

# ***PVD DEVELOPMENT - PH6 COMMERCIAL BUILDINGS -***

***10277 SH-30 BRYAN, TEXAS***

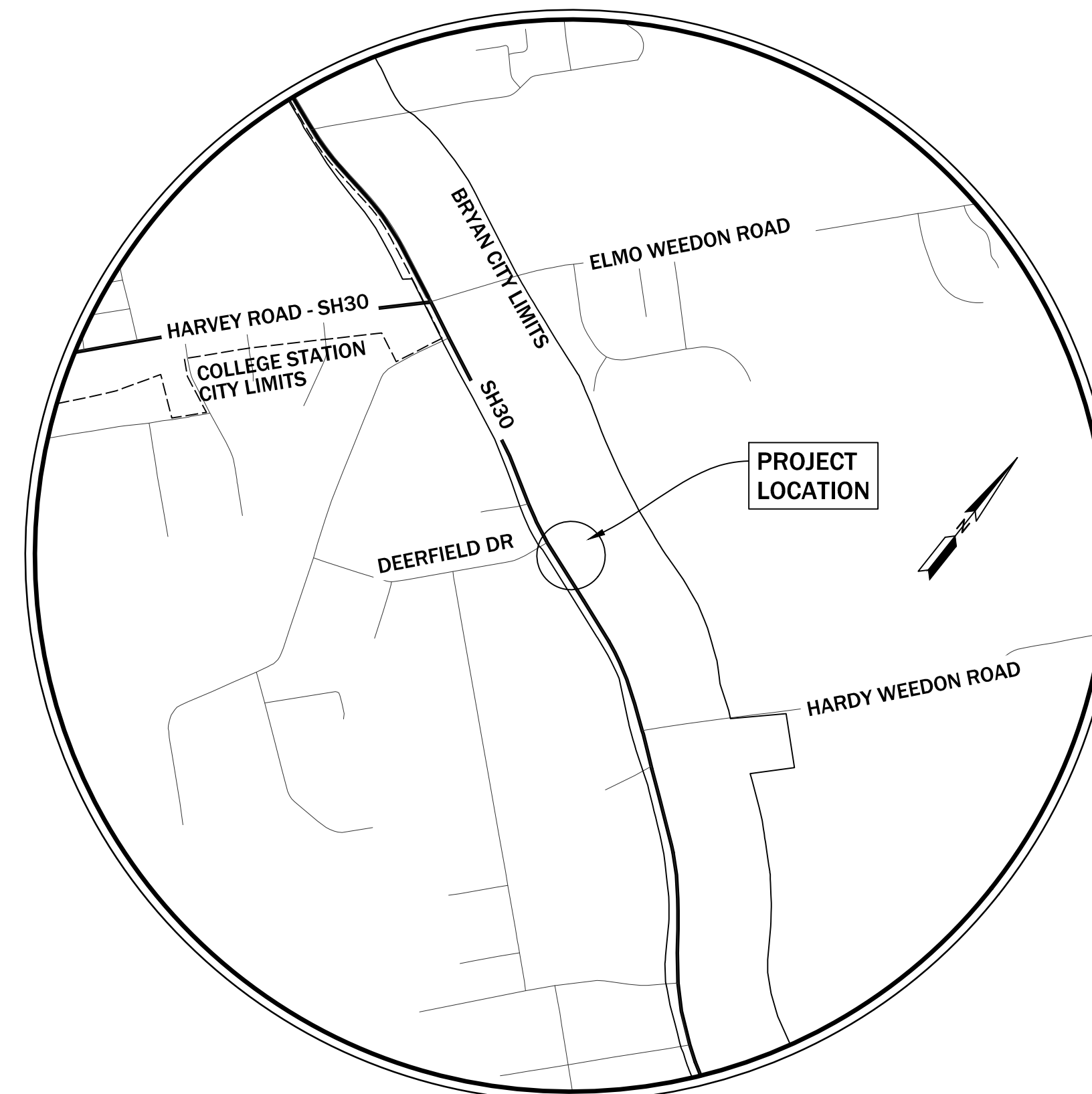
***OCTOBER 2025***

***DEVELOPER:***

***PVD DEVELOPMENT CO, LLC  
C/O STEVE VAUGHAN  
5222 ENCHANTED OAKS DRIVE  
COLLEGE STATION, TEXAS 77845  
(979) 225-3222***

***OWNER:***

***1983 LAND INVESTMENTS, LLC  
4090 STATE HIGHWAY 6 SOUTH  
COLLEGE STATION, TEXAS 77845***



**VICINITY MAP**  
NTS

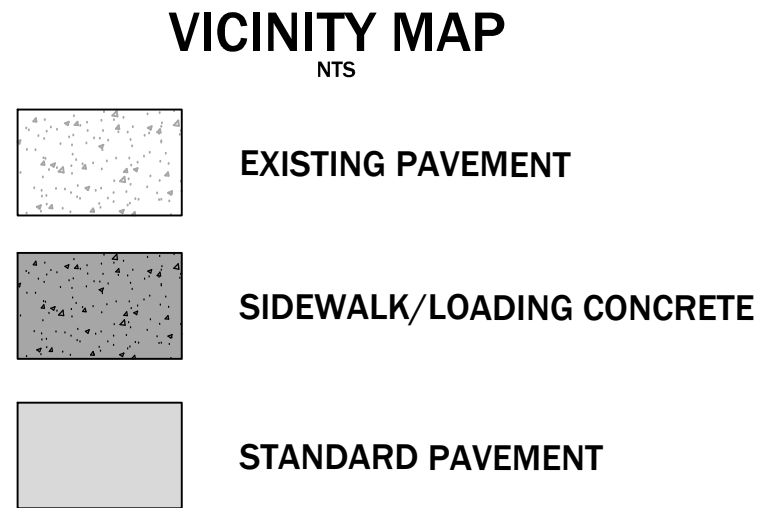
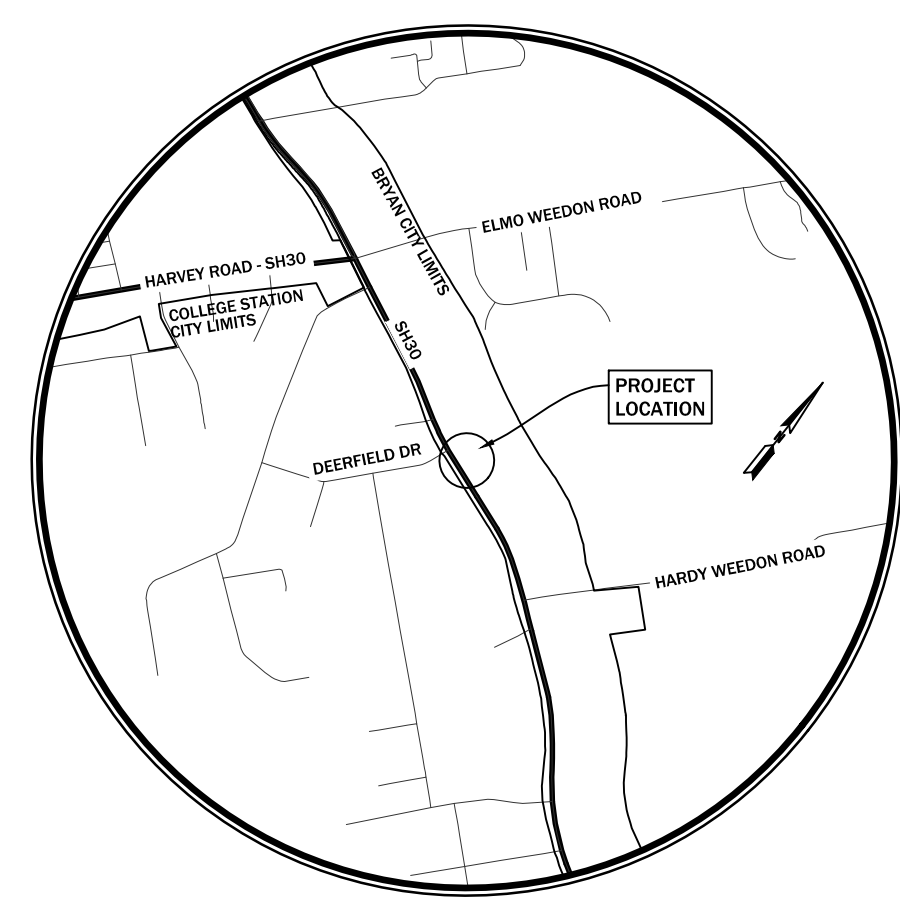
***ENGINEER:***

***MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FREEWAY S.  
COLLEGE STATION, TEXAS 77845  
(979) 260-6963***

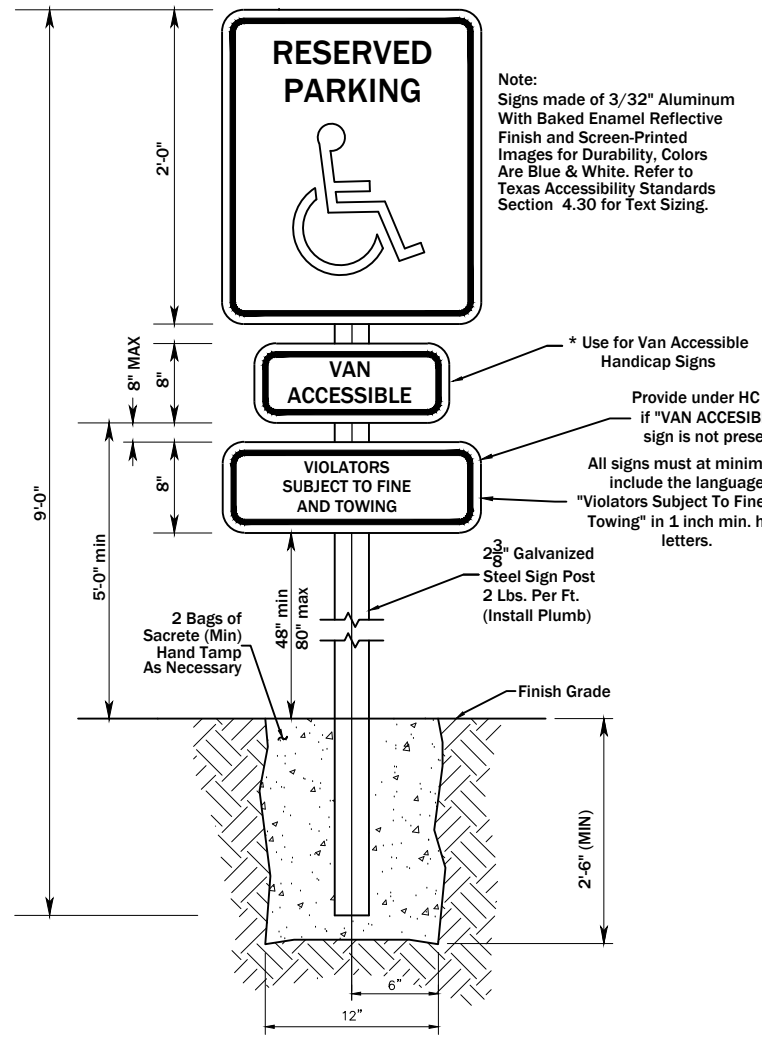
**INDEX OF SHEETS**

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- 05 - STORM DRAIN LINES
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- 09 - LANDSCAPE PLAN
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- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
    - Contact Dig Toss @ 1-800-344-8377
    - Contact Corey Lemond @ ATMOS 286-4939
    - Contact Don Augsturger @ Suddelink 204-8263
    - Contact Brandon Charanzo @ BTU 821-5770
    - Contact Leslie Carroll @ Frontier 821-4781
  - All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/C/S Unified Technical Specifications, Water and Sewer and Generals, 2012, and B/C/S Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan All construction shall be coordinated with the City of Bryan City Engineer.
  - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to Construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
  - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
  - TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
  - The Contractor must provide construction staking from the information provide on these plans.
  - All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
  - Trenches may not be left open overnight.
  - Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
  - The contractor shall coordinate with Atmos, Suddelink, Communications, BTU, and Frontier to adjust the location of existing facilities.
  - Temporary spoil areas will be identified on site by owner.
  - Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
  - All storm sewer being constructed with this site plan is private.
  - Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).
  - Contractor shall strip topsoil from the site prior to construction and stockpile and protect from contamination from other soils for later use onsite by the landscape contractor.



- NOTE: INSTALL ONE SIGN PER LOCAL ORDINANCE. \*UNAUTHORIZED VEHICLES PARK IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHED PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE FINED.**
- SIGN INSTALLATION NOTES:**
- All signs shall maintain heights specified but shall be mounted to the building in lieu of the sign post.
  - The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent travelway. All signposts shall be installed 24 inches from the travelway.
  - The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
  - Signs shall be positioned facing perpendicular to the parking stall.

**VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL**

**MITCHELL M&M MORGAN**

T.979.260.6963  
F.979.260.3564  
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN  
CIVIL ENGINEERING, HYDRAULICS,  
HYDROLOGY, UTILITIES, STREETS,  
SITE PLANS, SUBDIVISIONS

www.mitchellandmorgan.com

**JAMES T. BATHENHORST**  
93631  
LICENSED PROFESSIONAL ENGINEER  
en Oct. 14, 2025

OCTOBER 2025  
Drawn By: J.E. JT  
Checked By: JB

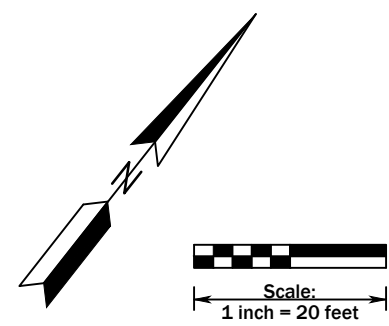
**Prepared For:**  
PYD Development Co. LLC  
5222 Enchanted Oaks Dr.  
College Station, TX 77845  
(979) 225-5222  
0.99 AC of LOT 3, BLK 1 of the  
PYD DEVELOPMENT SUBDIVISION

| Revisions |
|-----------|
|           |
|           |
|           |
|           |

**OVERALL SITE PLAN**  
**PHASE 6 - COMMERCIAL BUILDING**  
**SH30 - BRYAN**

**01**





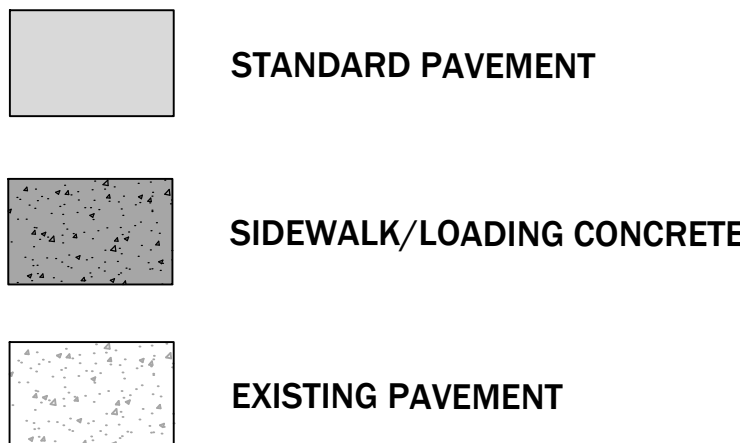
PHASE 6 - PARKING LEGEND:

PARKING REQUIRED:

BUILDING 800:  
OFFICE S.F. (1/300): 2,581 S.F./300 = 8.60 = 9 SPACES  
WAREHOUSE S.F. (1/900): 8,419 S.F./900 = 9.35 = 10 SPACES  
TOTAL SPACES REQUIRED: 19 SPACES

PARKING PROVIDED:

TOTAL SPACES PROVIDED: 19 SPACES  
(INCLUDING 1 HC SPACES)



SITE PLAN NOTES:

- Name of Project: PH6 Commercial Buildings
- Legal: PVD Development, Block 1, Lot 3
- Address: 10277 State Hwy 30
- Owner: PVD Development Co, LLC  
Mark Demard & Steve Vaughn  
6222 Enchanted Oaks Drive  
College Station TX 77845
- Engineer: Mitchell & Morgan, L.L.P.  
3204 Earl Rudder Fwy. S.  
College Station, Texas 77845  
(979) 260-6963
- Zoning: Planned Development - Business District (PD-B)  
Ord. No. 2623, Approved by Bryan City Council, April 20, 2023)
- Existing Use: Undeveloped/Vacant  
Proposed Use: Commercial Buildings for lease
- Setbacks: Per City of Bryan Ordinances
- Site Area: 0.98 Acres.
- Water Demands: Min.=00 gpm,  
Avg.=XX gpm,  
Peak=XX gpm  
MAX.=XXXX GPD
- Sanitary Demands:  
Avg.=XX gpm  
Peak=XX gpm  
MAX.=XXXX GPD
- This project is located within the FM158 Corridor Overlay.
- All Signage will be permitted separately through the Building Services Department.
- Sewer for this property is being provided by COWS.
- Water to this property is being provided by Wickson Water Supply Corporation.
- All Storm Sewer on this plan is private.
- The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480063, Panel No. 0220F, Map No. 48045.0220F, Effective Date: April 2, 2014.
- A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
- All private plumbing requires a plumbing permit.
- Building is one story tall.  
Eave Height = 16 FT.  
Ridge Height = 24 FT.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Impervious cover for this phase = 58%. Previous assumption for this area was 89% impervious.
- Owner or future owner shall be responsible for repair to the pavement/sidewalk if waterline is repaired by Wickson Creek SUD.
- Before enclosure construction/modifications begins contact Solid Waste, at (979) 209-5900 for an onsite 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.

STATE HIGHWAY 30  
R.O.W. VARIES

**FIRE LANE  
DESIGNATED  
PARKING  
ONLY**

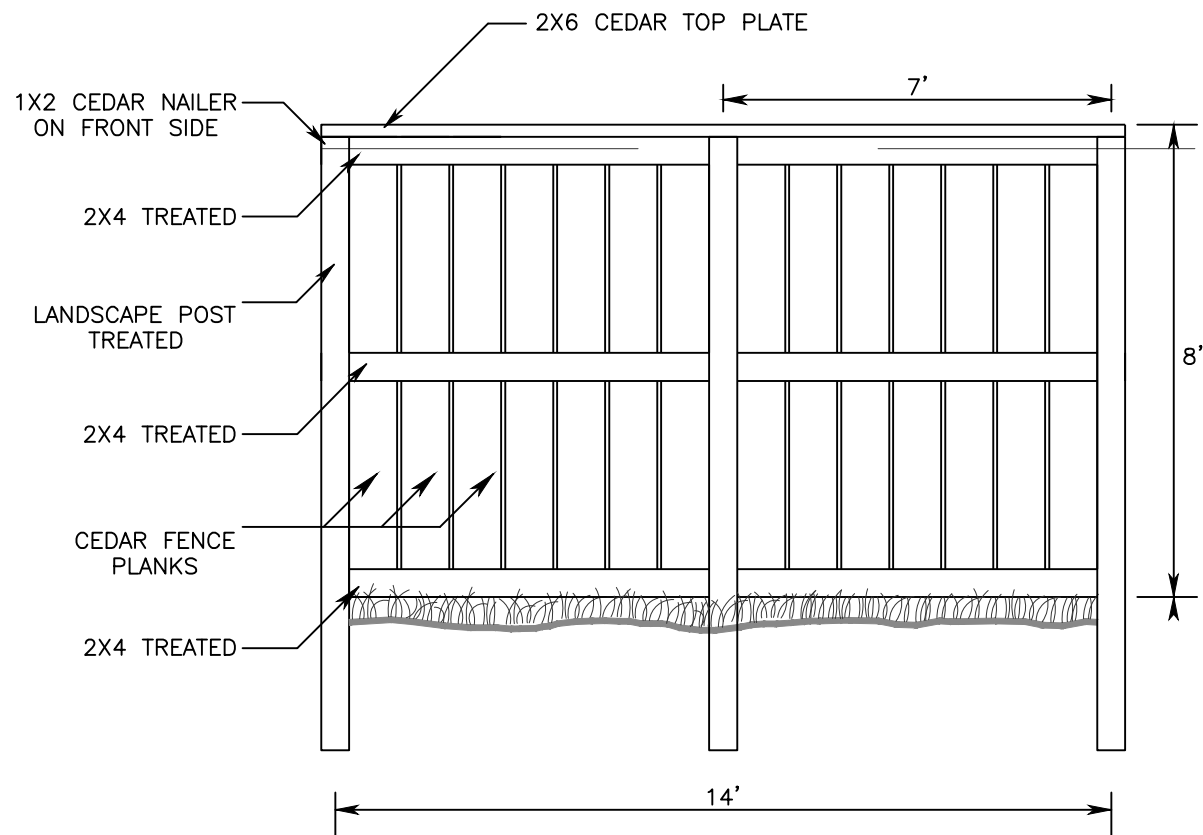
18" x 12"  
See Ordinance for  
additional information



FIRE LANE MARKINGS

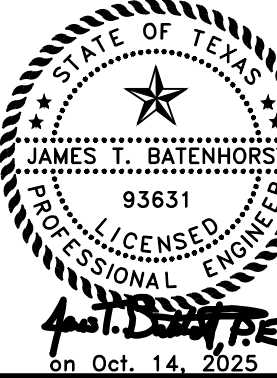
All curbs and curb ends designated as firelanes on plans shall be painted red with four inch (4") white lettering stating "FIRE LANE - NO PARKING - TOW AWAY ZONE". Wordings may not be spaced for than fifteen feet (15') apart.

From the point the fire lane begins to the point the fire lane ends, including behind all adjacent parking spaces, the fire lane shall be marked with one continuous eight inch (8") red stripe painted on the drive surface behind the parking spaces. All curbing adjoining a fire lane must be painted red. Red stripes and curbs will contain the wording "FIRE LANE - NO PARKING - TOW AWAY ZONE", painted in four inch (4") white letters.



DUMPSTER FENCE ELEVATION  
NTS

DUMPSTER ENCLOSURE DETAIL





- 1A. PHASE 5: 65,914 SF (DEVELOPED AREA)  $\times$  0.17 = 11,206 SF REQUIRED LANDSCAPING
- 1B. PHASE 6: 24,533 SF (DEVELOPED AREA)  $\times$  0.17 = 4,171 SF REQUIRED LANDSCAPING
2. AN IRRIGATION SYSTEM HAS BEEN INSTALLED FOR PHASE 5 - NEW LANDSCAPED AREAS TO BE ADDED TO IRRIGATION SYSTEM.
3. NEW CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 3" IN CALIPER WITH A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
4. NEW NON-CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
5. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETED AND THEN REMOVED BY CONTRACTOR.
6. A SEPARATE SEALED IRRIGATION SPRINKLER PLAN IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR IRRIGATION SYSTEMS. SEPARATE PERMITTING REQUIRED.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SPOILS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
8. THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.

| PVD PHASE 5 & PHASE 6 LANDSCAPE REQUIREMENTS                                          |                                                   |     |          |               |
|---------------------------------------------------------------------------------------|---------------------------------------------------|-----|----------|---------------|
| SIZE                                                                                  | OFFICIAL NAME                                     | #   | SF VALUE | TOTAL SF      |
| 3"+ CALIPER                                                                           | WATER OAK QUERCUS<br>NIGRA CANOPY TREE            | 25  | 250      | 6,250         |
| 3"+ CALIPER                                                                           | WATER OAK QUERCUS<br>NIGRA CANOPY TREE            | 2   | 250      | 500           |
| 1.5" CALIPER                                                                          | CREPE MYRTLE<br>LAGERSTROEMIA NON-<br>CANOPY      | 94  | 100      | 9,400         |
| 5 GAL.                                                                                | DWARF WAX MYRTLE<br>MYRICA CERIFERA<br>NANA SHRUB | 380 | 10       | 3,800         |
| 5 GAL.                                                                                | DWARF WAX MYRTLE<br>MYRICA CERIFERA<br>NANA SHRUB | 77  | 10       | 770           |
| <b>TOTAL AREA PROVIDED:</b>                                                           |                                                   |     |          | <b>20,720</b> |
| <b>LANDSCAPE REQUIREMENTS:</b>                                                        |                                                   |     |          |               |
| 1A) PHASE 5: 17% OF DEVELOPED AREA 1.513 ACRES (65,914 SQ.FT) = 11,206 SF LANDSCAPING |                                                   |     |          |               |
| 1B) PHASE 6: 17% OF DEVELOPED AREA 0.563 ACRES (24,533 SQ.FT) = 4,171 SF LANDSCAPING  |                                                   |     |          |               |
| 2) NO LESS THAN 50% OF RQD AREA SHALL BE TREES - 7,689 SF RQD; 16,150 SF PRVD         |                                                   |     |          |               |
| 3) NO LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 3,845 SF RQD; 6,750 SF PRVD    |                                                   |     |          |               |
| 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE                                        |                                                   |     |          |               |
| <b>TOTAL AREA REQUIRED: 15,377 SF</b>                                                 |                                                   |     |          |               |
| <b>LANDSCAPE AREA PROVIDED: 20,720 SF</b>                                             |                                                   |     |          |               |

17% Developed area reqd per FM 158 Overlay District

