

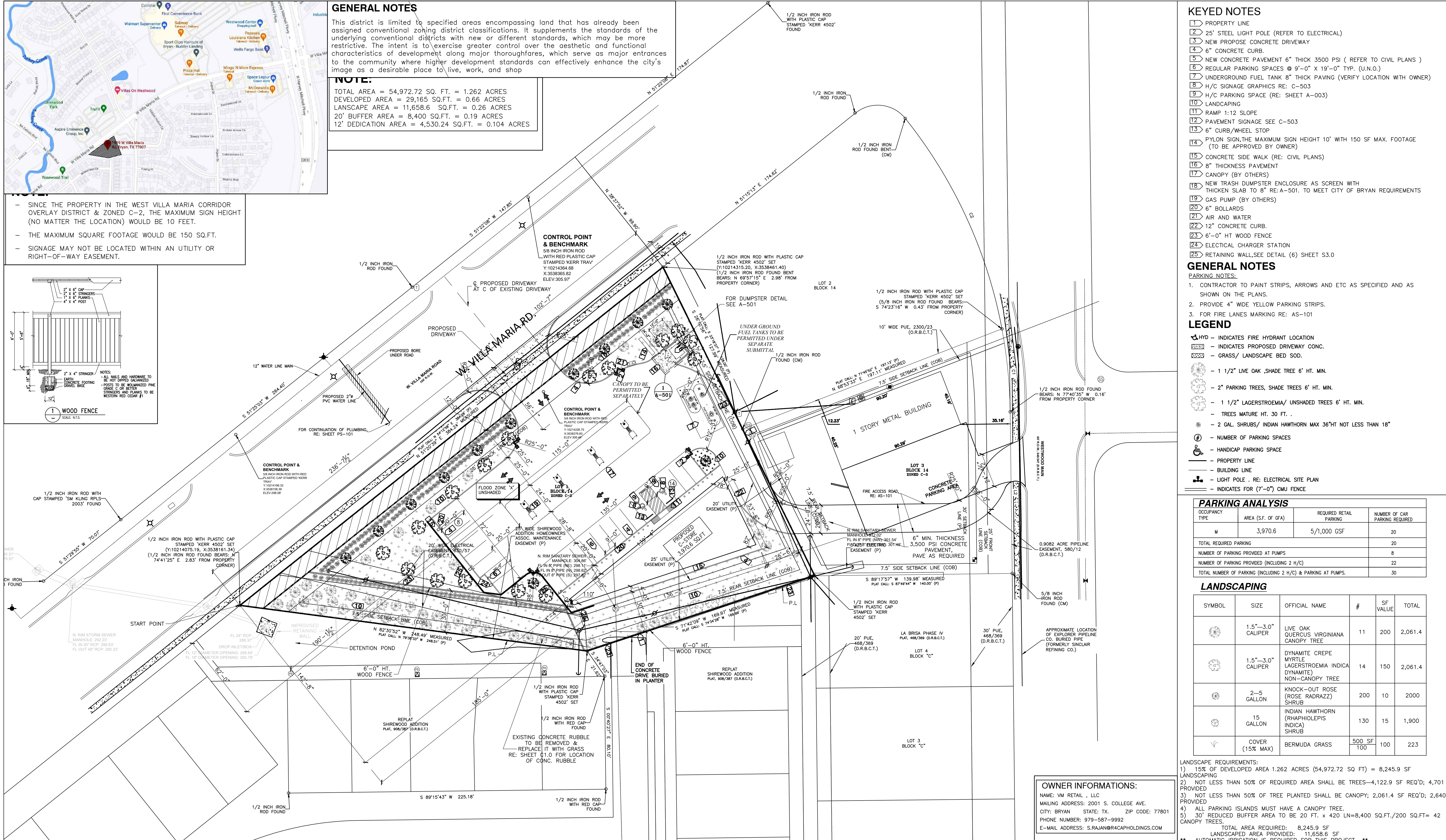
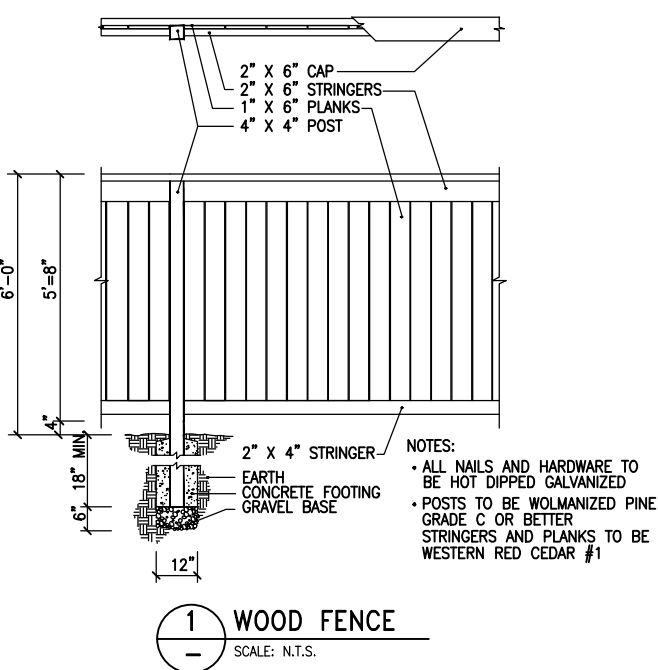
GENERAL NOTES

This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop

NOTE:

TOTAL AREA = 54,972.72 SQ. FT. = 1.262 ACRES
 DEVELOPED AREA = 29,165 SQ.FT. = 0.66 ACRES
 LANDSCAPE AREA = 11,658.6 SQ.FT. = 0.26 ACRES
 20' BUFFER AREA = 8,400 SQ.FT. = 0.19 ACRES
 12' DEDICATION AREA = 4,530.24 SQ.FT. = 0.104 ACRES

- SINCE THE PROPERTY IN THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT & ZONED C-2, THE MAXIMUM SIGN HEIGHT (NO MATTER THE LOCATION) WOULD BE 10 FEET.
- THE MAXIMUM SQUARE FOOTAGE WOULD BE 150 SQ.FT.
- SIGNAGE MAY NOT BE LOCATED WITHIN AN UTILITY OR RIGHT-OF-WAY EASEMENT.



KEYED NOTES

- 1 PROPERTY LINE
- 2 25' STEEL LIGHT POLE (REFER TO ELECTRICAL)
- 3 NEW PROPOSED CONCRETE DRIVEWAY
- 4 6" CONCRETE CURB
- 5 NEW CONCRETE PAVEMENT 6" THICK 3500 PSI (REFER TO CIVIL PLANS)
- 6 REGULAR PARKING SPACES @ 9'-0" X 19'-0" TYP. (U.N.O.)
- 7 UNDERGROUND FUEL TANK 8" THICK PAVING (VERIFY LOCATION WITH OWNER)
- 8 H/C SIGNAGE GRAPHICS RE: C-503
- 9 H/C PARKING SPACE (RE: SHEET A-003)
- 10 LANDSCAPING
- 11 RAMP 1:12 SLOPE
- 12 PAVEMENT SIGNAGE SEE C-503
- 13 6" CURB/WHEEL STOP
- 14 PYLON SIGN, THE MAXIMUM SIGN HEIGHT 10' WITH 150 SF MAX. FOOTAGE (TO BE APPROVED BY OWNER)
- 15 CONCRETE SIDE WALK (RE: CIVIL PLANS)
- 16 8" THICKNESS PAVEMENT
- 17 CANOPY (BY OTHERS)
- 18 NEW TRASH DUMPSTER ENCLOSURE AS SCREEN WITH THICKEN SLAB TO 8" RE: A-501. TO MEET CITY OF BRYAN REQUIREMENTS
- 19 GAS PUMP (BY OTHERS)
- 20 6" BOLLARDS
- 21 AIR AND WATER
- 22 12" CONCRETE CURB
- 23 6'-0" HT WOOD FENCE
- 24 ELECTRICAL CHARGER STATION
- 25 RETAINING WALL, SEE DETAIL (6) SHEET S3.0

GENERAL NOTES

- PARKING NOTES:**
- CONTRACTOR TO PAINT STRIPS, ARROWS AND ETC AS SPECIFIED AND AS SHOWN ON THE PLANS.
 - PROVIDE 4" WIDE YELLOW PARKING STRIPS.
 - FOR FIRE LANES MARKING RE: AS-101

LEGEND

- HYD - INDICATES FIRE HYDRANT LOCATION
- PROPOSED DRIVEWAY
- GRASS/ LANDSCAPE BED SOD.
- 1 1/2" LIVE OAK, SHADE TREE 6' HT. MIN.
- 2" PARKING TREES, SHADE TREES 6' HT. MIN.
- 1 1/2" LAGERSTROEMIA/ UNSHADED TREES 6' HT. MIN.
- TREES MATURE HT. 30 FT. .
- 2 GAL. SHRUBS/ INDIAN HAWTHORN MAX 36"HT NOT LESS THAN 18"
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE
- PROPERTY LINE
- BUILDING LINE
- LIGHT POLE . RE: ELECTRICAL SITE PLAN
- INDICATES FOR (7'-0") CMU FENCE

PARKING ANALYSIS

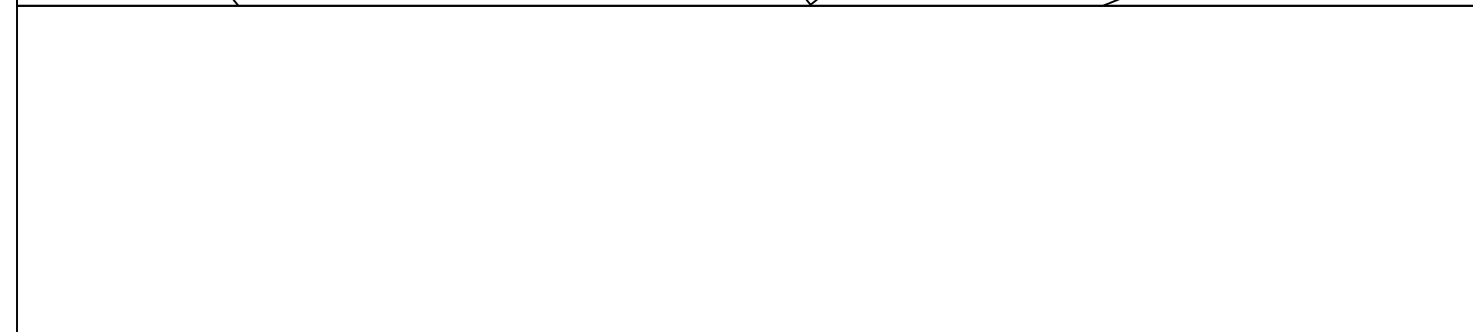
OCCUPANCY TYPE	AREA (S.F. OF GFA)	REQUIRED RETAIL PARKING	NUMBER OF CAR PARKING REQUIRED
M	3,970.6	5/1,000 GSF	20
TOTAL REQUIRED PARKING			20
NUMBER OF PARKING PROVIDED AT PUMPS			8
NUMBER OF PARKING PROVIDED (INCLUDING 2 H/C)			22
TOTAL NUMBER OF PARKING (INCLUDING 2 H/C) & PARKING AT PUMPS.			30

LANDSCAPING

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
(Symbol)	1.5"-3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	11	200	2,061.4
(Symbol)	1.5"-3.0" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA (DYNAMITE) NON-CANOPY TREE	14	150	2,061.4
(Symbol)	2-5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	200	10	2000
(Symbol)	15 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB	130	15	1,900
(Symbol)	COVER (15% MAX)	BERMUDA GRASS	500 SF / 100	100	223

LANDSCAPE REQUIREMENTS:
 1) 15% OF DEVELOPED AREA 1.262 ACRES (54,972.72 SQ FT) = 8,245.9 SF LANDSCAPING
 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—4,122.9 SF REQ'D; 4,701 PROVIDED
 3) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 2,061.4 SF REQ'D; 2,640 PROVIDED
 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.
 5) 30' REDUCED BUFFER AREA TO BE 20 FT. x 420 LN=8,400 SQ.FT./200 SQ.FT= 42 CANOPY TREES.
 TOTAL AREA REQUIRED: 8,245.9 SF
 LANDSCAPED AREA PROVIDED: 11,658.6 SF
 AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT

OWNER INFORMATIONS:
 NAME: VM RETAIL, LLC
 MAILING ADDRESS: 2001 S. COLLEGE AVE.
 CITY: BRYAN STATE: TX. ZIP CODE: 77801
 PHONE NUMBER: 979-587-9992
 E-MAIL ADDRESS: S.RAJAN@RACAPOLDINGS.COM



DATE	ISSUED FOR	DESCRIPTION
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REVISIONS

11302 TANNER RD. UNIT-100
 HOUSTON, TEXAS 77041
 FIRM # F-11211

RSK ENGINEERING
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
 11302 TANNER RD. UNIT-100
 HOUSTON, TEXAS 77041
 TEL: (281) 580-4585
 FAX: (281) 580-4399

VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
PARKING SITE PLAN AND LANDSCAPE
 DRAWN BY: BM DATE: 12-6-2022 SHEET: **AS-102** Rev.0
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4