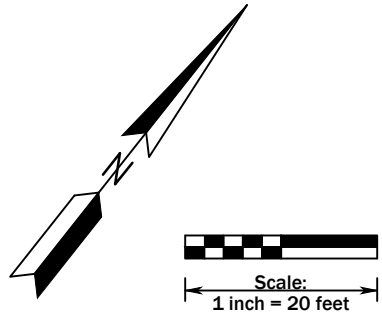


PROJECT BENCHMARK:




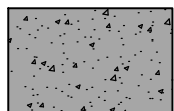
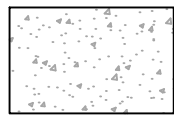
PHASE 6 - PARKING LEGEND:

PARKING REQUIRED:

BUILDING 800:
OFFICE S.F. (1/300): 2,581 S.F./300 = 8.60 = 9 SPACES
WAREHOUSE S.F. (1/900): 8,419 S.F./900 = 9.35 = 10 SPACES
TOTAL SPACES REQUIRED: 19 SPACES

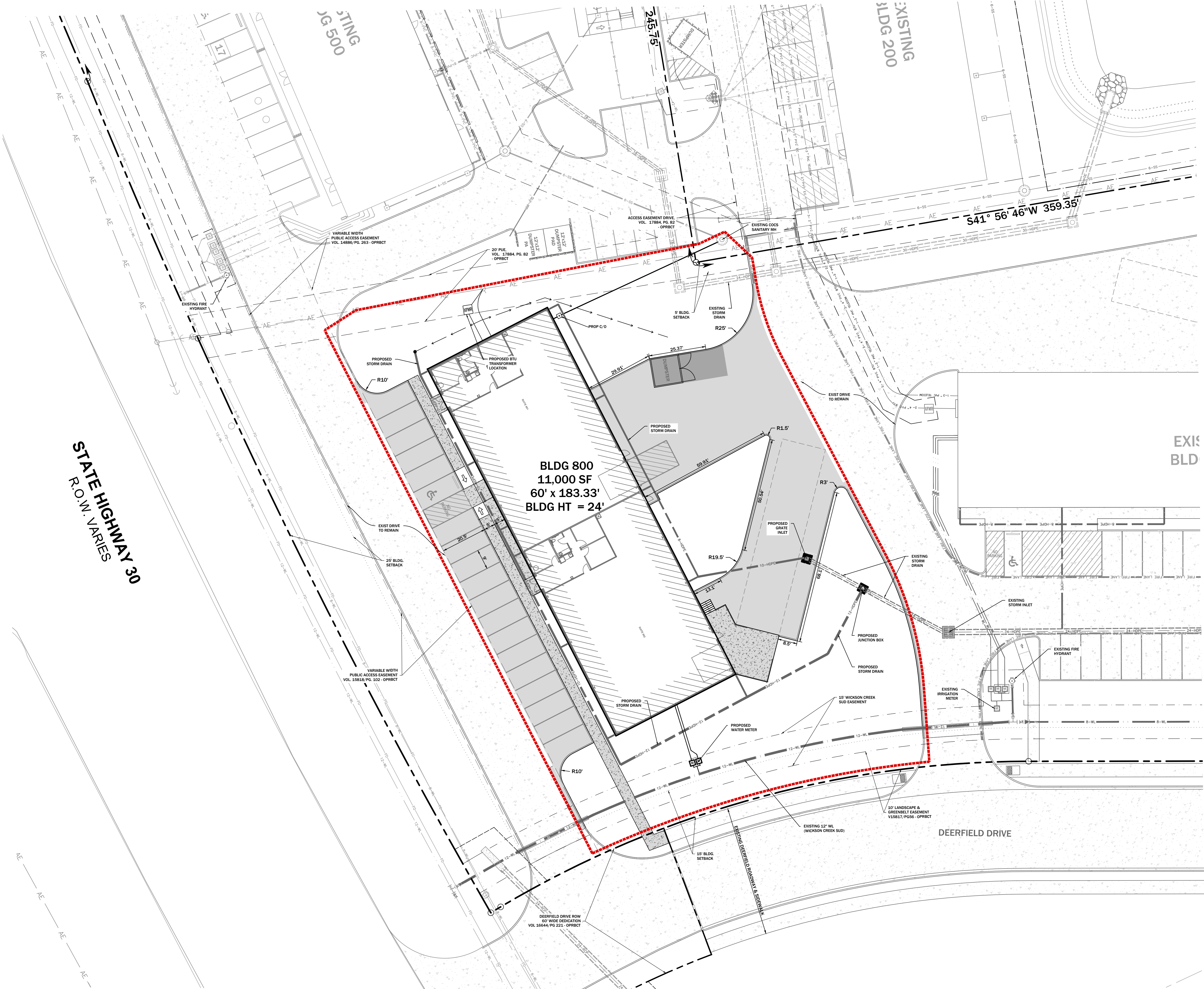
PARKING PROVIDED:

TOTAL SPACES PROVIDED: 19 SPACES
(INCLUDING 1 HC SPACES)

-  STANDARD PAVEMENT
-  SIDEWALK/LOADING CONCRETE
-  EXISTING PAVEMENT

SITE PLAN NOTES:

- Name of Project: PH6 Commercial Buildings
- Legal: PVD Development, Block 1, Lot 3
- Address: 10296 State Hwy 30
- Owner: PVD Development Co, LLC
Mark Denmand & Steve Vaughan
5222 Enchanted Oaks Drive
College Station TX 77845
- Engineer: Mitchell & Morgan, L.L.P.
3204 Earl Rudder Pkwy S.
College Station, Texas 77845
979) 260-6963
- Zoning: C-3 Commercial
- Existing Use: Undeveloped/Vacant
- Proposed Use: Commercial Buildings for lease
- Setbacks: Per City of Bryan Ordinances
- Site Area: 0.98 Acres.
- Water Demands: Min.=00 gpm,
Avg.=XX gpm,
Peak=XX gpm
Avg.=XXXX GPD
MAX.=XXXXX GPD
- This project is located within the FM158 Corridor Overlay.
- All Signage will be permitted separately through the Building Services Department.
- Sewer for this property is being provided by COCS.
- Water to this property is being provided by Wickson Water Supply Corporation.
- All Storm Sewer on this plan is private.
- The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480063, Panel No. 0220F, Map No. 48041.00220F. Effective Date: April 2, 2014.
- A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
- All private plumbing requires a plumbing permit.
- Building is one story tall.
Eave Height = 16 FT.
Ridge Height = 24 FT.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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 P.U.E. and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Impervious cover for this phase = 58%. Previous assumption for this area was 85% impervious.
- Owner or future owner shall be responsible for repair to the pavement/sidewalk if waterline is repaired by Wickson Creek SUD.



T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

www.mitchellandmorgan.com

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These documents are not
to be used for permit
bidding or permit
purpose.
James T. Baughman
No. 16451

AUGUST 2025

Drawn By: JB, JT
Created By: JB

Prepared For:

PVD Development Co, LLC
5222 Enchanted Oaks Dr.
College Station, TX 77845
(979) 225-3222
0.99 AC of LOT 3, BLK 1 of the
PVD DEVELOPMENT SUBDIVISION

Revisions

SITE PLAN
PHASE 6 - COMMERCIAL BUILDING
SH30 - BRYAN

02