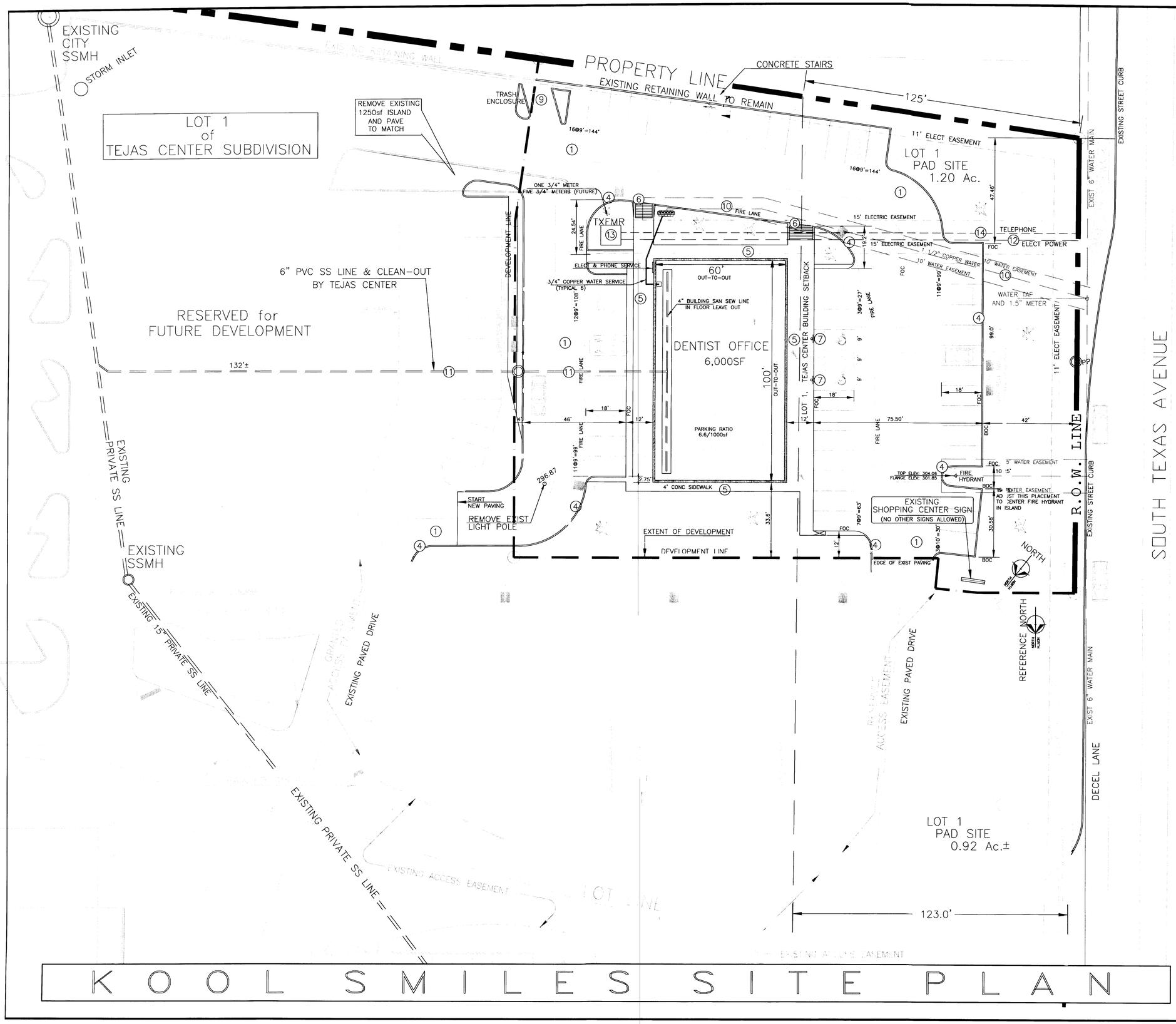


KOOL SMILES SITE PLAN

LEGAL DESCRIPTION:
TEJAS CENTER SUBDIVISION
LOCATED @ VILLA MARIA & TEXAS AVENUE BRYAN, TEXAS
(THIS PROJECT @ 3111 SOUTH TEXAS AVENUE)

LEGEND

- PARKING THIS ROW
- LIVE LANDSCAPE AREA
- YARD LIGHTING
- (6) LEGEND IDENTIFICATION MARK
- PAINTED HANDICAP PARKING MARKER
- HANDICAP PARKING SIGN

Received
DEC 11 2007
Development & Engineering Services

IDENTIFICATION MARKERS

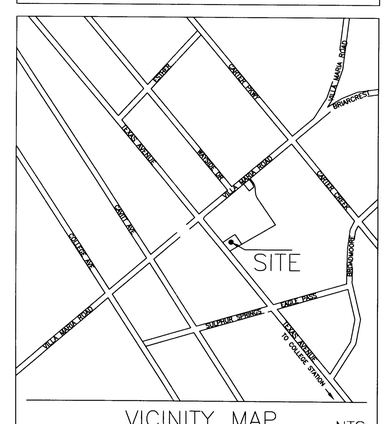
1. NEW CONCRETE PAVING
2. NONE
3. NONE
4. 6" CONCRETE CURB (TYPICAL)
   CURB SECTION DETAIL SAME AS SIMILAR CURBS THIS SHOPPING CENTER
5. CONCRETE SIDEWALK
6. SIDEWALK HC RAMP (ADA STANDARDS/ 1:12 SLOPE MAX)
7. HC PARKING SIGN (Sign To Designate "Van Space" @ Van Spaces)
   SIGN DESIGN TO MATCH OTHER SIMILAR USE SIGNS AT THIS SHOPPING CENTER
8. FIRELANE MARKING ACCORDING TO CITY DETAILS
9. TRASH ENCLOSURE (MEETS CITY REQUIREMENTS)
10. 1-1/2" COPPER WATER SERVICE LINE
11. 6" PVC SAN SEWER DRAIN LINE
12. U.G. POWER SERVICE
13. ELECT. TRANSFORMER PAD
14. TELEPHONE SERVICE CONDUIT.
    CONTRACTOR TO FURNISH AND INSTALL REQUIRED PVC CONDUIT W/ PULL STRING, STUBBED UP NEAR ELECTRICAL TRANSFORMER PAD.
15. NONE

SITE INFORMATION

- MISCELLANEOUS BUILDING DATA:
  NUMBER of STORIES, 1
  ROOF OVERHANGS - VARIES
  BUILDING AREA THIS PAD LOT. 6,000sf
  FINISH FLOOR ELEVATION =277.77'
- SITE AREA:
  TOTAL PAD LOT AREA = 1.203 acres
- SITE ZONING:
  R, RETAIL
- FLOODPLAIN:
  NONE OF THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA MAP #48041C0141 C DATED JULY 1992
- STORM WATER DRAINAGE:
  ON SITE STORM WATER TO BE SURFACE DRAINED TO EXISTING STORMWATER COLLECTION SYSTEM. ALL DRAINAGE STAYS WITHIN THE PROPERTY PRIOR TO DISCHARGE INTO THE EXISTING CONCRETE LINED CITY OF BRYAN DRAINAGE SYSTEM. NO ADJACENT PROPERTY DRAINAGE IS RECEIVED INTO THIS TRACT FOR DRAINAGE THROUGH THE EXISTING SYSTEM.
  ALL DRAINAGE IS AS ORIGINALLY SUBMITTED FOR CONSIDERATION AND APPROVED FOR TEJAS CENTER REDEVELOPMENT.
- SITE GRADING & DRAINAGE:
  DRAINAGE CONTOURS AND BUILDING ELEVATIONS SHOWN BY SHEET C1.1
- FIRE PROTECTION:
  FIRE HYDRANT LOCATION SHOWN THIS SHEET
  FIRE HOSE LAY- 375' ALONG PAVED DRIVEWAY
  ENTIRE BLDG WITHIN 167' RADIUS CIRCLE FROM FIRE HYDRANT
  FIRE LANE MARKING SHOWN THIS SHEET TO BE PAINTED ACCORDING TO CITY OF BRYAN STANDARDS
- PARKING:
  PARKING REQUIREMENTS PREVIOUSLY MET FOR ENTIRE SUBDIVISION AS SUBMITTED FOR TEJAS CENTER APPROVAL
  PARKING SPACES AVAILABLE THIS PAD = 55
  PARKING SPACES REQUIRED THIS LOT @ 1/200sf = 30
  HC PARKING REQUIRED 2
  HC PARKING PROVIDED=2 VAN HC PARKING PROVIDED=2
- LANDSCAPING:
  LANDSCAPING REQUIREMENTS PREVIOUSLY MET FOR ENTIRE SUBDIVISION
- SITE LIGHTING:
  YARD LIGHTING PLACEMENT SHOWN THIS SHEET. FIXTURES TO MATCH NEW SHOPPING CENTER FIXTURES.
- ELECTRIC POWER AND TELEPHONE:
  ELECTRIC POWER AND PHONES AVAILABLE ALONG TEXAS AVENUE. SERVICE TO BE UNDERGROUND AND ROUTED TO THE NEAREST AVAILABLE SERVICE TAP LOCATION.
- WATER AND SEWER
  WATER-WATER SERVICE IS TO BE FROM AN EXISTING CITY WATER MAIN ALONG TEXAS AVENUE. THE TAP WAS MADE DURING CONSTRUCTION OF THE WATER LINE.
  SEWER-SEWER SERVICE IS FROM THE BUILDING TO AN EXISTING PRIVATE SEWER LINE WITHIN TEJAS CENTER. NO NEW CITY SEWER TAPS ARE REQUIRED.
- COMMUNICATIONS CABLE
  COMMUNICATIONS/TV CABLES TO BE BY OWNER AS ARRANGED WITH SERVICE SUPPLIERS.
- OFFSITE IMPROVEMENTS
  NO OFFSITE/RIGHT-OF-WAY IMPROVEMENTS INCLUDED IN THIS PROPOSAL.

GENERAL CONSTRUCTION NOTES

- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
- ALL TRAFFIC AND PARKING SIGNAGE BY OWNER
- COMMUNICATIONS/TV CABLES BY OWNER



SCALE 1"=20'
0 10 20 40 60

M.L.HAMMONS,PE
1700 George Bush East: 979 696 1444
College Station Texas 77840 Fax979 696 3651

STATE OF TEXAS
M. L. HAMMONS
25308
REGISTERED PROFESSIONAL ENGINEER

RELEASE FOR CITY SITE PLAN REVIEW

KOOL SMILES SITE PLAN
TEJAS CENTER KOOL SMILES
3111 SOUTH TEXAS AVENUE
BRYAN, TEXAS

REVISION	DATE

DRAWN
CHECKED H
DATE 12/11/07
PROJECT NUMBER

SP1.1