



Country Liquor
Liquor store

The Force Fitness

McDonald's
Fast Food · \$

Jack in the Box
2 for \$6

Grand Ave

646

Hull St

Simply Self Storage
Rent Online &
First Month Free

Genesis All Upholstery
Upholstery shop

Gary's Anything Auto

R and Energy and
Infrastructure Services

Industrial Specialists

Faith For Life Church

Acie's Outboards

R O Water Resources

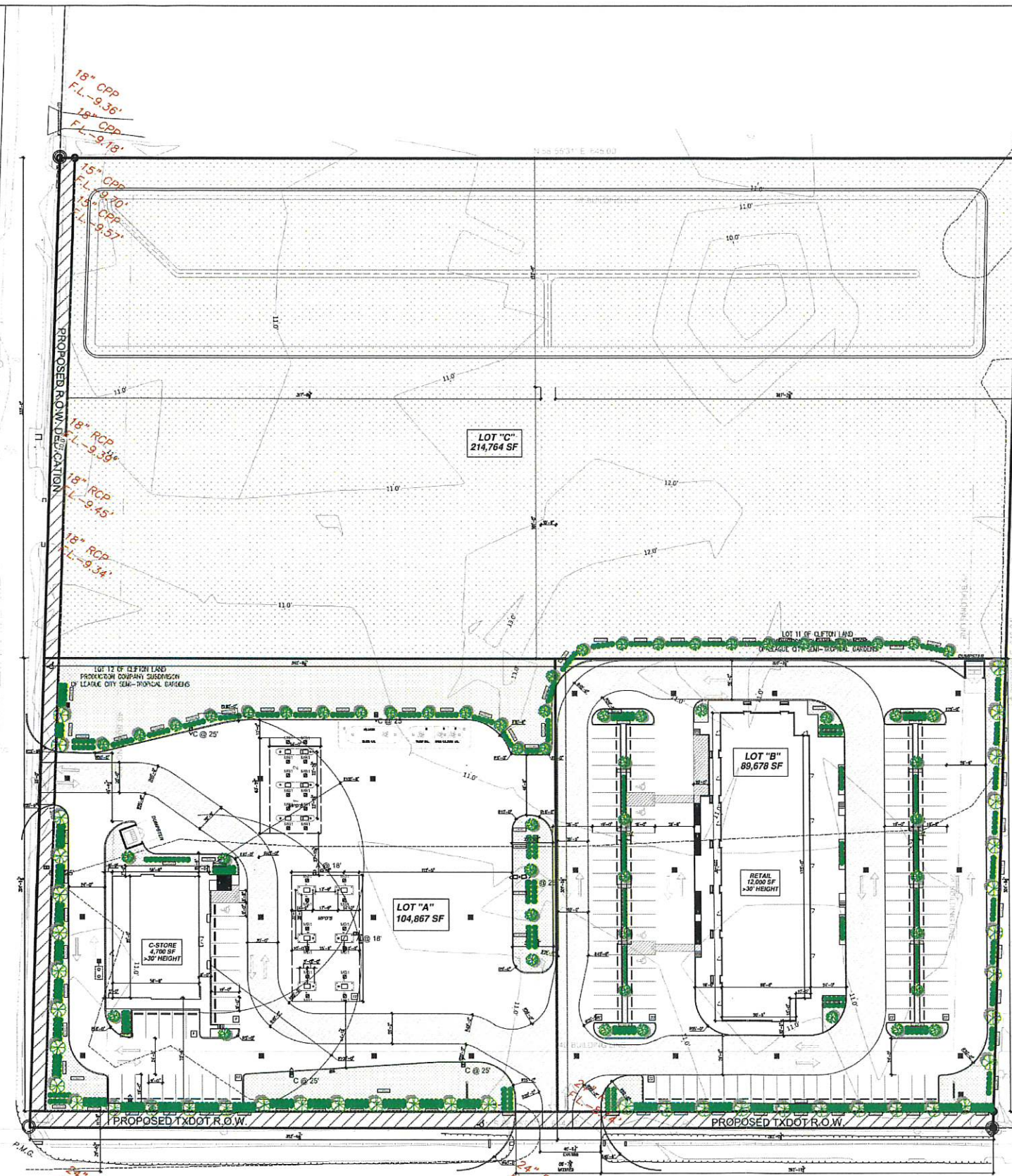
Curran International

Vicksburg St

646

VICKSBURG LANE
40' R.O.W.

30" RCP
F.L.-6.76'
30" RCP
F.L.-7.02'
30" RCP
F.L.-6.93'
30" RCP
F.L.-7.53'
30" RCP
F.L.-7.25'
30" RCP
F.L.-7.20'
30" RCP
F.L.-7.12'
30" RCP
F.L.-7.23'
18" RCP
F.L.-8.76'
24" CPP
F.L.-7.35'
30" RCP
F.L.-7.49'
30" RCP
F.L.-7.70'
30" RCP
F.L.-7.27'
30" RCP
F.L.-7.09'
24" RCP
F.L.-8.58'
30" RCP
F.L.-7.44'
30" RCP
F.L.-7.66'
30" RCP
F.L.-7.53'



FM 646
(100' R.O.W.)



OVERALL ACREAGE IS 9.56 ACRES (416,413 SQF) FOR LOTS 11 AND 12, OF CLIFTON LAND PRODUCTION COMPANY SUBDIVISION OF LEAGUE CITY SEMITROPICAL GARDENS

ZONING DISTRICT - CURRENT ZONE "O"
PROPOSED ZONE "P-1"
ADJACENT ZONES "O"

LOT "A" 104,867 SF
LOT "B" 89,678 SF
LOT "C" 214,764 SF

MIN F.F.E. - 14.00'

PARKING SYNOPSIS

OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
SHELL BUILDING "A" C-STORE	6,700/1,300 X 5	23.5 (24)	
SHELL BUILDING "B" RETAIL	4,000/1,000 X 5	50	
VACANT LAND "C"			
TOTAL		74	74

LANDSCAPING ANALYSIS

STREET R.O.W. - TYPE/CATEGORY	CALIPER SIZE	REQUIRED	PROPOSED
VICKSBURG STIGUERUS VIRGINIANA (D&K)	2"	571/571	10
FM ALBUQUERQUE VIRGINIANA (D&K)	2"	555/129 - 21.5	22
LIGUSTRUM JAPONICUM (MAXLEAF LIGUSTRUM) (SHEL)	5 GAL	324/0 - 320	320
QUERCUS TEXANA RED (RED OAK)	3"		56
LIGUSTRUM JAPONICUM (MAXLEAF LIGUSTRUM) (SHEL)	5 GAL		200

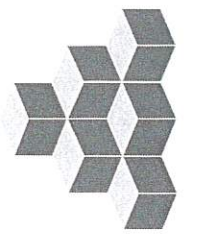
TOTAL SQF	15% OF TOTAL ACREAGE	PROPOSED
708,449 SF	30,247 SF	37,825 SF
	REQUIRED # OF TREES	
	10,267 / 500 = 60	61

ISSUE HISTORY

DATE	ISSUED FOR	CLIENT REVIEW	PERMIT	BIDDING	CONSTRUCTION	FINAL REVIEW
03.06.23						

INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

PROPERTY OWNER
SBA ALLIANCE
STAVAN VORA PH: 832-338-8688
17928 HWY 3, SUITE 104B,
WEBSTER, TX, 77598



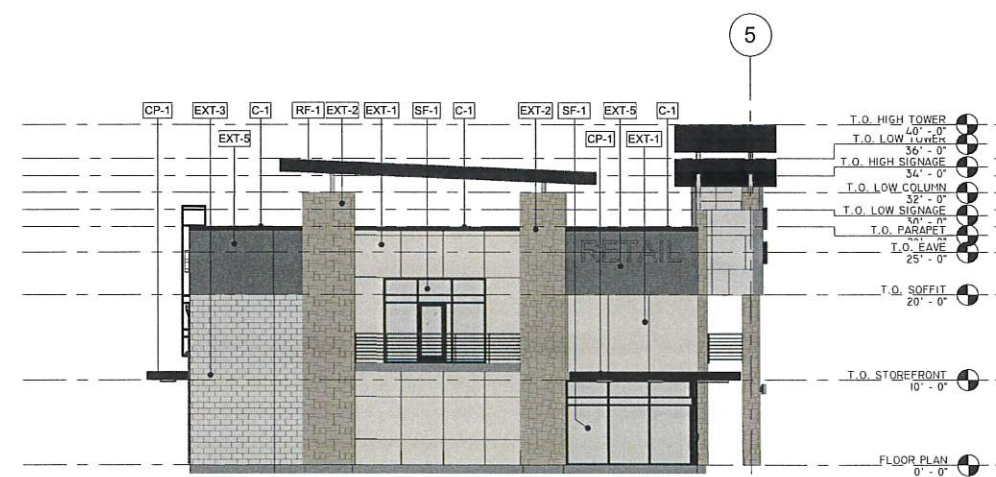
06.28.24
40' 20' 0 40'
SCALE: 1 INCH = 40 FEET

SBA ALLIANCE
PROPOSED C-STORE &
SHELL RETAIL BLDGS
1414 FM 646
DICKINSON, TX

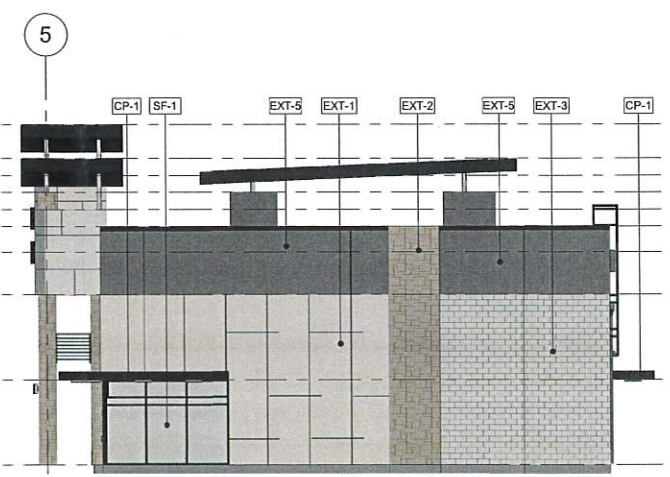
DETAILED SITE PLAN
GROSS ACREAGE: 9.56 ACRES
TEXAS CITY, GALVESTON COUNTY, TEXAS
PROJECT # 22125.00

DATE: 09.19.23
DRAWN BY: JJH
CHECKED BY: MFO





4 RETAIL NORTH ELEVATION
1" = 10'-0"



3 RETAIL SOUTH ELEVATION
1" = 10'-0"



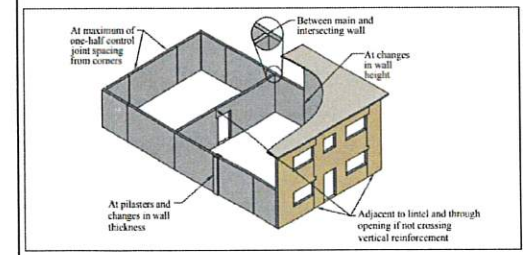
2 RETAIL EAST ELEVATION
1" = 10'-0"



1 RETAIL WEST ELEVATION
1" = 10'-0"

EXTERIOR MATERIAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER	TYPE / COLOR
EXT-1	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7008 - ALABASTER
EXT-2	THIN STONE VENEER	CORONADO	COUNTRY CASTLE - CHABLIS
EXT-3	SPLIT FACE CMU - 8" X 8" X 16"	REVELS BLOCK	SPLIT FACE/355 LIMESTONE
EXT-4	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7656 - RHINESTONE
EXT-5	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7067 - CITYSCAPE
C-1	PRE-FINISHED METAL COPING	TO BE SELECTED BY CONTRACTOR	DARK BRONZE
CP-1	ALUMINUM CANOPY	AVADEK OR APPROVED EQUAL	DARK BRONZE
RF-1	STANDING SEAM METAL ROOF	MBCI OR APPROVED EQUAL	DARK BRONZE
SF-1	STOREFRONT SYSTEM	OLDCASTLE	GLAZING: TEMPERED, LOW-E; FRAME: DARK BRONZE

CMU CONTROL JOINT DIAGRAM:



- REFER TO SHEET A6.10 FOR DOOR TYPES AND A6.20 FOR WINDOW TYPES.
- PROVIDE SILICONE SEALANT OVER BACKER RODS AROUND ALL WINDOWS, DOORS, AND CONTROL JOINTS.
- PRE-FINISHED METAL DOWNSPOUT TO CONNECT TO STORM SEWER.
- DISTANCES BETWEEN CONTROL JOINT FOR MASONRY WALLS SHOULD NOT EXCEED THE LESSER OF:
A. LENGTH TO HEIGHT RATIO OF 1-1/2:1
B. 25' IN LENGTH
- STUCCO JOINT SPACING SHOULD NOT BE GREATER THAN 18'.
- NO STUCCO PANEL SHOULD EXCEED 144 S.F. ON VERTICAL APPLICATIONS OR 100 S.F. ON CURVED OR ANGULAR APPLICATIONS.
- NO STUCCO PANEL SHOULD EXCEED THE LENGTH-TO-WIDTH RATIO OF 2-1/2:1.
- USE PLYWOOD AT SIGNAGE LOCATIONS FOR PROPER ANCHORAGE AS NOTATED IN THE ZONES ON THE ELEVATION TO THE LEFT. IN THE SITUATION WHERE THE CONSTRUCTION TYPE IS II-B, THE PLYWOOD IS TO BE FIRE-RETARDANT-TREATED WOOD PER IBC 2012 SECTION 603.

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	REV#	REVISION DESCRIPTION
	CLIENT REVIEW		
	PERMIT		
	BIDDING		
	CONSTRUCTION		

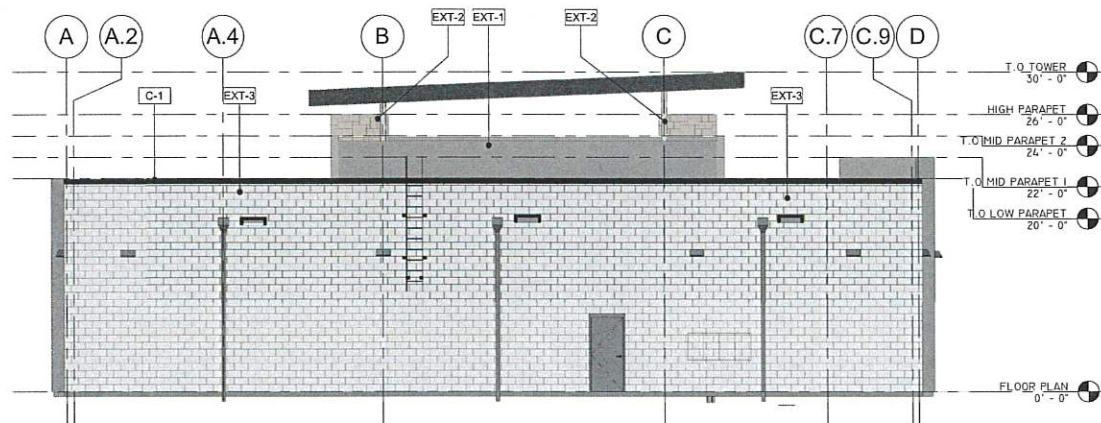
INTERFIELD
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
TEL: (713) 780-0909
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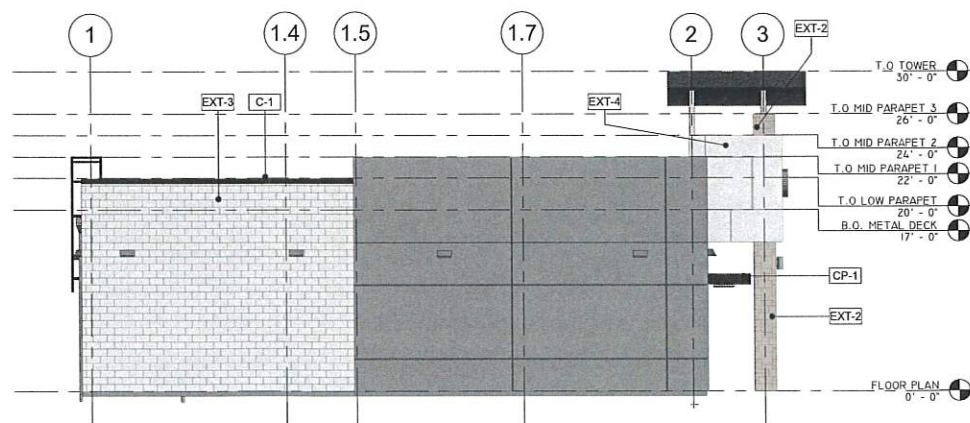
PRELIMINARY ONLY
NOT FOR
CONSTRUCTION

01.18.24
1" = 10'-0"
PALMER TC INVESTMENT, LLC
646 RETAIL
1414 FM 646,
DICKINSON, TX 77539

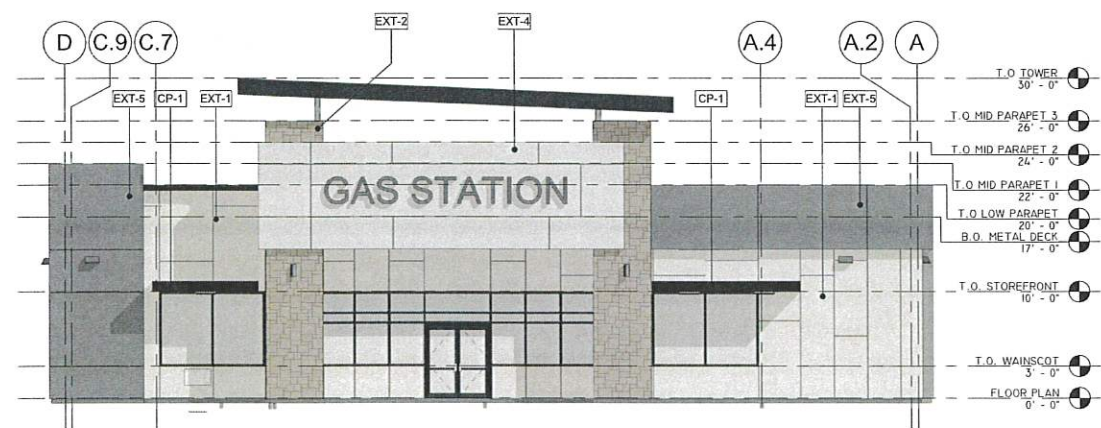
EXTERIOR
ELEVATIONS - RETAIL
22125.20
DATE: 07/11/23
DRAWN BY: NB
CHECKED BY: JJH/SCB
SHEET: A2.10



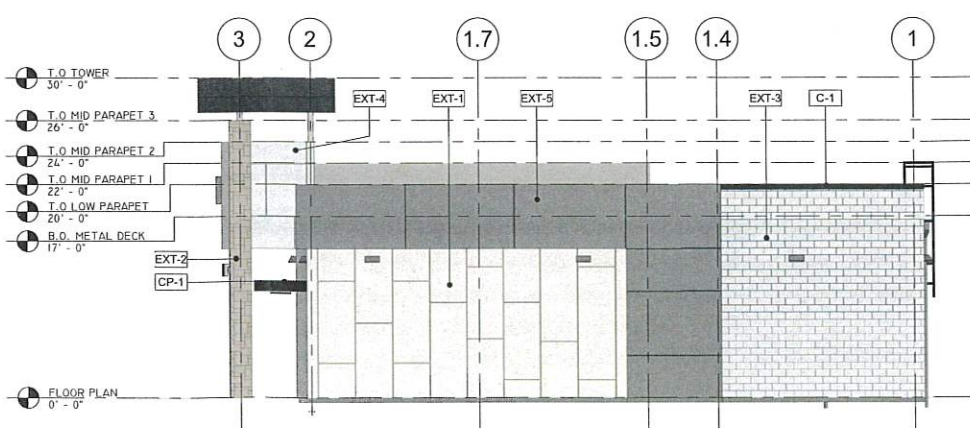
4 EXTERIOR WEST ELEVATION
1/8" = 1'-0"



3 EXTERIOR SOUTH ELEVATION
1/8" = 1'-0"



1 EXTERIOR EAST ELEVATION
1/8" = 1'-0"

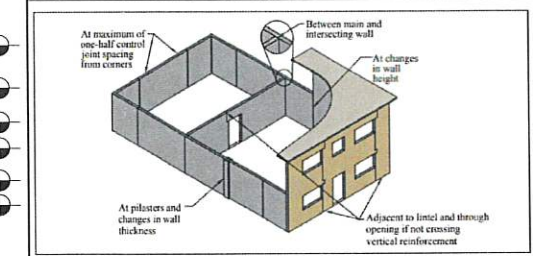


2 EXTERIOR NORTH ELEVATION
1/8" = 1'-0"

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EXT-3	SPLIT FACE CMU - 8"D X 8"H X 16"L	REVELS BLOCK	SPLIT FACE/355
EXT-4	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7656 - RHINESTONE
EXT-5	STUCCO SYSTEM	SHERWIN WILLIAMS	PAINTED: SW 7067 - CITYSCAPE
C-1	PRE-FINISHED METAL COPING	TO BE SELECTED BY CONTRACTOR	DARK BRONZE
CP-1	ALUMINUM CANOPY	AVADEK OR APPROVED EQUAL	DARK BRONZE
RF-1	STANDING SEAM METAL ROOF	MBCI OR APPROVED EQUAL	BATTENLOK; COLOR: BURNISHED SLATE
SF-1	STOREFRONT SYSTEM	OLDCASTLE	GLAZING: TEMPERED, LOW-E; FRAME: DARK BRONZE

CMU CONTROL JOINT DIAGRAM:



GENERAL NOTES:

- REFER TO SHEET A6.10 FOR DOOR TYPES AND A6.20 FOR WINDOW TYPES.
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01.17.24

1/8" = 1'-0"

PALMER TC INVESTMENT, LLC
646 RETAIL
1414 FM 646,
BACLIFF, TX 77539

EXTERIOR
ELEVATIONS -
C-STORF
22125.10

DATE: 06.21.23
DRAWN BY: NB
CHECKED BY: J.JH/SCB

SHEET: A2.10