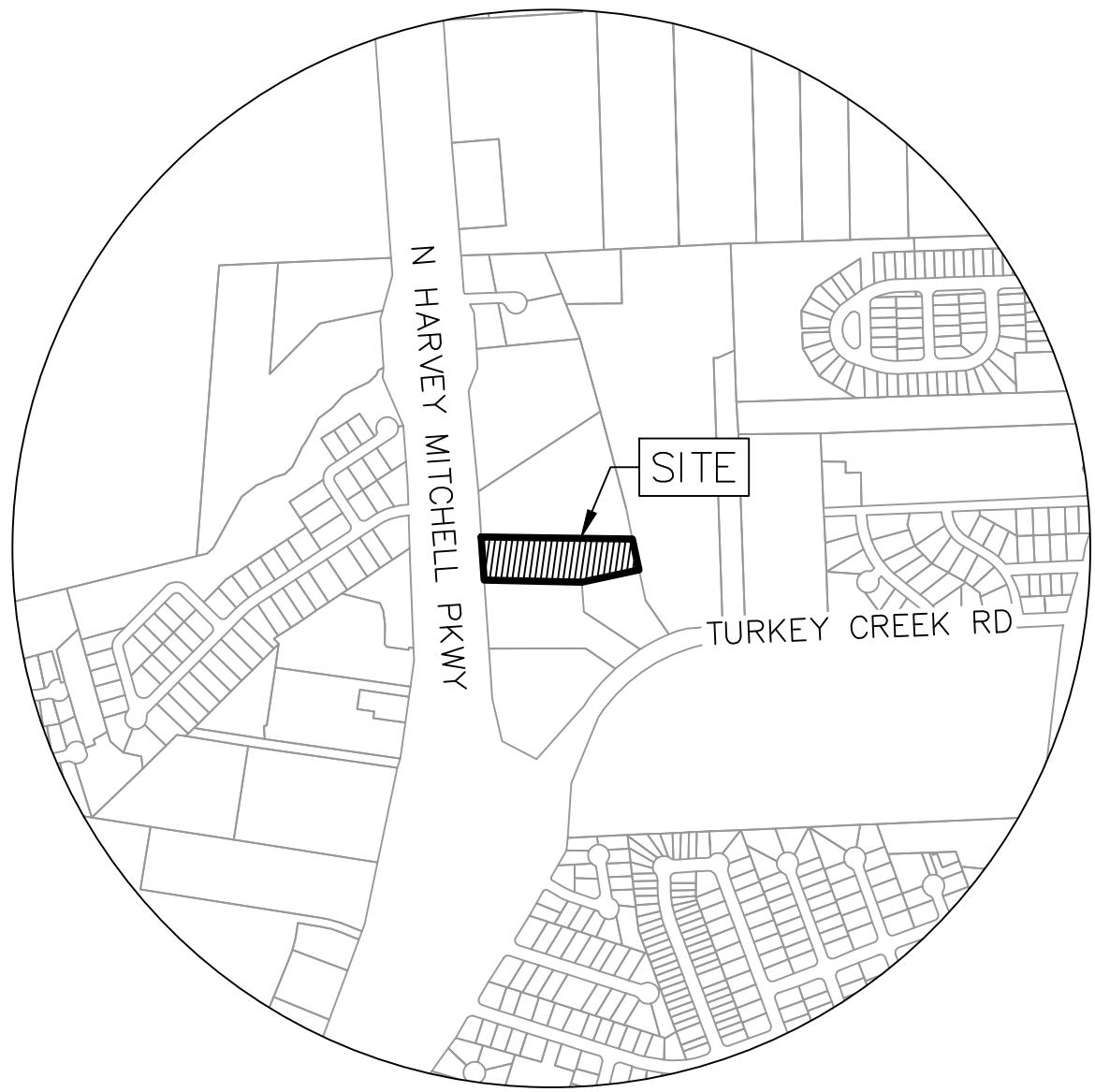




VICINITY MAP
N.T.S.

GENERAL NOTES

1. DEVELOPER: WORKHORSE WINDOW COMPANY
2. CURRENT ZONING: INDUSTRIAL (I)
3. CONTOURS SHOWN ARE FROM FIELD SURVEY.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
5. 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. 48041C0195E, EFFECTIVE 5/16/2012.

IMPERVIOUS AREA ANALYSIS

EXISTING	
ASPHALT	= 20,897 SF
CONCRETE	= 25,956 SF
BUILDING	= 29,504 SF
NET TOTAL	= 76,357 SF

PROPOSED	
ASPHALT	= 19,555 SF
CONCRETE	= 27,150 SF
BUILDING	= 29,504 SF
NET TOTAL	= 76,209 SF

PARKING ANALYSIS

12,083 SF	GENERAL OFFICE
16,917 SF	WAREHOUSE
REQUIRED PARKING:	
41	(1 SPACE PER 300 SF OF OFFICE)
19	(1 SPACE PER 900 SF OF WAREHOUSE)
60	TOTAL REQUIRED
PROVIDED PARKING:	
45	STRAIGHT IN PARKING
3	PARALLEL PARKING
3	ADA PARKING W/ VAN ACCESSIBLE
17	BAY DOOR PARKING
68	TOTAL PROVIDED

LEGEND

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		GRAVEL
		MAJOR CONTOUR
		MINOR CONTOUR
		SEWER CLEAN OUT
		FIRE HYDRANT
		STORM SEWER LINE
		OVERHEAD ELECTRIC
		POWER POLE
		SIGN

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

EXISTING

18453/98 ORBCT
STEPHEN CRAIG ZGABAY &
TIFFANY ZGABAY HUNSUCKER
(TRACT ONE - 3.18 ACRES)

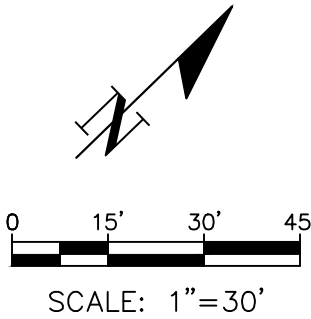
N HARVEY MITCHELL PKWY
(RIGHT-OF-WAY VARIES)

16' UE PER
426/192 DRBCT

EXISTING BUILDING
~29,504 SF

7870/171 ORBCT
NEW AMERICAN DREAM, LTD.
(4.040 ACRES)

GROTE ADDITION LOTS
1R-A & 1R-B
14680/70 ORBCT



REVISION

NO.

PROJECT INFORMATION

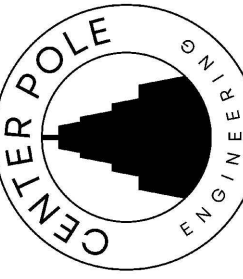
WORKHORSE
WINDOW COMPANY
REDEVELOPMENT

GROTE, LOT 1R-A, 3.0914 ACRES
748 N HARVEY MITCHELL PKWY
BRYAN, TX 77807

SITE PLAN

ENGINEER INFORMATION

CENTER POLE ENGINEERING
BRYAN, TX 77802
(979) 213-6971
TBP/ELS F-23601



PROJECT NO. 2615

DATE 07/28/2026

DESIGNED BY TJJ

DRAWN BY TJJ

CHECKED BY PRJ

PRELIMINARY
THIS DRAWING IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF TAYLOR J.
K. JORDAN, P.E. 135826
ON 07/28/2026. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMITTING.

SHEET NUMBER

C1

PROPOSED

18453/98 ORBCT
STEPHEN CRAIG ZGABAY &
TIFFANY ZGABAY HUNSUCKER
(TRACT ONE - 3.18 ACRES)

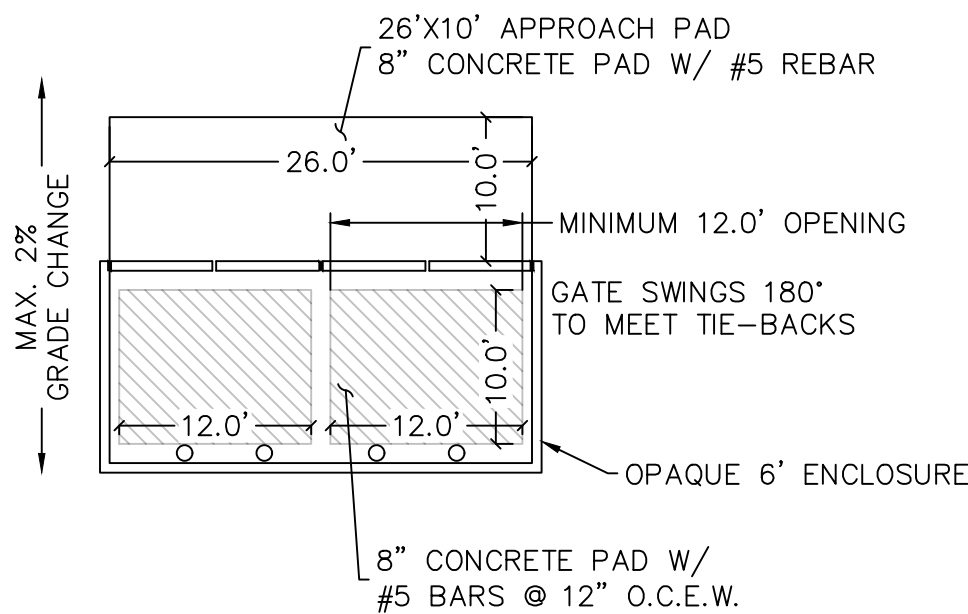
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1R-A & 1R-B
14680/70 ORBCT



DUMPSTER ENCLOSURE DETAIL

N.T.S.

1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

PROPOSED CURB CUT

PER 441/111 DRBCT
APPROXIMATE LOCATION OF A CALLED
0.404- ACRE TRANSMISSION LINE
EASEMENT PER 276/796 DRBCT

PROPOSED DUMPSTER LOCATION

PROPOSED VALLEY GUTTER