

VICINITY MAP  
N.T.S.

GENERAL NOTES

1. CURRENT ZONING: PLANNED DEVELOPMENT (PD) PER ORDINANCE NO. 2633
2. TOTAL LOT ACREAGE: 8.29 ACRES
3. CONTOURS SHOWN ARE FROM TXGEO AND ARE APPROXIMATE.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
5. 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.
6. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
7. 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.
8. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
9. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
10. MOTOR FUEL RETAIL USE WAS APPROVED IN THIS CONFIGURATION BY THE PLANNING AND ZONING COMMISSION ON 1/2/2026 (CASE NO. CU-2026-001).
11. LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF BRYAN SEC. 130-34(t)(7).

LANDSCAPING NOTES

1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
8. 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

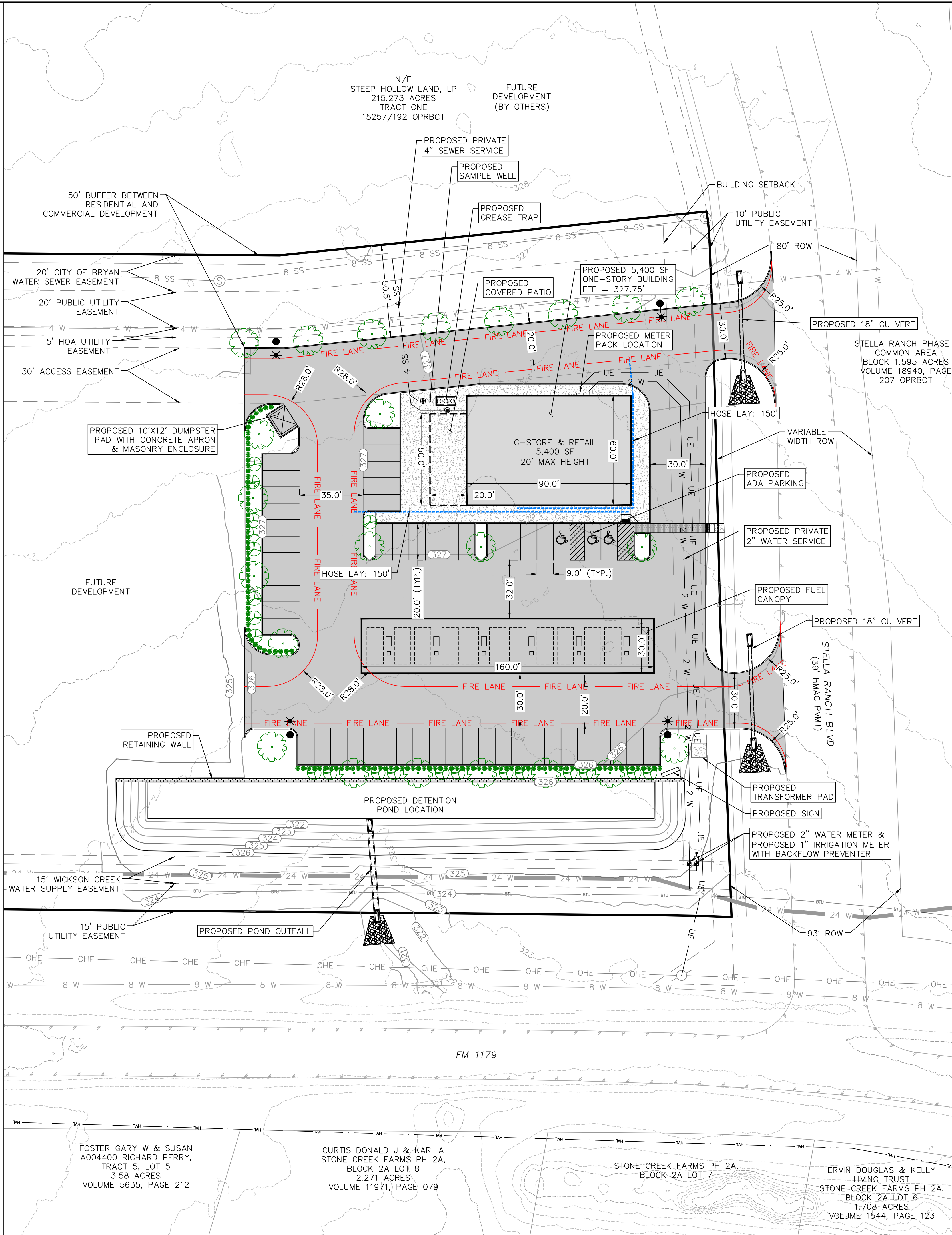
CONSTRUCTION ACTIVITIES:	
PARKING & PAVEMENT	= 52,100 SF
BUILDING	= 5,400 SF
NET TOTAL	= 57,500 SF

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



!!! 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
	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 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

PROPOSED IMPROVEMENTS:  
5,400 SF RETAIL

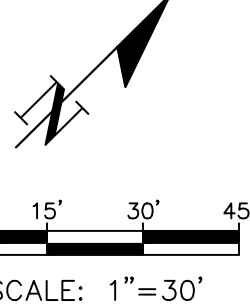
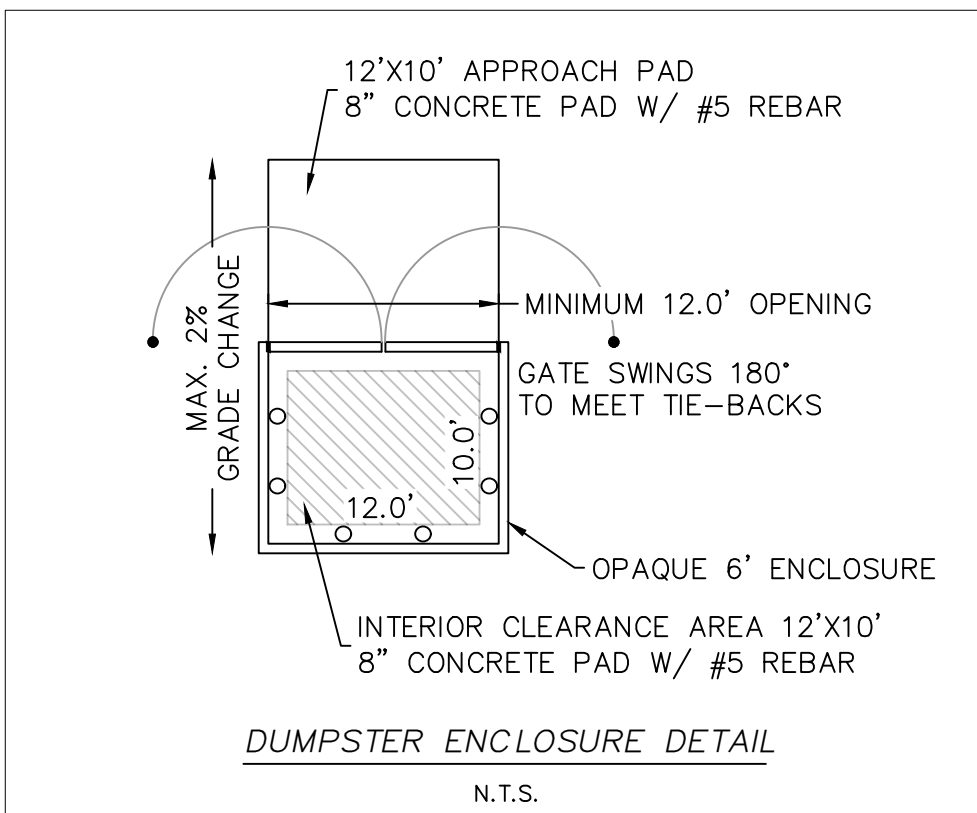
REQUIRED PARKING:  
22 (1 SPACE PER 250 SF OF RETAIL)

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

63 TOTAL PROVIDED

SOLID WASTE NOTES

1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
4. THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
5. 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.
6. THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.



SCALE: 1"=30'

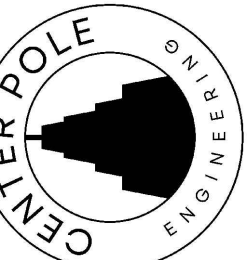
DATE	REVISION	NO.

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

SITE PLAN

ENGINEER INFORMATION

CENTER POLE ENGINEERING  
BRYAN, TX 77802  
(979) 213-6971  
TBPELS F-23601



PROJECT NO.	2526	DESIGNED BY	TJJ	CHECKED BY	PRJ
DATE	02/04/2026	DRAWN BY	TJJ		

PRELIMINARY  
THIS DRAWING IS FOR REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.  
REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826  
ON 02/04/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER

C3