SITE PLAN
101 S. TEXAS AVE

Development Services

MAY 25 2016

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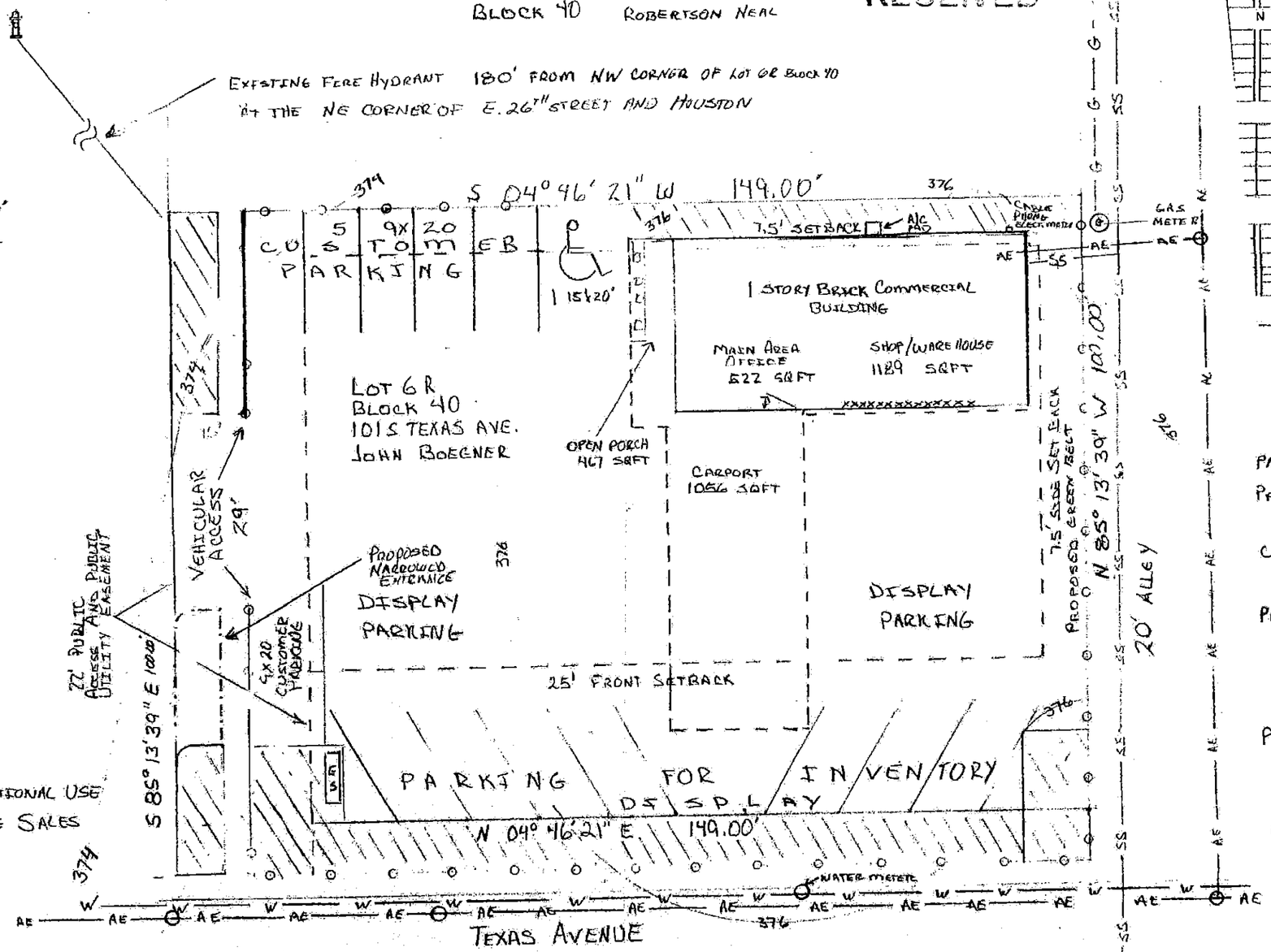
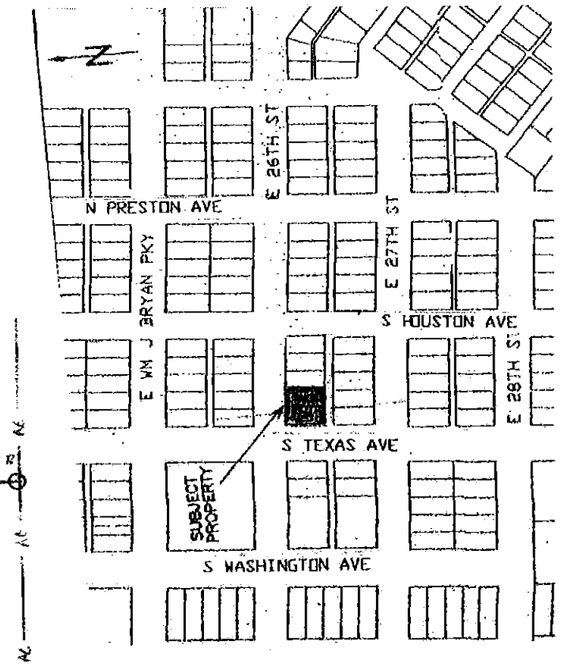
N

SCALE: 1" = 20'

0' 20' 30' 60'

LEGEND:
- UTILITY POLE
- GUY WIRE ANCHOR
- PIPE RAIL FENCE
- AE — AERIAL ELECTRIC LINES
- SS — SANITARY SEWER
- G — GAS LINE
- W — WATER LINE
- LANDSCAPE
- 15'x8' 16" WIDE 18' FROM TX AVE EXISTING SIGN 2 FACES @ 120 SQFT
- XXXX 14"x24" SIGN ON BUILDING 10' ABOVE GROUND





VICINITY MAP
NOT TO SCALE

PARKING REQUIRED = 7

PARKING PROVIDED = 7 6@9'x20' + 1@15'x20'

CITY TRASH TUB ONLY NO DUMPSTER OR DUMPSTER PAD PROPOSED

PROPOSED REMOVAL OF 2 TEXAS AVE DRIVEWAYS, TO BE REPLACED WITH CURB AND GREEN BELT TO MATCH EXISTING

PROPOSED NARROWING OF 26TH ST VEHICULAR ACCESS TO 29' SEE - - - - - PROPOSAL

PROPOSED LANDSCAPE CONVERT SOUTH BUILDING SETBACK ALONG ALLEY TO GREEN BELT

CURRENT ZONING: CZ

PROPOSED ZONING: CZ CONDITIONAL USE AUTOMOBILE SALES

PROPOSED MODIFICATIONS:
NONE - NO PLANS TO MODIFY, ADD, OR REMOVE CURRENT STRUCTURE

SITE PLAN:	OWNER:	DRAWN FOR:
CITY OF BRYAN TOWNSITE BLOCK 40 LOT 6R 0.3421 ACRES 14900.00 SQFT	JOHN BOEGNER C/O A+B SELF STORAGE 1701 N. EARL RUDDER FWY BRYAN TX 77803-5167	HEEMANN MOTOR COMPANY INC dba SOUTH TEXAS AUTO BY: JOSEPH J HEEMANN

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LANDSCAPE PLAN
101 S. TEXAS AVE

N

SCALE 1" = 20'

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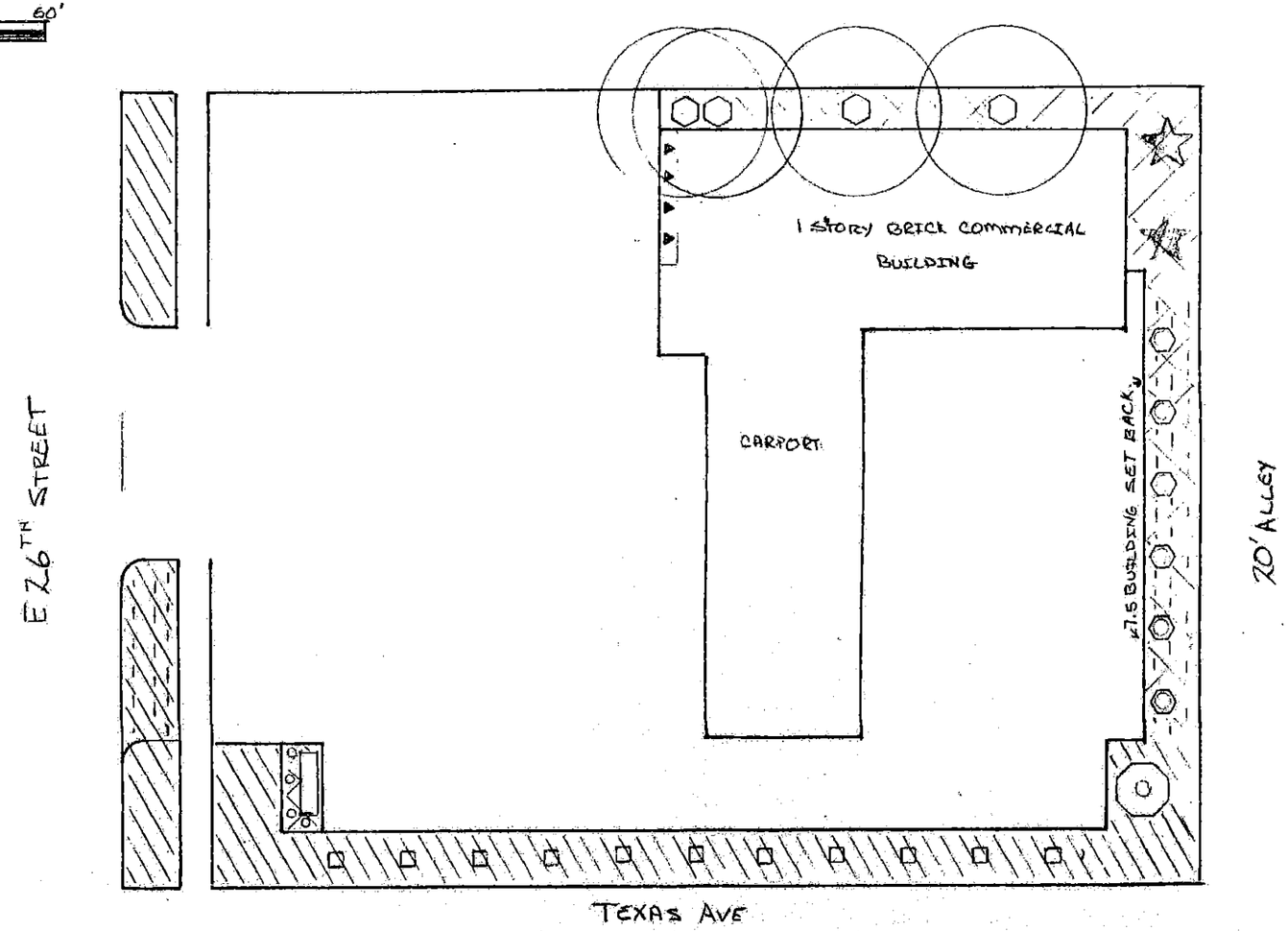
TOTAL SQFT OF PROPERTY	14900.00	SQFT
BUILDING APPROXIMATE	1900.00	SQFT
LOT MINUS BUILDING	13000.00	SQFT
EXISTING + PROPOSED LANDSCAPING	2575.00	SQFT

LANDSCAPE = 17% OF PROPERTY
20% OF LOT MINUS BUILDING

- EXISTING GRASS
- PROPOSED GRASS
- EXISTING MULCH
- PROPOSED MULCH
- EXISTING LARGE TREES
- EXISTING SHRUB
- EXISTING BUSH
- PROPOSED SHRUB
- PROPOSED SEASONAL COLOR
- PROPOSED SHRUB
- PROPOSED CRAPE MYRTLE



LANDSCAPE PLAN:	OWNER:	DRAWN FOR:
CITY OF BRYAN TOWNSITE BLOCK 40 LOT 6R 0.3421 ACRES 14900.00 SQFT	JOHN BOEGNER % A+B SELF STORAGE 1701 N EARL RUDDER FWY BRYAN TX 77803-5167	HEEMANN MOTOR COMPANY INC dba SOUTH TEXAS AUTO BY: JOSEPH J. HEEMANN

EXTERIOR COMMERCIAL COLOR PALETTE REVIEW

CITY OF BRYAN
The Good Life, Texas Style.

Supplement J

Ordinance 2073 – Exterior Commercial Color Palette

General Requirements	Limited Color Area Restrictions
• Please reference Sherwin-Williams color names and numbers on the submittal.[1] • Be advised, all colors are allowed; however, use of certain colors is limited based on the gross square footage of the building(s). Use of all limited colors is cumulative. • For a list of limited colors please visit (www.bryantx.gov/colorpalette)	49,999 Sq. Ft. or Less = 15% 50,000 Sq. Ft. to 149,999 Sq. Ft. SF= 10% 150,000 Sq. Ft. or greater = 5%
ENTER THE GROSS SQUARE FOOTAGE FOR THE PROPOSED BUILDING	**Sq. Ft.**

Enter color manufacturer, color name, and number [1]	Is this a limited color?[2]	Enter the area of façade being painted this color.	Percentage of the façade being painted this color.
Sherwin Williams white 7005			
Sherwin Williams Kean Blue 1790	Yes / No	1525 Sq. Ft	88 %
	Yes / No	200 Sq. Ft	12 %
	Yes / No	Sq. Ft	%
	Yes / No	Sq. Ft	%
	Yes / No	Sq. Ft	%
	Yes / No	Sq. Ft	%
TOTALS OF ALL FACADES BEING PAINTED		Sq. Ft.	%

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South Texas Auto

[1]Sherwin-Williams paints are not required; equivalents will be accepted. A universal color comparison tool can be found here http://www.easyrgb.com/index.php?X=TINT

[2] Please see Section 62-688 of the City of Bryan Land and Site Development Ordinance for a list of limited colors.