N

0 40 80 120
SCALE: 1"= 40'

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

CONCEPT PLAN NOTES:

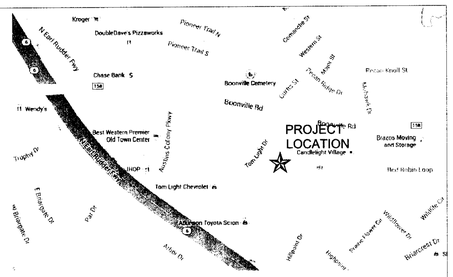
1. THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY.
2. DETENTION SHALL BE PROVIDED WITHIN THE DEVELOPMENT.
3. PROPOSED LOT 1B-1 IS 73% IMPERVIOUS. PROPOSED LOT 1B-2 IS 52% IMPERVIOUS.
4. GRIT/OIL SEPARATOR REQUIRED FOR VEHICLE WASHING FACILITIES.
5. PROPERTY LIES WITHIN THE FM158 CORRIDOR OVERLAY.
6. PROPERTY LIES WITHIN THE HIGHLAND HILLS PLANNED DEVELOPMENT MIXED-USE DISTRICT (ORDINANCE NO. 1861).
7. PROPERTY LIES WITHIN THE TIRZ #22.
8. SIGNAGE WILL BE PERMITTED SEPARATELY.
9. ACCESS TO FM158 WILL REQUIRE THE FOLLOWING: CONSTRUCTION DOCUMENTS, TXDOT DRIVEWAY PERMIT SUBMITTED TO THE CITY OF BRYAN SHOWING IMPROVEMENTS TO INCLUDE MEDIAN MODIFICATIONS TO ALIGN NOSE WITH TOM LIGHT DRIVE AND INSTALLATION OF LEFT TURN LANE WHERE CURRENT MEDIAN EXISTS. EXACT PARAMETERS TO BE COORDINATED WITH TXDOT.
10. SITE WILL BE REPLATTED PRIOR TO DEVELOPMENT.
11. ALL PROPERTY AND ROW LINES NOT CURRENTLY PLATTED TO BE FINALIZED WITH THE REPLAT FOR THIS SITE.
12. THE HIGHLAND HILLS DESIGN REVIEW COMMITTEE SHALL APPROVED BUILDING DESIGN PRIOR TO PLAN APPROVAL.

PARKING TABULATION - LOT 1B-1	
PARKING REQUIREMENT:	1/400 SF ENCLOSED SPACE;
TOTAL SF REQUIREMENT:	**5,000 SF/400 = 13 SPACES**
	99,509 SF/2000 = 50 SPACES
TOTAL PARKING REQUIRED:	**50 + 13 = 63 SPACES**
PARKING PROVIDED:	
CUSTOMER PARKING:	13 SPACES (12 STD, 1 ADA)
OTHER PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**226 SPACES**

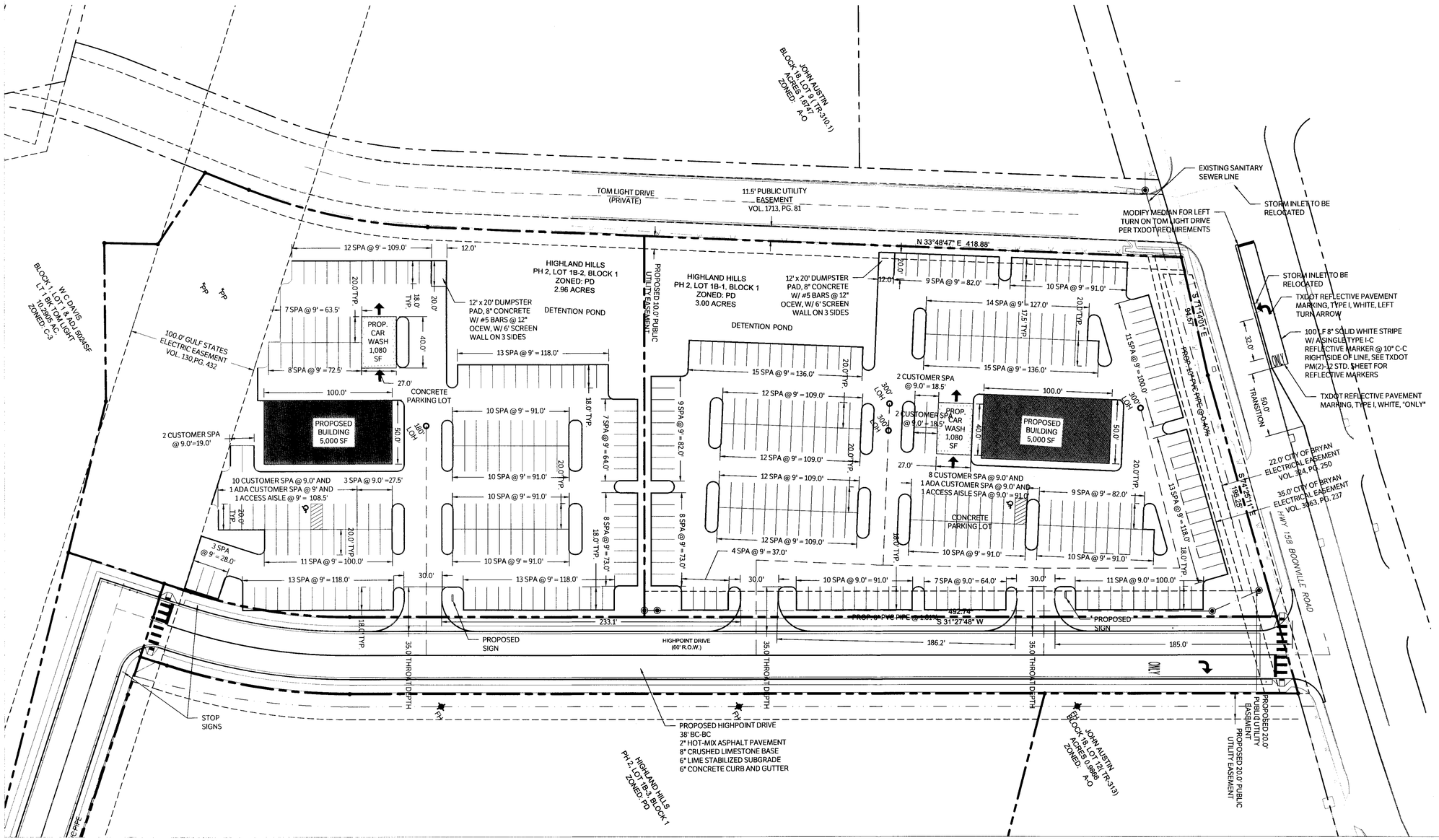
PARKING TABULATION - LOT 1B-2	
PARKING REQUIREMENT:	1/400 SF ENCLOSED SPACE; 1/2,000 SF OUTDOOR DISPLAY
TOTAL SF REQUIREMENT:	**5,000 SF/400 = 13 SPACES**
	84,476 SF/2000 = 43 SPACES
TOTAL PARKING REQUIRED:	**43 + 13 = 56 SPACES**
PARKING PROVIDED:	
CUSTOMER PARKING:	13 SPACES (12 STD, 1 ADA)
OTHER PARKING:	138 SPACES
TOTAL PARKING PROVIDED:	**151 SPACES**

LEGEND

- PROPOSED BUILDING
- PROPOSED CAR WASH AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE



LOCATION MAP
NTS



CONCEPT PLAN FOR:

BUDDY'S AUTOMOTIVE

BOONVILLE ROAD @ TOM LIGHT DRIVE
BRYAN, TX

16.81 ACRES
LOT 1-B, BLOCK 1, HIGHLAND HILLS PHASE 2
ZONING: PLANNED DEVELOPMENT-PD

OWNER:
DR. SAM HARRISON
2721 OSLER BLVD
BRYAN, TX 77802
979-224-2342
SAM.H.HARRISON@GMAIL.COM

DEC 10 2014
RECEIVED

PREPARED BY:

GESSNER ENGINEERING

STATE OF TEXAS
MELISSA P. THOMAS
98398
LICENSED PROFESSIONAL ENGINEER
12-10-14

DECEMBER 10, 2014

PLAN | DESIGN | VERIFY

GESSNER ENGINEERING
Corporate Office
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Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

Cody

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LANDSCAPE CALCULATIONS LOT 1B-1	
LANDSCPAING REQUIREMENT:	AT LEAST 17% OF DEVELOPED AREA
DEVELOPED AREA SF:	85043 SF
TREES PROVIDED:	37 TREES = 7400 SF
SHRUBS PROVIDED:	362 SHRUBS = 7240 SF
TOTAL LANDSCAPED SF REQUIRED:	**14458 SF**
TOTAL LANDSCAPED PROVIDED:	**14640 SF**

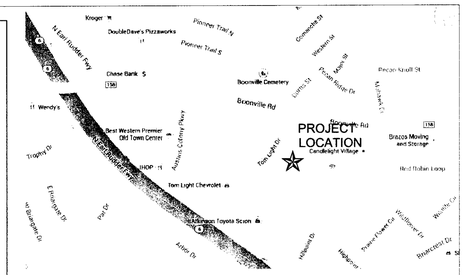
LANDSCAPE CALCULATIONS LOT 1B-2	
LANDSCPAING REQUIREMENT:	AT LEAST 17% OF DEVELOPED
DEVELOPED AREA SF:	67066 SF
TREES PROVIDED:	41 TREES = 8200 SF
SHRUBS PROVIDED:	161 SHRUBS= 3220 SF
TOTAL LANDSCAPED SF REQUIRED:	**11401 SF**
TOTAL LANDSCAPED PROVIDED:	**11420 SF**

LANDSCAPE PLAN NOTES:

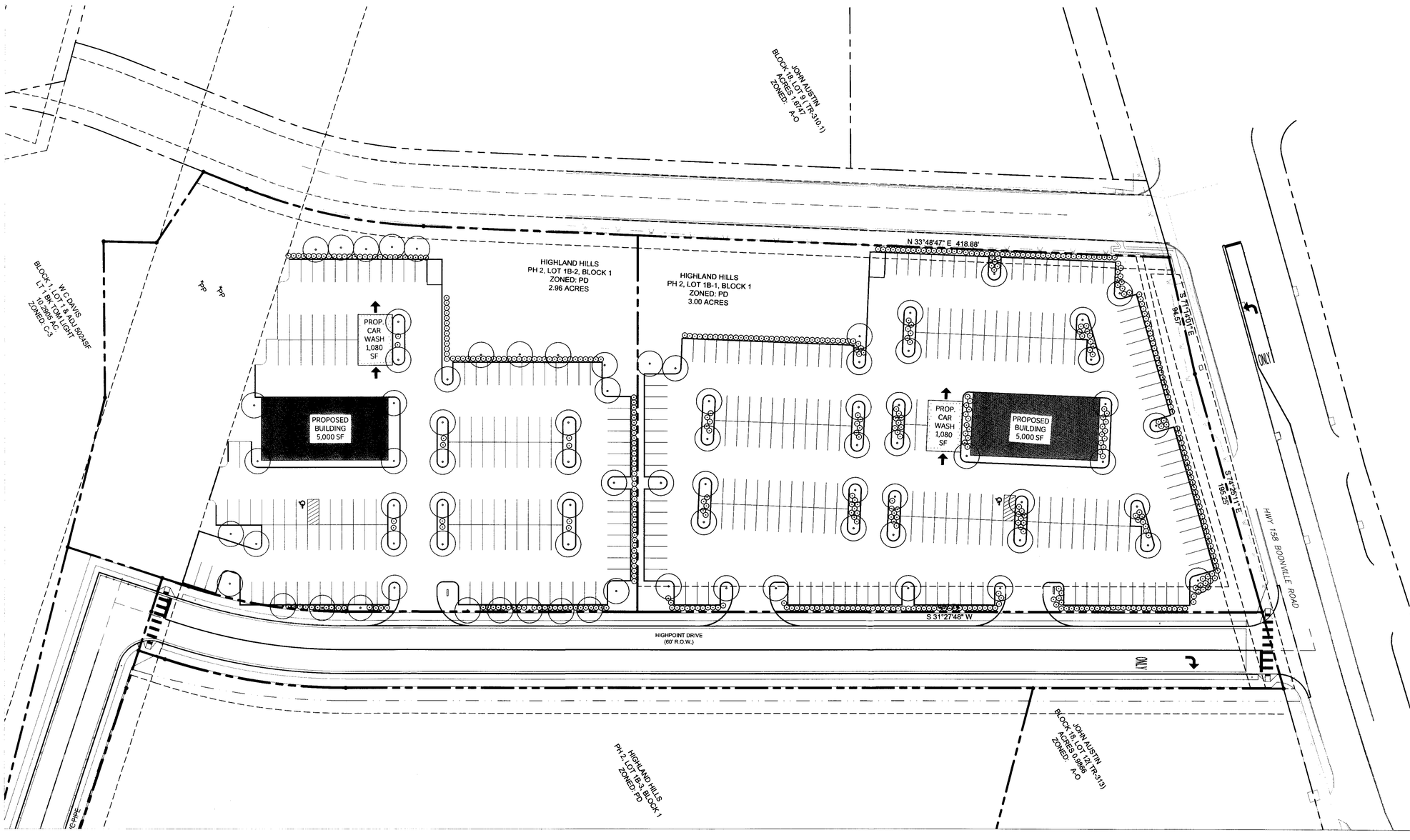
1. INSTALL IRRIGATION SYSTEMS TO PROVIDE FULL COVERAGE OF LANDSCAPED AREA
2. TREES MUST BE AT LEAST 8' IN HEIGHT, 2.5" IN CALIPER, AND A MINIMUM OF 75% PERCENT HAVING YEAR-ROUND FOLIAGE

LEGEND

- PROPOSED BUILDING
- PROPOSED CAR WASH AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- PROPOSED 2.5" CALIBER LIVE OAK
- PROPOSED 5 GALLON SILVER ELAEAGNUS



LOCATION MAP
NTS



LANDSCAPE PLAN
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