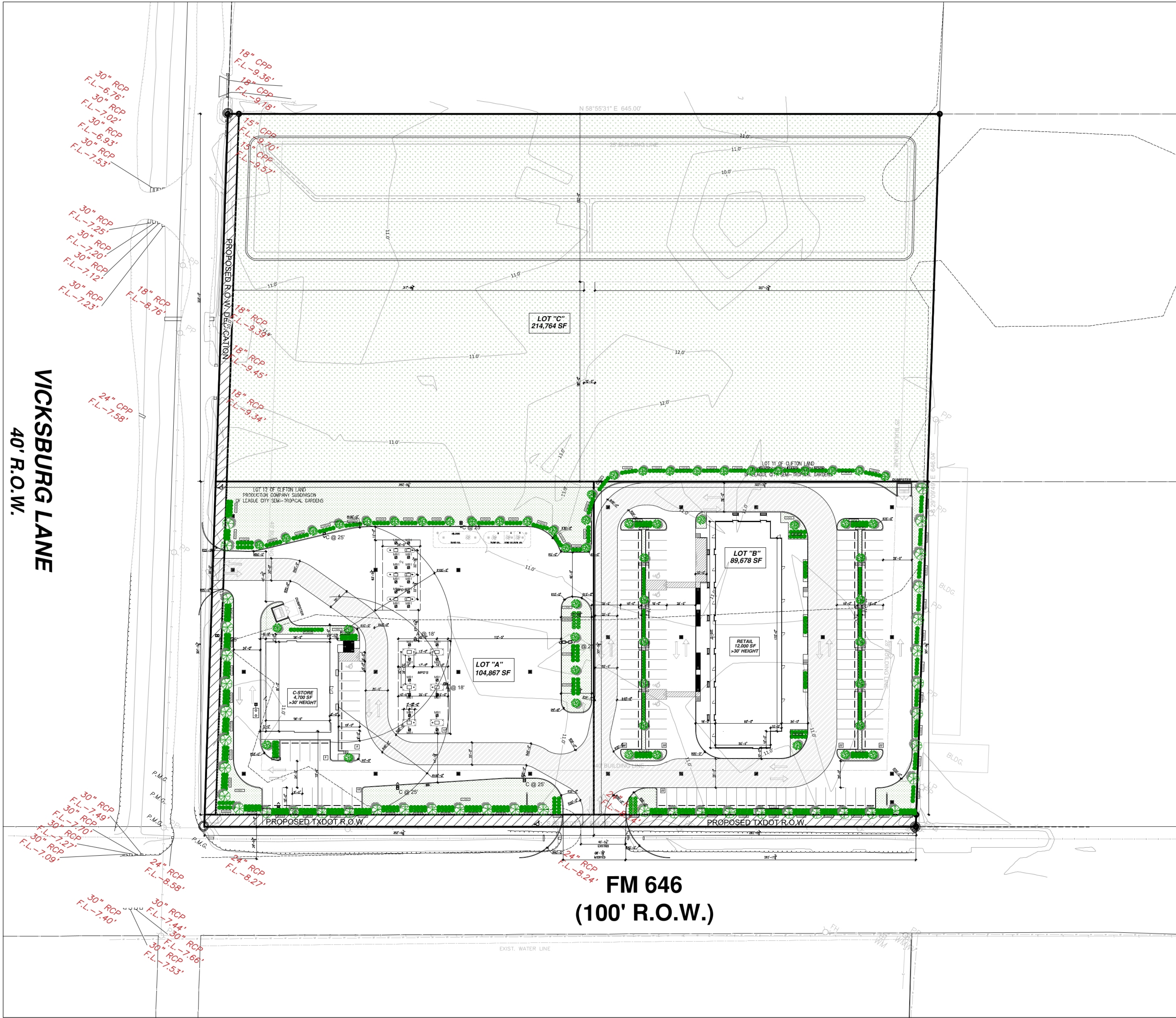


**WICKSBURG LANE**  
40' R.O.W.



**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-I"  
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	4,700/1,000 X 5	23.5 (24)	
SHELL BUILDING "B" RETAIL	12,000/1,000 X 5	60	
VACANT LAND "C"			
TOTAL		84	164

LANDSCAPING ANALYSIS

STREET R.O.W. - TYPE/LOCATION	CALIPER SIZE	REQUIRED	PROPOSED
WICKSBURG ST/QUERCUS VIRGINIANA (OAK)	3"	30/35*	10
FM 646/QUERCUS VIRGINIANA (OAK)	3"	645/350- 21.5	22
LIGUSTRUM JAPONICUM (WAXLEAF LIGUSTRUM) SHRUB	3 GAL.	32X100- 320	320
QUERCUS TEXANA RED (RED OAK)	3"		56
LIGUSTRUM JAPONICUM (WAXLEAF LIGUSTRUM) SHRUB	3 GAL.		200
* BERMUDA SOG			

TOTAL SQF	15% OF TOTAL ACREAGE	PROPOSED
201,649 SF	30,247 SF	37,825 SF
	REQUIRED # OF TREES	88

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

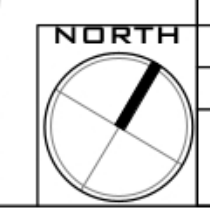
PROPERTY OWNER:  
SBA ALLIANCE  
STAVAN VORA PH 832-336-9688  
17928 HWY 3, SUITE 104B,  
WEBSTER, TX 77568



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

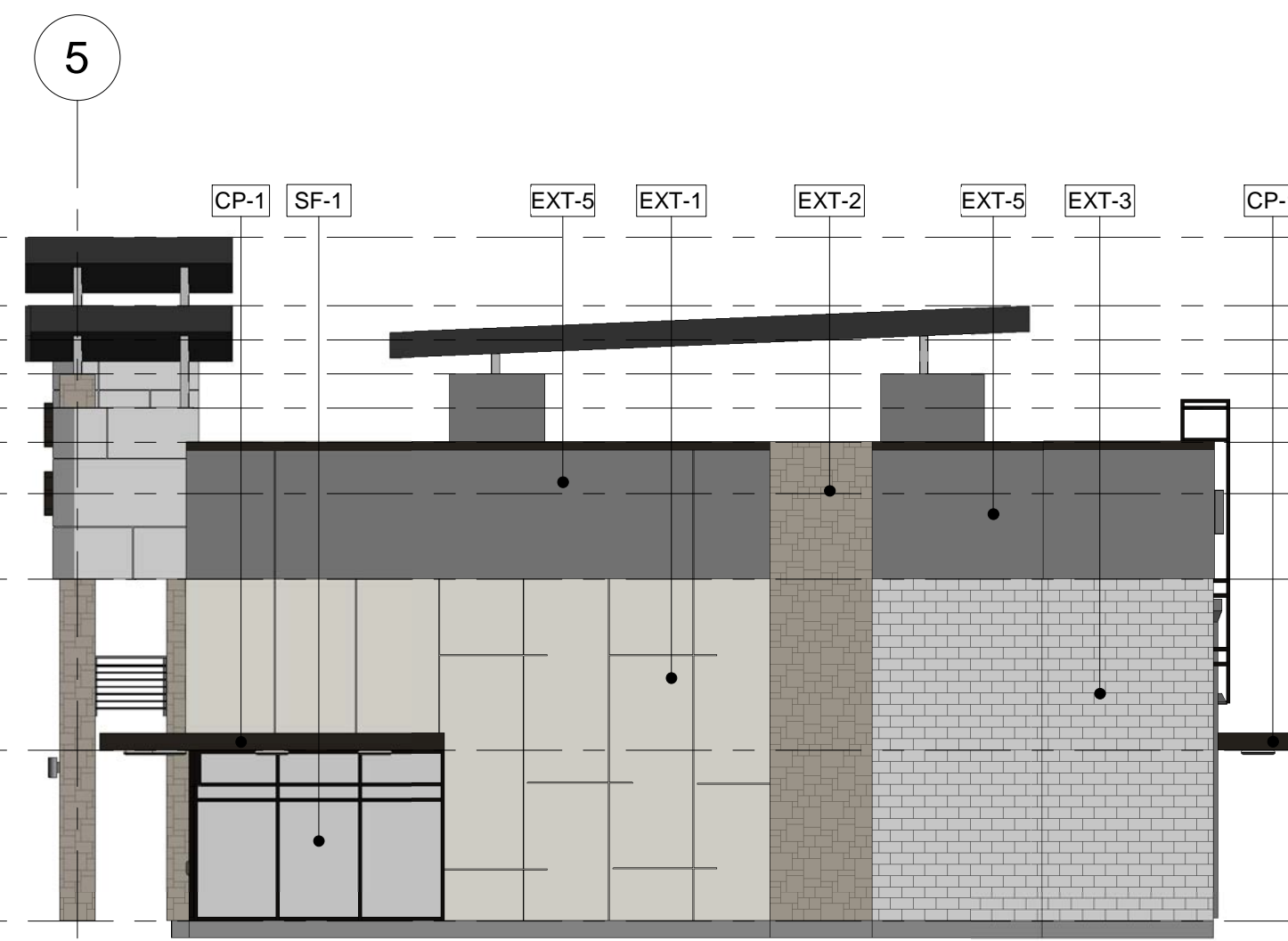
SBA ALLIANCE  
PROPOSED C-STORE &  
SHELL RETAIL BLDGS  
1414 FM 646  
DICKINSON, TX  
**DETAILED SITE PLAN**  
GROSS ACREAGE: 9.56 ACRES  
TEXAS CITY, GALVESTON COUNTY, TEXAS

PROJECT #22125.00  
DATE: 09.19.23  
DRAWN BY: JJH  
CHECKED BY: Mfq  
**A1.00** OF: 1





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



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



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

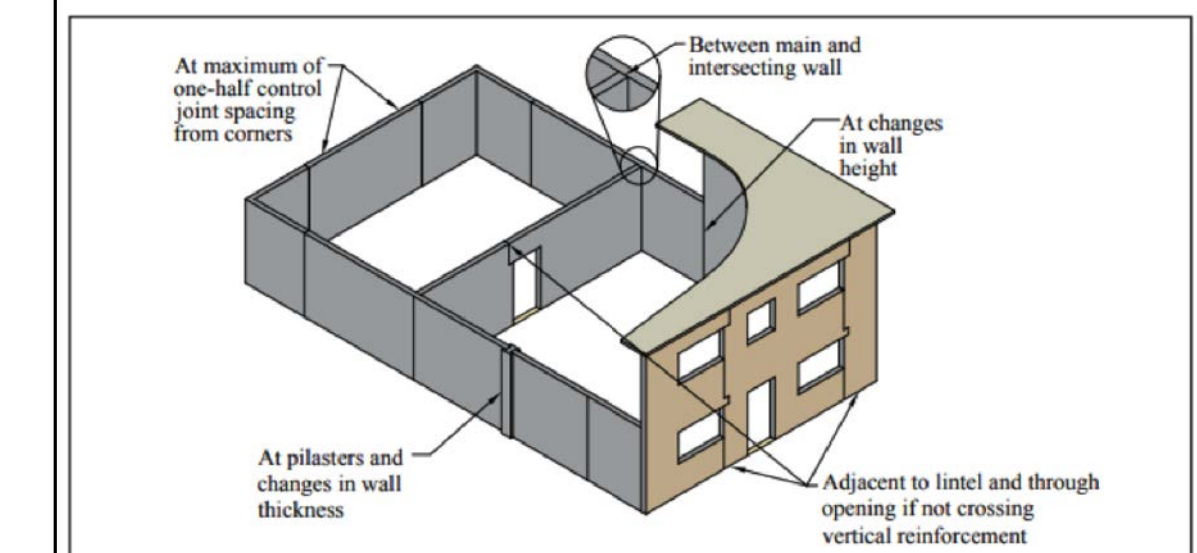


1 RETAIL WEST ELEVATION  
1" = 10'-0"

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"D X 8"H X 16"L	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 ROOF	TO BE SELECTED BY CONTRACTOR	DARK BRONZE
CP-1	ALUMINUM CANOPY	AVADEK OR APPROVED EQUAL	DARK BRONZE
RF-1	STANDING SEAM METAL ROOF	MBCT 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 TEL: (713) 780-0909  
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611  
WWW.INTERFIELD.NET



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

