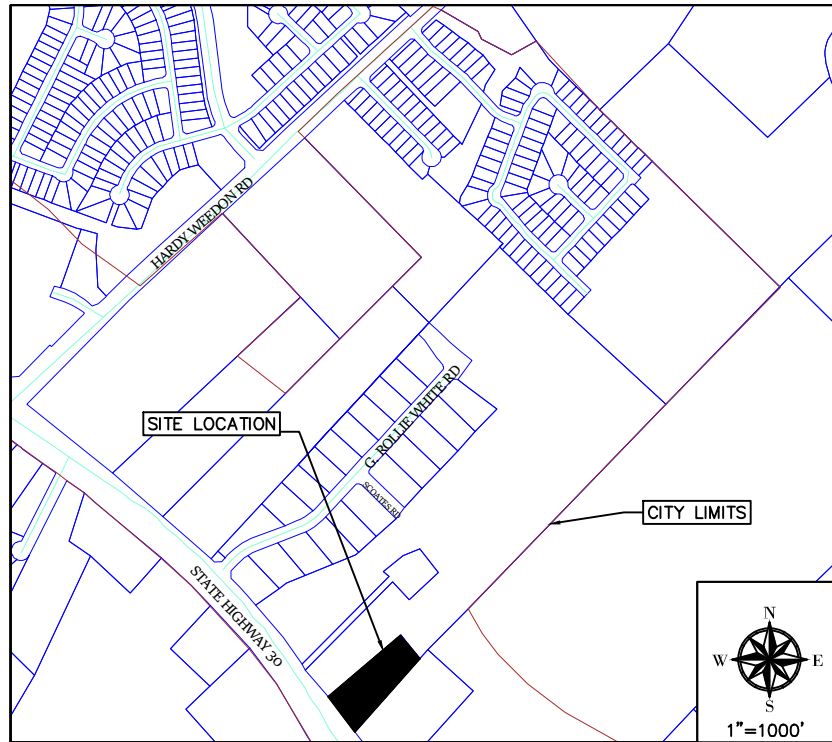


VICINITY MAP



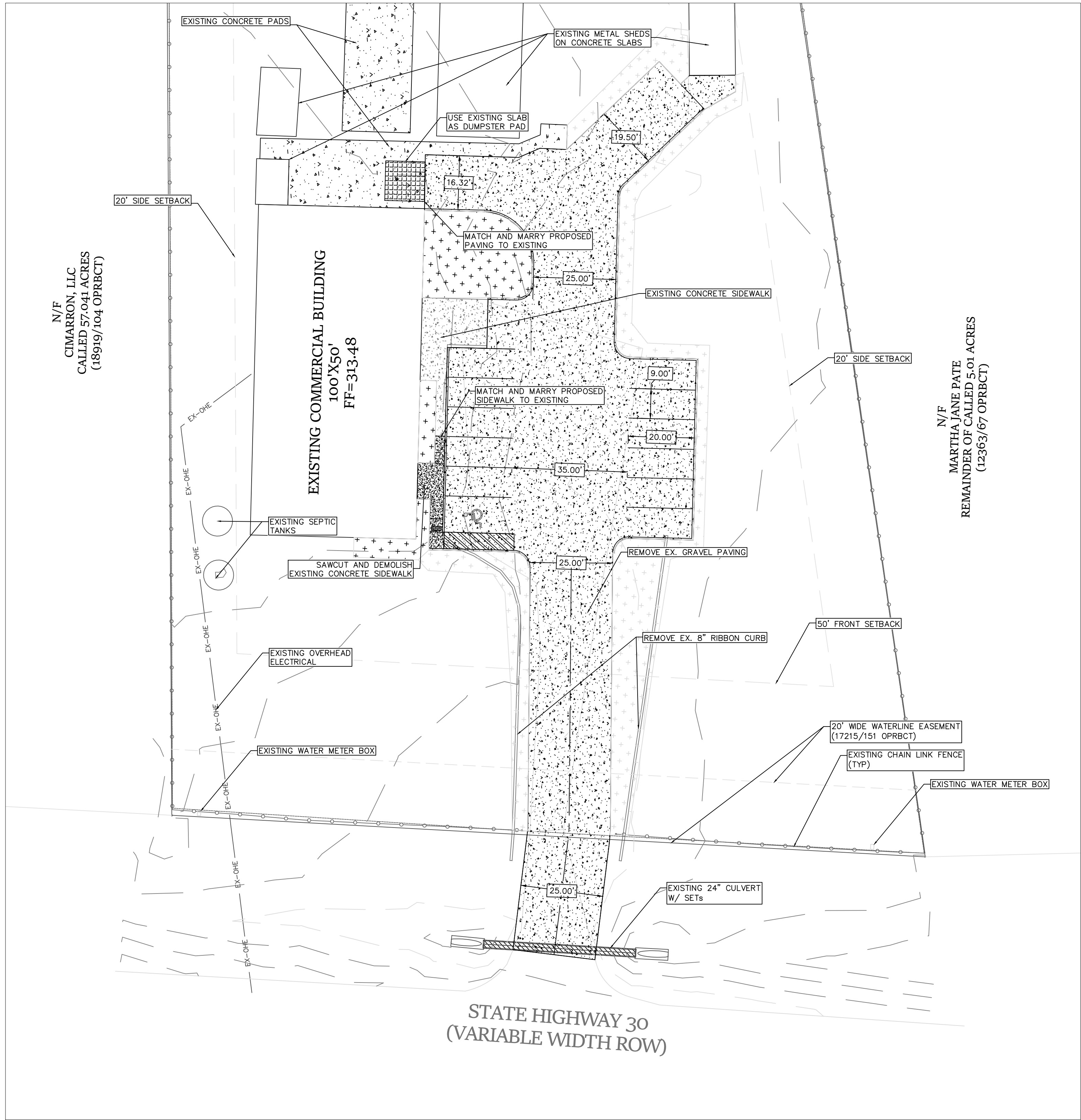
11183 SH30
2.208 Acres
Called 2.21 Acres
VOL. 7733, PG. 288 OPRBCT
Maria Kegans League A-28

OWNER:
BULL RED CIMARRON, LLC
PO BOX 138
KURTEN TX 77862

SURVEYOR:
KERR SURVEYING
1718 BRIARCREST DR
BRYAN TX 77802
TBPELS FIRM # 10018500

ENGINEER:
CIVIL CONSTRUCTORS INC
1061 INNOVATION DR
BRYAN TX 77808
979-690-7711
TBPELS FIRM# 23561

- Notes:
- All building dimensions shown are to edge of concrete slab and include required ledges unless otherwise specified.
 - Current Zoning Agricultural Open District (A-0), approved by Bryan City Council September 13, 2022 per Ordinance No. 2579.
 - Regardless of grades specified, maximum ditch cross slope to be 4:1.
 - All Business Signs are not a part of this submittal and will be permitted separately.
 - Subgrade stabilization for paved areas to be per geotechnical investigation done if required for permitting by City of Bryan.
 - All site paving to be rigid concrete pavement and meet or exceed recommendations for thickness and strength given in site Geotechnical report.
 - All existing setbacks are given in the land title survey provided Kerr Surveying.
 - 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.
 - 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.
 - 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.
 - 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.
 - Existing fencing to remain.



LEGEND

- CONCRETE PARKING
W/ #4 @ 18" OCEW
- CONCRETE PAVING
W/ #4 @ 18" OCEW
- CONCRETE DUMPSTER
PAD-USE EXISTING SLAB
- CONCRETE SIDEWALK
- LANDSCAPE AREAS
- LANDSCAPE ROCK

REVISIONS REV#	DATE	DESCRIPTION