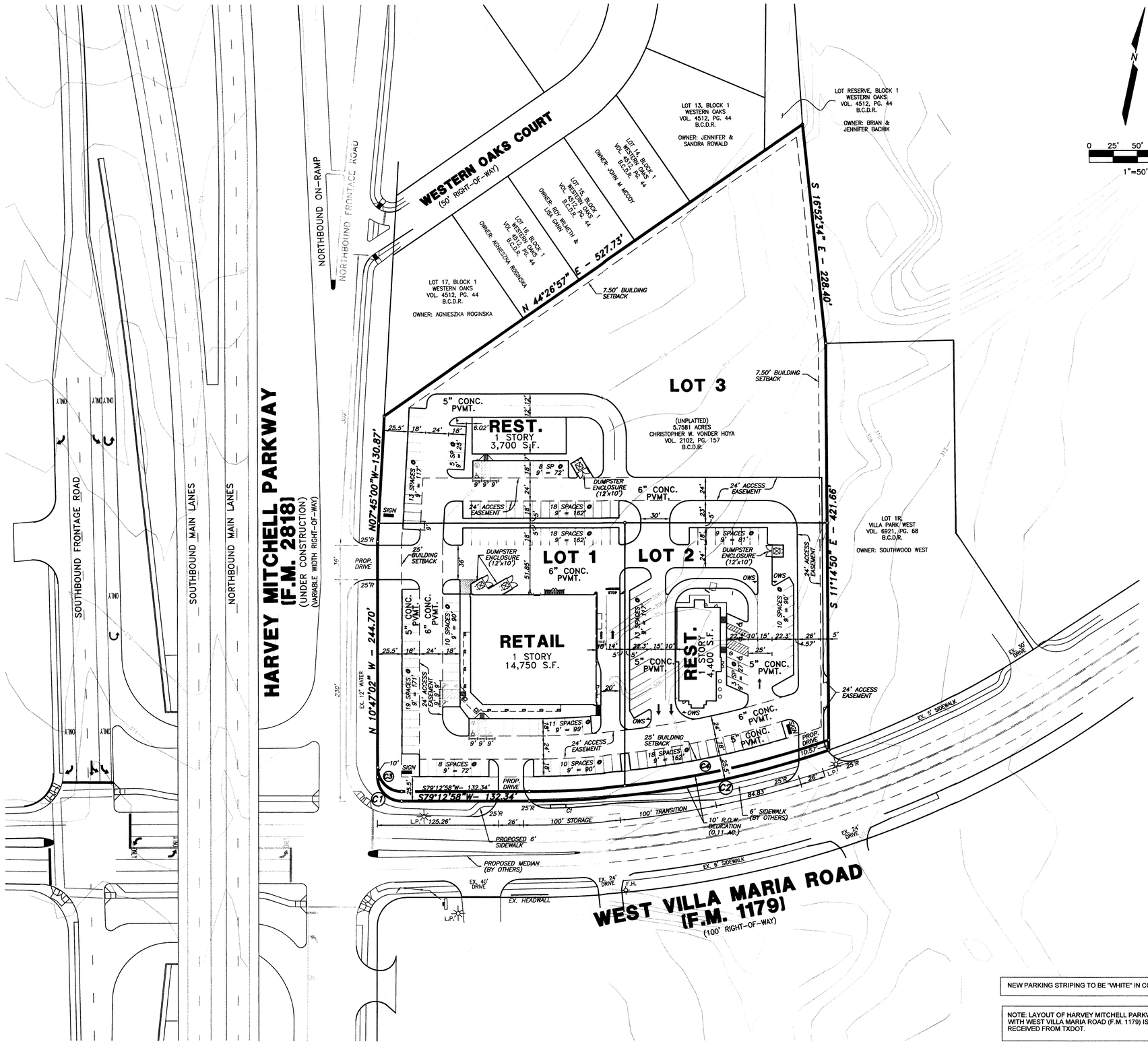

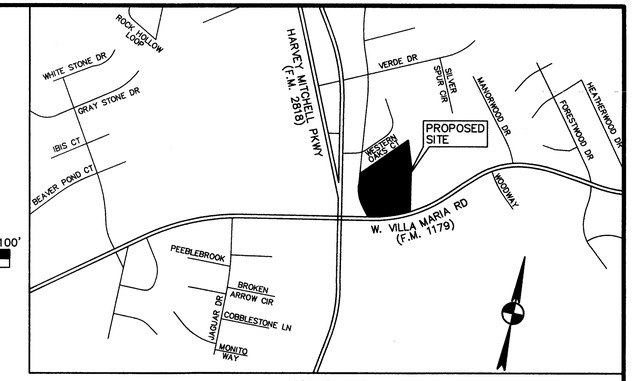

VICINITY MAP
NOT-TO-SCALE

0 25' 50' 100'
1"=50'

SITE DATA

ZONING: C-2
OVERLAY DISTRICT: WEST VILLA MARIA
EXISTING USE: UNDEVELOPED

LOT	PROPOSED USE	LOT AREA (ac.)	BUILDING AREA (sq. ft.)	BUILDING SEATING AREA (SQ. FT.)	MAX. BUILDING HEIGHT (ft.)	PARKING REQUIRED	PARKING PROVIDED
1	RETAIL	1.6355	14,750	N/A	35	59	80 (4 HC)
2	RESTAURANT	1.2291	4,400	2,200	35	52	56 (3 HC)
3	RESTAURANT	2.7831	3,700	1,850	35	45	46 (2 HC)

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD	LENGTH	BEARING
C1	25.00'	90°00'00"	25.00'	35.36'	39.27'	N55°47'02"W
C2	944.81'	19°12'09"	159.82'	315.17'	316.65'	N69°36'54"E
C3	25.00'	90°00'00"	25.00'	35.36'	39.27'	N55°47'02"W
C4	934.81'	19°24'38"	159.88'	315.18'	316.69'	S69°30'39"W

ENVIRONMENTAL SERVICES NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2. DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

DUMPSTER ENCLOSURES SHALL MEET THE FOLLOWING REQUIREMENTS:

1. MINIMUM WIDTH OF 12 FEET
2. MINIMUM DEPTH OF 10 FEET
3. PAVING WITHIN ENCLOSURE AND 10' IN FRONT OF ENTRANCE SHALL BE 8" CONCRETE REINFORCED WITH NO. 5 BARS @ 12" O.C.E.W.
4. ENCLOSURE SHALL CONSIST OF 6' HT. (MIN.) SCREENING ON THREE (3) SIDES

FEMA FLOOD NOTE

THIS PROPERTY LIES ENTIRELY WITHIN OTHER AREAS –ZONE X– AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, AND INCORPORATED AREAS, PANEL 195 (MAP NUMBER 48041C0195E) OF 475, MAPS REVISED MAY 16, 2012 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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Development & Engineering Services

LEGEND

OWS	ONE WAY SIGNAGE

OWNER:
CHRISTOPHER W. VONDER HOYA 2008 TRUST
P.O. BOX 8301
WACO, TEXAS 76714
CONTACT: CHRISTOPHER W. VONDER HOYA

NEW PARKING STRIPING TO BE "WHITE" IN COLOR

NOTE: LAYOUT OF HARVEY MITCHELL PARKWAY (F.M. 2818) AND ITS INTERSECTION WITH WEST VILLA MARIA ROAD (F.M. 1179) IS BASED ON PLANS AND DIGITAL FILES RECEIVED FROM TXDOT.

NOTE: ALL DEVELOPMENT WILL COMPLY WITH THE STANDARDS OF THE WEST VILLA MARIA OVERLAY DISTRICT.

SITE PLAN

BRYAN RETAIL

N.E.C. HARVEY MITCHELL PARKWAY & VILLA MARIA ROAD

THE CITY OF BRYAN, TEXAS

Cates - Clark & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	08.23.12	1"=50'	N.A.	068–001 SITE PLAN	SP12–53

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