

**LEGAL DESCRIPTION:**  
 TEJAS CENTER SUBDIVISION  
 LOCATED @ VILLA MARIA & TEXAS AVENUE BRYAN, TEXAS

**LEGEND**  
 (10) PARKING THIS ROW  
 LIVE LANDSCAPE AREA  
 EXISTING YARD LIGHTING, UNCHANGED THIS PROJECT  
 LEGEND IDENTIFICATION MARK  
 PAINTED CROSSWALK  
 NEW TRANSMISSION ELECTRIC LINE POLE (3)  
 PAINTED HANDICAP PARKING MARKER  
 HANDICAP PARKING SIGN

**AREA OF DEVELOPMENT**  
 AREA AROUND EXISTING "OLD WAL-MART" BUILDING  
 WITHIN AREA SHOWN BY KEY MAP PLAN ATTACHED.

**SCOPE OF DEVELOPMENT**  
 PROVIDE PARKING AND LANDSCAPING TO MEET CITY ORDINANCE REQUIREMENTS:  
 1. PROVIDE TRUCK DOCK DOORS AT EAST WALL  
 2. DEFINE PARKING SPACES ON EXISTING PAVING AT EAST SIDE OF BUILDING  
 PROVIDE 160 LF OF CONC CURB AT LOCATIONS SHOWN THIS PLAN  
 PROVIDE PAINTED PAVEMENT MARKING FOR PARKING SHOWN THIS SHEET  
 3. REGRADE PAVING TO PROVIDE PROPER ELEVATION FOR DELIVERY TRUCKS AT DOCK DOORS  
 4. PROVIDE LANDSCAPE SCREENING AS REQUIRED BY CITY ORDINANCE  
 5. DEFINE PARKING SPACES ON EXISTING PAVING AT WEST SIDE OF BUILDING  
 PROVIDE 100 LF OF CONC CURB AT LOCATIONS SHOWN THIS PLAN  
 PROVIDE PAINTED PAVEMENT MARKING FOR PARKING SHOWN THIS SHEET

**NOTES:**  
 BUILDING PERMIT TO BE SUBMITTED SEPARATELY  
 LANDSCAPE PLAN & ANALYSIS ADDRESSED WITH ORIGINAL TEJAS CENTER SUBDIVISION DEVELOPMENT PLAN.  
 NO ADDITIONAL WATER OR SEWER TAPS ARE REQUESTED FOR THIS PROJECT

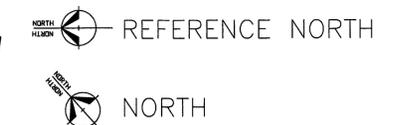
**PARKING REQUIREMENTS THIS BUILDING:**  
 WAREHOUSE SPACE 34,800sf @ 1/600=58.0  
 OFFICE SPACE 300sf @ 1/300=1.0  
 WAREHOUSE SPACE 48,900sf @ 1/600=81.5  
 OFFICE SPACE 300sf @ 1/300=1.0  
 TOTAL PARKS REQUIRED=142  
 TOTAL PARKS AVAILABLE=142+

M.L.HAMMONS, PE  
 1700 George Bush East, 979-696-1444  
 College Station Texas 77840 Fax 979-696-3651

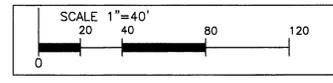
STATE OF TEXAS  
 M. L. HAMMONS  
 25308  
 REGISTERED PROFESSIONAL ENGINEER  
 RELEASE for REVIEW

SITE DEVELOPMENT PLAN  
 TEJAS CENTER  
 VILLA MARIA AT TEXAS AVENUE BRYAN, TEXAS

REVISION	DATE	DRAWN	CHECKED	DATE	PROJECT NUMBER

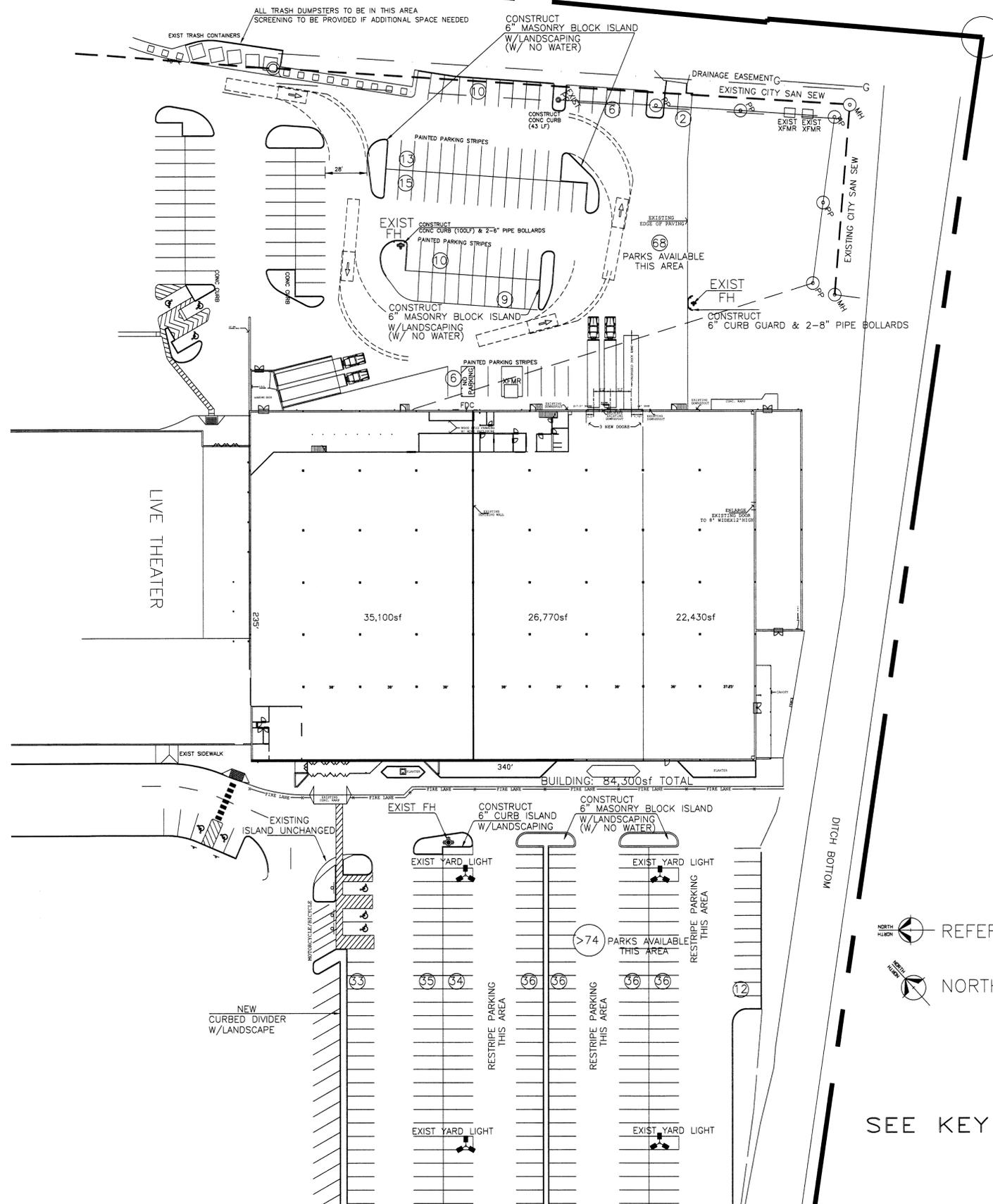


SEE KEY MAP-SHEET K-1



S I T E D E V E L O P M E N T P L A N

SP2.0



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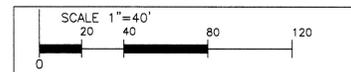


SITE DEVELOPMENT PLAN  
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# SITE DEVELOPMENT PLAN

SP2.0

MAR 21 2007  
 Development & Engineering