

VICINITY MAP
N.T.S.

GENERAL NOTES

- CURRENT ZONING: PLANNED DEVELOPMENT (PD) PER ORDINANCE NO. 2633
- TOTAL LOT ACREAGE: 2.43 ACRES
- CONTOURS SHOWN ARE FROM FIELD SURVEY CONDUCTED BY KERR SURVEYING ON 05/06/2026.
- 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.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
- MOTOR FUEL RETAIL USE WAS APPROVED IN THIS CONFIGURATION BY THE PLANNING AND ZONING COMMISSION ON 03/05/2026 (CASE NO. CU26-03).
- LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF BRYAN SEC. 130-34(t)(7).

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

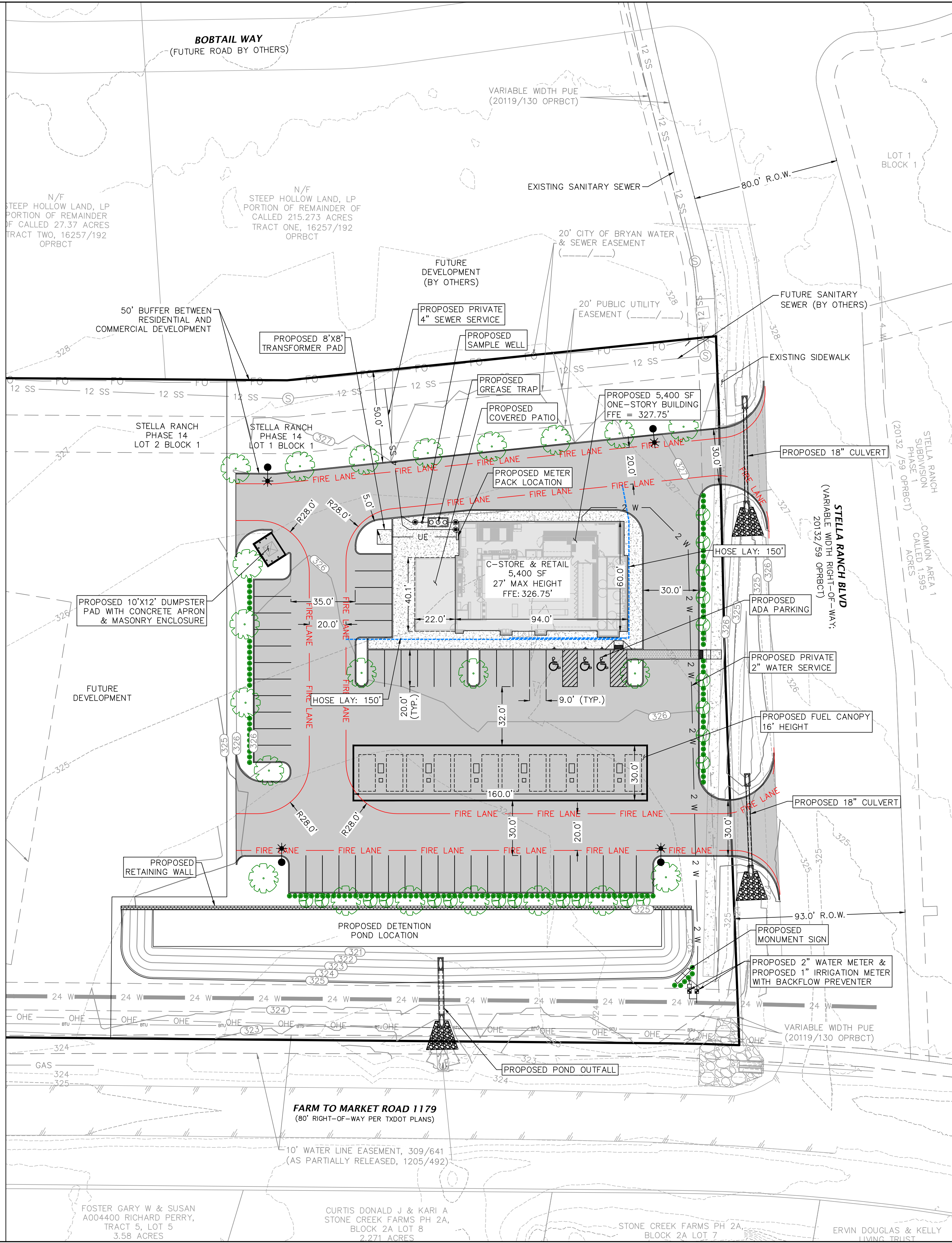
LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:
 PARKING & PAVEMENT = 52,725 SF
 BUILDING & PATIO = 6,500 SF
 NET TOTAL = 59,225 SF

REQUIRED LANDSCAPING:
 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
 59,225 SF X 15% = 8,884 SF REQUIRED
 50% LANDSCAPE AREA SHALL HAVE TREES
 8,884 SF X 50% = 4,442 SF REQUIRED

PROVIDED LANDSCAPING:
 22 CANOPY TREES @ 250 SF = 5,500 SF
 21 NON-CANOPY TREES @ 100 SF = 2,100 SF
 130 SHRUBS @ 10 SF = 1,300 SF
 TOTAL PROVIDED = 8,900 SF

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



LEGEND

- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- PROPOSED STAMPED CONC. WALKWAY
- BUILDING SETBACK
- PROPERTY BOUNDARY
- NEIGHBORING LOT LINE
- 4 SS - PROPOSED SEWER SERVICE
- 8 SS - EXISTING SEWER LINE
- 2 W - PROPOSED SEWER CLEAN OUT
- 24 W - EXISTING SEWER MANHOLE
- PROPOSED WATER SERVICE
- EXISTING WATER LINE
- 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)

PARKING ANALYSIS

REQUIRED IMPROVEMENTS:
 5,400 SF RETAIL

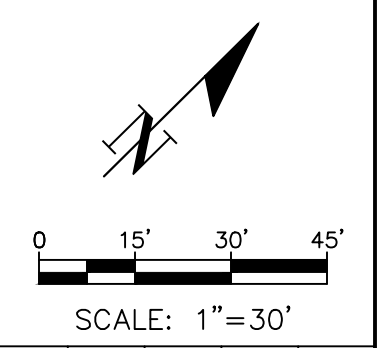
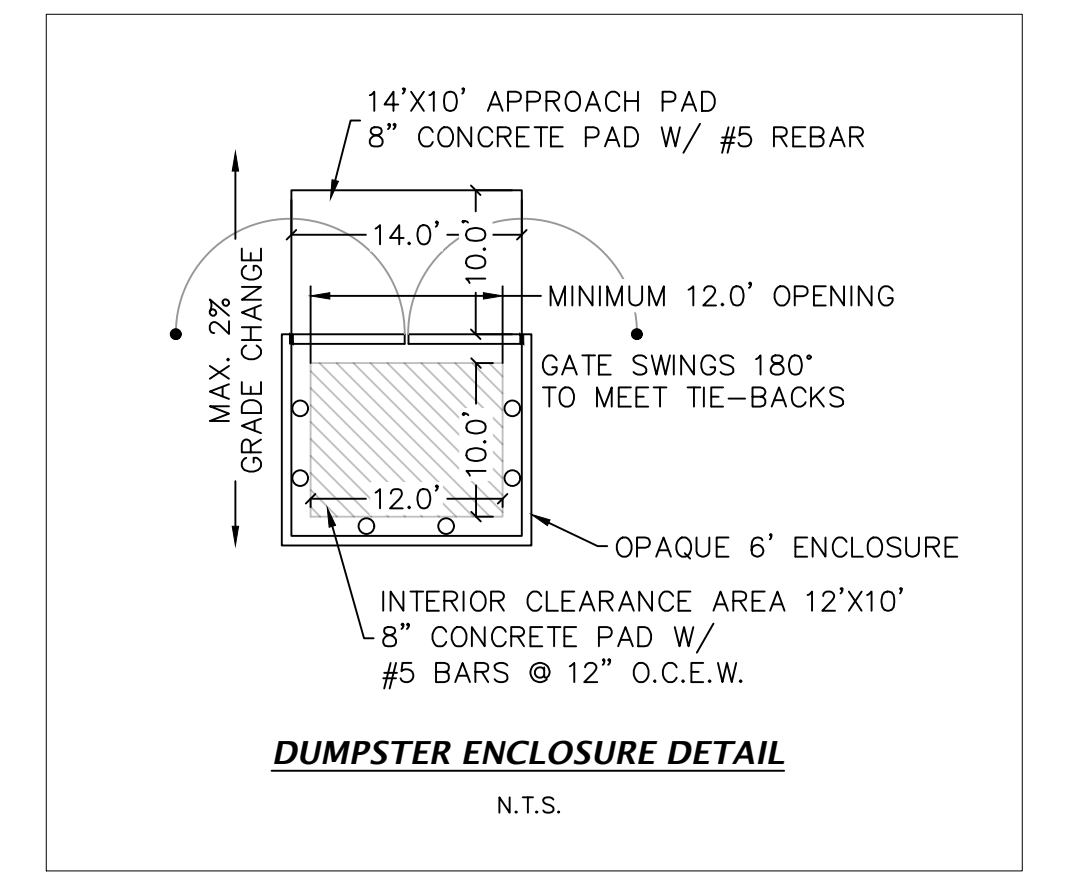
REQUIRED PARKING:
 22 (1 SPACE PER 250 SF OF RETAIL)

NEW PROVIDED PARKING:
 48 STRAIGHT IN PARKING
 3 ADA PARKING W/ VAN ACCESSIBLE
 12 PARKING AT FUEL PUMPS

63 TOTAL PROVIDED

SOLID WASTE NOTES

- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C.E.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
- THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
- AN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
- THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.



NO.	REVISION	DATE

PROJECT INFORMATION
 FM 1179 RETAIL CENTER
 STELLA RANCH PHASE 14
 LOT 1 BLOCK 1
 6895 FM 1179
 BRYAN, TX, 77808

SITE PLAN

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

PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
2526	06/16/2026	TJJ	TJJ	PRJ

PRELIMINARY IS THIS DRAWING FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 1356826 ON 06/16/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

