

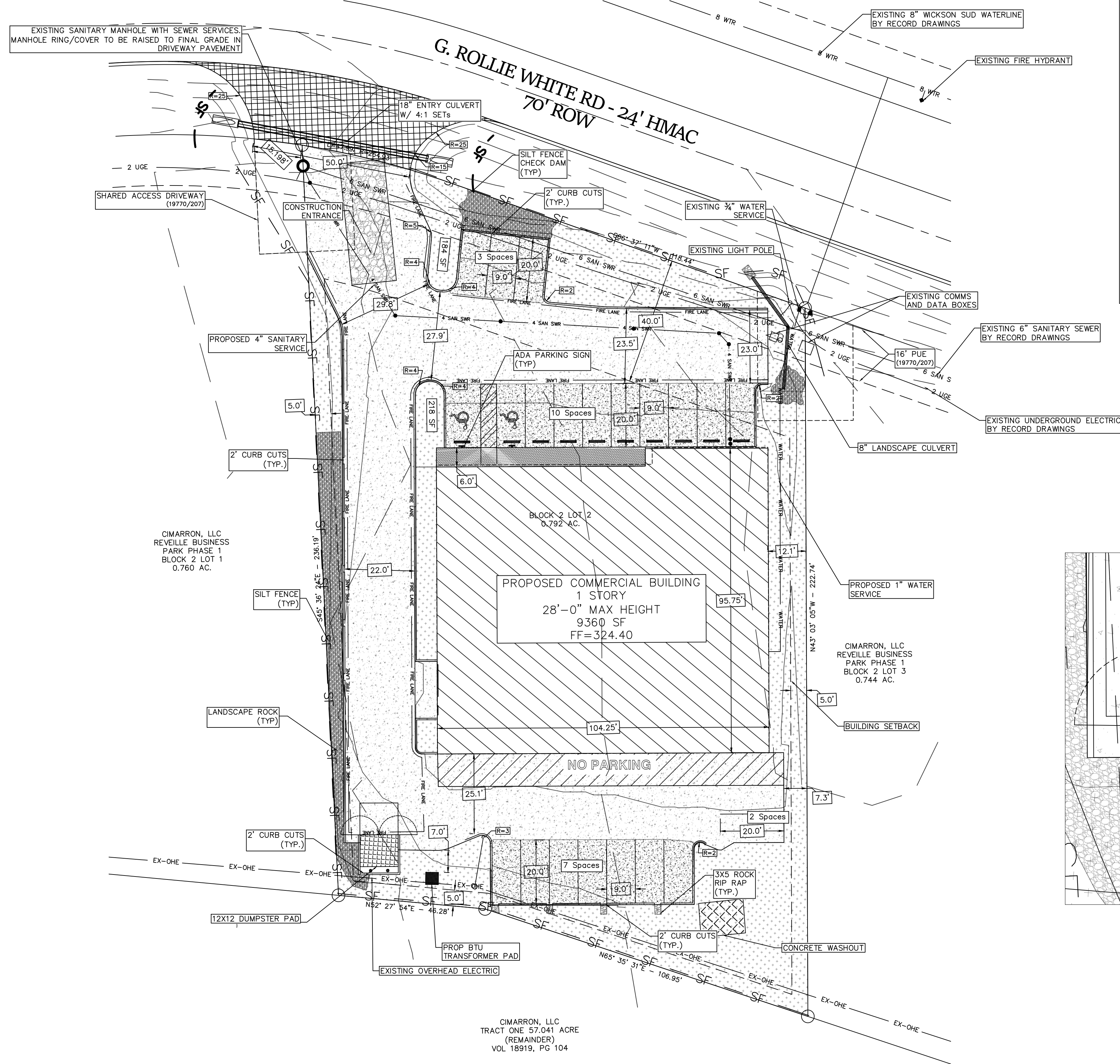
OWNER: HobKnob Interior Hardware, LLC 1673 Briarcrest Dr Suite 1088 Bryan TX, 77802	SURVEYOR: McClure and Browne Engineering/Surveying, Inc 1008 Woodcreek Dr Suite 103 College Station TX, 77845 979-693-3838
ENGINEER: CIVIL CONSTRUCTORS INC 1061 INNOVATION DR BRYAN TX 77808 979-690-7711	

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

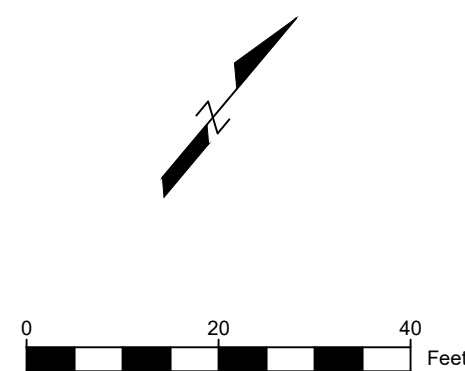
C_avg	0.75
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1. All building dimensions shown are to edge of concrete slab and include required ledges unless otherwise specified.
2. Current Zoning Commercial District (C-3), approved by Bryan City Council September 13, 2022 per Ordinance No. 2579.
3. Regardless of grades specified, maximum ditch cross slope to be 4:1.
4. HVAC Units to be roof mounted
5. All Business Signs are not a part of this submittal and will be permitted separately
6. Building information is based on Preliminary Architectural drawings by Locksley Architectural and Design Studio
7. Subgrade stabilization for paved areas to be per geotechnical investigation done by Solitec (report No. KT250420-R)
8. All site paving to be rigid concrete pavement and meet or exceed recommendations for thickness and strength given in Solitec Geotechnical report (5" thick for parking or 7" thick for drive aisle – 3500 psi).
9. All minimum setbacks shall conform to City of Bryan Code of Ordinances
10. Before dumpster enclosure construction/modifications begin, contact Solid Waste at (979) 209-5900 for an on-site review.
11. If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications
12. Dumpster enclosure to be constructed of CMU block walls and wood gates 6' minimum height meeting the requirement of Solid Waste and City of Bryan
13. All-weather access route must be maintained and repaired at the business owner's expense.
14. Dumpster pad and approach to be minimum 8" concrete paving with #5 rebar at 12" OCEW
15. 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.
- 15.1. Based on proposed improvements calculated ($C_{avg}=0.75$), no additional detention required.
- 15.2. C values based on Table C-3 from BCS United Stormwater Design Guidelines
16. Entry culvert diameter provided by Engineer of Record Reveille Business Park Ph 1 and confirmed by EOR HobKnob 4302 G. Rollie White Rd development. See C601 for site drainage analysis.
17. According to FEMA FIRM 48041C0220F (effective 4-2-2014), no portion of this site is located within a 100-year Zone A flood hazard area
18. Fencing is not planned for this site

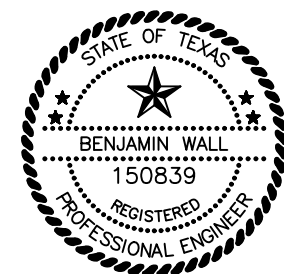


	5" CONCRETE PARKING W/ #4 @ 18" OCEW
	7" CONCRETE PAVING W/ #4 @ 18" OCEW
	8" CONCRETE DUMPSTER PAD W/ #5 @ 12" OCEW
	CONCRETE SIDEWALK
	LANDSCAPE AREAS
	LANDSCAPE ROCK

Diagram illustrating a fire lane area. The diagram shows a rectangular area with dimensions 12'0" (width) and 10'0" (height). A dashed line indicates a 12'x12' Dumpster Pad Interior Clearance, with a 12'x10' Minimum clearance area. The area is labeled "FIRE LANE". The diagram also shows a 12'0" dimension for the width of the fire lane and a 10'0" dimension for the height of the fire lane. The diagram includes a pattern of small circles representing a fire lane and a pattern of small squares representing a fire lane.



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REVIEW



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
BENJAMIN WALL, P.E.
#150839 ON DECEMBER 2, 2025.
CIVIL CONSTRUCTORS INC.
TEXAS BOARD OF PROFESSIONAL
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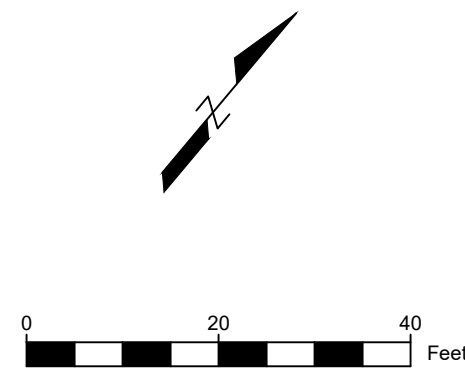
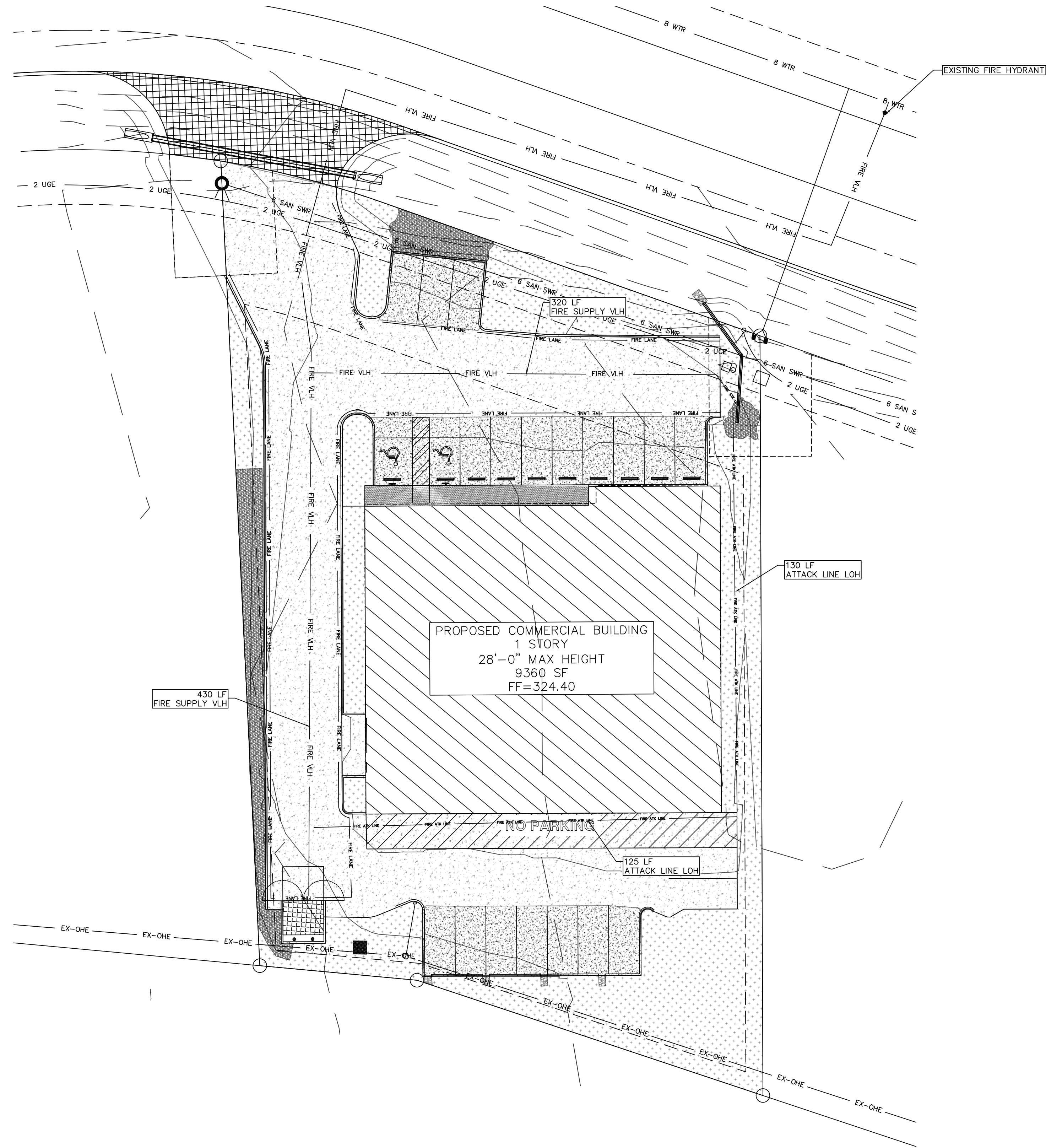
4302 G. ROLLIE WHITE RD
BLOCK 2 LOT 2
REVEILLE BUSINESS PARK
BRYAN TEXAS

SITE PLAN

[illegible]

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

CI



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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
REVEILLE BUSINESS PARK
BRYAN TEXAS

FIRE SUPPLY PLAN

REVISIONS	REV#	DATE	DESCRIPTION
PRELIMINARY LOT LAYOUT SUBMISSION	1	10/16/25	REVISIONS PER COMMENTS 1 & 2
	2	11/17/25	

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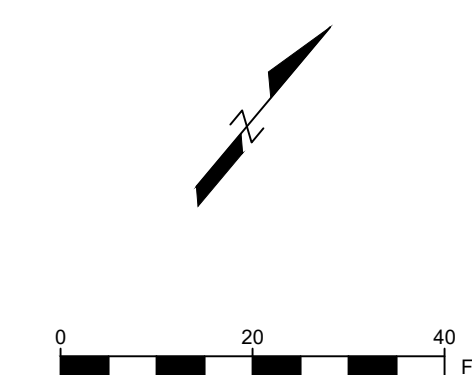
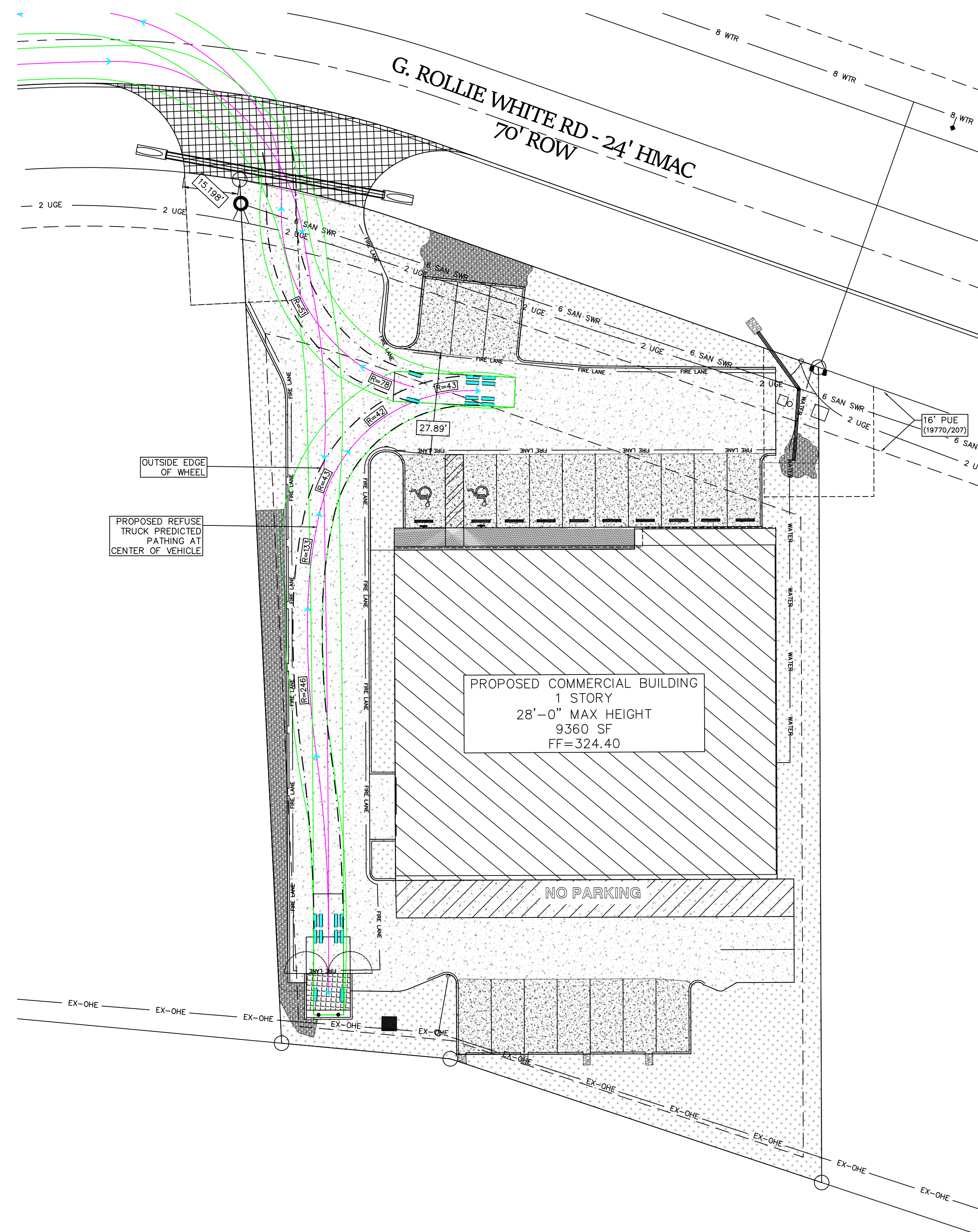
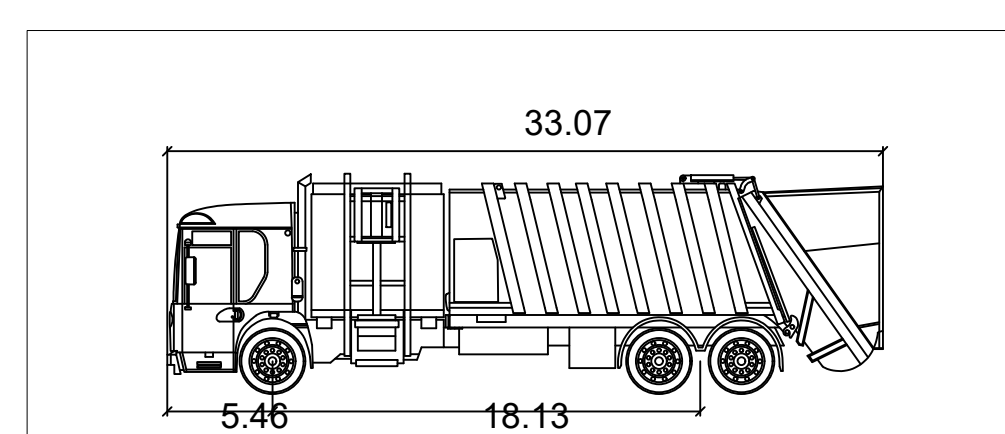
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4302 G. ROLLIE WHITE RD
BLOCK 2 LOT 2
REVEILLE BUSINESS PARK
BRYAN TEXAS

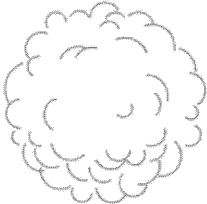
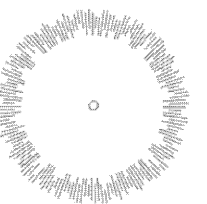
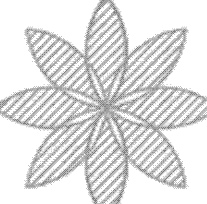
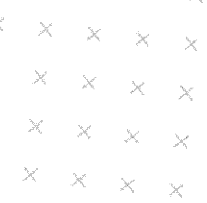
TURNING RADIUS ANALYSIS

[illegible]

OWNER
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Suite 108B
Bryan TX, 77802



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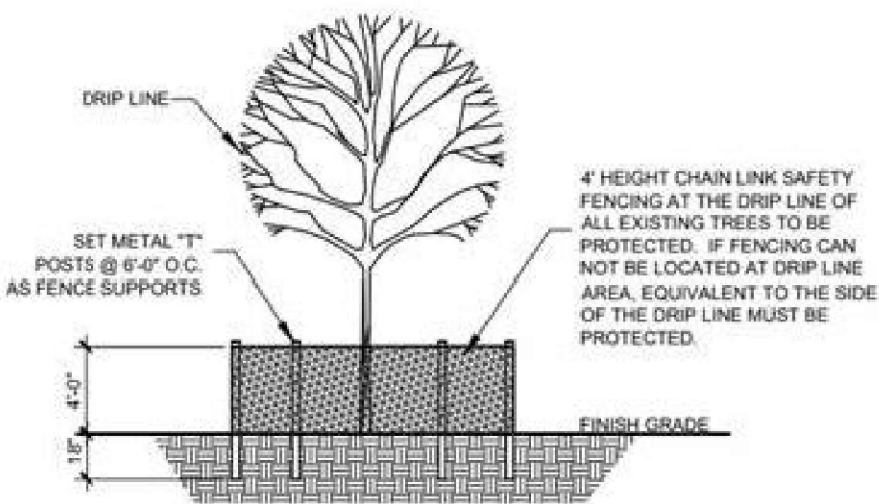
Symbol	Size	Official Name	Quant	SF Value	Total (SF)
	>3" CALIPER	Canopy Tree	7	250	1750
	1.5"-3" CALIPER	Non-Canopy Tree	17	100	1700
	2-15 GALLON	Shrub	139	10	1390
	COVER	Bermuda Grass			

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	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.

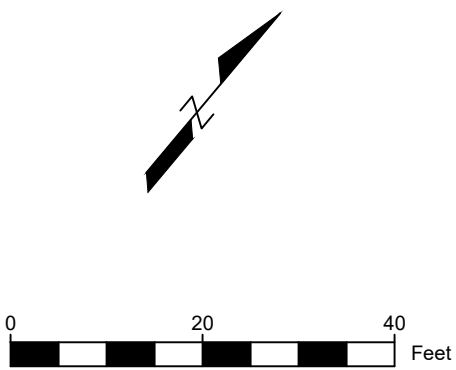
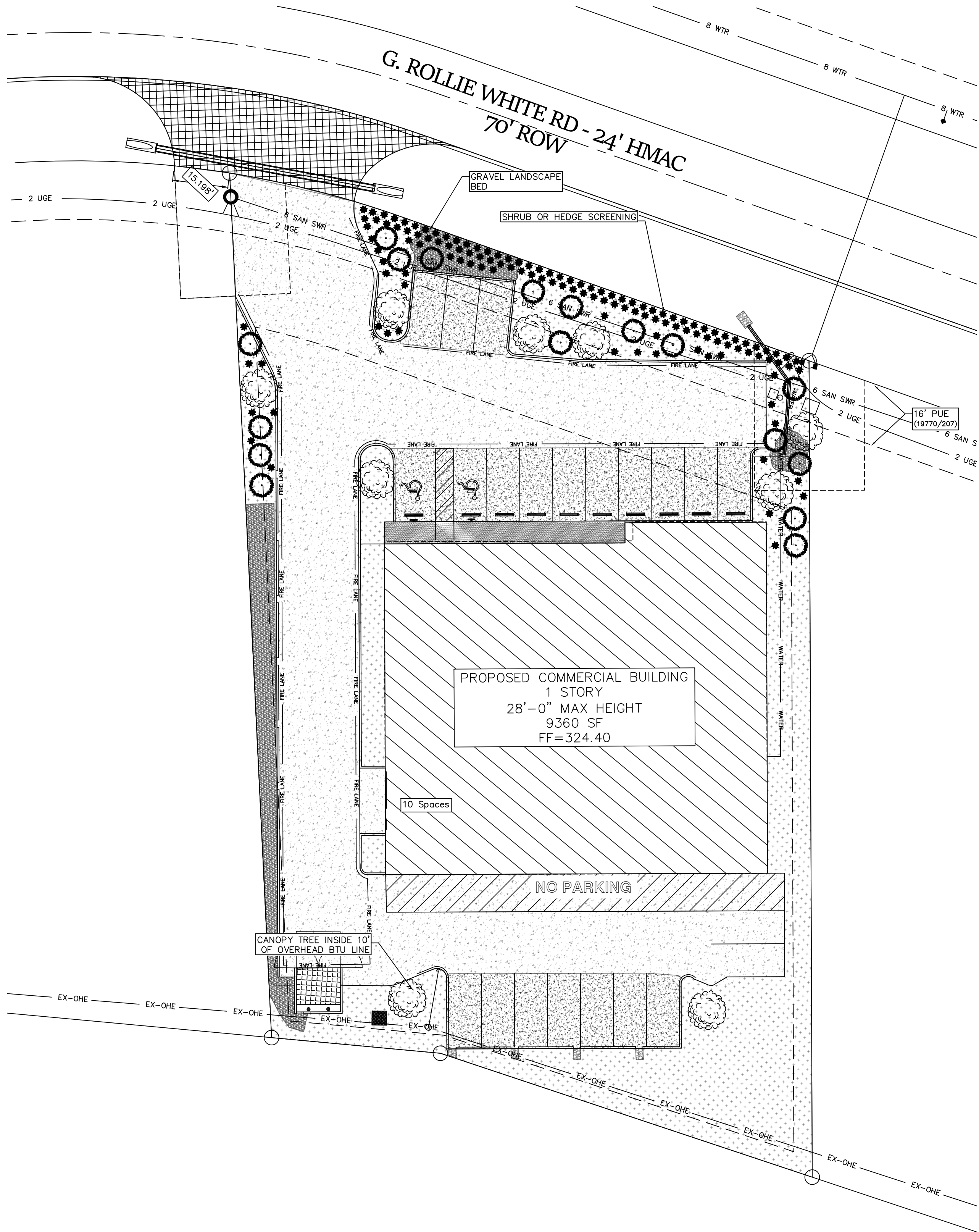
- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



TREE PROTECTION NOTES

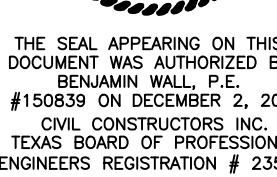
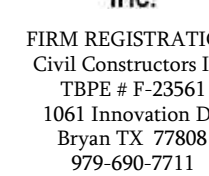
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE 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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REVIEW

REVISIONS	REV#	DATE	DESCRIPTION
	1	10/07/25	PRELIMINARY LOT LAYOUT SUBMISSION
	2	11/17/25	REVISIONS PER COMMENTS 1 & 2



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

GRADING PLAN

[illegible]

OWNER
Hob Knob Interior Hardware, LLC
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Suite 108B
Brvan TX, 77802

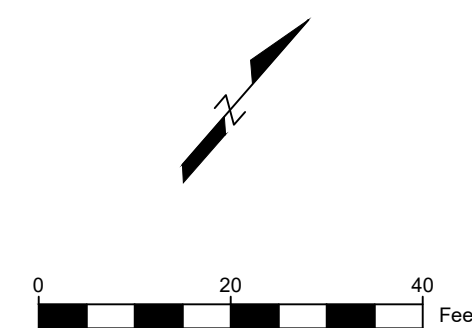
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C600

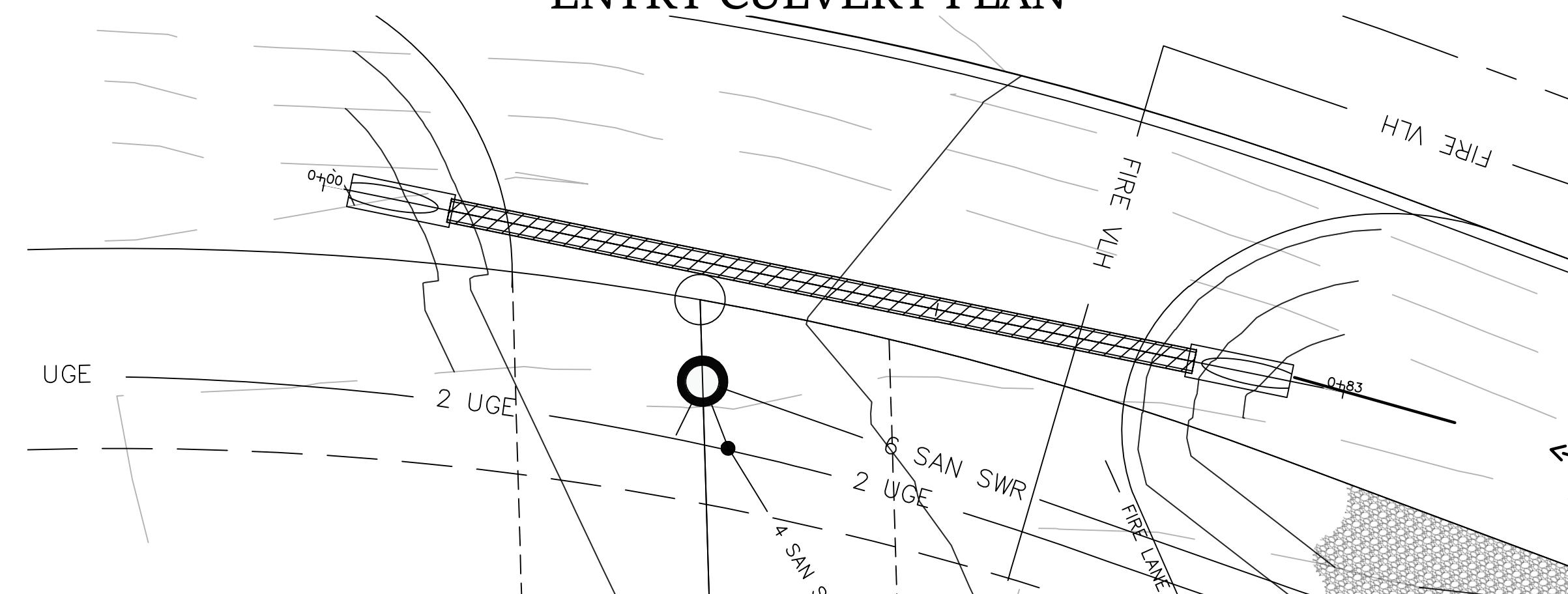
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1. All fill material for earthwork operations to be compacted to minimum 95% D698. Fills deeper than 3 feet to be compacted to minimum 98% D698
2. Pathway from ADA parking space to main entry to be constructed to Texas Accessibility Standards
3. Regardless of grades specified, maximum ditch cross slope to be 4:1.
4. In all locations, contractor to ensure positive drainage away from building and minimize ponding in other portions of the site
5. Refer to geotechnical report or structural plans for appropriate building select fill thickness, compaction requirements and limits of select fill pad.
6. All pavement thicknesses to conform to geotechnical report
7. 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.

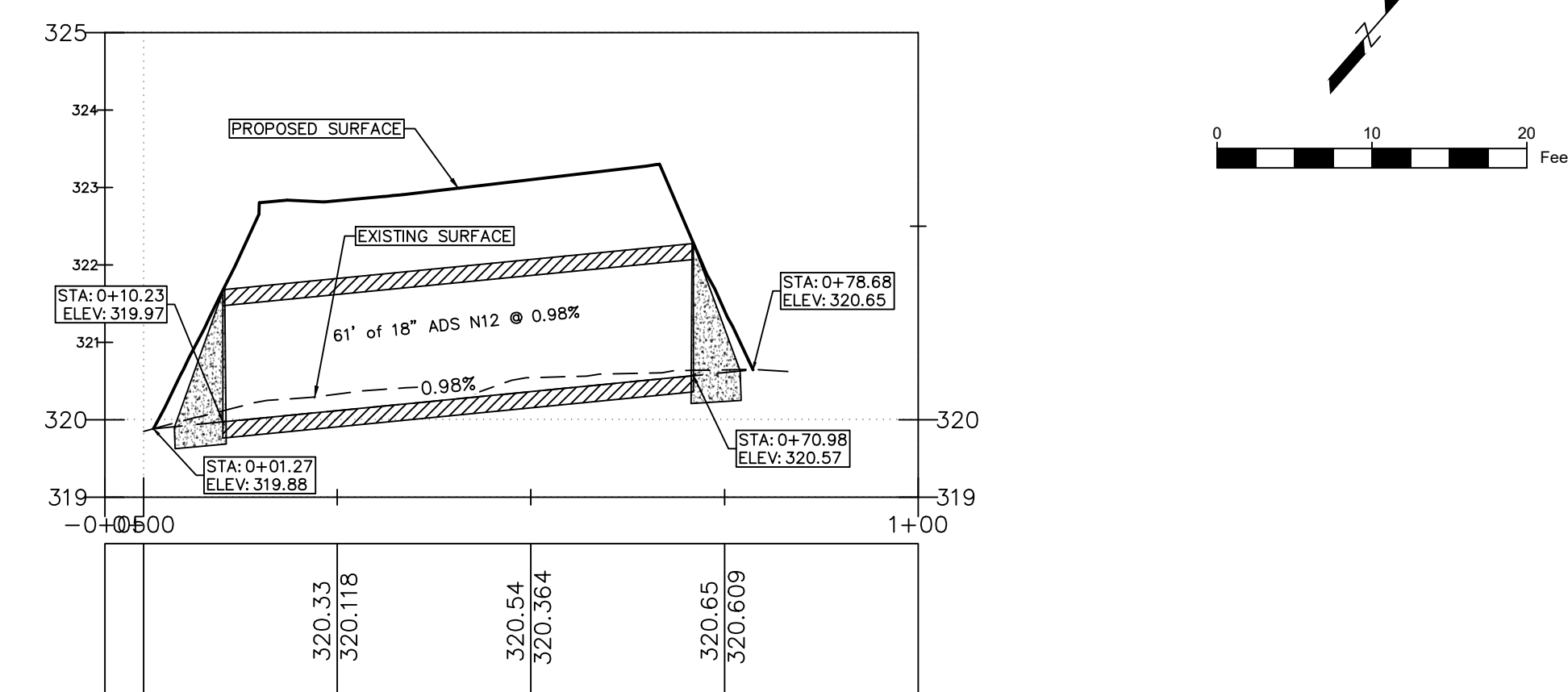
TP: Top of Pavement
TC: Top of Curb
TW: Top of Wall
FG: Finished Grade
FL: Flow Line



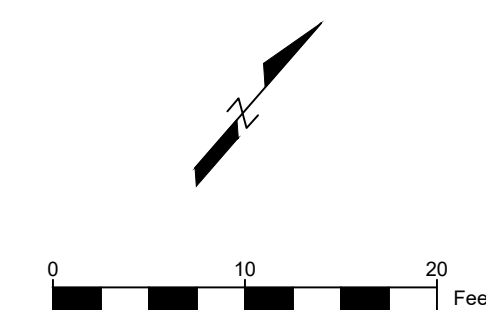
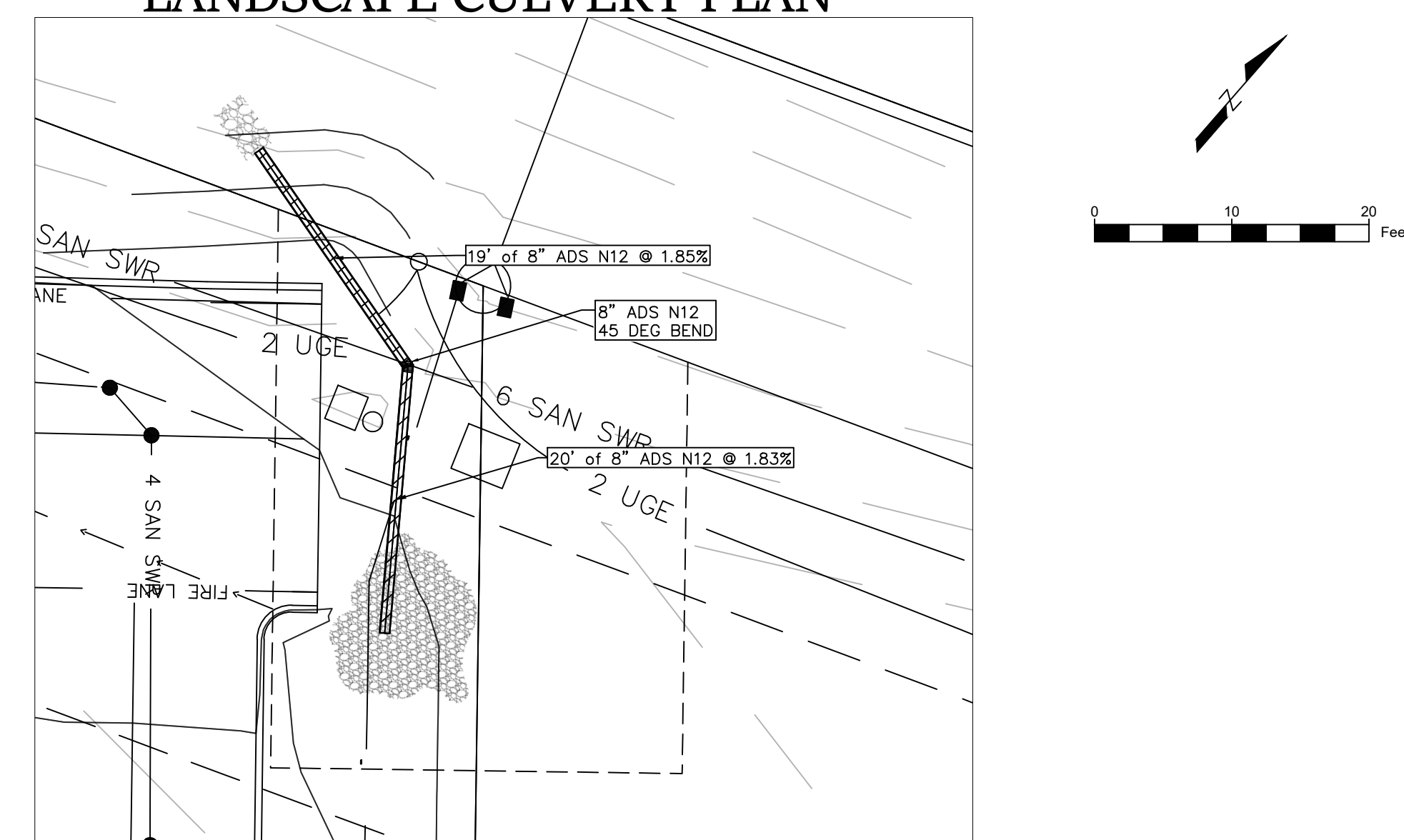
ENTRY CULVERT PLAN

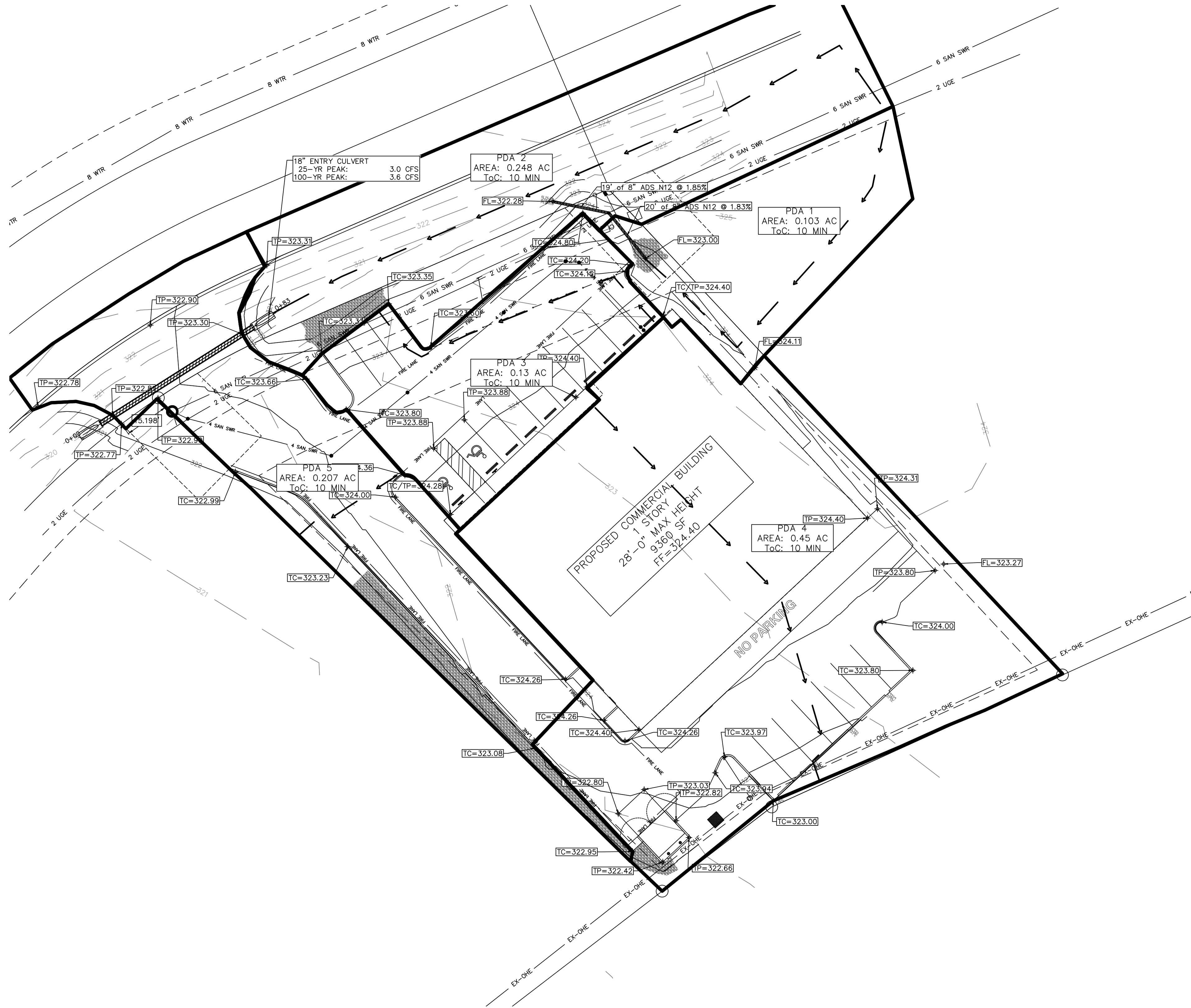


ENTRY CULVERT PROFILE



LANDSCAPE CULVERT PLAN



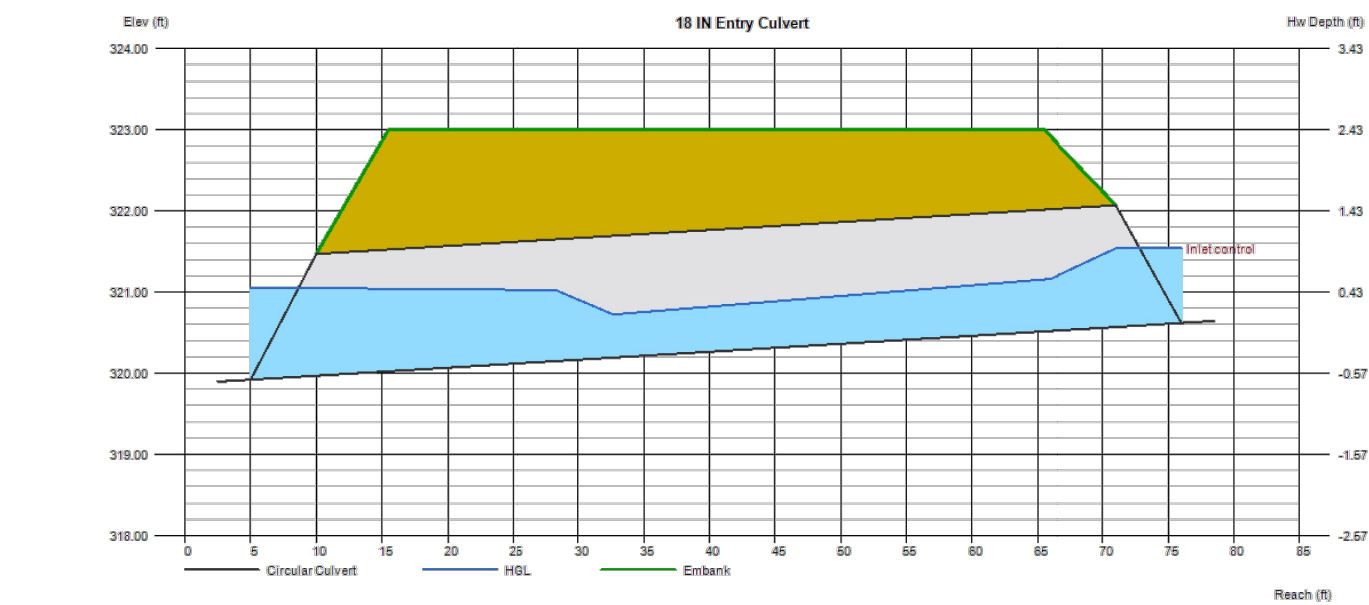


18 IN Entry Culvert

Invert Elev Dn (ft) = 319.97
Pipe Length (ft) = 61.00
Slope (%) = 0.98
Invert Elev Up (ft) = 320.57
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Mitered to slope (C)
Coeff. K,M,c,Y,k = 0.021, 1.33, 0.0463, 0.75, 0.7

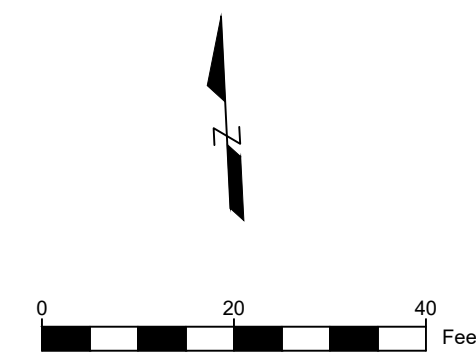
Calculations
Qmin (cfs) = 0.00
Qmax (cfs) = 7.00
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 3.00
Qpipe (cfs) = 3.00
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 2.20
Veloc Up (ft/s) = 4.02
HGL Dn (ft) = 321.05
HGL Up (ft) = 321.23
Hw Elev (ft) = 321.54
Hw/D (ft) = 0.65
Flow Regime = Inlet Control



	AREA (AC)	ToC (MIN)	C	PEAK FLOW (CFS)			
				2-YR	10-YR	25-YR	100-YR
PDA1	0.103	10	0.75	0.41	0.53	0.6	0.72
PDA2	0.248	10	0.75	0.98	1.26	1.44	1.72
PDA3	0.13	10	0.75	0.52	0.67	0.76	0.91
PDA4	0.45	10	0.75	1.81	2.31	2.63	3.15
PDA5	0.207	10	0.75	0.83	1.06	1.21	1.45

	AREA (SF)	% COVER	C _i
TOTAL LOT AREA	34509		
BUILDING	9360	27.1%	0.94
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C _{avg}			0.75



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TBPE # F-23561
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Bryan TX 77808
979 690-7711



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TEXAS BOARD OF PROFESSIONAL
ENGINEERS REGISTRATION # 23561.

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

PROPOSED DRAINAGE
ANALYSIS

REVISIONS
REV# DATE DESCRIPTION
1 11/17/25 REVISIONS PER COMMENTS 1 & 2

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

C601