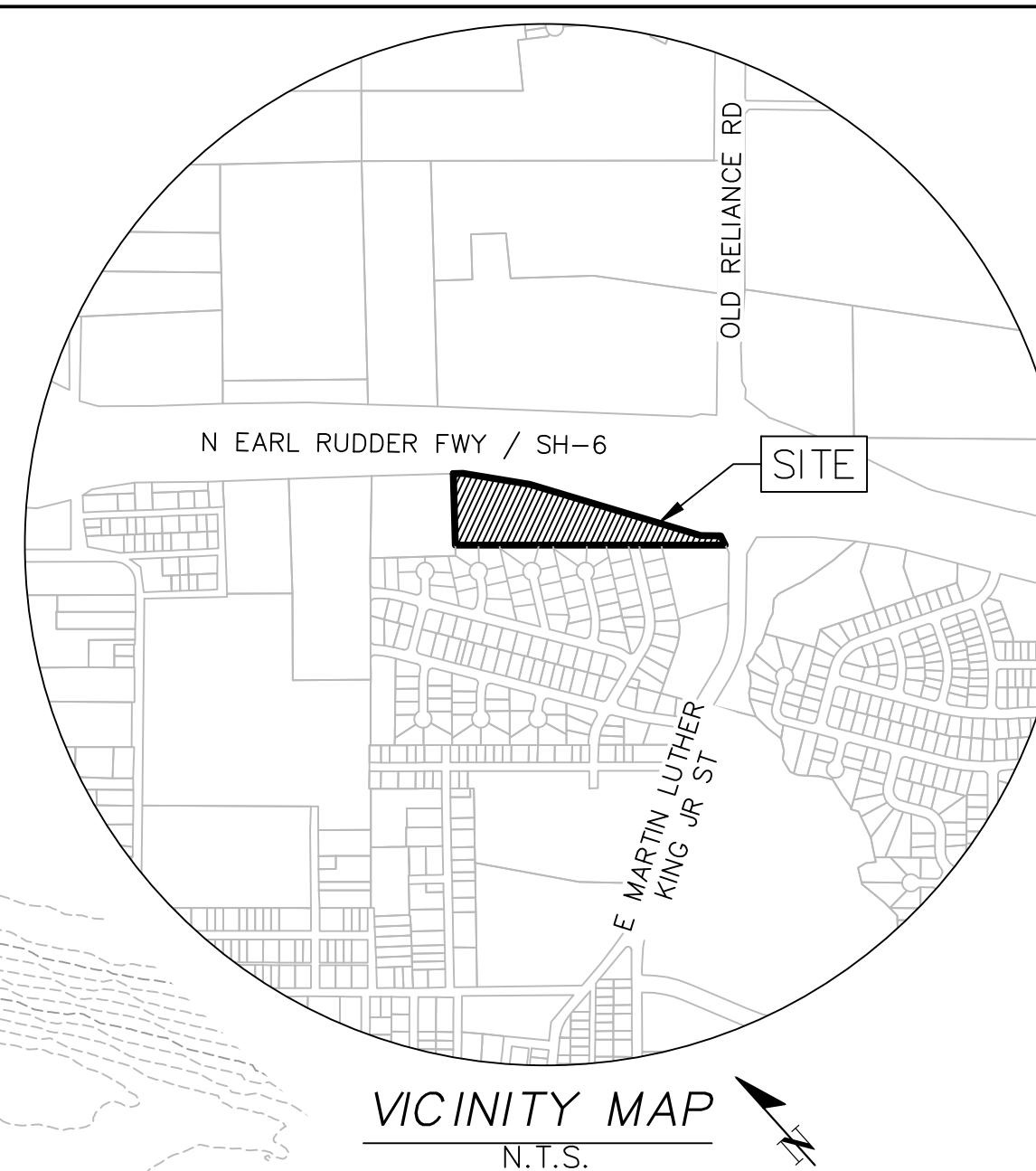




!!! CAUTION !!!

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

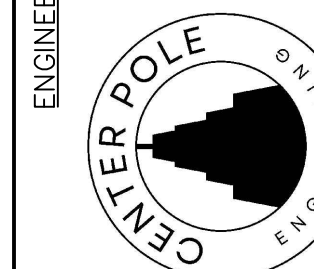
PRATT HOMES SH-6

CEDAR BREAKS BLOCK 1 LOT 1
STATE HWY 6
BRYAN, TX 77803

SITE PLAN

INFORMATION

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



PROJECT NO.	2524
DATE	02/10/2026
DESIGNED BY	TJJ
DRAWN BY	TJJ

PRELIMINARY
THIS DRAWING IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF TAYLOR J.
K. JORDAN, P.E. 135826
ON 2/10/2026. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING,

SHEET NUMBER

GENERAL NOTES

1. DEVELOPER: PRATT HOMES
2. CURRENT ZONING: COMMERCIAL DISTRICT (C-3)
3. TOTAL LOT ACREAGE: 8.581 ACRES
4. PROPOSED USE: MANUFACTURED HOME RETAIL FACILITY
5. 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 TXGEO AND ARE APPROXIMATE.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
7. 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.
8. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
9. WHEN 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.
10. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
11. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

LANDSCAPING NOTES

1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMOUDA 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	= 71,840 SF
BUILDINGS	= 31,660 SF
<hr/>	
NET TOTAL	= 103,500 SF

REQUIRED LANDSCAPING:

103,500 SF X 15% = 15,525 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES
15,525 SF X 50% = 7,763 SF REQUIRED

PROVIDED LANDSCAPING:

40 CANOPY TREES @ 250 SF	=	10,000 SF
40 NON-CANOPY TREES @ 100 SF	=	4,000 SF
163 SHRUBS @ 10 SF	=	1,630 SF

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 (RHAPHIOLEPS INDICA)	10

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
<hr/>	
27	TOTAL PROVIDED

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