

VICINITY MAP
N.T.S.

GENERAL NOTES

- CURRENT ZONING: PLANNED DEVELOPMENT (PD) PER ORDINANCE NO. 2633
- TOTAL LOT ACREAGE: 8.29 ACRES
- CONTOURS SHOWN ARE FROM TXGIO AND ARE APPROXIMATE.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE.
- THIS TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0210E, EFFECTIVE 5/16/2012.
- DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- MOTOR FUEL RETAIL USE WAS APPROVED IN THIS CONFIGURATION BY THE PLANNING AND ZONING COMMISSION ON ___/___/2026 (CASE NO. CU___-___).

LANDSCAPING NOTES

- ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
- PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
- CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
- ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
- THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
- ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
- LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	SF VALUE
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	100
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	10

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:
 PARKING & PAVEMENT = 52,000 SF
 BUILDING = 5,500 SF
 NET TOTAL = 57,500 SF

REQUIRED LANDSCAPING:
 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
 57,500 SF X 15% = 8,625 SF REQUIRED
 50% LANDSCAPE AREA SHALL HAVE TREES
 8,625 SF X 50% = 4,313 SF REQUIRED

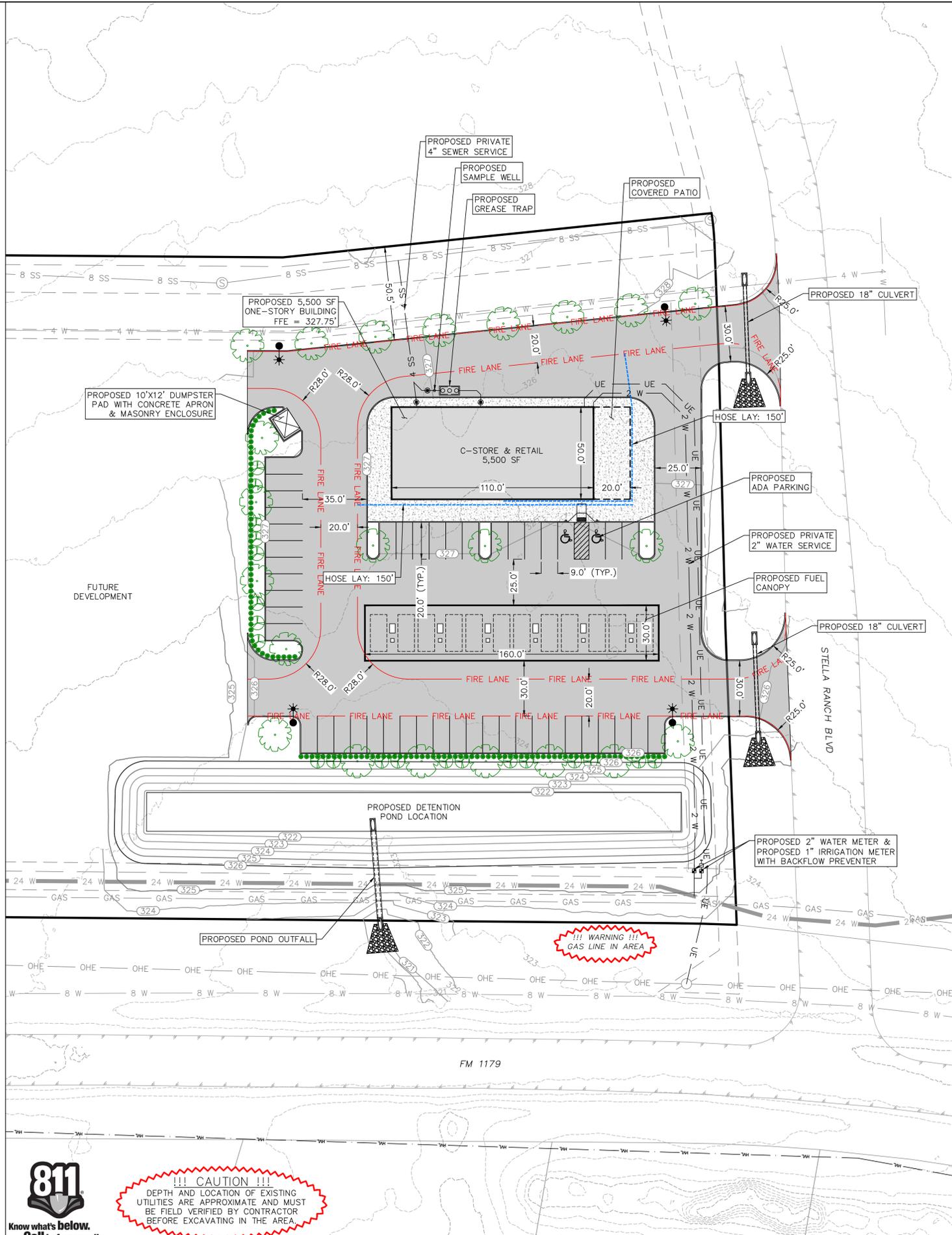
PROVIDED LANDSCAPING:
 22 CANOPY TREES @ 250 SF = 5,500 SF
 20 NON-CANOPY TREES @ 100 SF = 2,000 SF
 121 SHRUBS @ 10 SF = 1,210 SF
 TOTAL PROVIDED = 8,710 SF

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
 5,500 SF RETAIL

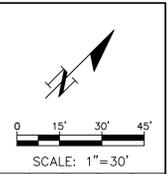
REQUIRED PARKING:
 22 (1 SPACE PER 250 SF OF RETAIL)

NEW PROVIDED PARKING:
 45 STRAIGHT IN PARKING
 2 ADA PARKING W/ VAN ACCESSIBLE
 12 PARKING AT FUEL PUMPS
 59 TOTAL PROVIDED



LEGEND

	PROPOSED CONCRETE
	PROPOSED SIDEWALK
	BUILDING SETBACK
	PROPERTY BOUNDARY
	NEIGHBORING LOT LINE
	PROPOSED SEWER SERVICE
	EXISTING SEWER LINE
	PROPOSED SEWER CLEAN OUT
	EXISTING SEWER MANHOLE
	PROPOSED WATER SERVICE
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED WATER METER
	PROPOSED STORM DRAIN
	PROPOSED STREET LIGHT
	PROPOSED ADA SIGN
	PROPOSED UNDERGROUND ELEC.
	EXISTING OVERHEAD ELECTRIC
	EXISTING UTILITY POLE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROPOSED CONTOUR (MAJOR)
	PROPOSED CONTOUR (MINOR)



NO.	REVISION	DATE

PROJECT INFORMATION
 FM 1179 RETAIL CENTER
 PROJECT LEGAL DESCRIPTION
 PROJECT STREET ADDRESS
 PROJECT CITY, STATE, ZIPCODE

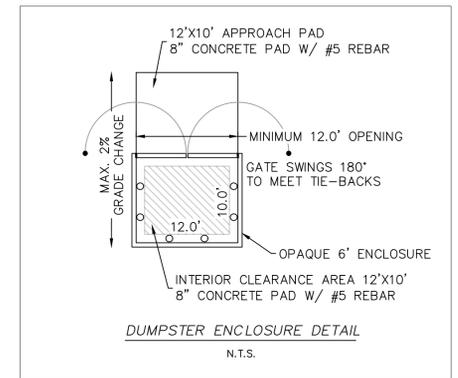
SITE PLAN

ENGINEER INFORMATION
 CENTER POLE ENGINEERING
 BRYAN, TX 77802
 (979) 213-6971
 TBPBLS F-23601

PROJECT NO.	2526	PRJ
DATE	01/27/2026	
DESIGNED BY	TJJ	
DRAWN BY	TJJ	
CHECKED BY		

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SHEET NUMBER
 C3



811
 Know what's below.
 Call before you dig.

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

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