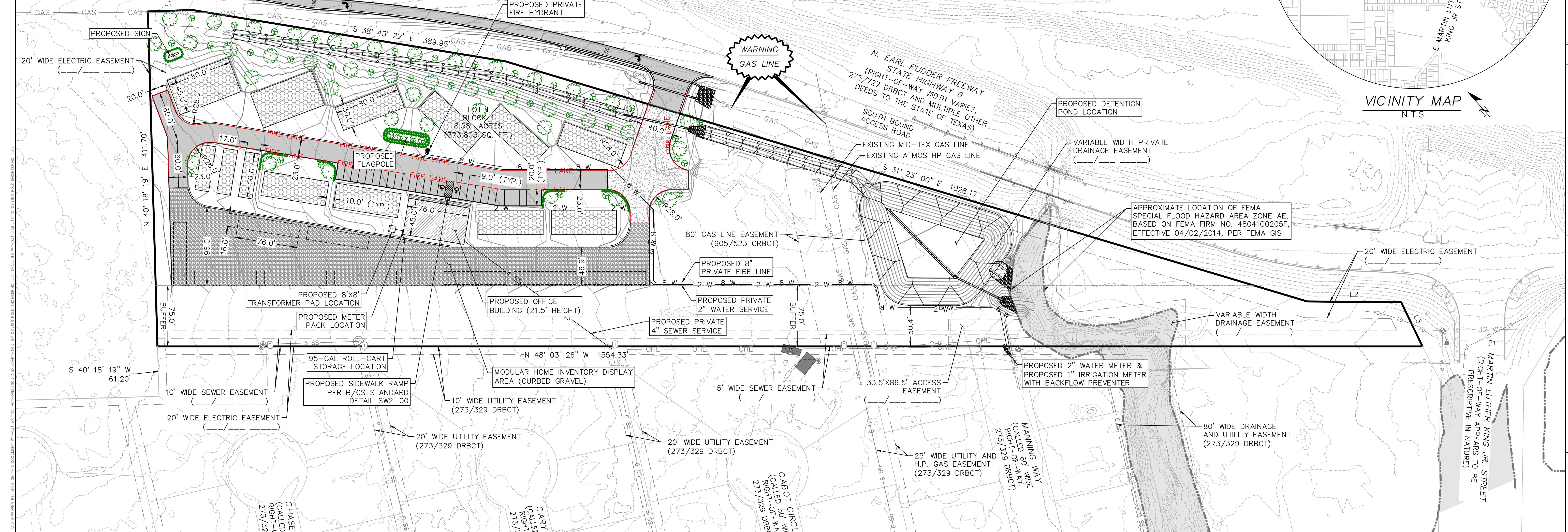




!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.
Know what's below.
Call before you dig.



PROJECT INFORMATION
PRATT HOMES SH-6
CEDAR BREAKS BLOCK 1 LOT 1
STATE HWY 6
BRYAN, TX 77803

SITE PLAN

GENERAL NOTES	LANDSCAPING ANALYSIS	PARKING ANALYSIS	LEGEND	ENGINEER INFORMATION																																																																																					
<p>1. DEVELOPER: PRATT HOMES</p> <p>2. CURRENT ZONING: COMMERCIAL DISTRICT (C-3)</p> <p>3. TOTAL LOT ACREAGE: 8.581 ACRES</p> <p>4. PROPOSED USE: MANUFACTURED HOME RETAIL FACILITY</p> <p>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 TXGIO AND ARE APPROXIMATE.</p> <p>6. EXISTING UTILITIES SHOWN ARE APPROXIMATE.</p> <p>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.</p> <p>8. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.</p> <p>9. 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.</p> <p>10. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.</p> <p>11. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.</p> <p>LANDSCAPING NOTES</p> <p>1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.</p> <p>2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.</p> <p>3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.</p> <p>4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.</p>	<p>CONSTRUCTION ACTIVITIES:</p> <table border="1"> <tr> <td>PARKING & PAVEMENT</td> <td>= 71,840 SF</td> </tr> <tr> <td>BUILDINGS</td> <td>= 31,660 SF</td> </tr> <tr> <td>NET TOTAL</td> <td>= 103,500 SF</td> </tr> </table> <p>REQUIRED LANDSCAPING:</p> <p>15% OF DEVELOPED AREA SHALL BE LANDSCAPED $103,500 \text{ SF} \times 15\% = 15,525 \text{ SF REQUIRED}$</p> <p>50% LANDSCAPE AREA SHALL HAVE TREES $15,525 \text{ SF} \times 50\% = 7,763 \text{ SF REQUIRED}$</p> <p>PROVIDED LANDSCAPING:</p> <table border="1"> <tr> <td>40 CANOPY TREES @ 250 SF</td> <td>= 10,000 SF</td> </tr> <tr> <td>40 NON-CANOPY TREES @ 100 SF</td> <td>= 4,000 SF</td> </tr> <tr> <td>163 SHRUBS @ 10 SF</td> <td>= 1,630 SF</td> </tr> <tr> <td>TOTAL PROVIDED</td> <td>= 15,630 SF</td> </tr> </table>	PARKING & PAVEMENT	= 71,840 SF	BUILDINGS	= 31,660 SF	NET TOTAL	= 103,500 SF	40 CANOPY TREES @ 250 SF	= 10,000 SF	40 NON-CANOPY TREES @ 100 SF	= 4,000 SF	163 SHRUBS @ 10 SF	= 1,630 SF	TOTAL PROVIDED	= 15,630 SF	<p>IMPROVEMENTS:</p> <table border="1"> <tr> <td>3,420 SF</td> <td>PROPOSED OFFICE SPACE</td> </tr> </table> <p>REQUIRED PARKING:</p> <table border="1"> <tr> <td>12 (1 SPACE PER 300 SF OF OFFICE)</td> </tr> </table> <p>PROVIDED PARKING:</p> <table border="1"> <tr> <td>25 STRAIGHT IN PARKING</td> </tr> <tr> <td>2 ADA PARKING W/ VAN ACCESSIBLE</td> </tr> <tr> <td>27 TOTAL PROVIDED</td> </tr> </table>	3,420 SF	PROPOSED OFFICE SPACE	12 (1 SPACE PER 300 SF OF OFFICE)	25 STRAIGHT IN PARKING	2 ADA PARKING W/ VAN ACCESSIBLE	27 TOTAL PROVIDED	<p>LEGEND</p> <table border="1"> <thead> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>PROPERTY BOUNDARY</td> </tr> <tr> <td></td> <td></td> <td>LOT LINE</td> </tr> <tr> <td></td> <td></td> <td>EASEMENT</td> </tr> <tr> <td></td> <td></td> <td>BUILDING SETBACK</td> </tr> <tr> <td></td> <td></td> <td>CONCRETE PAVEMENT</td> </tr> <tr> <td></td> <td></td> <td>ASPHALT PAVEMENT</td> </tr> <tr> <td></td> <td></td> <td>GRAVEL</td> </tr> <tr> <td></td> <td></td> <td>MAJOR CONTOUR</td> </tr> <tr> <td></td> <td></td> <td>MINOR CONTOUR</td> </tr> <tr> <td></td> <td></td> <td>6 SS</td> </tr> <tr> <td></td> <td></td> <td>6 SS</td> </tr> <tr> <td></td> <td></td> <td>SEWER LINE, SIZE NOTED</td> </tr> <tr> <td></td> <td></td> <td>SEWER MANHOLE</td> </tr> <tr> <td></td> <td></td> <td>SEWER CLEAN OUT</td> </tr> <tr> <td></td> <td></td> <td>WATER LINE, SIZE NOTED</td> </tr> <tr> <td></td> <td></td> <td>WATER HYDRANT</td> </tr> <tr> <td></td> <td></td> <td>WATER METER</td> </tr> <tr> <td></td> <td></td> <td>POWER POLE</td> </tr> <tr> <td></td> <td></td> <td>GUY WIRE</td> </tr> <tr> <td></td> <td></td> <td>STREET LIGHT</td> </tr> <tr> <td></td> <td></td> <td>SIGN</td> </tr> </tbody> </table>	EXISTING	PROPOSED			PROPERTY BOUNDARY			LOT LINE			EASEMENT			BUILDING SETBACK			CONCRETE PAVEMENT			ASPHALT PAVEMENT			GRAVEL			MAJOR CONTOUR			MINOR CONTOUR			6 SS			6 SS			SEWER LINE, SIZE NOTED			SEWER MANHOLE			SEWER CLEAN OUT			WATER LINE, SIZE NOTED			WATER HYDRANT			WATER METER			POWER POLE			GUY WIRE			STREET LIGHT			SIGN	<p>PROJECT NO. 2524 DATE 02/10/2026 DESIGNED BY TJI DRAWN BY TJI CHECKED BY PRJ</p> <p>THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTER- VIEW WITH THE AUTHORITY OF TAYLOR ON 2/10/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.</p> <p>SHEET NUMBER C8</p>
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