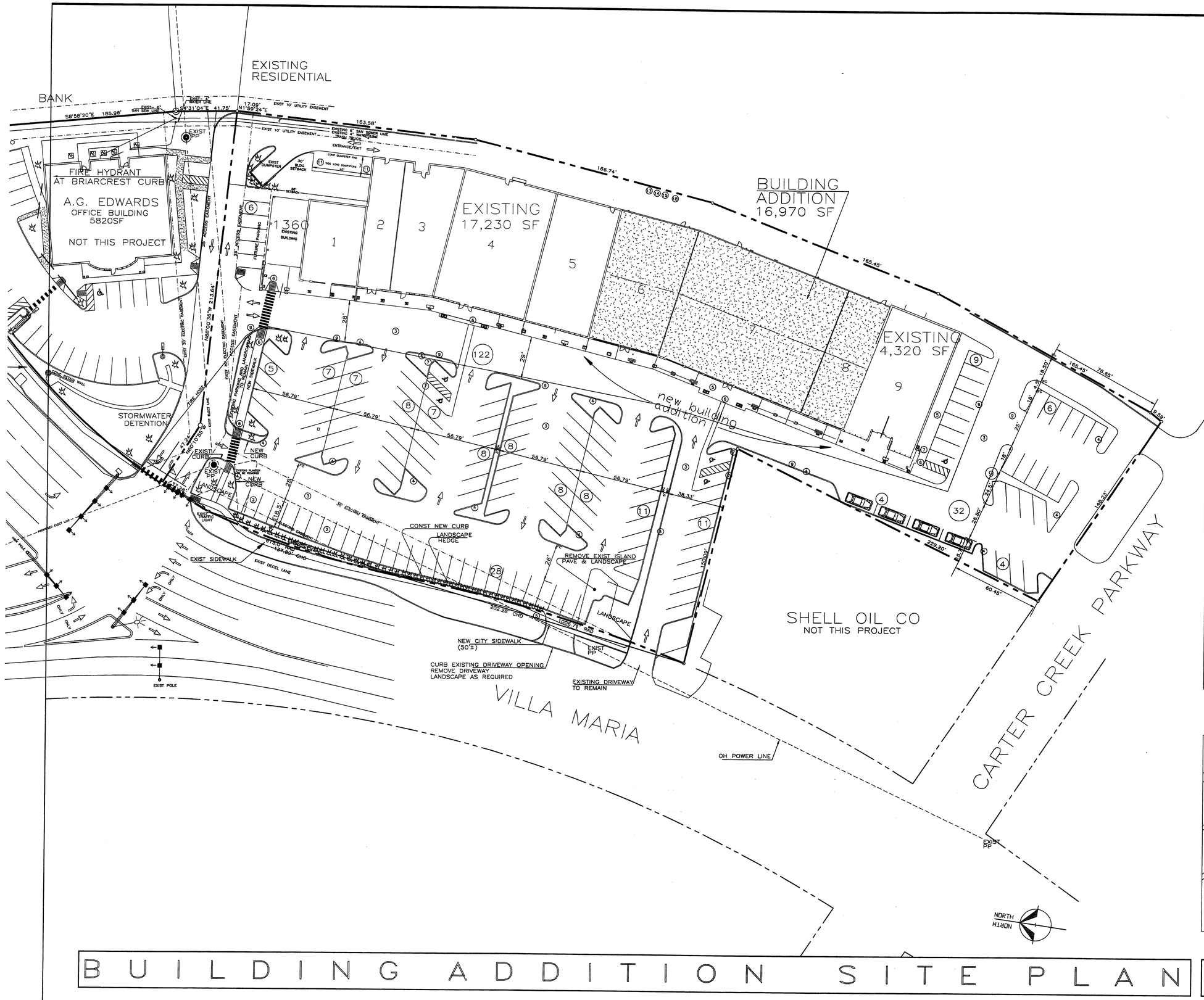


BUILDING ADDITION SITE PLAN

LEGAL DESCRIPTION:
VILLA MARIA PLAZA SUBDIVISION
LOCATED @ VILLA MARIA & BRIARCREST BRYAN, TEXAS
(THIS PROJECT @ 1100-1127 EAST VILLA MARIA ROAD)

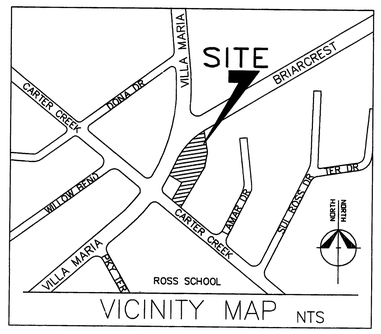
LEGEND
- (10) PARKING THIS ROW
- LIVE LANDSCAPE AREA
- YARD LIGHTING
- (6) LEGEND IDENTIFICATION MARK
- PAINTED CROSSWALK
- TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKING)
- PAINTED HANDICAP PARKING MARKER
- HANDICAP PARKING SIGN
- CONCRETE PAVED AREA

IDENTIFICATION MARKERS
1. NEW CONCRETE PAVING (NONE)
2. NEW ASPHALT PAVING
3. ASPHALT REPAIR & RESURFACING
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. NONE
9. FIRELANE MARKING ACCORDING TO CITY DETAILS
10. NONE
11. TRASH ENCLOSURE (MEETS CITY REQUIREMENTS)
12. 6" FIRE PROTECTION WATER LINE (SEE UTILITY PLAN)
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
18. TELEPHONE SERVICE CONDUIT. CONTRACTOR TO FURNISH AND INSTALL REQUIRED PVC CONDUIT W/ PULL STRING. STUBBED UP NEAR ELECTRICAL TRANSFORMER PAD.
19. NONE

SITE INFORMATION
- MISCELLANEOUS BUILDING DATA:
  NUMBER of STORIES 1
  ROOF OVERHANGS = VARIES
  FINISH FLOOR ELEVATION =????'
- SITE COVERAGE SUMMARY:
  TOTAL AREA Lot 1= 3.31 acres
  BUILDING AREA LOT #1 = 39,880sf = 27.7%
- LANDSCAPING:
  LANDSCAPING TO MEET CITY OF BRYAN REQUIREMENTS
  SHOWN BY SEPARATE LANDSCAPE DRAWING
- PARKING:
  PARKING REQUIREMENTS @ 4/1000sf=160
  PARKING SPACES AVAILABLE THIS LOT = 154
  HC PARKING REQUIRED 7
  HC PARKING PROVIDED=5 VAN HC PARKING PROVIDED=5
- FIRE PROTECTION:
  FIRE HYDRANT LOCATION INDICATED THIS SHEET
  FIRE HOSE LAY- HOSE LAY ROUTE SHOWN THIS THIS SHEET
- ZONING:
  RETAIL
- FLOODPLAIN:
  NONE OF THIS EXISTING OR PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA MAP #48041C0141 C, DATED JULY 1992
- STORM WATER DRAINAGE:
  EXISTING DRAINAGE TO REMAIN
- SITE GRADING & DRAINAGE:
  NO GRADING OR DRAINAGE MODIFICATIONS PROPOSED.
- UTILITIES:
  CONNECT TO EXISTING UTILITIES
- LIGHTING:
  YARD LIGHTING PLACEMENT TO BE DETERMINED

GENERAL CONSTRUCTION NOTES
- PAINTED PAVING STRIPES AND MARKINGS BY OWNER
- ALL TRAFFIC AND PARKING SIGNAGE BY OWNER

Rec... JUN 2 1 2006 Development Services



VICINITY MAP NTS

SCALE 1"=30'
0 15 30 60 90

M.L.HAMMONS,PE
1700 George Bush East: 979 696 1444
College Station Texas 77840 Fax979 696 3651

SULMAR SITE PLAN
SULMAR CENTER ADDITION
1100-1127 EAST VILLA MARIA ROAD BRYAN, TEXAS

REVISION	DATE

DRAWN
CHECKED H
DATE 6/21/06
PROJECT NUMBER

SP1.1