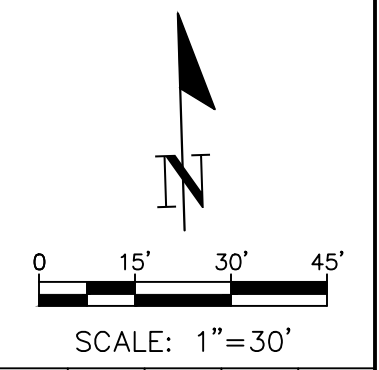


**LEGEND**

[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CROSSWALK
[Symbol]	BUILDING SETBACK
[Symbol]	PROPERTY BOUNDARY
[Symbol]	NEIGHBORING LOT LINE
[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	EXISTING SEWER LINE
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED ADA SIGN
[Symbol]	PROPOSED UNDERGROUND ELEC.
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CONTOUR (MAJOR)
[Symbol]	EXISTING CONTOUR (MINOR)
[Symbol]	PROPOSED CONTOUR (MAJOR)
[Symbol]	PROPOSED CONTOUR (MINOR)



- GENERAL NOTES**
1. DEVELOPER: DESSAU ROAD, LLC
  2. CURRENT ZONING: INNOVATION CORRIDOR - RETAIL SERVICES (IC-RS)
  3. TOTAL LOT ACREAGE: 3.445 ACRES
  4. THIS PROPERTY IS LOCATED WITHIN THE INNOVATION CORRIDOR OVERLAY DISTRICT.
  5. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
  6. EXISTING CONTOURS SHOWN WERE OBTAINED FROM TXGIO AND ARE APPROXIMATE.
  7. 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.
  8. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
  9. 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.
  10. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
  11. ALL STORAGE AND DISPLAY SHALL COMPLY WITH LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-566(d).

**PARKING ANALYSIS**

PROPOSED IMPROVEMENTS: 7,500 SF RETAIL	NEW PROVIDED PARKING: 24 STRAIGHT IN PARKING 2 ADA PARKING W/ VAN ACCESSIBLE 10 PARKING AT FUEL PUMPS
NEW REQUIRED PARKING: 30 (1 SPACE PER 250 SF OF RETAIL)	36 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 EIGHT (8) FEET TALL.
  8. REFER TO LANDSCAPE PLANS.

**LINE TABLE**

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	136.55'	N 63° 46' 36" W
L9	24.75'	S 83° 08' 02" W
L10	118.83'	N 53° 54' 50" W
L11	12.00'	N 22° 53' 00" E
L12	60.52'	N 64° 36' 47" W
L13	19.45'	N 71° 28' 05" W
L14	27.02'	N 12° 48' 36" W
L15	87.41'	N 0° 48' 36" W
L16	87.41'	N 12° 17' 44" E
L17	53.31'	N 21° 30' 47" E
L18	81.89'	N 39° 24' 56" E

**!!! CAUTION !!!**  
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

DATE	
REVISION	
NO.	

**OWNER INFORMATION**  
DESSAU ROAD, LLC  
756 E BRENHAM ST  
GIDDINGS, TX 78942  
(512) 507-4108

**PROPERTY INFORMATION**  
VILLA MARIA RETAIL CENTER LOT 1, BLOCK 1  
3.445 ACRES  
3949 W VILLA MARIA RD  
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.	2420	DESIGNED BY	TJJ	CHECKED BY	PRJ
DATE	03/24/2025	DRAWN BY	TJJ		
PRELIMINARY IS FOR INFORMATION PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.					
SHEET NUMBER					
9					