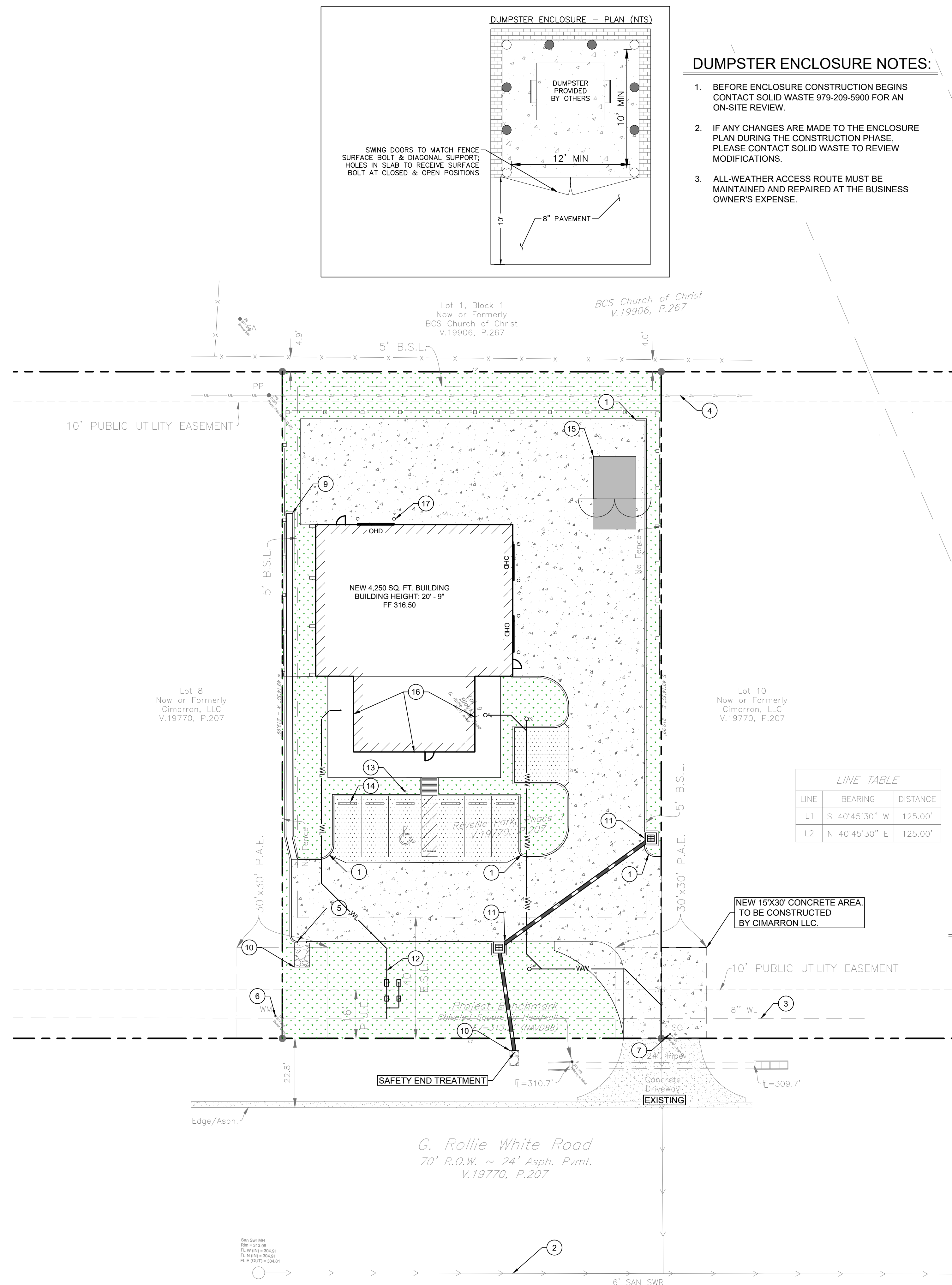
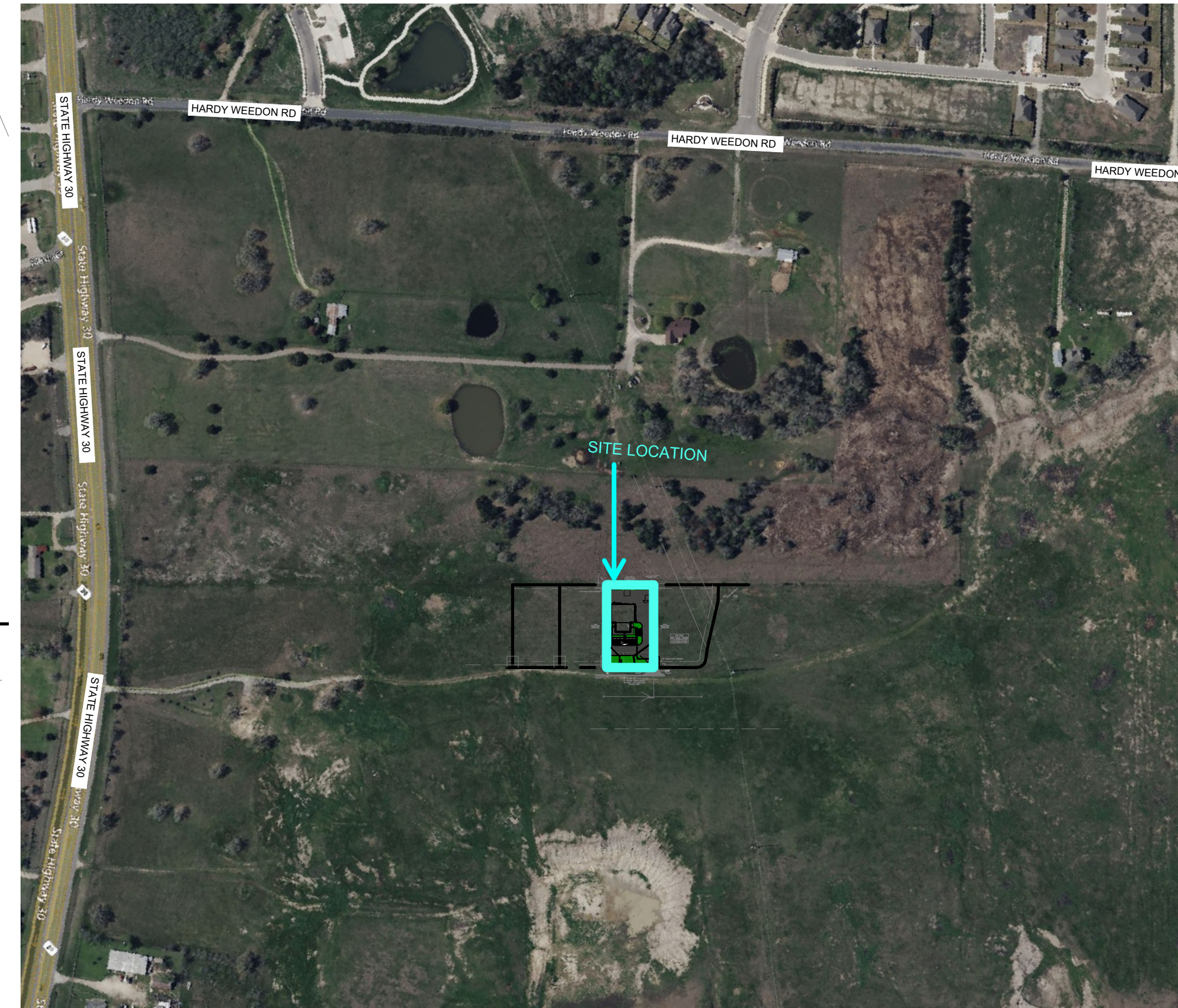




DUMPSTER ENCLOSURE NOTES:

1. BEFORE ENCLOSURE CONSTRUCTION BEGINS CONTACT SOLID WASTE 979-209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.



PARKING CALCULATIONS

PER CITY OF BRYAN ORDINANCES, ARTICLE 6, DIVISION 2:

MINIMUM SPACES FOR OFFICE = 1/300 SF
MINIMUM SPACES FOR WAREHOUSE = 1/900 SF
ADA SPACES = 1/25 TOTAL PARKING SPACES PROVIDED

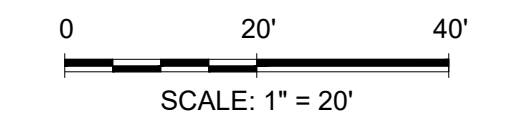
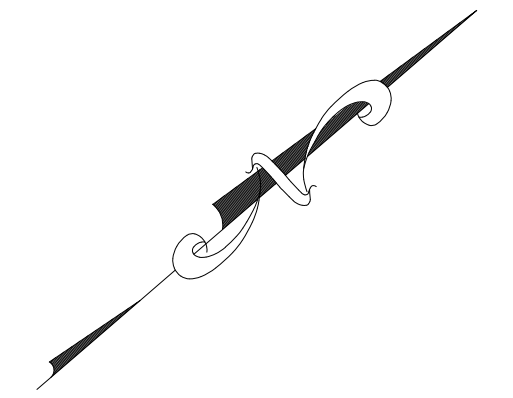
BUILDING AREA = 4250 SF (ONE STORY)

MIN SPACES REQUIRED OFFICE = $1000/300 = 3.33 = 4$ SPACES
MIN SPACES REQUIRED WAREHOUSE = $3250/900 = 3.61 = 4$ SPACES
MIN ADA SPACES REQUIRED = $1/25 = 1$ OF THE 8 SPACES

PARKING PROVIDED = 8

NOTES:

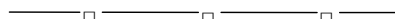
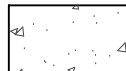
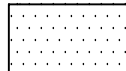
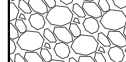
1. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATING SERVICES AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES RELATED TO EXISTING UTILITIES. IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, CONTRACTOR TO PROVIDE PRICING FOR UTILITY RELOCATION AND ALTERNATIVES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORMWATER LINES, TRAFFIC CONTROL DEVICES, OR ANY OTHER EXISTING UTILITIES OR IMPROVEMENTS. DAMAGES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
4. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.
5. CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND STATE LAWS CONCERNING EXCAVATION.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED
7. PROPOSED FIRE LANE STRIPING TO BE ALONG FACE OF CURB WHERE ADJACENT TO CURB. PROPOSED FIRE LANE STRIPING TO BE LOCATED AT END OF PARKING STALL WHERE ADJACENT TO PARKING STALLS.
8. "FIRE LANES" DESIGNATED AS SET OUT ABOVE SHALL ALSO BE CONSPICUOUSLY MARKED WITH A RED PAINTED LINE AT LEAST SIX (6) INCHES WIDE AROUND THE PERIMETER THEREOF. THE FIRE LANE STRIPING SHALL ALSO INCLUDE PAINTED WHITE LETTERS WITH THE WORDS "FIRE LANE NO PARKING" EVERY 25 FEET ALONG THE STRIPING. THE LETTERS SHALL BE AT LEAST FOUR (4) INCHES HIGH PAINTED ON THE SURFACE OF THE RED FIRE LANE STRIPING. IN THE EVENT AREAS ARE DESIGNATED AS "FIRE LANES" THE SURFACE OF WHICH IS NOT AMENABLE TO PAINT, THEN THE AREA WILL BE CONSPICUOUSLY DESIGNATED BY SIGNS NOT LESS THAN FOUR (4) FEET TALL AND SPACED NO MORE THAN 50 FEET APART.
9. ALL SIGNAGE TO BE PERMITTED SEPERATELY IN ACCORDANCE WITH THE SIGN ORDINANCE
10. SUBJECT PROPERTY ZONED COMMERCIAL DISTRICT (C-3).
11. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.



BENCHMARK:

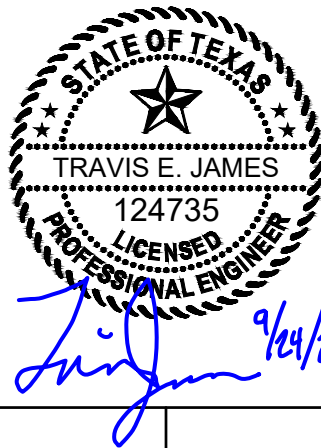
CHISELED SQUARE IN HEADWALL; ELEV = 313.2' (NAVD88)

LEGEND:

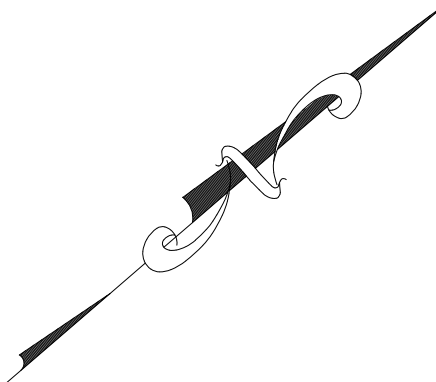
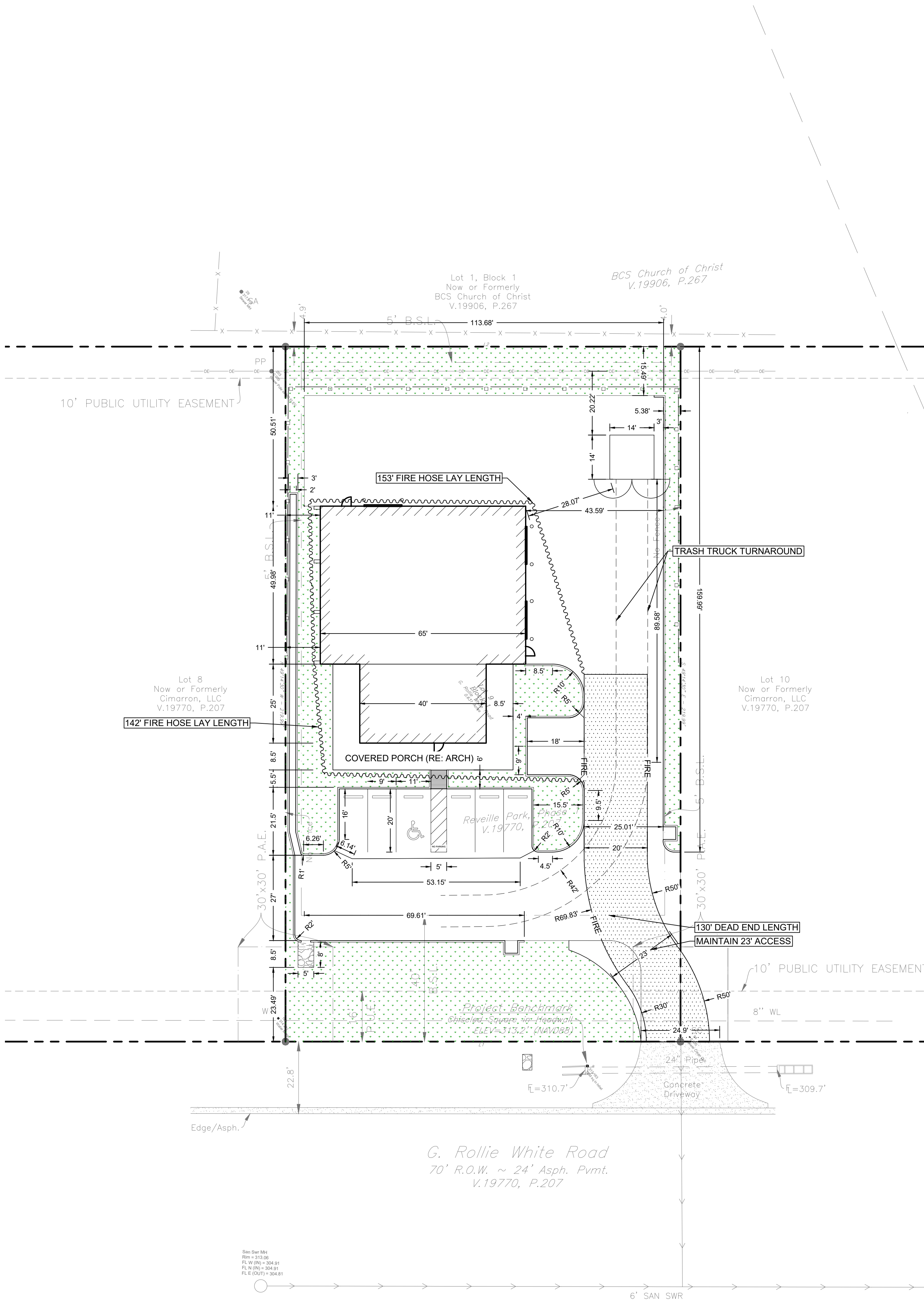
	PROPERTY LINE
	NEW FENCE AND GATE
	NEW SANITARY SEWER SYSTEM
	NEW WATER LINE
	NEW 8" CONCRETE PAVEMENT
	NEW 6" CONCRETE PAVEMENT
	NEW 5" CONCRETE PAVEMENT
	UNDISTURBED VEGETATION
	RIPRAP

KEYED NOTES:

- | | | | |
|----|---|----|-----------------------------------|
| 1 | NEW 6" CONC CURB | 11 | NEW STORM SEWER SYSTEM |
| 2 | NEW SAN SWR LINE | 12 | NEW WATER LINE |
| 3 | NEW WATER LINE SYSTEM | 13 | NEW ADA SIGN |
| 4 | EXISTING OH ELEC LINE | 14 | NEW WHEELSTOP |
| 5 | NEW CURB CUT FOR DRAINAGE | 15 | NEW DUMPSTER ENCLOSURE |
| 6 | EXISTING WATER METER | 16 | NEW COVERED PORCH (RE: ARCH) |
| 7 | EXISTING SEWER CLEAN OUT | 17 | NEW BOLLARD AT OVERHEAD DOOR, TYP |
| 8 | NEW VEHICLE GATE WITH KNOX BOX | | |
| 9 | NEW 2' RECTANGULAR CONCRETE SWALE SEE DETAIL No. 4, SHEET C5.02 | | |
| 10 | NEW RIPRAP | | |

0	ISSUE FOR PERMIT	09/24/2026
REV	DESCRIPTION	DATE
 H2B, INC. Texas Firm Registration No. 8856 1225 N Loop W, Suite 800 HOUSTON, TX 77008 713.864.2900		
REVEILLE PARK PH 1, BLOCK 1, LOT 9 OWNER: COONS DEVELOPEMENT LLC - 713.824.1296 4319 G ROLLIE WHITE ROAD BRYAN, TX 77845		
OVERALL SITE PLAN		
		
DESIGNED BY : TEJ DRAWN BY : CDIB SCALE : 1/20 SHEET No. 5 OF 20 SHEETS		C.1.00

PLOTTED ON: 09/24/2026 10:26am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWGS\SHEETS\DETAILED SITE PLAN.dwg

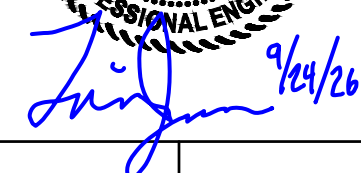


0 20' 40'
 SCALE: 1" = 20'

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

- LEGEND:**
- NEW 20' WIDE FIRE LANE
 - PROPERTY LINE
 - FIRE
 - FIRE LANE STRIPING
 - FIRE HOSE LAY LENGTH

- NOTES:**
- UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATING SERVICES AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES RELATED TO EXISTING UTILITIES. IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, CONTRACTOR TO PROVIDE PRICING FOR UTILITY RELOCATION AND ALTERNATIVES.
 - TYPICAL PARKING STALL SHALL BE 20 FEET LONG AND 9 FEET WIDE, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - MAX BUILDING HEIGHT IS 20' - 9". REF ARCH ELEVATIONS.

0	ISSUE FOR PERMIT	09/24/2026
REV	DESCRIPTION	DATE
H2B H2B, INC. Texas Firm Registration No. 8856 1225 N Loop W, Suite 800 HOUSTON, TX 77008 713.864.2900 REVEILLE PARK PH 1, BLOCK 1, LOT 9 OWNER: COONS DEVELOPMENT LLC - 713.824.1296 4319 G ROLLIE WHITE ROAD BRYAN, TX 77845 SITE DIMENSION & FIRE LANE PLAN		
STATE OF TEXAS TRAVIS E. JAMES 124735 LICENSED PROFESSIONAL ENGINEER  DESIGNED BY: TEJ DRAWN BY: CDIB SCALE: 1:20 SHEET No. 6 OF 20 SHEETS		
		C1.01