

VICINITY MAP

HobKnob Interior Hardware

4302 G. Rollie White Rd

Reville Business Park Subdivision - Phase One

Block 2 Lot 2

0.792 Acres

Maria Kegans League A-28

OWNER:

HobKnob Interior Hardware, LLC

1673 Briarcrest Dr

Suite 108B

Bryan TX, 77802

ENGINEER:

CIVIL CONSTRUCTORS INC

1061 INNOVATION DR

BRYAN TX 77808

979-690-7711

SURVEYOR:

McClure and Browne

Engineering/Surveying, Inc

1008 Woodcreek Dr

Suite 103

College Station TX, 77845

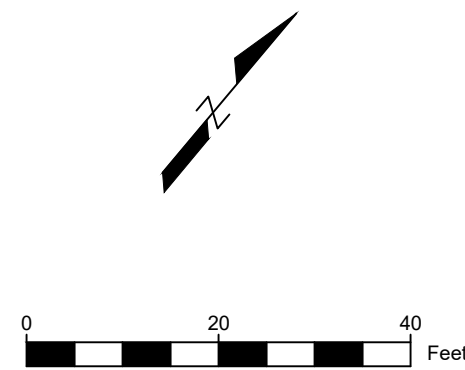
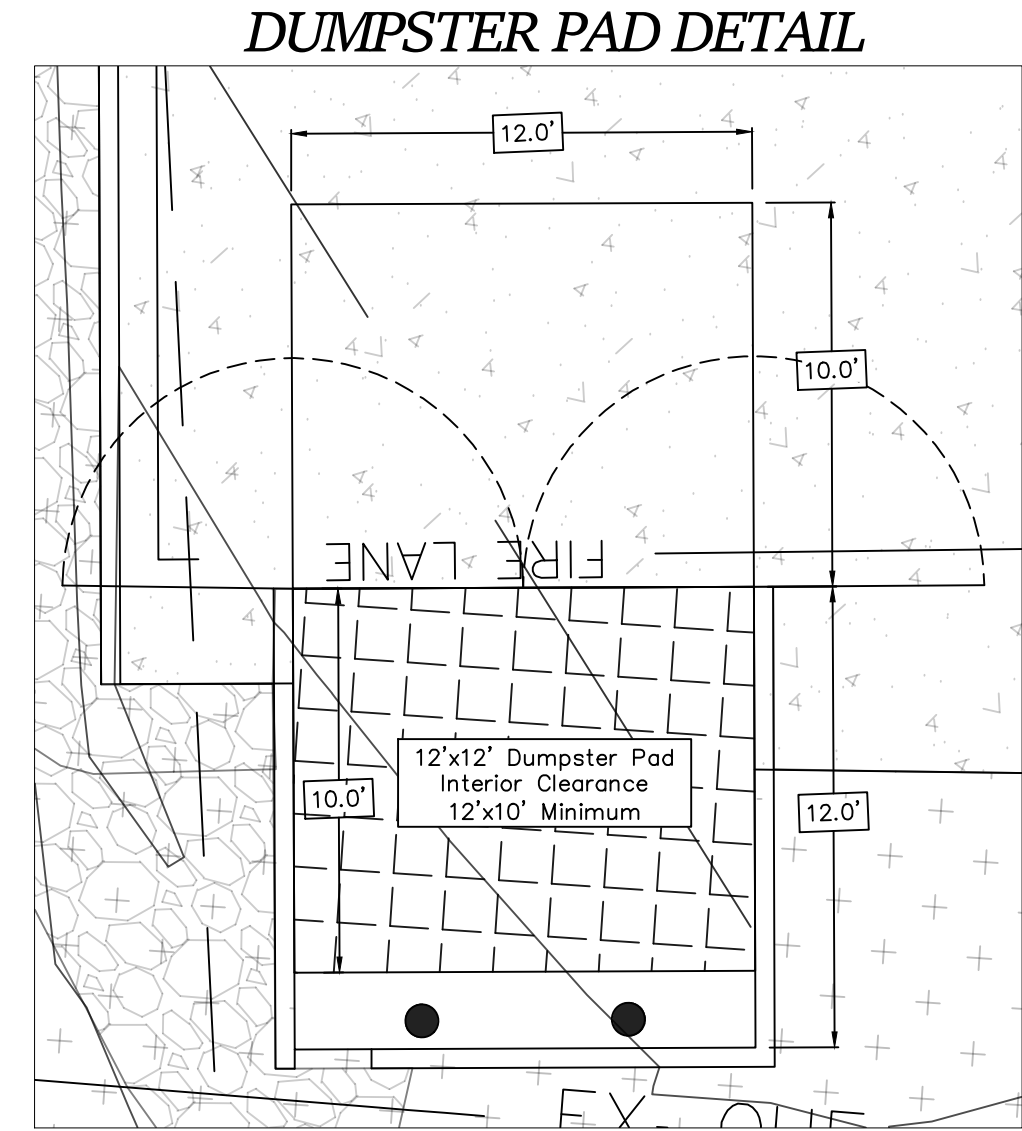
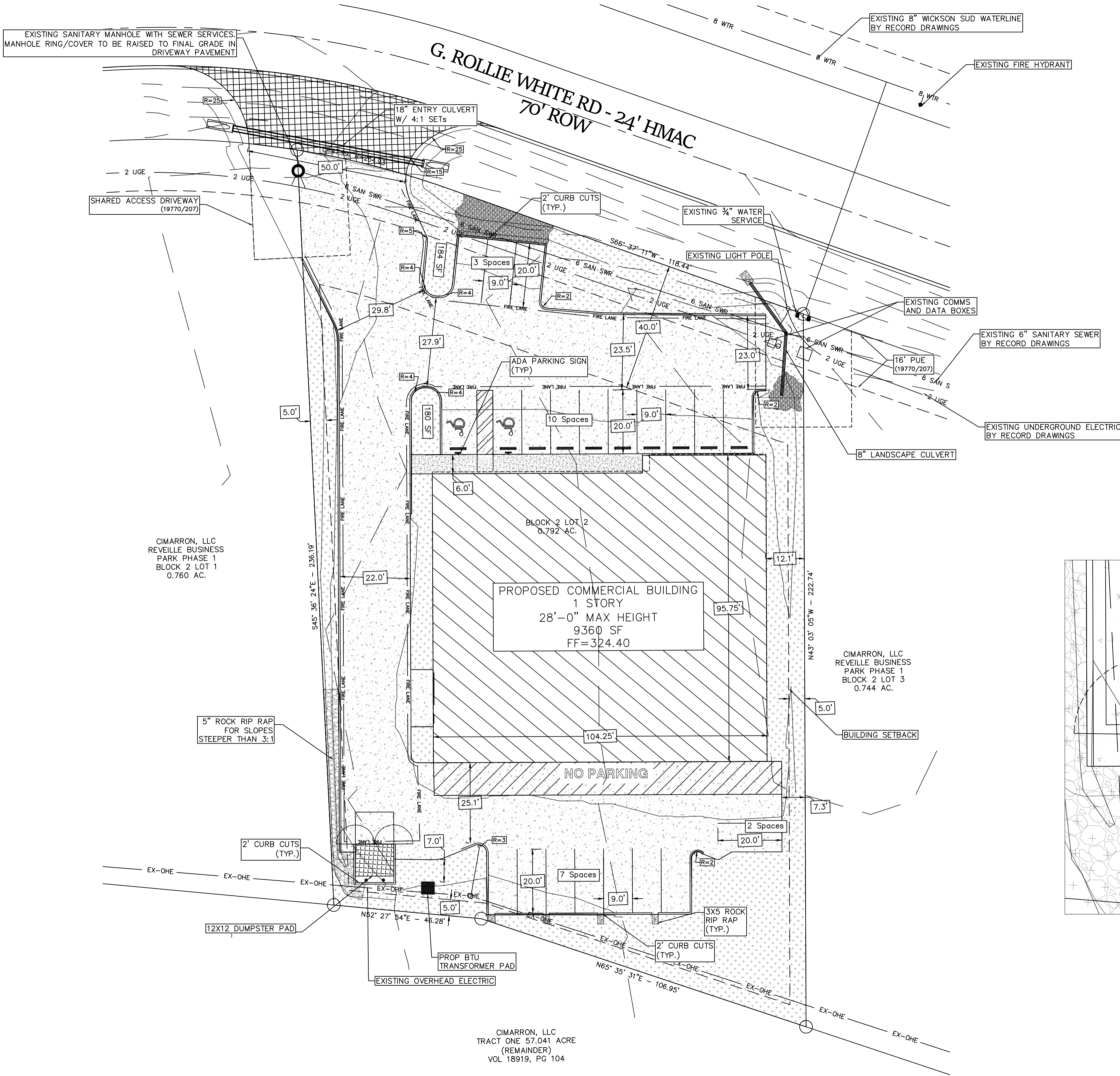
979-693-3838

PARKING REQUIREMENT TABLE	
BUILDING SIZE	9360 SF GFA
GENERAL OFFICE	2329 1 PER 300 SF GFA
ENCLOSED SHOWROOM	4450 1 PER 400 SF GFA
ENCLOSED STORAGE	2581 1 PER 900 SF GFA
TOTAL REQUIRED	21.76 EA
SPACES PROVIDED	
20 REGULAR	
2 ADA	
22 TOTAL	

	AREA (SF)	% COVER	C _i
TOTAL LOT AREA	34503		
BUILDING	9360	27.1%	0.94
PARKING	15483	44.9%	0.93
SIDEWALK	535	1.6%	0.93
LANDSCAPE	9125	26.4%	0.25

C_{avg} 0.75

- Notes:
- All building dimensions shown are to edge of concrete slab and include required ledges unless otherwise specified.
 - Current Zoning Commercial District (C-3)
 - Regardless of grades specified, maximum ditch cross slope to be 4:1.
 - HVAC Units to be roof mounted
 - Building information is based on Preliminary Architectural drawings by Locksley Architectural and Design Studio
 - All site paving to be concrete
 - All setbacks shall conform to City of Bryan Code of Ordinances
 - Before dumpster enclosure construction/modifications begin, contact Solid Waste at (979) 209-5900 for an on-site review.
 - If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications
 - All-weather access route must be maintained and repaired at the business owner's expense.
 - Dumpster pad and approach to be minimum 8" concrete paving with #5 rebar at 12" OCEW
 - Hydrologic calculations based on drainage report prepared by McClure and Browne Engineering dated 2024-03-28 with average rational method coefficient of 0.75 for lot area.
 - Based on proposed improvements calculated (C_{avg}=0.75), no additional detention required.
 - C values based on Table C-3 from BCS United Stormwater Design Guidelines
 - Entry culvert diameter provided by Engineer of Record Reville Business Park Ph 1



ISSUED FOR
REVIEW

Civil Constructors Inc.
FIRM REGISTRATION
Civil Constructors Inc
TBPE # F-23561
1061 Innovation Dr
Bryan TX 77808
979-690-7711

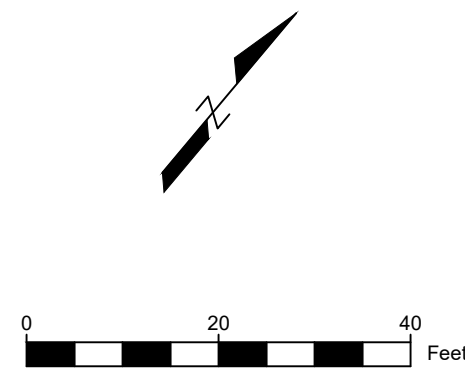
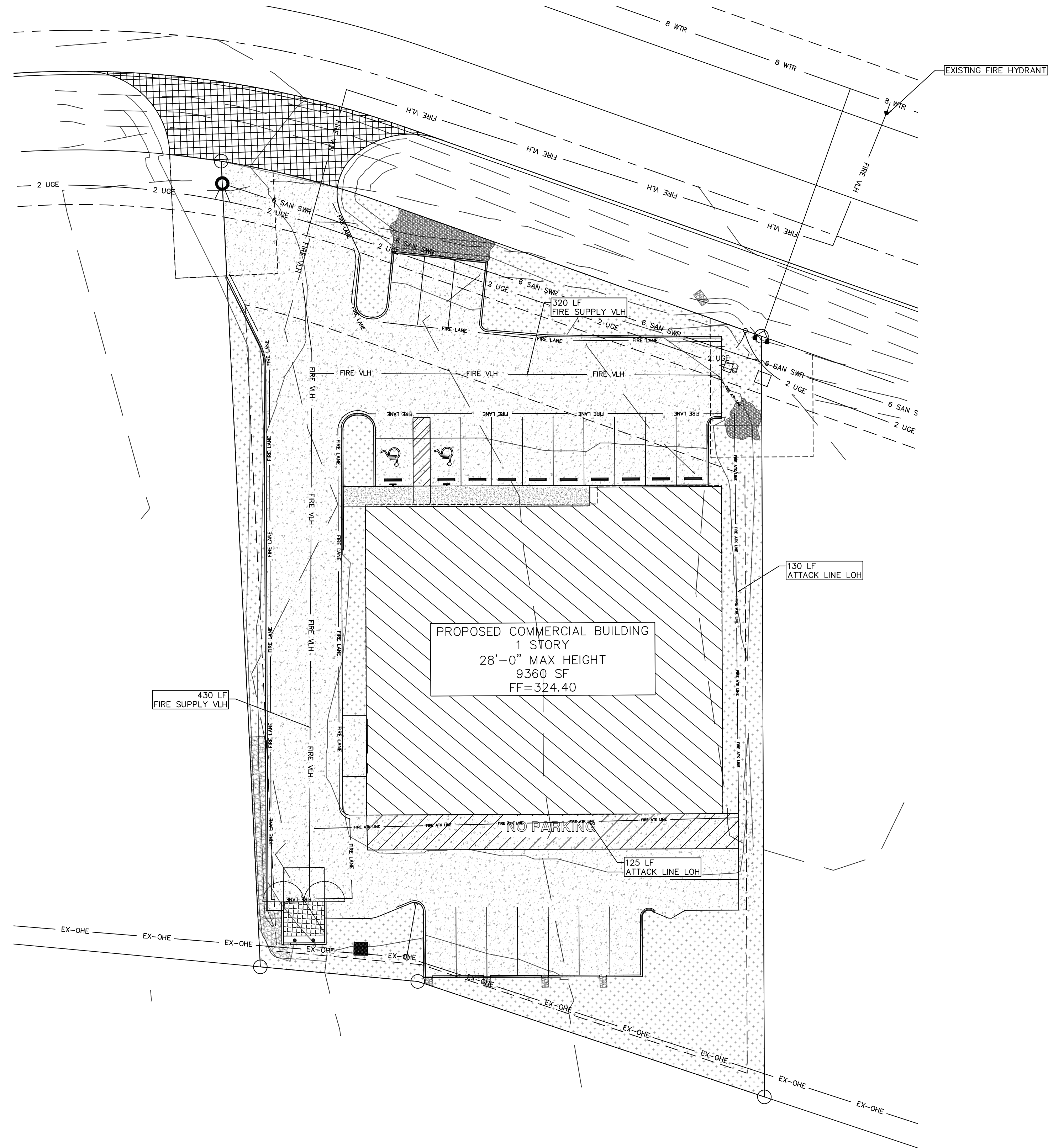
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4302 G. ROLLIE WHITE RD
BLOCK 2 LOT 2
REVILLE BUSINESS PARK
BRYAN TEXAS

PRELIMINARY
SITE PLAN

REVISIONS	REV#	DATE	DESCRIPTION
	1	10/10/25	PRELIMINARY LOT LAYOUT SUBMISSION

OWNER
Hob Knob Interior Hardware, LLC
1673 Briarcrest Dr
Suite 108B
Bryan TX, 77802



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REVIEW

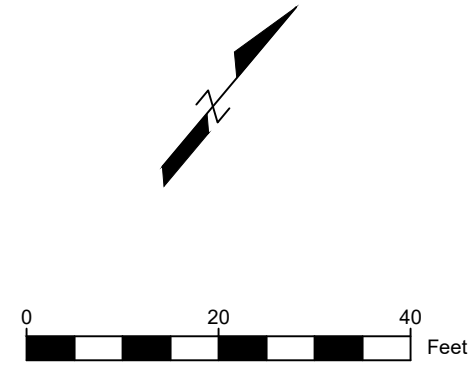
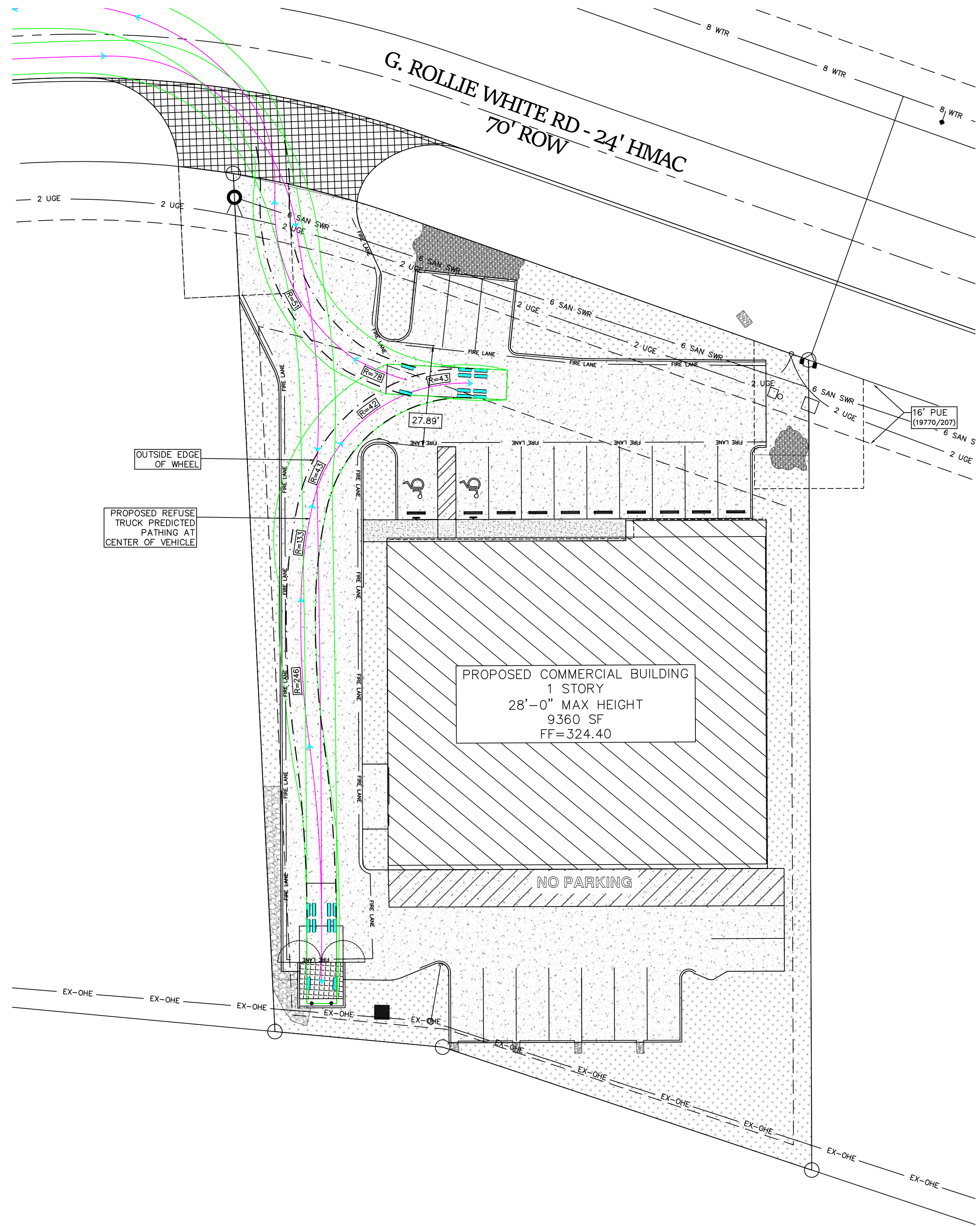
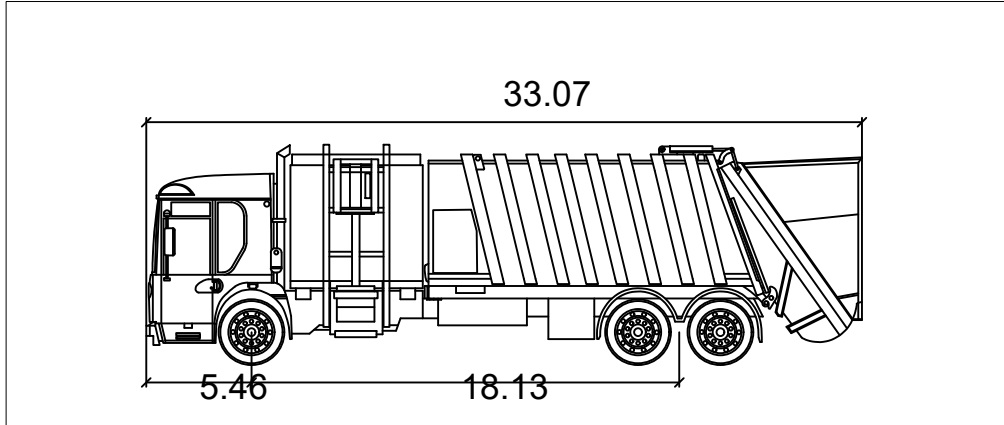
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4302 G. ROLLIE WHITE RD
BLOCK 2 LOT 2
REVEILLE BUSINESS PARK
BRYAN TEXAS

PRELIMINARY
FIRE SUPPLY PLAN

REVISIONS	REV#	DATE	DESCRIPTION
	1	10/16/25	PRELIMINARY LOT LAYOUT SUBMISSION

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Bryan TX, 77802



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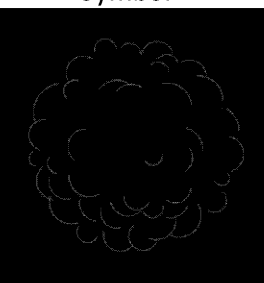
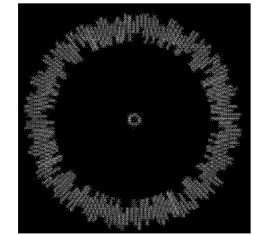
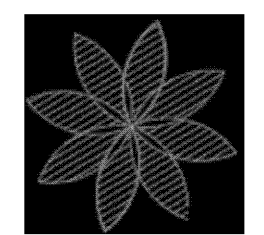

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4302 G. ROLLIE WHITE RD
BLOCK 2 LOT 2
REVEILLE BUSINESS PARK
BRYAN TEXAS

PRELIMINARY
TURNING RADIUS
ANALYSIS

REVISIONS	REV#	DATE	DESCRIPTION
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Bryan TX, 77802

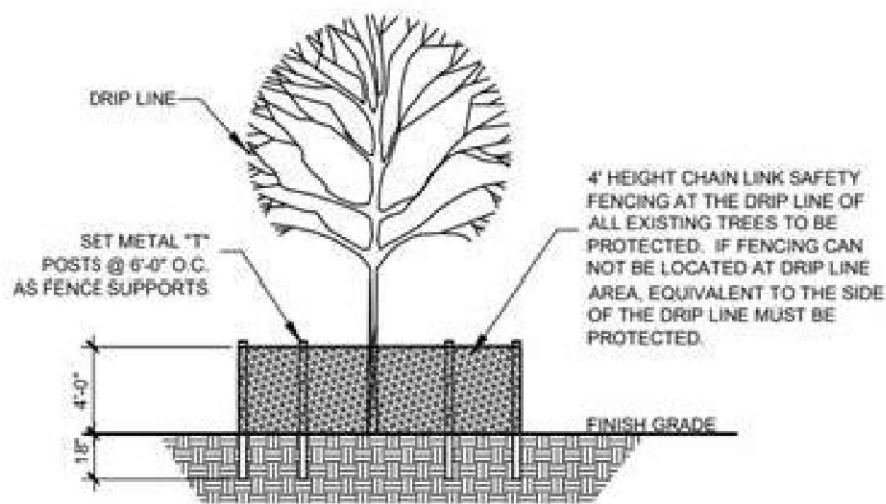
Symbol	Size	Official Name	Quant	SF Value	Total (SF)
	>3" CALIPER	Canopy Tree	7	250	1750
	1.5"-3" CALIPER	Non-Canopy Tree	17	100	1700
	2-15 GALLON	Shrub	139	10	1390
	COVER	Bermuda Grass	4589	0.1	458.9

Total Area Provided 5298.9

	Required	Provided
Total Lot Area Developed	34503	SF
15% of Developed Area	5175.45	5298.9 SF
Total Area Allocated for Trees (50% of Total)	2587.73	3450.00 SF
Minimum Allocated for Canopy Trees (50% of all Trees)	1293.86	1750.00 SF
Maximum Allocated for Grass (15%)	776.32	458.90 SF

- Landscape Notes:
- All landscaping and irrigation to meet City of Bryan Municipal Code standards
 - Owner to provide hose bib locations within 150 feet of all landscaping areas or provide underground sprinkler system
 - All canopy and non-canopy trees species to meet those given in 62-482 of City of Bryan Municipal Code
 - No trees other than those species listed as a non-canopy tree on the approved tree list may be planted under or within ten lateral feet of an overhead utility wire, or over or within five lateral feet of any public underground water line, sewer line or other utility.
 - Shrubs and hedges used for screening shall be at least three feet in height at the time a request for certificate of occupancy is made.

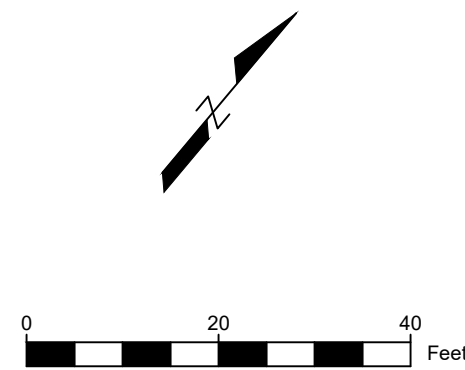
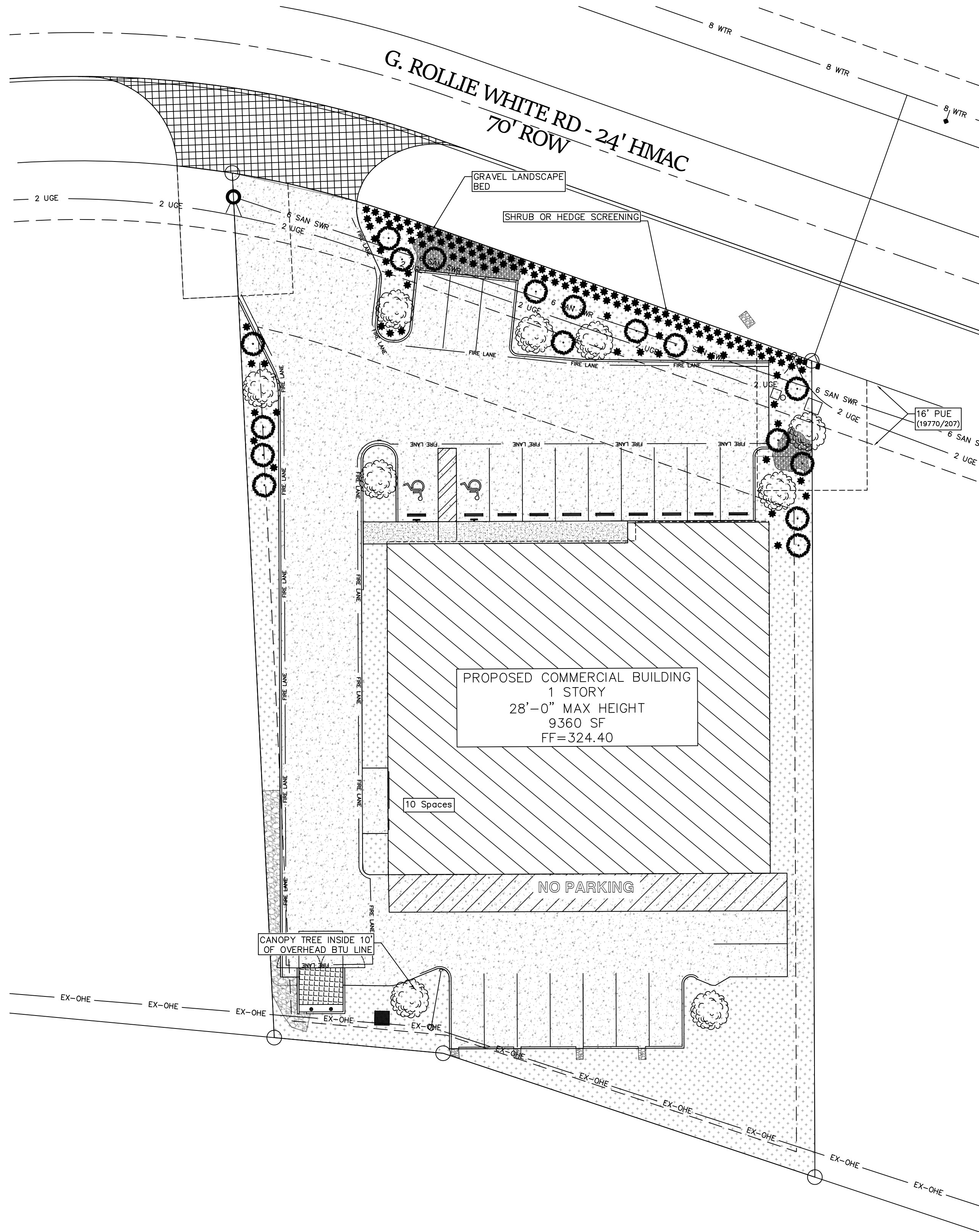
- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC., WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

NOT TO SCALE

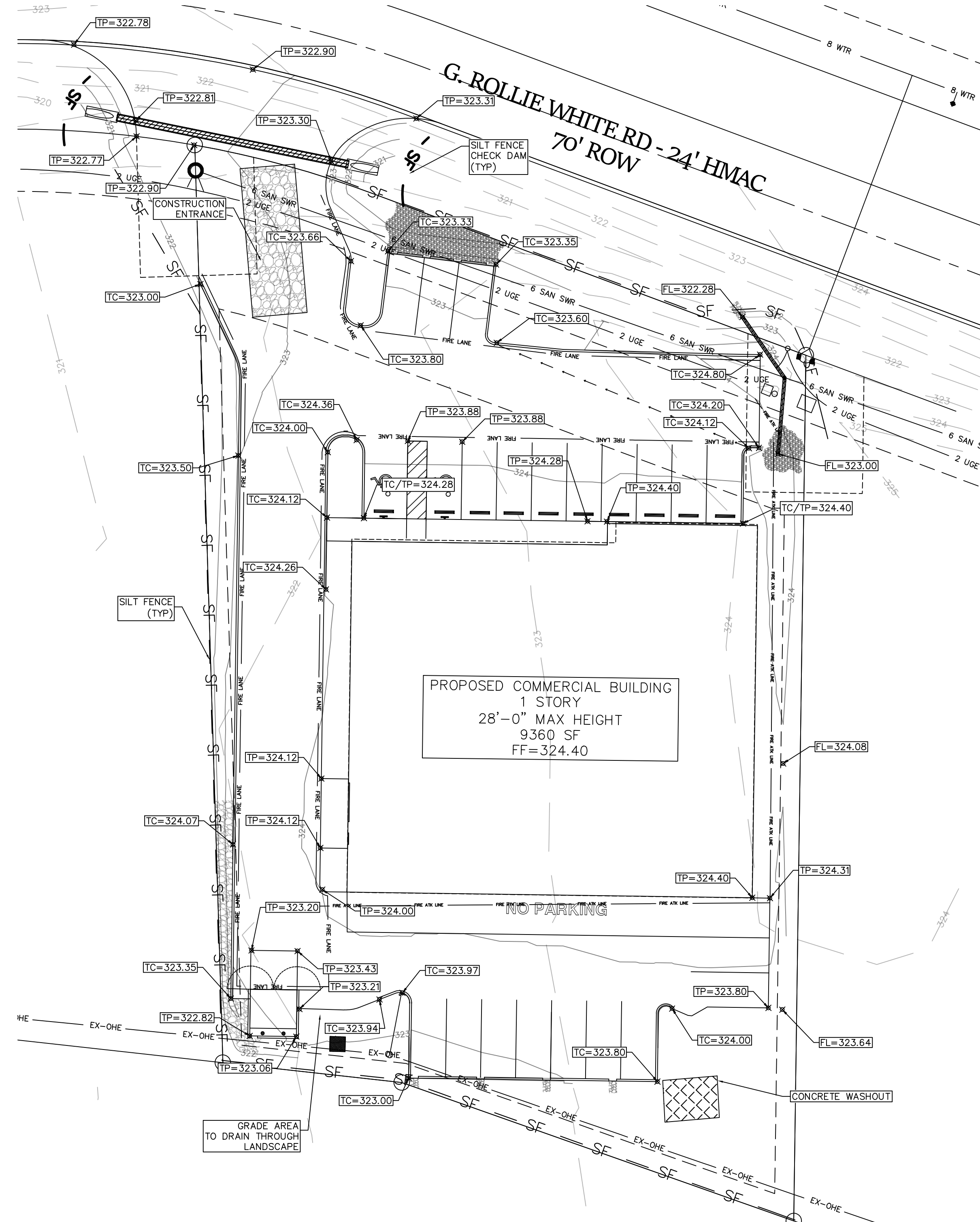


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OVERALL GRADING PLAN

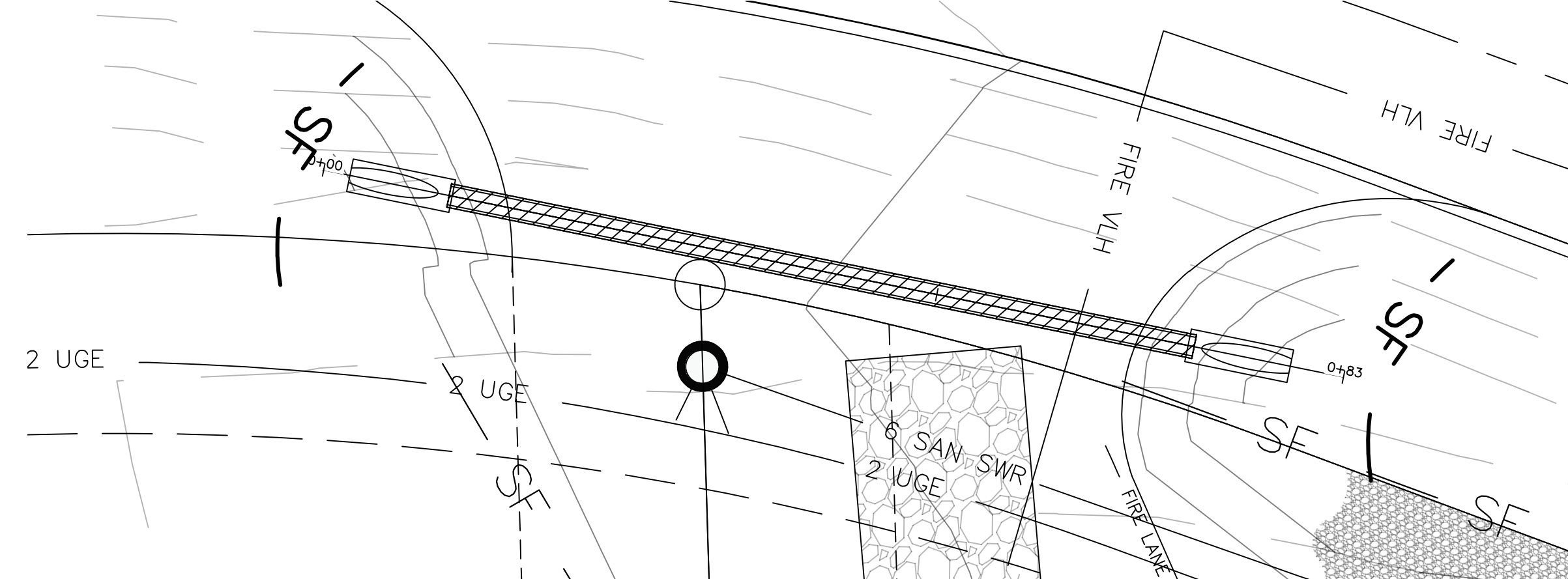


Notes:

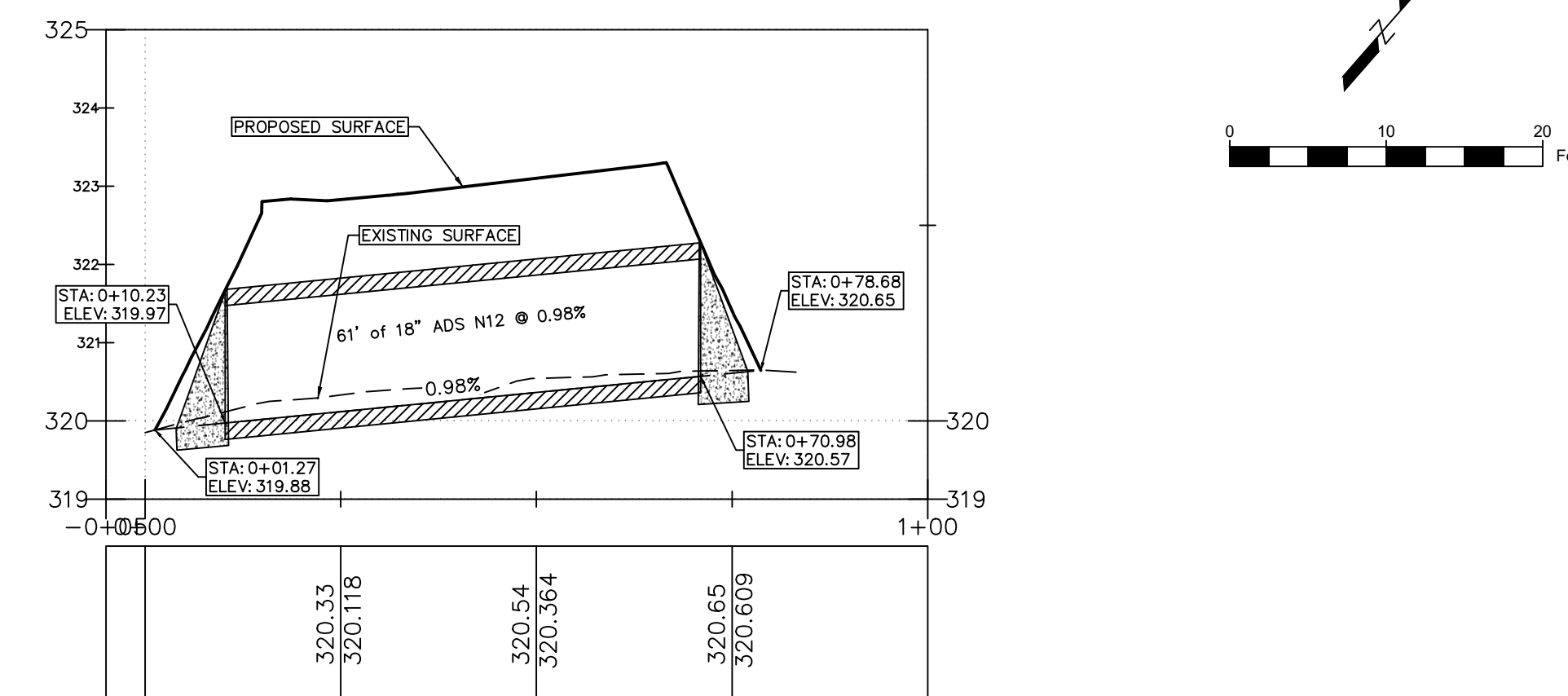
- All fill material for earthwork operations to be compacted to minimum 95% D698. Fills deeper than 3 feet to be compacted to minimum 98% D698
- Pathway from ADA parking space to main entry to be constructed to Texas Accessibility Standards
- Regardless of grades specified, maximum ditch cross slope to be 4:1.
- In all locations, contractor to ensure positive drainage away from building and minimize ponding in other portions of the site
- Refer to geotechnical report or structural plans for appropriate building select fill thickness, compaction requirements and limits of select fill pad.
- All pavement thicknesses to conform to geotechnical report
- Minimum cover for ADS N12 storm culvert to be 1' from final grade for rigid pavement or 1' from subgrade for flexible pavements in structural areas. All backfill to conform to manufacturer recommendations at minimum.

TP: Top of Pavement
TC: Top of Curb
TW: Top of Wall
FG: Finished Grade
FL: Flow Line

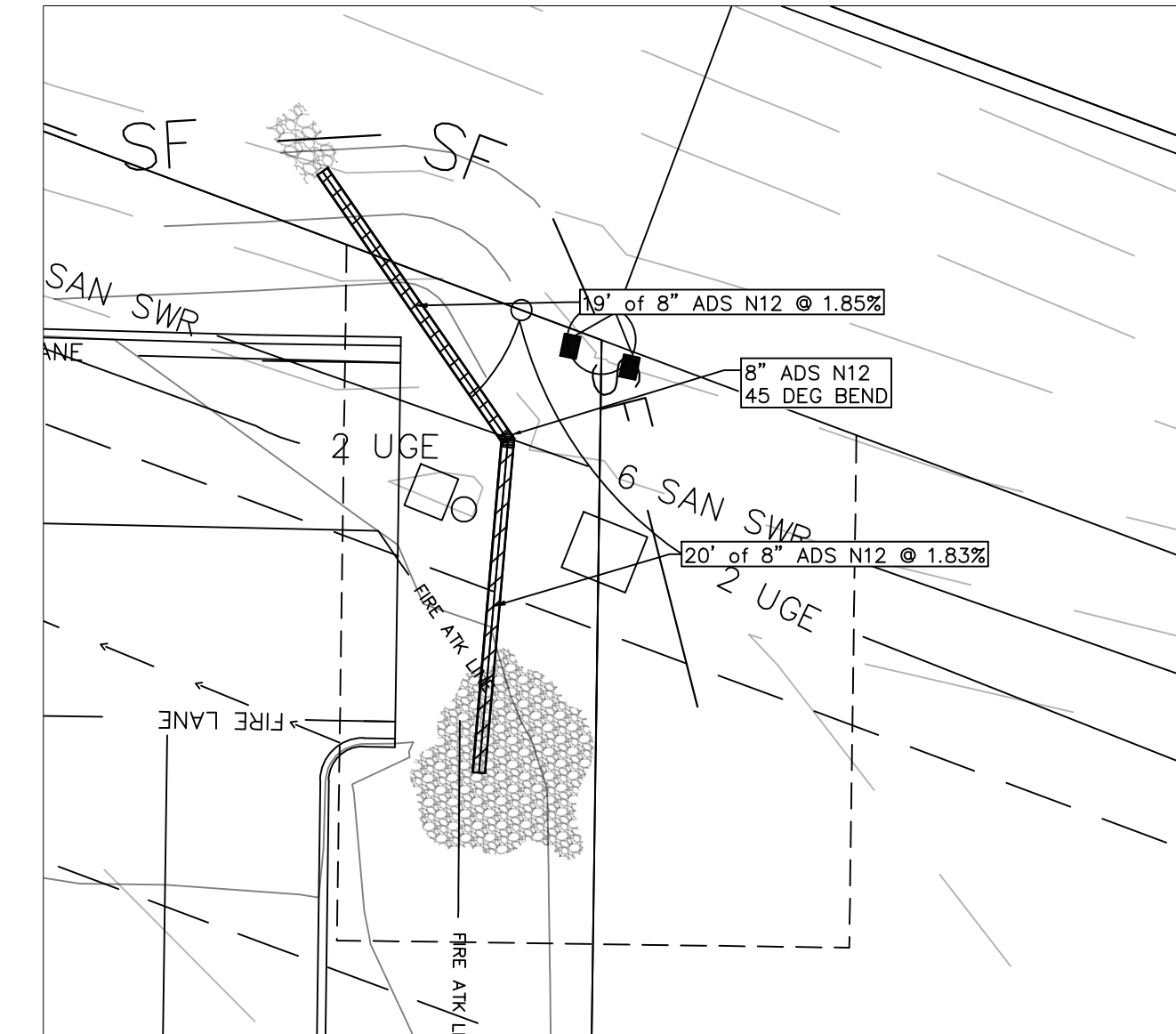
ENTRY CULVERT PLAN



ENTRY CULVERT PROFILE



LANDSCAPE CULVERT PLAN



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