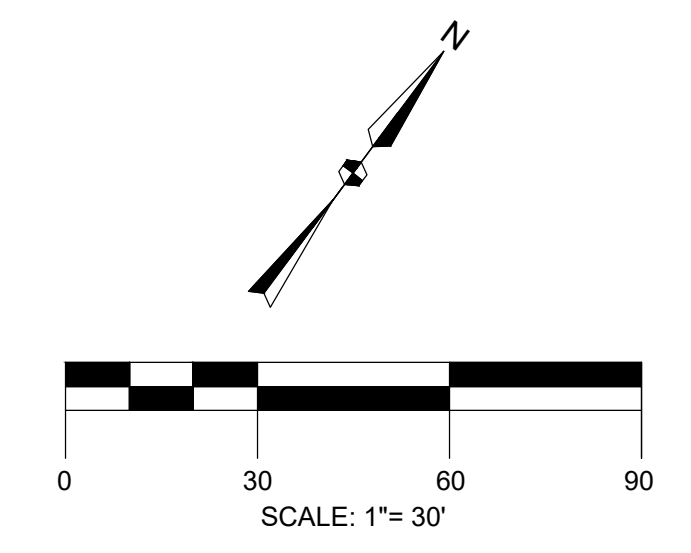




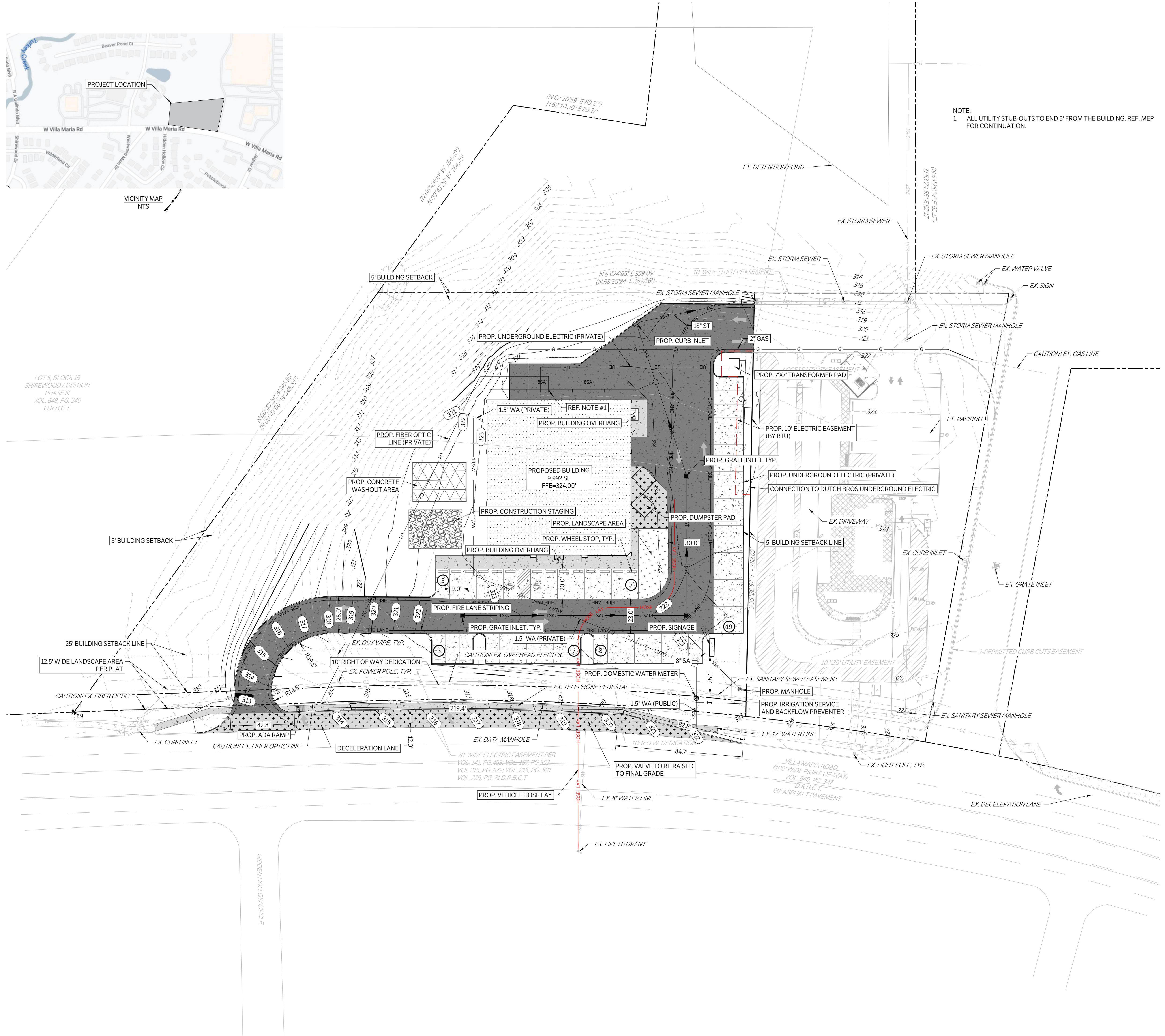
VICINITY MAP
NTS

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK: \bullet BM
5/8" REBAR W/ CAP
STAMPED "KERR RPLS 4502"
ELEVATION = 311.08'

NOTE:
1. ALL UTILITY STUB-OUTS TO END 5' FROM THE BUILDING. REF. MEP FOR CONTINUATION.



SITE DATA SUMMARY	
EXISTING USE:	OPEN SPACE
PROPOSED USE:	RETAIL
ZONING:	PLANNED DEVELOPMENT ORD. 1963
ADDRESS:	1624 W. VILLA MARIA ROAD, BRYAN, TEXAS 77807
LEGAL:	VILLA MARA WAL-MART ADDN. BLOCK B, LOT 11
DESCRIPTION:	
OWNER:	CROSSFULTON INVESTMENTS LTD. 2410 POLK ST STE 200, HOUSTON, TX 77003
SITE AREA:	94580.9 SF
NO. OF STORIES:	1
PROPOSED BUILDING:	TOTAL SF: 9,992 HEIGHT (FT): 28 TYPE: II-B
BUILDING SPRINKLER SYSTEM:	NO
FIRM MAP NO.:	48041C0195E

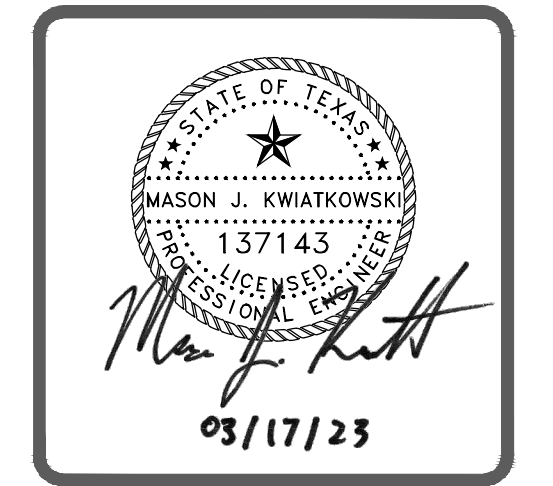
PARKING TABULATION	
PARKING REQUIREMENT:	1 SPACE PER 250 GSF = BUILDING
TOTAL PARKING REQUIRED:	SF (9,992 SF) / 250 GSF/SPACE = 40 SPACES
TOTAL PARKING PROVIDED:	51 SPACES (49 STD, 2 ADA)

LEGEND	
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED BUILDING
	PROPOSED STRUCTURAL CONCRETE, REF. STRUCTURAL
	EXISTING 4" CONCRETE SIDEWALK
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX. PROP. STORM LINE
	EX. PROP. WATER LINE
	EX. PROP. SANITARY SEWER LINE
	EXISTING THERMALS
	PROPOSED THERMALS
	EX. PROP. GAS LINE
	EX. PROP. DATA/TELECOM
	EX. PROP. UNDERGROUND ELECTRIC
	EX. PROP. OVERHEAD ELECTRIC
	EX. PROP. FIRE HYDRANT
	EX. PROP. WATER METER
	EX. PROP. GATE VALVE
	EX. IRRIGATION CONTROL VALVE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. POST INDICATOR VALVE
	PROP. HOSE LAY
	EX. PROP. SANITARY SEWER MANHOLE
	EX. PROP. SANITARY SEWER CLEANOUT
	EX. STORM SEWER CURB INLET
	PROP. STORM SEWER MANHOLE
	EX. PROP. LIGHT POLE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED UTILITY EASEMENT



CIVIL | CMT | GEOTECHNICAL
LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
1-877-GESSNER (437-7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910



RETAIL CENTER
1642 W. VILLA MARIA RD.
BRYAN, TX. 77807

SITE PLAN
ISSUE DATE: 03-08-2023
DRAWN BY: CS
CHECKED BY: MK
PROJECT #: 21-1472

REVISIONS	
△	
△	
△	
△	
△	
REV.	DATE DESCRIPTION

C100