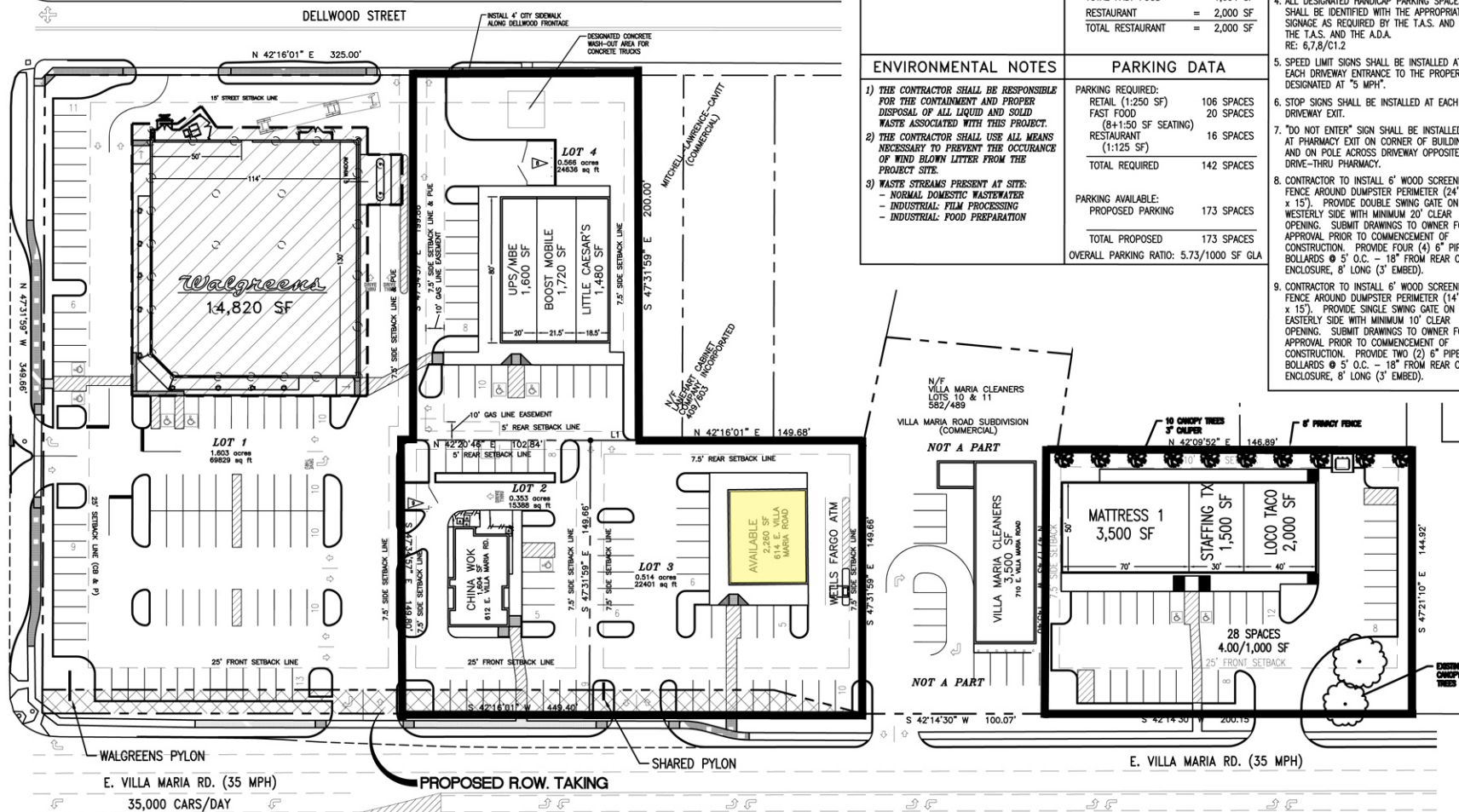


S. TEXAS AVENUE. (40 MPH)
25,000 CARS/DAY



PROPERTY INFO		SITE DATA		STRIPING & SIGNAGE	
1) ZONING CLASSIFICATION: RETAIL		CORNER ASSEMBLAGE	132,254 SF	1. ALL STRIPING SHALL BE PAINTED AS SHOWN ON SHEET C11 WITH TPOOT SPECIFICATION GRADE "YELLOW" PAINT FOR CONCRETE SURFACES, 4" WIDE, DOUBLE COATED TO COVER PAVING THOROUGHLY.	
		LYNCH TRACT	15,626 SF	2. ALL LIGHT POLE BASES, SIGN BOLLARDS, ETC. SHALL BE PAINTED PER NOTE 1. RE: WALGREEN'S SITE ELECTRICAL DWGS. FOR LIGHT POLE BASE LOCATIONS AND QTY.	
		TOTAL LAND AREA:	147,880 SF	3. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE PAINTED WITH THE APPROPRIATE SYMBOLS AS REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AND THE AMERICAN DISABILITIES ACT (A.D.A.).	
WALGREEN'S NOTES		BUILDING DATA		4. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGNAGE AS REQUIRED BY THE T.A.S. AND THE A.D.A. RE: 6.7.8/C1.2	
1) 114' x 130' PROTOTYPICAL FOOTPRINT		PROPOSED BUILDING AREAS:		5. SPEED LIMIT SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE PROPERTY DESIGNATED AT "5 MPH".	
2) NOT A 24 HOUR LOCATION		WALGREENS = 14,820 SF		6. STOP SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY EXIT.	
3) NOT A RELOCATION		RETAIL = 4,800 SF		7. "DO NOT ENTER" SIGN SHALL BE INSTALLED AT PHARMACY EXIT ON CORNER OF BUILDING AND ON POLE ACROSS DRIVEWAY OPPOSITE DRIVE-THRU PHARMACY.	
4) BUILDING FINISH MATERIALS: TILT/WALL & BEFS		RADIO SHACK = 2,260 SF		8. CONTRACTOR TO INSTALL 6" WOOD SCREENING FENCE AROUND DUMPSTER PERIMETER (24' x 15'). PROVIDE DOUBLE SWING GATE ON WESTERLY SIDE WITH MINIMUM 20' CLEAR OPENING. SUBMIT DRAWINGS TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROVIDE FOUR (4) 6" PIPE BOLLARDS @ 5' O.C. - 18" FROM REAR OF ENCLOSURE, 8' LONG (3" EMBED).	
4) DUMPSTER PAD FINISH MATERIALS: WOOD FENCING		RETAIL 1/RETAIL 2 = 5,000 SF		9. CONTRACTOR TO INSTALL 6" WOOD SCREENING FENCE AROUND DUMPSTER PERIMETER (14' x 15'). PROVIDE SINGLE SWING GATE ON EASTERLY SIDE WITH MINIMUM 10' CLEAR OPENING. SUBMIT DRAWINGS TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROVIDE TWO (2) 6" PIPE BOLLARDS @ 5' O.C. - 18" FROM REAR OF ENCLOSURE, 8' LONG (3" EMBED).	
		TOTAL RETAIL = 26,580 SF			
		CHINA WOK = 1,604 SF			
		TOTAL FAST FOOD = 1,604 SF			
		RESTAURANT = 2,000 SF			
		TOTAL RESTAURANT = 2,000 SF			
ENVIRONMENTAL NOTES		PARKING DATA			
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT.		PARKING REQUIRED:			
2) THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.		RETAIL (1:250 SF) = 106 SPACES			
3) WASTE STREAMS PRESENT AT SITE:		FAST FOOD = 20 SPACES			
- NORMAL DOMESTIC WASTEWATER		(8+150 SF SEATING) = 16 SPACES			
- INDUSTRIAL: FILM PROCESSING		RESTAURANT (1:125 SF) = 16 SPACES			
- INDUSTRIAL: FOOD PREPARATION		TOTAL REQUIRED = 142 SPACES			
		PARKING AVAILABLE:			
		PROPOSED PARKING = 173 SPACES			
		TOTAL PROPOSED = 173 SPACES			
		OVERALL PARKING RATIO: 5.73/1000 SF GLA			

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
900 Town & Country Lane, Suite 220, Houston, Texas 77024, (713) 842-0211

Overall Development
Texas - Villa Maria Retail
Bryan, Texas
Texas - Villa Maria Retail, I.P.
900 Town & Country Ln., #210 Houston, Texas 77024

DATE:	10/05/17
ISSUE:	Conceptual
NO:	DC
DRWN:	SWG
CHECKED:	SWG
DATE:	12/08/09
SHEET TITLE:	Conceptual Site Plan
ALL DRAWING AND WRITTEN INFORMATION APPLICATING HEREON SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.	

1 NORTH
1 SITE DIMENSIONAL PLAN
1" = 30'-0" (22x34) OR 1" = 60'-0" (11x17)