

FISH LANDING CENTER

BRYAN, TEXAS

SITE DESIGNER:

R.A.I. DESIGNS, INC.

3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

OWNER:

NATHAN FISH

BRYAN, TEXAS 77802
nathanfish04@gmail.com

SURVEYOR:

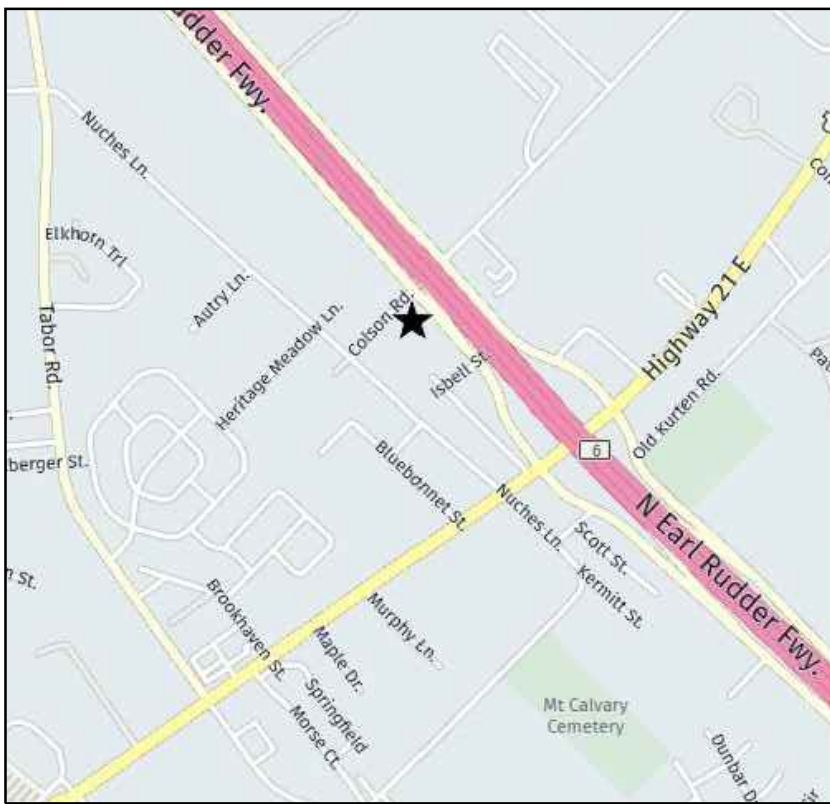
ATM SURVEYING

COLLEGE STATION, TEXAS 77840
(979) 209-9291

CIVIL ENGINEER:

CORDOBA GROUP, LLC

534 RIVERWALK
GARLAND STATION, TEXAS 75040
(496) 325-8800



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION: PROPOSED OFFICE/FLEX
FOR COMMERCIAL USE CENTER.



| BUILDING AREA SUMMARY | |
|-----------------------|------------|
| UNIT 101 | 838 SF |
| UNIT 102 | 819 SF |
| UNIT 103 | 819 SF |
| UNIT 104 | 819 SF |
| UNIT 105 | 838 SF |
| TOTAL LEASE AREA | 4,133 SF |
| STONE-LEDGE | 30 SF |
| PERIMETER | 295'-8" LF |
| TOTAL SLAB | 4,163 SF |

SITE AREA

TOTAL ACREAGE = 0.4393 ACRES

TOTAL SQ. FT. = 19,079 SQ. FT.

BUILDING CODE DATA

| | |
|---------------------------|---|
| BUILDING CODE: | THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS |
| ACCESSIBILITY CODE: | TEXAS ACCESSIBILITY STANDARDS |
| PLUMBING CODE: | THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS |
| MECHANICAL CODE: | THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS |
| ELECTRICAL CODE: | THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS |
| ENERGY CODE: | THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS |
| FIRE PREVENTION CODE: | THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS |
| TYPE OF CONSTRUCTION: | TYPE 2-B |
| OCCUPANCY CLASSIFICATION: | C-3 |
| ZONING CLASSIFICATION: | C-3 |

SHEET INDEX

| | |
|-------------------------------|-------|
| COVER SHEET | S-0.1 |
| EXISTING SITE PLAN | S-0.2 |
| PROPOSED SITE PLAN | S-1.0 |
| B/CS UNIFIED STANDARD DETAILS | S-2.0 |
| B/CS UNIFIED STANDARD DETAILS | S-2.1 |
| LANDSCAPING PLAN | S-3.0 |
| HANDICAP DETAILS | G-1.0 |
| HANDICAP DETAILS | G-1.1 |

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3206 Longmire Dr. A19
College Station, TX 77845
www.raidesigns.com

R.A.I.
DESIGNS, INC.

R.A.I. JOB#:

24-094

PROJECT SITE INFO:

3101 COLSON ROAD
BRYAN, TX 77803
BRAZOS COUNTY
COULTER'S SUB of MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION:

FISH LANDING CENTER

02-11-25

02-19-25

04-15-25

02-02-26

JTR- INITIAL LAYOUT

JTR- SD-2

JTR- SD-2

JTR- 3rd SUBMITTAL SET

SHEET

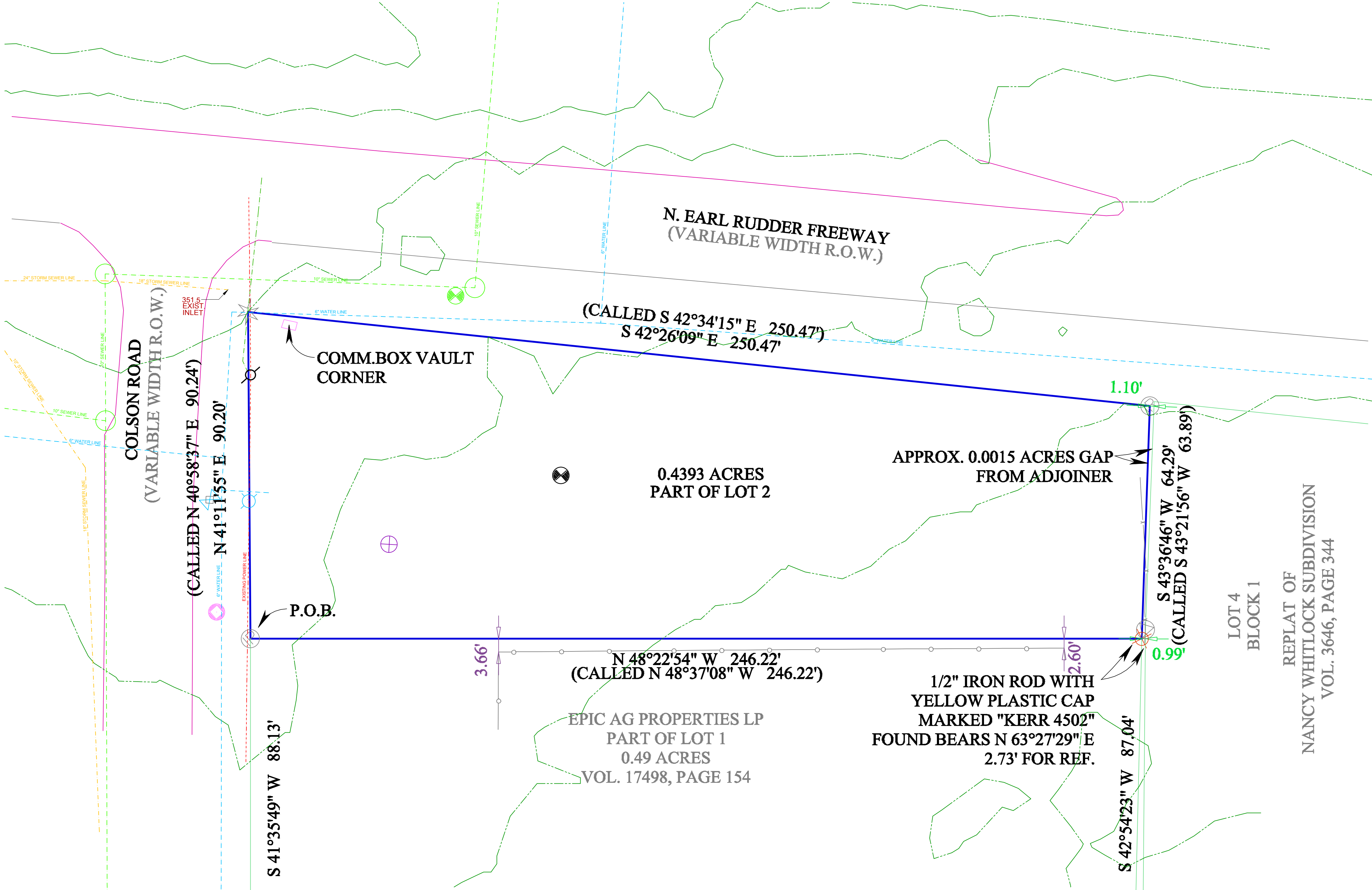
S-0.1

OF

EIGHT



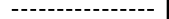














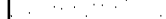

DATE:

02-02-2026



EXISTING SITE PLAN

SCALE: 1/16" = 10'-0" | 01

| SITE LEGEND | | | |
|---|-------------------------------|---|--------------------------------|
|  | PROPERTY LINES |  | EXISTING CONTOUR LINES |
|  | SET BACK / P.U.E. LINES |  | PROPOSED CONTOUR LINES |
|  | WATER LINES |  | STORM SEWER LINES |
|  | SEWER/SAN LINES |  | UTILITY LINES |
|  | POWER LINES (AERIAL) |  | GAS LINES |
|  | POWER LINES (UNDER GROUND) |  | VEHICLE LAY OF HOSE (V.L.O.H.) |
|  | FENCE LINE |  | CONCRETE PAVEMENT |
|  | TREE PROTECTION |  | GROUND COVER |
|  | 6'-0" TALL PRIVACY FENCE |  | GRAVEL |
|  | FIRE HYDRANT (EXISTING) | | |

NOTES

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K.A.I. JOB#:

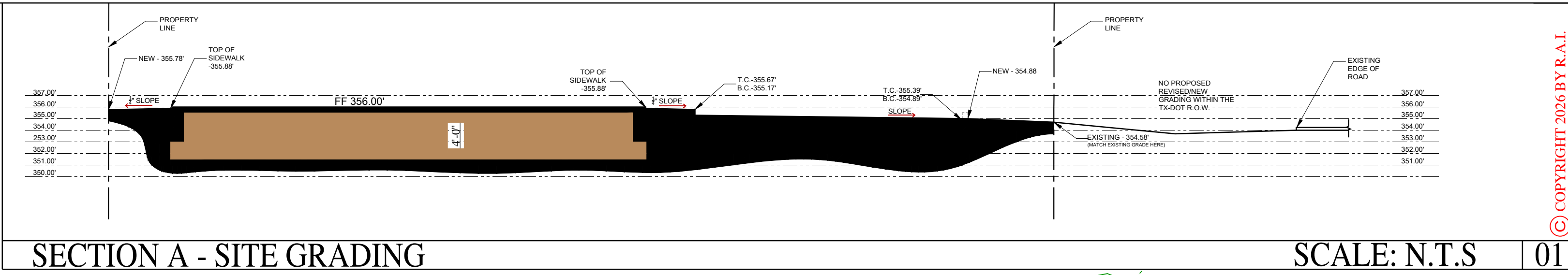
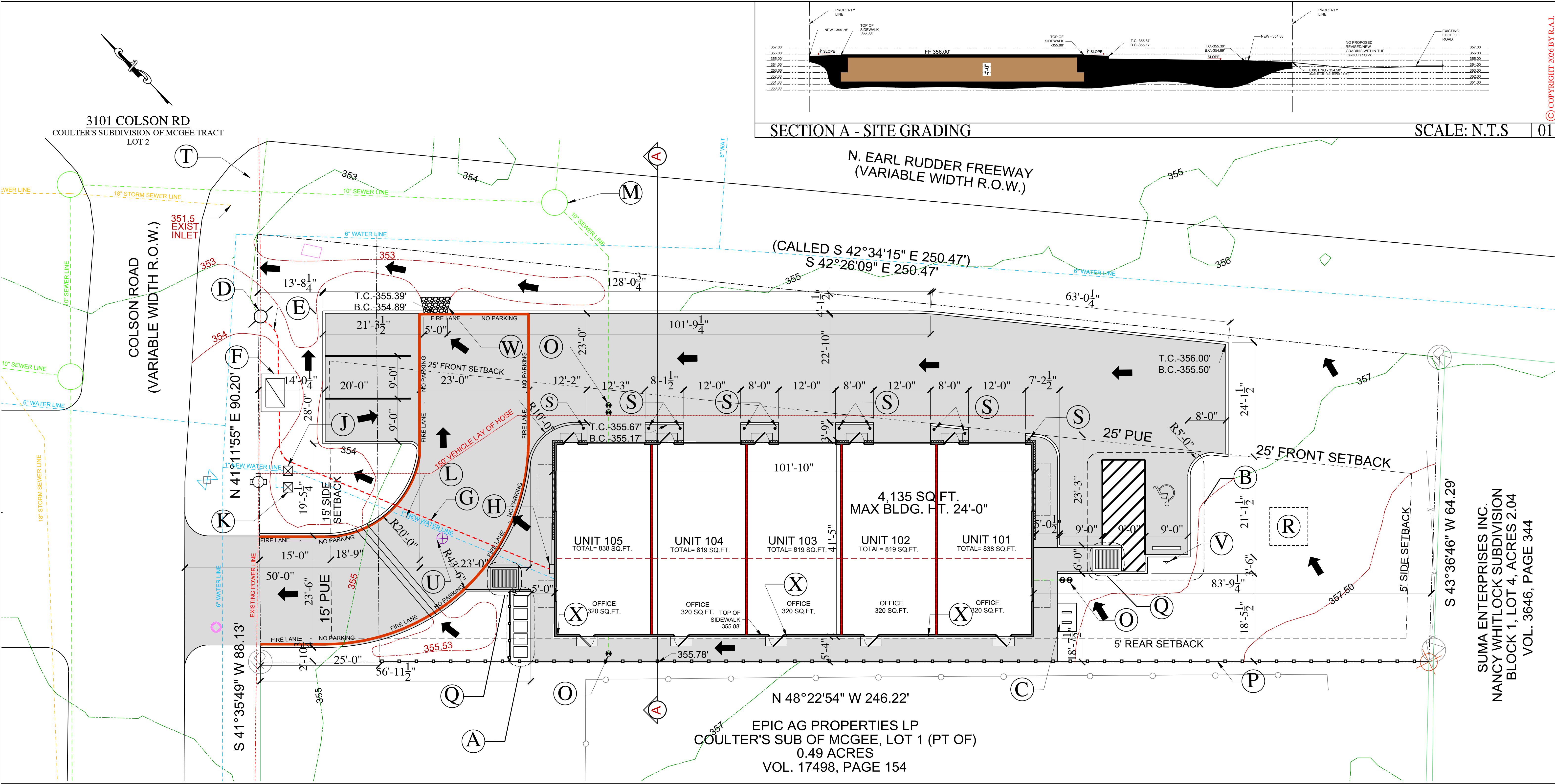
3101 COLSON ROAD
BRYAN, TX 77803
BRAZOS COUNTY
COULTER'S SUB of MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION.

FISH LANDING CENTER

| | |
|------------------------|----------|
| JTR- INITIAL LAYOUT | 02-11-25 |
| JTR- SD-2 | 02-19-25 |
| JTR- SD-2 | 04-15-25 |
| JTR- 3rd SUBMITTAL SET | 02-02-26 |
| | |

SHEET: **S-0.2**
OF: **EIGHT**
DATE:



PROPOSED SITE PLAN - "A"

SCALE: 1" = 10'-0" | 01

| SITE NOTES | |
|---|--|
| 1. THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014. | |
| 2. FOR UTILITY NOTIFICATION CONTACT BTU - (979)821-5700 CITY OF BRYAN - (979) 209-5900 | |
| 3. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED. | |
| 4. 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. | |
| 5. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME. | |
| 6. THIS PROPERTY IS ZONED FOR COMMERCIAL DISTRICT (C-3). | |
| 7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. | |
| 8. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. | |
| 9. NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED. | |
| 10. SIGNAGE TO BE INCLUDED WITH SEPARATE PERMIT. | |
| 11. ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ROOFTOP. | |
| 12. THE BACK WALL OF THE BUILDING WILL BE A 1-HOUR RATED WALL DUE TO THE PROXIMITY TO THE PROPERTY LINE. | |

| SITE LEGEND | | | |
|-------------|----------------------------|--|--------------------------------|
| | PROPERTY LINES | | EXISTING CONTOUR LINES |
| | SET BACK / P.U.E. LINES | | PROPOSED CONTOUR LINES |
| | WATER LINES | | STORM SEWER LINES |
| | SEWER/SAN LINES | | UTILITY LINES |
| | POWER LINES (AERIAL) | | GAS LINES |
| | POWER LINES (UNDER GROUND) | | VEHICLE LAY OF HOSE (V.L.O.H.) |
| | FENCE LINE | | CONCRETE PAVEMENT |
| | TREE PROTECTION | | GROUND COVER |
| | 6'-0" TALL PRIVACY FENCE | | GRAVEL |
| | FIRE HYDRANT (EXISTING) | | |

| SITE SCHEDULE | |
|--|---|
| TAG | ITEM |
| Ⓐ | 4'-4"x14'-7" PAD w/ SCREENING ON SIDES FOR 5 95-GALLON ROLL-OUT BINS. |
| Ⓑ | SEE HANDICAP PARKING & SIGNAGE DETAILS - SHEET G-1.1 & S-2.1/02 |
| Ⓒ | BIKE RACK 4'-0"x6'-0" PAD - SHEET S-2.0 |
| Ⓓ | ELECT. - POWER POLE w/ NEW UNDERGROUND CONNECTIONS |
| Ⓔ | ELECT. - PRIMARY ELECT. SERVICE: 2'-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER) |
| Ⓕ | ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN) |
| Ⓖ | ELECT. - SECONDARY SERVICE: 3'-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER) |
| Ⓗ | ELECT. - METER BOX |
| Ⓙ | WATER - EXISTING (1)1" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE |
| Ⓚ | WATER - (1)1" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE |
| Ⓛ | WATER - EXISTING 1" WATER METER & MAIN SERVICE(RESET) |
| Ⓜ | SEWER - EXISTING SEWER MAN-HOLE |
| Ⓝ | SEWER - NEW 4" SANITARY SEWER LINE |
| Ⓟ | SEWER - CLEAN-OUT (TYPICAL) |
| Ⓠ | NEW 6'-0" TALL WOOD OPAQUE SCREENING |
| Ⓡ | SEE HANDICAP RAMP DETAILS - SHEET G-1.0 & S-2.1/02. |
| Ⓢ | CONCRETE WASH-OUT & DEBRIS AREA |
| Ⓣ | PIPE BOLLARD |
| Ⓤ | EXISTING CULVERT |
| Ⓡ | REMOVE AND CAP EXISTING GAS LINE |
| Ⓢ | HANDICAP PARKING SIGN MOUNTED ON POLE |
| Ⓣ | CURB CUT WITH RIPRAP |
| Ⓤ | BACK WALL OF BUILDING TO BE A 1-HOUR RATED WALL. |
| NOTE: ALL SITE DETAILS TO MEET B/C'S U.D.O. REQUIREMENTS. ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS. | |

| PARKING RATIO CALCULATIONS | |
|---|--|
| GROSS AREA = 4,135 SQ.FT. | |
| (office) 1.00 X PER 300 SQ.FT. | |
| SPACES REQUIRED | |
| (warehouse) 1.00 X PER 2,000(max) SQ.FT. | |
| SPACES REQUIRED | |
| Office: $\frac{300}{4135} = 5.3$ | |
| Warehouse: $\frac{2000}{4135} = 2.5$ | |
| 5.3+2.5=7.8 | |
| (8) SPACES REQUIRED | |
| (10) SPACES PROVIDED | |
| IMPERVIOUS COVER CALCULATIONS | |
| TOTAL SITE SQ. FT. = 19,079 | |
| TOTAL IMPERVIOUS MATERIAL = 8,580 SQ. FT. | |
| TOTAL BUILDING SLAB SQ. FT. = 4,135 SQ. FT. | |
| 45% TOTAL IMPERVIOUS COVER | |
| BUILDING AREA SUMMARY | |
| TOTAL BUILDING SQ. FT. = 4,134 SQ. FT. | |
| BUILDING HEIGHT = 23' - 6" | |

PROJECT SITE INFO:

3101 COLSON ROAD
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BRAZOS COUNTY
COULTER'S SUB OF MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION:

FISH LANDING CENTER

JTR- INITIAL LAYOUT

JTR- SD-2

JTR- SD-2

JTR- 3rd SUBMITTAL SET

SHEET
S-1.0
OF
EIGHT

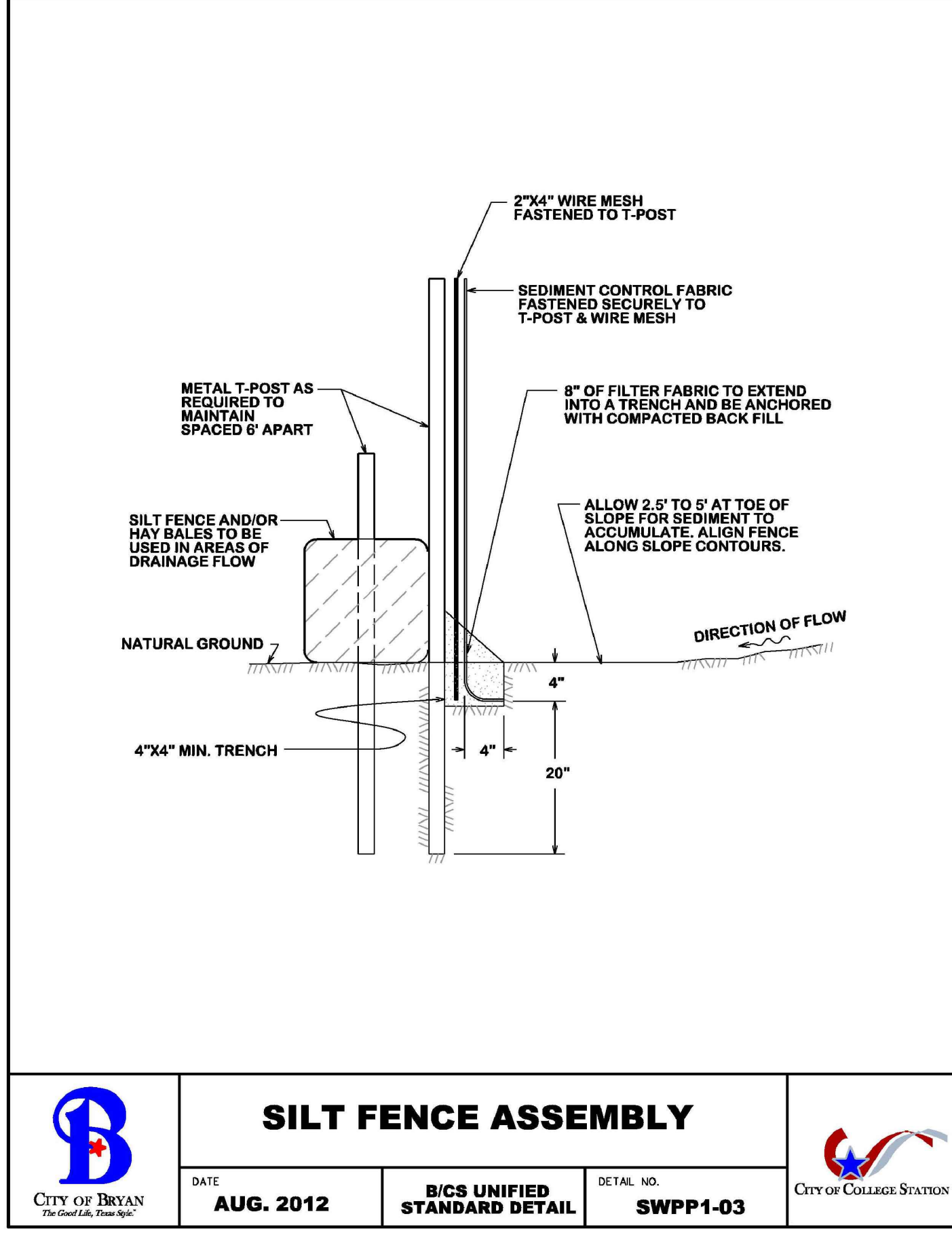
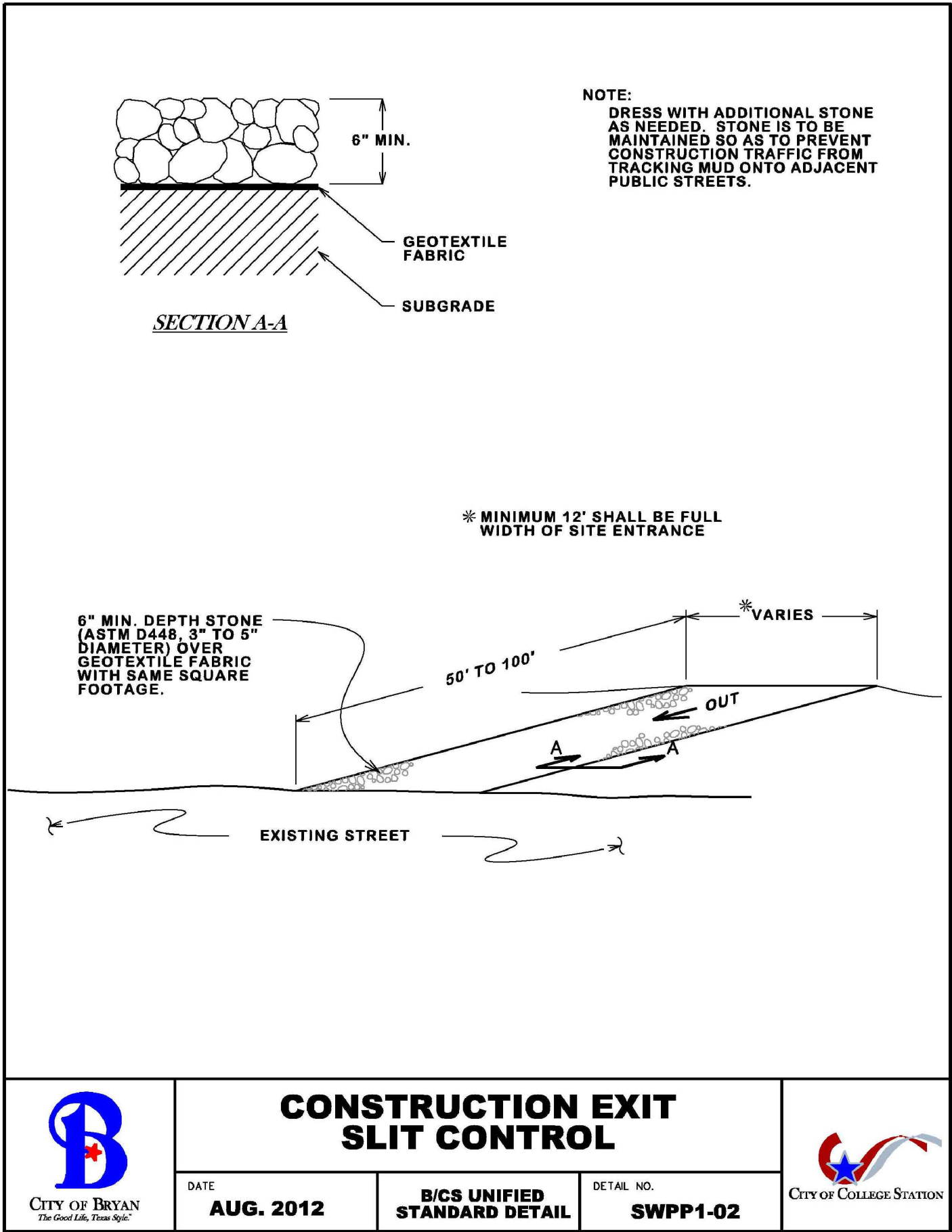
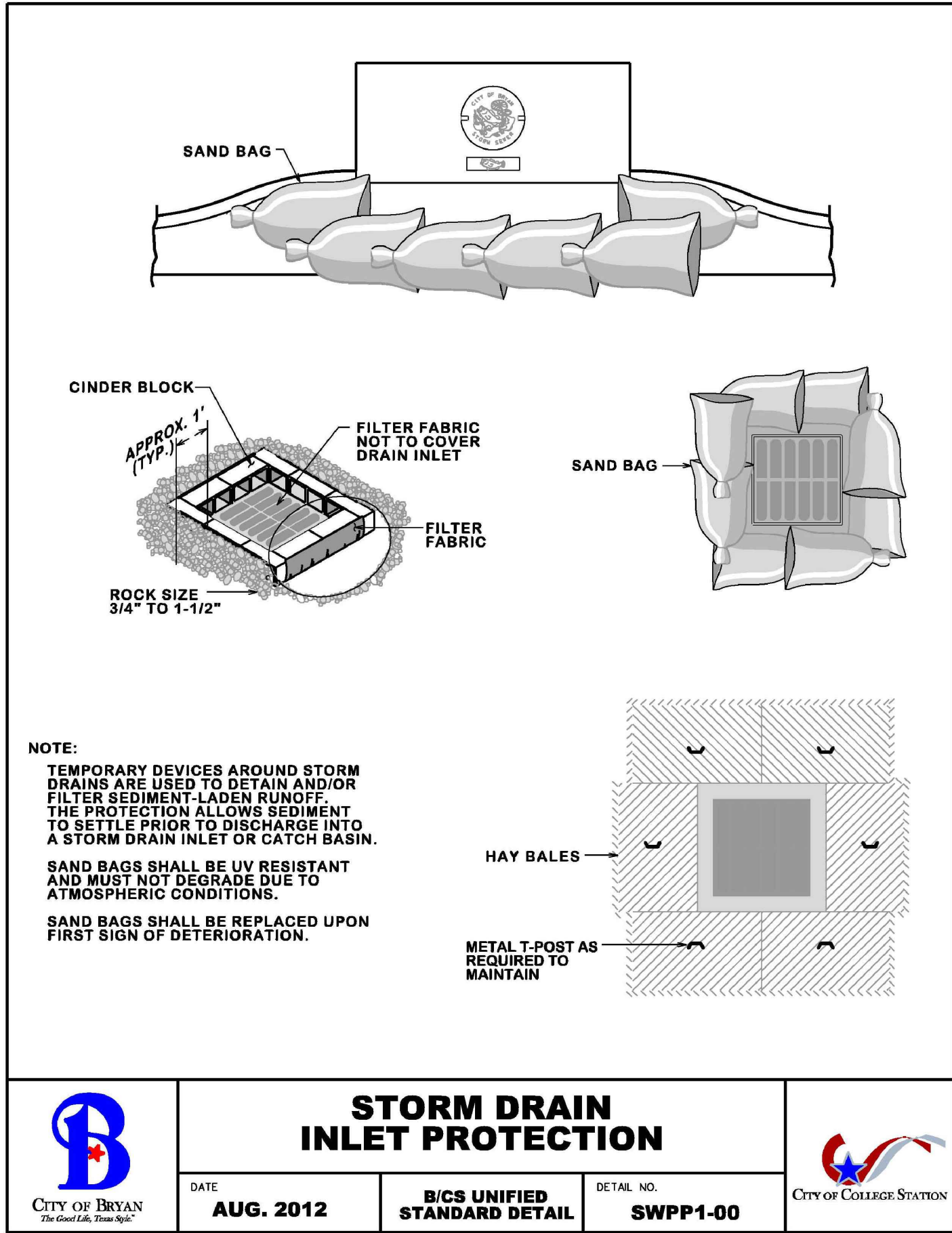
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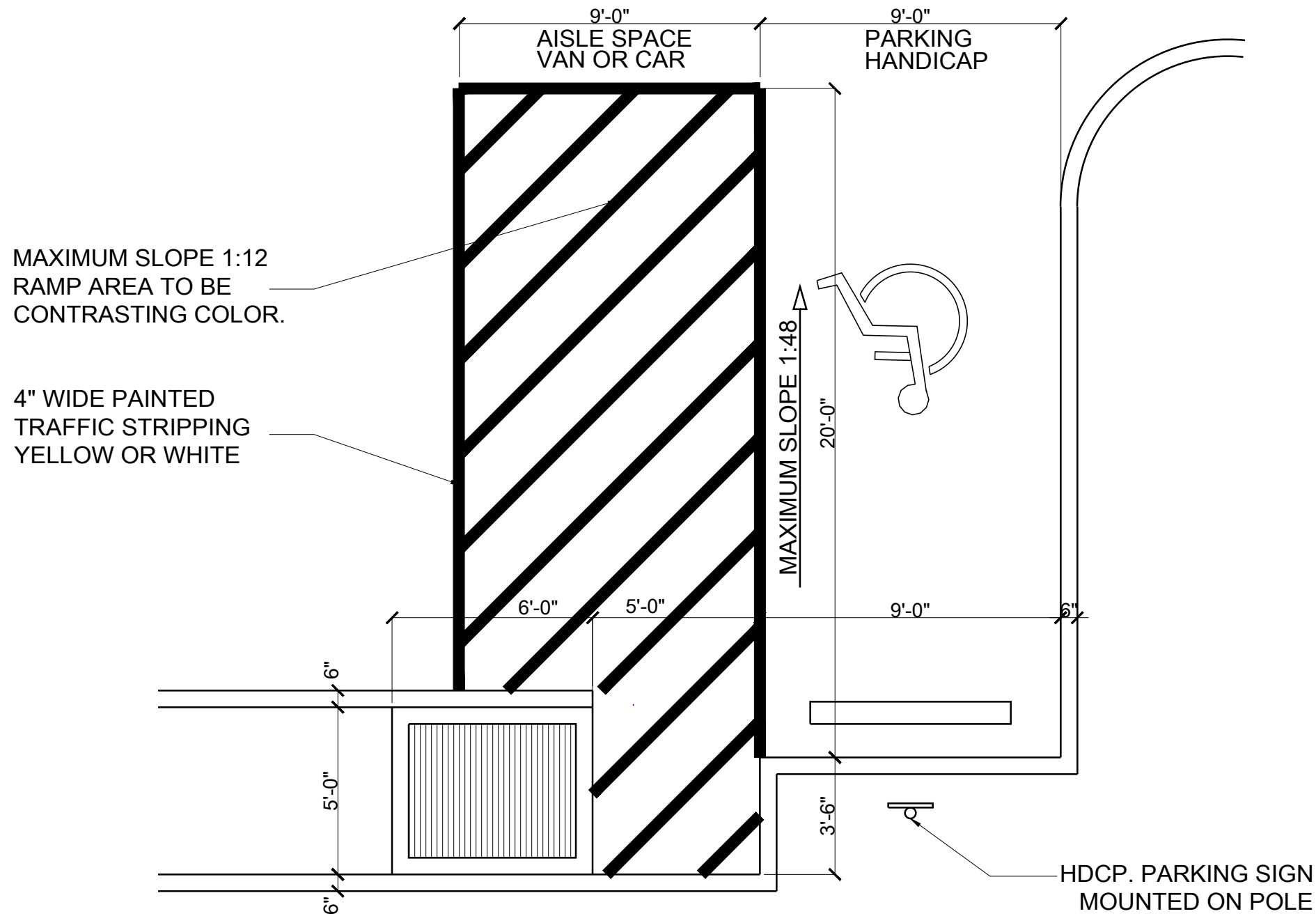
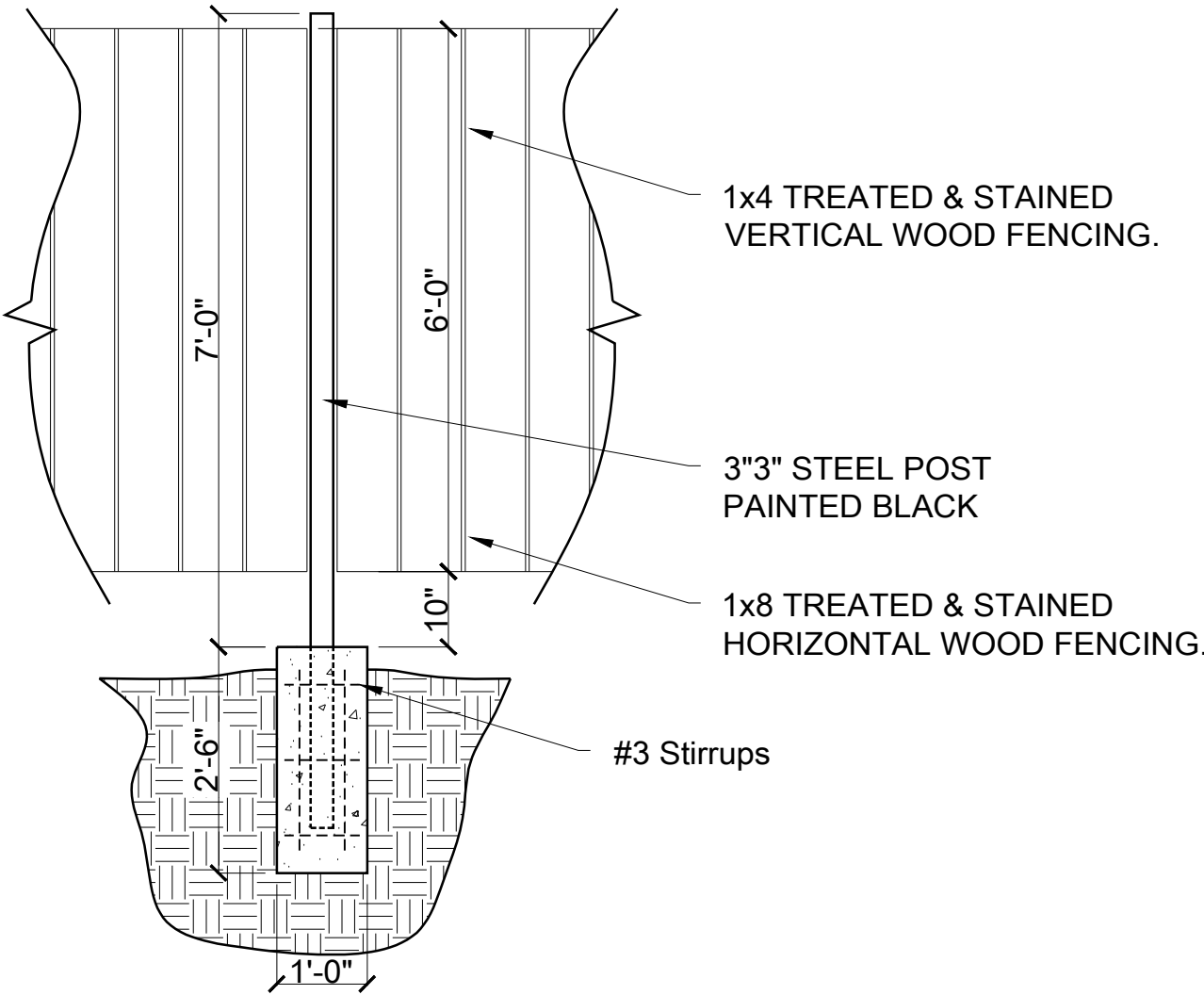
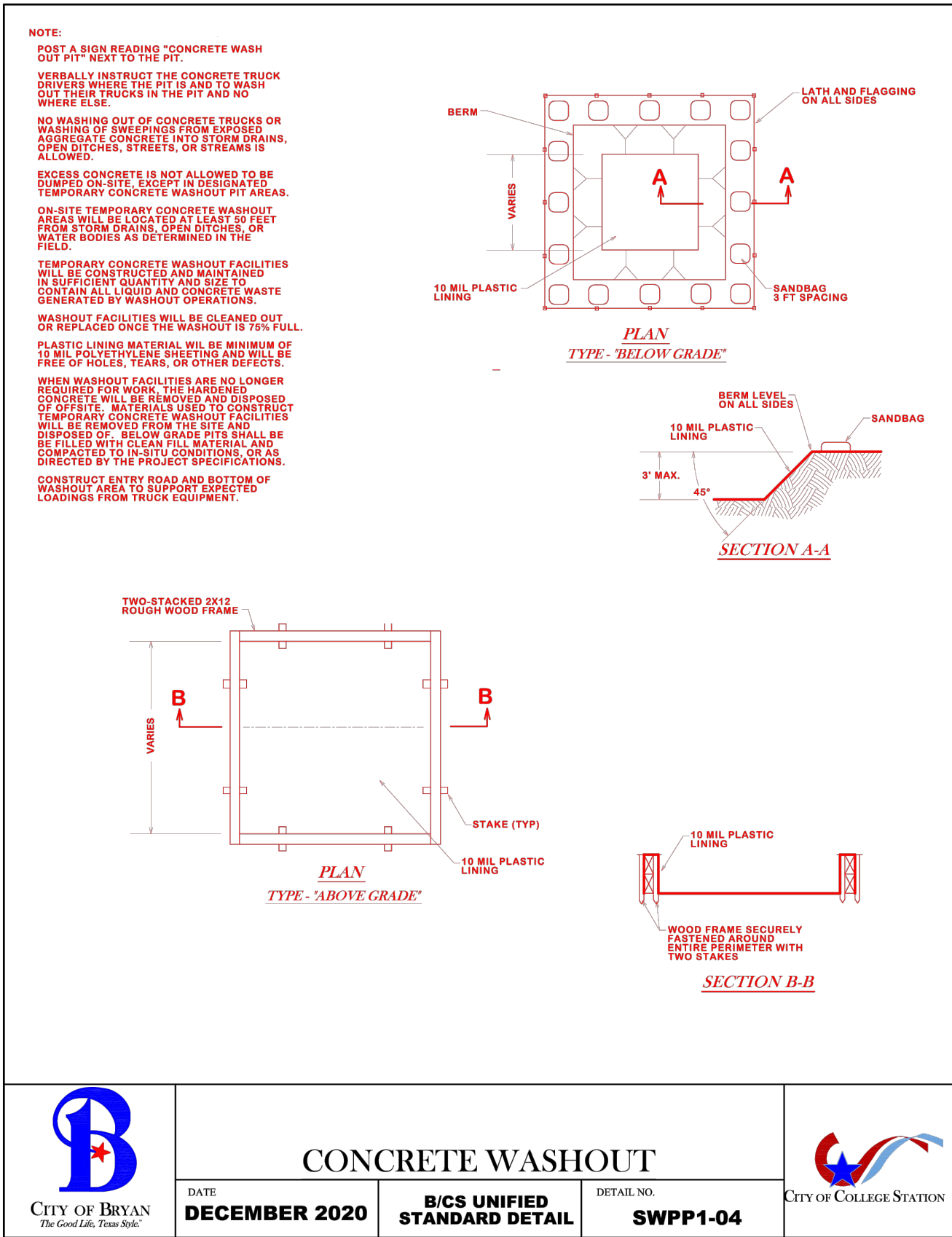
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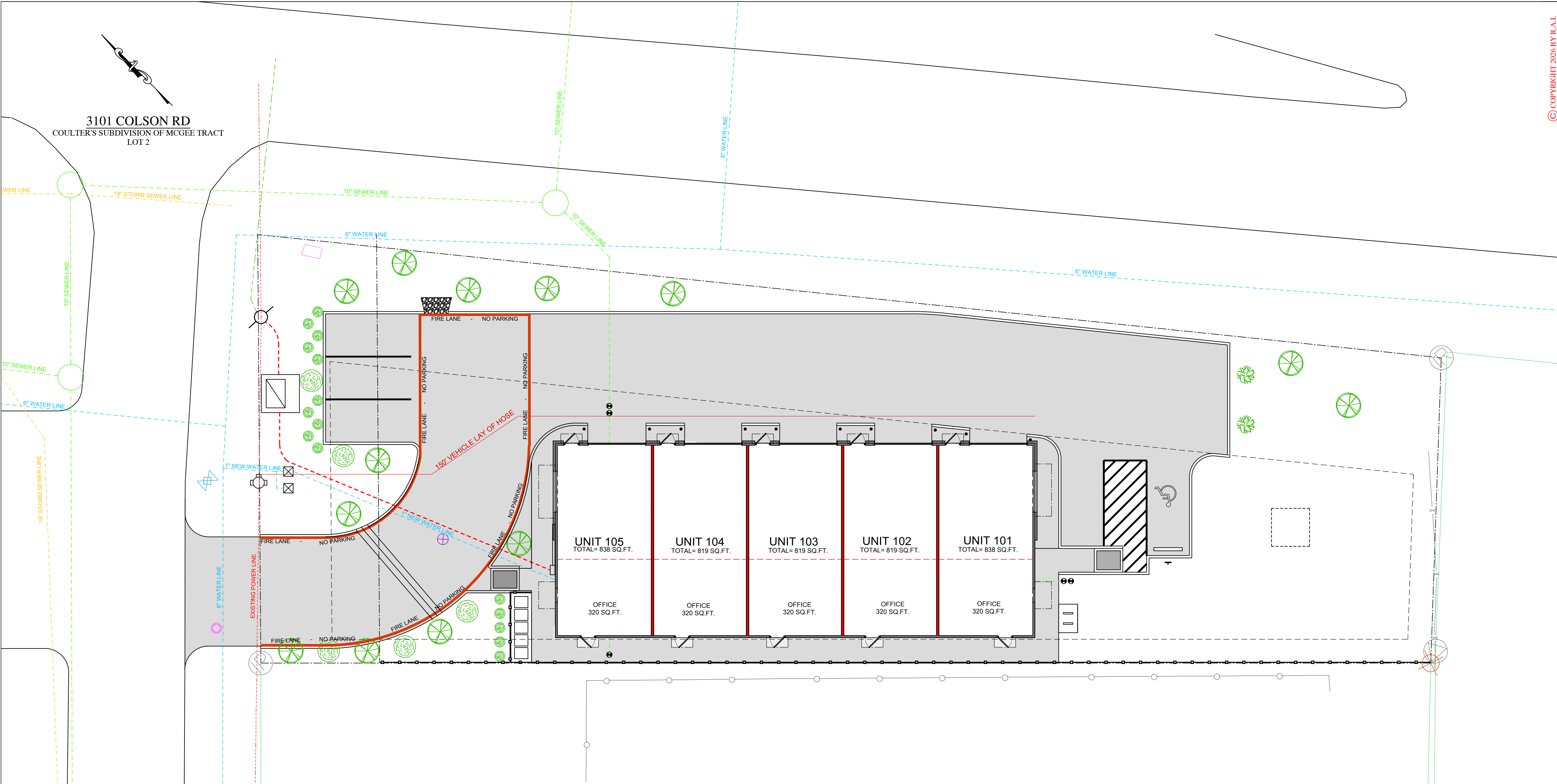
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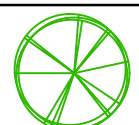
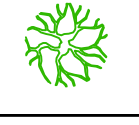
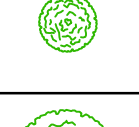

STORM WATER PROTECTION DETAILS SCALE: N.T.S. | 01





LANDSCAPING PLAN

SCALE: 1" = 10'-0" | 01

| PROPOSED LANDSCAPING SCHEDULE | | | | | | | | |
|---|---------------|---------------------|---------------------|-----------------|---------------------|-----------|-------------|--------------|
| SYMBOL | NO. OF PLANTS | SIZE | BOTANICAL NAME | COMMON NAME | TYPE | NOTES | POINTS EACH | TOTAL POINTS |
|  | 13 | 8"or HIGHER CALIPER | QUERCUS VIGINIANA | LIVE OAK | NEW CANOPY TREE | 30 GALLON | 200 | 2600 |
|  | 2 | 2"TO 4" CALIPER | QUERCUS VIGINIANA | CRAPE MYRTLE | NEW NON-CANOPY TREE | | 150 | 300 |
|  | 14 | 2-15 Gal | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | NEW SHRUB | SCREENING | 10 | 140 |
|  | 6 | 2-15 Gal | MISCANTHUS SINENSIS | MAIDEN GRASS | NEW SHRUB | 5 GALLON | 10 | 60 |
| TOTAL | | | | | | | | 3,100 |

| LANDSCAPING REQUIREMENTS |
|---|
| TOTAL SQUARE FEET OF THE SITE = 19,079 19,079 x 15%= 2,862 |
| THERE ARE A TOTAL OF 2,862 LANDSCAPING POINT REQUIRED FOR THIS PROJECT. |
| TOTAL PROVIDED 3,100. |
| THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED. |

- ALL PLANTINGS PROPOSED ARE TO BE NEW PLANTINGS. NO EXISTING TREES ARE USED IN OUR LANDSCAPING CALCULATIONS.
- THE NEW PROPOSED IRRIGATION PLAN WILL BE A DIFFERED SUBMITTAL.

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COULTER'S SUB of MCGEE, LOT 2 (PT OF)

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FISH LANDING CENTER

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|---|------------------------|----------|
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| | JTR- SD-2 | 02-19-25 |
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