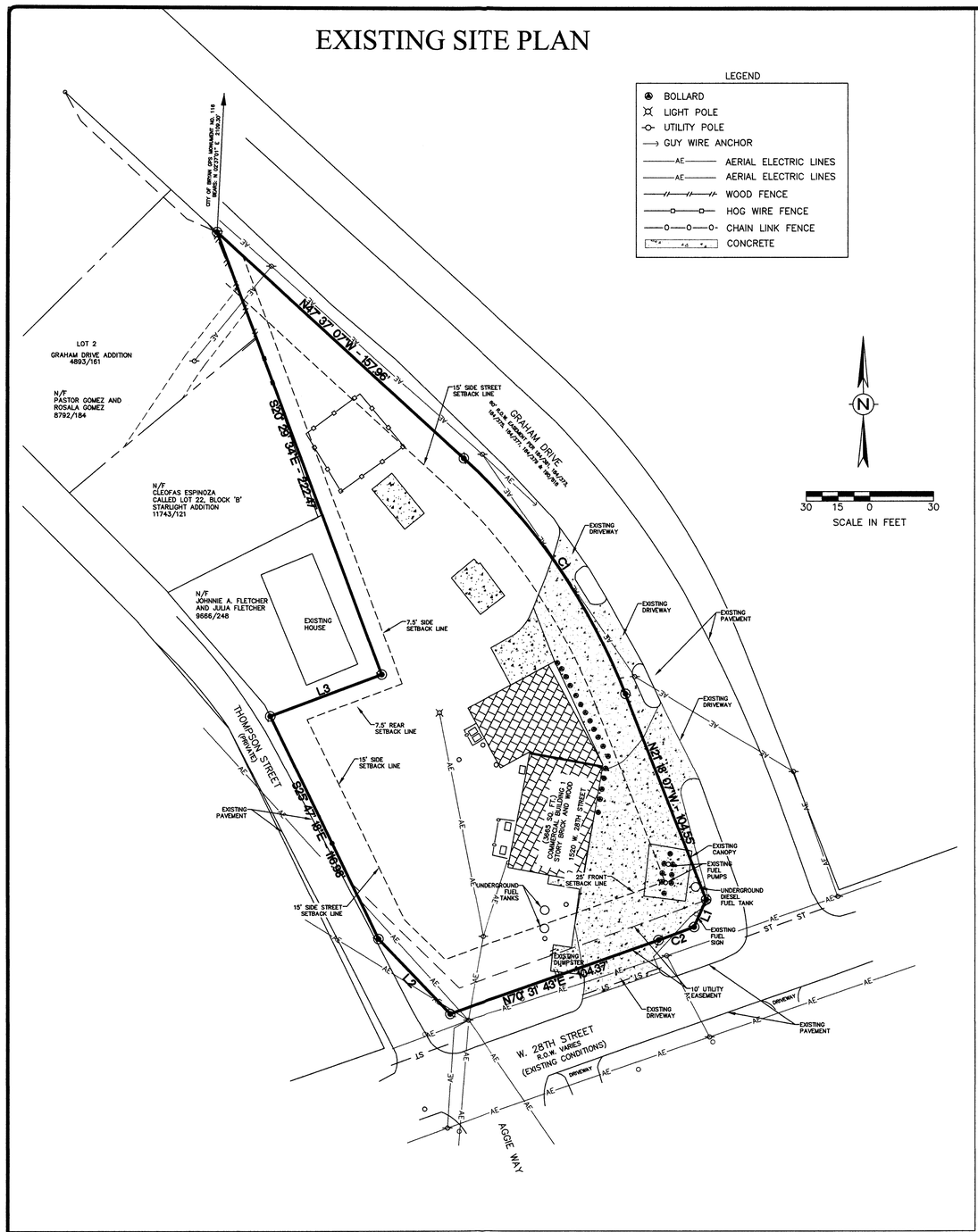
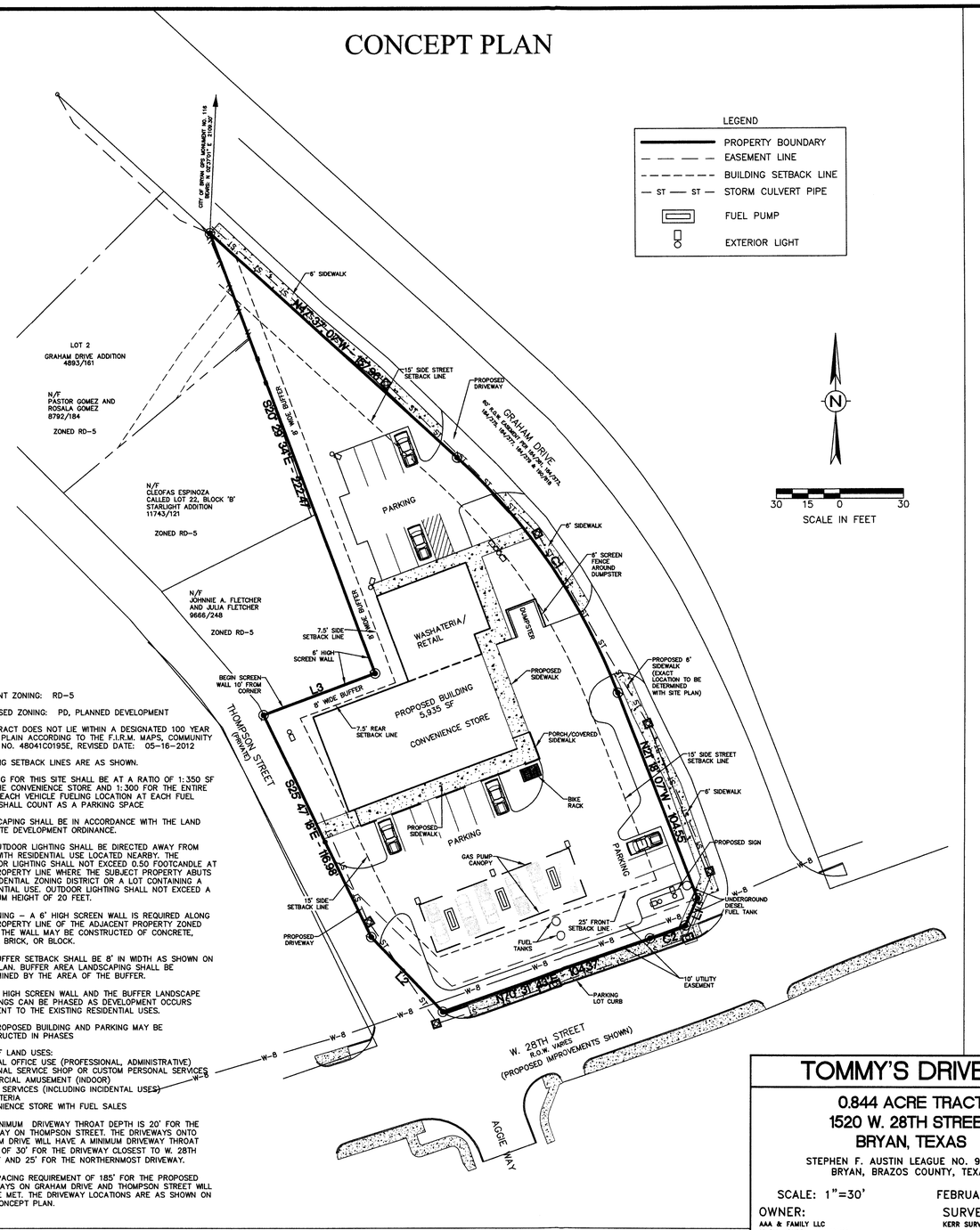
EXISTING SITE PLAN



CONCEPT PLAN



NOTES:

1. CURRENT ZONING: RD-5
2. PROPOSED ZONING: PD, PLANNED DEVELOPMENT
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012
4. BUILDING SETBACK LINES ARE AS SHOWN.
5. PARKING FOR THIS SITE SHALL BE AT A RATIO OF 1:350 SF FOR THE CONVENIENCE STORE AND 1:300 FOR THE ENTIRE SITE. EACH VEHICLE FUELING LOCATION AT EACH FUEL PUMP SHALL COUNT AS A PARKING SPACE
6. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE.
7. THE OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM LOTS WITH RESIDENTIAL USE LOCATED NEARBY. THE OUTDOOR LIGHTING SHALL NOT EXCEED 0.50 FOOTCANDLE AT THE PROPERTY LINE WHERE THE SUBJECT PROPERTY ABUTS A RESIDENTIAL ZONING DISTRICT OR A LOT CONTAINING A RESIDENTIAL USE. OUTDOOR LIGHTING SHALL NOT EXCEED A MAXIMUM HEIGHT OF 20 FEET.
8. SCREENING – A 6' HIGH SCREEN WALL IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD-5. THE WALL MAY BE CONSTRUCTED OF CONCRETE, STONE, BRICK, OR BLOCK.
9. THE BUFFER SETBACK SHALL BE 8' IN WIDTH AS SHOWN ON THIS PLAN. BUFFER AREA LANDSCAPING SHALL BE DETERMINED BY THE AREA OF THE BUFFER.
10. THE 6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.
11. THE PROPOSED BUILDING AND PARKING MAY BE CONSTRUCTED IN PHASES
12. LIST OF LAND USES:
    - GENERAL OFFICE USE (PROFESSIONAL, ADMINISTRATIVE)
    - PERSONAL SERVICE SHOP OR CUSTOM PERSONAL SERVICES
    - COMMERCIAL AMUSEMENT (INDOOR)
    - RETAIL SERVICES (INCLUDING INCIDENTAL USES)
    - WASHATERIA
    - CONVENIENCE STORE WITH FUEL SALES
13. THE MINIMUM DRIVEWAY THROAT DEPTH IS 20' FOR THE DRIVEWAY ON THOMPSON STREET. THE DRIVEWAYS ONTO GRAHAM DRIVE WILL HAVE A MINIMUM DRIVEWAY THROAT DEPTH OF 30' FOR THE DRIVEWAY CLOSEST TO W. 28TH STREET AND 25' FOR THE NORTHERNMOST DRIVEWAY.
14. THE SPACING REQUIREMENT OF 185' FOR THE PROPOSED DRIVEWAYS ON GRAHAM DRIVE AND THOMPSON STREET WILL NOT BE MET. THE DRIVEWAY LOCATIONS ARE AS SHOWN ON THIS CONCEPT PLAN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.12'	N23° 40' 34"E
L2	49.01'	S43° 41' 13"E
L3	56.16'	S69° 30' 26"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	135.87'	295.81'	026°19'00"	69.15'	134.68'	N34°27'37"W
C2	17.88'	697.74'	001°28'06"	8.94'	17.88'	N69°47'41"E

TOMMY'S DRIVE-IN

0.844 ACRE TRACT
1520 W. 28TH STREET
BRYAN, TEXAS

STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

FEBRUARY 2015

OWNER:
AAA & FAMILY LLC
% SHAMSUDDIN KASAMALI
305 LANDSBURG LN
COLLEGE STATION, TX 77845-3901

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900 TBPE NO. 12327

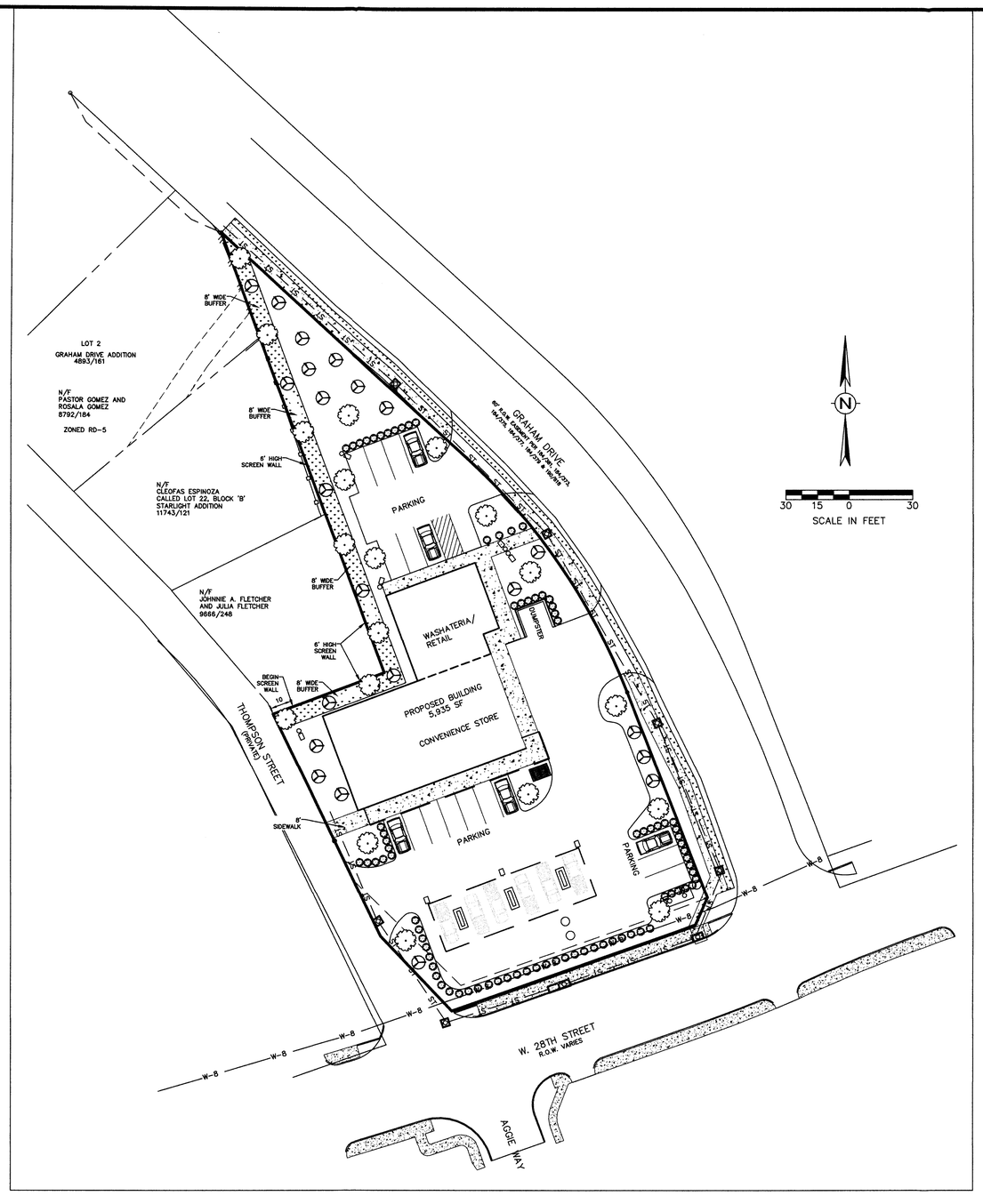
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	JANUARY 2015

TOMMY'S DRIVE-IN
1520 W. 28TH STREET
BRYAN, TEXAS

DEVELOPMENT SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 13-281

EXHIBIT
1



PLANTING LEGEND

LANDSCAPE POINTS

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	12	200 SF	2,400
	3" CAL	CREPE MYRTLE (Lagerstoemia indica) NON-CANOPY	16	150 SF	2,400
	5 GAL.	WAXLEAF LIGUSTRUM (ligustrum japonicum) SHURB	82	10 SF	820
				TOTAL:	5,620

LANDSCAPE POINTS - BUFFER AREA

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	TOTAL POINTS
	1.5 - 3" CAL	LIVE OAK (Quercus virginiana) CANOPY	7	200 SF	1,400
	1.5-3" CAL	CREPE MYRTLE (Lagerstoemia indica) NON-CANOPY	6	150 SF	900
				TOTAL:	2,300

LEGEND

BUFFER AREA
2228 SF

LANDSCAPE CALCULATION

DEVELOPED AREA 36,753 SF
15% = 5,515 SF REQUIRED LANDSCAPING

BUFFER AREA 2,228 SF
BUFFER LANDSCAPING PROVIDED 2,300 SF

EXISTING CANOPY TREES:

NONE

TREE LANDSCAPING REQUIREMENTS:

MIN. 50% OF 5,515 SF = 2,758 SF MIN. AS TREES
MIN. 50% OF 2,758 SF = 1,379 SF MIN. AS CANOPY TREES

TREE SIZE REQUIREMENTS:

FOR CANOPY TREES –

6' MIN. HEIGHT
1.5" – 3" TRUNK DIA., MEASURED 12" FROM BASE (200 SF EA)
> 3" TRUNK DIA., MEASURED 12" FROM BASE (350 SF EA)

FOR NON-CANOPY TREES –

6' MIN. HEIGHT
1.5" – 3" TRUNK DIA., MEASURED 12" FROM BASE (150 SF EA)
> 3" TRUNK DIA., MEASURED 12" FROM BASE (225 SF EA)

FOR SHRUBS –

< 2 GAL. (5 SF EA)
2 – 15 GAL. (10 SF EA)
> 15 GAL. (15 SF EA)

PROPOSED LANDSCAPING:
12 CANOPY TREES (1.5" – 3" DIAMETER)
LIVE OAK (200 SF EACH)
2,400 SF

16 NON-CANOPY TREES (1.5" – 3" DIAMETER)
CREPE MYRTLES (150 SF EACH)
2,400 SF

82 SHRUBS (5 GALLON MIN.)
WAXLEAF LIGUSTRUM (10 SF EACH)
820 SF

TOTAL LANDSCAPE AREA
=5,620 SF PROVIDED

NOTES:
1. 100% COVERAGE OF GROUND COVER OR GRASS IS REQUIRED IN ALL AREAS.
2. GROUND COVER SHALL BE HYDROSEEDED.
3. IRRIGATION PLAN TO BE SUBMITTED SEPARATELY.

NOTE:
THE 6' HIGH SCREEN WALL AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	JANUARY 2015

TOMMY'S DRIVE-IN
1520 W. 28TH STREET
BRYAN, TEXAS

LANDSCAPE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 13-281

EXHIBIT
L1