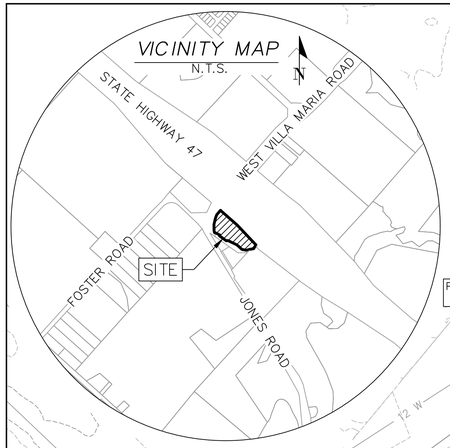

PROPOSED 2" WATER METER & PROPOSED 1" IRRIGATION METER WITH BACKFLOW PREVENTER

!!! WARNING !!! GAS LINE IN AREA

WEST VILLA MARIA ROAD (A VARIABLE WIDTH RIGHT-OF-WAY, 1226/418, 216'/330 & 9430/10 OPRBCT, AND PARTIALLY PRESCRIPTIVE IN NATURE) 25' HMAC PVMT

JOHN SHARP PARKWAY - STATE HIGHWAY 47 (A VARIABLE WIDTH RIGHT-OF-WAY, 1190/453 & 1193/17 ORBCT AND VARIABLE WIDTH HMAC PVMT)

20' WIDE SANITARY SEWER EASEMENT

20' WIDE OVERHEAD ELECTRIC EASEMENT

PROPOSED PUBLIC 6" WATER LINE

PROPOSED PRIVATE 6" SEWER SERVICE

PROPOSED 10' WIDE MULTI-USE PATH TO BE CONSTRUCTED BY THE CITY OF BRYAN

REMOVE EXISTING DRIVEWAY AND CULVERT

FRONTAGE ROAD

PROPOSED FIRE HYDRANT

PROPOSED PRIVATE 2" WATER SERVICE

PROPOSED FUEL TANK LOCATION

PROPOSED GRATE INLET

PROPOSED RIGHT TURN-LANE

PROPOSED FUEL CANOPY

PROPOSED ADA PARKING SEE SHEET D9 FOR DETAILS

RETAIL SPACE

C-STORE

PROPOSED CURB INLET

PROPOSED 12" HDPE

PROPOSED 18" CULVERT

PROPOSED SIGN

HOSE LAY: 150'

PROPOSED 7,500 SF ONE-STORY BUILDING FFE = 277.60'

REMOVE EXISTING DRIVEWAY AND CULVERT

PROPOSED SAMPLE WELL

PROPOSED GREASE TRAP

HOSE LAY: 150'

40' WIDE LANDSCAPE RESERVE AND PUBLIC ACCESS EASEMENT

LOT 1
BLOCK 1
3.445 ACRES
(150,054 SQ. FT.)

PROPOSED DETENTION POND AREA

PROPOSED 10'X12' DUMPSTER PAD WITH CONCRETE APRON & MASONRY ENCLOSURE

REMOVE EXISTING CONCRETE PAD

PROPOSED 18" HDPE

PROPOSED POND OUTFALL

JONES ROAD (A VARIABLE WIDTH RIGHT-OF-WAY, APPEARS TO BE PRESCRIPTIVE IN NATURE) 22' HMAC PVMT

25' WIDE CITY OF BRYAN WATER AND SEWER EASEMENT (11683/98 OPRBCT)

15' WIDE CITY OF BRYAN WATER AND SEWER EASEMENT (11683/98 OPRBCT)

LOT 1
JONES ROAD INTERCONNECT SITE (SUBDIVISION) (11683/98 OPRBCT)

N/F
HARRISON NEAL JONES & JAMES CARLETON JONES
RESIDUE OF A CALLED 81.07 ACRES
(1721/263 ORBCT)

S 48° 40' 06" E 311.90'

S 43° 20' 31" E 197.11'

S 43° 20' 21" E 180.12'

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- BUILDING SETBACK
- PROPERTY BOUNDARY
- NEIGHBORING LOT LINE
- SS — PROPOSED SEWER SERVICE
- 12 SS — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- W — PROPOSED WATER SERVICE
- 12 W — EXISTING WATER LINE
- WM — PROPOSED WATER METER
- PROPOSED STORM DRAIN
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- PROPOSED ADA SIGN
- UE — PROPOSED UNDERGROUND ELEC.
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- 285 — EXISTING CONTOUR (MAJOR)
- 284 — EXISTING CONTOUR (MINOR)
- 285 — PROPOSED CONTOUR (MAJOR)
- 284 — 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).
12. MOTOR FUEL RETAIL USE WAS APPROVED IN THIS CONFIGURATION BY THE PLANNING AND ZONING COMMISSION ON 01/16/2025 (CASE NO. CU24-108).

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
7,500 SF RETAIL

NEW REQUIRED PARKING:
30 (1 SPACE PER 250 SF OF RETAIL)

NEW PROVIDED PARKING:
24 STRAIGHT IN PARKING
2 ADA PARKING W/ VAN ACCESSIBLE
10 PARKING AT FUEL PUMPS
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.

811 Know what's below. Call before you dig.

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

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

N

0 15' 30' 45'

SCALE: 1"=30'

NO.	REVISION	DATE

OWNER INFORMATION
DESSAU ROAD, LLC
56 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	
DATE	04/09/2025	
DESIGNED BY	TJJ	
DRAWN BY	TJJ	
CHECKED BY	PRJ	

PRELIMINARY
THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TIMOTHY J. KJORDAHL, P.E. 135826 ON 04/09/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
C9