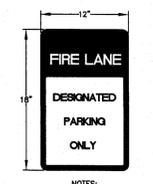


LEGEND

- - - 312 EXISTING CONTOUR
- - - 315 PROPOSED CONTOUR
- PROPERTY BOUNDARY
- BACK OF CURB
- - - EXISTING EASEMENT
- - - PROPOSED P.U.E.
- SETBACK
- - - S-6 PROPOSED SANITARY SEWER LINE
- - - W-6 PROPOSED WATER LINE
- - - ST - ST PROPOSED STORM SEWER LINE
- - - W-18 OVERHEAD ELECTRIC
- - - IRRIGATION SLEEVES
- - - PROPOSED BUILDING
- - - PROPOSED SIDEWALK
- FLOW DIRECTION
- FIRE HYDRANT
- GATE VALVES
- SANITARY SEWER MANHOLE
- CONSTRUCTION EXIT
- SILT FENCE
- INLET PROTECTION
- VEHICLE LAY OF HOSE
- FIRE LANE
- ACCESSIBLE ROUTE

BENCHMARK INFORMATION
 TBM 1 N: 10230150.152
 E: 3553340.5427
 ELEV: 321.34 (IRON ROD)

- SITE NOTES:**
- MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
 - ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
 - NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTORS ONLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.J.R.M. MAPS, COMMUNITY PANEL NOS. 4804100215F, EFFECTIVE DATE: APRIL 2, 2014
 - REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
 - REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
 - ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
 - ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
 - ALL PARKING SPACES ARE 6' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18' UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 25' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 688, TYPE 2 MARKING MATERIALS.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - TOTAL LOT AREA IS 1.27 ACRES. THE PROPOSED DEVELOPED AREA IS 1.27 ACRES.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND 5" CONCRETE PAVEMENT FOR PARKING. SEE PAVEMENT PLAN FOR DETAILS.
 - ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
 - THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING (BC TYPE 1) OF 46,000 SF IS 1,750 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (1,500 GPM MIN.). ONE FIRE HYDRANT IS REQUIRED. EXISTING FIRE HYDRANT WILL PROVIDE COVERAGE.
 - ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
 - ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
 - DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' X 12' CLEAR INTERIOR OPENING MIN. 6" TALL.



NOTES:
 1. SIGN SHALL COMPLY WITH THE C.O.C.S. FIRE SERVICE STANDARDS.
FIRE LANE SIGN DETAIL
 N.T.S.

FIRE LANE MARKINGS

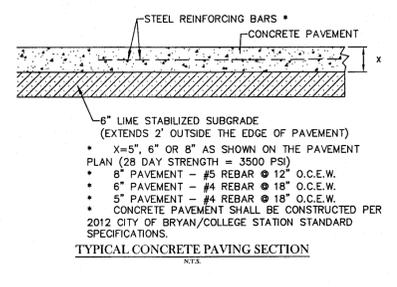
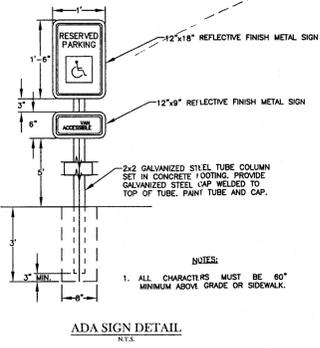
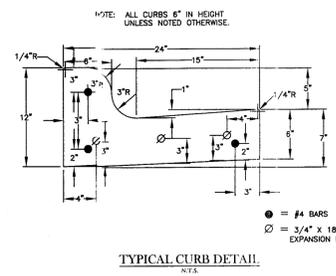
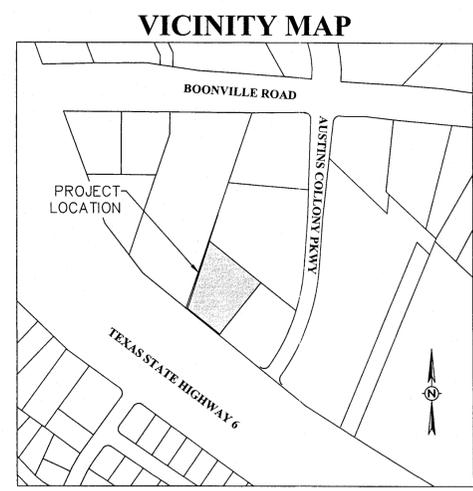
- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STARTING FIRE LANE - NO PARKING - TOW AWAY ZONE. MARKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
- A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE INDICATED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGN SHALL BE TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH RED, SYMBOLS, LETTER AND BORDER IN RED.

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE	SEWER DEMAND
MINIMUM 0 GPM	AVERAGE 16 GPM
AVERAGE 18 GPM	MAXIMUM (PEAK) 6.3 GPM
MAXIMUM (PEAK) 70 GPM	6" SANITARY SEWER LINE
1.5" DOMESTIC WATER METER	SLOPE 1.04% MIN.
	FIXTURE UNITS = 108
	FIXTURE UNITS ALLOWED = 700
	PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:	PROPOSED PARKING:
7,500 SF OF RESTAURANT	68 SPACES PARKING
1 SPACE PER 80 SF	3 SPACES HANDICAP PARKING
94 SPACES REQUIRED	71 SPACES PROVIDED TOTAL
	9' WIDTH, 18' LENGTH TYP.
	ADDITIONAL PARKING SPACES PROVIDED ON ADJACENT TRACTS UNDER JOINT PARKING AGREEMENT



KREUZ MARKET
 TOTAL AREA = 1.27 ACRES
 BOONVILLE TOWN CENTER
 LOT 3B, BLOCK 1
 9013/257

JOHN AUSTIN COUNTY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
 OWNER/DEVELOPER:
 FIVE AGS INVESTMENTS LLC
 2800 S TEXAS AVE
 STE. 401
 BRYAN, TEXAS 77802

APRIL 2014
 SURVEYOR:
 SM KLING, RPLS NO. 2003
 CEC
 4101 SOUTH TEXAS AVE, SUITE A
 BRYAN, TX 77802
 (979) 846-6212

ENGINEER:
 SCHULTZ ENGINEERING, LLC
 PO BOX 11995
 COLLEGE STATION, TX 77842
 (979)764-3900

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
 2730 Longmire, Suite A
 College Station, Texas 77845
 979.764.3900

TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
EC	DLG	DLG	JPS	14-329	APRIL 2014

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 100835, ON APRIL 29, 2014. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

KREUZ MARKET
 BOONVILLE TOWN CENTER
 LOT 3B, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE

VERTICAL 1"=4'
 HORIZONTAL 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 14-329

SHEET
C1