

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.
- 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 ____/____/2026 (CASE NO. CU____).
- 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	= 52,100 SF
BUILDING	= 5,400 SF
NET TOTAL	= 57,500 SF

REQUIRED LANDSCAPING:

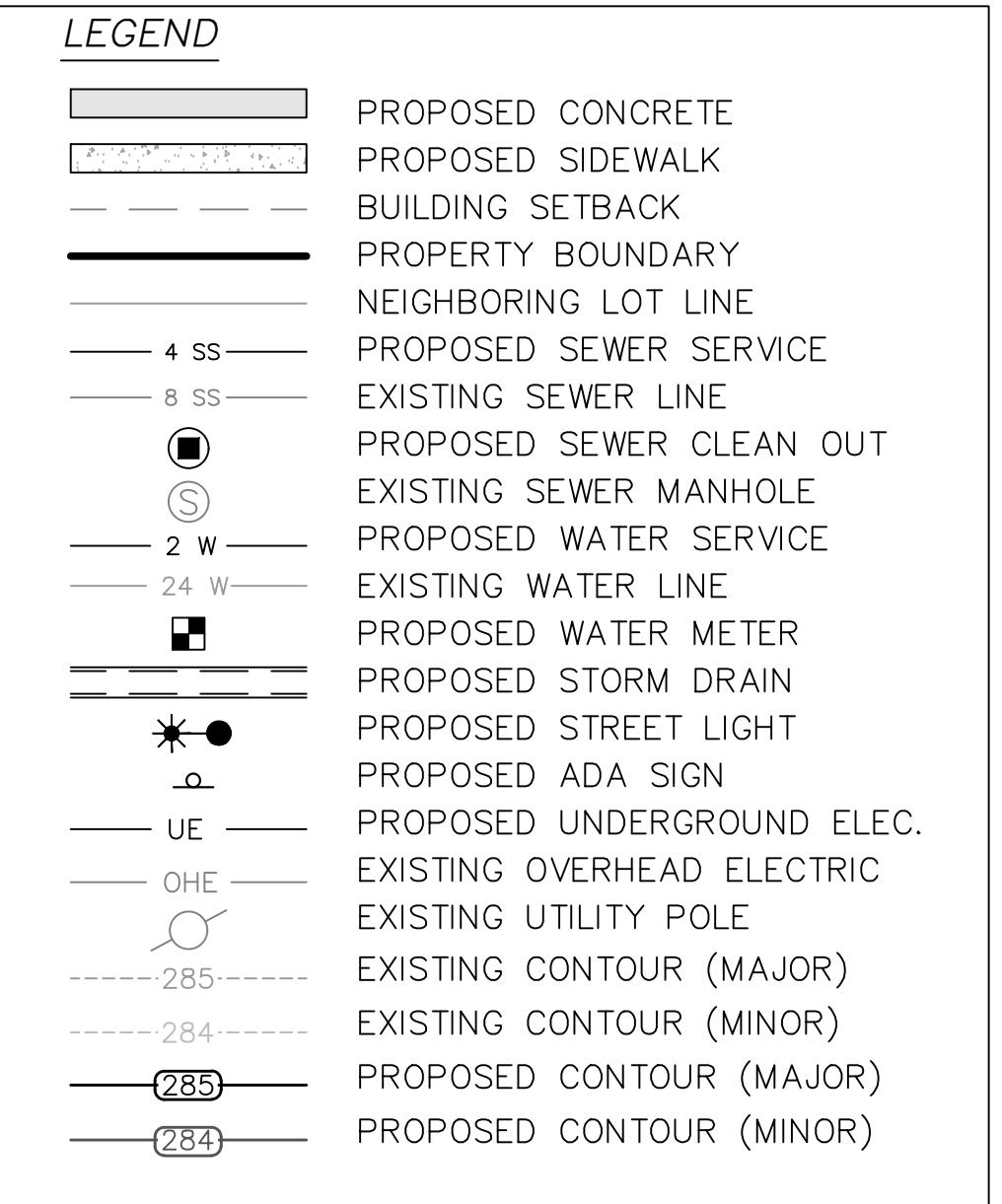
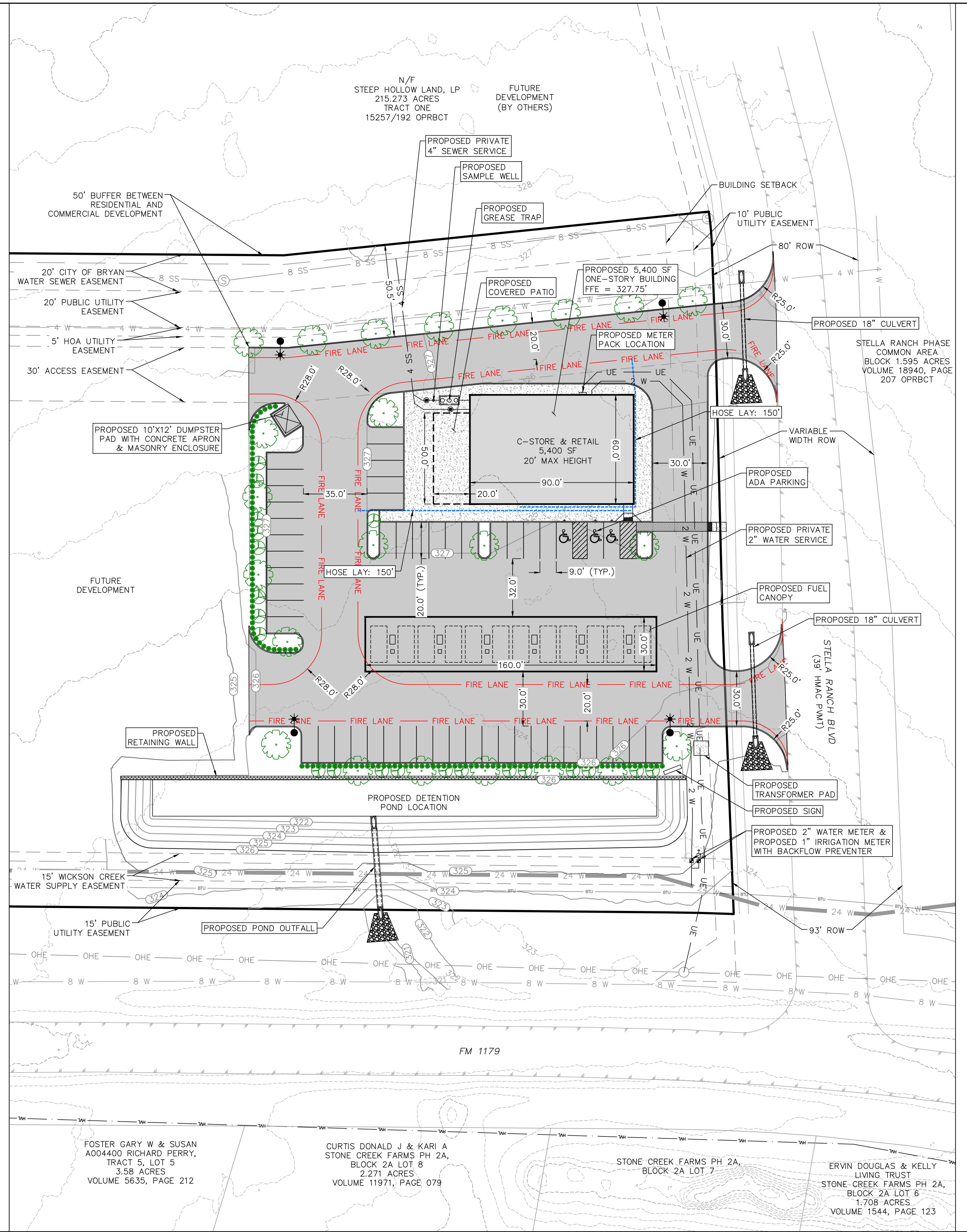
15% OF DEVELOPED AREA SHALL BE LANDSCAPED	
57,500 SF X 15% = 8,625 SF REQUIRED	
50% LANDSCAPE AREA SHALL HAVE TREES	
8,625 SF X 50% = 4,313 SF REQUIRED	

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

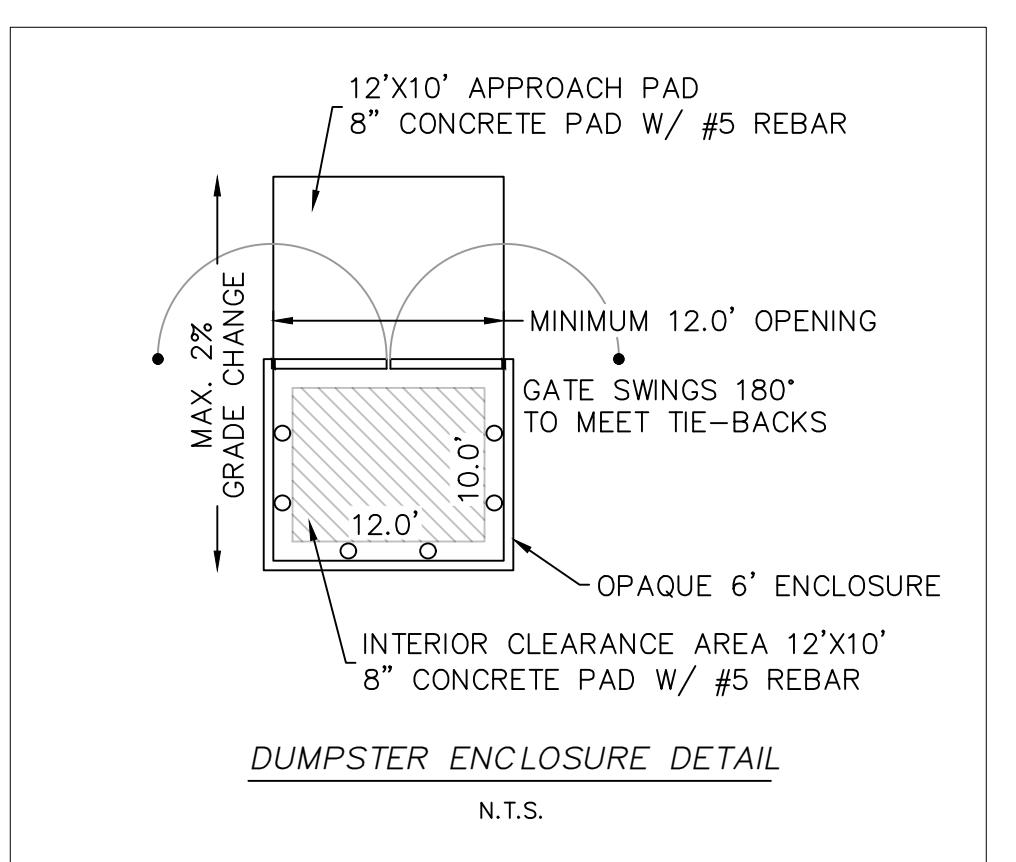


!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



PROJECT INFORMATION	NO.	REVISION	DATE
FM 1179 RETAIL CENTER STELLA RANCH PHASE 14 6895 FM 1179 BRYAN, TX 77808			

SITE PLAN



PRELIMINARY THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTER- VIEW UNDER THE AUTHORITY OF TAYLOR J. JORDAN, P.E. 135826 ON 02/04/2026. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMITTING.	PROJECT NO.	2526	DATE	02/04/2026	DESIGNED BY	TJU	DRAWN BY	TJU	CHECKED BY	PRJ
SHEET NUMBER	C3									

