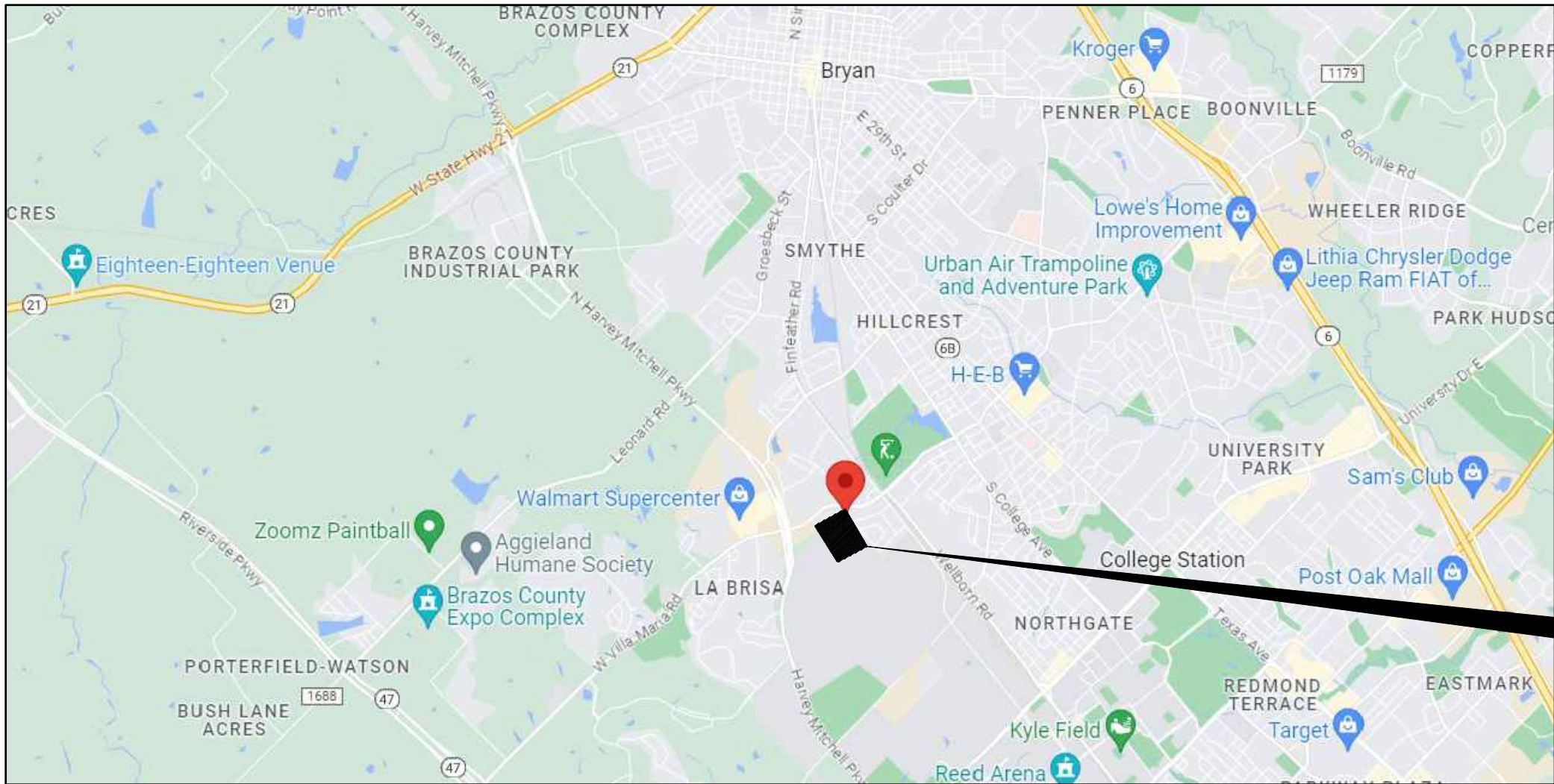
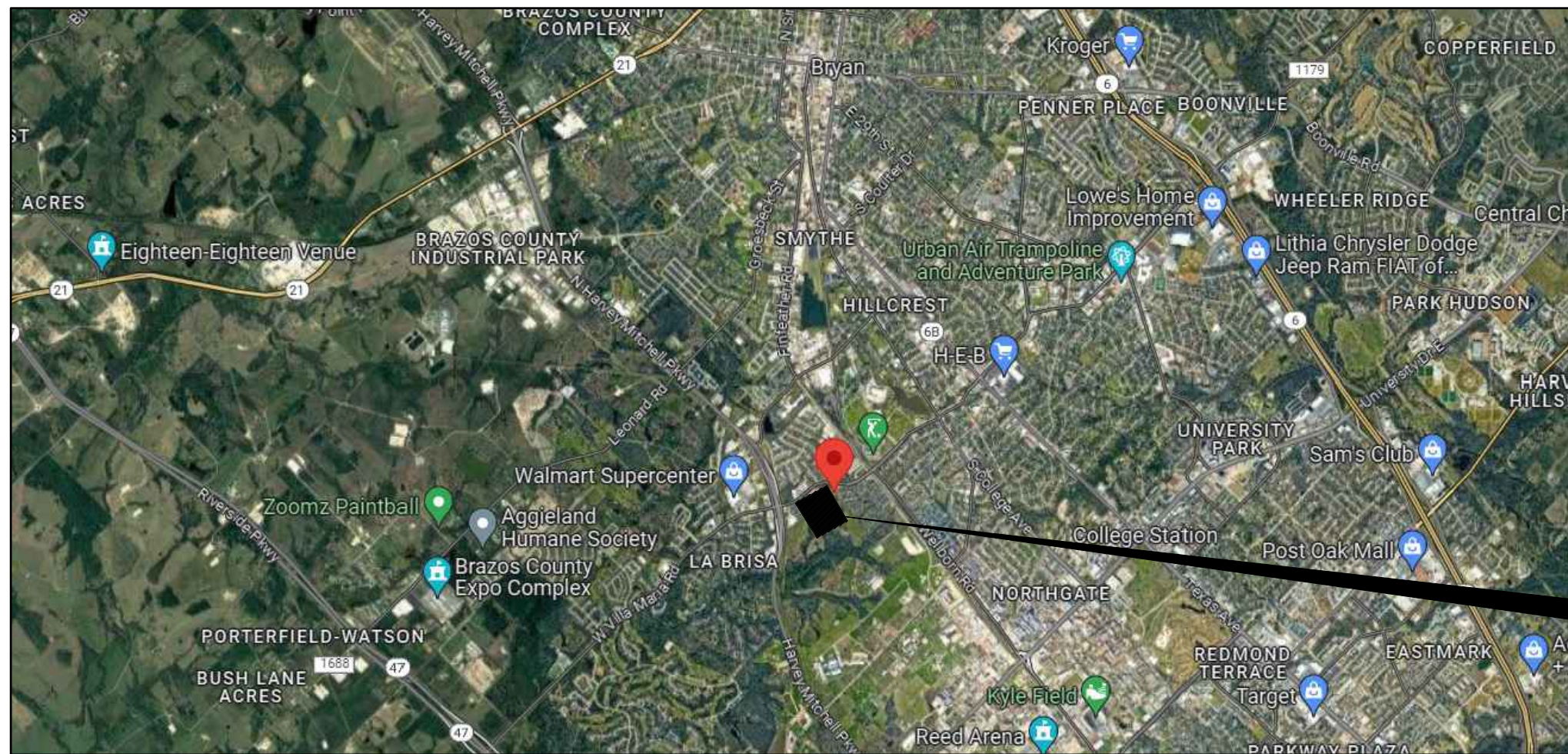


PROPOSED "CONVENIENCE STORE & GAS STATION"
LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801



VICINITY MAP
N.T.S



PROJECT LOCATION
N.T.S

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.			

PROJECT DESCRIPTION

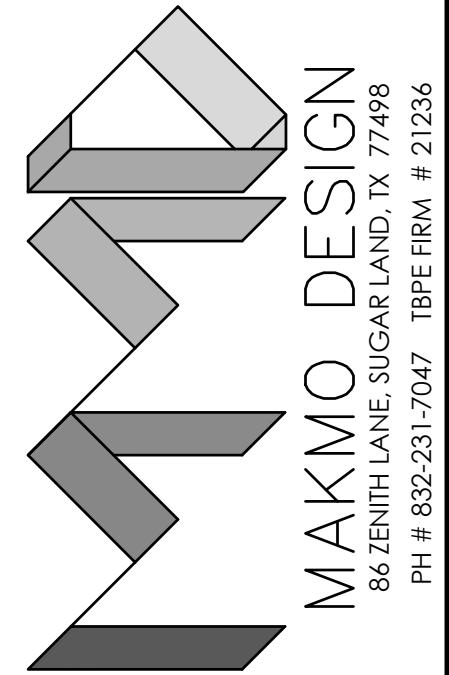
PROJECT NAME	: PROPOSED C-STORE & GAS STATION
LOCATION	: 1001 W VILLA MARIA RD, BRYAN, TX 77801
PROJECT DESCRIPTION	: A GROUND UP CONSTRUCTION OF A ONE STORY C-STORE BUILDINGS 7,136 SQ.FT

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-1
C-6.2	CONSTRUCTION DETAILS-2
C-6.3	SWPPP DETAILS
L-100	LANDSCAPE PLAN

ISSUE FOR:	
FOR INTER REVIEW ONLY	<input type="checkbox"/>
BID ONLY	<input type="checkbox"/>
PERMITS SET	<input type="checkbox"/>
CONSTRUCTION SET	<input checked="" type="checkbox"/>

REVISIONS:		
NO.	DATE	DESCRIPTION



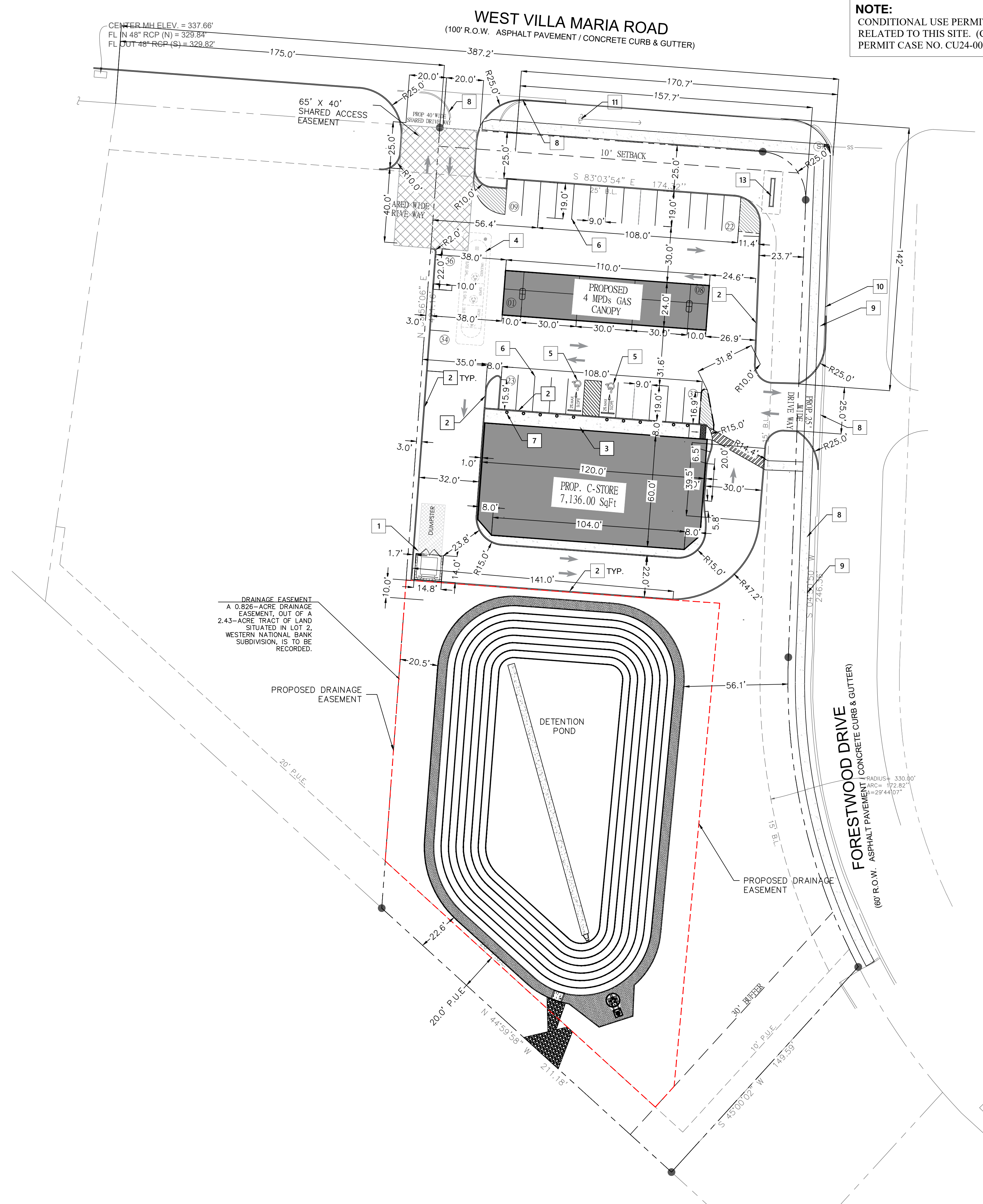
PROPOSED C STORE & GAS STATION
LOCATED AT
1001 W VILLA MARIA RD, BRYAN, TX 77801

SEAL
DATE: 11/27/2025

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	= 25
TOTAL PARKING PROVIDED	= 35

SIGNAGE NOTE:
- ALL SIGNAGE TO BE PERMITTED SEPARATELY

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 PLAT REFLECTS THE STATUS PER THE FEMA
FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE
PLAT IS RECORDED. FLOODPLAIN AND FLOODWAY
STATUS IS SUBJECT TO CHANGE AS FEMA FIRM
MAPS ARE UPDATED.

NOTES:
DETENTION POND EASEMENT RECORDED AND FILED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NO. 1563509, VOL. 20020, PG. 3.
SHARED ACCESS EASEMENT RECORDED AND FILED IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS
COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NO. 1563508, VOL. 20010, PG. 3.

DIMENSION LAYOUT NOTES

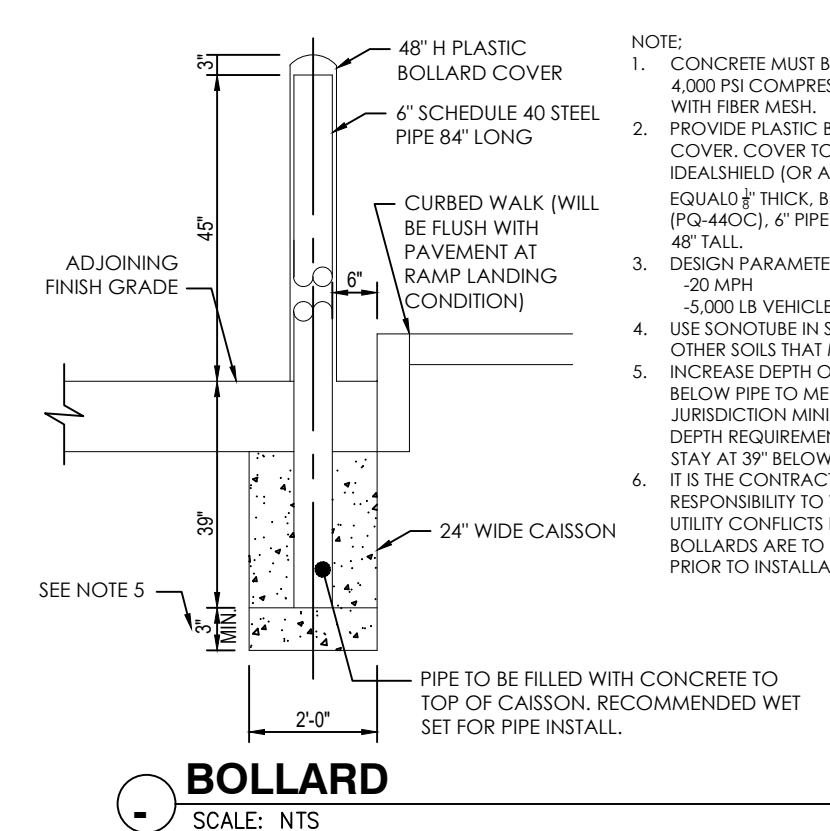
1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART 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 ARE A CONSTRUCTION REQUIREMENT. SEE DETAILS FOR LOCATIONS THAT REQUIRE INSTALLATION OF DOWELS.

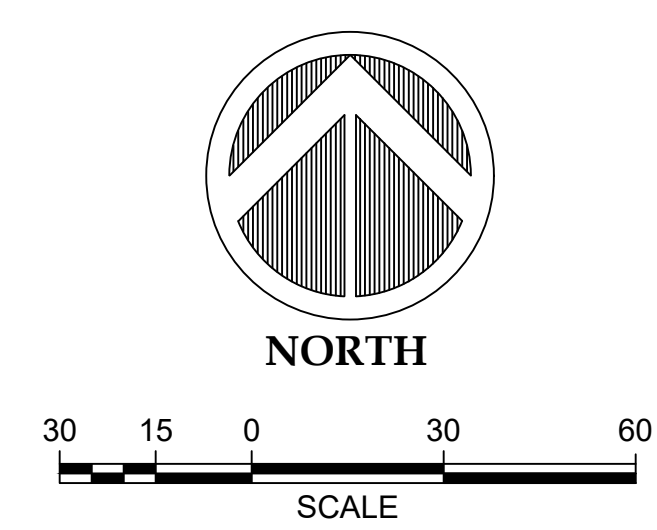
GENERAL NOTES

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 PIPE LINE 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 (979-209-5500) 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

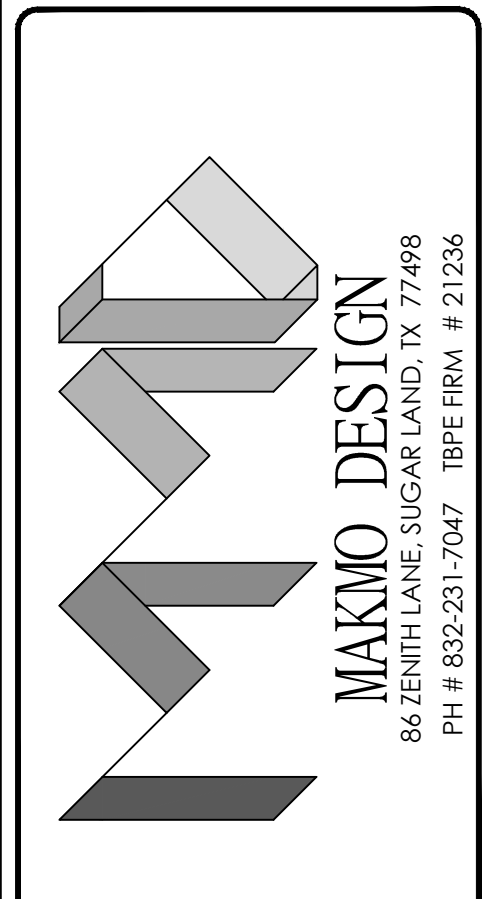


- NOTE:**
1. CONCRETE MUST BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
 2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 2" THICK, BROWN (PG-440C), 6" PIPE FT, DOME TOP, 48" TALL.
 3. DESIGN PARAMETERS:
 - 20 MPH
 - 5,000 LB VEHICLE
 4. USE SCHEDULE IN SANDY 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.
 5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED. PRIOR TO INSTALLATION.

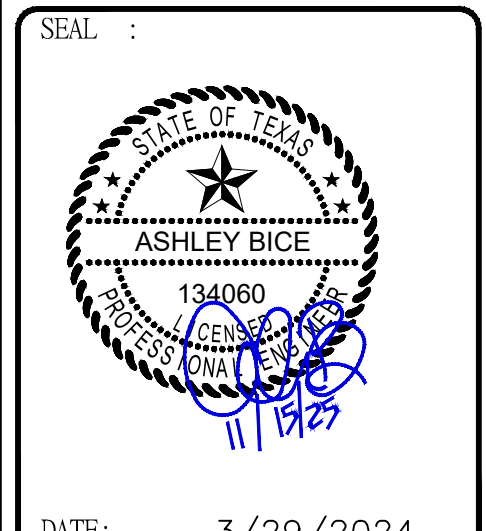


ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



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



DATE: 3/29/2024
PROJECT NUMBER : 23-000
SCALE : 1" = 30'
DRAWN BY : R.R.
CHECKED BY : A.Z.
SHEET TITLE :

SITE PLAN

DRAWING NUMBER:
C-1.0