

**GENERAL NOTES**

1. DEVELOPER: ADAM AWAD
2. CURRENT ZONING: INNOVATION CORRIDOR - RETAIL SERVICES (IC-RS)
3. TOTAL LOT ACREAGE: 3.448 ACRES
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
5. EXISTING CONTOURS SHOWN WERE OBTAINED FROM TXGJO AND ARE APPROXIMATE.
6. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05/16/2012.
7. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
8. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

**PARKING ANALYSIS**

PROPOSED IMPROVEMENTS:  
10,000 SF RETAIL

NEW REQUIRED PARKING:  
40 (1 SPACE PER 250 SF OF RETAIL)

NEW PROVIDED PARKING:  
43 STRAIGHT IN PARKING  
2 ADA PARKING W/ VAN ACCESSIBLE  
45 TOTAL PROVIDED

**LANDSCAPING NOTES**

1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE A SEASONALLY APPROPRIATE BLEND OF ANNUAL RYEGRASS AND BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
8. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	37	250	9,250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	36	100	3,600
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	245	10	2,450

**LANDSCAPING ANALYSIS**

CONSTRUCTION ACTIVITIES:  
PARKING & PAVEMENT = 50,555 SF  
BUILDING = 10,000 SF  
NET TOTAL = 60,555 SF

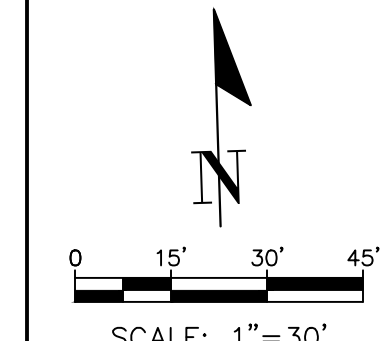
REQUIRED LANDSCAPING:  
25% OF DEVELOPED AREA SHALL BE LANDSCAPED  
60,555 SF X 25% = 15,139 SF REQUIRED  
50% LANDSCAPE AREA SHALL HAVE TREES  
15,139 SF X 50% = 7,570 SF REQUIRED

PROVIDED LANDSCAPING:  
37 CANOPY TREES @ 250 SF = 9,250 SF  
36 NON-CANOPY TREES @ 100 SF = 3,600 SF  
245 SHRUBS @ 10 SF = 2,450 SF  
TOTAL PROVIDED = 15,300 SF

LINE #	LENGTH	DIRECTION
L1	3.98'	S 49° 23' 38" E
L2	61.68'	S 30° 55' 05" W
L3	58.94'	S 80° 24' 18" W
L4	46.33'	S 74° 18' 56" W
L5	63.71'	N 78° 33' 12" W
L6	54.69'	N 46° 24' 28" W
L7	40.04'	N 50° 51' 51" W
L8	30.09'	N 63° 46' 36" W
L9	106.45'	N 63° 46' 36" W
L10	24.75'	S 83° 08' 02" W
L11	118.83'	N 53° 54' 50" W
L12	12.00'	N 22° 53' 00" E
L13	60.52'	N 64° 36' 47" W
L14	19.45'	N 71° 28' 05" W
L15	27.02'	N 12° 48' 36" W
L16	87.41'	N 0° 48' 36" W
L17	87.41'	N 12° 17' 44" E
L18	53.31'	N 21° 30' 47" E
L19	81.89'	N 39° 24' 56" E

**LEGEND**

	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	BUILDING SETBACK
	PROPERTY BOUNDARY
	NEIGHBORING LOT LINE
	PROPOSED SEWER SERVICE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER SERVICE
	PROPOSED WATER METER
	PROPOSED STORM DRAIN
	PROPOSED STORM INLET
	PROPOSED STREET LIGHT
	PROPOSED SIGN
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)



DATE	REVISION	NO.

**OWNER INFORMATION**

ADAM AWAD  
(512) 507-4108

**PROPERTY INFORMATION**

3.448 ACRES  
3949 W VILLA MARIA ROAD  
BRYAN, TEXAS 77807

VILLA MARIA RETAIL CENTER  
**SITE PLAN**

**ENGINEER INFORMATION**

CENTER POLE ENGINEERING  
BRYAN, TX 77802  
(979) 213-6971  
TBPELS F-23601

PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
2420	11/12/2024	TJJ	TJJ	PRJ

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SHEET NUMBER  
**C1**

