



STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (AT LEAST 72 HOURS PRIOR TO DIGGING)
 RESPONSIBILITY: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

SITE # LEGEND

1	COMMERCIAL DRIVEWAY ENTRANCE, SEE B/CS DETAIL ST2-03
2	TYPICAL FIRE LANE SIGN
3	TYPICAL FIRE LANE STRIPING
4	TYPICAL 4" WHITE STRIPE
5	AMBULATORY RAMP - TYPE 1
6	AMBULATORY RAMP - TYPE 2
7	27"x13.5" 2-BAY DUMPSTER PAD W/8" HIGH WOOD SCREENING FENCE (SEE CIVIL SITE NOTE #10)
8	H/C PARKING ROW, RAMP & SIGNS
9	6" RAISED CONCRETE CURB (SEE DETAIL SHEET C2.1)
10	DETENTION POND RETAINING WALL

PROPERTY INFORMATION
CHARLES (CAL) MARINO LAND PARTITION
 LOT 8R, BLOCK ONE
 CALLED: 3.98 ACRES
 (VOL. 11653, PG. 23)
 NOW OR FORMERLY
 TEXAS LS INVESTMENTS, LLC
 (VOL. 11265, PG. 238)
 ZONED: INDUSTRIAL

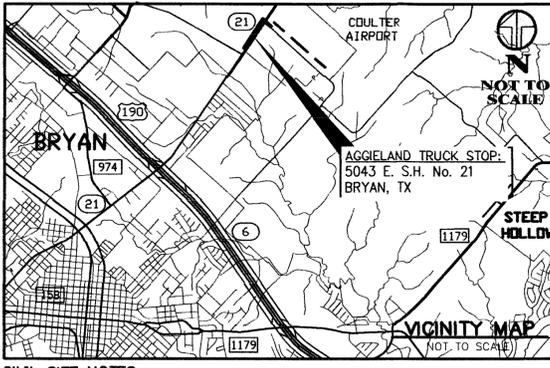
PARKING REQUIREMENTS:
ORDINANCE:
 RESTAURANT - 1 SPC per 250 SQ.FT. (w/DRIVE-IN)
 RETAIL - 1 SPC per 250 SQ.FT.
REQUIRED:
 RESTAURANT (3,560 / 250) = 14.2 SPC
 RETAIL (8,440 / 250) = 33.8 SPACES
TOTAL REQUIRED = 48 SPACES
PROVIDED:
 REGULAR = 41 SPACES
 H/C = 2 SPACES
 TRACTOR TRAILER = 16 SPACES
TOTAL = 59 SPACES

SYMBOL & LINE LEGEND

○	POWER POLE
○	LIGHT POLE
○	WATER VALVE
○	WATER METER
○	BACKFLOW PREVENTOR
○	ELECTRICAL TRANSFORMER
○	ELECTRICAL PULL BOX
○	ELECTRICAL METER
○	GAS METER
○	MANHOLE
○	CLEANOUT
○	FIRE HYDRANT
○	TELEPHONE PEDESTAL
○	AREA INLET
○	JUNCTION BOX
○	POST INDICATOR VALVE
○	CURB INLET
---	PROPERTY LINE
---	EASEMENT LINE
---	PUBLIC UTILITY EASEMENT (PUE)

PLAN NOTES:

- REFER TO SHEETS CO.1 & CO.2 FOR SITE, PARKING, AND MISC. CONSTRUCTION NOTES.
- REFER TO SHEET C1.2 FOR ADDITIONAL SITE PLAN DATA.
- REFER TO SHEET C2.0 FOR SITE & PARKING DETAILS.
- UNLESS OTHERWISE NOTED ALL RADII ARE 4.0' ALONG THE BACK OF CURB.
- ILLUSTRATES ADA ACCESSIBLE PATH.



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 TEXAS FIRM REGISTRATION No. F-4695

CIVIL ENGINEER/SURVEYOR
 GARRETT ENGINEERING
 4444 CARTER CREEK PARKWAY, STE. 108
 BRYAN, TX 77802
 OFF: (979) 846-2688

CHARLES (CAL) MARINO 2nd PARTITION
 (VOL. 192, PG. 417)
 H/F
 DOUGLASS H. GARRETT, ET. AL.
 (VOLUME 1237, PAGE 512)
 LOT 1, BLOCK TWO
 CALLED: 9.43 ACRES
 ZONED: INDUSTRIAL

- CIVIL SITE NOTES:**
- THE PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICAL DEPICTED ON FIRM MAP PANEL No. 48041C 0205E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
 - DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANS STANDARDS.
 - ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED 50' AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 - WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 79% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
 - PARKING LOT CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED MONOLITHIC CONCRETE CURBS (SEE DETAIL ON SHEET C2.1). ALL PARKING LOT PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES & 5" THICK IN PARKING BAYS (SEE ADDITIONAL PAVEMENT DATA ON SHEET C1.3).
 - ON-SITE TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
 - 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.
 - THE CONTRACTOR SHALL BE 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 CONTRACTOR(S) ONLY.
 - CONTACT MR. ERIC ZARAGOZA (979) 209-5931 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. THE DUMPSTER PAD SHALL BE A MINIMUM OF 12'x12' WITH 10' OF APRON EXTENDING IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION AND DETAILS.
 - SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL (ISSUED BY THIS OFFICE AND DATED 3/4/15).
 - THE INTENDED USE FOR THIS DEVELOPMENT IS FOR GAS SALES, CONVENIENCE STORAGE & RESTAURANT.
 - NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION. FOOD SERVICES WILL BE PROVIDED BY THE MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS. THE PROJECT WILL GENERATE WASTEWATER FROM PUBLIC LAUNDERING. THE DEVELOPMENT WILL HAVE AN INTERNAL LINT TRAP, GREASE TRAP, AND A SAMPLING WELL ON THE SEWER SERVICE LINE.
 - SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
 - ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).
 - WATER SERVICES AND FIRE PROTECTION WILL BE PROVIDED BY WICKSON S.U.D. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
- FIRE DEPARTMENT SECTION OF NOTES:**
- NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
 - THE BUILDING SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY KEY SYSTEM AND THE ITS ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.
 - FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).

MARK	DATE	DESCRIPTION

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
 BARBARA K. METCAL
 88983
 EXPIRES 09/15/2015

FOR THE
AGGELAND TRUCK STOP
5043 EAST STATE HIGHWAY No. 21
BRYAN, TX
 LOT 8R, BLOCK ONE - CHARLES (CAL) MARINO LAND PARTITION
 BRAZOS COUNTY, TEXAS

CIVIL SITE PLAN

SEP 15 2015

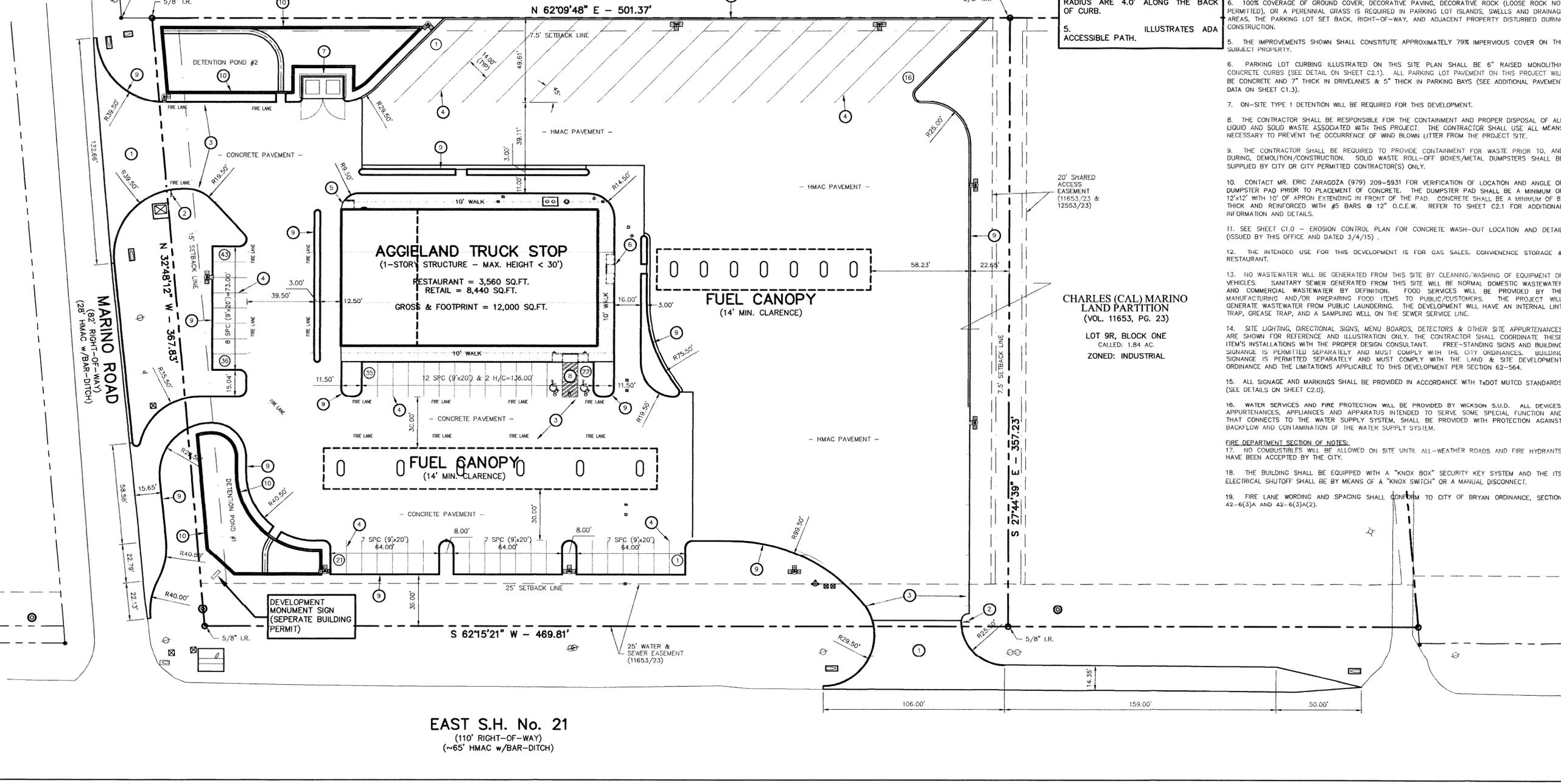
CLIENT INFORMATION
 TEXAS K&J INVESTMENTS, LLC
 c/o SAM TRINH
 4405 REGAL OAKS DRIVE
 COLLEGE STATION, TX 77845
 PH: (979) 575-4545
 EMAIL: samtrinh@verizon.net

FILENAME: 0567SP1A SCALE: 1"=30'
 SUBMITTED DATE: 8/19/15, 9/15/14

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
 FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
237 - 0567

C1.0
 SHEET 4 OF 12



EAST S.H. No. 21
 (110' RIGHT-OF-WAY)
 (~65' H/MAC w/BAR-DITCH)



STOP!
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TEXAS ONE CALL SYSTEM
1-800-245-4545
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

PVT. SANITARY SEWER PIPE LEGEND							
PIPE I.D.	NODE I.D. FROM	NODE I.D. TO	DIA. OR RISE (IN.)	LENGTH (FT)	SLOPE (%)	FLOWLINE DOWNSTREAM (FT.)	FLOWLINE UPSTREAM (FT.)
S1	CO 1	CO 2	6	58.00	2.00	335.70	336.86
S2	CO 2	CO 3	6	73.00	2.00	336.86	338.32
S3	CO 3	CO 4	6	90.34	2.00	338.32	340.13
S3	CO 3	CO 4	6	25.34	2.00	340.13	340.64
S4	CO 4	MH 1	6	18.22	2.00	340.64	341.00

PVT. SANITARY SEWER JUNCTION LEGEND			
NODE I.D.	NODE TYPE	RIM/GRATE ELEVATION (FT.)	ADDITIONAL NOTES
CO 1	SANITARY SEWER SERVICE CONNECTION	~346.5	(SEE B/CS 56-00) - INSTALL ONE-WAY CLEANOUT AT EASEMENT LINE
CO 2	TWO-WAY CLEANOUT	~346.0	BODY FLUSH w/PAVEMENT
CO 3	TWO-WAY CLEANOUT	~346.0	BODY FLUSH w/PAVEMENT
CO 4	TWO-WAY CLEANOUT	~346.1	BODY FLUSH w/PAVEMENT
CO 5	TWO-WAY CLEANOUT	~346.7	BODY FLUSH w/PAVEMENT
MH 1	SAMPLING WELL	~346.7	RIM FLUSH w/PAVEMENT

- SITE # LEGEND**
- ① 12" TO 12" WATER LINE w/2" SERVICE (SEE B/CS DETAIL W6-03)
 - ② 2" DOMESTIC METER
1" IRRIGATION METER w/B.F.P. (SEE DETAIL #1)
 - ③ 253 L.F. OF 2" PVC (SCH 40) WATER SERVICE LINE (24" MIN. COVER)
 - ④ 750 GALLON GREASE TRAP (SEE MEP DRAWINGS)
 - ⑤ 23 L.F. OF 6" PVC (SDR-26, D3034) SEWER @ 2.00% SLOPE
 - ⑥ SANITARY SEWER TWO-WAY CLEANOUT
 - ⑦ 30' OF RIGID IMC CONDUIT FOR PRIMARY ELECTRICAL SERVICE
 - ⑧ 65 L.F. OF 3-2" PVC CONDUIT (GREY) w/PULL STRING FOR PRIMARY ELECTRIC (42" MIN. COVER) - MAINTAIN 24" (MIN) HORZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH
 - ⑨ BTU ELECTRIC PAD MOUNTED TRANSFORMER
 - ⑩ 119 L.F. OF 3-4" PVC CONDUIT (GREY) w/PULL STRING FOR SECONDARY ELECTRIC SERVICE (36" MIN. COVER) - MAINTAIN 24" (MIN) HORZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH
 - ⑪ RESTAURANT ELECTRICAL METER (500 AMP 240 VOLT - 3 PHASE)
RETAIL ELECTRICAL METER (800 AMP 240 VOLT - 3 PHASE)
 - ⑫ 119 L.F. OF 2-4" PVC CONDUIT (SCH 40) w/PULL STRING FOR COMMUNICATION SERVICES (36" MIN. COVER) - MAINTAIN 24" (MIN) HORZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH

BUILDING SUMMARY

UNIFIRST: 1-STORY (30'-0" MAX)
GROSS AREA = 12,000 SQ.FT.
FIRE CODE: TYPE 2B
HYDRANT: 2 HYDRANTS @ 2,250 GPM (TOTAL)

FIRE CODE:

- THE BUILDING WILL NOT BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE PROTECTION IS AS NOTED ABOVE PER THE IFC (TABLE B105.1 & C105.1). FIRE FLOW FOR THE BUILDING IS BASED ON SQUARE-FOOTAGES AND FIRE CONSTRUCTION TYPE.
- ONLY ONE FIRE HYDRANT WILL BE PROVIDED AT THIS DEVELOPMENT. THIS HAS BEEN APPROVED BY THE CITY OF BRYAN FIRE MARSHALL.

UTILITY DEMAND SUMMARY:

USE	AVG.	PEAK (x4.0)
SEWER (gpd)	24,000	0.16 (cfs)
WATER (gpm)	25	100
IRRIGATION (gpm)	45	45

UTILITY DEMAND NOTES:

- PEAK WATER SHALL BE DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD FOR THIS NEW HOTEL DEVELOPMENT.
- SANITARY SEWER AVERAGE DAILY FLOW IS BASED UPON THE CALCULATED AVERAGE WATER DEMAND (-30%) AND A 16-HOUR USAGE PERIOD PER DAY.
- IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

- SYMBOL & LINE LEGEND**
- ⊕ POWER POLE
 - ⊕ LIGHT POLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ BACKFLOW PREVENTOR
 - ⊕ ELECTRICAL TRANSFORMER
 - ⊕ ELECTRICAL PULL BOX
 - ⊕ ELECTRICAL METER
 - ⊕ GAS METER
 - ⊕ MANHOLE
 - ⊕ CLEANOUT
 - ⊕ FIRE HYDRANT
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ AREA INLET
 - ⊕ JUNCTION BOX
 - ⊕ POST INDICATOR VALVE
 - ⊕ CURB INLET
 - ⊕ PROPERTY LINE
 - ⊕ EASEMENT LINE
- PLAN NOTES:**
- REFER TO SHEET CO.1 & CO.2 FOR UTILITY AND MISC. CONSTRUCTION NOTES.
 - REFER TO SHEET C2.3 FOR UTILITY & MISCELLANEOUS CONSTRUCTION DESIGN & DETAILS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL EXISTING IMPROVEMENTS (MANHOLE LIDS, VAULTS, TRAFFIC BOXES, ETC...) ARE ADJUSTED SO THAT THEY ARE FLUSH WITH THE NEW SIDEWALKS AND PAVEMENT.
 - UNLESS SPECIFICALLY IDENTIFIED ALL TWO-WAY CLEANOUTS, AT BUILDING ENTRY POINTS, SHALL BE A MINIMUM OF 3.5' BELOW THE FINISH FLOOR ELEVATION.
 - UNLESS SPECIFICALLY IDENTIFIED ALL BEDDING OF UTILITIES SHALL BE TYPE "D" IN NON-STRUCTURAL AREAS (SEE SHEET C2.3 FOR BEDDING/BACKFILL DETAILS).
 - IRRIGATION SLEEVING SHALL BE COORDINATED ON-SITE WITH THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL INSTALL ALL PRE-SLAB INSTALLATIONS & THE DEVELOPER SHALL PAY ALL TAP & METER FEES.
 - THE CONTRACTOR SHALL MAKE THE SEWER TAP & TAP FEE PAID BY THE DEVELOPER.
 - CLEANOUT SPACING, ALONG PRIVATE SEWER SERVICES, SHALL NOT EXCEED 100'.
 - MANHOLES DESIGNATED AS "PRIVATE" SHALL NOT HAVE COB MANHOLE LIDS.

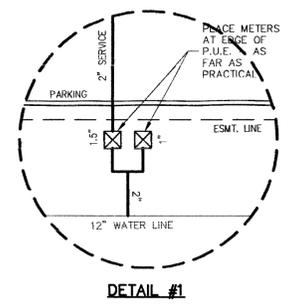
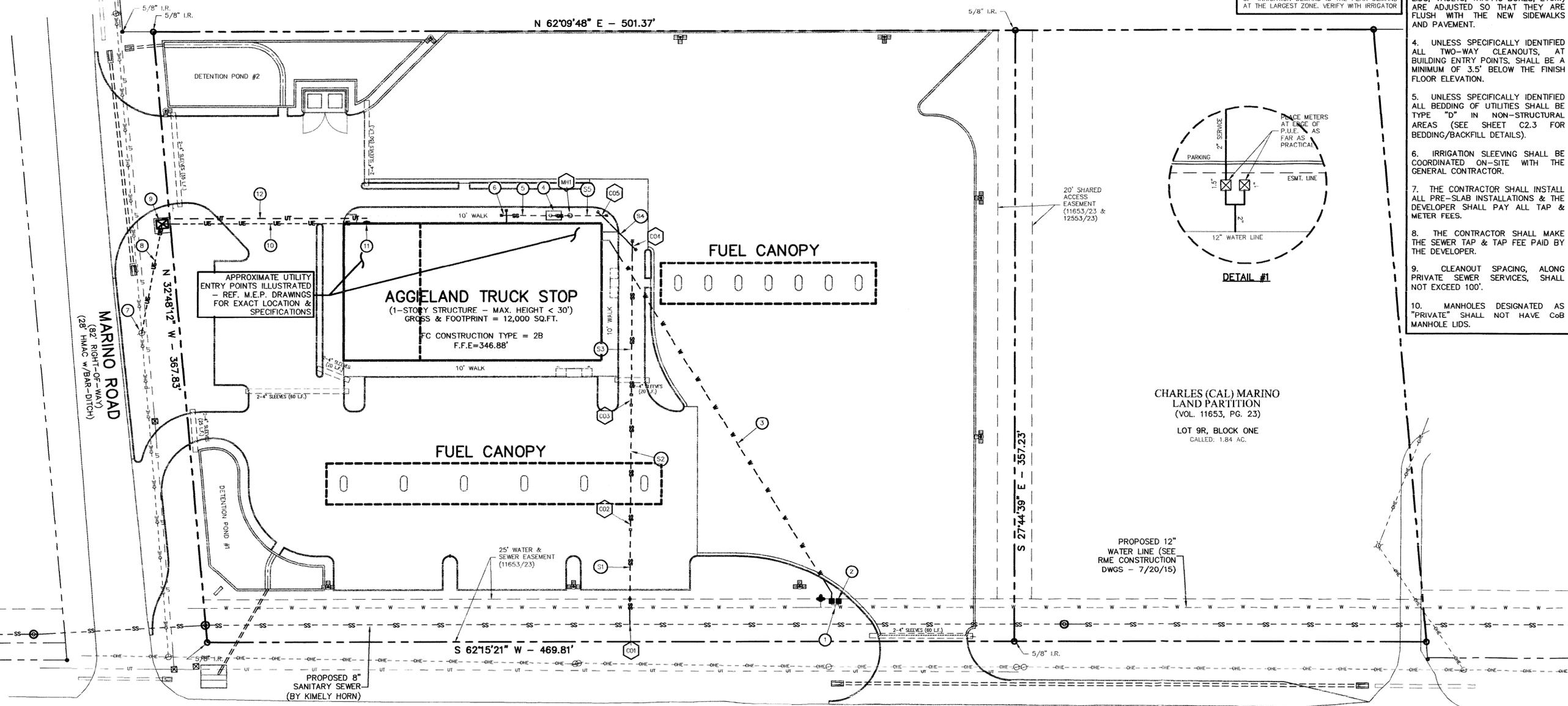
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BRYAN, TX 77802
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CHARLES (CAL) MARINO
2nd PARTITION
(VOL. 192, PG. 417)

LOT 1, BLOCK TWO
CALLED: 9.43 ACRES



CHARLES (CAL) MARINO
LAND PARTITION
(VOL. 11653, PG. 23)
LOT 9R, BLOCK ONE
CALLED: 1.84 AC.

EAST S.H. No. 21
(110' RIGHT-OF-WAY)
(~65' HMAc w/BAR-DITCH)

ON-SITE UTILITY PLAN

FOR THE
AGGELAND TRUCK STOP
5043 EAST STATE HIGHWAY No. 21
BRYAN, TX

LOT 8R, BLOCK ONE - CHARLES (CAL) MARINO LAND PARTITION
BRAZOS COUNTY, TEXAS

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STATE OF TEXAS
RABON M. METCALE
Professional Engineer
No. 86583
Exp. 08/31/2015

CLIENT INFORMATION
TEXAS K&J INVESTMENTS, LLC
c/o SAM TRINH
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COLLEGE STATION, TX 77845
PH: (979) 575-4545
EMAIL: samtrinh@verizon.net

FILENAME: 05670P1A SCALE: 1"=30'
SUBMITTED DATE: 8/19/15, 9/15/14

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
FIELD BOOK: N/A PAGES: N/A

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C1.2
SHEET 6 OF 12