

PHASE I SITE PLAN



**NOW PRE-LEASING
NEW CONSTRUCTION
RETAIL FOR LEASE**

DATA TABLE:

SITE AREA	11.32 AC
JURISDICTION	ROSENBERG, TEXAS
ZONING	ARC / DESIGN GUIDELINES
ARC / DESIGN GUIDELINES	CITY OF ROSENBERG UNIFIED DEVELOPMENT CODE

GENERAL NOTES:

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED, PENDING RECEIPT OF CAD LINENWORK (SURVEY, AS-BUILT, ETC)
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS, DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.



PRELIMINARY SITE PLAN - PHASE I

July 7, 2026
COMMERCIAL DEVELOPMENT
RICEFIELD RD & MINONITE RD
ROSENBERG, TX
26032-01_Site

