

# 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:

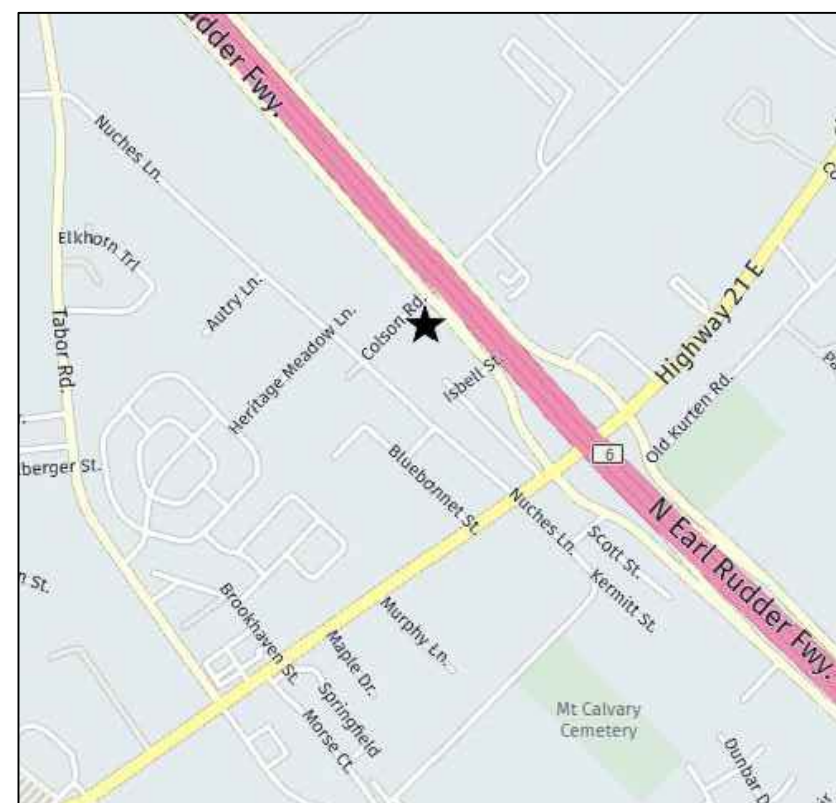
## ATM SURVEYING

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

© COPYRIGHT 2026 BY R.A.I.

(979) 846-3366  
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

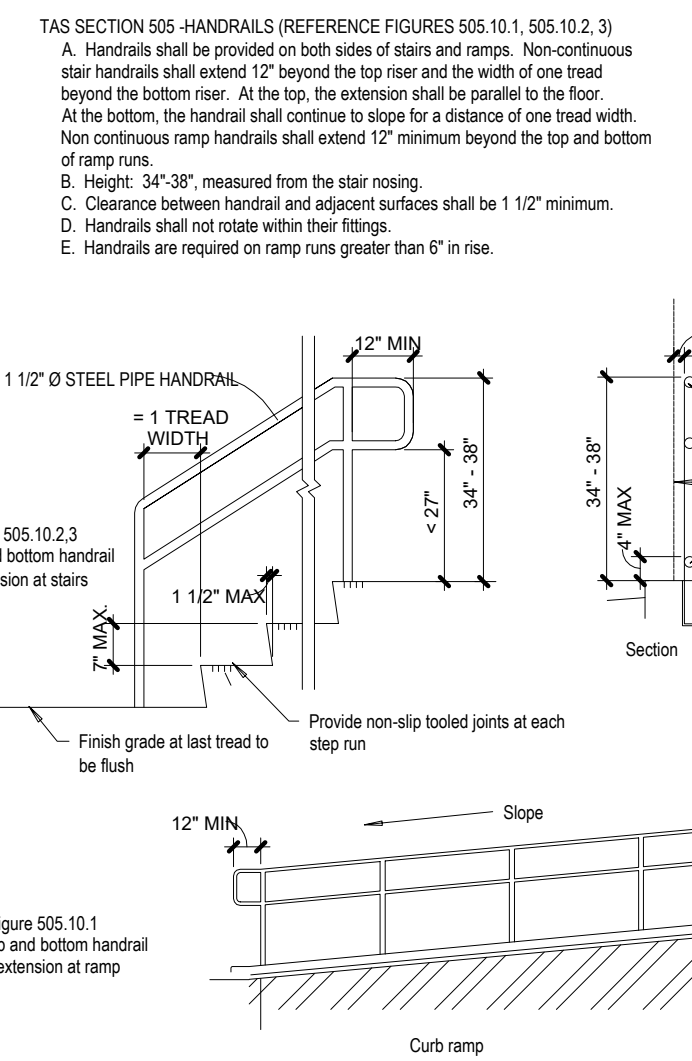
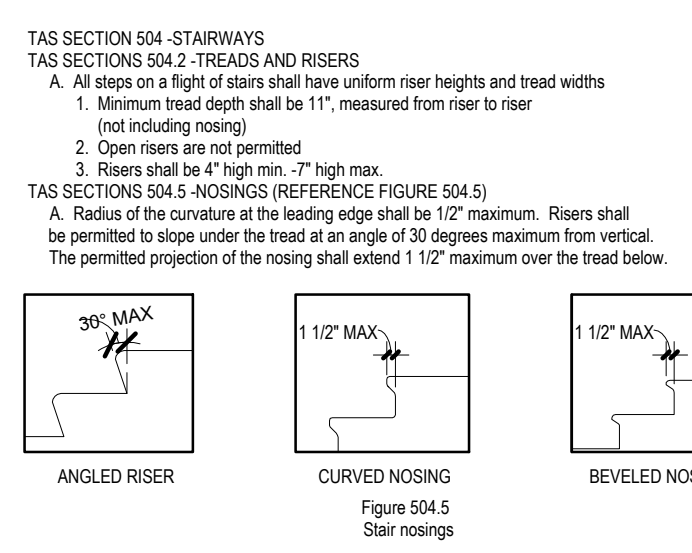
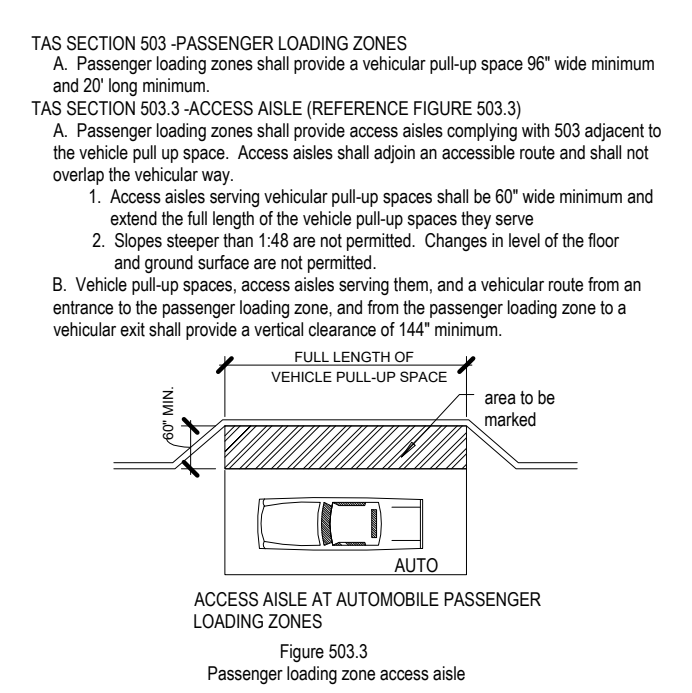
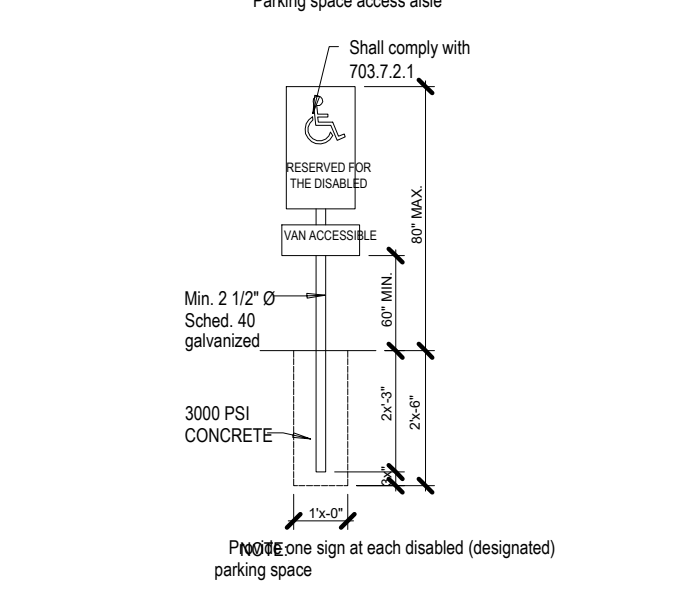
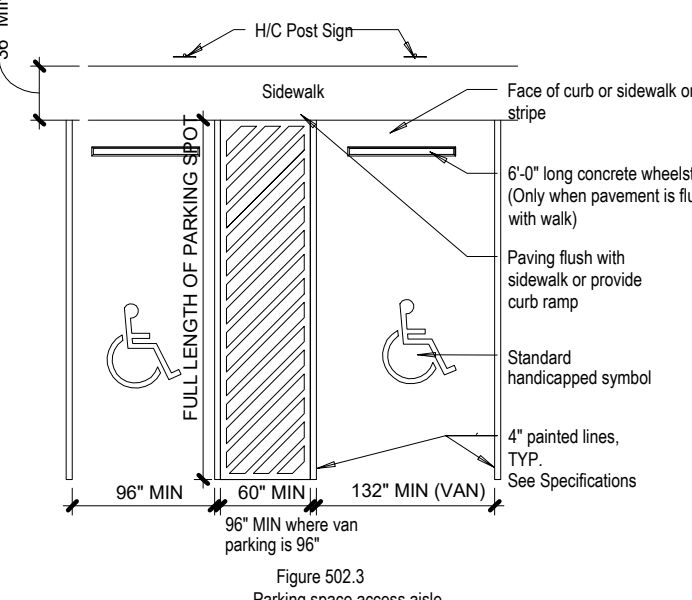
JTR- INITIAL LAYOUT  
JTR- SD-2  
JTR- SD-2  
JTR- 3rd SUBMITTAL SET

SHEET  
**S-0.1**  
OF  
EIGHT  
DATE:  
02-02-2026



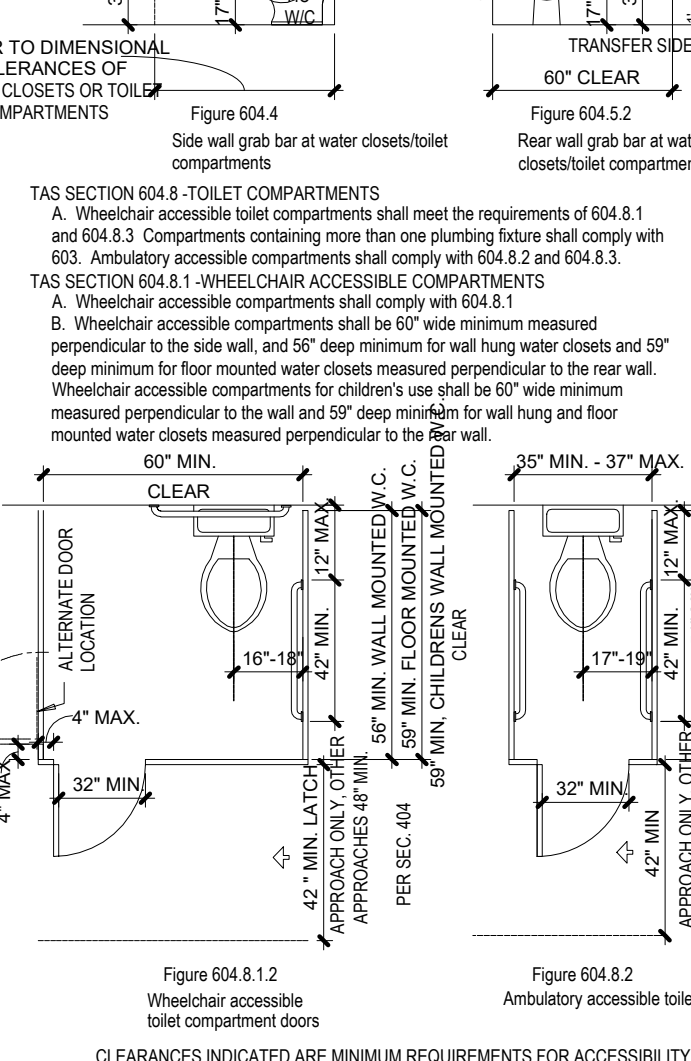
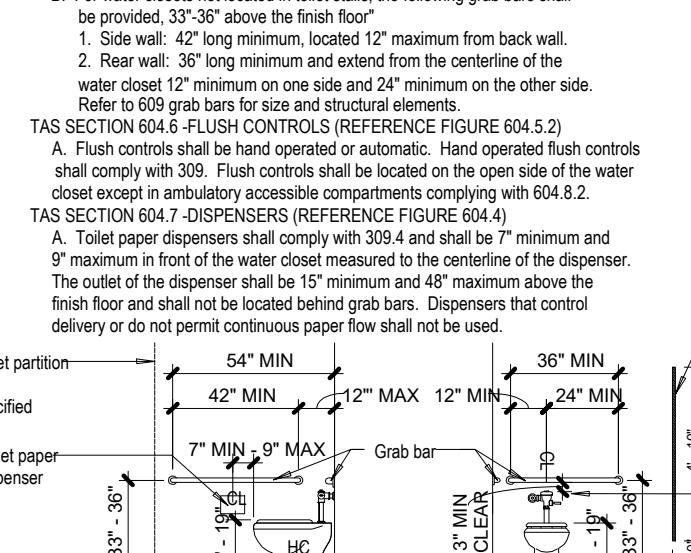
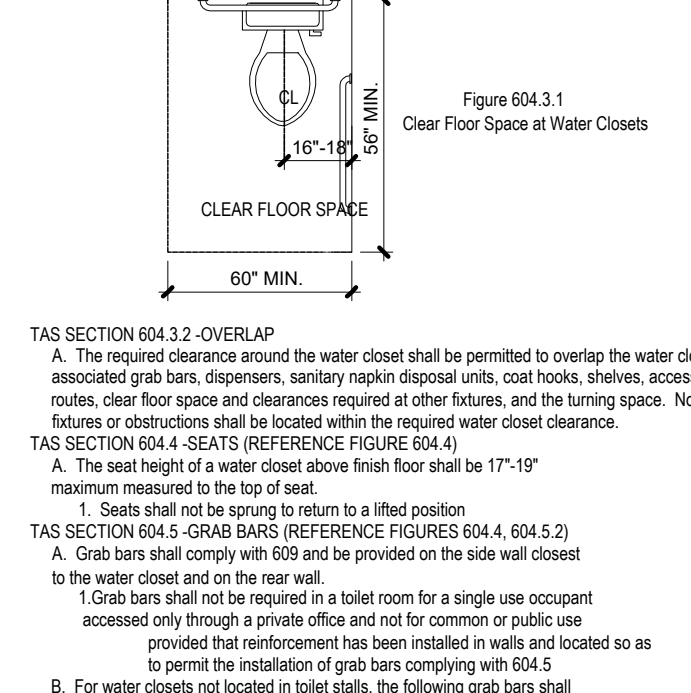
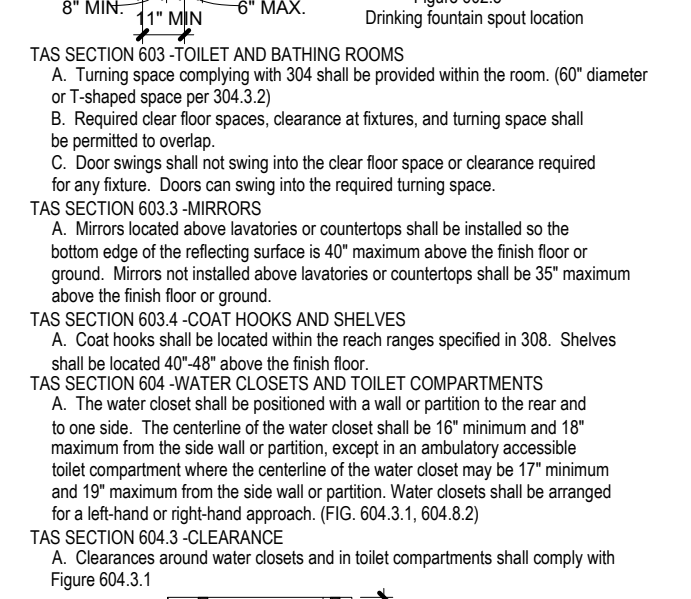
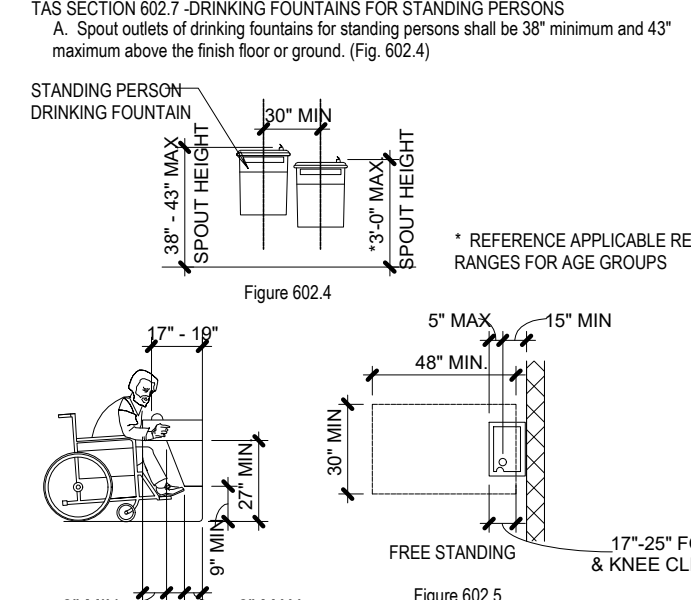
CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

TAS SECTION 502 - PARKING SPACES (REFERENCE FIGURE 502.3)  
 A. Accessible car parking spaces shall be at least 96" minimum wide and van accessible parking shall be 132" minimum wide.  
 1. Van parking spaces may be 96" wide minimum where there is an accessible aisle 96" wide minimum.  
 2. Access aisles serving car and van parking shall be a minimum 60" wide and shall adjoin an accessible route.  
 3. Access aisles shall be marked to discourage people from parking in them and extend the full length of the parking space.  
 B. Surface slope shall not exceed 1:48 in all directions (Note: no built up curb ramp may be located in an accessible parking access aisle).  
 C. Access aisles shall not overlap the wheelchair.  
 D. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.



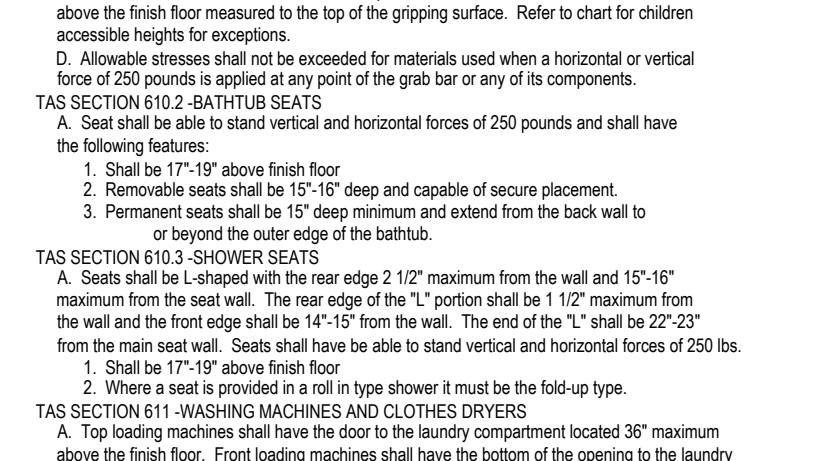
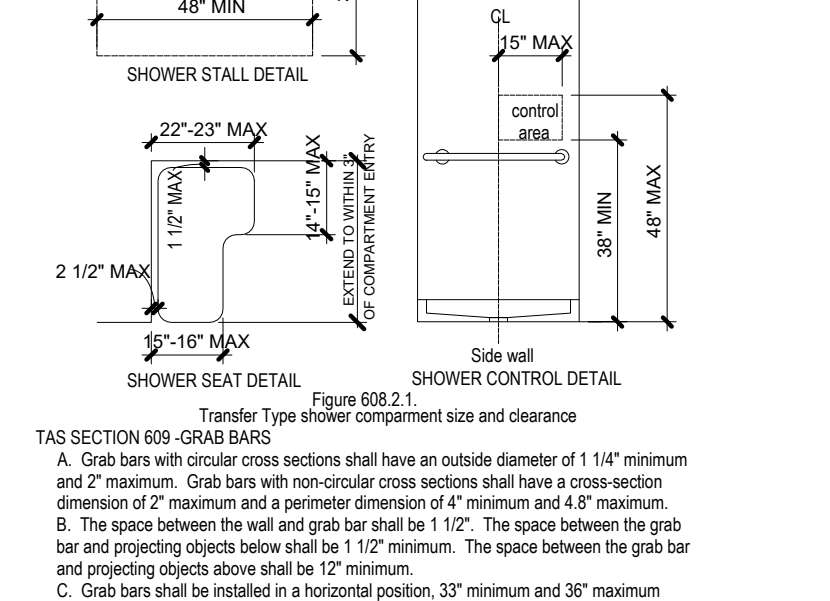
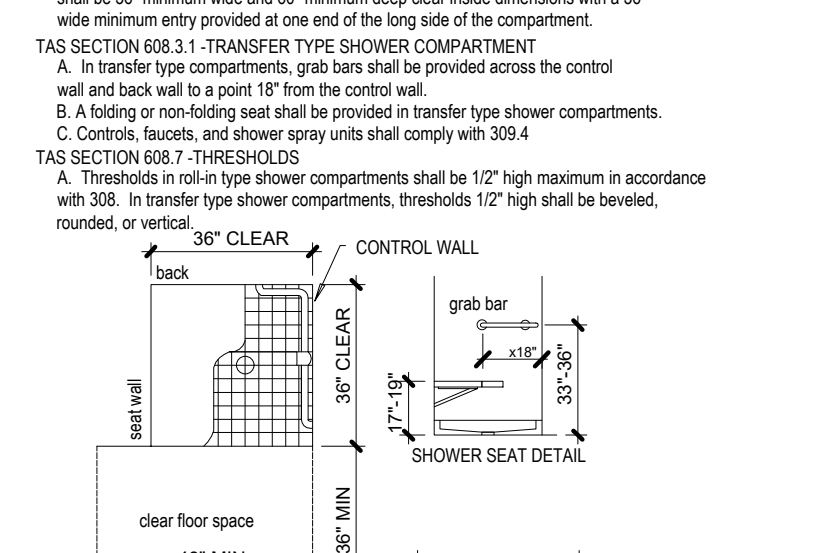
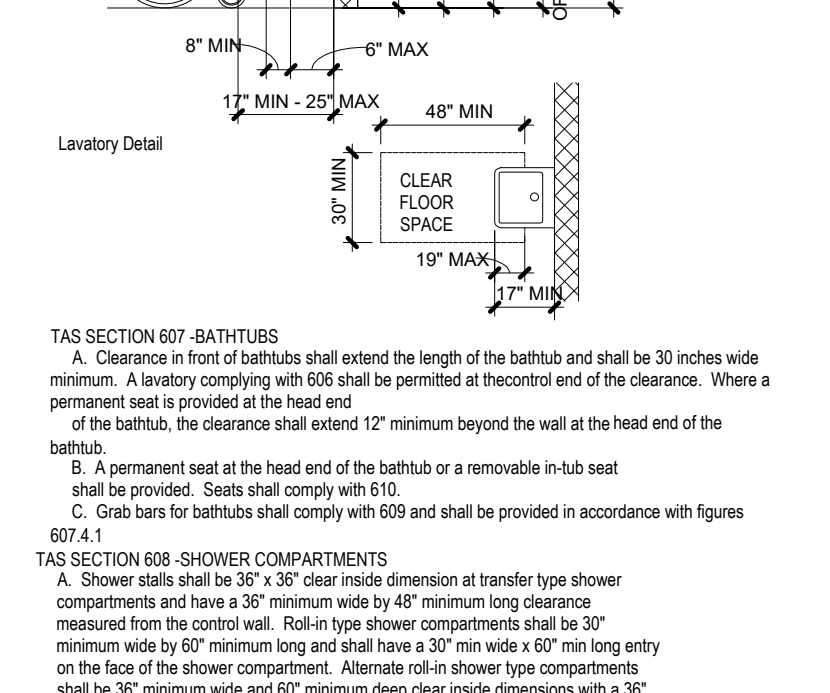
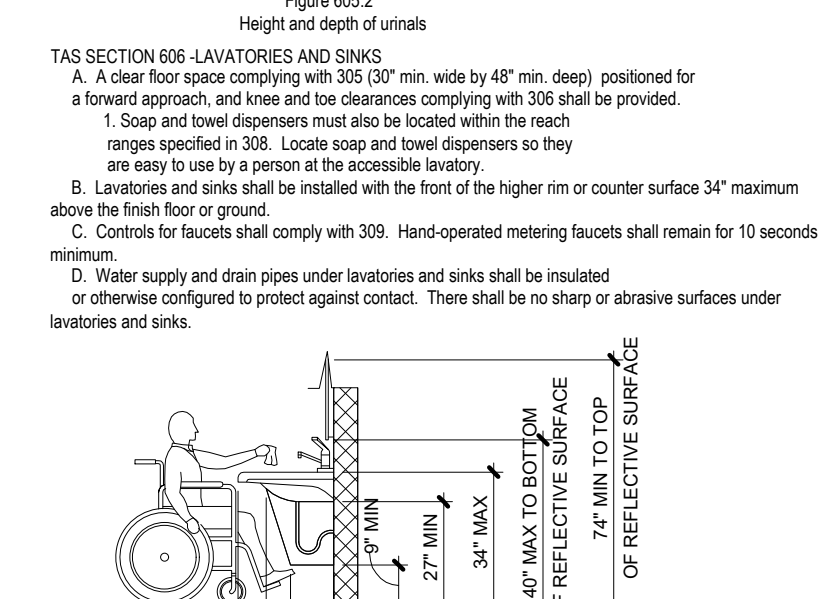
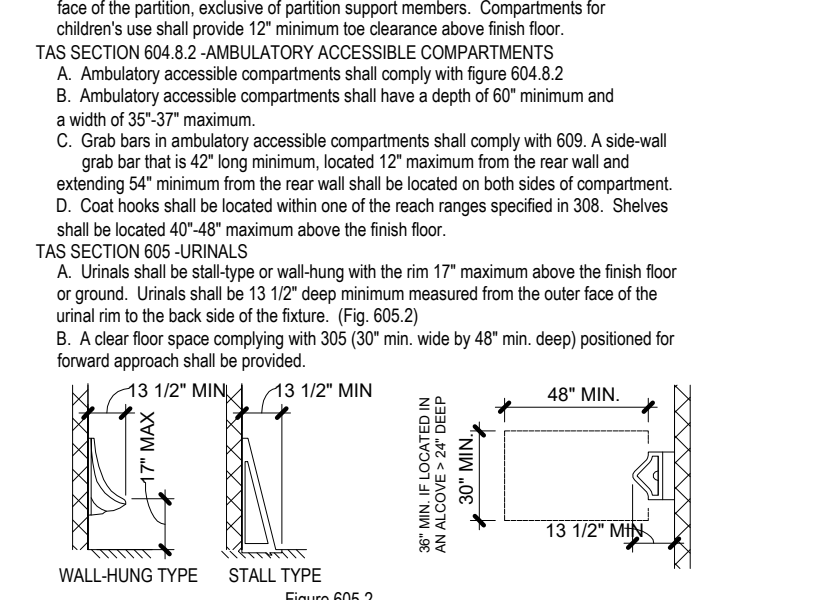
CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

TAS SECTION 602 - DRINKING FOUNTAINS  
 A. Drinking fountains shall comply with 307 (protruding objects) and 602.  
 B. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearances must comply with 306. Operable parts shall comply with 309. (FIG. 602.3)  
 TAS SECTION 602.4 - SPOUT LOCATION (REFERENCE FIGURE 602.4 FOR ACCESSIBLE UNIT)  
 A. Accessible spouts shall be a minimum 36" above the finish floor or ground.  
 B. The spout shall be located 15" minimum from the vertical support and 5" minimum from the front edge of the unit, including burblers.  
 C. Where spouts are located less than 3" from the front of the unit, the water stream shall be 30 degrees maximum. Where the spout is located between 3"-5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.  
 TAS SECTION 603 - DRINKING FOUNTAINS FOR STANDING PERSONS  
 A. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. (FIG. 602.4)



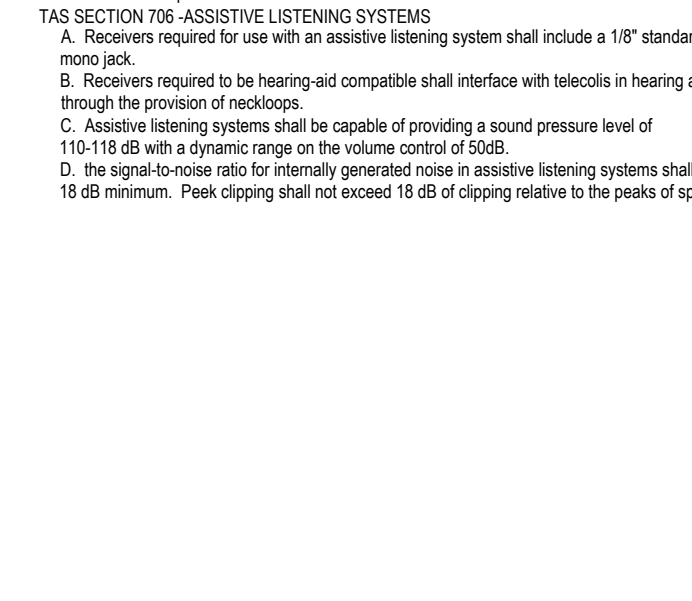
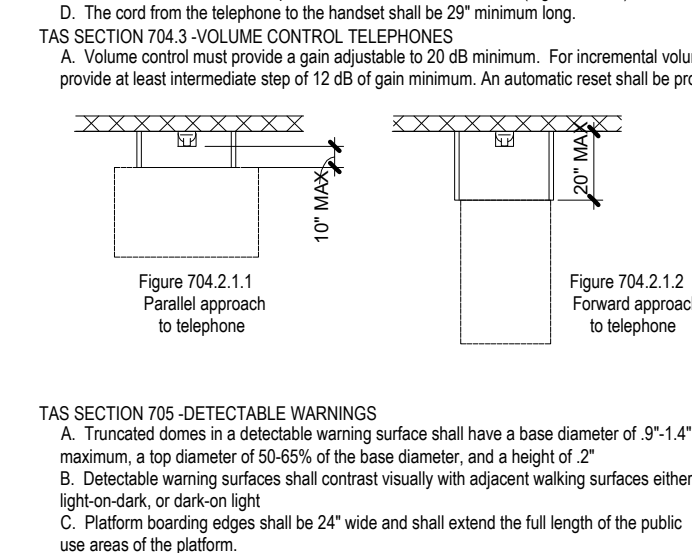
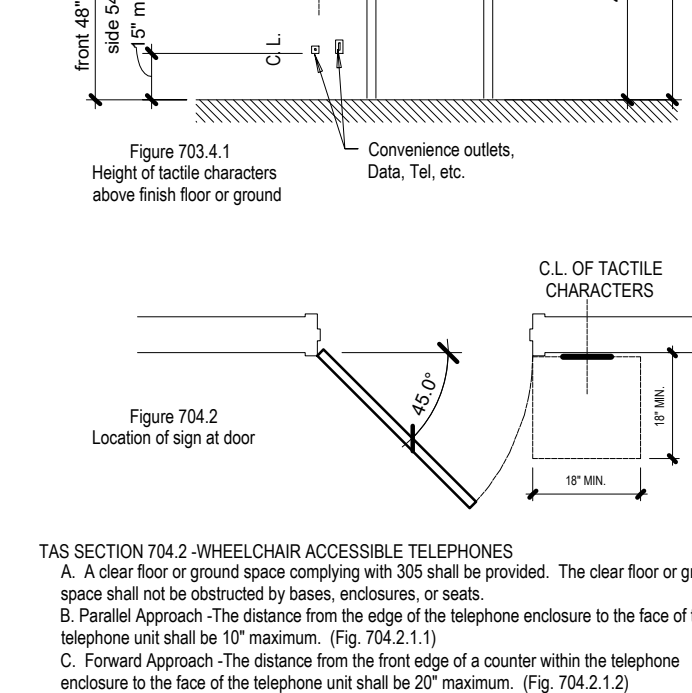
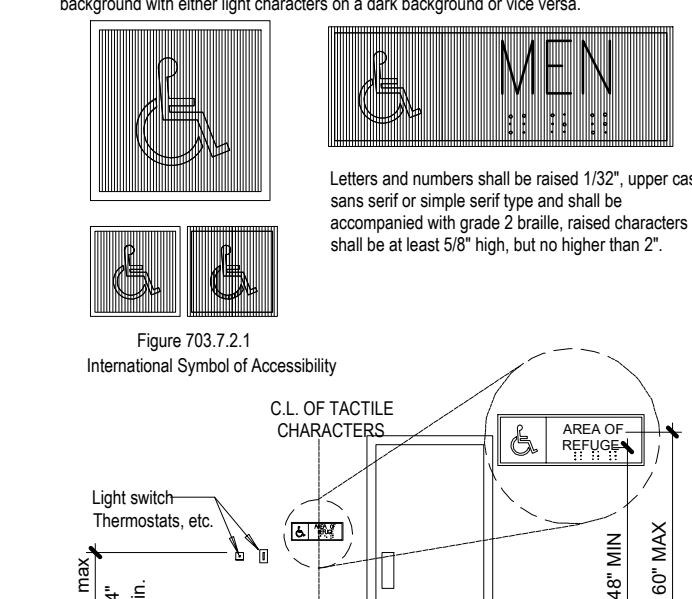
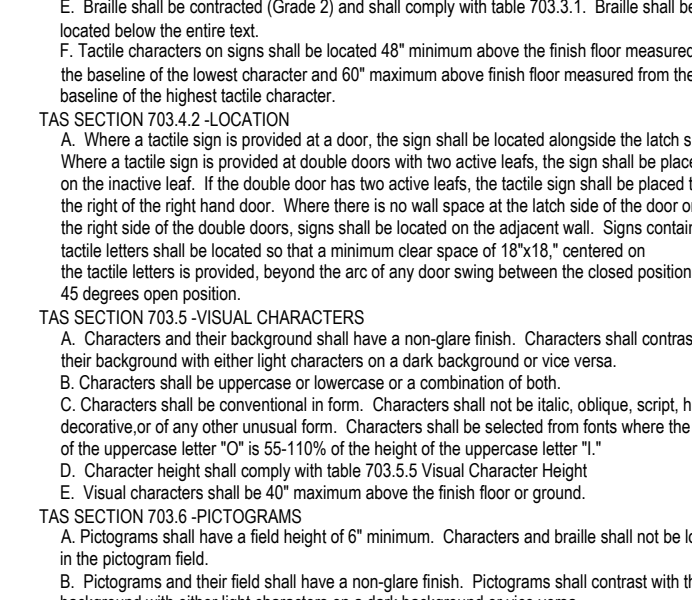
CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (CONTINUED)

TAS SECTION 604.8.1.2 - DOORS (REFERENCE FIGURES 604.8.1.2, 604.8.2)  
 A. Toilet compartments doors, including door hardware, shall comply with 404 except if the approach is to the latch side of the compartment door. Clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition furthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the side wall or partition furthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required clear area.  
 B. Compartments shall be arranged for left-hand and right-hand approach to the water closet.  
 TAS SECTION 604.8.1.4 - TOILET CLEARANCE  
 A. The front partition and at least one side partition shall provide a clearance of 8" minimum above finish floor and 6" deep minimum beyond the compartment side face of the partition, exclusive of partition support members. Compartments for children's use shall provide 12" minimum toe clearance above finish floor.  
 TAS SECTION 604.8.2 - AMBULATORY ACCESSIBLE COMPARTMENTS  
 A. Ambulatory accessible compartments shall comply with Figure 604.8.2  
 B. Ambulatory accessible compartments shall have a depth of 60" minimum and a width of 35" minimum.  
 C. Grab bars in ambulatory accessible compartments shall comply with 609. A side-wall grab bar that is 42" long minimum, located 12" maximum from the rear wall and extending 34" minimum from the rear wall shall be located on both sides of compartment. D. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 48"-49" maximum above the finish floor.  
 TAS SECTION 605 - URINALS  
 A. Urinals shall be stall-type or wall-hung with the rim 17" maximum above the finish floor or ground. Urinals shall be 13 1/2" deep minimum measured from the outer face of the urinal rim to the back side of the fixture. (FIG. 605.2)  
 B. A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for forward approach shall be provided.



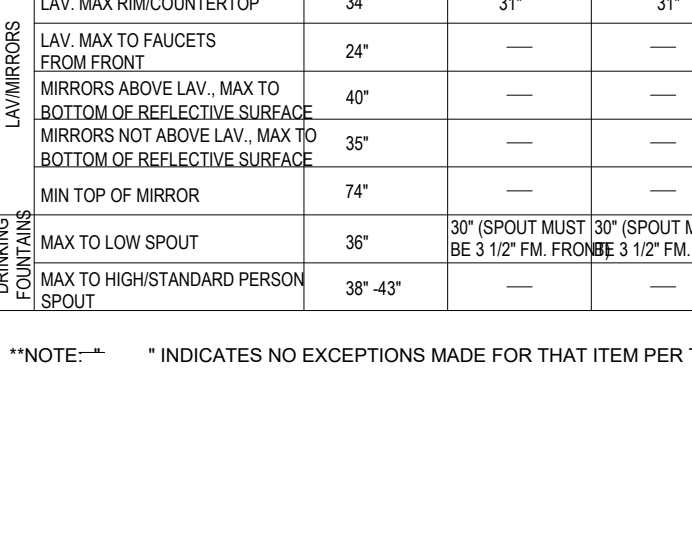
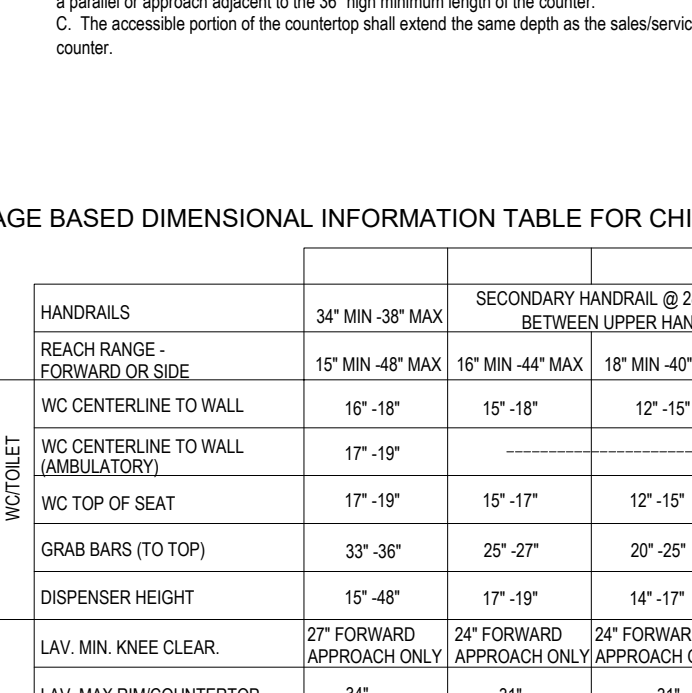
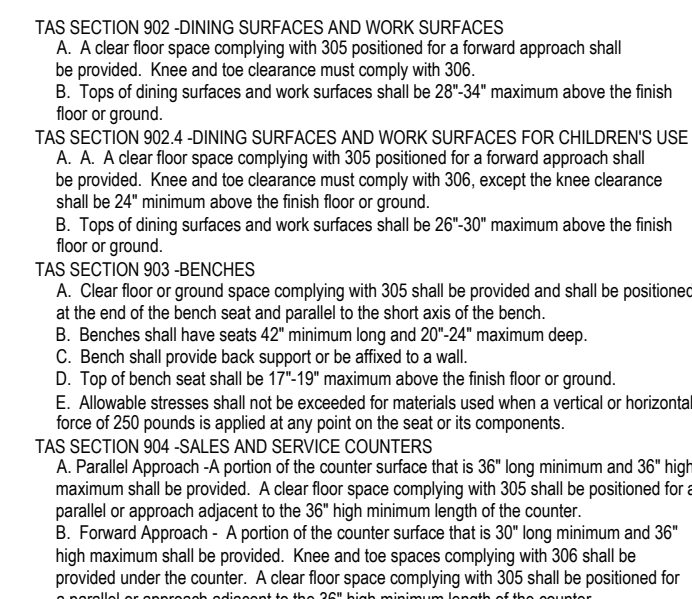
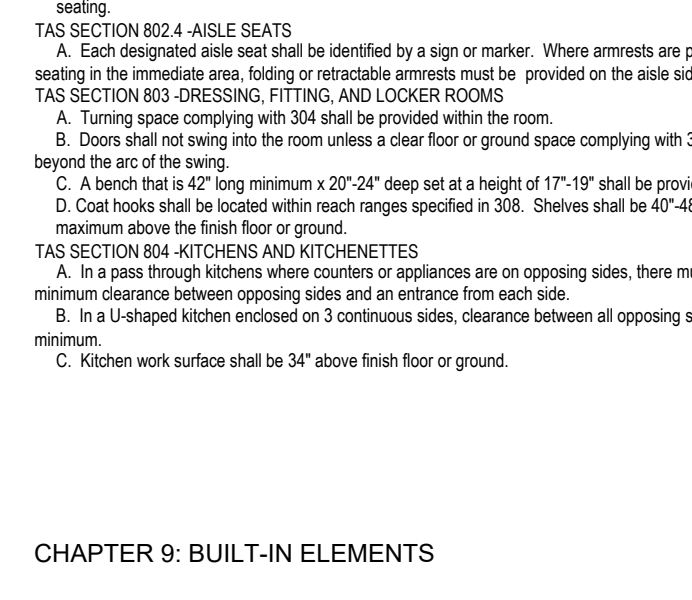
CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

TAS SECTION 700 - FIRE ALARM SYSTEMS  
 A. Fire alarm systems shall have permanently installed audible and visual alarms complying with NFPA 72 (1999 or 2002 edition) except that the maximum allowable sound level of audible notification appliances complying with section 432.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110dB at the maximum hearing distance from the audible audies.  
 TAS SECTION 701 - SIGNS  
 A. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.  
 B. Characters shall be uppercase and raised 1/32" minimum above their background.  
 C. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55-110% percent of the height of the uppercase letter "I".  
 D. Character height measured vertically from the baseline of the character shall be 5/8"-2" maximum based on the letter "I".  
 E. Braille shall be contracted Grade 2 and shall comply with table 703.3.1. Braille shall be located before the entire text.  
 F. Tactile characters or signs shall be located 48" minimum above the finish floor measured from the baseline of the lowest character and 60" maximum above finish floor measured from the baseline of the highest tactile character.  
 TAS SECTION 702 - LOCATION  
 A. Where a tactile sign is provided at a door, the sign shall be located alongside the latch side. Where a tactile sign is provided at double doors with two active leaves, the sign shall be placed on the inactive leaf. If the double door has two active leaves, the tactile sign shall be placed to the right of the right hand door. Where there is no wall space at the latch side of the door or the right side of the double doors, signs shall be located on the adjacent wall. Signs containing tactile letters shall be located so that a minimum clear space of 19x18", centered on the tactile letters is provided, beyond the arc of any door swing between the closed position and 45 degrees open position.  
 TAS SECTION 703 - VISUAL CHARACTERS  
 A. Characters and their background shall have a non-glossy finish. Characters shall contrast with their background with either light characters on a dark background or vice versa.  
 B. Characters shall be uppercase or lowercase or a combination of both.  
 C. Characters shall be conventional form. Characters shall not be italic, oblique, script, highly decorative or of any other unusual form. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55-110% of the height of the uppercase letter "I".  
 D. Character height shall comply with table 703.5.5 Visual Character Height  
 E. Visual characters shall be 40" maximum above the finish floor or ground.  
 TAS SECTION 703.6 - PICTOGRAMS  
 A. Pictograms shall have a field height of 6" minimum. Characters and braille shall not be located in the pictogram field.  
 B. Pictograms and their field shall have a non-glossy finish. Pictograms shall contrast with their background with either light characters on a dark background or vice versa.



CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

TAS SECTION 801 - WHEELCHAIR SPACES  
 A. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted.  
 B. A single wheelchair space shall be 36" wide minimum.  
 C. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48" deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60" deep minimum.  
 D. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces.  
 E. Lines of sight to the screen, performance area, or playing field for spectators shall comply with 802.2 (have line of sight over heads of spectators, dependent on spectators position)  
 TAS SECTION 802.3 - COMPANION SEATING  
 A. Companion seats should be positioned to have shoulder alignment with adjacent wheelchair spaces. The shoulder alignment post shall be measured 30" from the front of the wheelchair space. The floor surface should be the same for the wheelchair space and companion seats.  
 B. Companion seats should be equal in size, quality, comfort, and the amenities of immediate seating.  
 TAS SECTION 802.4 - AISLE SEATS  
 A. Each designated aisle seat shall be identified by a sign or marker. Where armrests are provided on either side of the aisle seat, folding or retractable armrests must be provided on the aisle side of the seat.  
 TAS SECTION 803 - DRESSING, FITTING, AND LOCKER ROOMS  
 A. Turning space complying with 304 shall be provided within the room.  
 B. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the arc of the swing.  
 C. A bench that is 42" long minimum x 20"-24" deep set at a height of 17"-19" shall be provided within the room.  
 D. Coat hooks shall be located within reach ranges specified in 308. Shelves shall be 40"-48" maximum above the finish floor or ground.  
 TAS SECTION 804 - KITCHENS AND KITCHENETTES  
 A. In a pass through kitchens where counters or appliances are on opposing sides, there must be a 40" minimum clearance between opposing sides and an entrance from each side.  
 B. In a U-shaped kitchen enclosed on 3 continuous sides, clearance between all opposing sides must be 60" minimum.  
 C. Kitchen work surface shall be 34" above finish floor or ground.

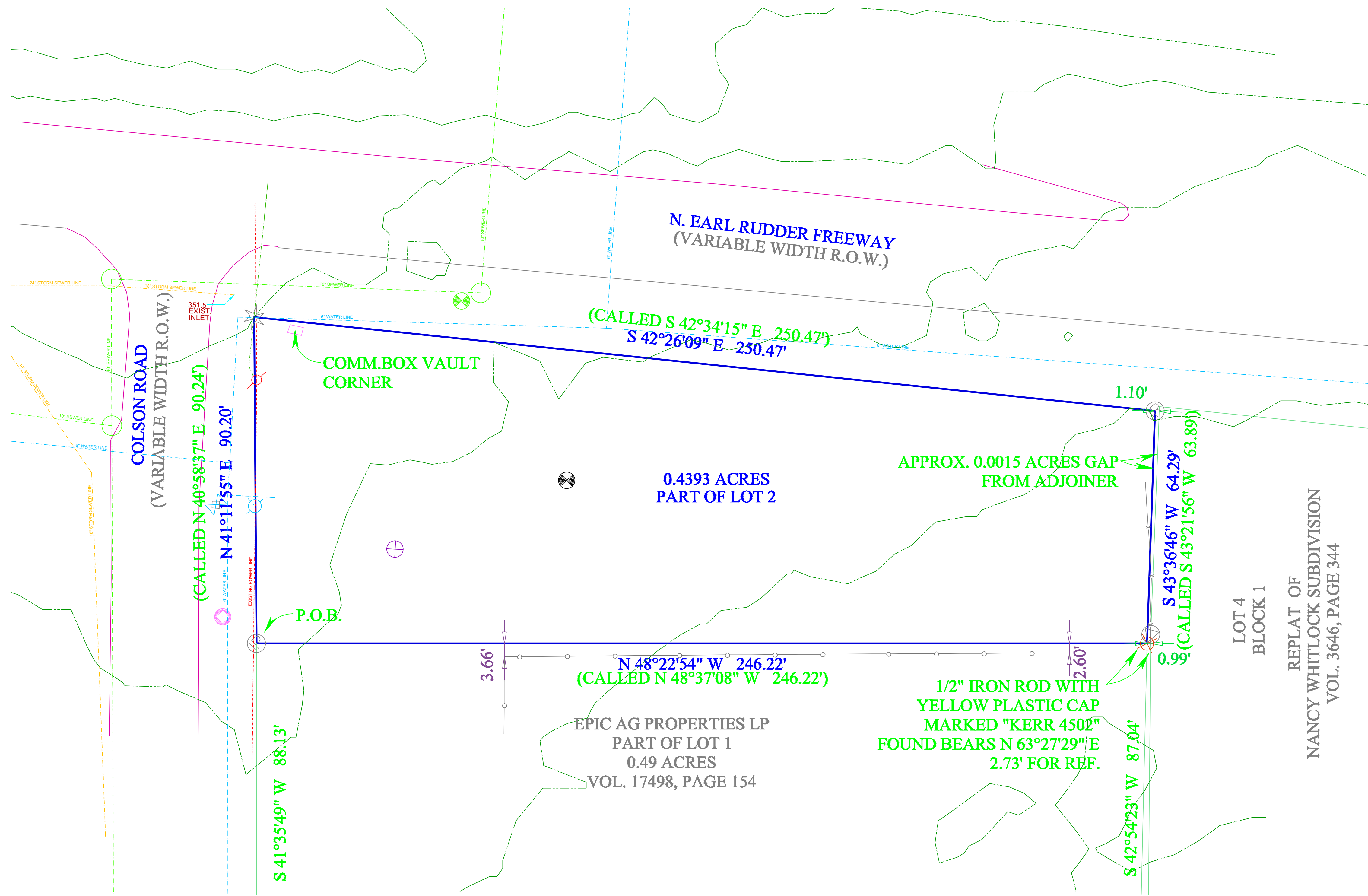


AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN

HANDRAILS	34" MIN - 38" MAX	SECONDARY HANDRAIL @ 28" MAX WITH MIN 9" CLEARANCE BETWEEN UPPER HANDRAIL RECOMMENDED				305.4
		15" MIN - 48" MAX	16" MIN - 44" MAX	18" MIN - 40" MAX	20" MIN - 36" MAX	
REACH RANGE - FORWARD OR SIDE	15" MIN - 48" MAX	16" MIN - 44" MAX	18" MIN - 40" MAX	20" MIN - 36" MAX	308.2	
WC CENTERLINE TO WALL	16" - 18"	15" - 16"	12" - 15"	12"	604.9	
WC CENTERLINE TO WALL (LABORATORY)	17" - 19"	17" - 19"	17" - 19"	17" - 19"	604.2	
WC TOP OF SEAT	17" - 19"	15" - 17"	12" - 15"	11" - 12"	604.9	
GRAB BARS (TO TOP)	33" - 36"	25" - 27"	20" - 25"	18" - 20"	604.9	
DISPENSER HEIGHT	15" - 48"	17" - 19"	14" - 17"	14"	604.9	
LAV. MIN. KNEE CLEAR	27" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	PARALLEL APPROACH ALLOWED	606.2.4	
LAV. MAX. COUNTERTOP	34"	31"	31"	---	606.2.4	
LAV. MAX TO FAUCETS FROM FRONT	24"	---	---	---	308.1	
MIRRORS ABOVE LAV. MAX TO BOTTOM OF REFLECTIVE SURFACE	40"	---	---	---	603.3	
MIRRORS NOT ABOVE LAV. MAX TO BOTTOM OF REFLECTIVE SURFACE	34"	---	---	---	603.3	
MIN TOP OF MIRROR	75"	---	---	---	603.3	
LAV. MAX TO LOW SPOUT	36"	30" (SPOUT MUST BE 3" FROM WALL)	30" (SPOUT MUST BE 3" FROM WALL)	30" (SPOUT MUST BE 3" FROM WALL)	602.2	
LAV. MAX TO HIGH/STANDARD PERSON SPOUT	38" - 43"	---	---	---	602.7	

\*\*NOTE: --- INDICATES NO EXCEPTIONS MADE FOR THAT ITEM PER TAS 2012 STANDARDS

3101 COLSON RD  
 COULTER'S SUBDIVISION OF MCGEE TRACT  
 LOT 2



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

02

© COPYRIGHT 2026 BY R.A.I.

(979) 846-3366  
 3206 Longmire Dr. A19  
 College Station, TX 77845  
 www.raidesigns.com

**R.A.I.**  
DESIGNS, INC.

R.A.I. JOB#: 24-094

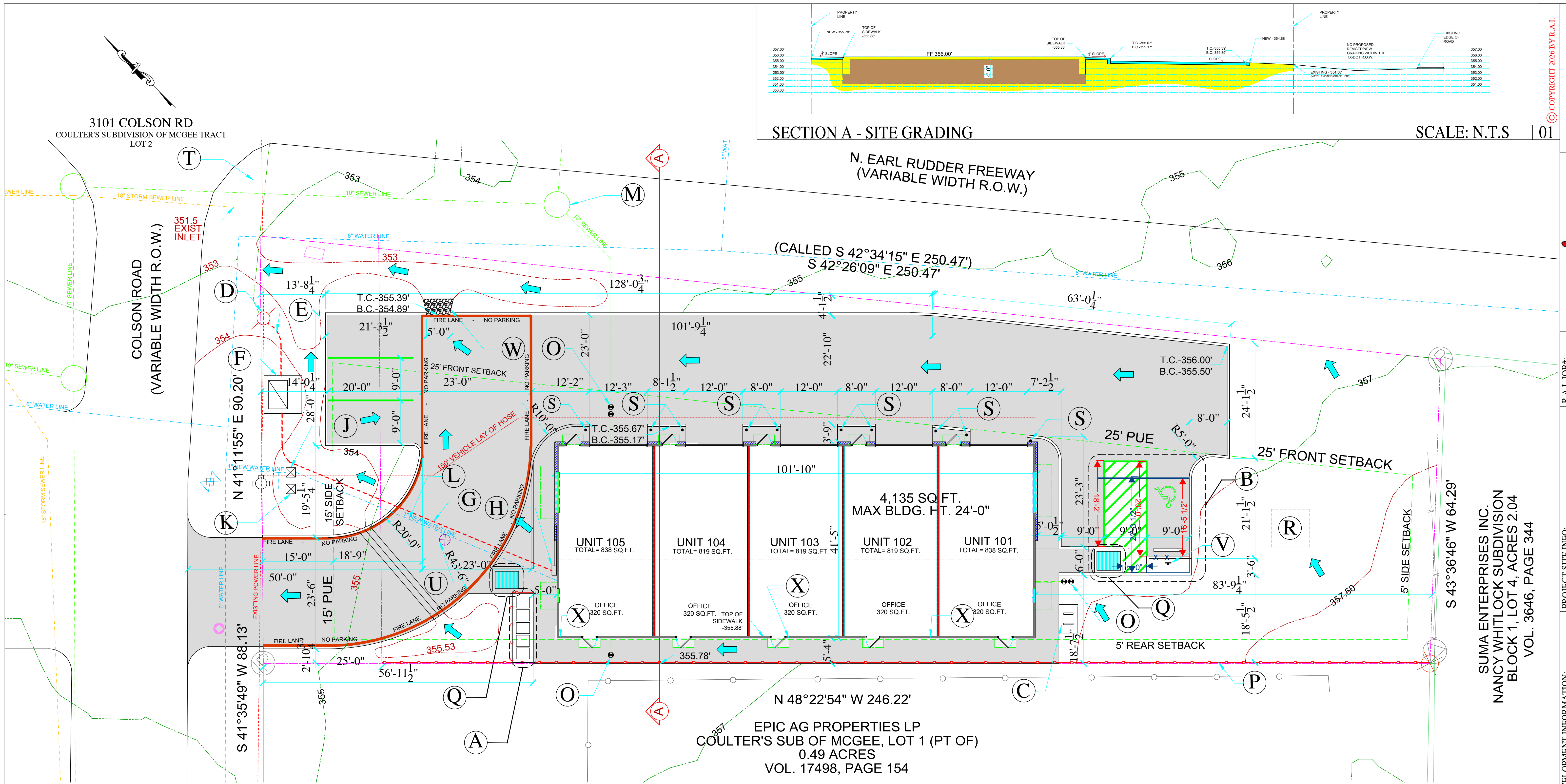
PROJECT SITE INFO:  
 3101 COLSON ROAD  
 BRYAN, TX 77803  
 BRAZOS COUNTY  
 COULTER'S SUB of MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION:  
 FISH LANDING CENTER

LOT 4  
 BLOCK 1  
 REPEAT OF  
 NANCY WHITLOCK SUBDIVISION  
 VOL. 3646, PAGE 344

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:  
 02-02-2026



PROPOSED SITE PLAN - "A"

- SITE NOTES**
- THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
  - FOR UTILITY NOTIFICATION CONTACT  
BTU - (979)821-5700  
CITY OF BRYAN - (979) 209-5900
  - 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.
  - 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.
  - 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.
  - THIS PROPERTY IS ZONED FOR COMMERCIAL DISTRICT (C-3).
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
  - NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.
  - SIGNAGE TO BE INCLUDED WITH SEPARATE PERMIT.
  - ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ROOFTOP.
  - 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.
(warehouse)	1.00 X PER 2,000(max) SQ.FT.
SPACES REQUIRED	
Office: $\frac{3000}{300} = 5.3$	
Warehouse: $\frac{1000}{1000} = 2.5$	
5.3+2.5=7.8	
(8) SPACES REQUIRED	
(10) SPACES PROVIDED	

**IMPERVIOUS COVER CALCULATIONS**

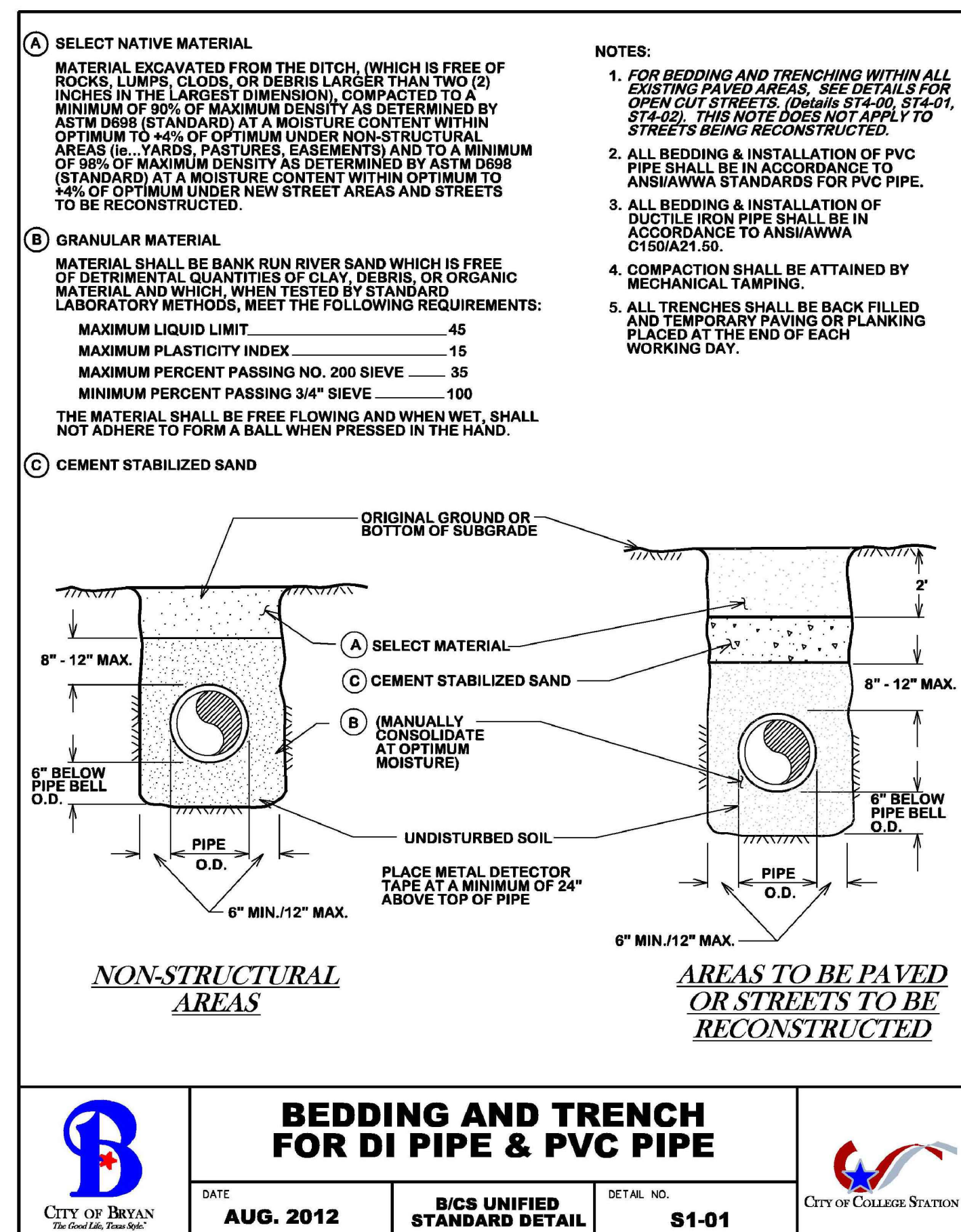
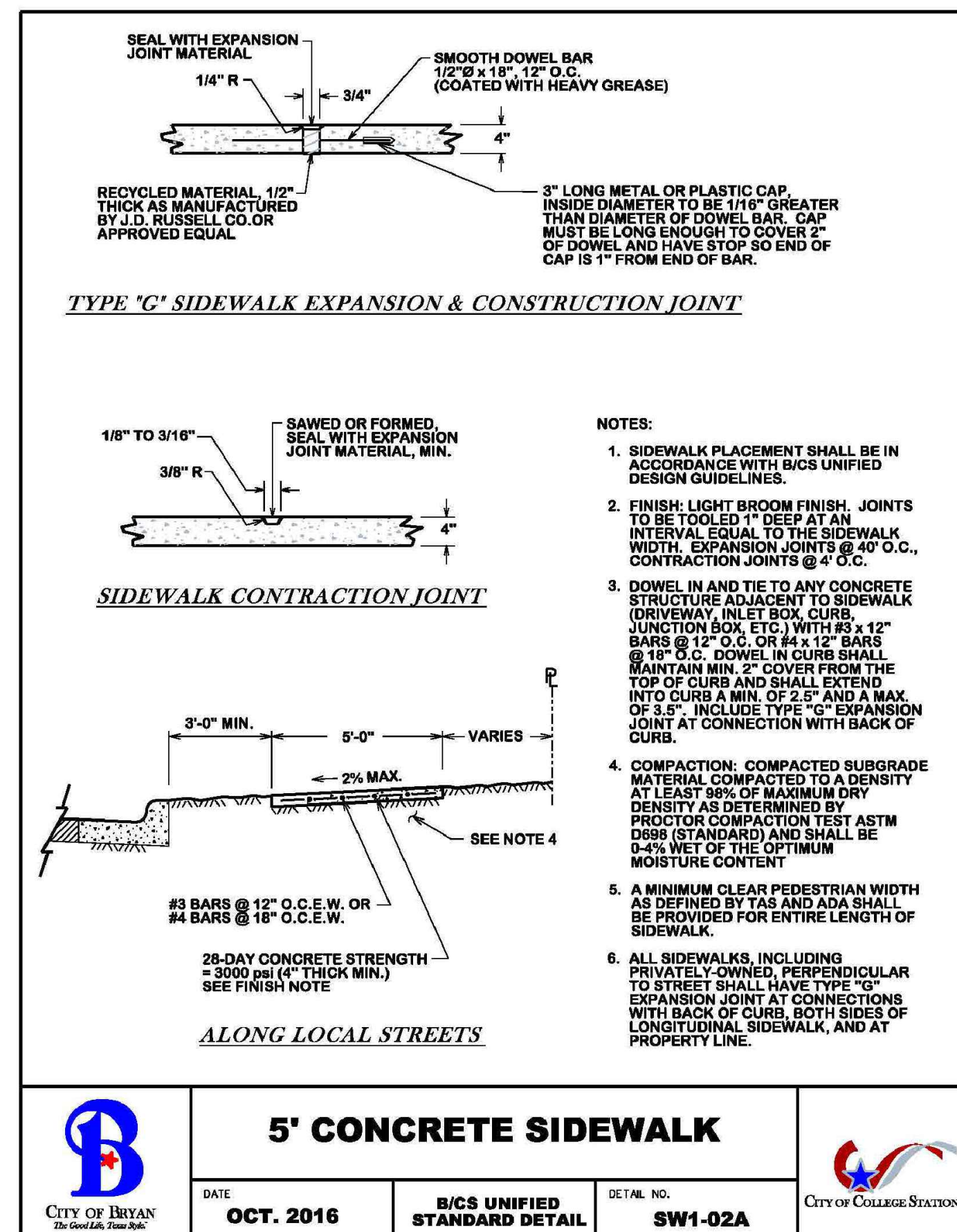
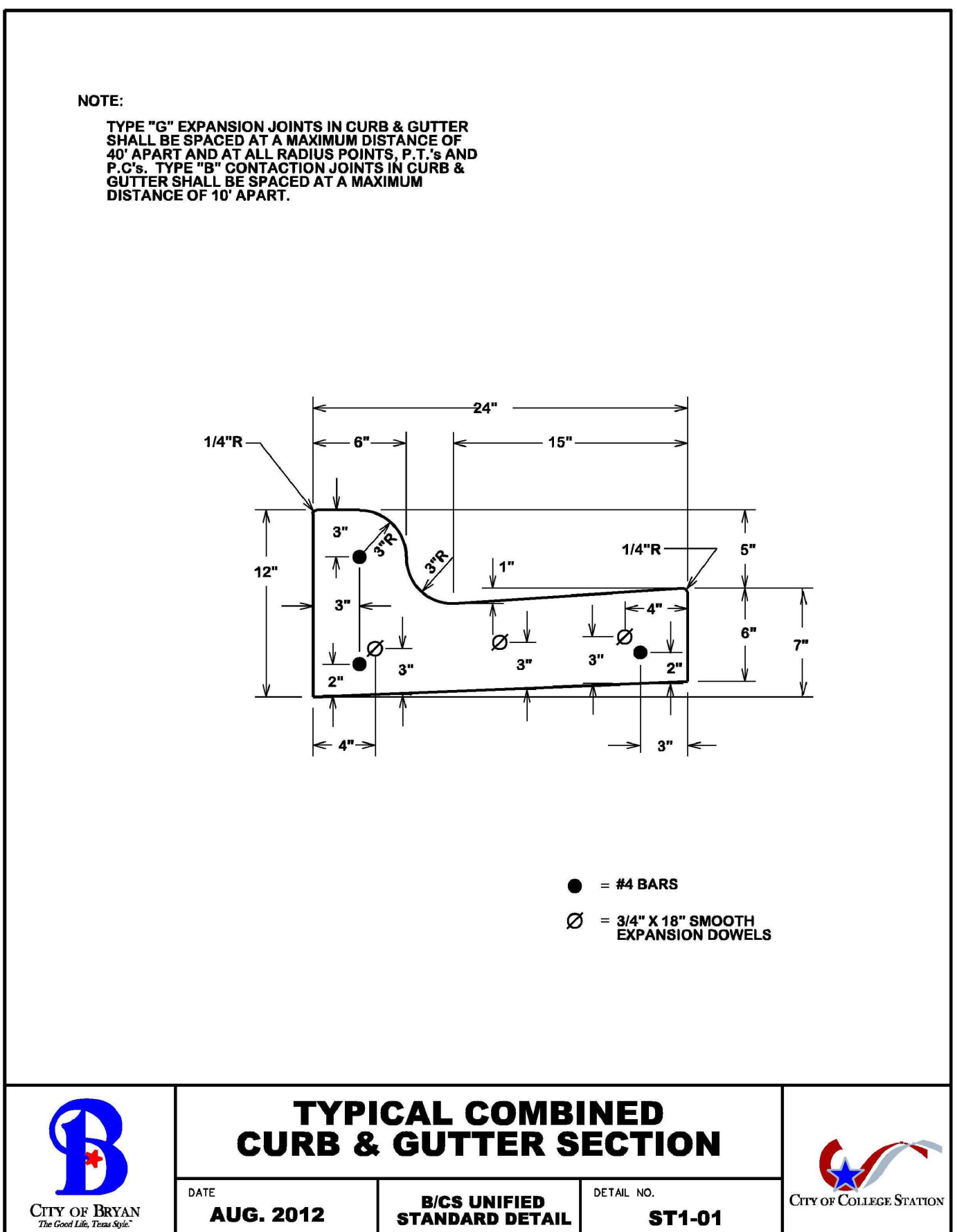
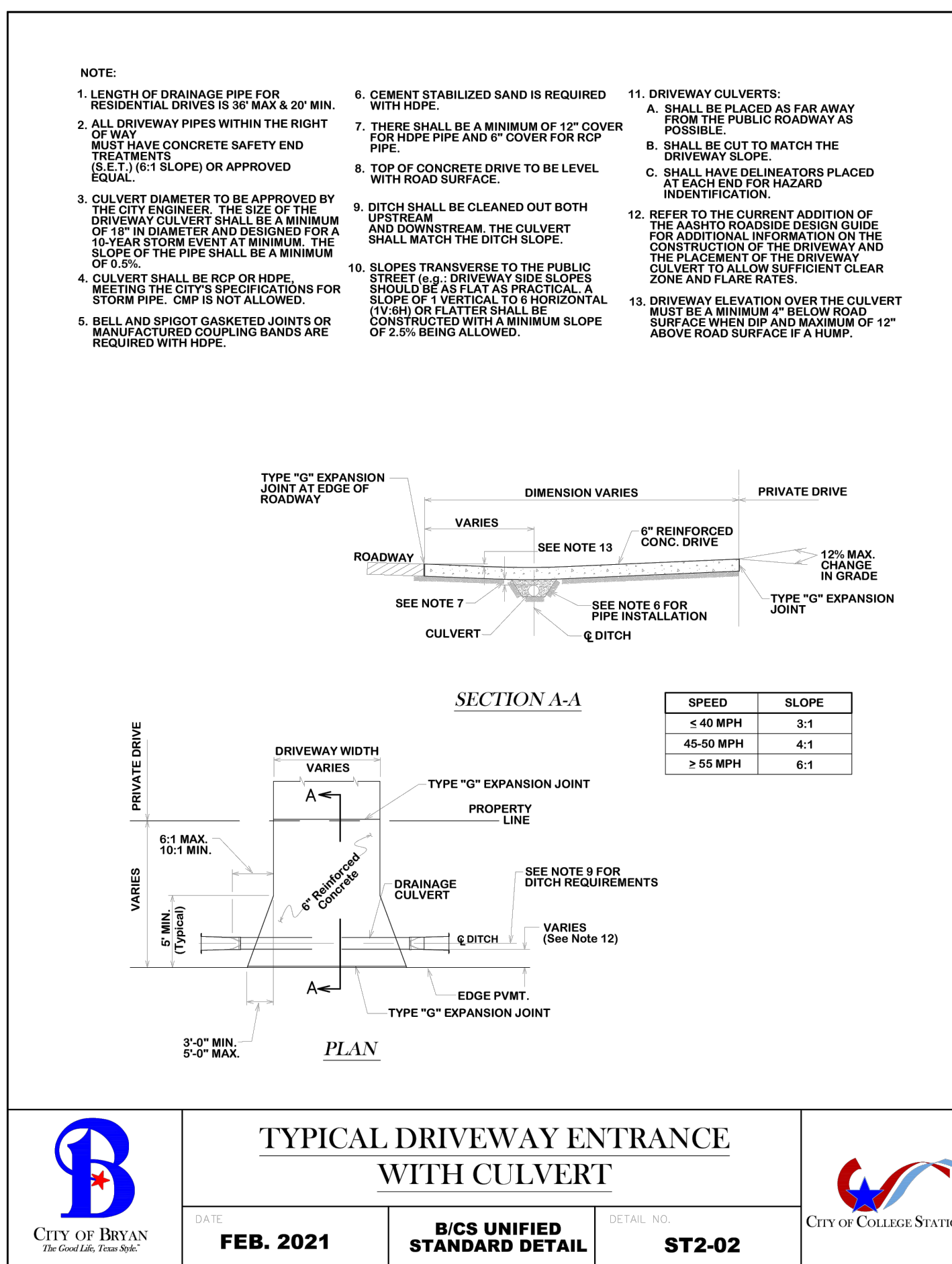
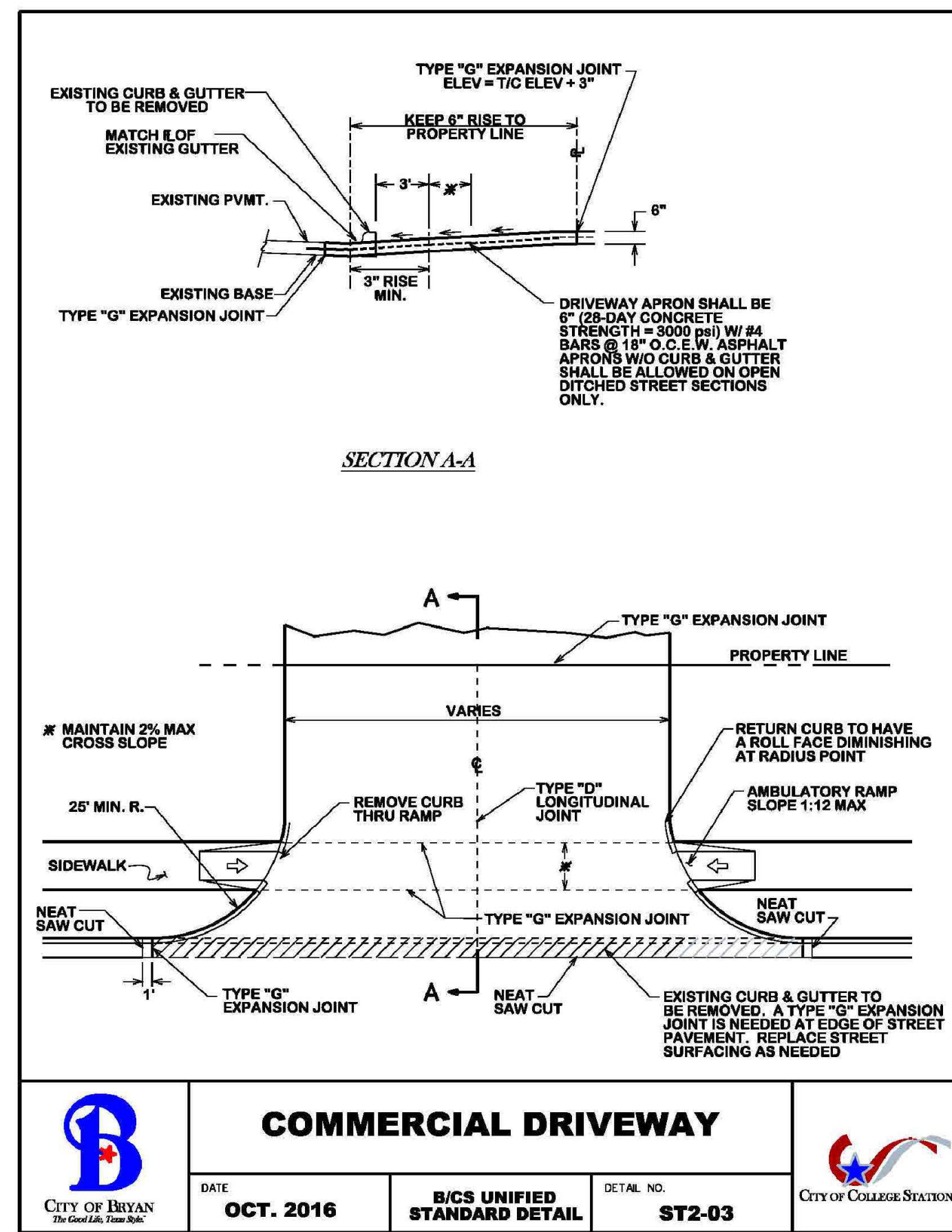
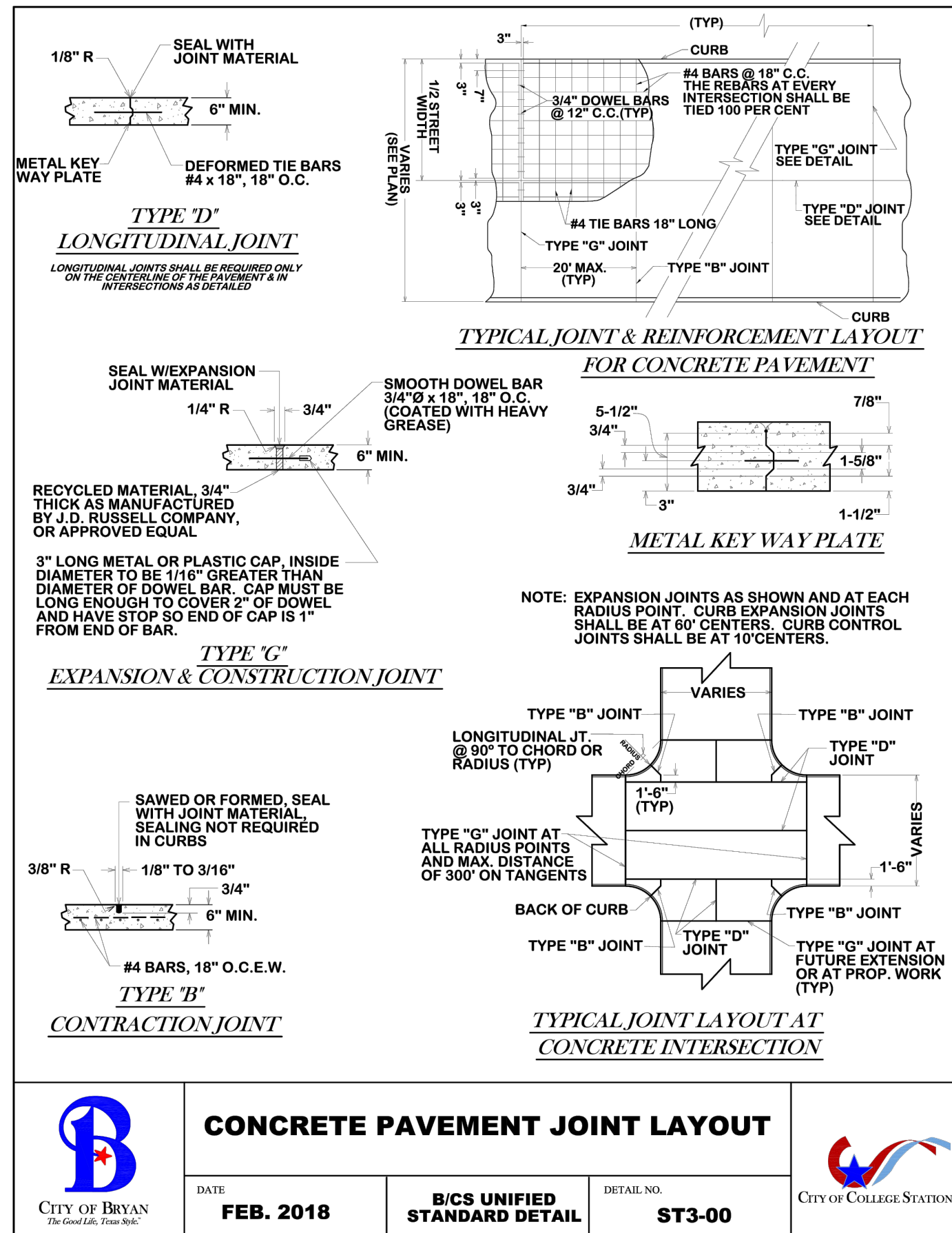
TOTAL SITE SQ.FT. = 19,079
TOTAL IMPERVIOUS MATERIAL = 8,580 SQ. FT.
TOTAL BUILDING SLAB SQ.FT. = 4,135 SQ.FT.
45% TOTAL IMPERVIOUS COVER

**BUILDING AREA SUMMARY**

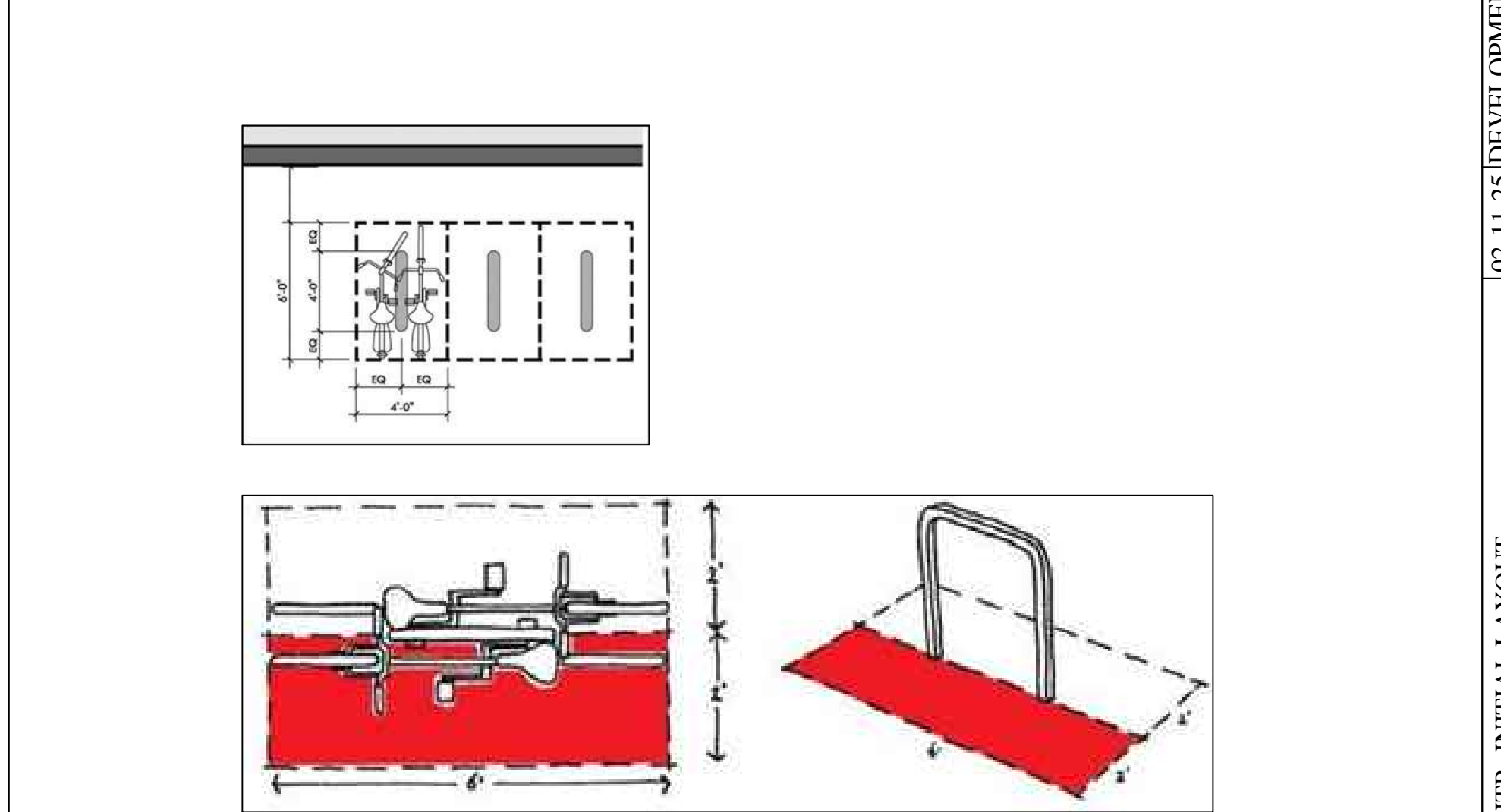
TOTAL BUILDING SQ.FT. = 4,134 SQ. FT.
BUILDING HEIGHT = 23' - 6"

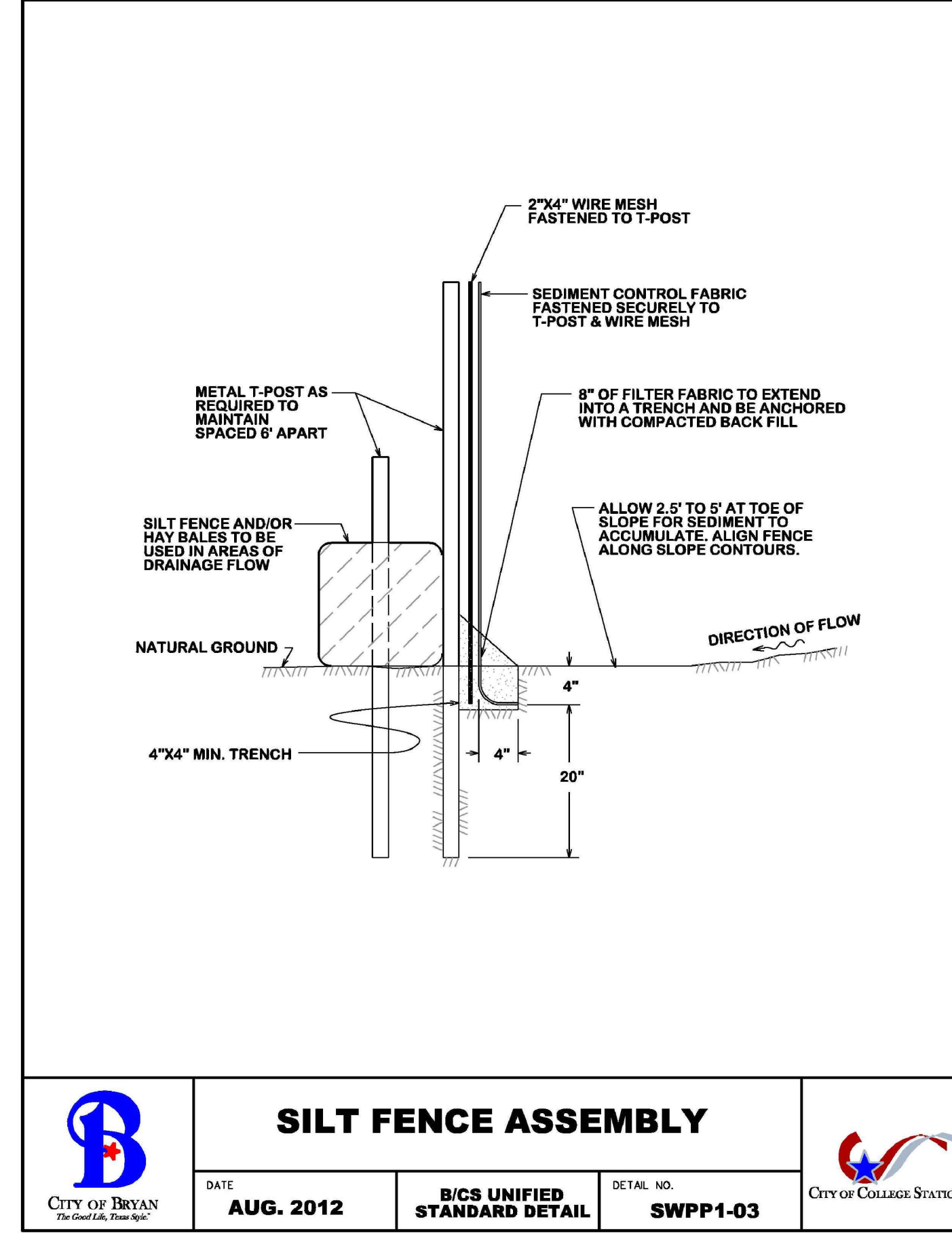
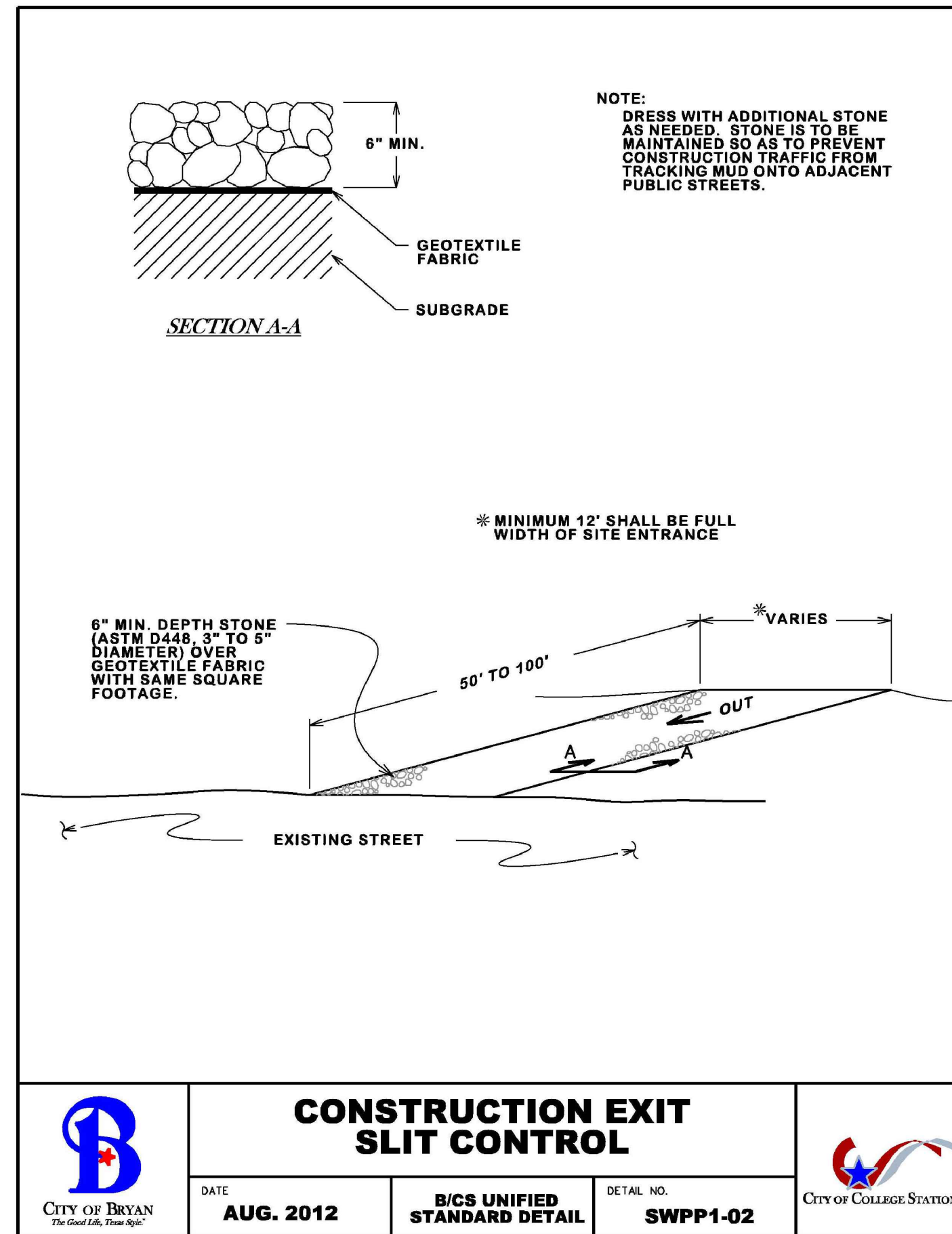
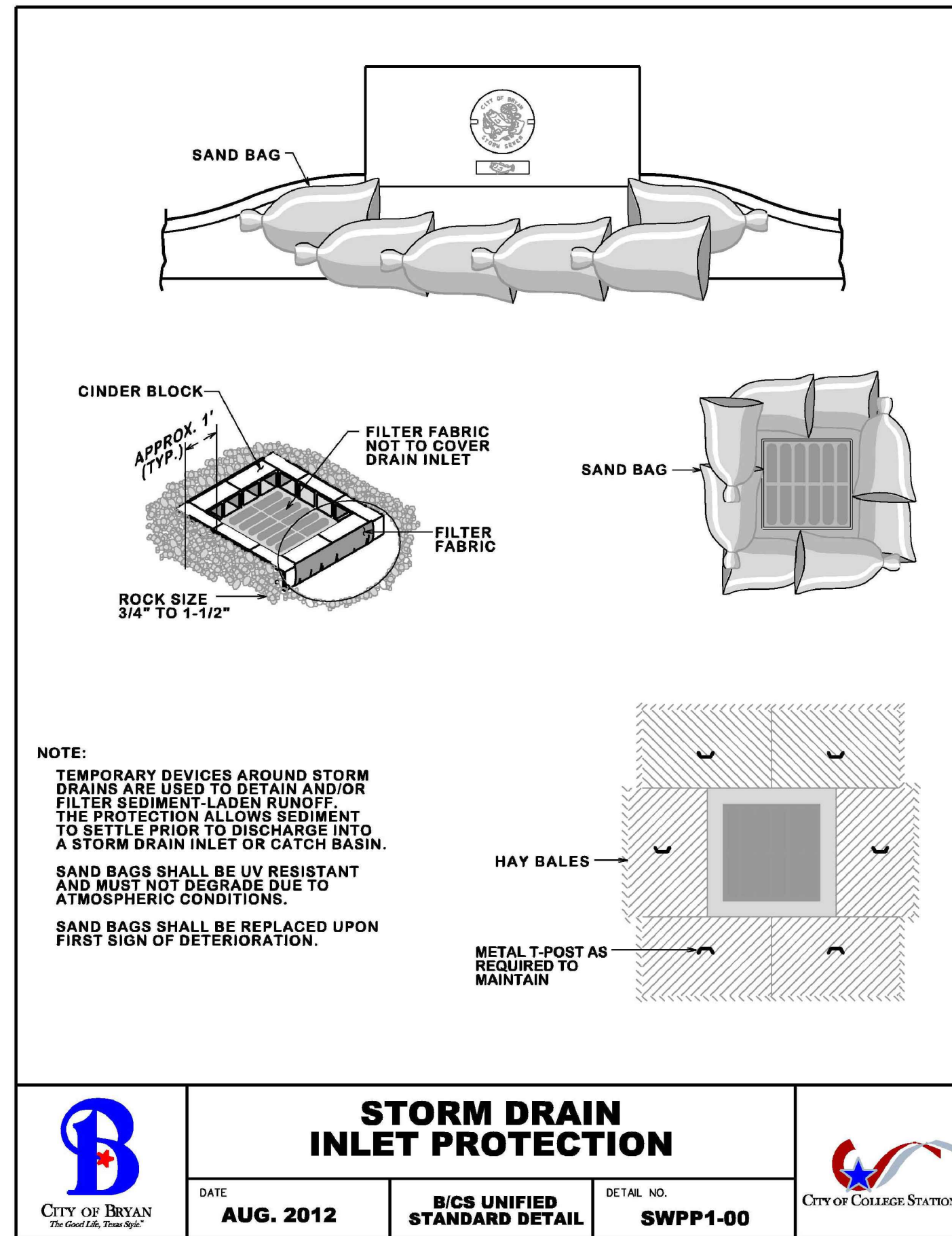
**NOTES**

R.A.I. DESIGNS, INC.  
 PROJECT SITE INFO:  
 3101 COLSON ROAD  
 BRYAN, TX 77803  
 BRAZOS COUNTY  
 COULTER'S SUB OF MCGEE, LOT 2 (PT OF)  
 R.A.I. JOB#: 24-094  
 DEVELOPMENT INFORMATION:  
 FISH LANDING CENTER  
 SHEET: S-1.0 OF EIGHT  
 DATE: 02-02-2026  
 JTR- INITIAL LAYOUT  
 JTR- SD-2  
 JTR- SD-2  
 JTR- 3rd SUBMITTAL SET  
 02-11-25  
 02-19-25  
 04-15-25  
 02-02-26  
 02



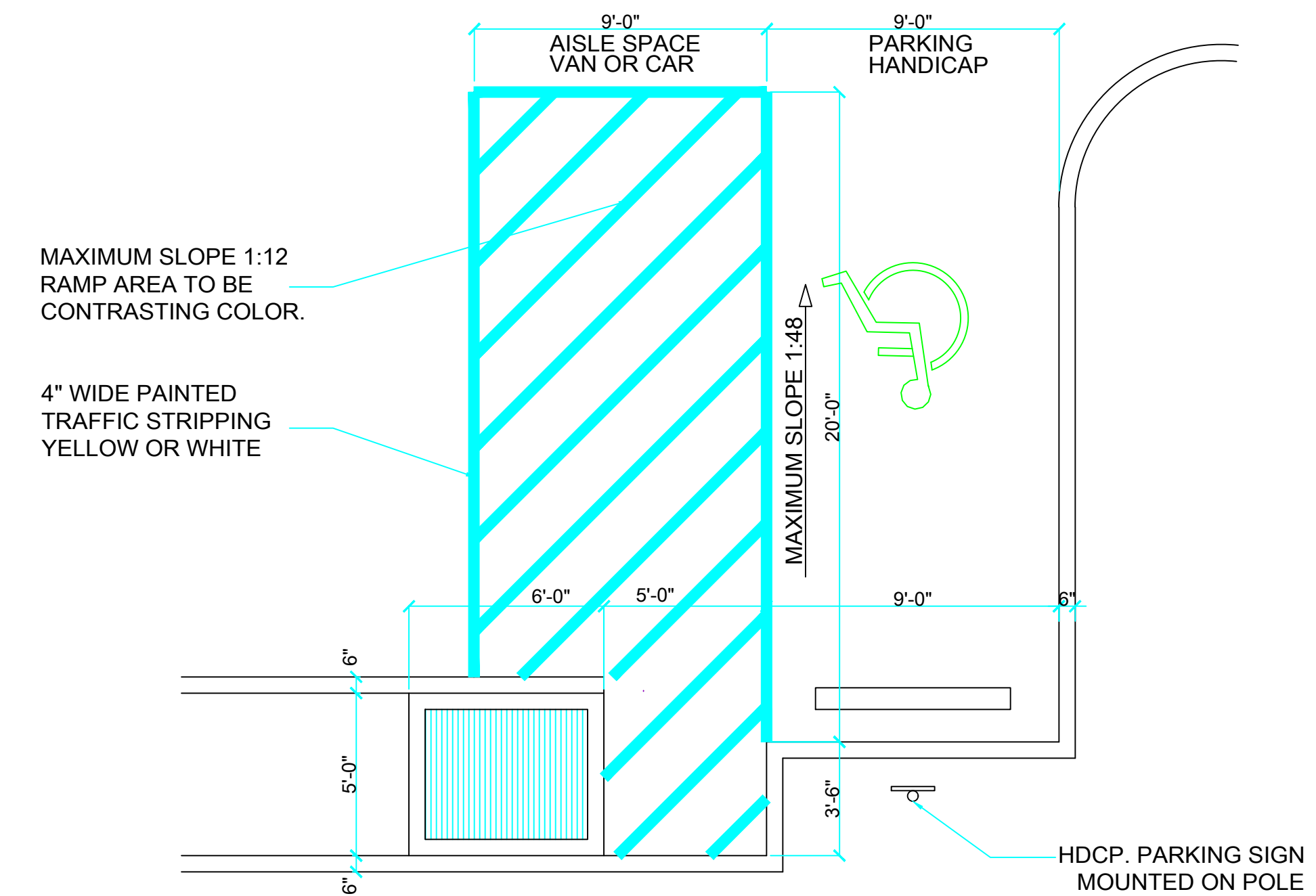
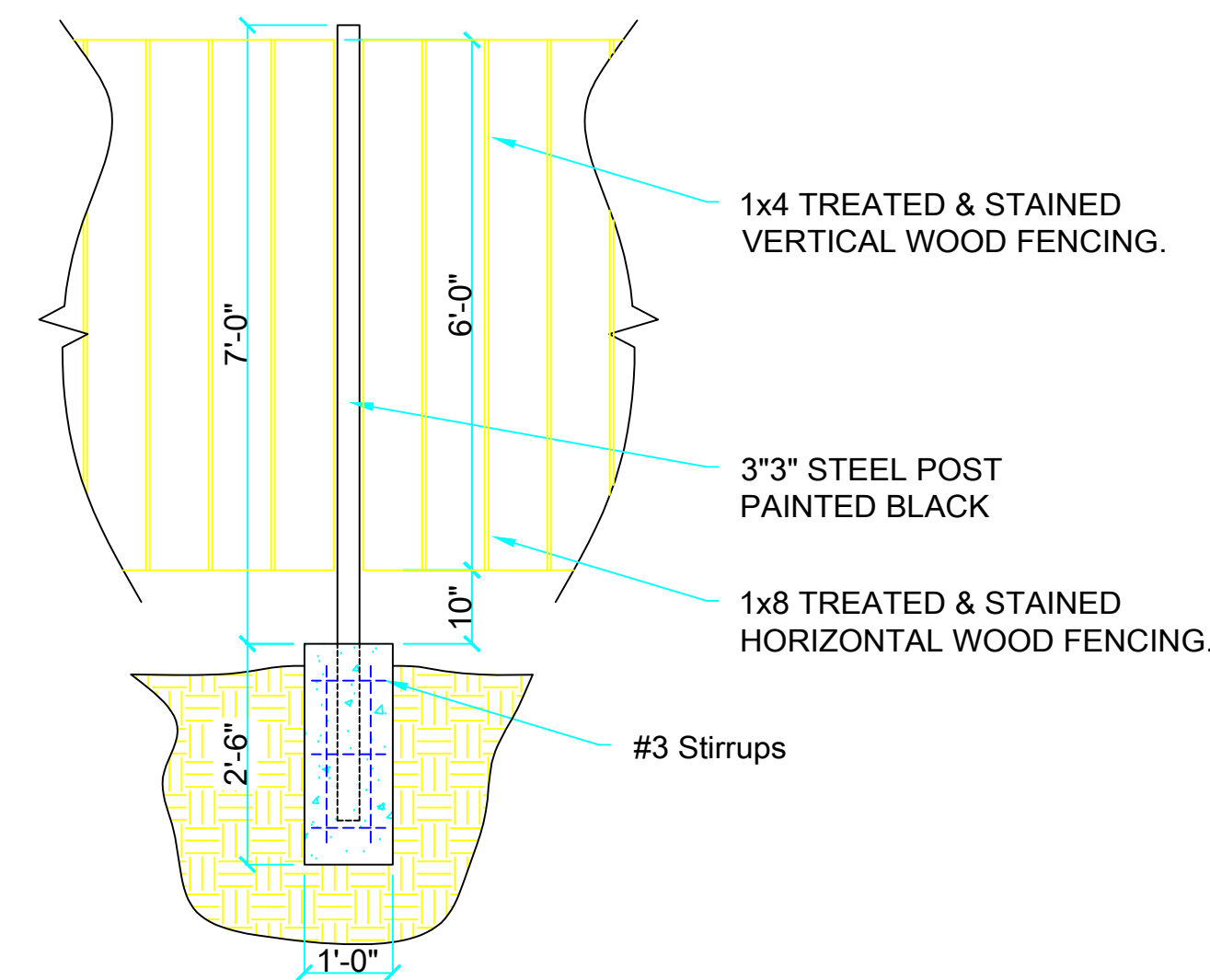
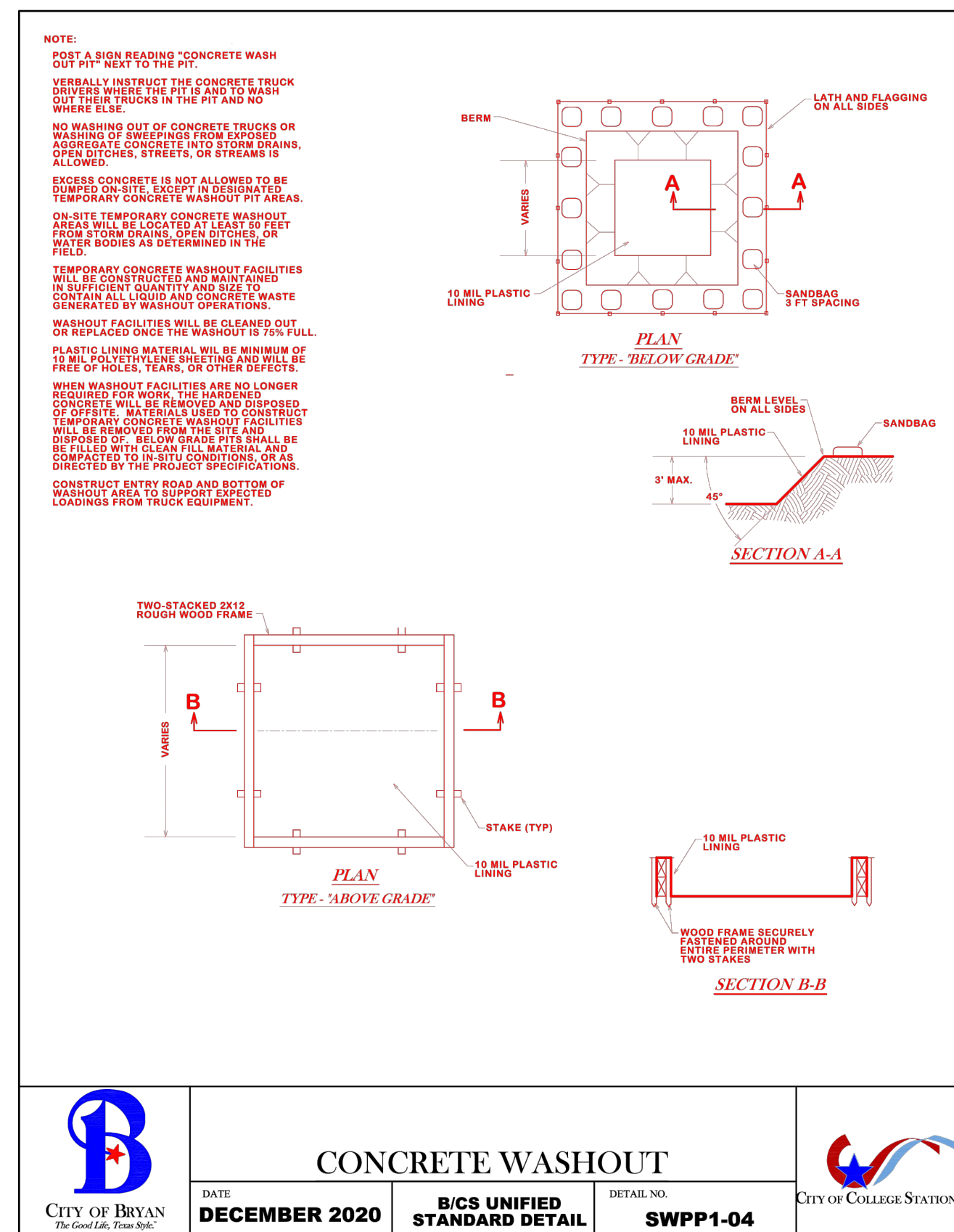
**FIRE LANE DETAIL SCALE: N.T.S. | 01**





STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01



SITE DETAILS

SCALE: N.T.S. | 04

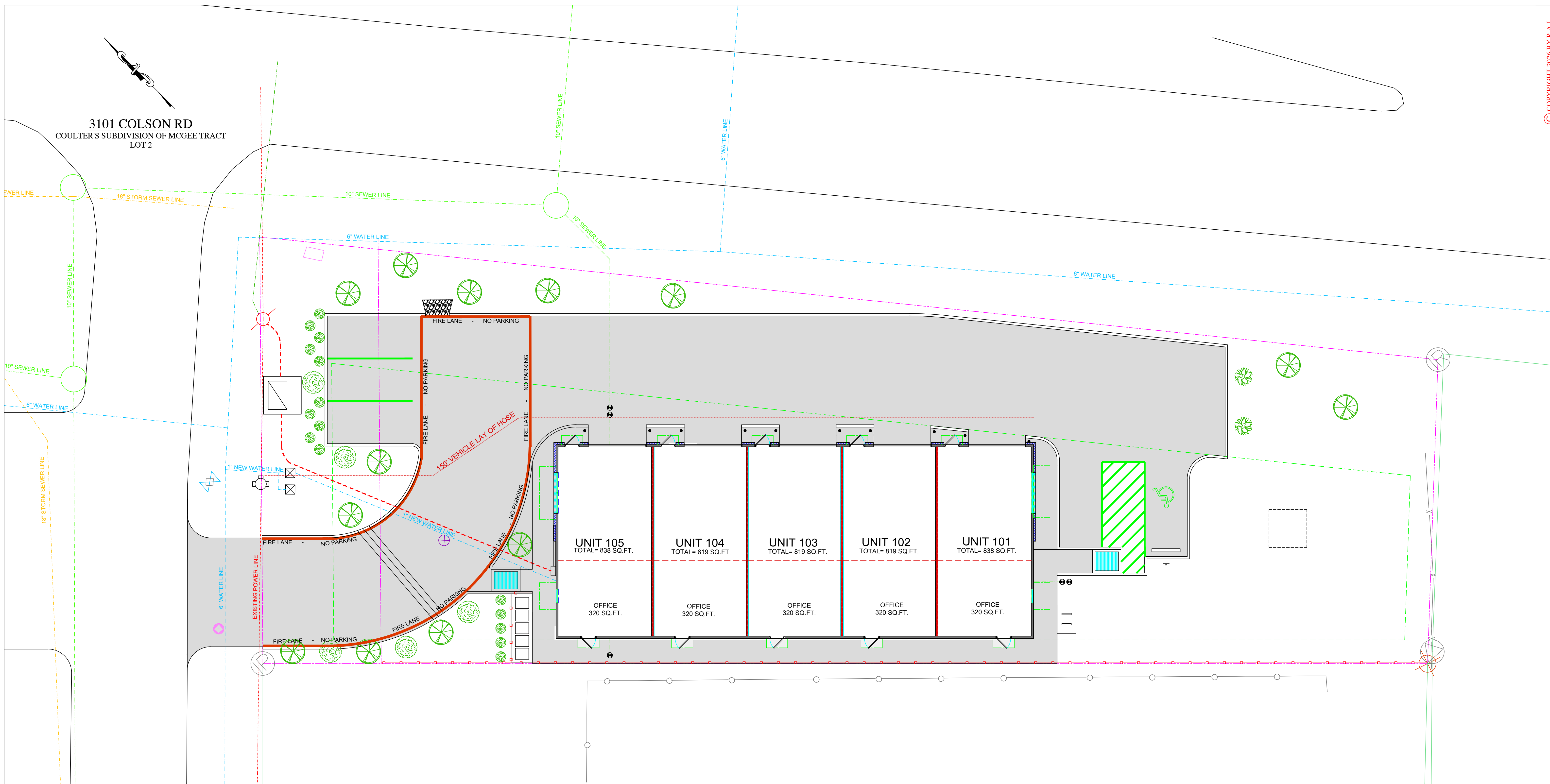
OPAQUE SCREENING DETAILS

SCALE: N.T.S. | 03

HANDICAP PARKING DETAIL

SCALE: N.T.S. | 02

© COPYRIGHT 2026 BY R.A.I.  
 (979) 846-3366  
 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:  
 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-2.1** OF EIGHT  
 DATE: 02-02-2026



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.

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