

VICINITY MAP

11183 SH30

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

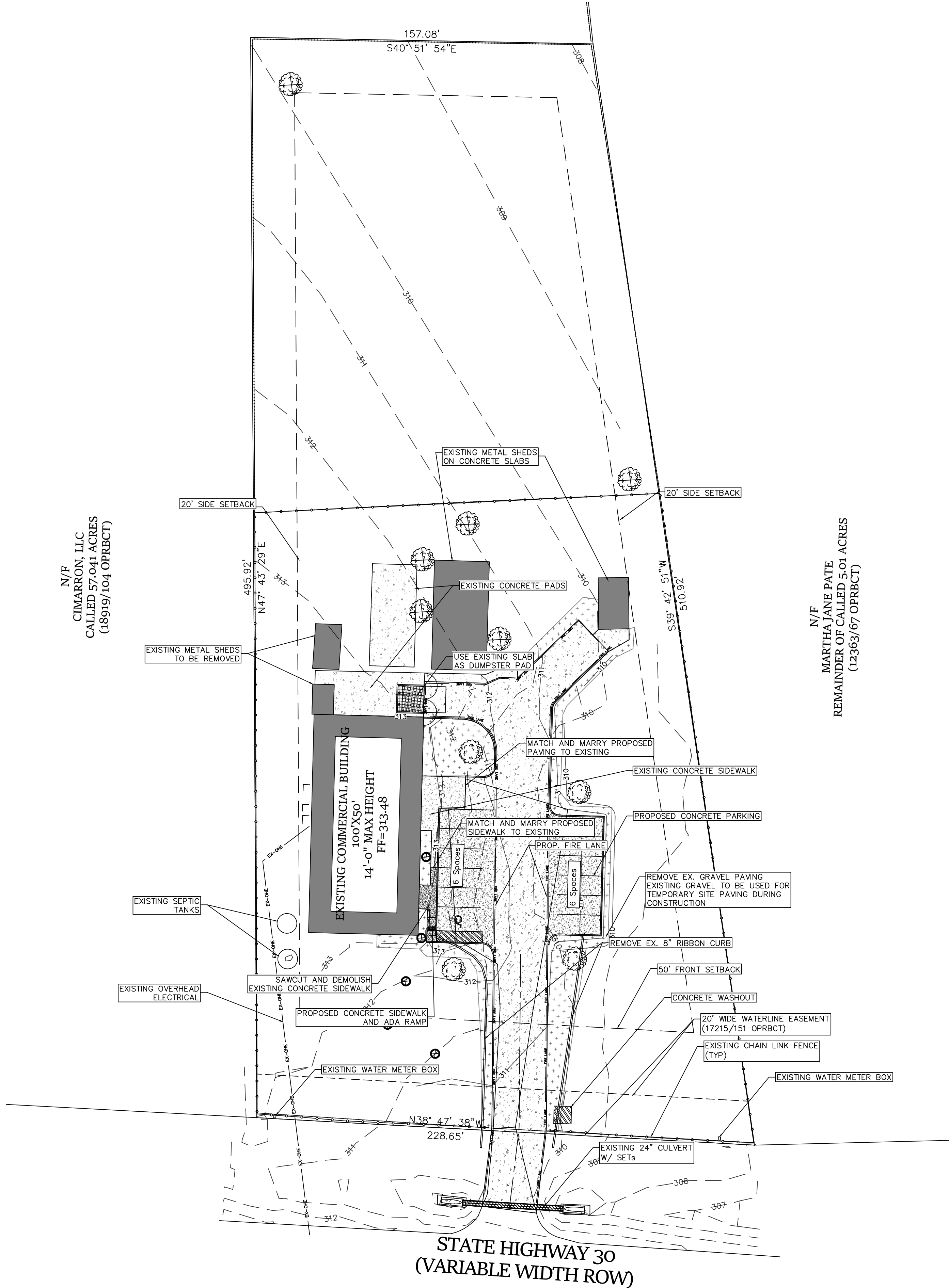
OWNER:
BULL RED CIMARRON, LLC
PO BOX 138
KURTEN TX 77862

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

PARKING REQUIREMENT TABLE	
BUILDING SIZE	5000 SF GFA
GENERAL OFFICE	1500 1 PER 300 SF GFA
ENCLOSED STORAGE	3500 1 PER 900 SF GFA
TOTAL REQUIRED	9.00
SPACES PROVIDED	11 REGULAR
	1 ADA
	12 TOTAL

- Notes:
- All building dimensions shown are to edge of concrete slab and include required ledges unless otherwise specified.
 - Current Zoning Commercial District (C-3), approved by Bryan City Council September 8, 2026 per Ordinance No. RZ26-000018.
 - Expected land use is office-showroom/warehouse
 - 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 minimum building setbacks for new construction shall be in accordance wit the 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
 - 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

5" CONCRETE PARKING
W/ #4 @ 18" OCEW

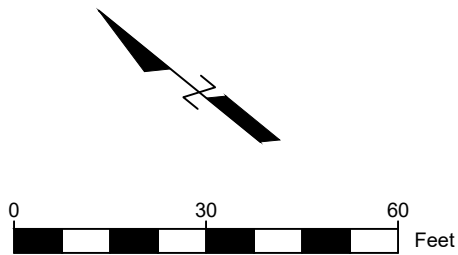
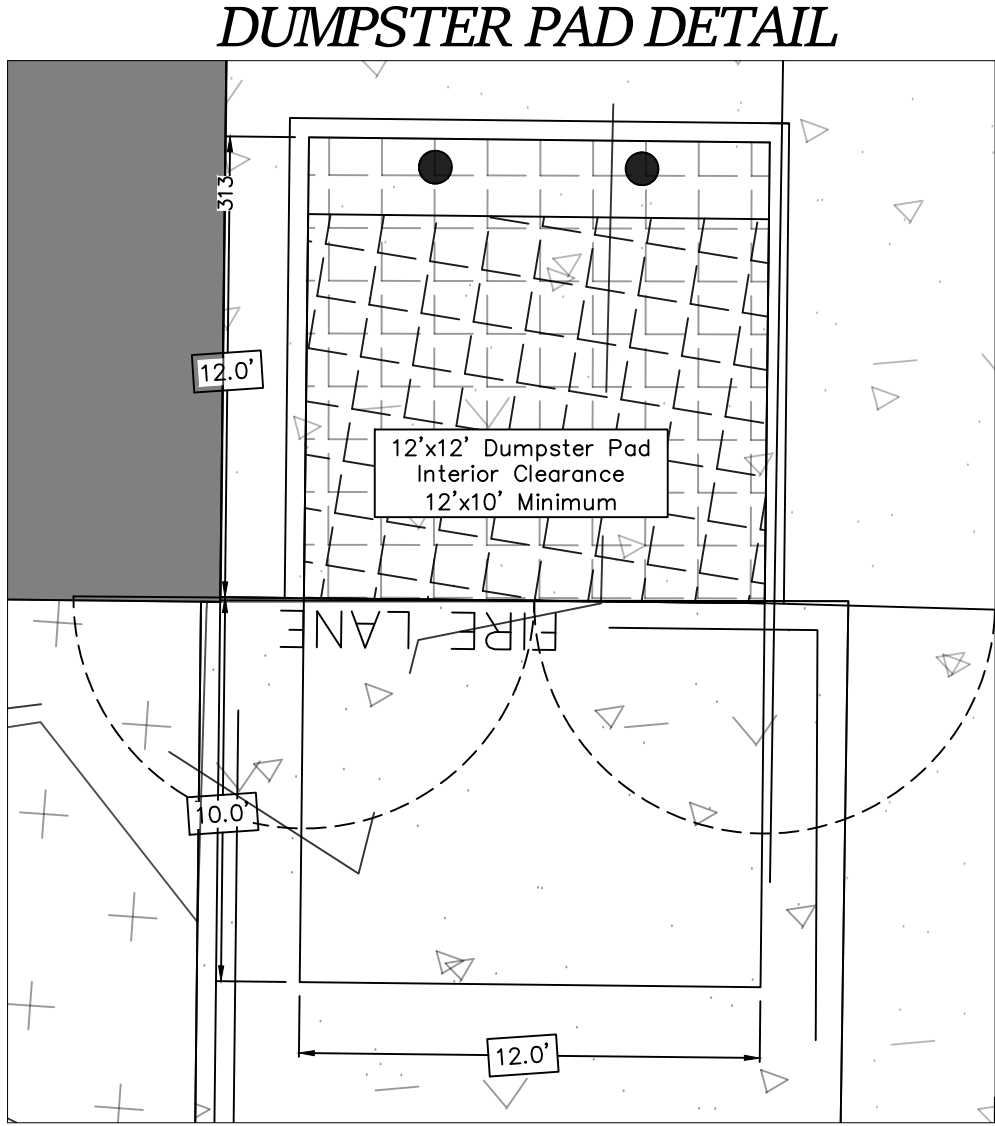
7" CONCRETE PAVING
W/ #4 @ 18" OCEW

8" CONCRETE DUMPSTER
PAD W/ #5 @ 12" OCEW

CONCRETE SIDEWALK

LANDSCAPE AREAS

LANDSCAPE ROCK



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ISSUED FOR
CONSTRUCTION

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BENJAMIN WALL, P.E. #150839 ON 8-19-2026. CIVIL CONSTRUCTORS INC. TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 23561.

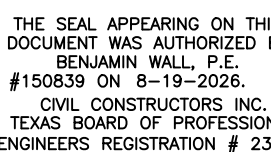
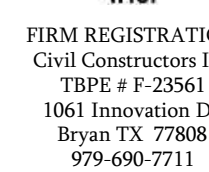
11183 SH30
PARKING IMPROVEMENTS
BRYAN TEXAS

SITE PLAN

REVISIONS		DESCRIPTION
REV#	DATE	DESCRIPTION
1	8/4/26	Update prelim per SDR comments #1
2	8/19/26	Update per SDR comments #2
3	8/25/26	Update per SDR comments #3
4	9/9/26	Update per SDR comments #4, IPC

OWNER/DEVELOPER
BULL RED CIMARRON, LLC
PO BOX 138
KURTEN TX 77862
(979) 690-7711

C1



11183 SH30
PARKING IMPROVEMENTS
BRYAN TEXAS

GRADING PLAN

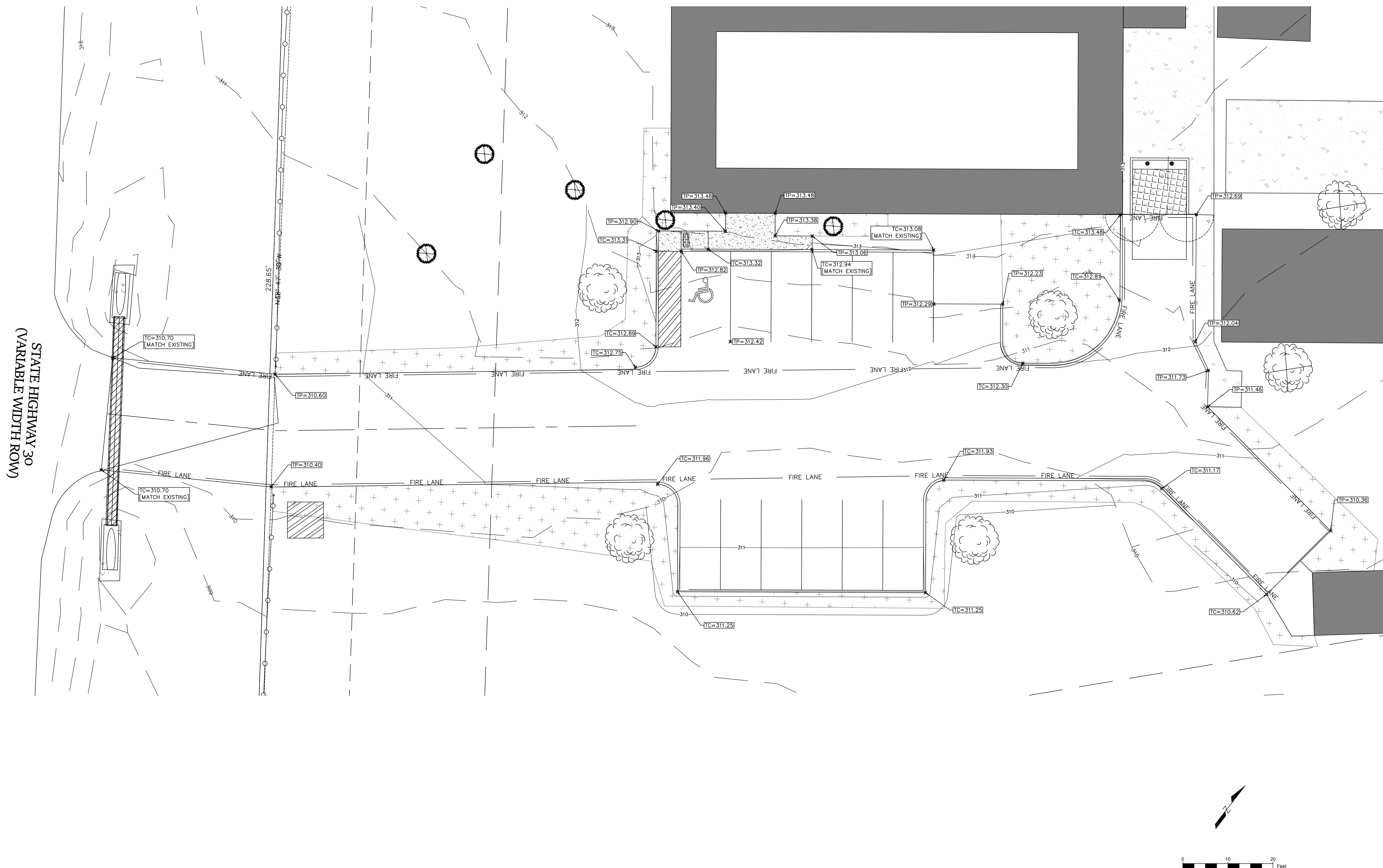
REVISIONS		DESCRIPTION
EV#	DATE	
1	8/4/26	Update prelim per SDRC comments #1
2	8/19/26	Update per SDRC comments #2
3	8/25/26	Update per SDRC comments #3
4	9/9/26	Update per SDRC comments #4, IFC

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CIA

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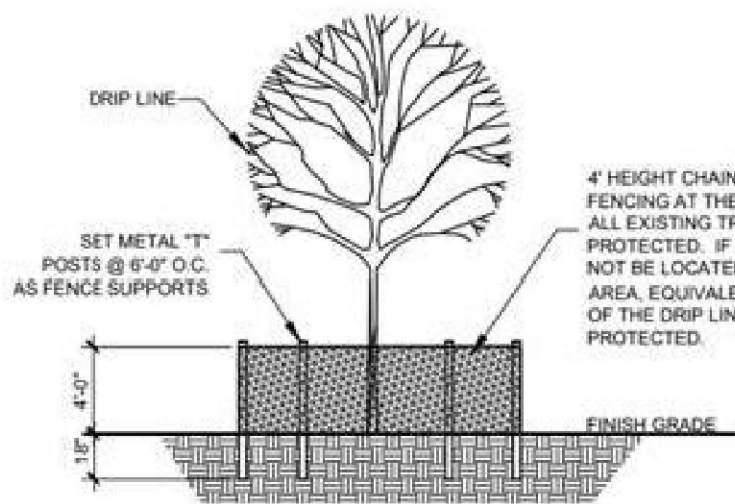
Symbol	Size	Official Name	Quant	SF Value	Total (SF)
	>4.5" CALIPER	Existing Canopy Tree	6	400	2400
	>3" CALIPER	Canopy Tree	4	250	1000
	1.5"-3" CALIPER	Existing or New Non-Canopy Tree	0	100	0
	2-15 GALLON	Shrub	0	10	0
	COVER	Bermuda Grass	458.9		

Total Area Provided 3400

	Required	Provided
Total Lot Area Developed	22338	SF
15% of Developed Area	3350.7	3400 SF
Total Area Allocated for Trees (50% of Total)	1675.35	3400.00 SF
Minimum Allocated for Canopy Trees (50% of all Trees)	837.68	3400.00 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.
 - Existing trees to be saved and counted toward landscape credit to be protected during construction with any that die or removed to be replaced according to the requirements of Section 62-429(a)(2)c of the City of Bryan Municipal Code

- 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.



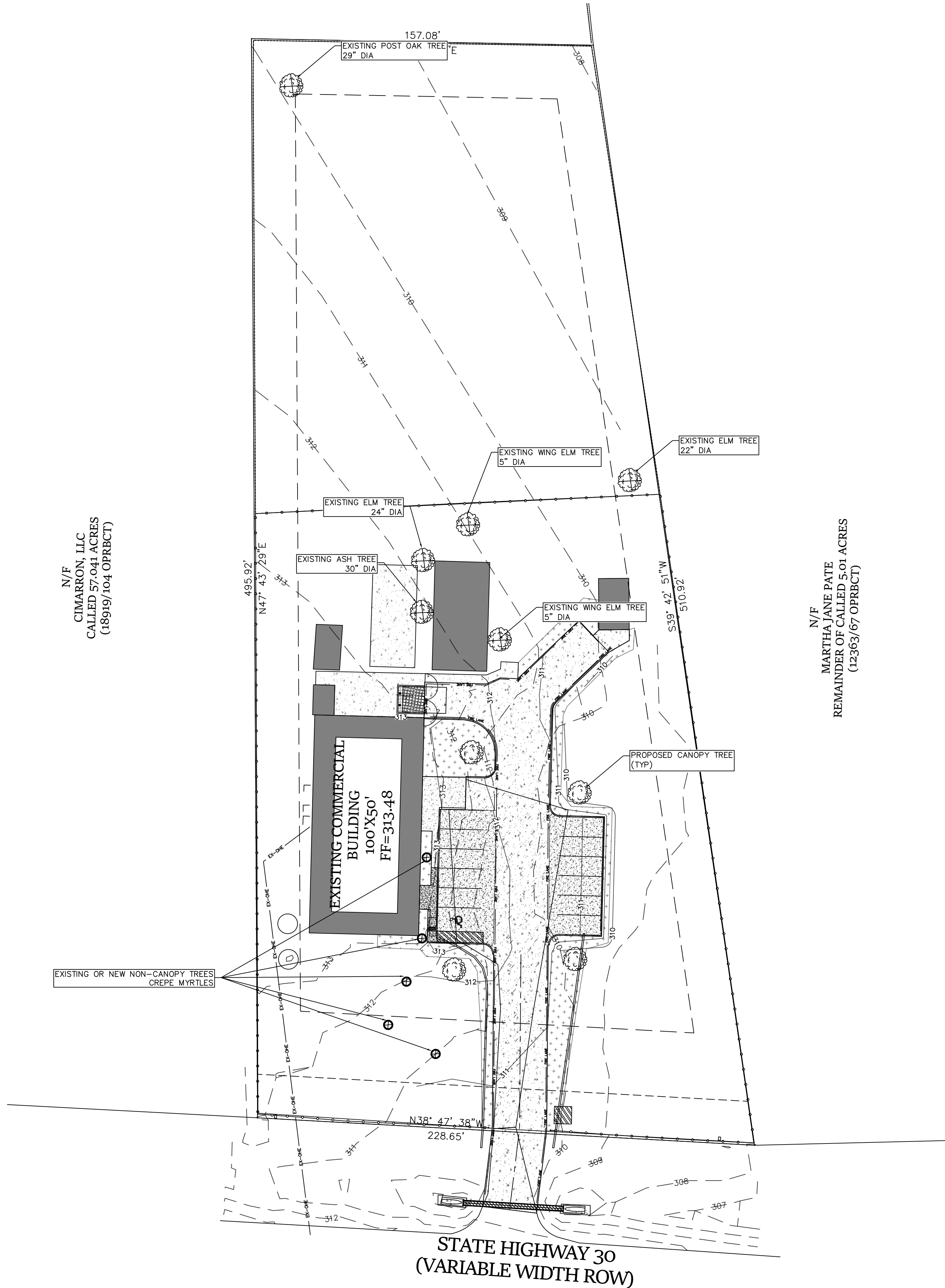
F 1 TREE PROTECTION DETAIL

NOT TO SCALE

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.

N/F
CIMARRON, LLC
CALLED 57.041 ACRES
(18919/104 OPRRECT)



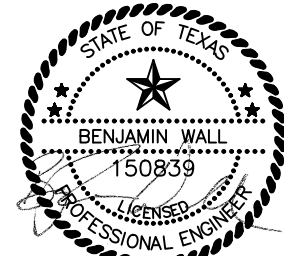
N/F
MARTHANE PATE
REMAINDER OF CALLED 5.01 ACRES
(12363/67 OPRRECT)

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Bryan TX 77808
979 690-7711



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11183 SH30
PARKING IMPROVEMENTS
BRYAN TEXAS

LANDSCAPE PLAN

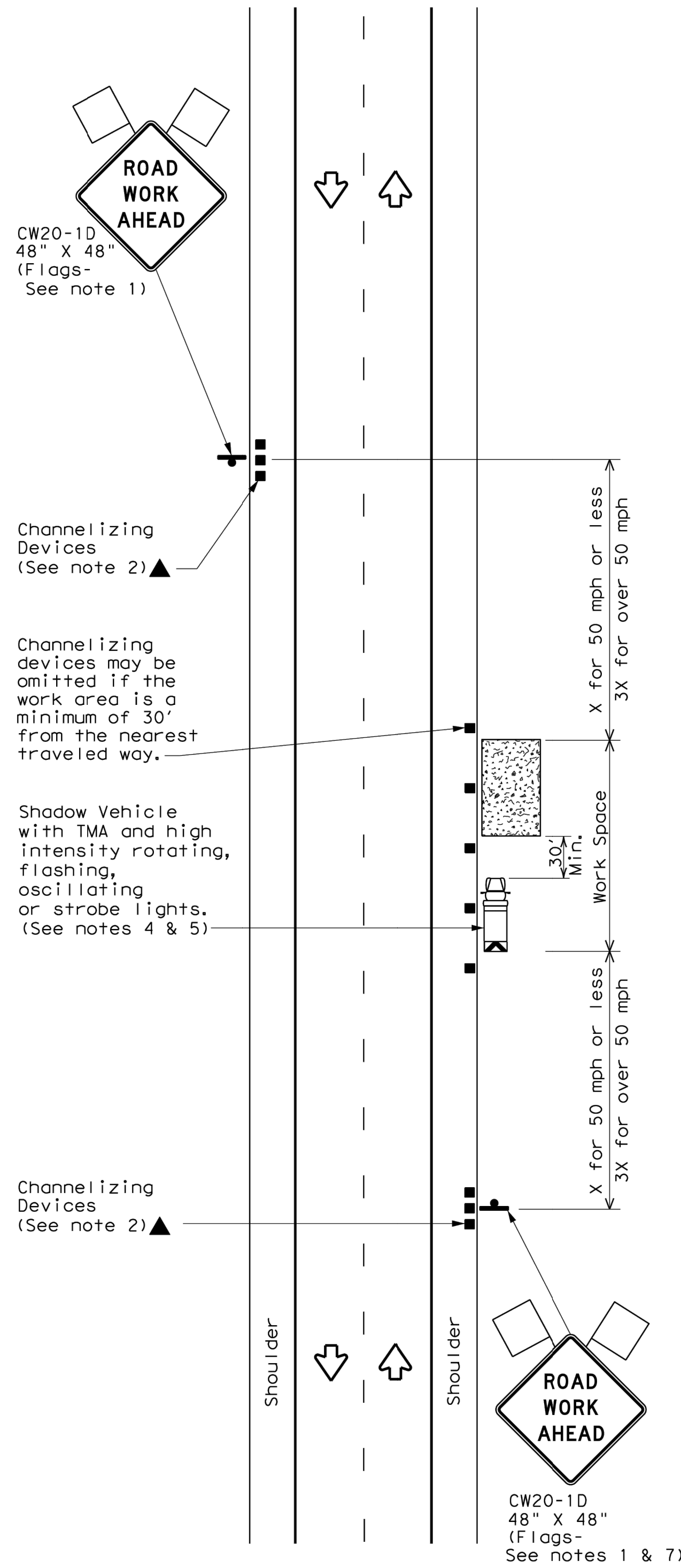
REVISIONS	REV #	DATE	DESCRIPTION
	1	8/4/26	Update prelim per SDR comments #1
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	4	9/9/26	Update per SDR comments #4, LPC

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PO Box 138
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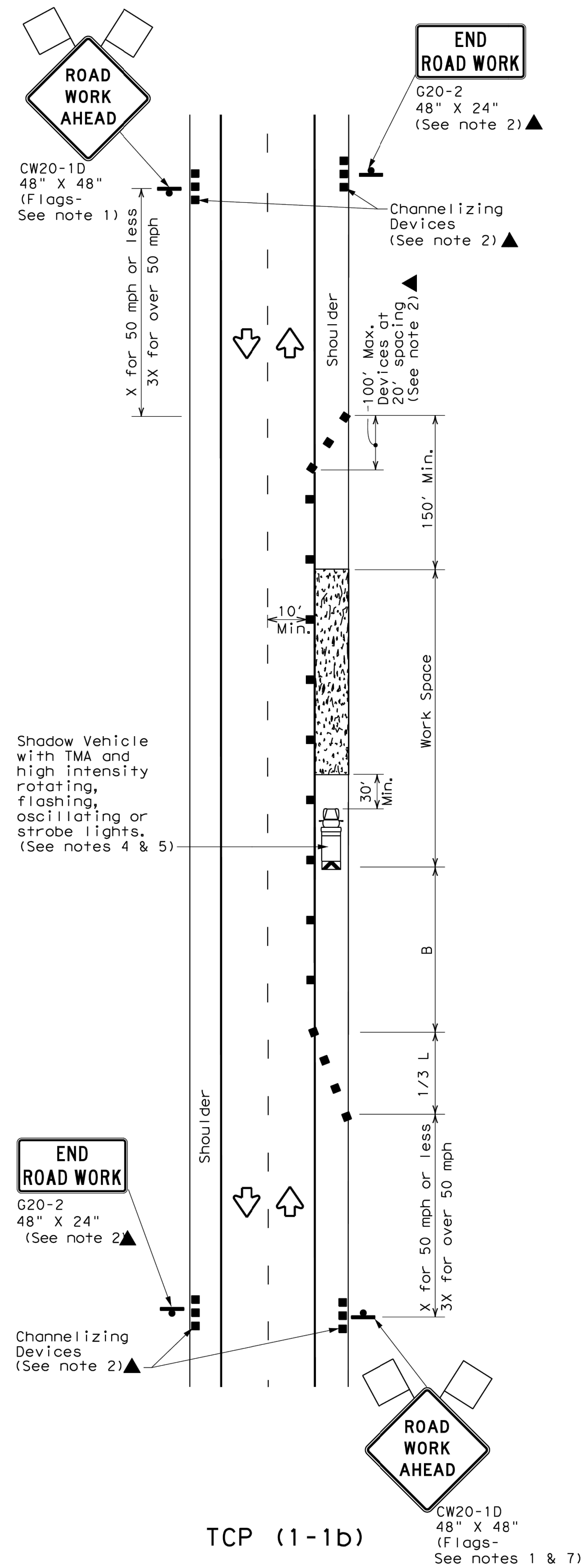
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:



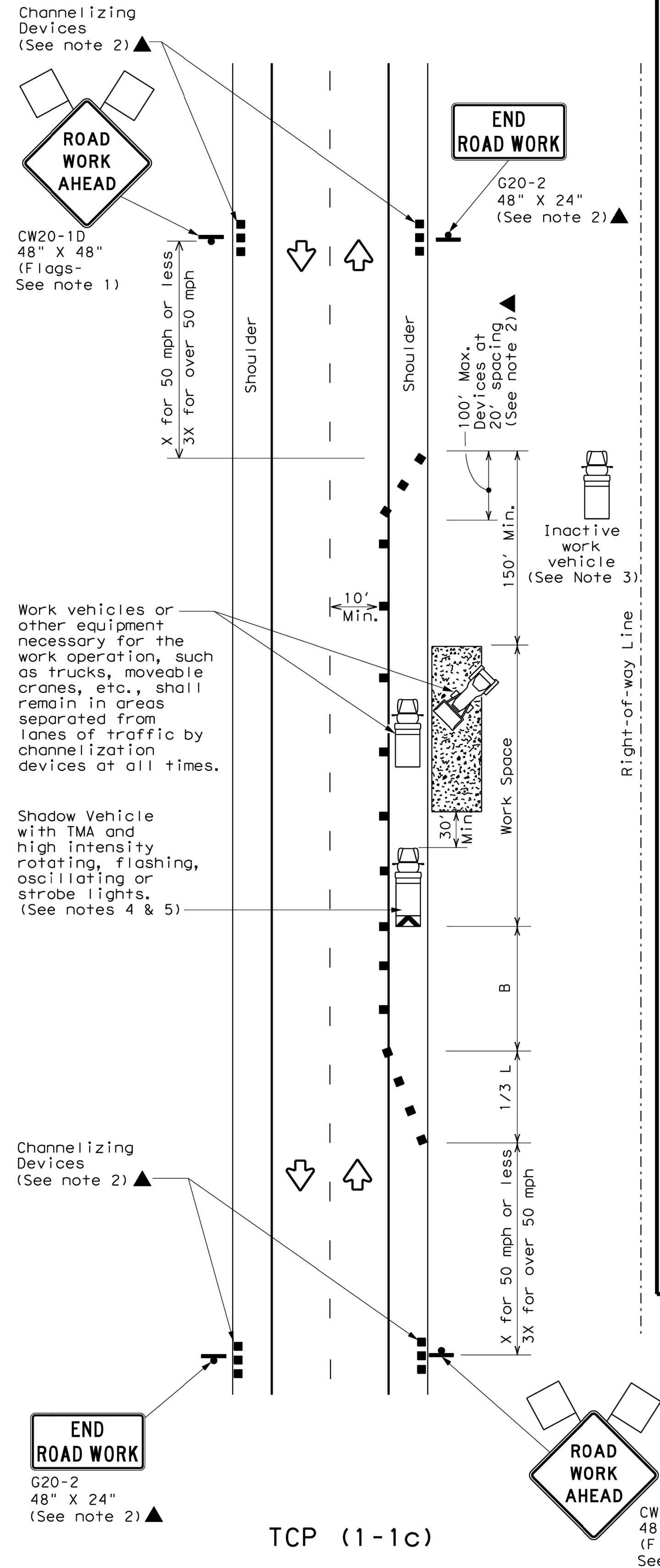
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55	$L = WS$	550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

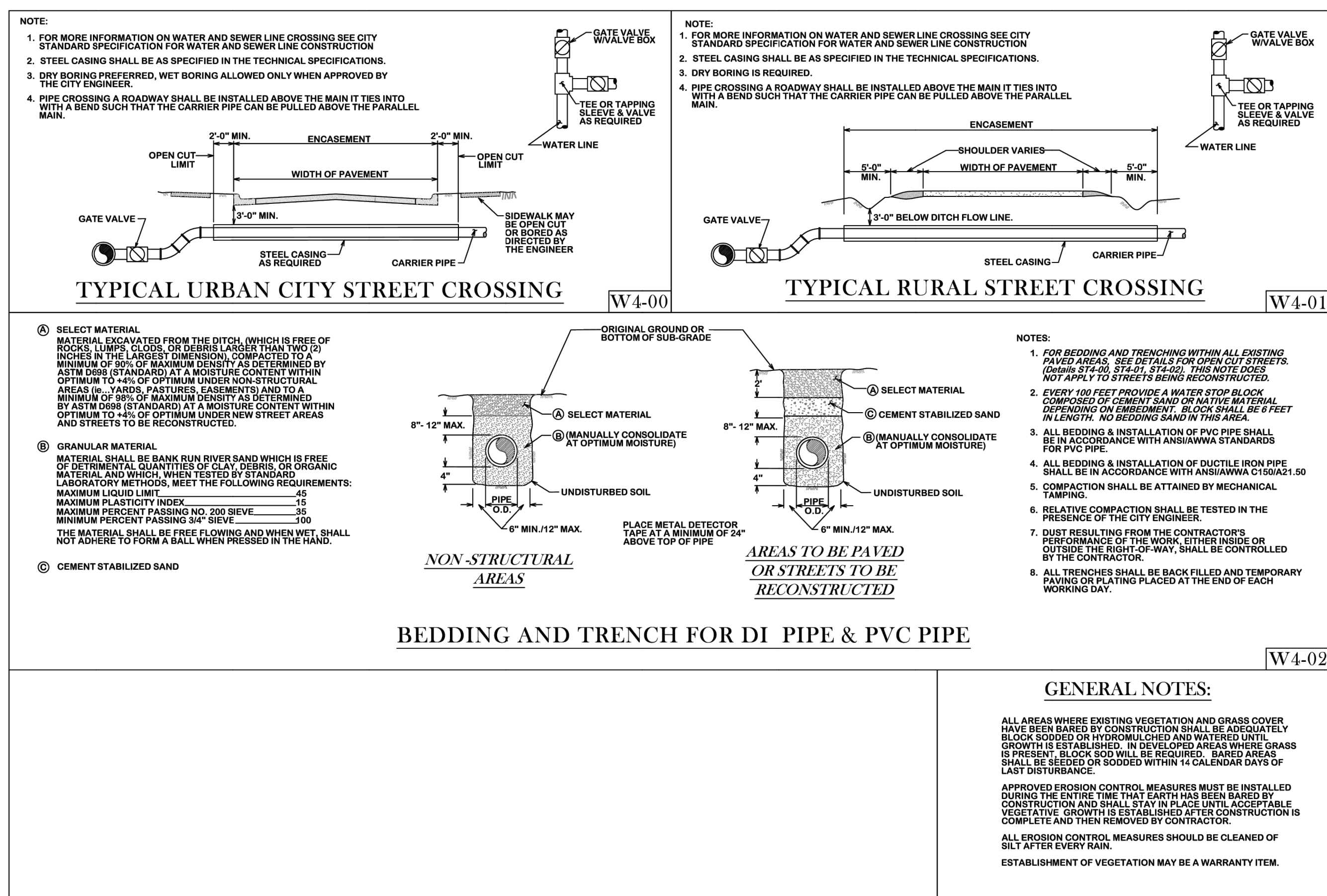
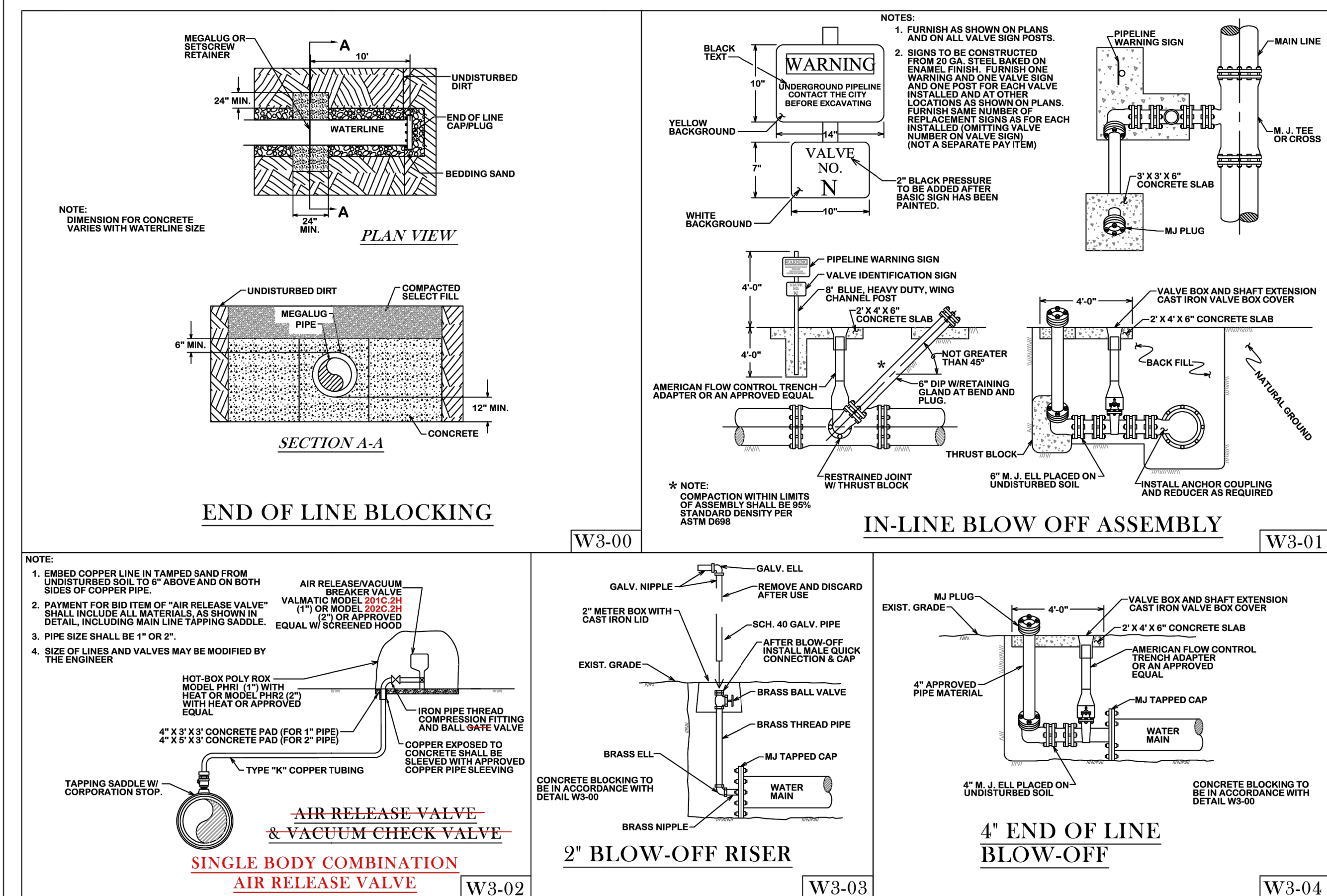
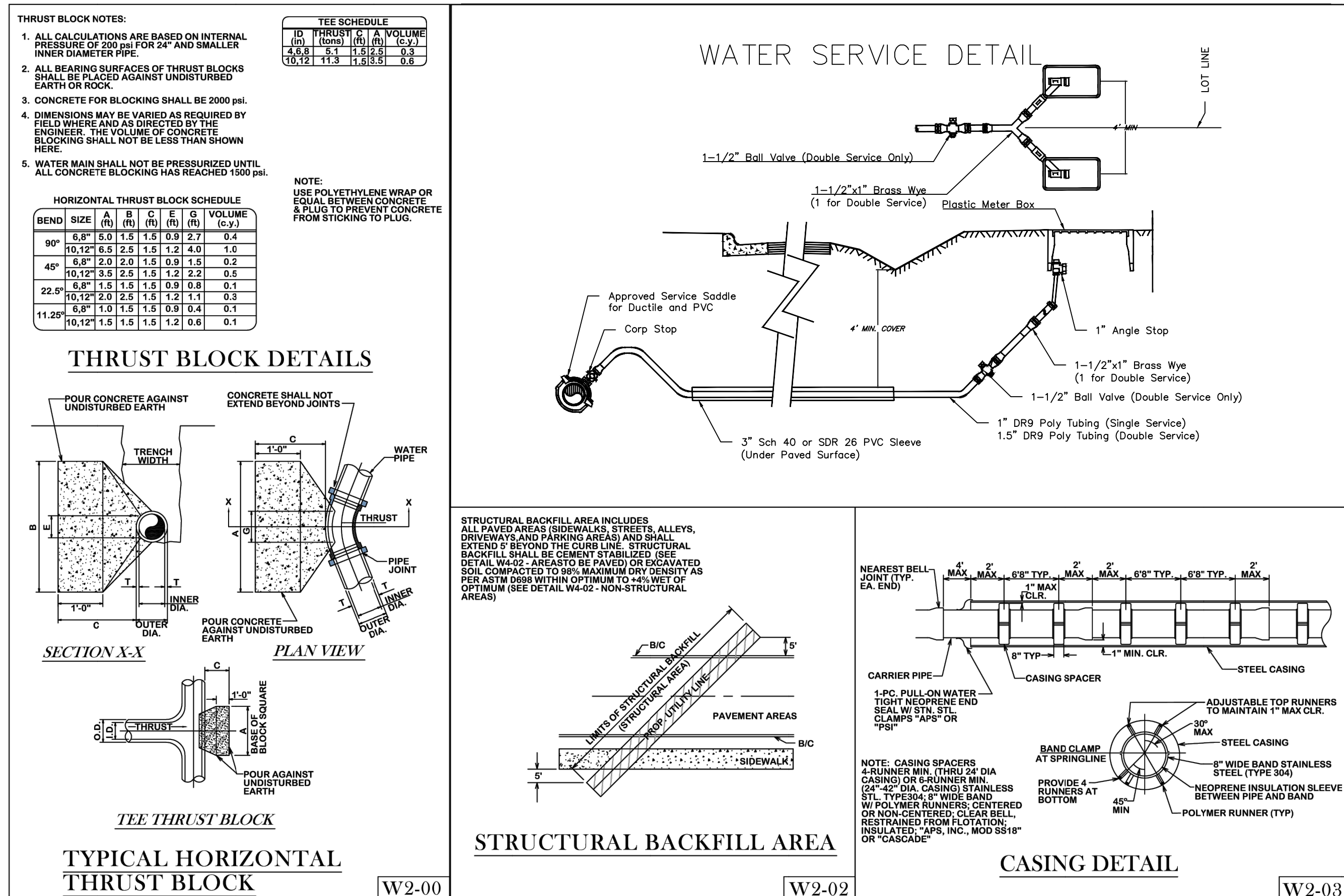
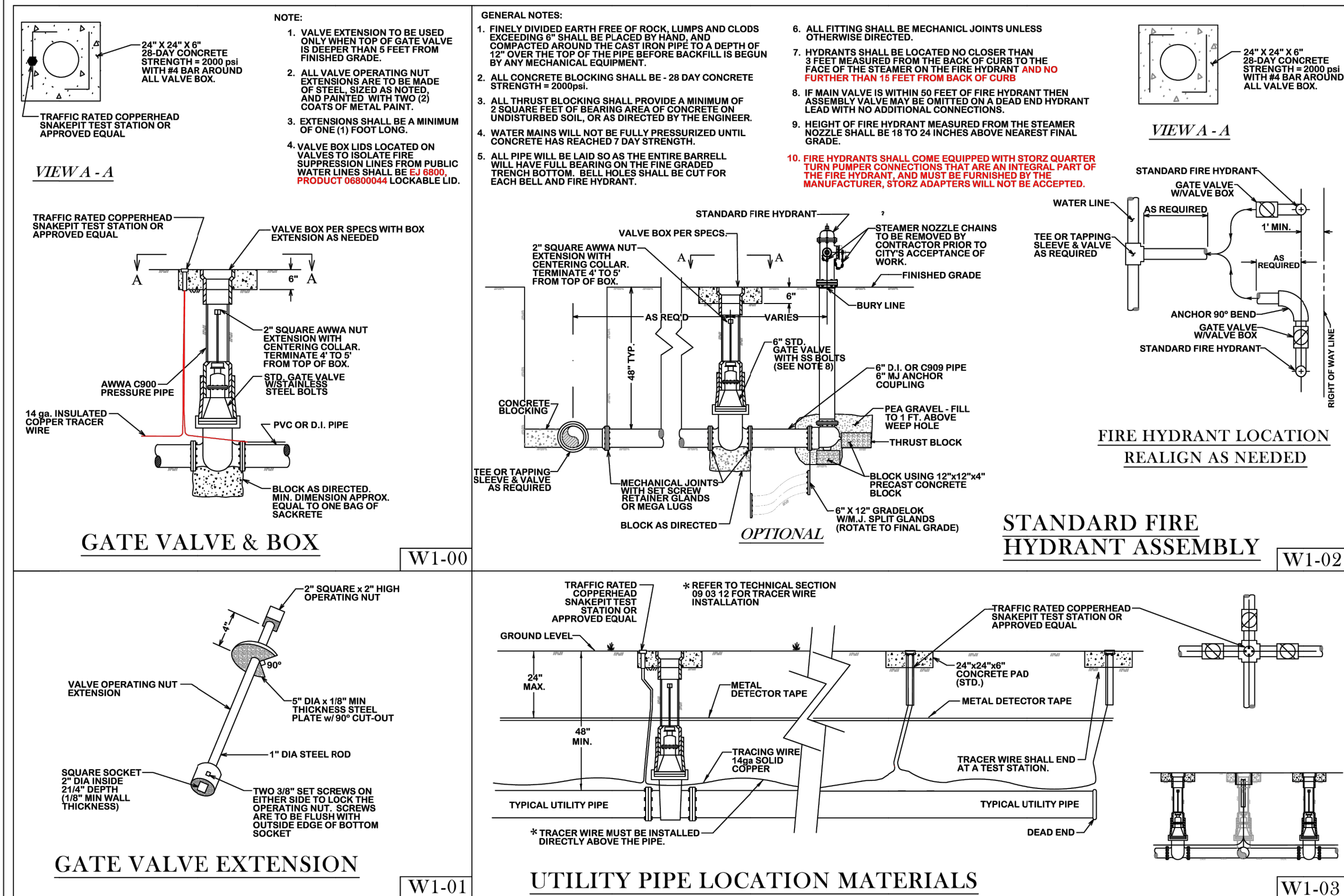
- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

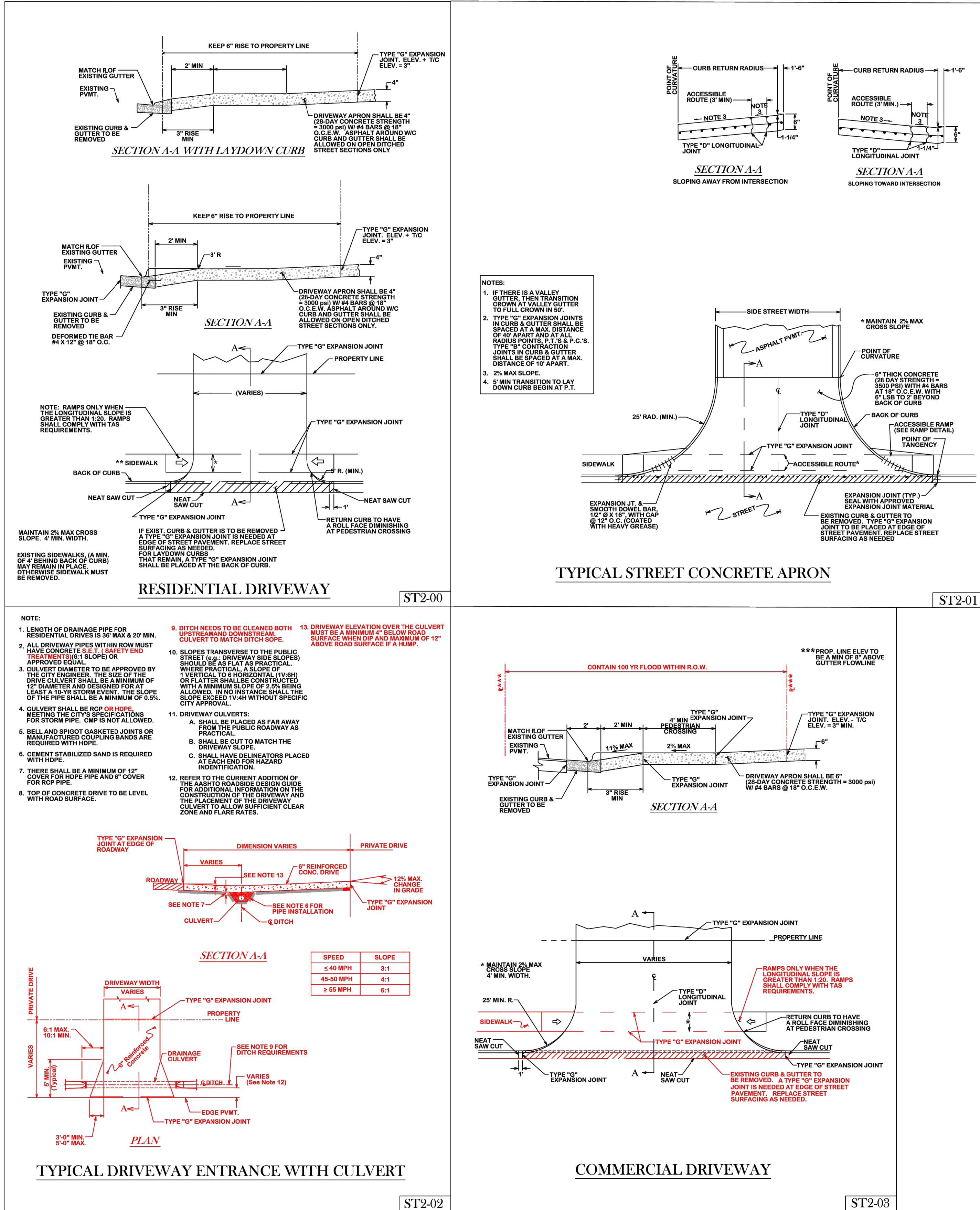
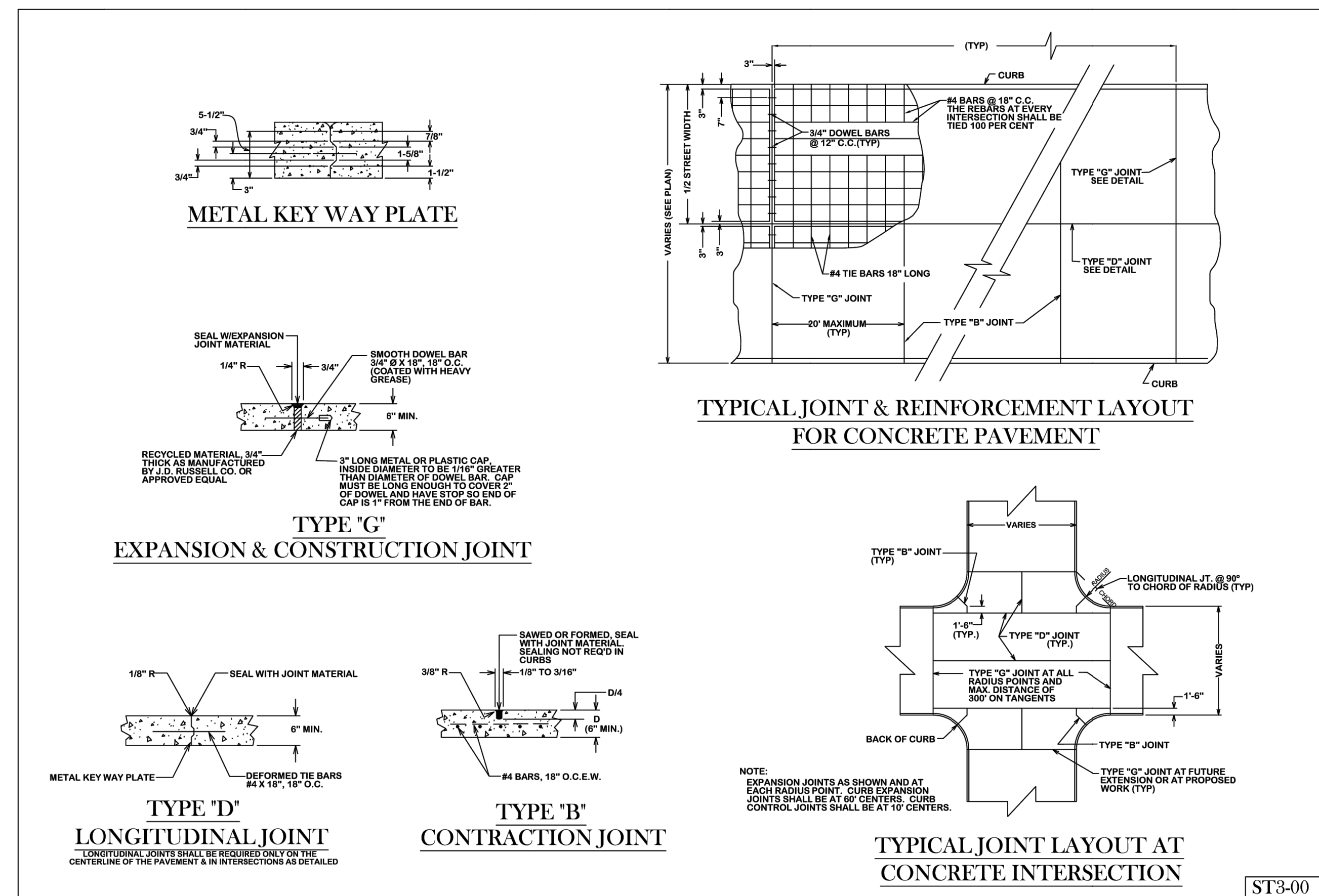
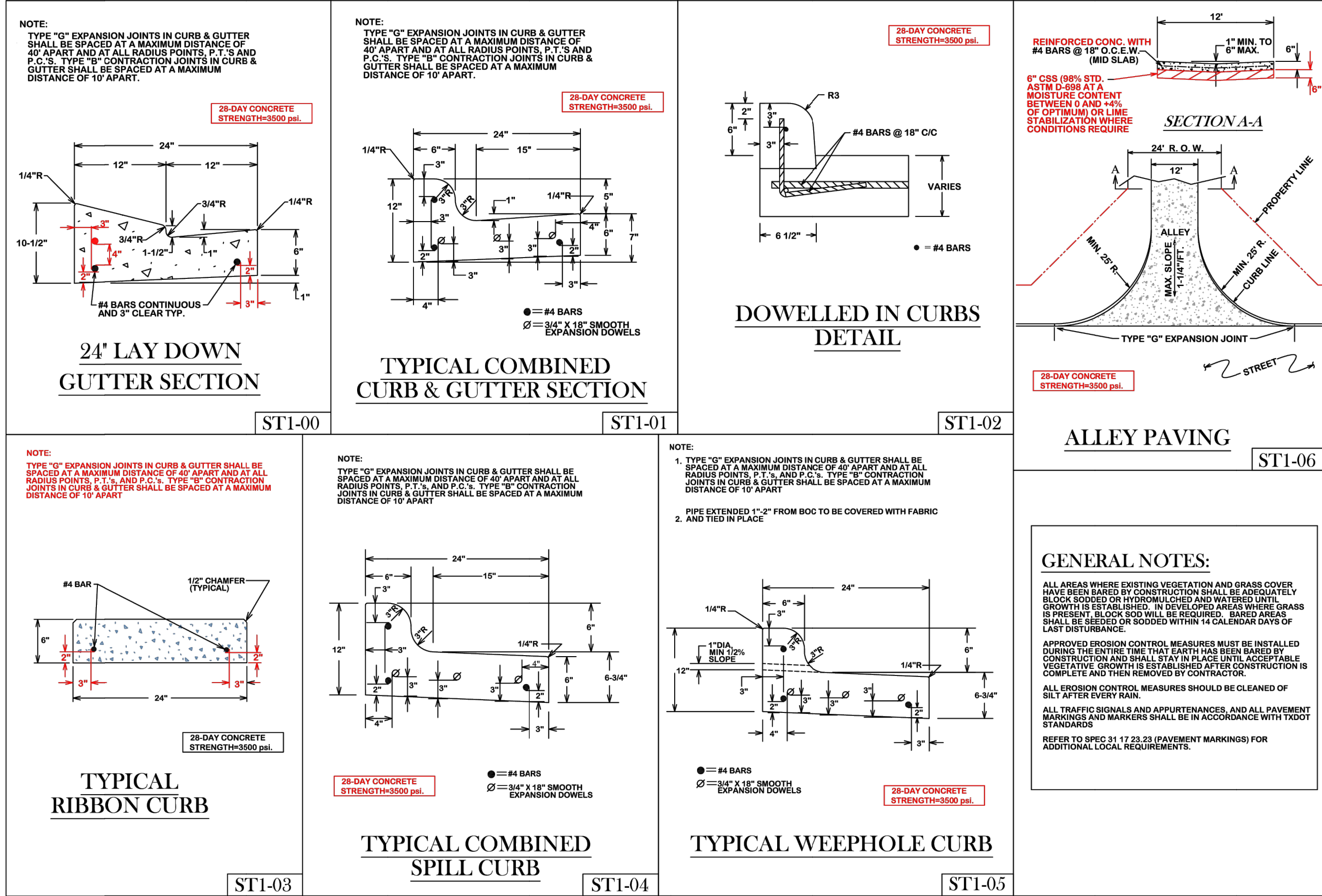
		Traffic Operations Division Standard			
TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK					
TCP (1-1) - 18					
FILE: tcp1-1-18.dgn	DN: December 1985	CK: CONT	DW: SECT		
© TxDOT	REVISIONS	JOB	HIGHWAY		
2-94 4-98	8-95 2-12	DIST	COUNTY		
1-97 2-18			SHEET NO.		
OWNER/DEVELOPER BULL RED CIMARRON, LLC PO Box 138 Kurtin TX 77862 (979) 690-7711					

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BRYAN - COLLEGE STATION
STANDARD STREET DETAILS



DRAWN BY: B.I.
DATE: 12/2020
SCALE: NTS
APPROVED: W. P. K.
FIGURE:
ST1
SHEET 1 OF 2

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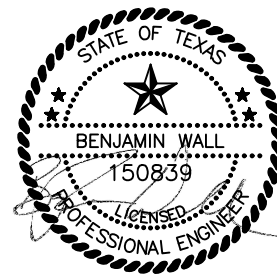
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11183 SH30
PARKING IMPROVEMENTS
BRYAN TEXAS

Sidewalk Details

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REVISIONS:

BRYAN - COLLEGE STATION STANDARD STORM WATER POLLUTION PREVENTION DETAILS



CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: B.I.
DATE: 12/2020
SCALE: N T S
APPROVED: W.P.K.

FIGURE:

SWPP

SHEET 1 OF 1

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