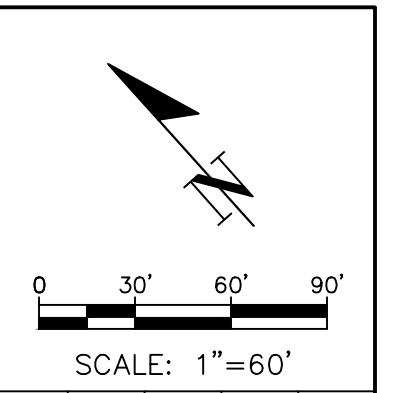
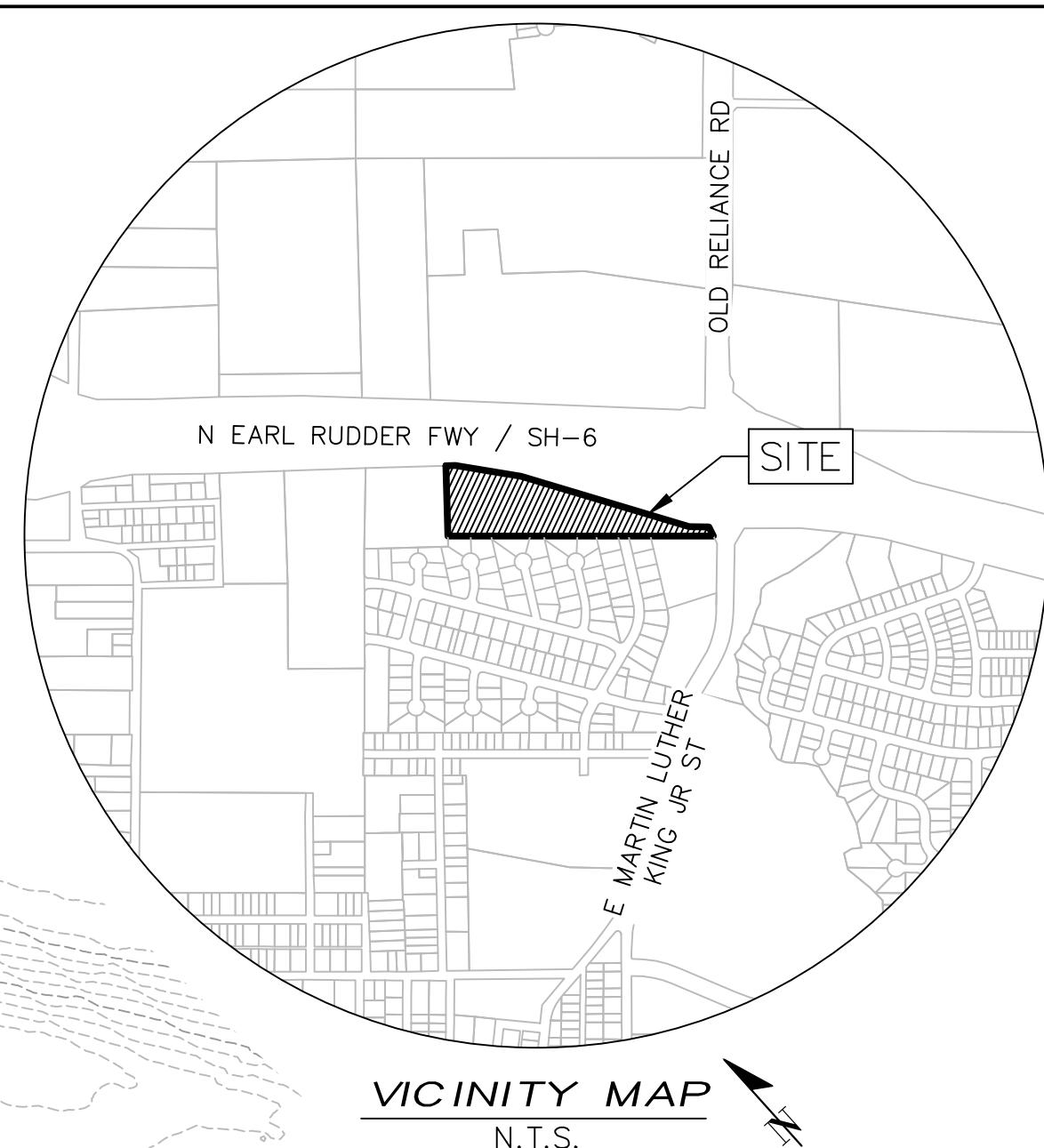
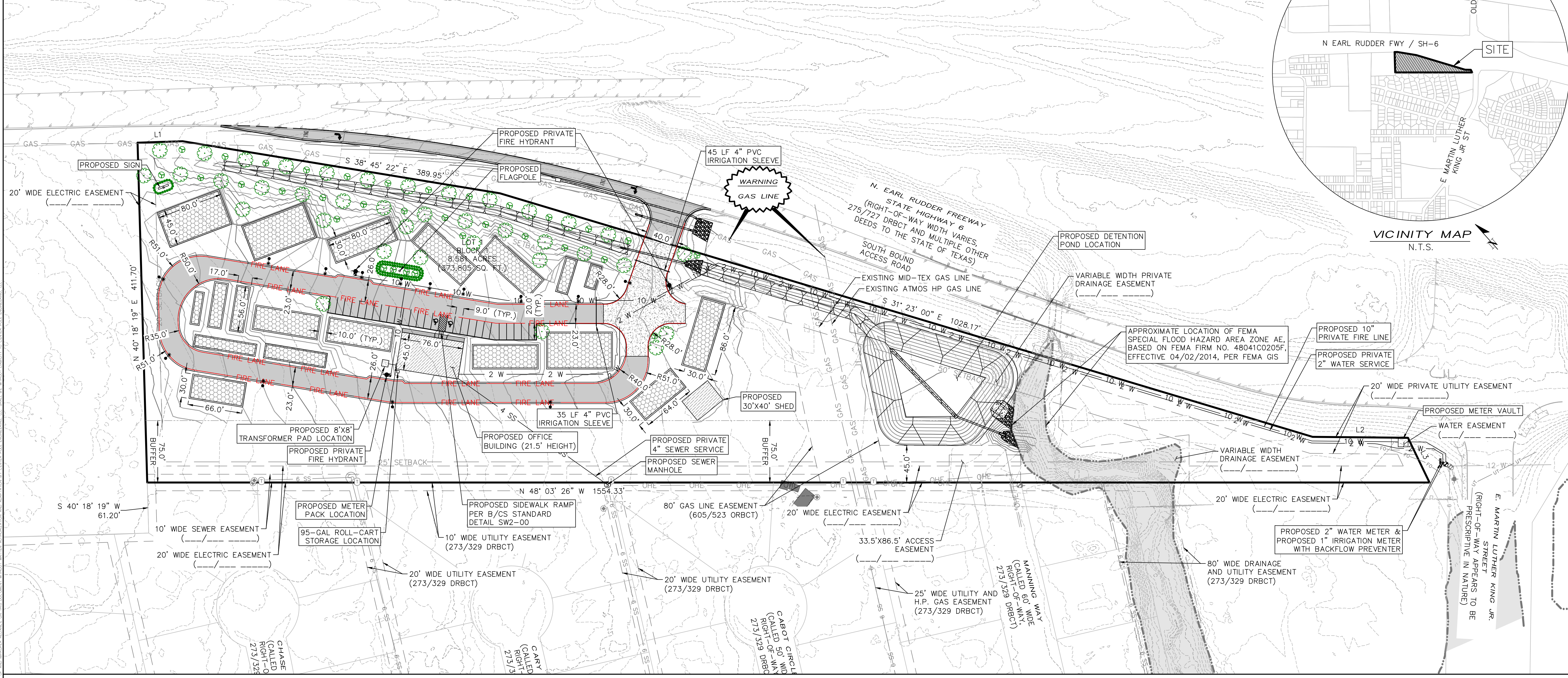




**!!! CAUTION !!!**  
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



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	04/28/2026	TJJ	TJJ	PRJ

SHEET NUMBER  
 08

**GENERAL NOTES**

- DEVELOPER: SOLA STELLA HOMES BRYAN, LLC
- 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" UNSHADED 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.
- USE OF LIMESTONE ROAD BASE FOR DISPLAY PADS WAS APPROVED BY THE ZONING BOARD OF ADJUSTMENTS ON 4/09/2026 FOR VARIANCE CASE NO. PV26-000006.

**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.

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.

**LANDSCAPING ANALYSIS**

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	50,100 SF
BUILDINGS	=	36,600 SF
NET TOTAL	=	86,700 SF

REQUIRED LANDSCAPING:

15% OF DEVELOPED AREA SHALL BE LANDSCAPED  
 86,700 SF X 15% = 13,005 SF REQUIRED

50% LANDSCAPE AREA SHALL HAVE TREES  
 13,005 SF X 50% = 6,503 SF REQUIRED

PROVIDED LANDSCAPING:

37 CANOPY TREES @ 250 SF	=	9,250 SF
32 NON-CANOPY TREES @ 100 SF	=	3,200 SF
103 SHRUBS @ 10 SF	=	1,030 SF
TOTAL PROVIDED	=	13,480 SF

**PARKING ANALYSIS**

IMPROVEMENTS:  
 3,420 SF PROPOSED OFFICE SPACE

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

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

**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
—	—	CONCRETE PAVEMENT
—	—	ASPHALT PAVEMENT
—	—	CONCRETE BLDG PAD
—	—	GRAVEL BLDG PAD
—	—	MAJOR CONTOUR
—	—	MINOR CONTOUR
— 6 SS —	— 6 SS —	SEWER LINE, SIZE NOTED
— 6 W —	— 6 W —	WATER LINE, SIZE NOTED
⊙	⊙	SEWER MANHOLE
⊙	⊙	SEWER CLEAN OUT
⊙	⊙	FIRE HYDRANT
⊙	⊙	WATER METER
⊙	⊙	WATER VALVE
—	—	STORM SEWER LINE
—	—	FENCE
—	—	GAS LINE
—	—	UNDERGROUND ELECTRIC
—	—	OVERHEAD TELEPHONE
—	—	OVERHEAD ELECTRIC
⊙	⊙	ELECTRIC SERVICE
⊙	⊙	TRANSFORMER
⊙	⊙	POWER POLE
⊙	⊙	GUY WIRE
⊙	⊙	STREET LIGHT (REF: MEP)
⊙	⊙	SIGN