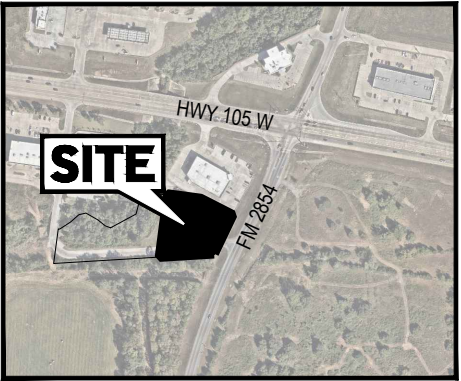
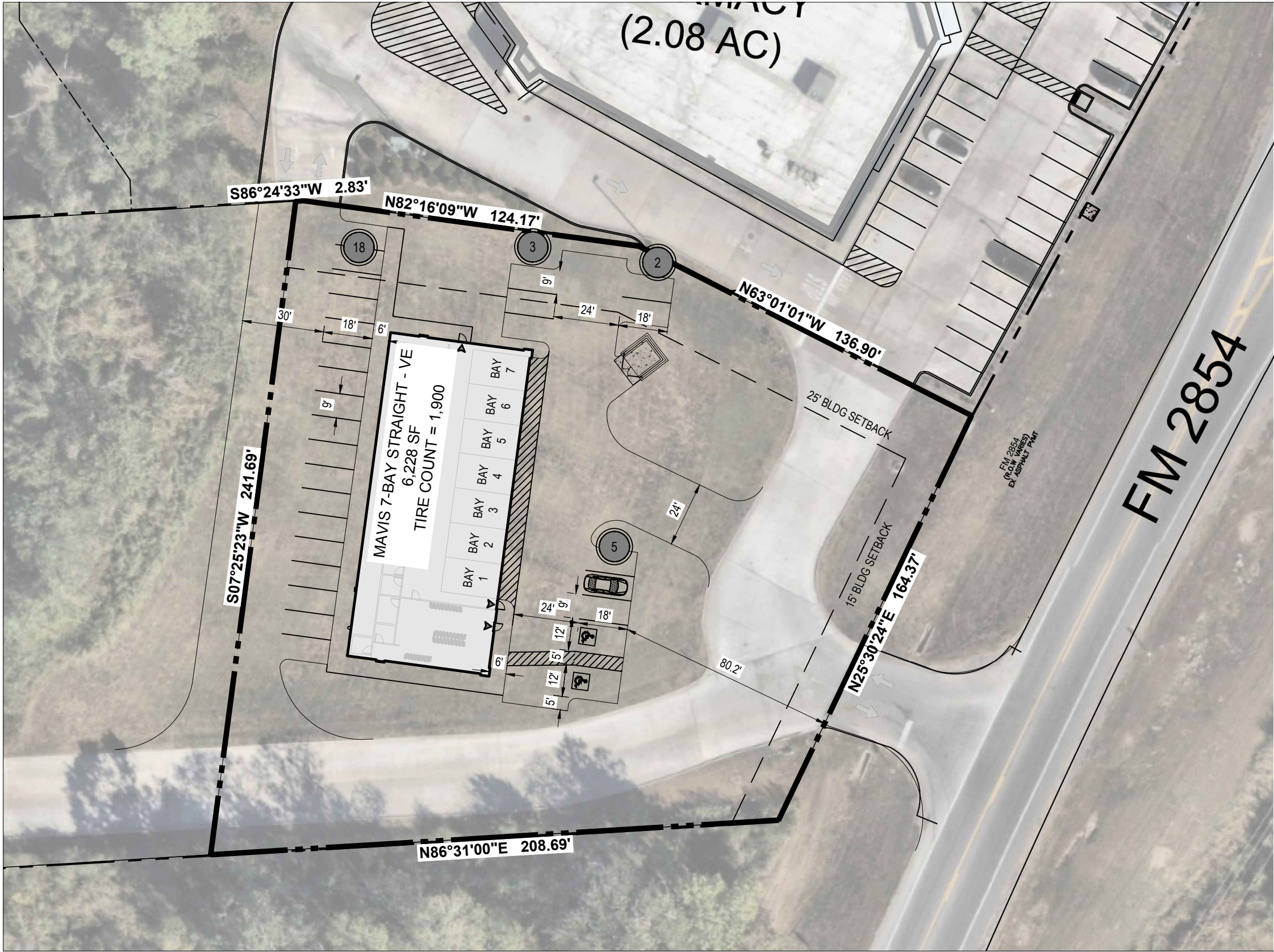


\\BOHLER\ENG\NET\SHARES\TX-PROJECTS\2024\TXA240203.00\CADD\DRAWINGS\CONCEPTS\CONCEPT PLAN\AP-CPTA-CNPT-TXA240203.00-0D----->LAYOUT- CONCEPT



OVERALL DEVELOPMENT MAP

CONCEPT PLAN NOTES

- 1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
- 2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
- 3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT.
- 4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO THE ENGINEER BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE AND/OR FIELD SURVEY.
- 5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.
- 6. SIGN LOCATION ONLY HAS BEEN DETERMINED THROUGH THE CITY OF MONTGOMERY ORDINANCE. ANY RESTRICTIONS AS IT PERTAINS TO SIZE, COLOR, MATERIAL, OR OTHER PHYSICAL QUALITY IS TO BE CONFIRMED BY SIGNAGE CONSULTANT. ANY RESTRICTIONS AS IT RELATES TO SHOPPING CENTER BYLAWS ARE NOT TAKEN INTO ACCOUNT.
- 7. PROPERTY LINES SHOWN ARE BASED ON PDF ENTITLED, "EXHIBIT A" PROVIDED BY MAVIS AND ARE SUBJECT TO CHANGE PENDING FIELD SURVEY

PRELIMINARY INFORMATION	
PARCEL SIZE FROM GIS	± 1.12 AC
ZONING	B - COMMERCIAL
MINIMUM REQUIRED PARKING	TBD
PROPOSED SPACES	28 SPACES
FRONT BUILDING SETBACK	25'
REAR BUILDING SETBACK	0' (15 ADJACENT TO ROADWAY)
SIDE BUILDING SETBACK	0'
FRONT LANDSCAPE BUFFER	TBD
SIDE LANDSCAPE BUFFER	TBD
REAR LANDSCAPE BUFFER	TBD

BOHLER //

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PROPOSED MAVIS TIRE & BRAKES

MONTGOMERY, TX 77356 | PLAN REV. 1

02/17/25 | DJC | TXA240203.00 | Rev.1

