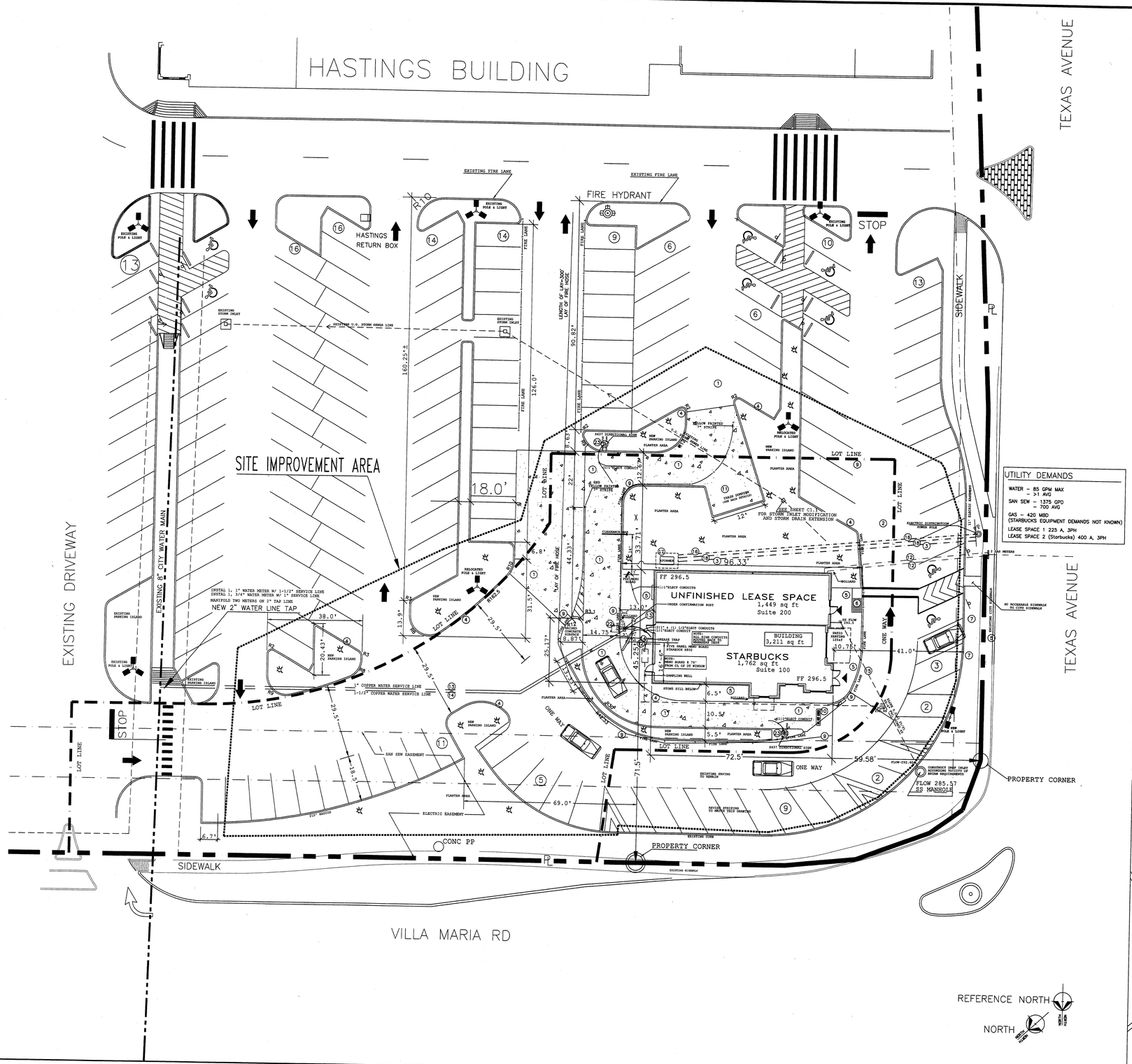


UTILITY DEMANDS

WATER – 85 GPM MAX
– >1 AVG
SAN SEW – 1375 GPD
– 700 AVG
GAS – 420 MBD
(STARBUCKS EQUIPMENT DEMANDS NOT KNOWN)
LEASE SPACE 1 225 A, 3PH
LEASE SPACE 2 (Starbucks) 400 A, 3PH

LEGAL DESCRIPTION:

TEJAS CENTER SUBDIVISION
LOCATED @ VILLA MARIA & TEXAS AVENUE BRYAN, TEXAS
(THIS PROJECT @ 601 EAST VILLA MARIA ROAD)

LEGEND

(10) PARKING THIS ROW
LIVE LANDSCAPE AREA
YARD LIGHTING
(6) LEGEND IDENTIFICATION MARK
PAINTED CROSSWALK
TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKING)
PAINTED HANDICAP PARKING MARKER
HANDICAP PARKING SIGN
CONCRETE PAVED AREA

IDENTIFICATION MARKERS

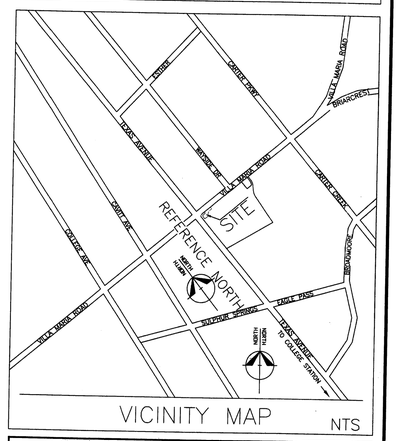
1. NEW CONCRETE PAVING
2. NEW ASPHALT PAVING
3. CABLE COMMUNICATIONS CONDUIT (Size As Required By Cable Company)
4. 6" CONCRETE CURB (TYPICAL)
   CURB SECTION DETAIL SAME AS SIMILAR CURBS THIS SHOPPING CENTER
5. CONCRETE SIDEWALK
6. SIDEWALK HC RAMP (ADA STANDARDS/ 1:12 SLOPE MAX)
7. HC PARKING SIGN (Sign To Designate "Van Space" @ Van Spaces)
   SIGNS TO MATCH OTHER SIMILAR USE SIGNS AT THIS SHOPPING CENTER
8.
9. FIRELANE MARKING ACCORDING TO CITY DETAILS
10. "DO NOT ENTER" PAINTED PAVING
11. TRASH ENCLOSURE (MEETS CITY REQUIREMENTS)
12. GAS SERVICE
13. 1" COPPER WATER SERVICE LINE
14. 1 1/2" COPPER WATER SERVICE LINE
15. 4" PVC SAN SEWER DRAIN LINE
16. U.G. POWER SERVICE
17. ELECT. TRANSFORMER PAD (ACCORDING TO BTU REQUIREMENTS)
18. TELEPHONE SERVICE CONDUIT.
    CONTRACTOR TO FURNISH AND INSTALL
    REQUIRED PVC CONDUIT W/ PULL STRING.
    STUBBED UP NEAR ELECTRICAL TRANSFORMER PAD.
19. STARBUCKS MENU BOARD
20. ORDER CONFIRMATION POST
21. PRE MENU BOARD
22. ORDER POST DETECTOR LOOP
23. DRIVE THRU DIRECTIONAL SIGN

SITE INFORMATION

- MISCELLANEOUS BUILDING DATA:
  NUMBER of STORIES, 1
  ROOF OVERHANGS – VARIES
  BUILDING AREA LOT #4, 31,207sf
  FINISH FLOOR ELEVATION =296.50'
- SITE COVERAGE SUMMARY:
  TOTAL AREA LOT #4 = 0.716 acres
  BUILDING AREA LOT #4 = 3,211 sf = 10.29%
- LANDSCAPING:
  LANDSCAPING REQUIREMENTS MET FOR TEJAS CENTER PROJECT
  NO ADDITIONAL DEVELOPMENT AREA IN THE PROJECT
- PARKING:
  PARKING REQUIREMENTS MET FOR ENTIRE SUBDIVISION
  AS SUBMITTED FOR TEJAS CENTER APPROVAL
  PARKING SPACES AVAILABLE THIS LOT = 39
  PARKING SPACES REQUIRED THIS LOT @ 1/200sf = 16
  HC PARKING REQUIRED 2
  HC PARKING PROVIDED=2 VAN HC PARKING PROVIDED=2
- FIRE PROTECTION:
  FIRE HYDRANT LOCATION SHOWN THIS SHEET
  FIRE HOSE LAY– HOSE LAY ROUTE SHOWN THIS THIS SHEET
  ENTIRE BLDG WITHIN 215' RADIUS CIRCLE FROM FIRE HYDRANT
  FIRE LANE MARKING SHOWN THIS SHEET
- ZONING:
  R, RETAIL
- FLOODPLAIN:
  NONE OF THIS PROPOSED DEVELOPMENT IS LOCATED
  WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED
  BY FEMA MAP #48041C0141 C DATED JULY 1992
- STORM WATER DRAINAGE:
  ON SITE STORM WATER–TO BE MANAGED WITHIN CITY REQUIREMENTS.
- SITE GRADING & DRAINAGE:
  SHOWN BY SHEET C1.1
- UTILITIES:
  UTILITIES LOCATION SHOWN THIS SHEET
- LIGHTING:
  YARD LIGHTING PLACEMENT SHOWN THIS SHEET

GENERAL CONSTRUCTION NOTES

- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
- ALL TRAFFIC AND PARKING SIGNAGE BY OWNER
- ALL STARBUCKS MENU BOARDS, DIRECTIONAL SIGNS, ORDER POSTS AND CLEARANCE BARS, BY STARBUCKS. ELECTRIC CONDUITS TO THESE ITEMS BY CONTRACTOR
- ALL IRRIGATION WATER LINES AND LANDSCAPING BY OWNER
- ALL PARKING SPACE CURB RADII AS SHOWN BY "R7"
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT OCCURRENCE OF WITH BLOWN LITTER FROM THE PROJECT SITE.



SCALE 1"=20'
0 10 20 40 60

STARBUCKS SITE PLAN

M.L.HAMMONS,PE
1700 George Bush East 979 696 1444
College Station Texas 77840 Fax979 696 3651
STATE OF TEXAS
M. L. HAMMONS
25308
REGISTERED PROFESSIONAL ENGINEER

STARBUCKS SITE PLAN
TEJAS CENTER STARBUCKS
601 EAST VILLA MARIA ROAD BRYAN, TEXAS

REVISION	DATE

DRAWN
CHECKED H
DATE 4/17/06
PROJECT NUMBER
SP1.1

SP05-55 #2