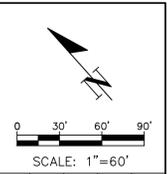
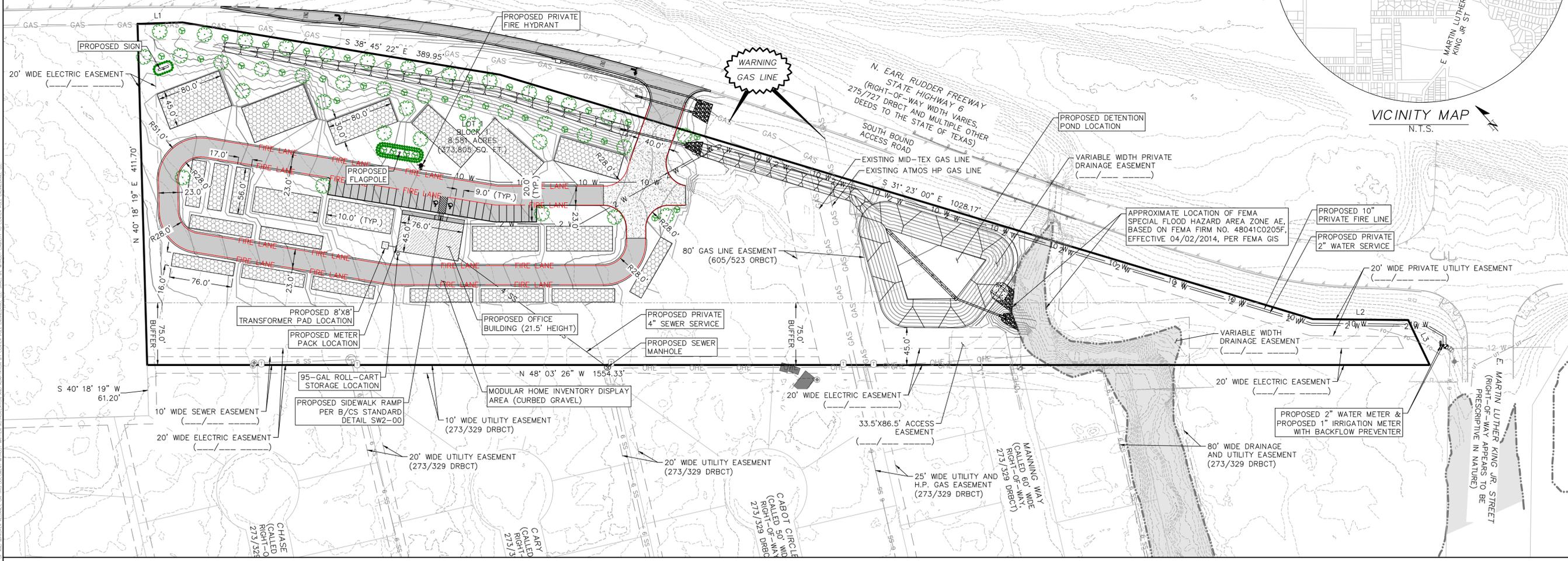
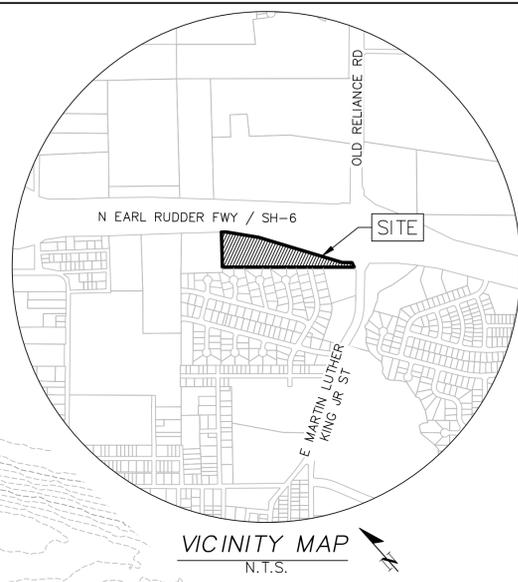




!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



NO.	REVISION	DATE

PROJECT INFORMATION
 PRATT HOMES SH-6
 CEDAR BREAKS BLOCK 1 LOT 1
 STATE HWY 6
 BRYAN, TX 77803

SITE PLAN

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

PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
2524	02/18/2026	TJJ	TJJ	PRJ

PRELIMINARY IS THIS DRAWING FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 1356826 ON 2/18/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
08

- GENERAL NOTES**
- DEVELOPER: PRATT HOMES
 - CURRENT ZONING: COMMERCIAL DISTRICT (C-3)
 - TOTAL LOT ACREAGE: 8.581 ACRES
 - PROPOSED USE: MANUFACTURED HOME RETAIL FACILITY
 - CONTOURS SHOWN WITHIN THE SITE ARE FROM FIELD SURVEY DATA CONDUCTED BY KERR SURVEYING ON 1/08/2026. CONTOURS SHOWN OUTSIDE THE SITE ARE FROM TXGIO AND ARE APPROXIMATE.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE.
 - THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADOWED AND FLOOD ZONE "AE" AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: 4/02/2014.
 - 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 SIGNAGE WILL BE PERMITTED SEPARATELY.
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

- 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.

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	48,420 SF
BUILDINGS	=	43,620 SF
NET TOTAL	=	92,040 SF

REQUIRED LANDSCAPING:

15% OF DEVELOPED AREA SHALL BE LANDSCAPED	92,040 SF X 15% =	13,806 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES	13,806 SF X 50% =	6,903 SF REQUIRED

PROVIDED LANDSCAPING:

38 CANOPY TREES @ 250 SF	=	9,500 SF
33 NON-CANOPY TREES @ 100 SF	=	3,300 SF
103 SHRUBS @ 10 SF	=	1,030 SF
TOTAL PROVIDED	=	13,830 SF

PARKING ANALYSIS

IMPROVEMENTS:

3,420 SF	PROPOSED OFFICE SPACE
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REQUIRED PARKING:

12	(1 SPACE PER 300 SF OF OFFICE)
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PROVIDED PARKING:

25	STRAIGHT IN PARKING
2	ADA PARKING W/ VAN ACCESSIBLE
27	TOTAL PROVIDED

- 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.

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	54.59'	S 49° 56' 44" E
L2	115.64'	S 47° 30' 43" E
L3	60.18'	S 16° 11' 46" W

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY BOUNDARY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		GRAVEL
		MAJOR CONTOUR
		MINOR CONTOUR
		SEWER LINE, SIZE NOTED
		SEWER MANHOLE
		SEWER CLEAN OUT
		WATER LINE, SIZE NOTED
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		STORM SEWER LINE
		STORM GRATE INLET
		STORM SEWER MANHOLE
		WOOD FENCE
		CHAIN LINK FENCE
		BARBED WIRE FENCE
		GAS LINE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD ELECTRIC
		ELECTRIC SERVICE
		TRANSFORMER
		POWER POLE
		GUY WIRE
		STREET LIGHT
		SIGN