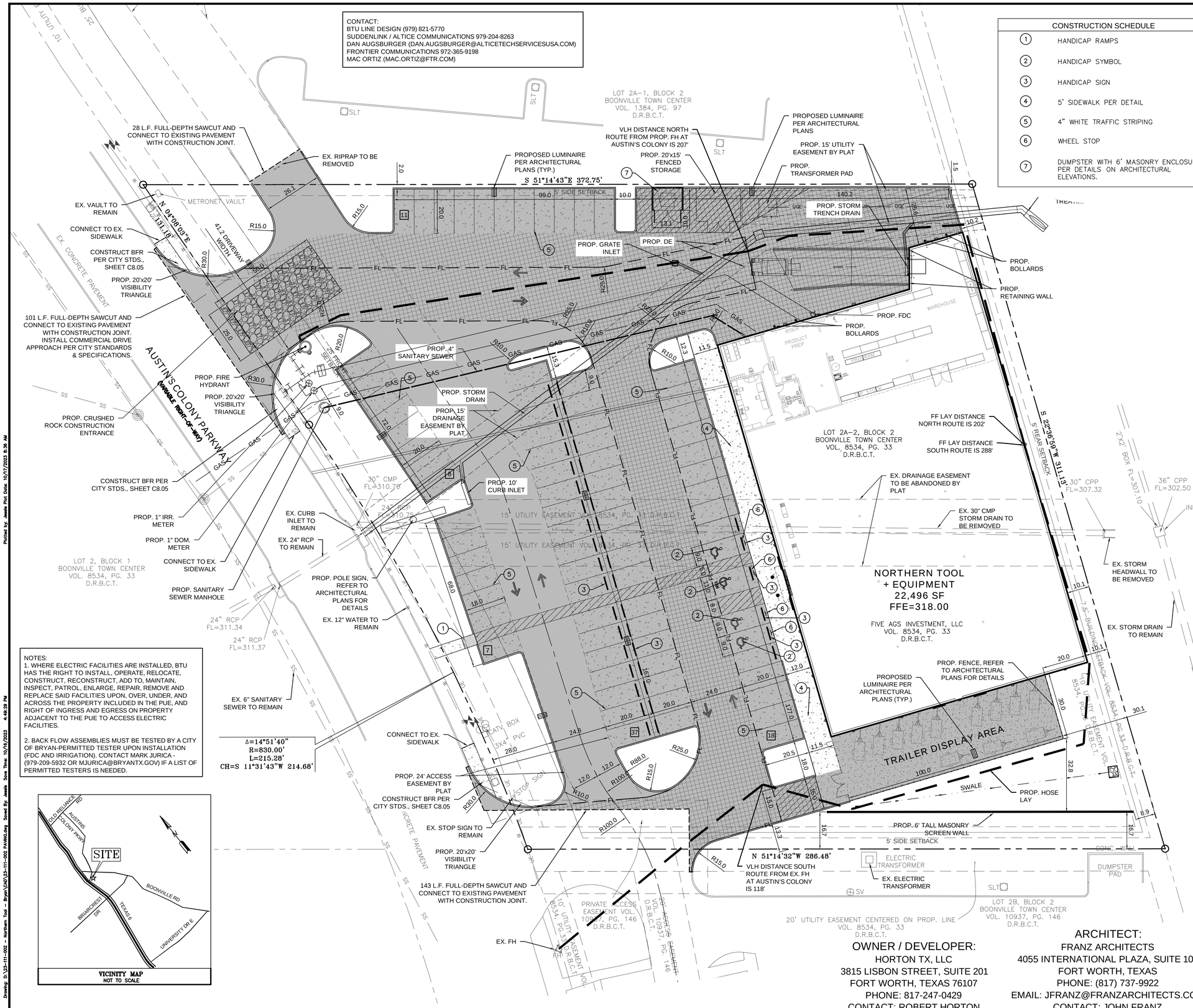
CONTACT:
BTU LINE DESIGN (979) 821-5770
SUDDENLINK / ALTICE COMMUNICATIONS 979-204-8263
DAN AUGSBURGER (DAN.AUGSBURGER@ALTICETECHSERVICESUSA.COM)
FRONTIER COMMUNICATIONS 972-365-9198
MAC ORTIZ (MAC.ORTIZ@FTR.COM)



NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

2. BACK FLOW ASSEMBLIES MUST BE TESTED BY A CITY OF BRYAN-PERMITTED TESTER UPON INSTALLATION (FDC AND IRRIGATION). CONTACT MARK JURICA - (979-209-5932 OR MJURICA@BRYANTX.GOV) IF A LIST OF PERMITTED TESTERS IS NEEDED.

VICINITY MAP
NOT TO SCALE

CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	5' SIDEWALK PER DETAIL
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 6' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE
- 9 — PARKING SPACES IN A ROW
- PROPOSED 3500 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3,500 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED 3,500 PSI 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS

SITE DATA

ZONING	C-2 - RETAIL DISTRICT
PROPOSED LAND USE	RETAIL
LOT AREA	2.20 ACRES (95,696.43 SQ FT)
TOTAL BUILDING AREA	22,496 SQUARE FEET
FLOOR AREA RATIO	22,496 / 95,696.43 : 23%
OPEN SPACE	18,781.11 / 95,696.43 : 20%
TOTAL IMPERVIOUS AREA	76,915.62 / 95,696.43 : 80%
REQUIRED PARKING (1/400 RETAIL)	55 SPACES
PARKING PROVIDED	81 SPACES
PARKING PROVIDED (ACCESSIBLE)	4 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

NOTE:

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.

OWNER / DEVELOPER:
HORTON TX, LLC
3815 LISBON STREET, SUITE 201
FORT WORTH, TEXAS 76107
PHONE: 817-247-0429
CONTACT: ROBERT HORTON

ARCHITECT:
FRANZ ARCHITECTS
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH, TEXAS
PHONE: (817) 737-9922
EMAIL: JFRANZ@FRANZARCHITECTS.COM
CONTACT: JOHN FRANZ

PREPARED BY:
CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
9001 AIRPORT FREEWAY, SUITE 700
NORTH RICHLAND HILLS, TEXAS 76180
PHONE NO.: 817-697-4996
CONTACT: ANNA L. CARRILLO, P.E.

Carrillo Engineering, LLC
9001 Airport Freeway, Ste 700
North Richland Hills, Texas 76180
Phone 817-697-4996 - Firm Registration #F-15893

STATE OF TEXAS
ANNA L. CARRILLO
97350
LICENSED
PROFESSIONAL ENGINEER
10-16-2023

NORTHERN TOOL
1921 AUSTIN'S COLONY PKWY
BRYAN, TX 77808

SITE PLAN

Issue Dates:
-

Date
Revisions

Scale:
Drawn By:
Checked By:

Sheet
SP

FOR CONSTRUCTION

Drawing: D:\23-111-002 - Northern Tool - Bryan\CAD\23-111-002 PAVING.dwg Saved By: jessie Save Time: 10/16/2023 4:48:29 PM Plotted by: jessie Plot Date: 10/17/2023 8:36 AM