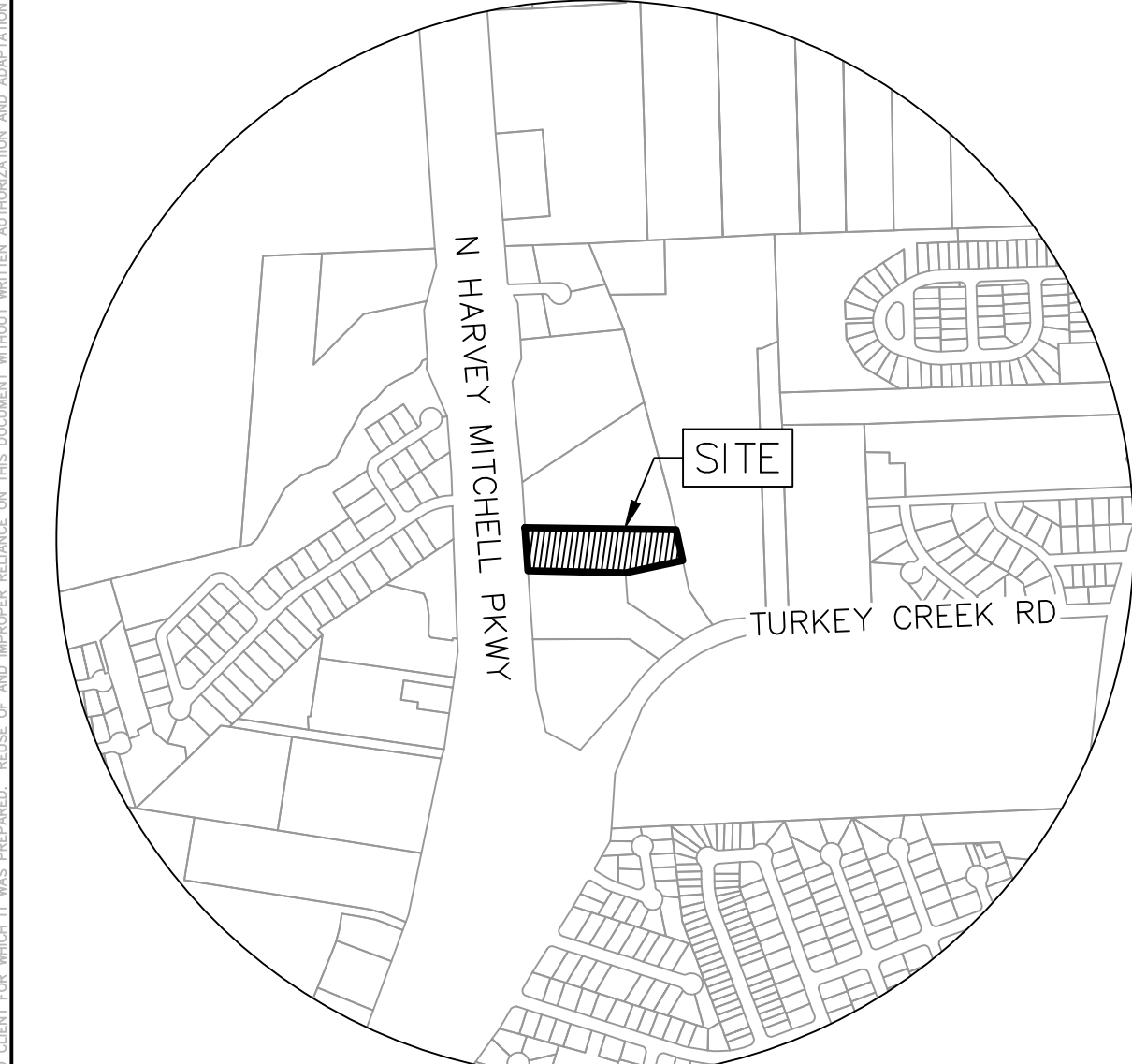


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!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



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.
6. ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE CITY OF BRYAN SIGN ORDINANCE.

IMPERVIOUS AREA ANALYSIS

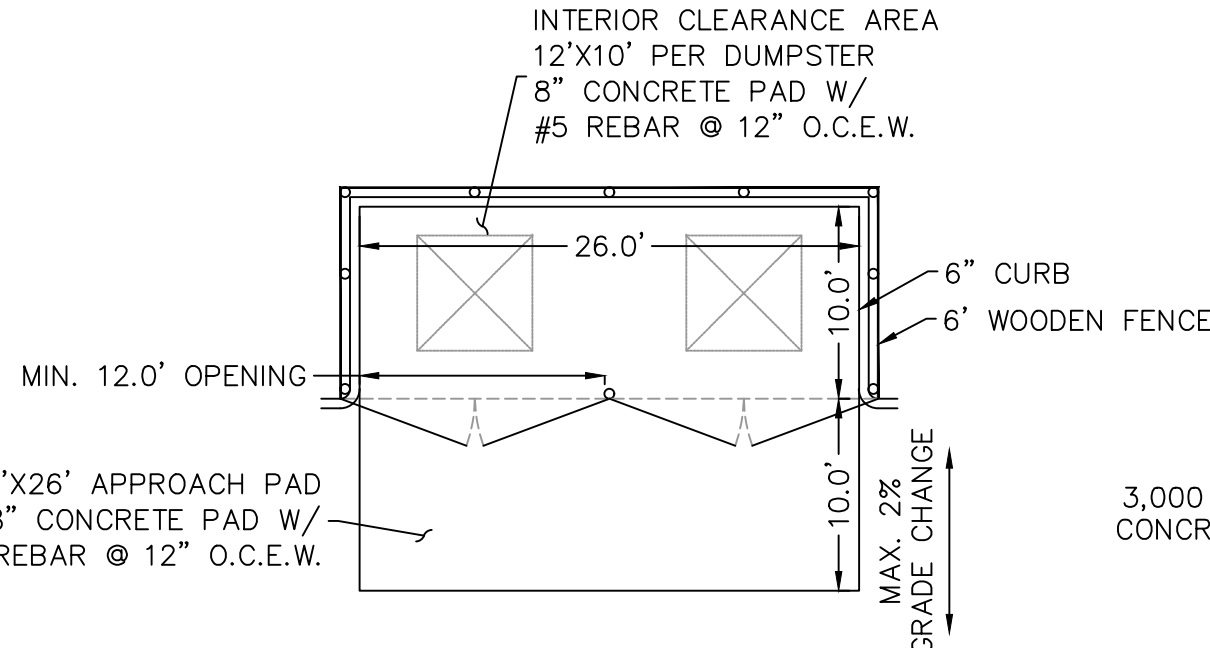
EXISTING		
ASPHALT	=	20,897 SF
CONCRETE	=	25,956 SF
BUILDING	=	29,504 SF
NET TOTAL	=	76,357 SF
PROPOSED		
ASPHALT	=	19,042 SF
CONCRETE	=	27,138 SF
BUILDING	=	29,504 SF
NET TOTAL	=	75,684 SF

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:	
48	STRAIGHT IN PARKING
1	PARALLEL PARKING
3	ADA PARKING W/ VAN ACCESSIBLE
17	BAY DOOR PARKING
69	TOTAL PROVIDED

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
- - -	- - -	EASEMENT
---	---	BUILDING SETBACK
▒	▒	CONCRETE PAVEMENT
▒	▒	ASPHALT PAVEMENT
---	---	GRAVEL
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
⊙	⊙	SEWER CLEAN OUT
⊙	⊙	FIRE HYDRANT
⊙	⊙	WATER METER
⊙	⊙	WATER VALVE
---	---	STORM SEWER LINE
---	---	OVERHEAD ELECTRIC
---	---	POWER POLE
⊙	⊙	SIGN
⊙	⊙	TREE
⊙	⊙	SHRUB



DUMPSTER NOTES:

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.

FENCE NOTES:

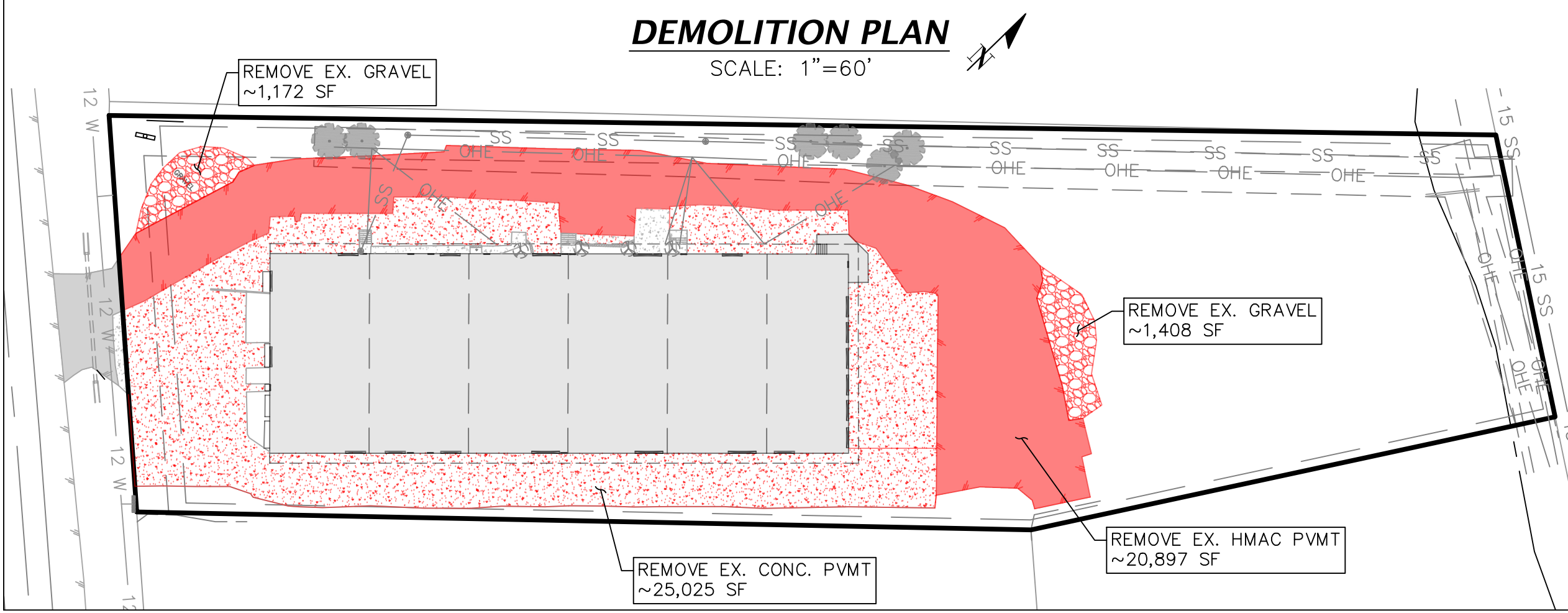
1. ALL FENCE ENCLOSURES SHALL MEET CITY STANDARDS.
2. PICKETS SHALL BE 1X6 DOG EARED, STAINED LEADER ATTACHED WITH GALVANIZED SCREWS.
3. RAILS SHALL BE PRESSURE TREATED 2X4.
4. POSTS SHALL BE METAL POSTS SET IN 3,000 PSI CONCRETE.
5. GATE SHALL HAVE METAL FRAMES AND HAVE A MINIMUM 12' OPENING.

DUMPSTER ENCLOSURE DETAIL

N.T.S.

DEMOLITION PLAN

SCALE: 1"=60'



0 15' 30' 45'

SCALE: 1"=30'

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

CENTER POLE ENGINEERING
BRYAN, TX 77802
(979) 213-6971
TBP@CPENGINEERING.COM

PROJECT NO.	2615	DATE	06/19/2026	DESIGNED BY	TJJ	DRAWN BY	TJJ	CHECKED BY	PRJ
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PRELIMINARY

THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 08/19/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER

C1