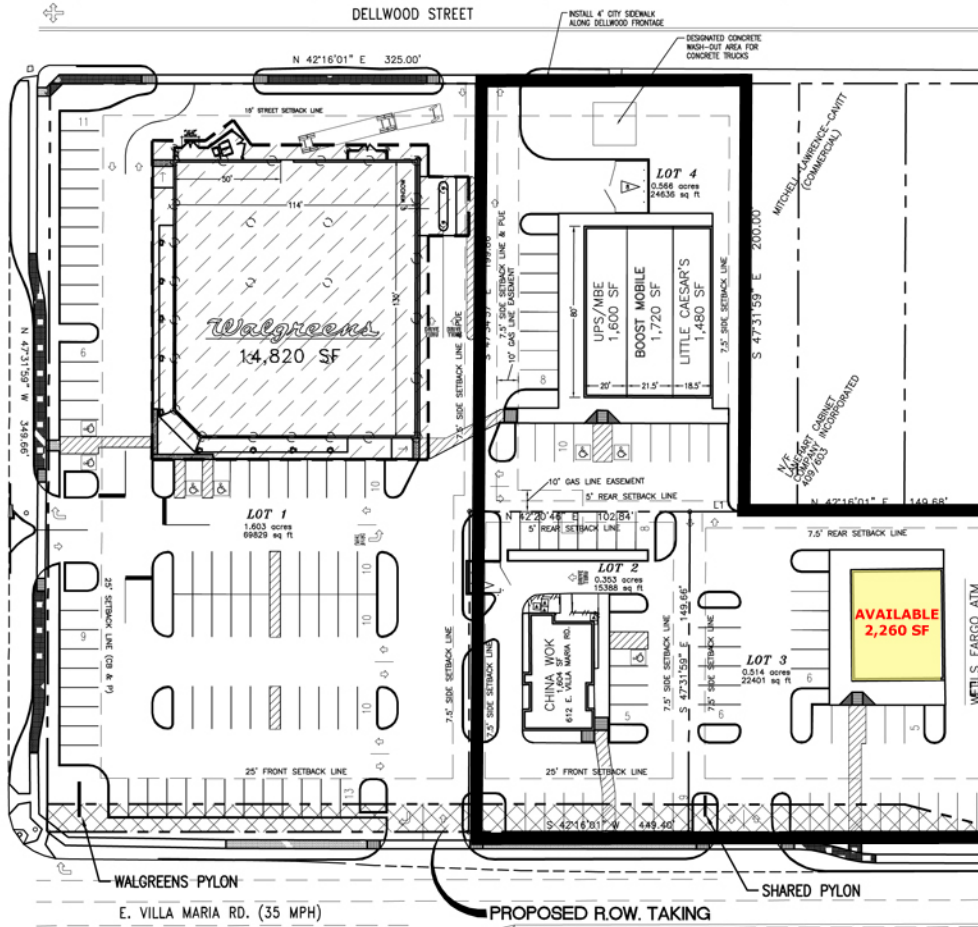


S. TEXAS AVENUE. (40 MPH)
25,000 CARS/DAY

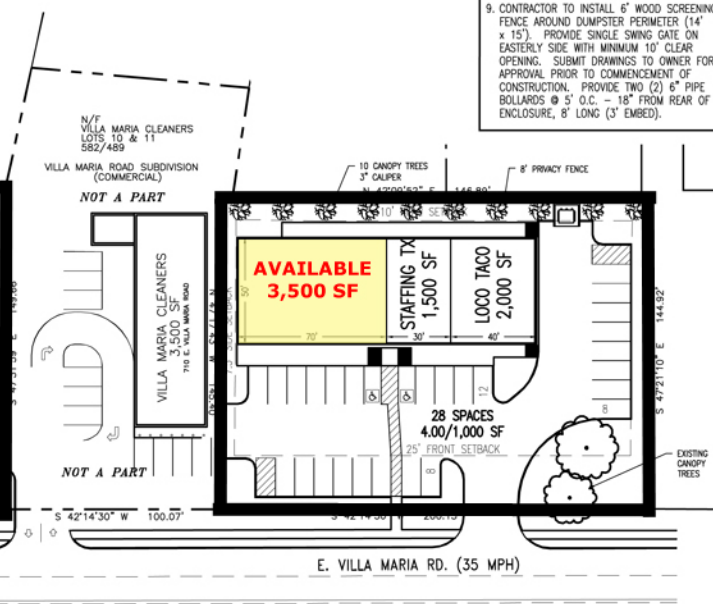


WALGREENS PYLON
E. VILLA MARIA RD. (35 MPH)
35,000 CARS/DAY

PROPOSED R.O.W. TAKING

SHARED PYLON

PROPERTY INFORMATION	SITE DATA	STRIPING & SIGNAGE
1) ZONING CLASSIFICATION: RETAIL	CORNER ASSEMBLAGE 132,254 SF LYNCH TRACT 15,626 SF TOTAL LAND AREA: 147,880 SF	1. ALL STRIPING SHALL BE PAINTED AS SHOWN ON SHEET C1.1 WITH TPOOT SPECIFICATION GRADE "YELLOW" PAINT FOR CONCRETE SURFACES, 4" WIDE, DOUBLE COATED TO COVER PAVING THOROUGHLY.
WALGREEN'S NOTES	BUILDING DATA	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.
1) 114' x 130' PROTOTYPICAL FOOTPRINT 2) NOT A 24 HOUR LOCATION 3) NOT A RELOCATION 4) BUILDING FINISH MATERIALS: TILTWALL & EIFS 5) DUMPSTER PAD FINISH MATERIALS: WOOD FENCING	PROPOSED BUILDING AREAS: WALGREENS = 14,820 SF RETAIL = 4,800 SF RADIO SHACK = 2,260 SF RETAIL 1/RETAIL 2 = 5,000 SF 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	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.). 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.
ENVIRONMENTAL NOTES	PARKING DATA	5. SPEED LIMIT SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE PROPERTY DESIGNATED AT "5 MPH". 6. STOP SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY EXIT. 7. "DO NOT ENTER" SIGN SHALL BE INSTALLED AT PHARMACY EXIT ON CORNER OF BUILDING AND ON POLE ACROSS DRIVEWAY OPPOSITE DRIVE-THRU PHARMACY. 8. CONTRACTOR TO INSTALL 6" WOOD SCREENING FENCE AROUND DUMPSTER PERIMETER (14' 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). 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).
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. 2) THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE. 3) WASTE STREAMS PRESENT AT SITE: - NORMAL DOMESTIC WASTEWATER - INDUSTRIAL FILM PROCESSING - INDUSTRIAL FOOD PREPARATION	PARKING REQUIRED: RETAIL (1,250 SF) 106 SPACES FAST FOOD 20 SPACES (8+150 SF SEATING) RESTAURANT 16 SPACES (1:125 SF) 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
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Overall Development
Texas - Villa Maria Retail
Bryan, Texas
Texas - Villa Maria Retail, L.P.
900 Town & Country Ln., #210 Houston, Texas 77024

No.	DATE:	02/17/17
DA	ISSUE:	Conceptual

Drawn	SWC
Checked	SWC
Date	12/08/09
SHEET TITLE	Conceptual Site Plan

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SHEET
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