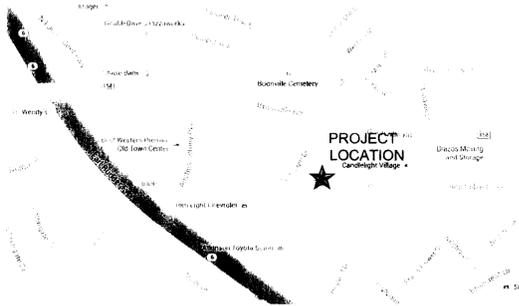


CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE



LOCATION MAP
NTS

JOHN AUSTIN
BLOCK 18, LOT 9 (TR-310.1)
ACRES 1.6747
ZONED: A-O

JOHN AUSTIN
BLOCK 18, LOT 12 (TR-313)
ACRES 0.9666
ZONED: A-O

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

PARKING TABULATION	
	1/400 SF ENCLOSED SPACE:
PARKING REQUIREMENT:	1/2,000 SF OUTDOOR DISPLAY:
TOTAL SF REQUIREMENT	5,000 SF/400 = 13 SPACES
	91,404 SF/2000 = 46 SPACES
TOTAL PARKING REQUIRED:	51 + 13 = 64 SPACES
TOTAL PARKING PROVIDED:	224 SPACES

- 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.

PREPARED BY:



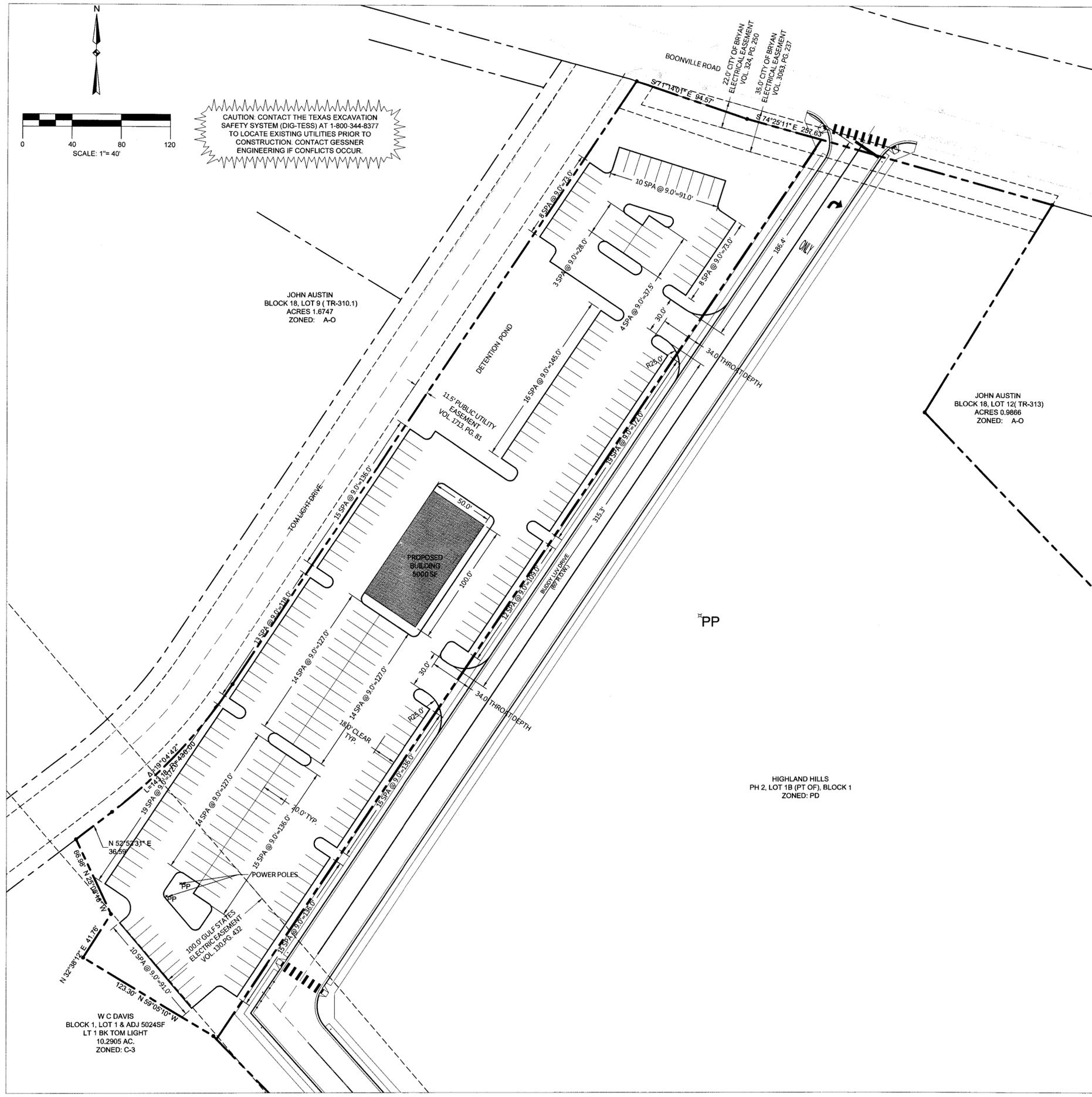
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

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

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

PRELIMINARY
Development
Scoping
SEP 17 2014
RECEIVED

SEPTEMBER 17, 2014



HIGHLAND HILLS
PH 2, LOT 1B (PT OF), BLOCK 1
ZONED: PD

W.C. DAVIS
BLOCK 1, LOT 1 & ADJ 5024SF
LT 1 BK TOM LIGHT
10.2905 AC.
ZONED: C-3