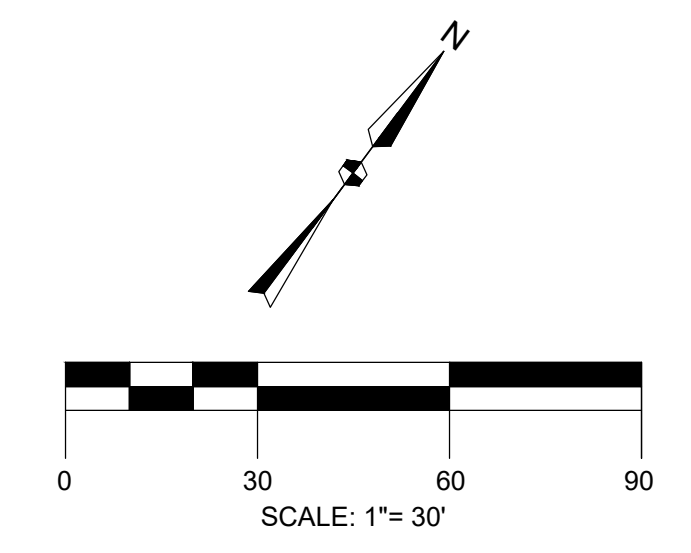




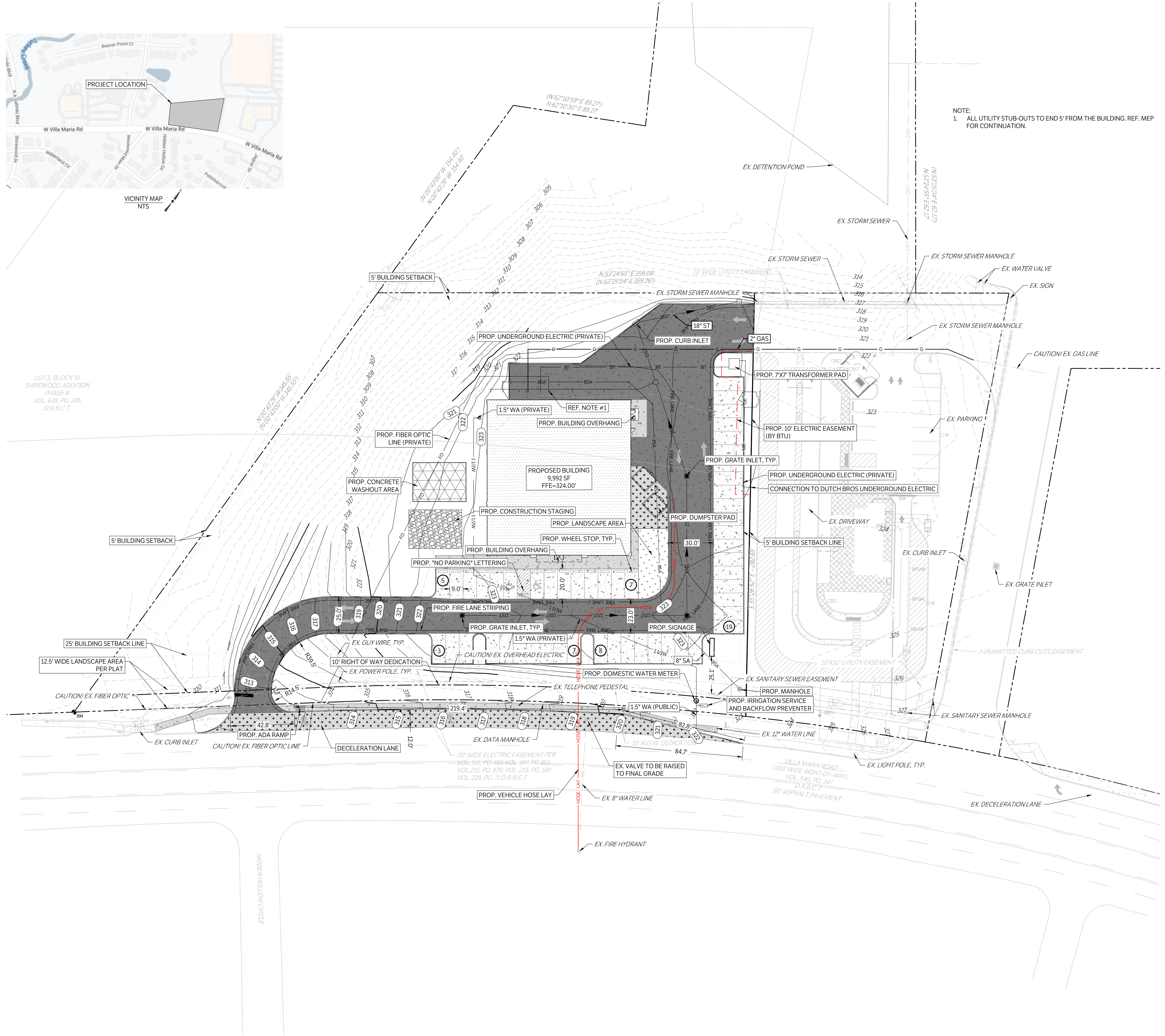
VICINITY MAP
NTS

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: | 1654 W. VILLA MARIA ROAD, BRYAN, TEXAS 77807 |
| LEGAL: | VILLA MARA WAL-MART ADDN. BLOCK B, LOT 11A |
| DESCRIPTION: | CONSTRUCTION |
| 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 |

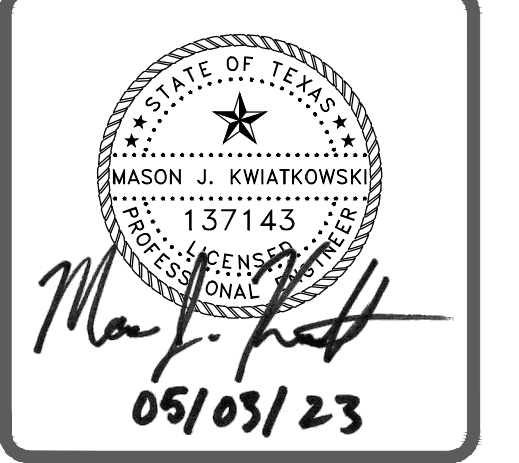
| PARKING TABULATION | |
|-------------------------|---|
| PARKING REQUIREMENT: | 1 SPACE PER 250 GSF = BUILDING |
| TOTAL PARKING REQUIRED: | SF (9,992 SF) / 250 GSF/SPACE = 40 SPACES |
| TOTAL PARKING PROVIDED: | 51 SPACES (49 STD, 2 ADA) |

| 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 MANHOLE |
| | PROP. STORM SEWER CURB INLET |
| | 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



FOR CONSTRUCTION

RETAIL CENTER
1654 W. VILLA MARIA RD.
BRYAN, TX. 77807

SITE PLAN
ISSUE DATE: 04-24-2023
DRAWN BY: CS
CHECKED BY: MK
PROJECT #: 21-1472

| REVISIONS | |
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| REV. | DATE DESCRIPTION |

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