

PROPERTY INFO	SITE DATA
1) ZONING CLASSIFICATION: RETAIL	CORNER ASSEMBLAGE 132,254 SF LINCH TRACT 15,626 SF TOTAL LAND AREA: 147,880 SF
WALGREEN'S NOTES	BUILDING DATA
1) 114' x 130' PROTOTYPICAL FOOTPRINT 2) NOT A 24 HOUR LOCATION 3) NOT A RELOCATION 4) BUILDING FINISH MATERIALS: TILTWALL & EIFS 4) DUMPSTER PAD FINISH MATERIALS: WOOD FENCING	PROPOSED BUILDING AREAS: WALGREENS = 14,820 SF RETAIL = 4,800 SF FRED LOYA = 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
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. 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 (8+1.50 SF SEATING) 20 SPACES RESTAURANT (1,125 SF) 16 SPACES TOTAL REQUIRED 142 SPACES PARKING AVAILABLE: PROPOSED PARKING 173 SPACES TOTAL PROPOSED 173 SPACES OVERALL PARKING RATIO: 5.73/1000 SF G.A.

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
900 Town & Country Ln., Suite 120, Houston, Texas 77024 (713) 642-9311

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

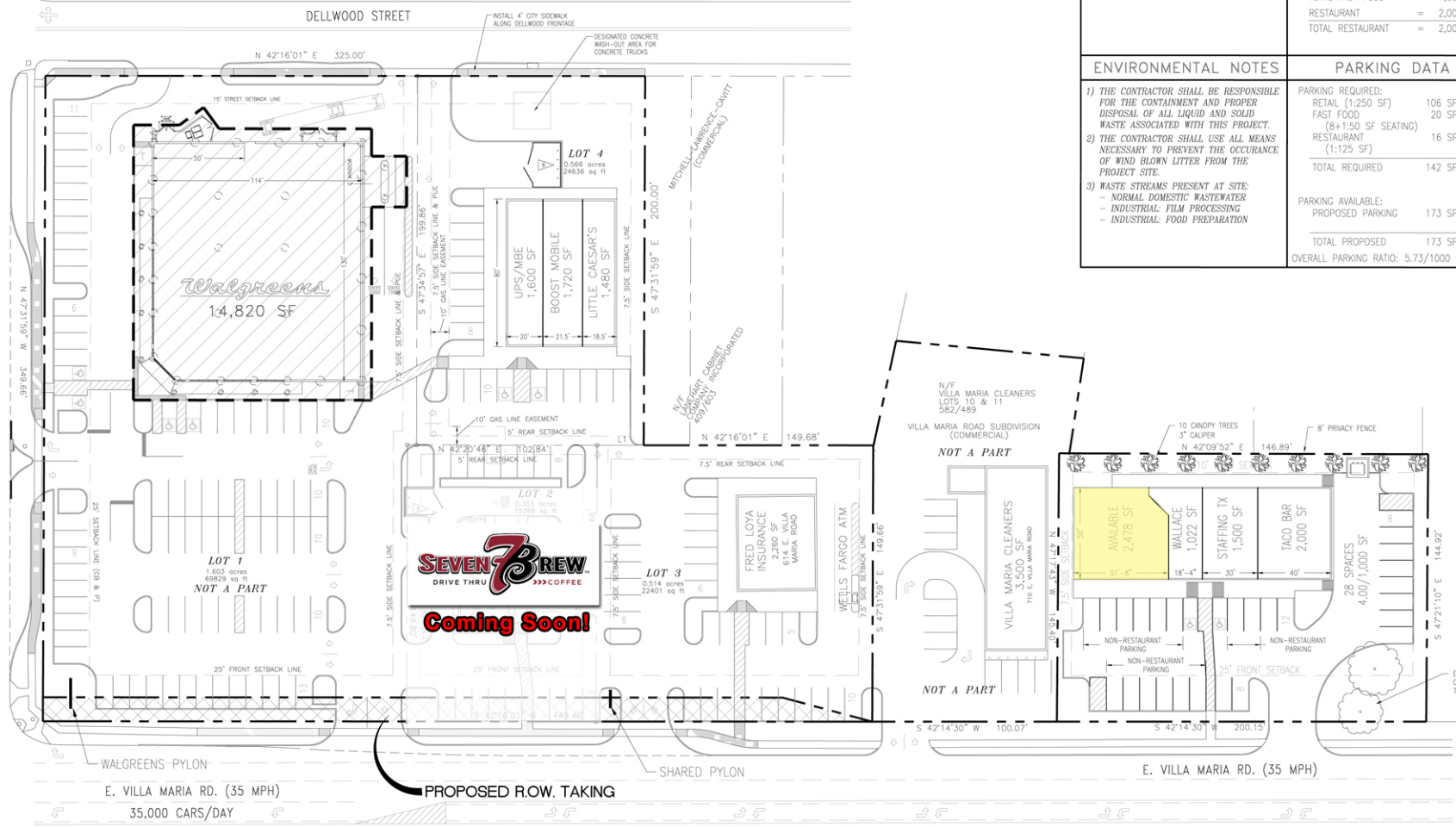
NO.	DATE	ISSUE:
01	04/20/21	Conceptual

DATE	BY	REVISION
12/08/09		

SHEET TITLE: Conceptual Site Plan

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SHEET
SP-1



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

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

PROPOSED R.O.W. TAKING

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