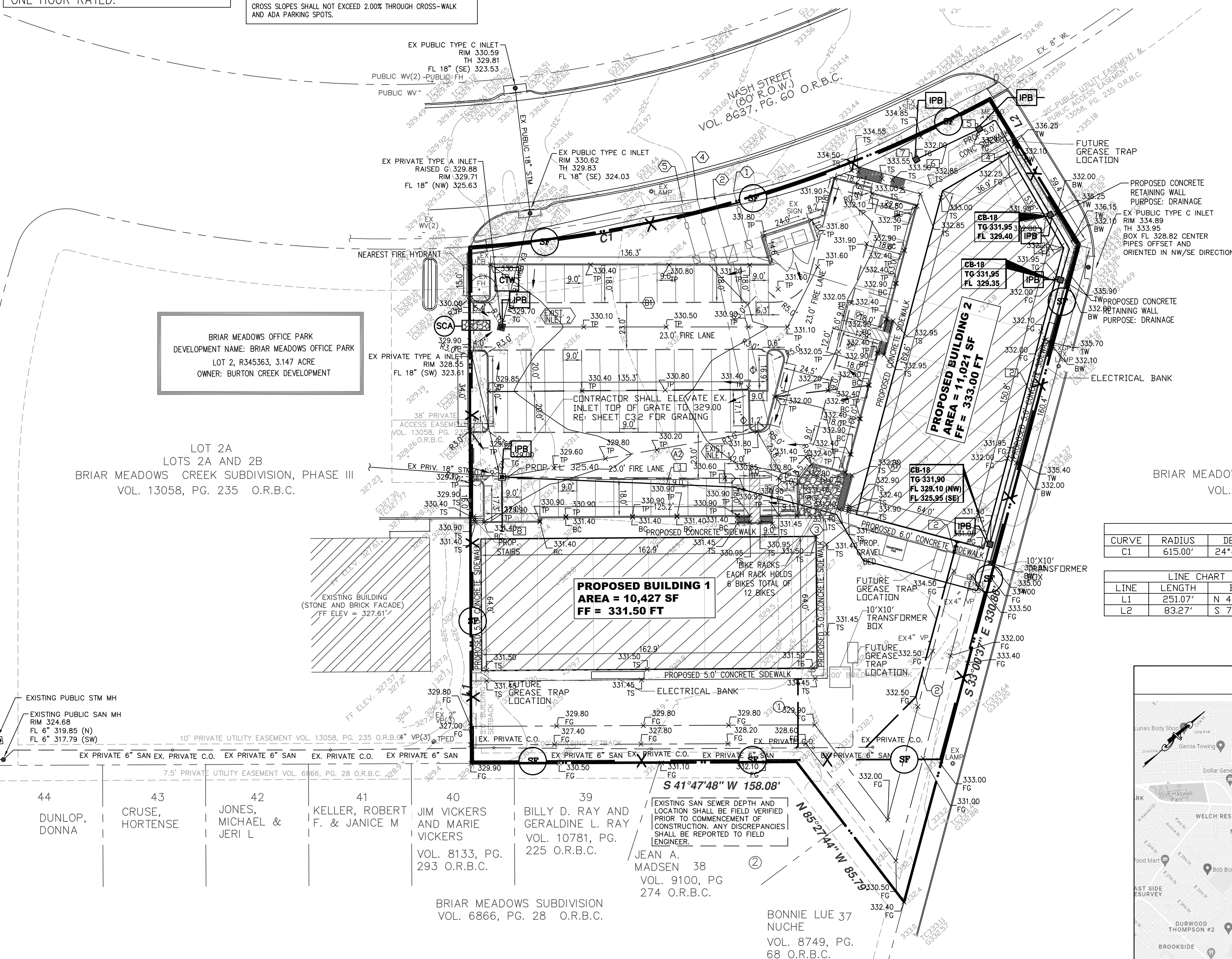
① 45° DROP CONNECTION  
PROPOSED 1'-4" PVC SCH-40 SEWER @ 2.00%  
45° BEND  
PROPOSED 30'-4" PVC SCH-40 SEWER @ 2.00%  
PROPOSED 4" SANITARY SEWER CLEAN-OUT  
RIM 331.45  
FL 327.50  
PROPOSED 1'-4" SANITARY SEWER LEAD  
PLUG SANITARY SEWER  
CONNECTION TO BUILDING BY MEP ENGINEER

② 45° DROP CONNECTION  
PROPOSED 34'-4" PVC SCH-40 SEWER @ 2.00%  
45° BEND  
PROPOSED 76'-4" PVC SCH-40 SEWER @ 2.00%  
PROPOSED 4" SANITARY SEWER CLEAN-OUT  
RIM 331.95  
FL 329.00  
2'-4" SANITARY SEWER LEAD  
PLUG SANITARY SEWER  
CONNECTION TO BUILDING BY MEP ENGINEER

1 STORM SEWER LINE - WATER LINE  
LINE CROSSING MINIMUM 2' SEPARATION

2 SANITARY SEWER LINE - WATER LINE  
LINE CROSSING MINIMUM 2' SEPARATION

WATER SERVICES WILL MAKE THE TAPS FOR THE SMALLER LINES.



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RSRG ENGINEERING

13501 KATY FREEWAY  
SUITE 3180  
HOUSTON, TEXAS 77079  
PH. 713-783-7777

**TBPE FIRM #: 15498**

**project**  
NASH ST RETAIL CENTER  
**at**  
2735 NASH ST  
BRYAN, TEXAS 77802

## REVISIONS



08.12.2025

## SITE PLAN

DRAWN BY:  
CM

PROJECT No	SHEET No:
23322.13	C2.1