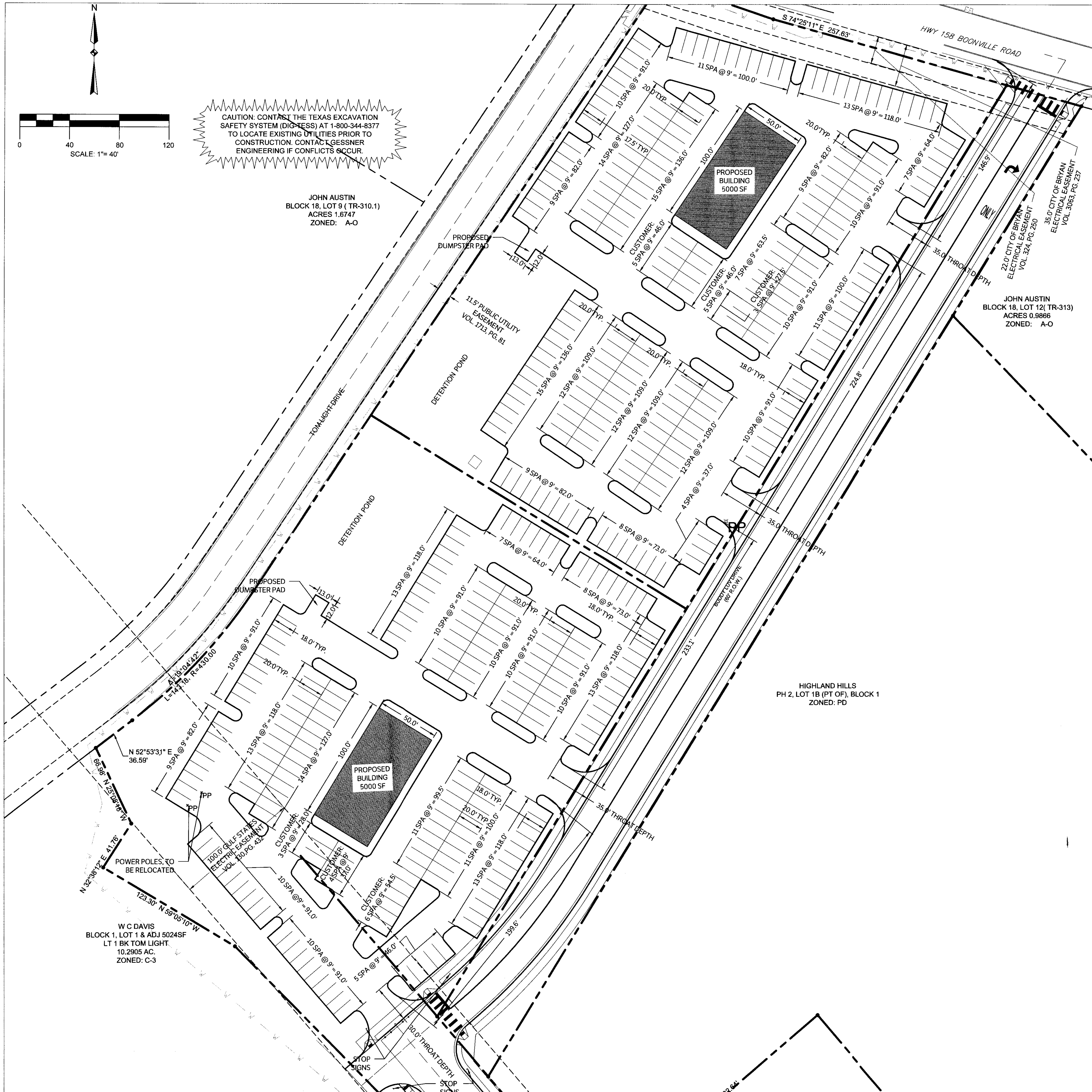
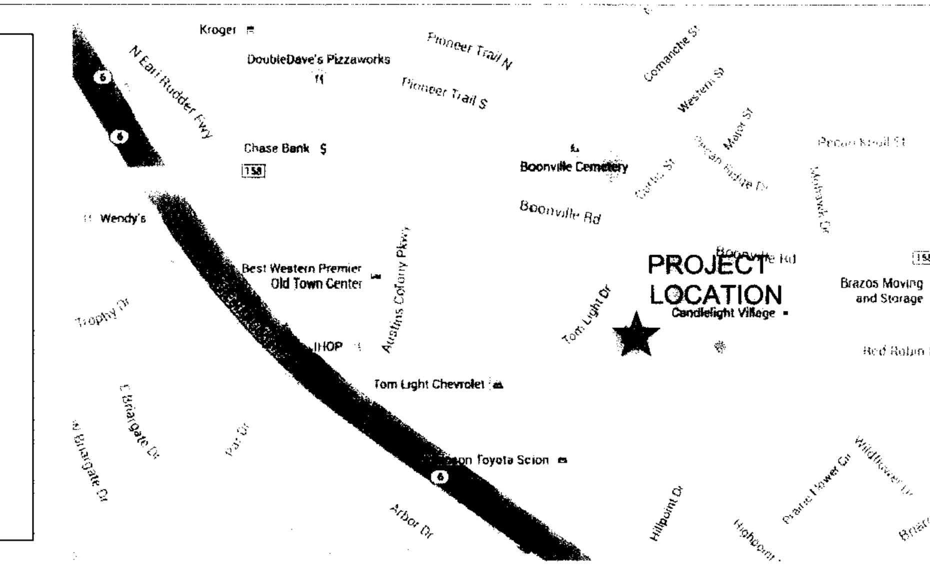


LEGEND

(shaded box)	PROPOSED BUILDING
— — — —	PROPERTY LINE
— - - —	ADJACENT PROPERTY LINE
—— ——	BUILDING SETBACK LINE
——	EXISTING PAVEMENT EDGE



LOCATION MAP
NTS

PARKING TABULATION - NORTH PROPERTY	
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
OTHER PARKING:	220 SPACES
TOTAL PARKING PROVIDED:	**233 SPACES**

PARKING TABULATION - SOUTH PROPERTY	
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
OTHER PARKING:	187 SPACES
TOTAL PARKING PROVIDED:	**200 SPACES**

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

CONCEPT PLAN NOTES:

1. THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY.
2. DETENTION SHALL BE PROVIDED WITHIN THE DEVELOPMENT.
3. PROPOSED SITE IS 70% IMPERVIOUS.
4. GRIT/OIL SEPARATOR REQUIRED FOR VEHICLE WASHING FACILITIES.

PRELIMINARY

NOVEMBER 19, 2014

PREPARED BY:

GESSNER ENGINEERING

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
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