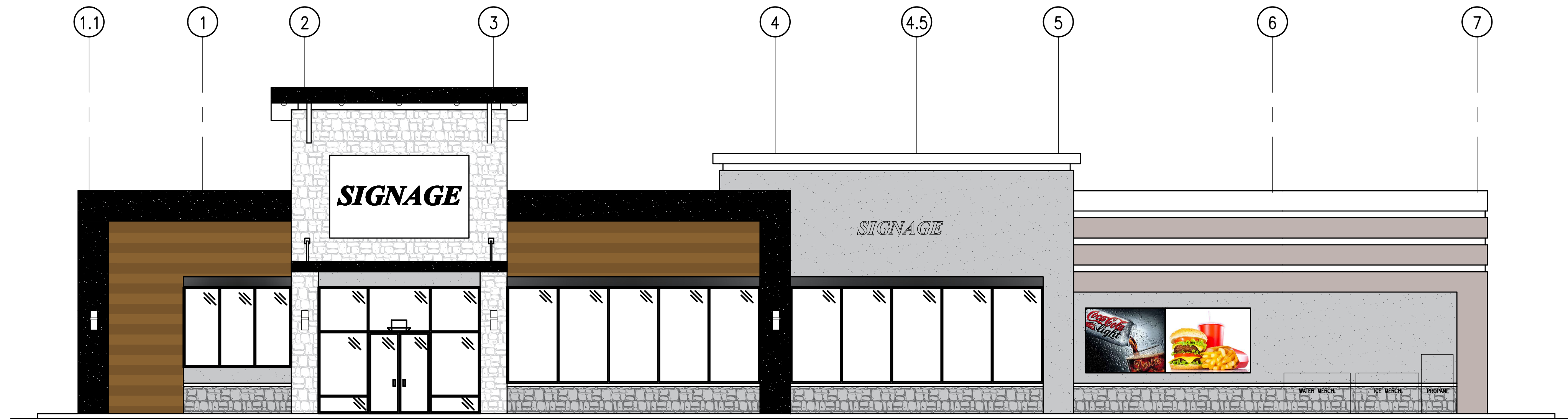


VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN , TX 77807

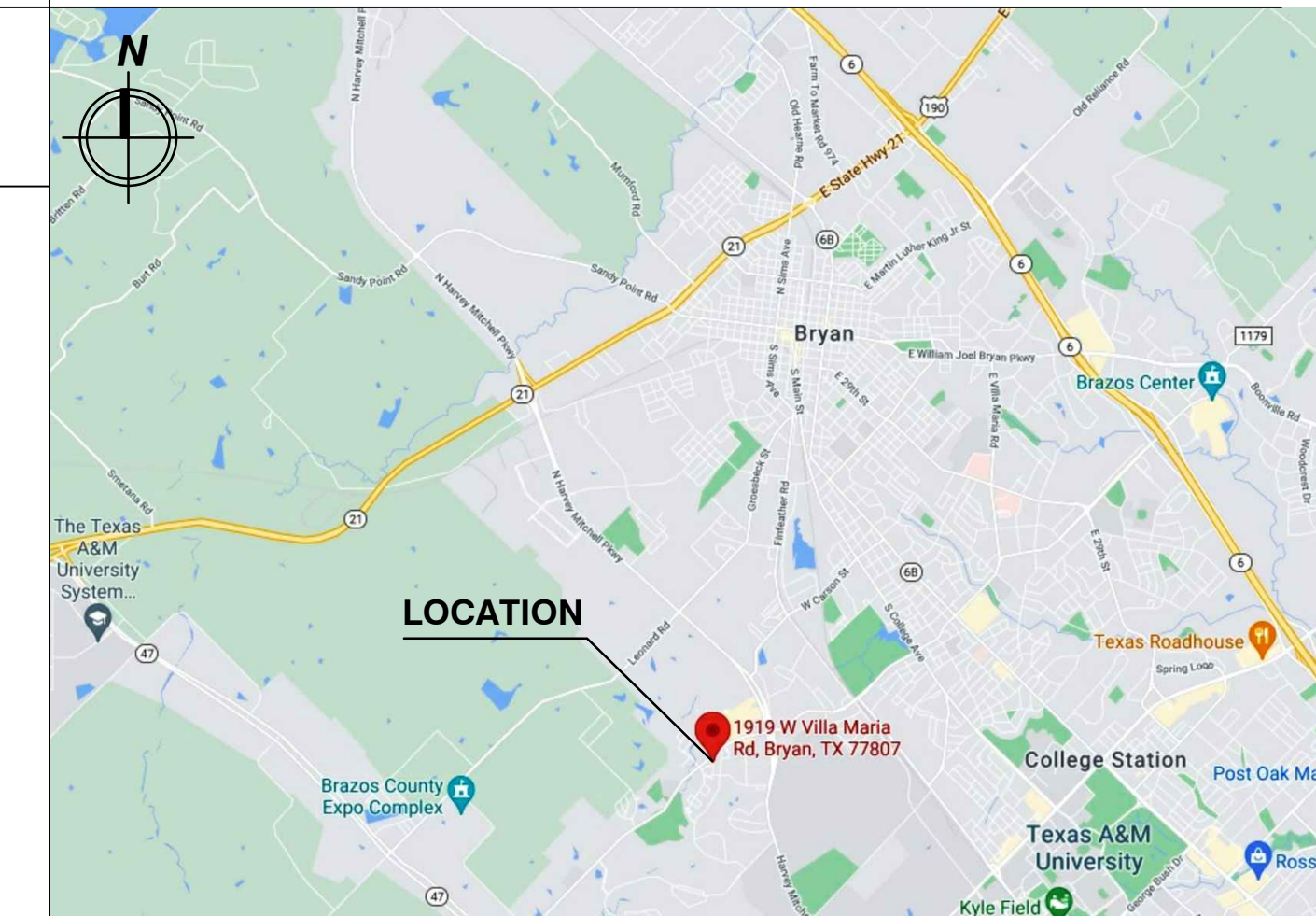


KEY MAP # 48027C 0295E

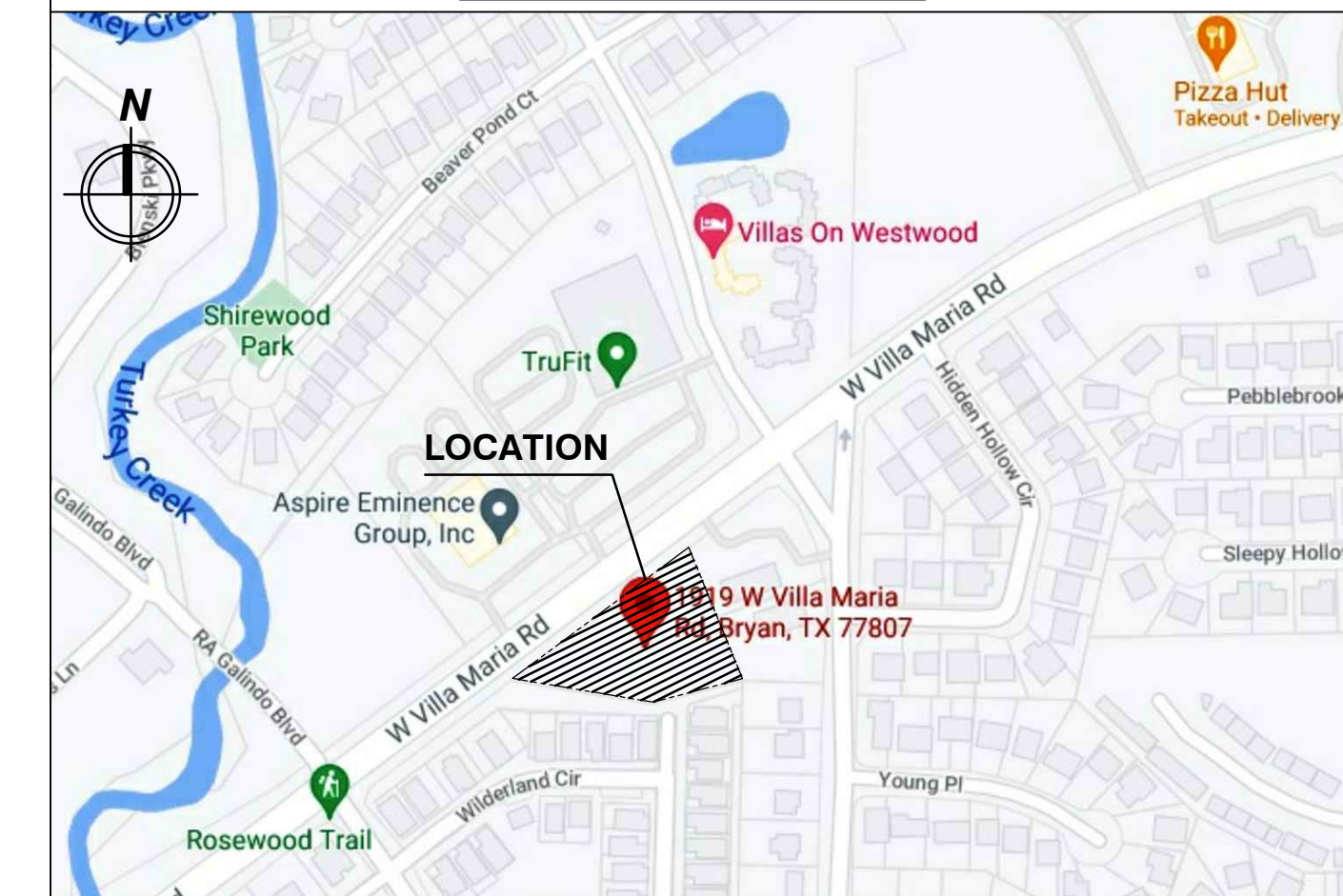
INDEX TO DRAWINGS

CIVIL

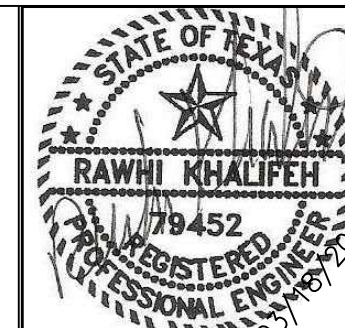
- C0.0- COVER SHEET
- C1.0- TOPOGRAPHIC SURVEY
- AS-101 FIRE ACCESS LANE PLAN
- AS-102 PARKING SITE PLAN & LANDSCAPING
- C2.0- PAVING & DRAINAGE SITE PLAN
- C2.1- DRAINAGE AREA MAP
- C3.0- STORM WATER POLLUTION PROTECTION PLAN
- C3.1- STORM WATER QUALITY POLLUTION PREVENTION DETAILS
- C4.0- DRAINAGE SECTIONS
- C5.0- SITE DETAILS AND DETENTION CALCULATION
- C6.0- SITE DETAILS
- PS-101 PLUMBING SITE PLAN



VICINITY MAP



NONE
 GRAPHIC SCALE



ISSUE HISTORY		REVISIONS
DATE	ISSUED FOR	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-



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 11302 TANNER RD. TEL. (281) 580-4585
 HOUSTON, TEXAS 77041 FAX (281) 580-4399
 FIRM # F-11211

VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN , TX 77807
COVER SHEET, INDEX & VICINITY MAPS

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	C-00 Rev.0

LAND TITLE SURVEY PLAT
OF
LOT 1, BLOCK 14
SHIREWOOD ADDITION PHASE II
VOLUME 583, PAGE 181 (D.R.B.C.T.)
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-02-2021 | PLAT DATE: 02-15-2022
JOB NUMBER: 22-022 | CAD NAME: 22-022
POINT FILE: 21-177-ALL
DRAWN BY: WJB CHECKED BY: BNK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

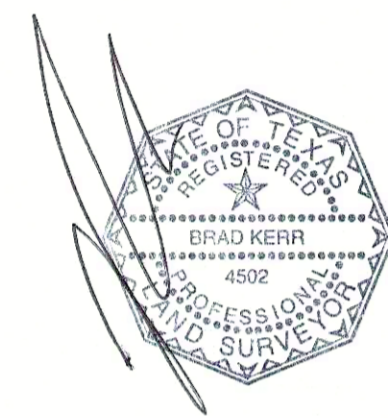
"When one person stands
to gain over another, the
facts must be uncovered"

THIS SURVEY PLAT HAS BEEN PREPARED TO ADDRESS
COMMENTS RECEIVED FROM THE CITY OF BRYAN.

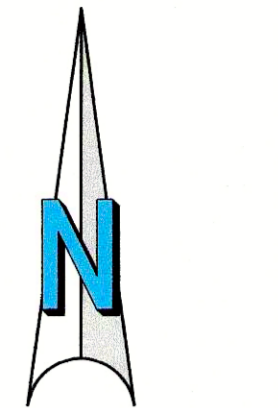
SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A (LAND TITLE SURVEY), CONDITION II SURVEY (ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS) AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THE ENTIRETY OF THESE TRACTS LIE WITHIN FLOOD ZONE 'X' UNSHADED AND DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

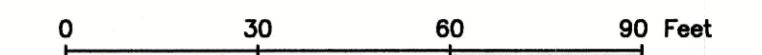
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



LEGEND:	
(D.R.B.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS	WATER VALVE
(O.R.B.C.T.) = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	WATER METER
(P.P.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	FIRE HYDRANT
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	SANITARY SEWER MANHOLE
N/F = NOW OR FORMERLY	CLEAN OUT
(P) = PER PLAT, 583/181 (D.R.B.C.T.)	STORM SEWER MANHOLE
R.O.W. = RIGHT-OF-WAY	STREET SIGN
	UTILITY POLE
	LIGHT POLE/STANDARD
	GUY WIRE
	A/C UNIT
	GAS METER
	PIPE LINE MARKER
	ELECTRIC SERVICE
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	FIBER OPTIC MARKER
	AERIAL ELECTRIC LINES
	WOOD FENCE
	APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
	APPROXIMATE LOCATION OF 8" WATER LINE
	APPROXIMATE LOCATION OF 12" WATER LINE
	APPROXIMATE LOCATION OF BURIED ATMOS GAS LINE AS FLAGGED ON THE GROUND
	CONCRETE



SCALE: 1" = 30'

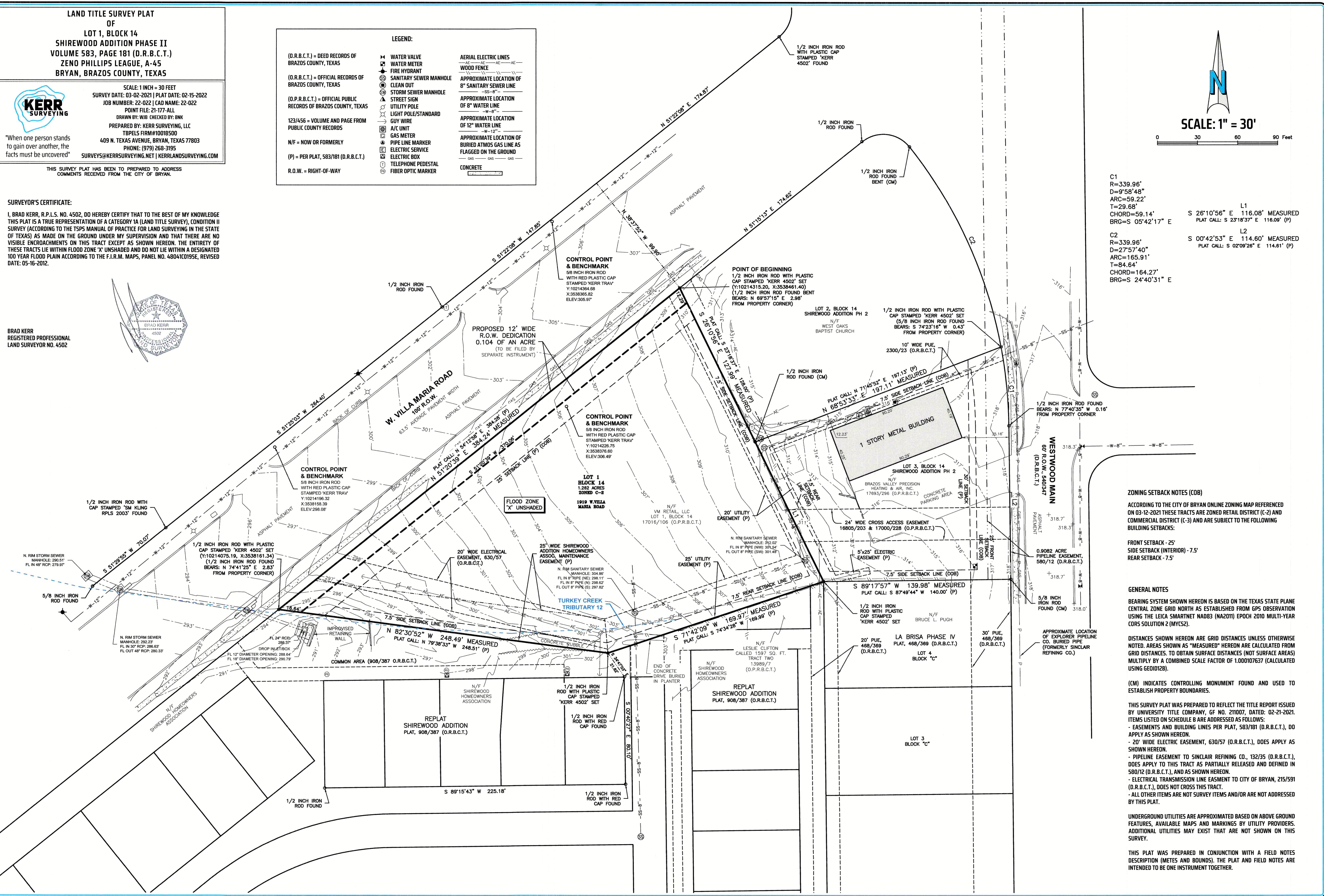


C1
R=339.96'
D=9'58'48"
ARC=59.22'
T=29.68'
CHORD=59.14'
BRG=S 05'42'17" E

L1
S 26'10'56" E 116.08' MEASURED
PLAT CALL: S 23'18'37" E 116.09' (P)

C2
R=339.96'
D=27'57'40"
ARC=165.91'
T=84.64'
CHORD=164.27'
BRG=S 24'40'31" E

L2
S 00'42'53" E 114.60' MEASURED
PLAT CALL: S 02'09'26" E 114.61' (P)



ZONING SETBACK NOTES (COB)

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 03-12-2021 THESE TRACTS ARE ZONED RETAIL DISTRICT (C-2) AND COMMERCIAL DISTRICT (C-3) AND ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
REAR SETBACK - 7.5'

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107637 (CALCULATED USING GEOID12B).

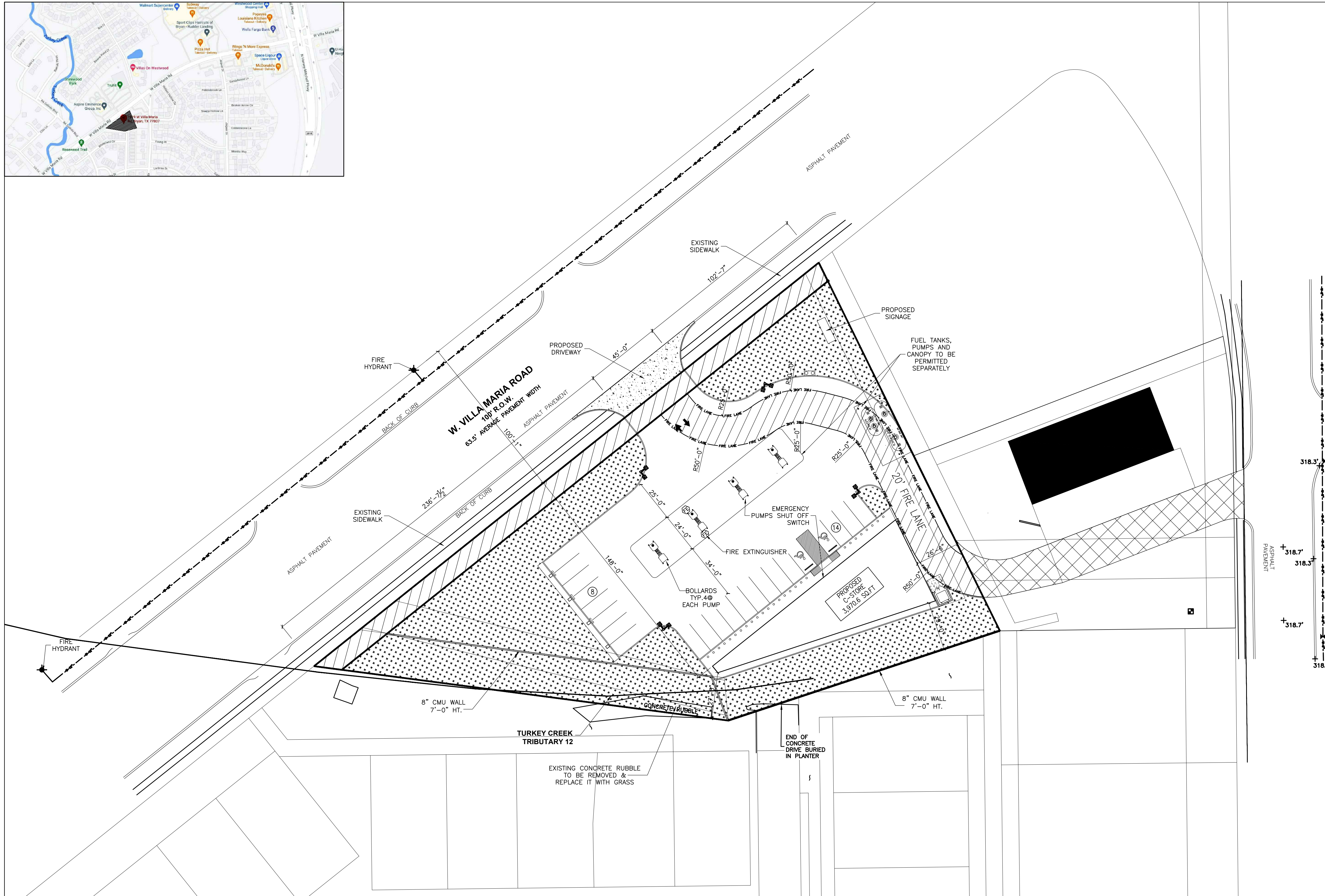
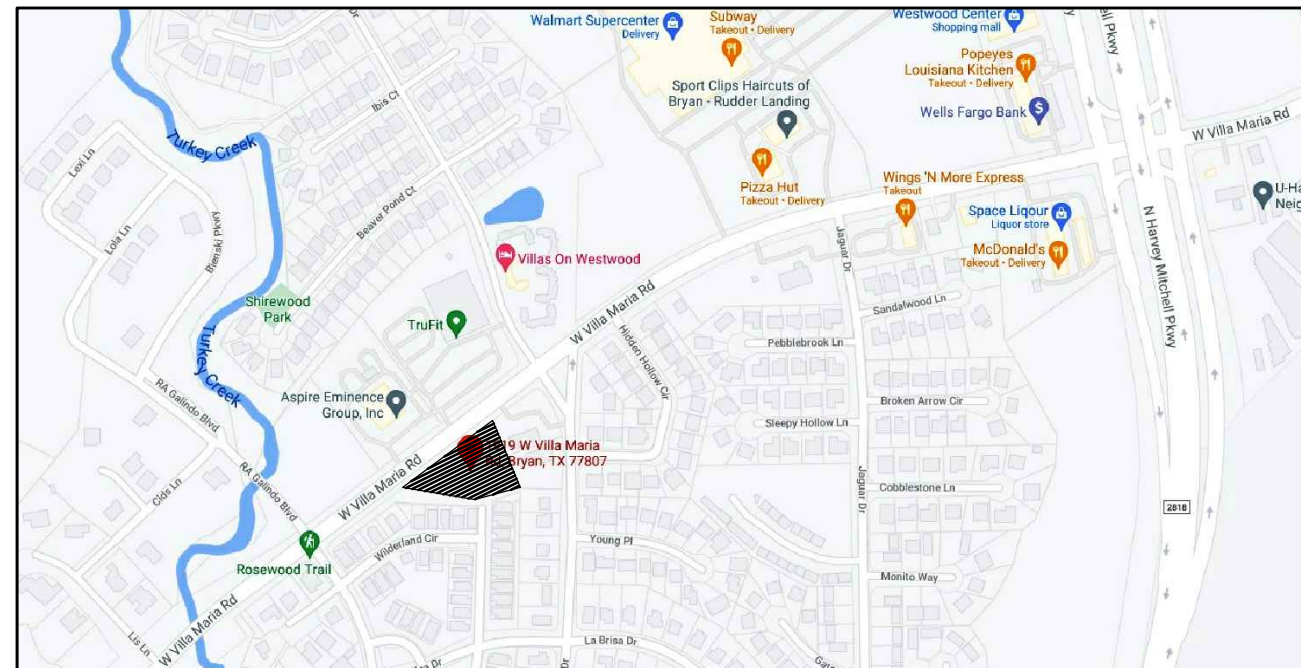
(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 211007, DATED: 02-21-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EASEMENTS AND BUILDING LINES PER PLAT, 583/181 (D.R.B.C.T.), DO APPLY AS SHOWN HEREON.
- 20' WIDE ELECTRICAL EASEMENT, 630/57 (O.R.B.C.T.), DOES APPLY AS SHOWN HEREON.
- PIPELINE EASEMENT TO SINCLAIR REFINING CO., 132/35 (D.R.B.C.T.), DOES APPLY TO THIS TRACT AS PARTIALLY RELEASED AND DEFINED IN 580/12 (D.R.B.C.T.), AND AS SHOWN HEREON.
- ELECTRICAL TRANSMISSION LINE EASMENT TO CITY OF BRYAN, 215/591 (D.R.B.C.T.), DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



GENERAL NOTES: (FIRE)

- A. GENERAL**
1. CURB LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY-ZONE SIGN SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. CURB SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW-AWAY-ZONE" IN WHITE LETTERS AT LEAST 3 INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED 50 FEET.

LEGEND:

- INDICATES FIRE ACCESS ROAD
- INDICATES PROPOSED DRIVEWAY CONC.
- FIRE EXTINGUISHER TO MEET IFC 2018, CH:23-SEC:2305.5
- INDICATES FIRE HYDRANT LOCATION

NOTE:

1. CONTRACTOR SHALL PROVIDE BUILDING ADDRESS VISIBLE FROM FIRE DEPARTMENT ACCESS ROAD.
2. FUEL DISPENSING FACILITY SHALL MEET THE IFC 2012 CH:23. FUEL DISPENSING, TANK, CANOPY TO BE PERMITTED SEPARATELY BY OTHERS.
3. FOR INFORMATION NOT SHOWN RE: SITE SURVEY C1.0.
4. FUEL TANKS, PUMPS AND CANOPY TO BE PERMITTED SEPARATELY.
5. FUEL DISTRIBUTION SYSTEM PLANS SHALL MEET THE FOLLOWING REQUIREMENTS.
 - a. PROVIDE IMPACT PROTECTION FOR FUEL PUMP DISPENSING EQUIPMENT TO MEET IFC 2012, CHAPTER 23, SECTION 2306.7.3 .
 - b. PROVIDE EMERGENCY DISCONNECT FOR FUEL PUMP SHUT OFF TO MEET IFC 2012, CHAPTER 23, SECTION 2303.2 .
 - c. PROVIDE FIRE EXTINGUISHER PLACEMENT FOR FUEL ISLAND AND REFILL AT TANK TO MEET IFC 2012, CHAPTER 23, SECTION 2303.5.
 - d. IDENTIFY ON PLANS THE FUEL TANK VENT LOCATION.
 - e. PROVIDE NOTE ON PLANS THE FUEL DISPENSING FACILITY WILL MEET THE IFC 2012 CHAPTER 23 .
6. SCOPE OF WORK IN THESE PLANS COVERS MERCANTILE BUILDING .
7. EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDE PER SECTION 915, 2012 IBC BUILDINGS STRUCTURES SHALL COMPLY WITH ALL APPLICABLE CODE PROVISIONS OF ERRC PROVISIONS ON SECTION 510 IPC 2012.

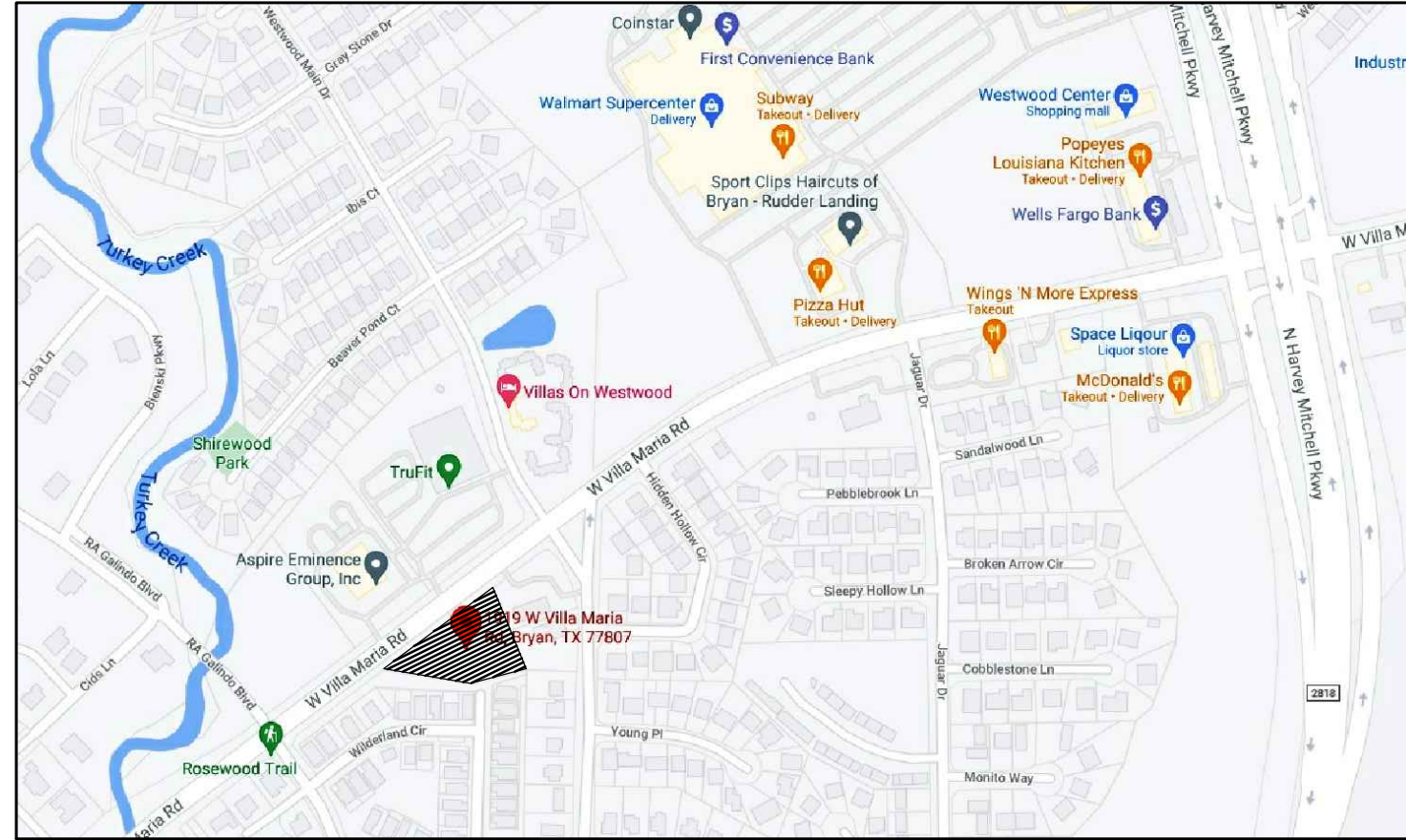
OWNER INFORMATIONS:

NAME: FRANK RAJAN
 MAILING ADDRESS: 2001 S. COLLEGE AVE.
 CITY: BRYAN STATE: TX. ZIP CODE: 77801
 PHONE NUMBER: 979-229-3475
 E-MAIL ADDRESS: FRANKARAJAN@YAHOO.COM

NOTE:

- 1- EMERGENCY PROCEDURE SIGN WILL BE PLACED BY EMERGENCY DISCONNECT SWITCH AND SHALL READ:
 IN CASE OF FIRE, SPILL, OR RELEASE
 USE EMERGENCY PUMP SHUTOFF
 REPORT THE ACCIDENT!
 FIRE DEPARTMENT TELEPHONE NO. 9-1-1
- 2- FIRE EXTINGUISHERS WITH A RATING OF 2-A:20-B:C SHALL BE REQUIRED AND INSTALLED IN A MANNER TO PROVIDE ONE WITHIN 75 FT. OF EACH MOTOR FUEL DISPENSING PUMP.
- 3- WARNING SIGNS IN ACCORDANCE WITH IFC 2205.6 SHALL BE POSTED AT PUMPS.
- 4- STATE LICENSED FIRE PROTECTION CONTRACTORS SHALL SUBMIT AS-BUILT PLANS AND INSTALLATION PAPERWORK DIRECTLY TO MCFMO AT THE END OF CONSTRUCTION BEFORE THE FINAL INSPECTION.
- 5- FIRE LANE MARKINGS WILL BE REVIEWED DURING FINAL INSPECTION.
- 6- PRIOR TO REQUESTING A FINAL INSPECTION, YOU MUST SUBMIT ANY FIRE PROTECTION CHECKLISTS TO OUR OFFICE. THESE CHECKLISTS ARE FOUND ON OUR WEBSITE.
- 7- UPON COMPLETION OF ALL WORK, A REQUEST FOR FINAL INSPECTION FORM MUST BE SUBMITTED TO THE FIRE MARSHALS OFFICE. THIS PROJECT MAY NOT BE OCCUPIED UNTIL A FINAL INSPECTION HAS BEEN PERFORMED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED BY HARRIS COUNTY
- 8- FIRE RATED ASSEMBLIES - ALL PENETRATIONS SHALL BE SEALED . ALL FIRE WALLS SHALL HAVE SIGNS OR STENCILING PERMANENTLY INSTALLED ABOVE ANY DECORATIVE CEILING AND /OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" INCHES IN HEIGHT AND SPACED EVERY 12 FEET. THE FOLLOWING WORDING IS REQUIRED. "(1) HOUR FIRE AND SMOKE WALL-PROTECT ALL PENETRATIONS"
- 9- ALL BULK CO2 TANK SHALL BE PROVIDE WITH MONITOR AND NOTIFICATION DEVICE PER IFC 5303.16.10 .
- 10- ALL PROJECTS SHALL SUBMIT AN EMERGENCY RESPONSE INFORMATION FORM.

<p>SCALE: 1" = 30'-0"</p> <p>GRAPHIC SCALE</p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ISSUE HISTORY</th> <th>REVISIONS</th> </tr> <tr> <th>DATE</th> <th>ISSUED FOR</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	ISSUE HISTORY		REVISIONS	DATE	ISSUED FOR	DESCRIPTION													<p>RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS</p> <p>11302 TANNER RD. TEL. (281) 580-4585 HOUSTON, TEXAS 77041 FAX (281) 580-4399 FIRM # F-11211</p>	<p>VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 FIRE ACCESS LANE PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN BY: BM</td> <td style="width: 50%;">DATE: 12-6-2021</td> </tr> <tr> <td>CHECKED BY: RSK</td> <td>PROJ. NO.: VR151003.317.4</td> </tr> </table> <p style="font-size: 24pt; font-weight: bold; text-align: right;">AS-101</p>	DRAWN BY: BM	DATE: 12-6-2021	CHECKED BY: RSK	PROJ. NO.: VR151003.317.4
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GENERAL NOTES

This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop

KEYED NOTES

- 1 PROPERTY LINE
- 2 25' STEEL LIGHT POLE (REFER TO ELECTRICAL)
- 3 NEW PROPOSE CONCRETE DRIVEWAY
- 4 6" CONCRETE CURB
- 5 NEW CONCRETE PAVEMENT 6" THICK 3500 PSI (REFER TO CIVIL PLANS)
- 6 REGULAR PARKING SPACES @ 9'-0" X 19'-0" TYP. (U.N.O.)
- 7 UNDERGROUND FUEL TANK 8" THICK PAVING (VERIFY LOCATION WITH OWNER)
- 8 H/C SIGNAGE GRAPHICS RE: C-503
- 9 H/C PARKING SPACE (RE: SHEET A-003)
- 10 LANDSCAPING
- 11 RAMP 1:12 SLOPE
- 12 PAVEMENT SIGNAGE SEE C-503
- 13 6" CURB/WHEEL STOP
- 14 PYLON SIGN, THE MAXIMUM SIGN HEIGHT 10' (TO BE APPROVED BY OWNER)
- 15 CONCRETE SIDE WALK (RE: CIVIL PLANS)
- 16 8" THICKNESS PAVEMENT
- 17 CANOPY (BY OTHERS)
- 18 NEW TRASH DUMPSTER ENCLOSURE AS SCREEN WITH THICKEN SLAB TO 9" RE:A-501. TO MEET CITY OF BRYAN REQUIREMENTS
- 19 GAS PUMP (BY OTHERS)
- 20 6" BOLLARDS
- 21 AIR AND WATER
- 22 12" CONCRETE CURB.
- 23 8" CMU WALL 7'-0" HT.
- 24 ELECTRICAL CHARGER STATION

GENERAL NOTES

PARKING NOTES:

1. CONTRACTOR TO PAINT STRIPS, ARROWS AND ETC AS SPECIFIED AND AS SHOWN ON THE PLANS.
2. PROVIDE 4" WIDE YELLOW PARKING STRIPS.
3. FOR FIRE LANES MARKING RE: AS-101

LEGEND

- HYD - INDICATES FIRE HYDRANT LOCATION
- DR - INDICATES PROPOSED DRIVEWAY CONC.
- GR - GRASS/ LANDSCAPE BED SOD.
- 1 1/2" TEXAS BUCKEYE TREES, SHADE TREE 6' HT. MIN.
- 2" PARKING TREES, SHADE TREES 6' HT. MIN.
- 1 1/2" LIVE OAK/ UNSHADED TREES 6' HT. MIN.
- TREES MATURE HT. 30 FT. .
- 2 GAL. SHRUBS/ INDIAN HAWTHORN MAX 36"HT NOT LESS THAN 18"
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE
- PROPERTY LINE
- BUILDING LINE
- LIGHT POLE . RE: ELECTRICAL SITE PLAN

PARKING ANALYSIS

OCCUPANCY TYPE	AREA (S.F. OF GFA)	REQUIRED RETAIL PARKING	NUMBER OF CAR PARKING REQUIRED
M	3,970.6	5/1,000 GSF	20
TOTAL REQUIRED PARKING			20
NUMBER OF PARKING PROVIDED AT PUMPS			8
NUMBER OF PARKING PROVIDED (INCLUDING 2 H/C)			20
TOTAL NUMBER OF PARKING (INCLUDING 2 H/C) & PARKING AT PUMPS.			28

LANDSCAPING

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
	1.5"-3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	6	200	1,201
	1.5"-3.0" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA (DYNAMITE) NON-CANOPY TREE	8	150	2,403
	2-5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	73	10	730
	2-5 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB	113	10	1,130
	COVER (15% MAX)	BERMUDA GRASS	500 SF / 100	100	50

LANDSCAPE REQUIREMENTS:

- 1) 15% OF DEVELOPED AREA 0.735 ACRES (32,047 SQ FT) = 4,807 SF LANDSCAPING
- 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES-2,403 SF REQ'D; 9,197 PROVIDED
- 3) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 1,201 SF REQ'D; 4,598 PROVIDED
- 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

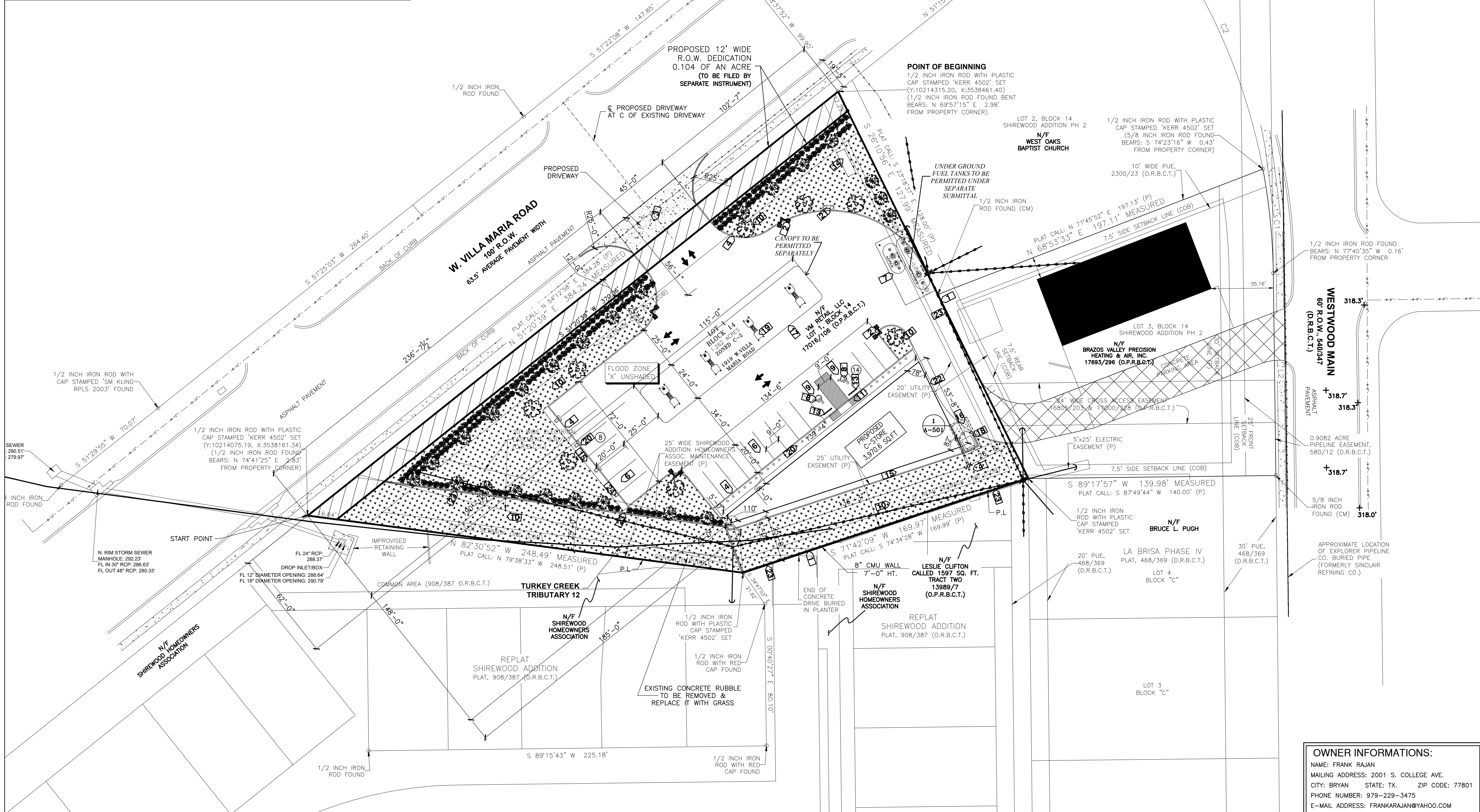
TOTAL AREA REQUIRED: 4,807 SF
LANDSCAPED AREA PROVIDED: 18,395 SF
** AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT **

VILLA MARIA GAS STATION

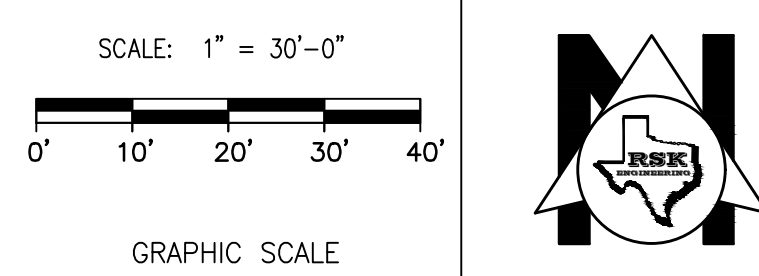
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807

PARKING SITE PLAN AND LANDSCAPE

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	AS-102 Rev.0

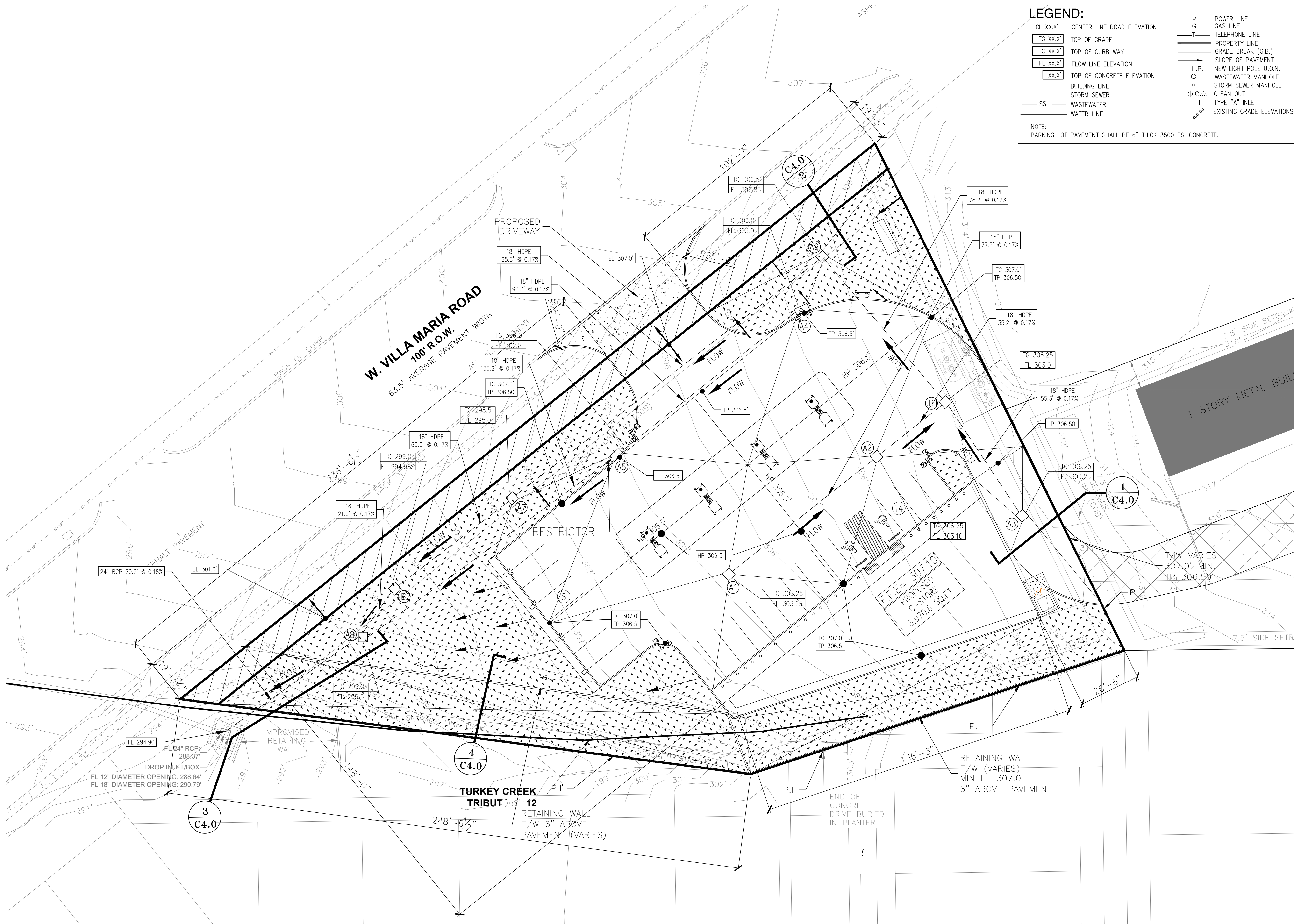


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RSK ENGINEERING
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HOUSTON, TEXAS 77041 FAX: (281) 580-4399
FIRM # F-11211



LEGEND:

CL XX.X'	CENTER LINE ROAD ELEVATION	— P —	POWER LINE
TG XX.X'	TOP OF GRADE	— C —	GAS LINE
TC XX.X'	TOP OF CURB WAY	— T —	TELEPHONE LINE
FL XX.X'	FLOW LINE ELEVATION	—	PROPERTY LINE
XX.X'	TOP OF CONCRETE ELEVATION	—	GRADE BREAK (G.B.)
—	BUILDING LINE	—	SLOPE OF PAVEMENT
—	STORM SEWER	—	NEW LIGHT POLE U.O.N.
—	WASTEWATER	—	WASTEWATER MANHOLE
—	WATER LINE	—	STORM SEWER MANHOLE
		—	CLEAN OUT
		—	TYPE "A" INLET
		—	EXISTING GRADE ELEVATIONS

NOTE:
PARKING LOT PAVEMENT SHALL BE 6" THICK 3500 PSI CONCRETE.

- GENERAL NOTES:**
- A. GENERAL**
- GENERAL CONTRACTOR SHALL COORDINATE SITE UTILITIES WORK WITH PLUMBING DRAWINGS.
- B. PERMIT**
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF CITY OF BRYAN, TEXAS PRIOR TO STARTING CONSTRUCTION.
 - OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF BRYAN, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN CITY OF BRYAN ROAD RIGHT OF WAY.
 - CONTRACTOR MAY SUBSTITUTE PVC PIPE FOR HDPE PIPE IN ACCORDANCE WITH CODE REQUIREMENTS.
 - ANY FUTURE DEVELOPMENT WILL REQUIRE APPROVAL.
- C. STORM SEWER SYSTEM**
- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN.
 - STORM SEWER PIPE SHALL BE HDPE, UNLESS SHOWN OTHERWISE. CONTRACTOR MAY SUBSTITUTE PVC SDR 35 PIPE FOR PVC PIPE IN ACCORDANCE WITH CODE REQUIREMENTS.
 - SET STORM SEWER MANHOLE RIMS TO MATCH FINISH GRADE.
 - STORM SEWER INLETS SHALL BE CITY APPROVED INLET.
 - CONCRETE PIPE SHALL BE BEDDED WITH CEMENT STABILIZED SAND IN ACCORDANCE WITH CITY OF BRYAN.
 - PVC PIPE SHALL BE BEDDED WITH A MINIMUM OF ONE FOOT OF CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL BE LAID IN 6" LIFTS COMPOSED TO 95% STD. PROCTOR MAX. DRY DENSITY (ASTM D698).
 - EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY OF BRYAN STANDARDS.
 - CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.

TOTAL PAVEMENT AREA	= 22854 SF
BUILDING AREA	= 3970.6 SF
SIDE WALK AREA	= 1706.1 SF
TOTAL IMPERVIOUS AREA	= 28530.7 SF
LANDSCAPE AREA	= 26442 SF
TOTAL AREA	= 54972.7 SF
INLETS & J.B	= 10 @ 64 CF = 640 CF
LENGTH OF 18"Ø HDPE PIPES	= 719 FT.
LENGTH OF 24"Ø RCP PIPES	= 34.2 FT.

PROPERTY DESCRIPTION:

LAND TITLE SURVEY PLAT OF LOTS 1 & 3, BLOCK 11 SHIREWOOD ADDITION PHASE II VOLUME 583, PAGE 181 (D.R.B.C.T.) ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

CONTROL POINT & BENCHMARK
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR TRAV" Y=1024628.76 X=3538376.60 ELEV=308.49'

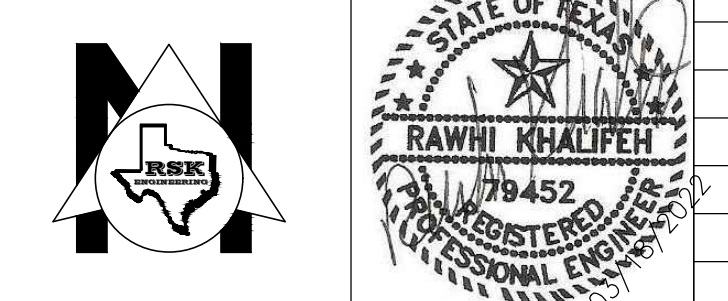
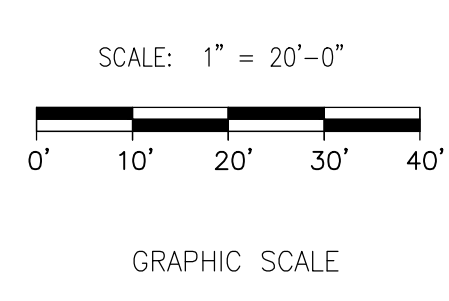
FLOOD PLAIN INFORMATION:

THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A (LAND TITLE SURVEY), CONDITION II SURVEY (ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS) AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THE ENTIRETY OF THESE TRACTS LIE WITHIN FLOOD ZONE "X" UNSHADED AND DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 4804C0195E, REVISED DATE: 05-16-2012.

VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807

PAVING AND DRAINAGE SITE PLAN

DRAWN BY: BM DATE: 12-6-2021 SHEET: **C2.0** Rev 0
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

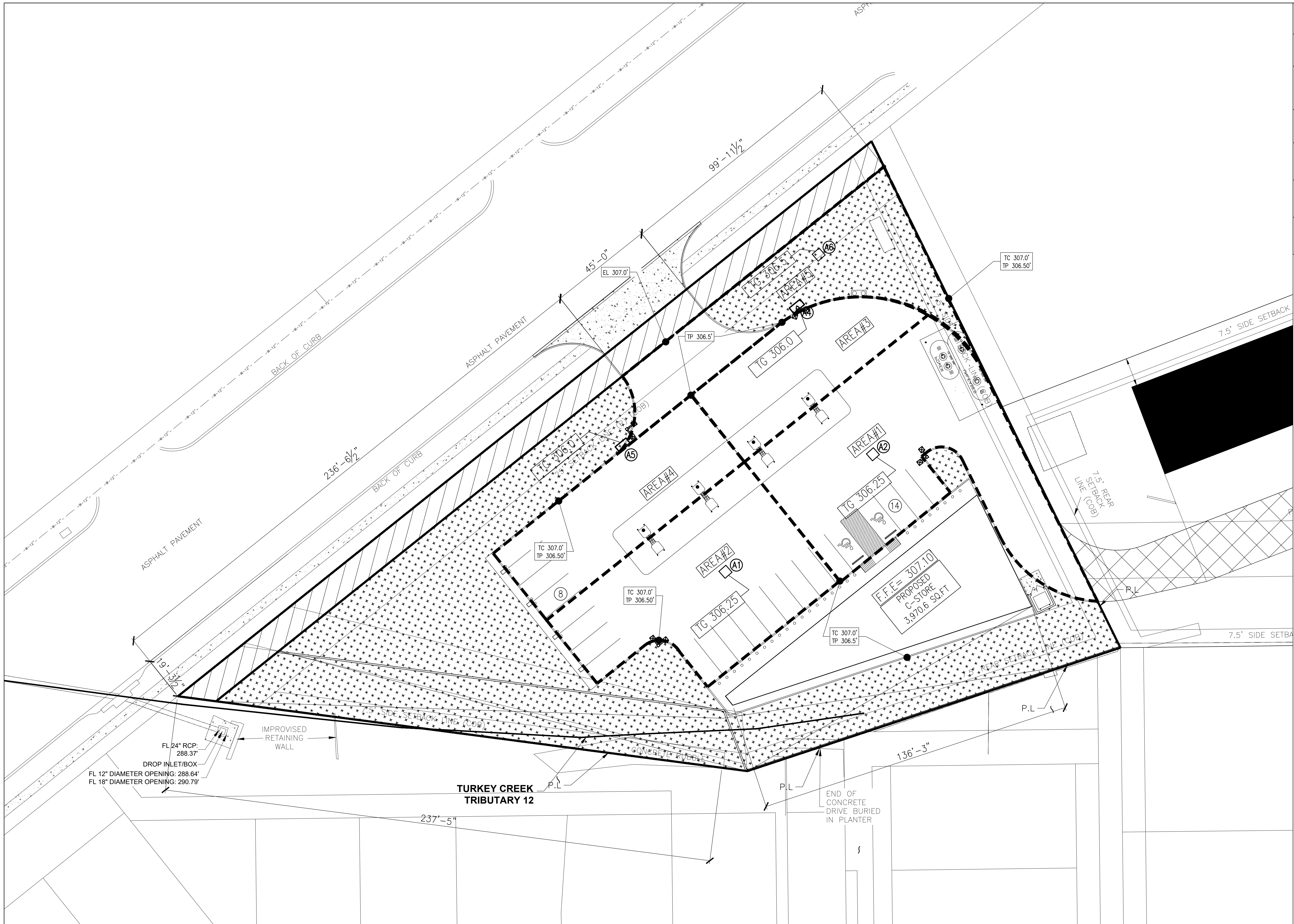


ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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HOUSTON, TEXAS 77041 FAX: (281) 580-4399

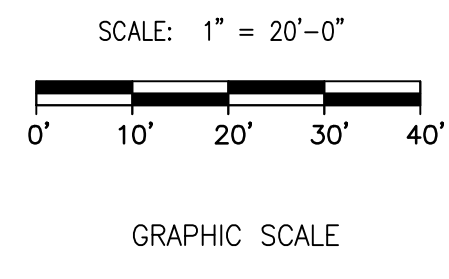
FIRM # F-11211



DRAINAGE AREA :	
AREA #1	8194 SF
AREA #2	6127.2 SF
AREA #3	3212.5 SF
AREA #4	4051.8 SF
AREA #5	4902 SF
TOTAL DRAINAGE AREA	26487.5 SF

FL 24" RCP: 288.37'
 DROP INLET/BOX
 FL 12" DIAMETER OPENING: 288.64'
 FL 18" DIAMETER OPENING: 290.79'

**TURKEY CREEK
 TRIBUTARY 12**



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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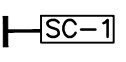



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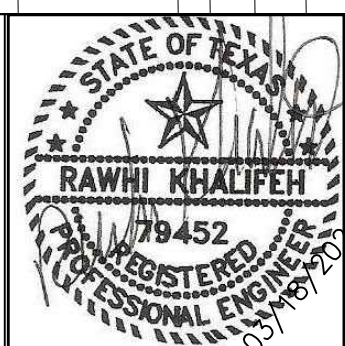
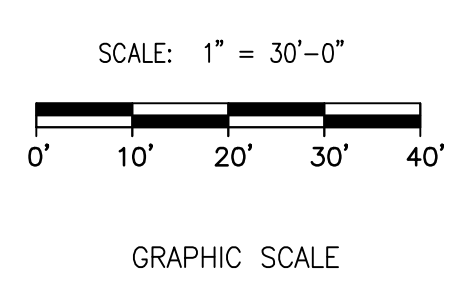
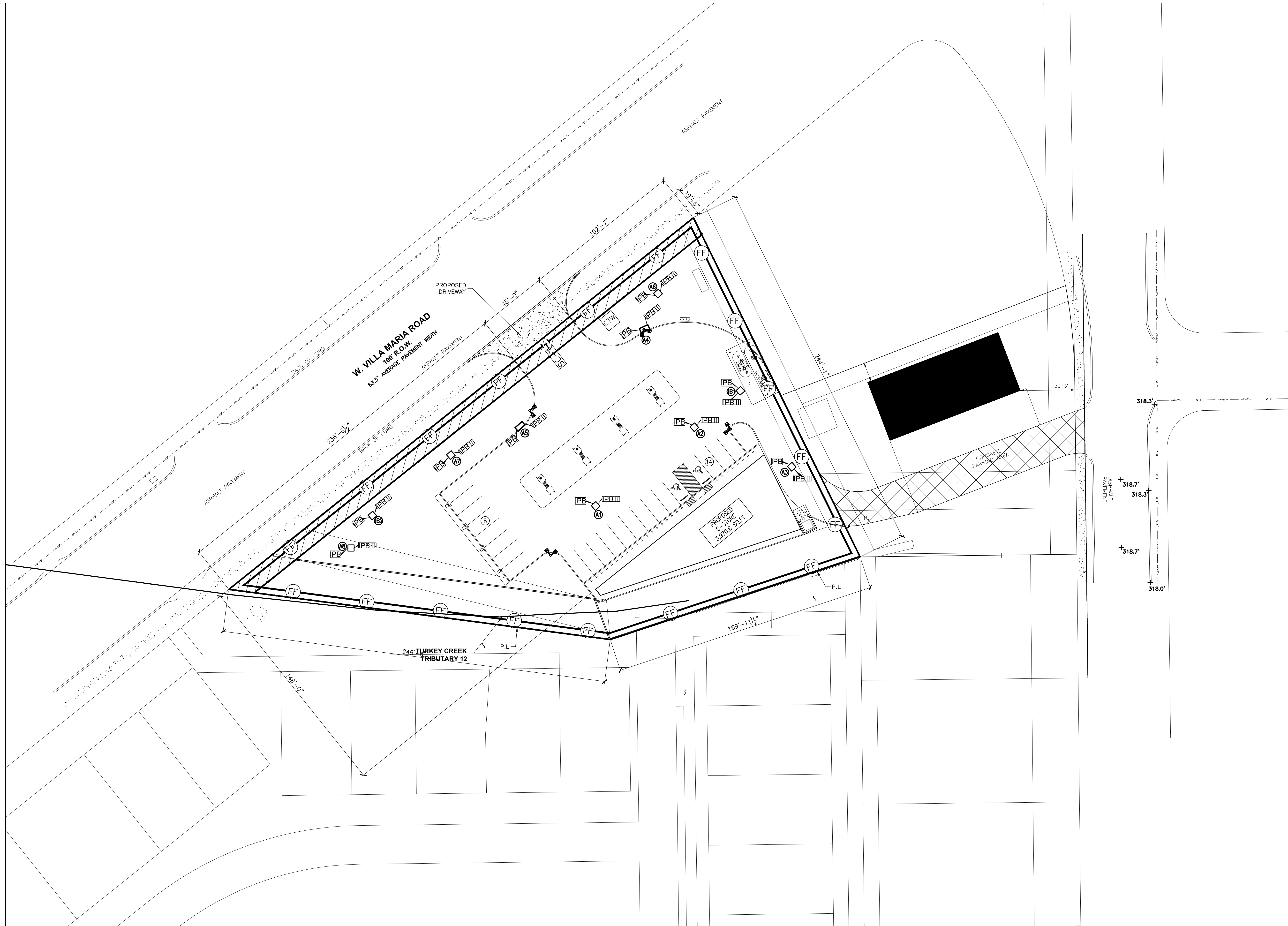
VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
DRAINAGE AREA MAP

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	C2.1 Rev.0


NOTE:
FOR DETAILS REFER C3.1

LEGENDS

-  FILTER FABRIC FENCE
-  STABILIZED CONSTRUCTION ACCESS
-  STAGE I INLET PROTECTION
-  STAGE II INLET PROTECTION
-  CONCRETE TRUCK WASHOUT AREA



ISSUE HISTORY		REVISIONS
DATE	ISSUED FOR	DESCRIPTION
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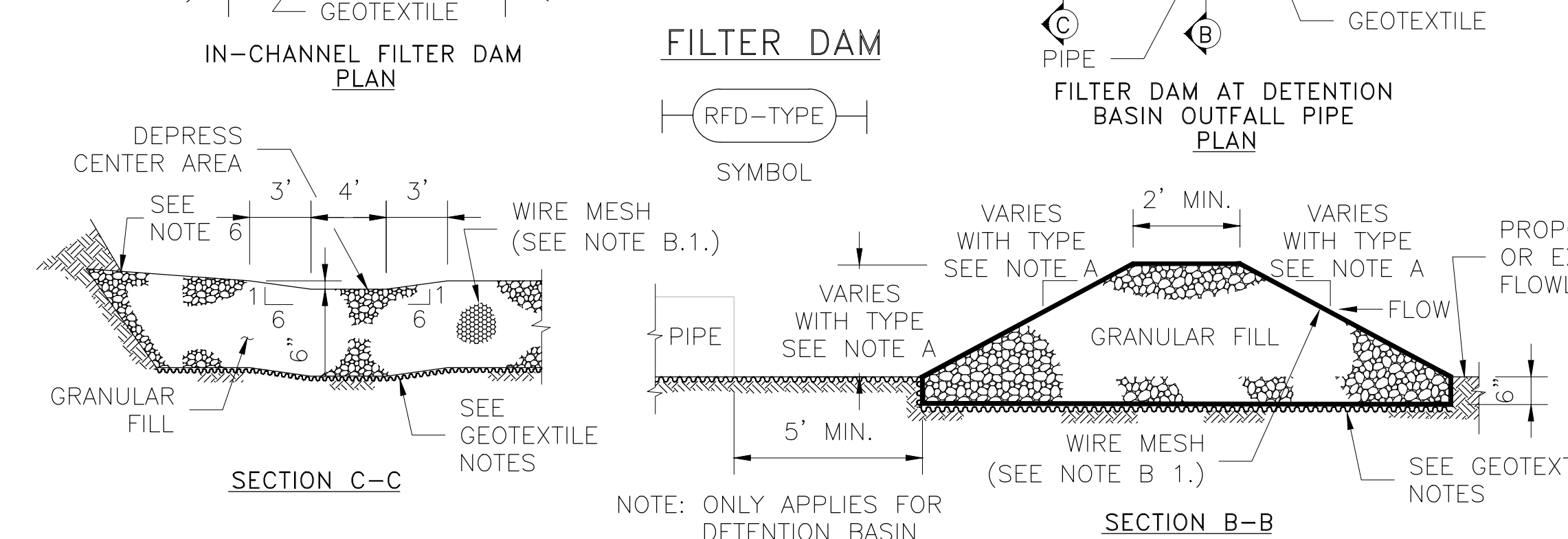
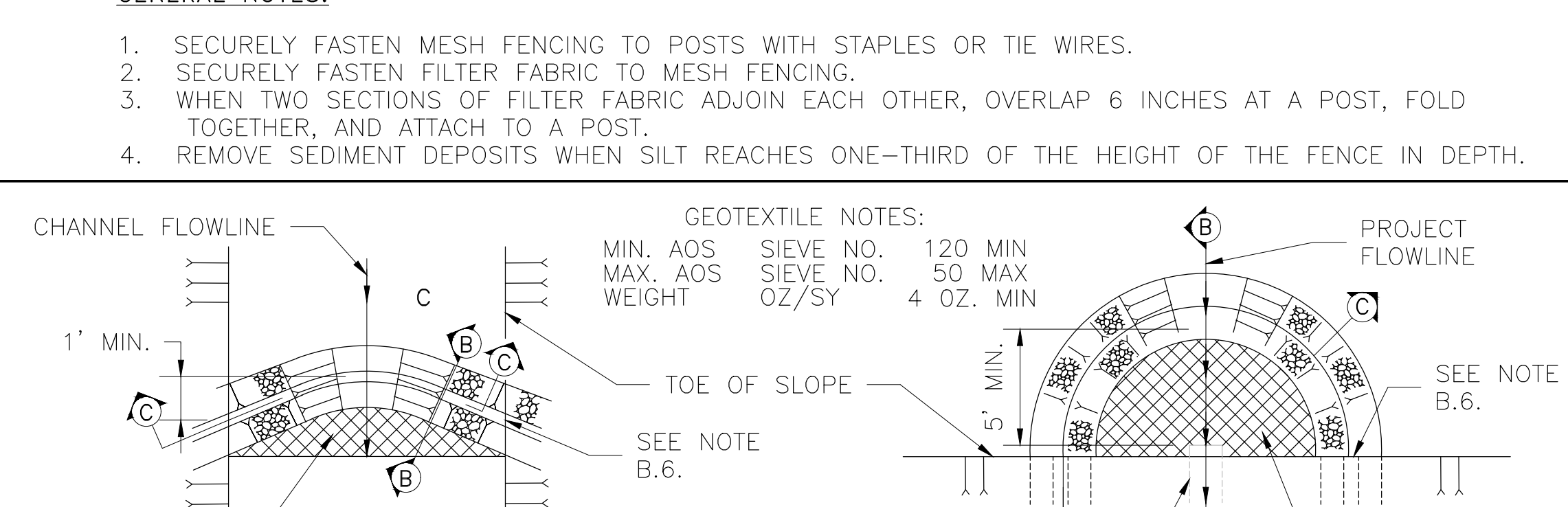
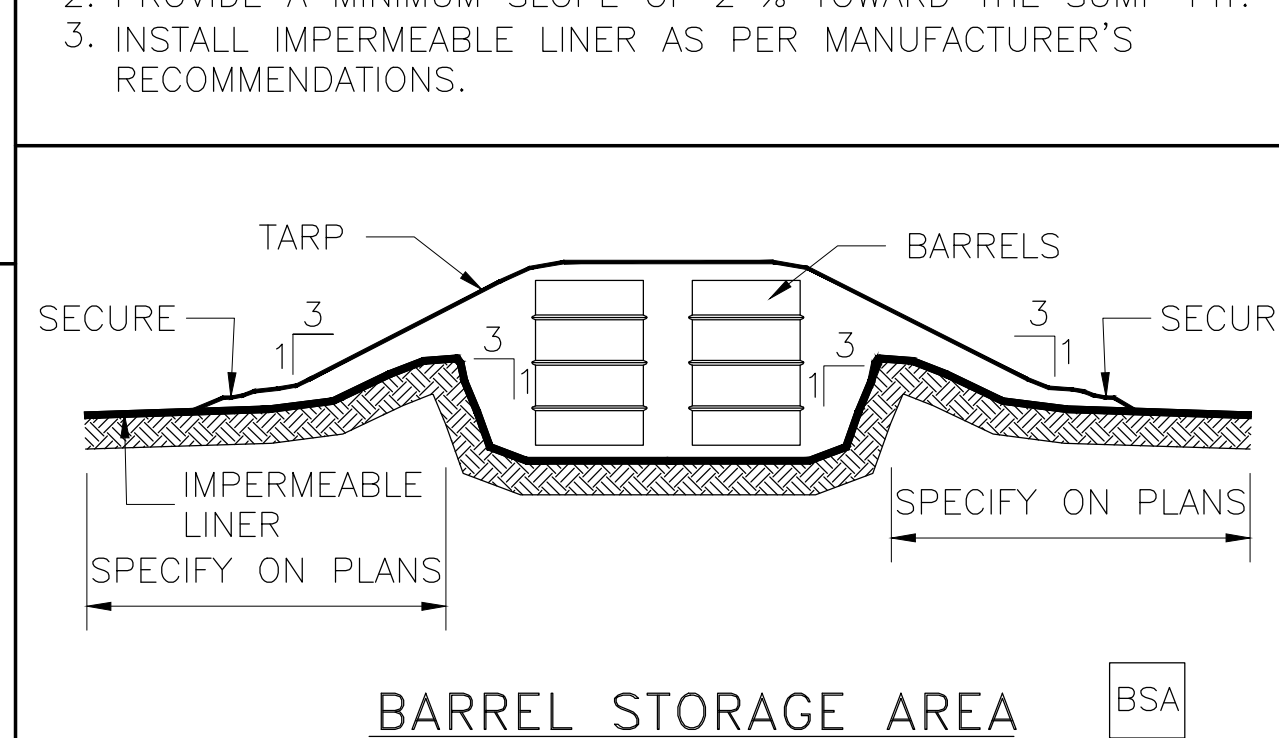
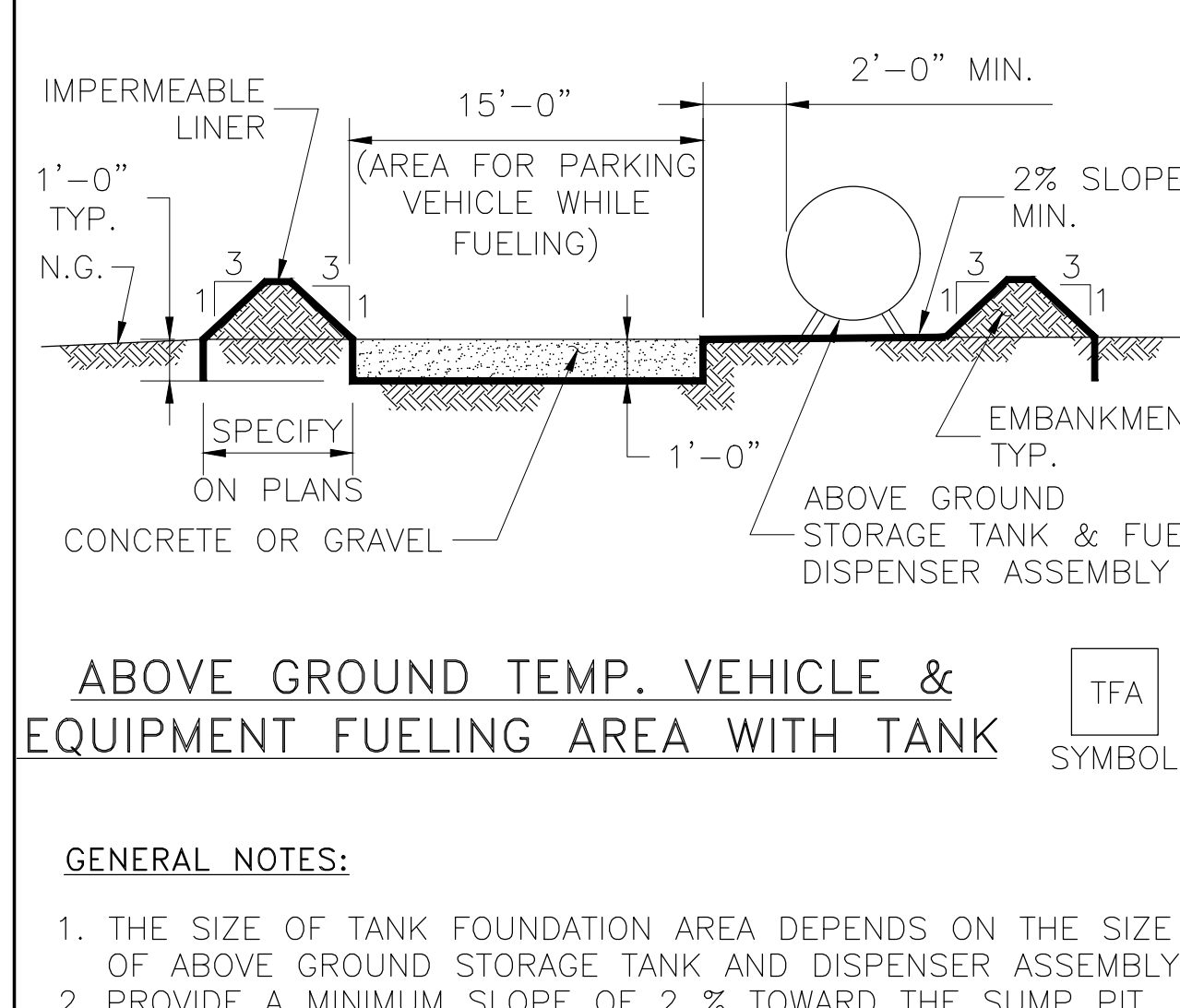
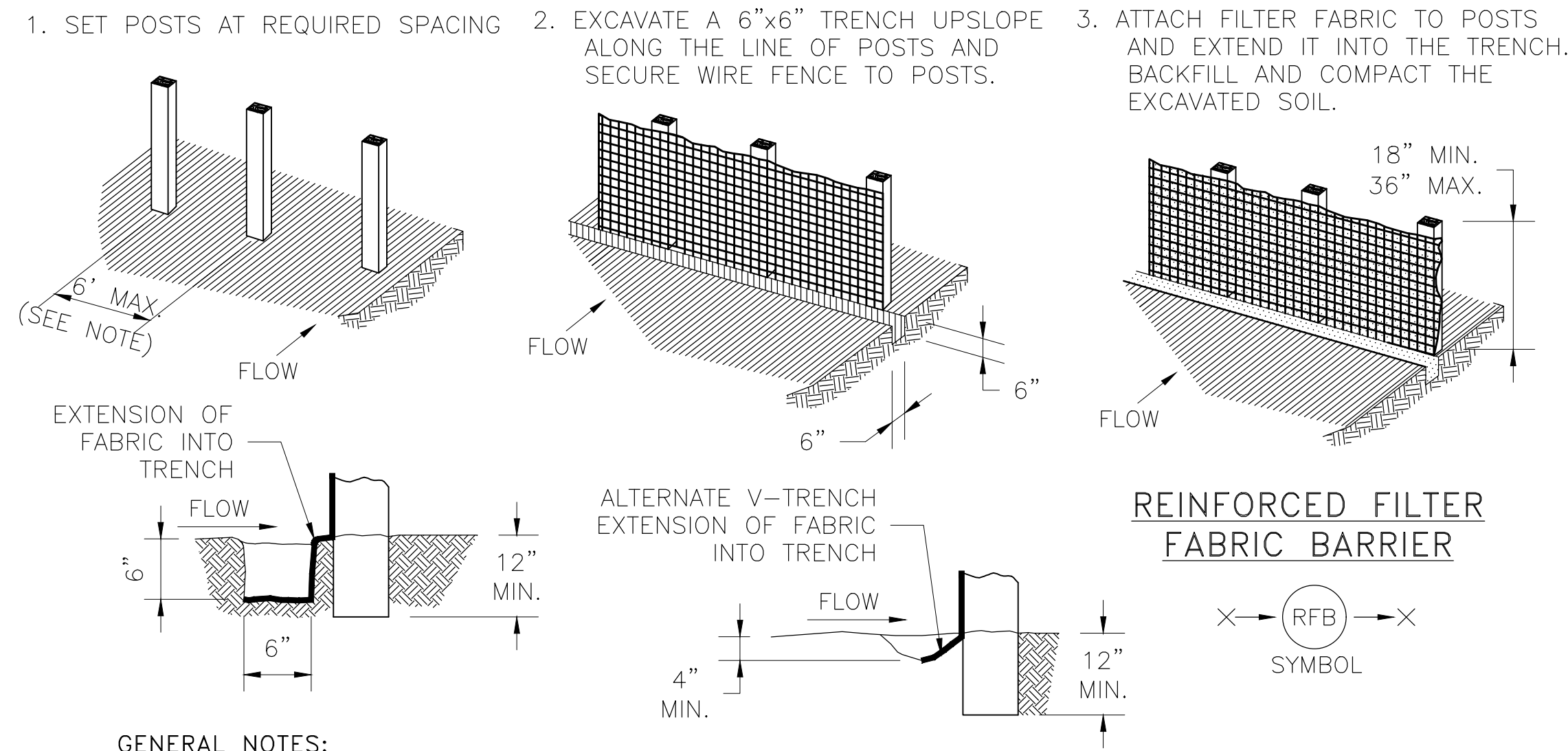


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FIRM # F-11211

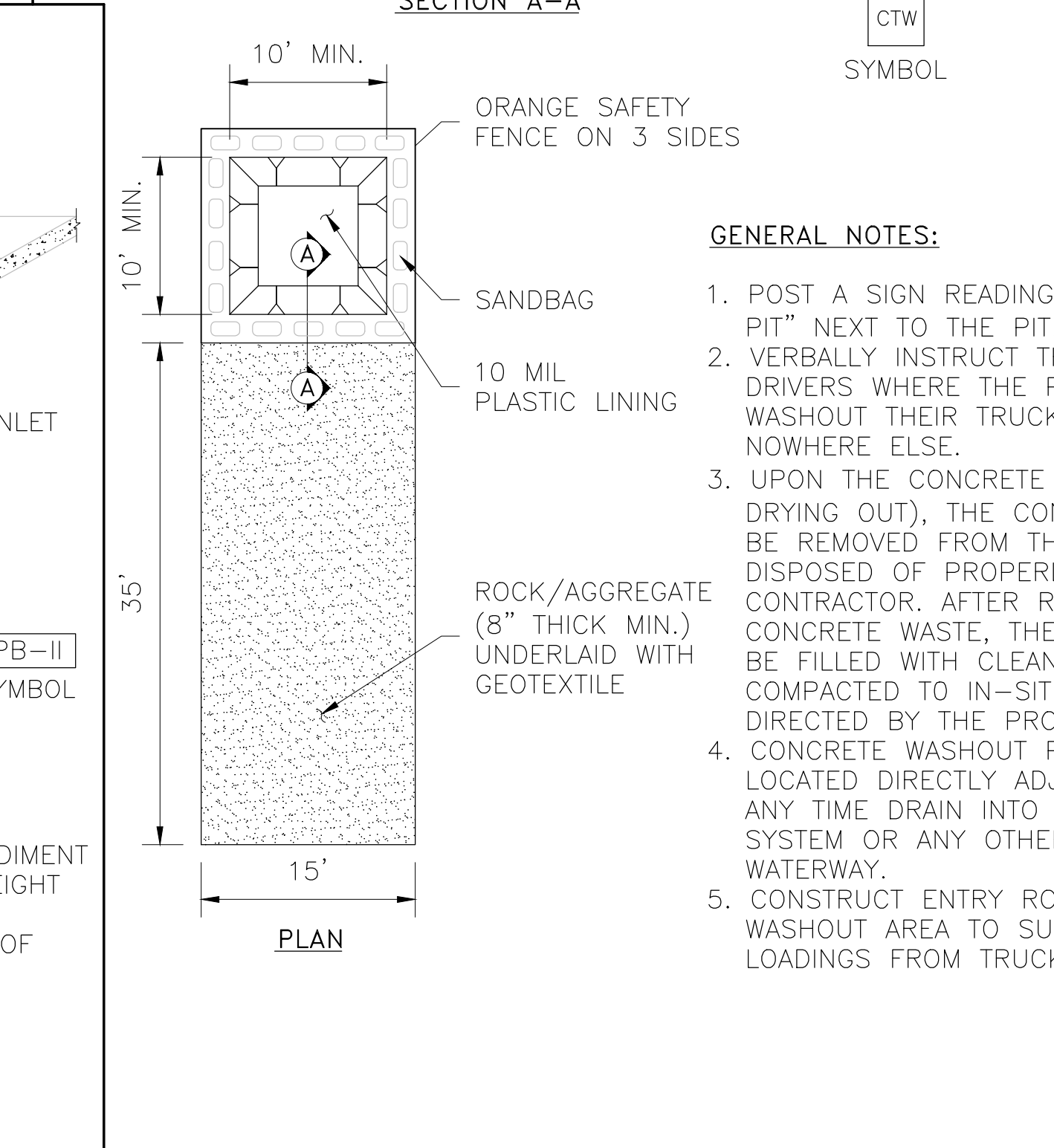
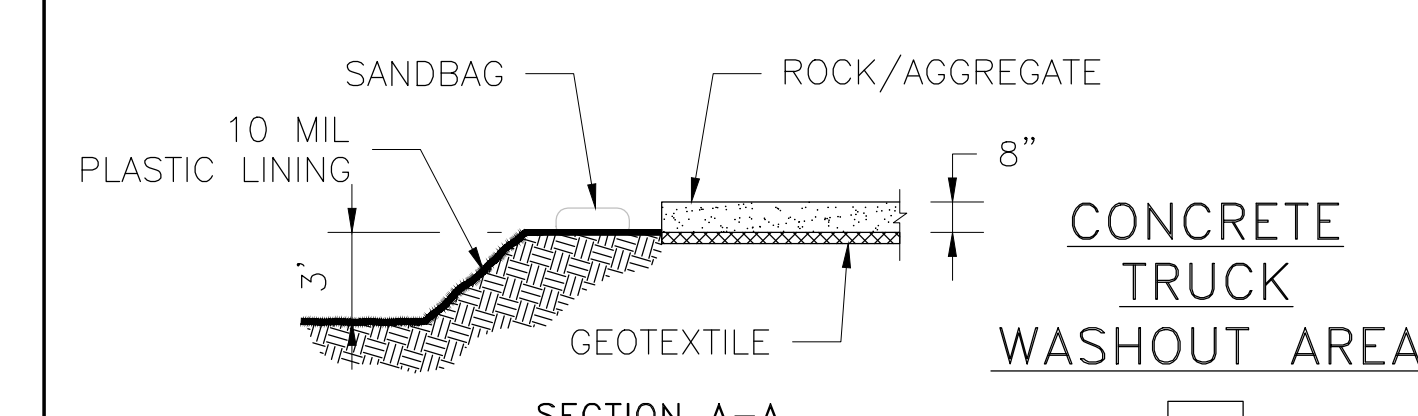
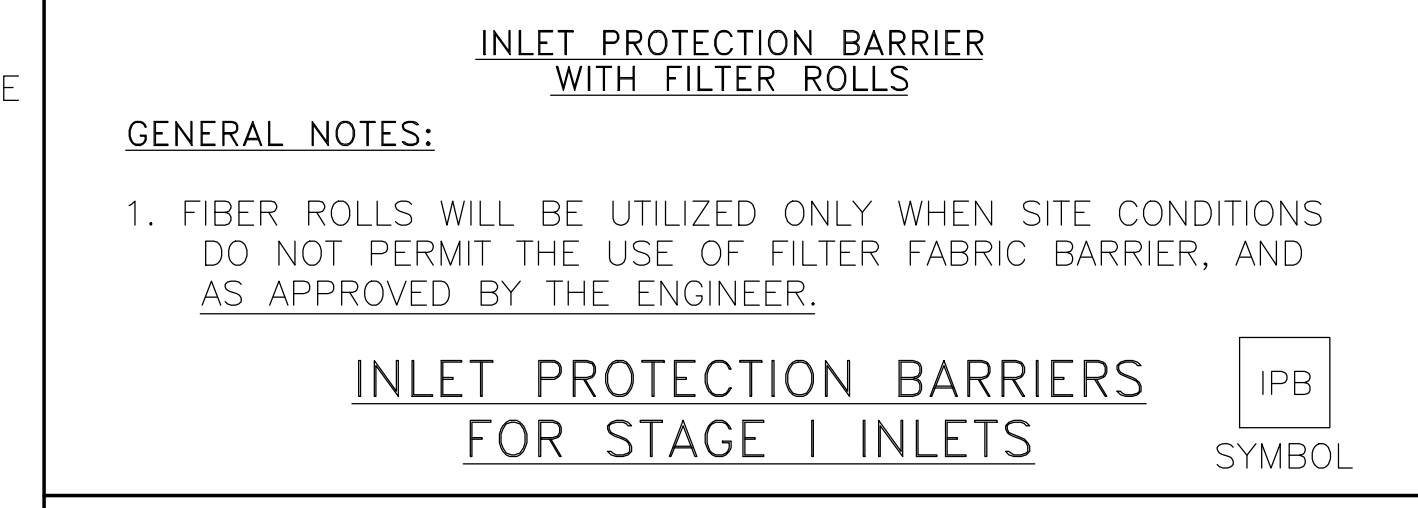
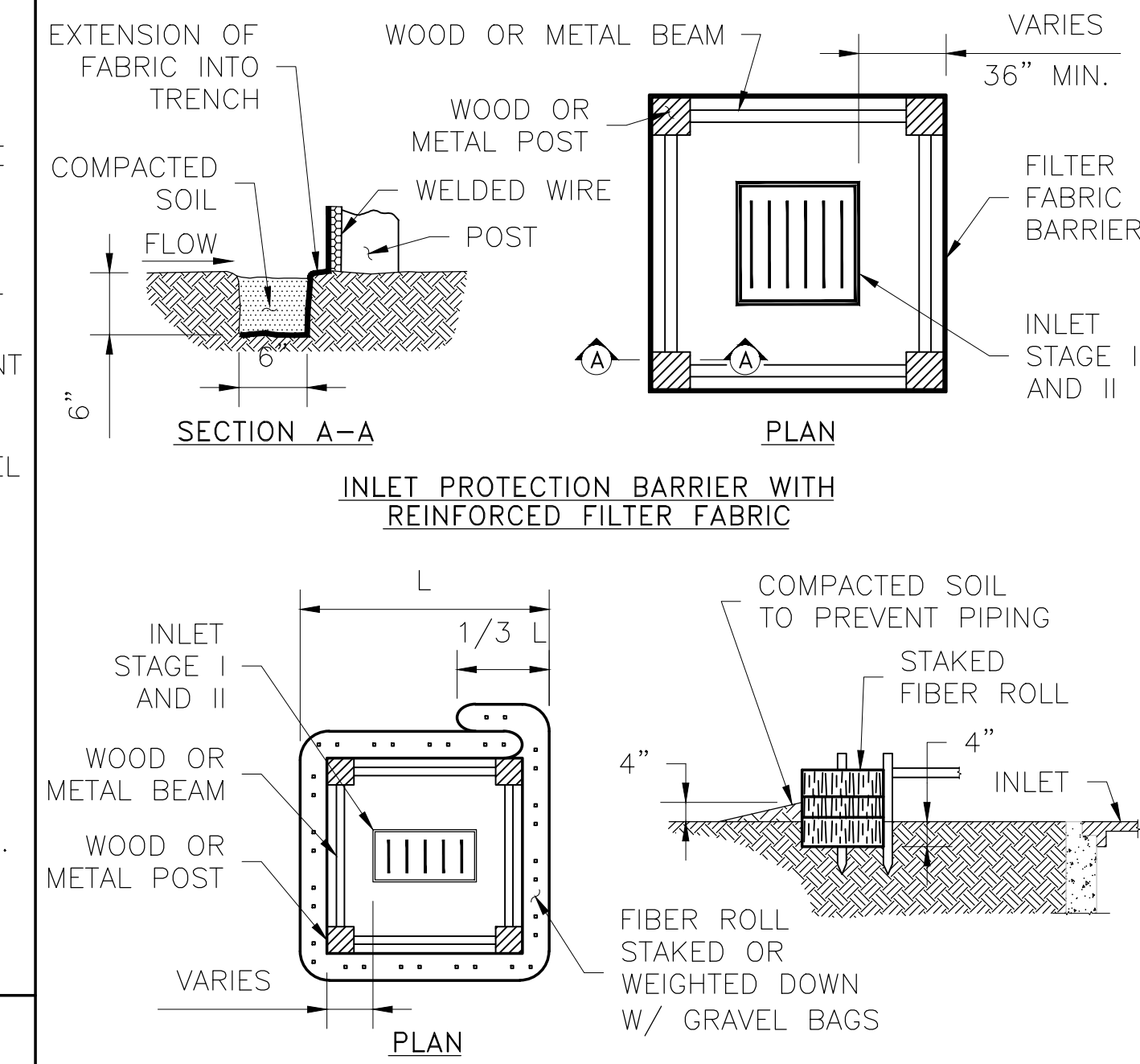
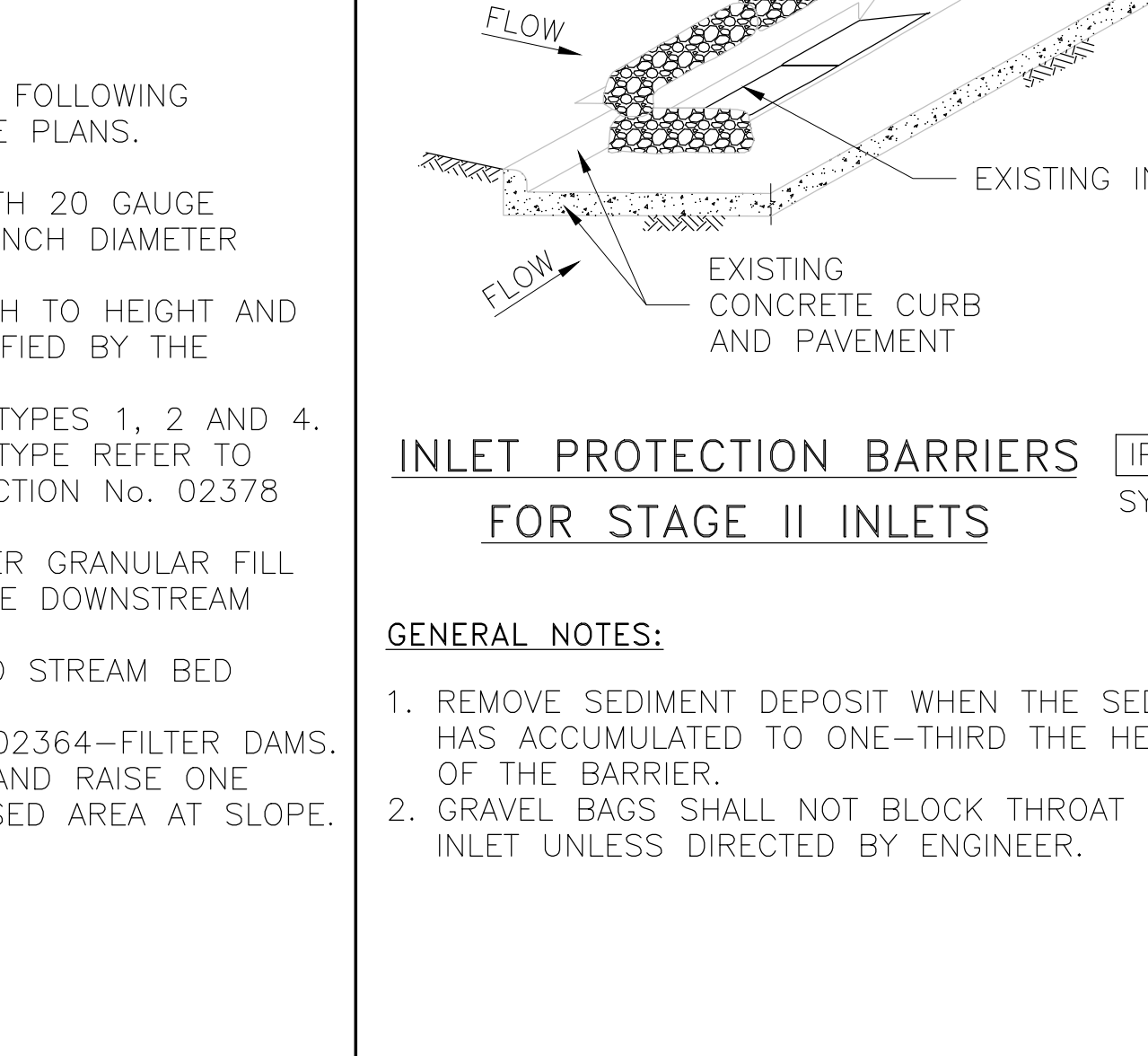
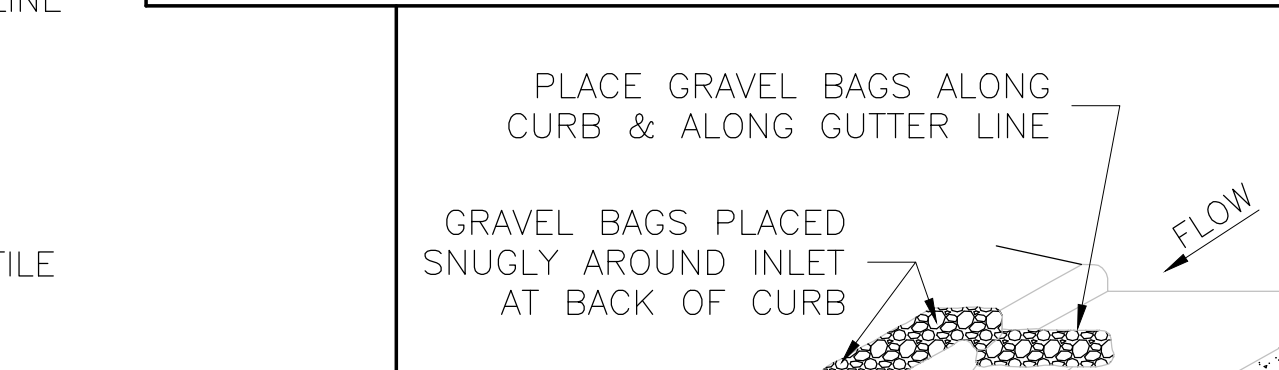
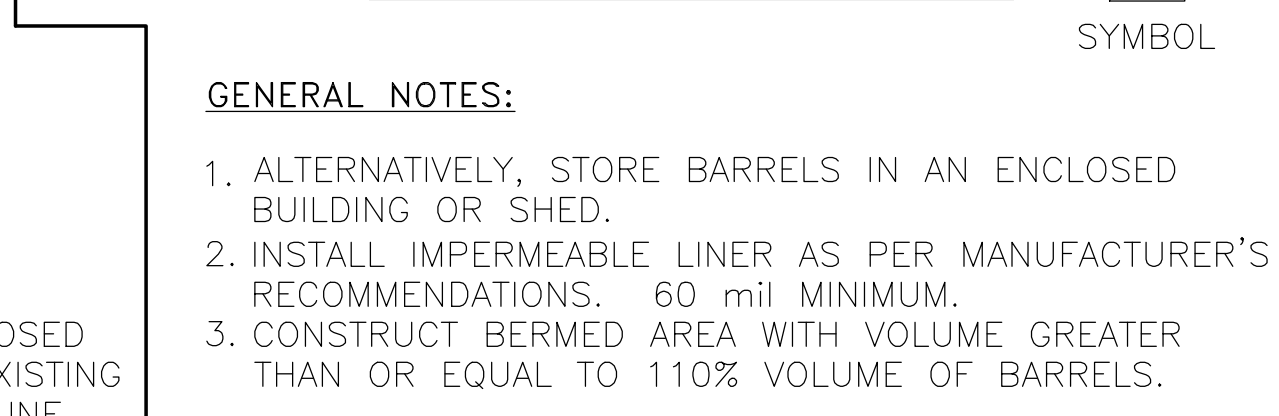
VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807

STORM WATER POLLUTION PROTECTION PLAN

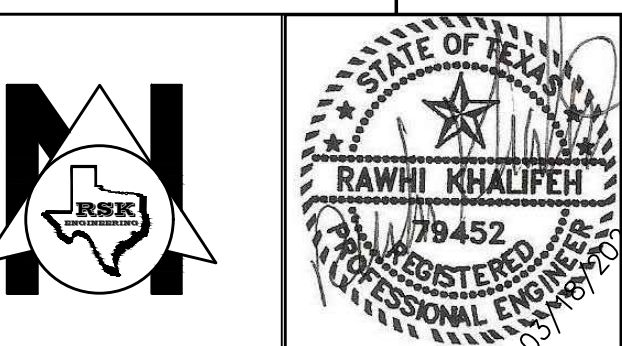
DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	C3.0 Rev.0



- A. TYPES OF FILTER DAMS**
- TYPE 1 (NON-REINFORCED)
 - HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM).
 - SLOPES - 2:1 (MAXIMUM).
 - TYPE 2 (REINFORCED)
 - HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM).
 - SLOPES - 2:1 (MAXIMUM).
 - TYPE 3 (REINFORCED)
 - HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM).
 - SLOPES - 3:1 (MAXIMUM).
 - TYPE 4 (GABION)
 - HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM).
 - TYPE 5. AS SHOWN ON THE PLANS.
- B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.**
- TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
 - PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
 - FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
 - IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
 - SEE HCFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS.
 - EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.
- GENERAL NOTES:**
- THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
 - PROVIDE A MINIMUM SLOPE OF 2% TOWARD THE SUMP PIT.
 - INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL NOTES:**
- ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
 - INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
 - CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.
- GENERAL NOTES:**
- MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 - CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 - UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 - WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
 - PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
 - PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
 - MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.



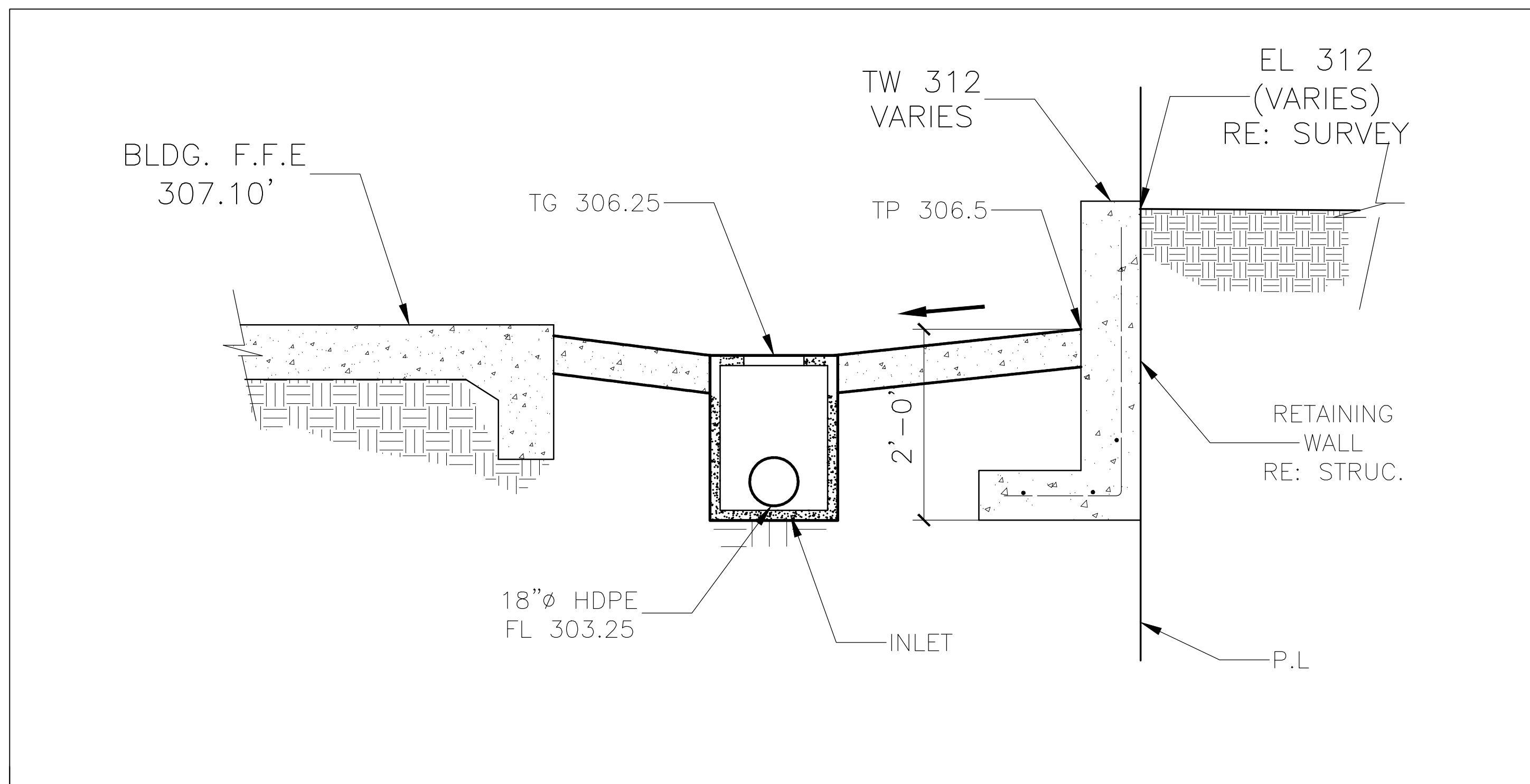
GRAPHIC SCALE



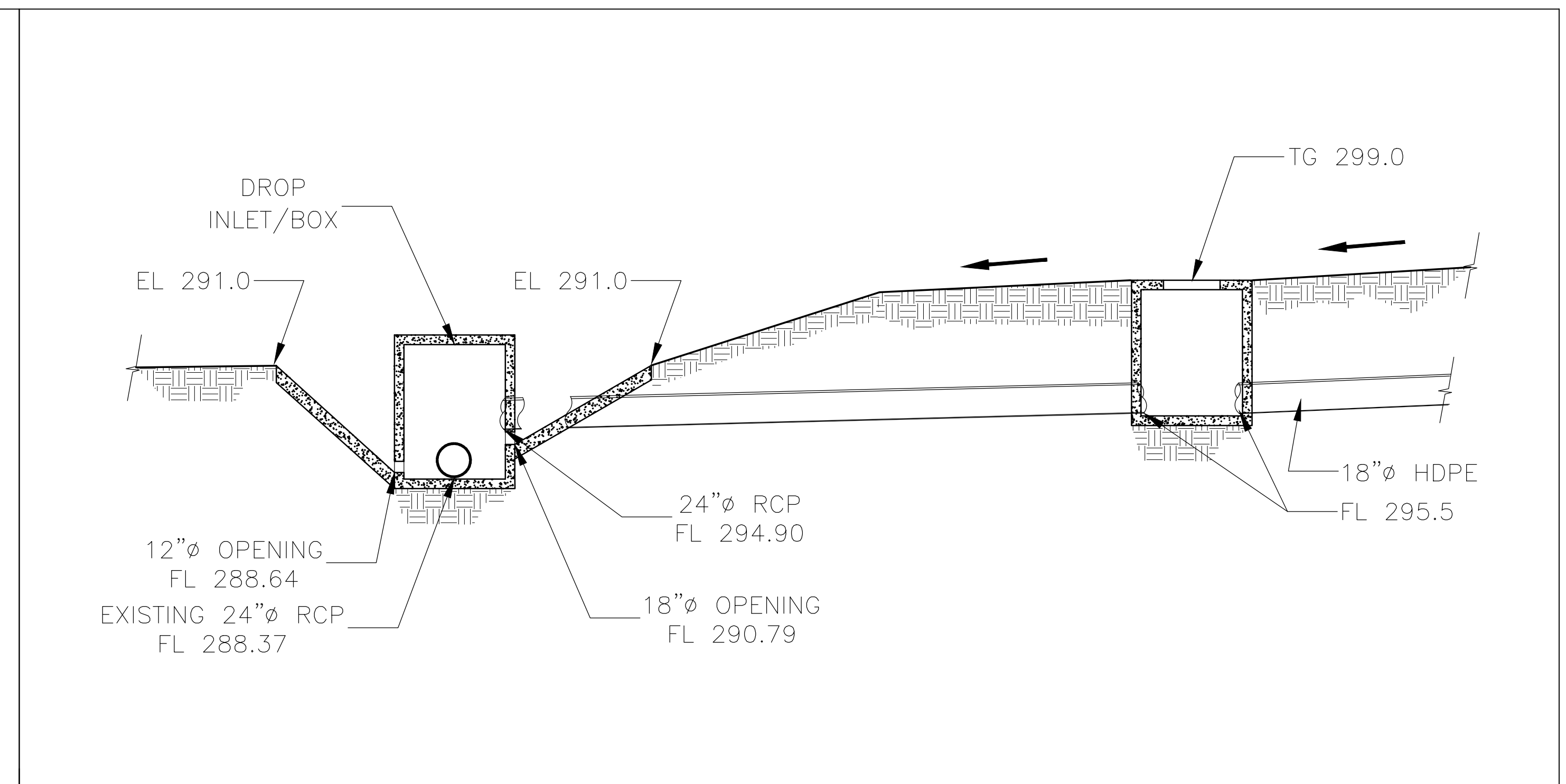
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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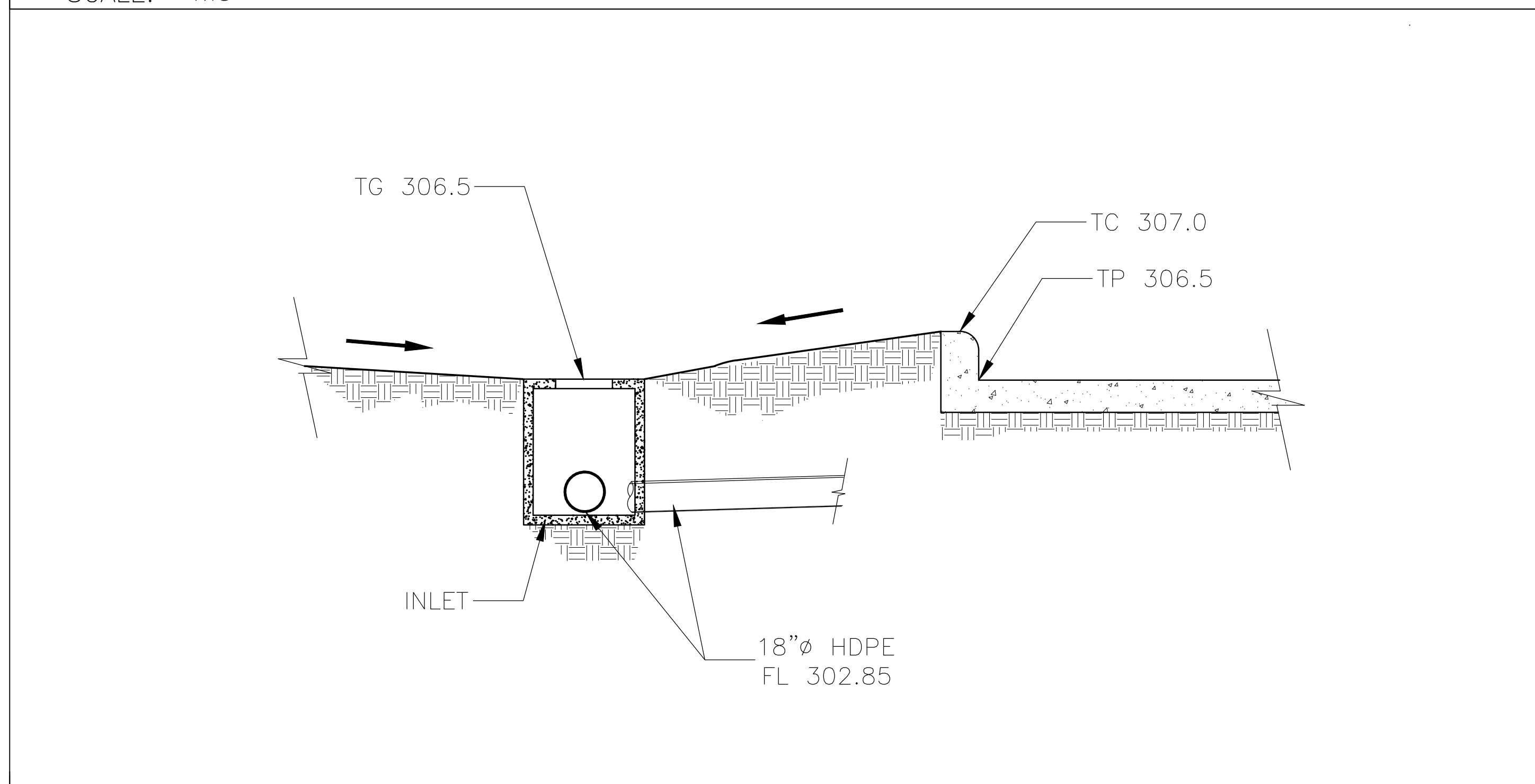
VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
STORM WATER QUALITY POLLUTION PREVENTION DETAILS
 DRAWN BY: BM DATE: 12-6-2021 SHEET:
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **C3.1** Rev.0



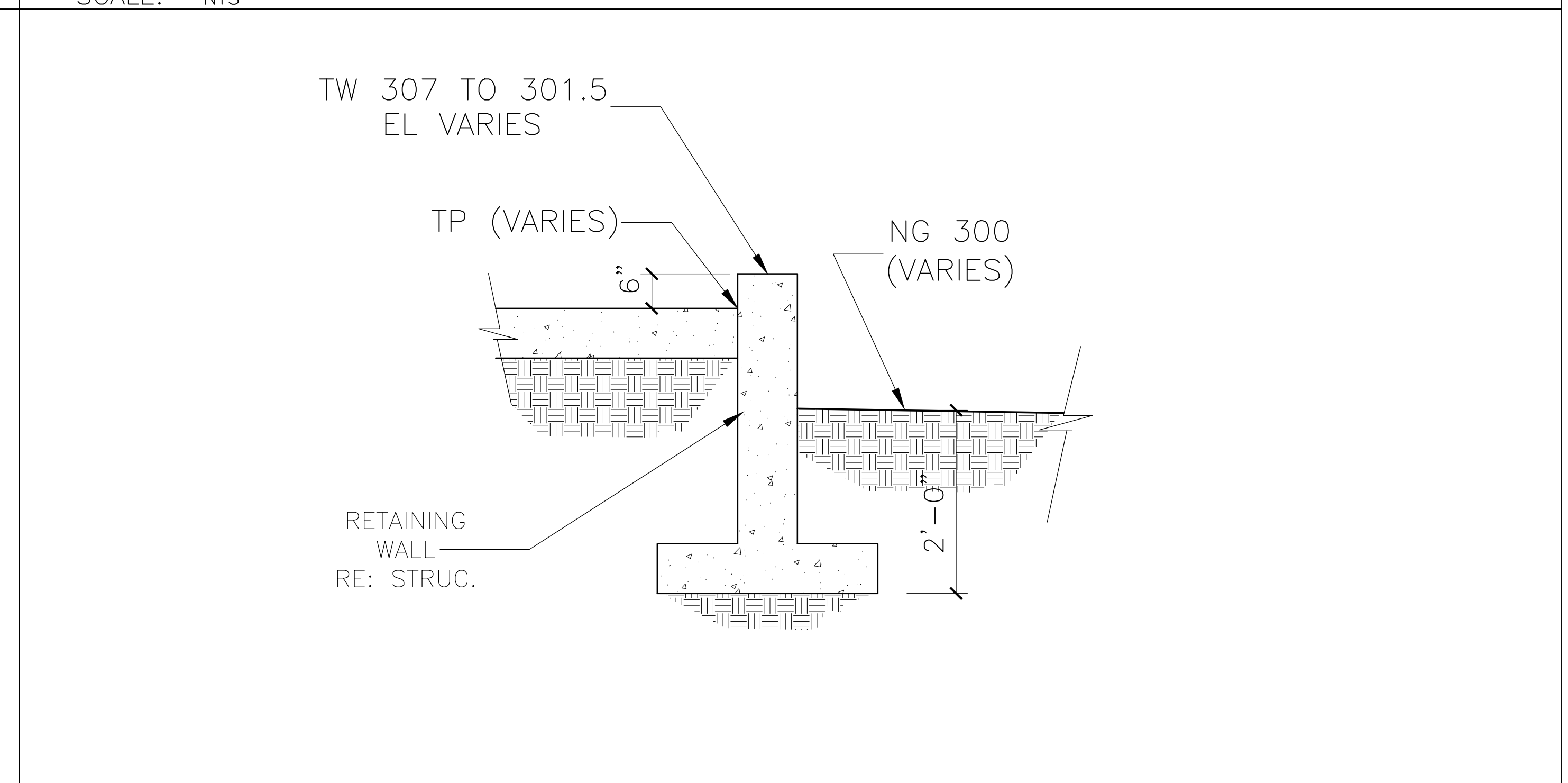
SECTION 1
SCALE: NTS



SECTION 3
SCALE: NTS



SECTION 2
SCALE: NTS



SECTION 4
SCALE: NTS

DETENTION CALCULATIONS:

USING TRIANGULAR HYDROGRAPH METHOD THE REQUIRED VOLUME AS FOLLOW:

$$B = \frac{43560V_R}{0.5I} \quad S = \frac{0.5 B (I - O)}{43560}$$

WHERE:
 V_R = TOTAL BASIN INFLOW VOLUME (ACRE- FEET)
 I = PEAK INFLOW RATE (CUBIC FEET PER SECOND)
 O = PEAK DISCHARGE RATE (CUBIC FEET PER SECOND)
 B = DURATION OF INFLOW TO THE BASIN (SECONDS)
 S = REQUIRED FLOOD STORAGE VOLUME (ACRE- FEET)

DETENTION CALCULATION FOR 100 YEAR STORM EVENT.

USE EXISTING TIME OF CONCENTRATION AND PROPOSED TIME OF CONCENTRATION
 EXISTING = 10 MIN
 TOTAL AREA = 54,972.7 S.F. = 1.262 ACRE
 TOTAL IMPERVIOUS AREA = 28530.7 S.F. = 0.65 ACRE
 EXISTING 100 YEAR FLOW.

DETENTION CALCULATION FOR 100 YEAR STORM EVENT.

TOTAL AREA = 1.262 ACRE ($S_{SH} = 0.036$)
 EXISTING 100 FLOW. $L_{SH} = \text{AVG} = 277.12'$

$$T_{SH} = \frac{0.007 (N_{sc} L_{SH})^{0.8}}{(P)^{0.5} S_{SH}^{0.4}} = \frac{0.007 (0.24 \times 277.12)^{0.8}}{(4.6)^{0.5} (0.036)^{0.4}} = 0.0354 \approx 21.24 \text{ MIN.}$$

$$T_{sc} = \frac{L_{sc}}{3600 K_{sc}^{0.5}} = \frac{277.12}{3600 \times 16.13 \times 0.036^{0.5}} = 0.0371 = 7.95 \text{ MIN.}$$

TOTAL = 7.95 + 21.24 = 29.19

PROPOSED 100 YR

$$T_{SH} = \frac{0.007 (N_{sc} L_{SH})^{0.8}}{(P)^{0.5} S_{SH}^{0.4}} = \frac{0.007 (0.24 \times 100)^{0.8}}{(4.6)^{0.5} (0.005)^{0.4}} = 0.34 = 20.4 \text{ MIN}$$

$$T_{sc} = \frac{L_{sc}}{3600 K_{sc}^{0.5}} = \frac{304}{3600 \times 20.32 \times 0.005^{0.5}} = 0.583 = 7.0 \text{ MIN}$$

TOTAL (T)_{PROPOSED} = 10 MIN

PROPOSED (I) = 11.79

EXISTING INTENSITY (I) = 7.24

Q = CIA = 0.35x7.24x1.262 = 3.2 CFS

USING RATIONAL METHOD FOR 100 YEAR STORM EVENT.

PROPOSED (I) = 11.79

Q = 0.9x11.79x0.65 = 6.89 CFS

I = PEAK INFLOW RATE = 6.89 CFS

O = PEAK DISCHARGE RATE = 3.2 CFS

V_R = TOTAL BASIN INFLOW VOLUME
 24-HOUR RAINFALL DEPTH FOR 100-YEAR = 12.4 IN
 PER CHART ATTACHED

SOIL VERY (CLAY SANDY LEAN CLAY)(SOIL-TYP.E)

INITIAL INFILTRATION

$I_0 = 0.2 S$

S = RETENTION AFTER RUN OFF

$S = \frac{100}{CN} - 10 = 0.204$

CN = 98 FROM TABLE (CLAY SANDY LEAN CLAY)(SOIL-TYP.E)

S = 0.204 IN

$I_0 = 0.2 S = 0.0408$

V_R - (ASSUMED 10 SEC.) = 12.4 - 0.041 IN = 12.35/12 = 1.03 ft

$V_R = 1.03 \times 0.65 = 0.67 \text{ AC-FT}$

$$B = \frac{43560 \times 0.67}{0.5 \times 6.89} = 8472 \text{ SECOND}$$

S = 0.5 B (I - O)
 = 0.5x8472 (6.89 - 3.2) = 15630 CF REQD.

≈ 0.35 AC-FT REQUIRED DETENTION
 DETENTION PROVIDED = 16159.8 CF
 ≈ 0.037 AC-F ≥ DETENTION REQD.

DETENTION CALCULATION FOR 10 YEAR STORM EVENT.

USE EXISTING TIME OF CONCENTRATION = 29.19 MIN.
 AND PROPOSED TIME OF CONCENTRATION = 10.0 MIN.

TOTAL AREA = 1.262 ACRE

EXISTING 10 YEAR FLOW.

INTENSITY (I) = 4.4

Q = CIA = 0.35x4.4x1.262 = 1.94 CFS

PROPOSED 10 YEAR FLOW.

PROPOSED RUN OFF COEFFICIENT

INTENSITY (I) = 7.38

USING RATIONAL METHOD FOR 10 YEAR STORM EVENT.

Q = 0.9x7.38x0.65 = 4.3 CFS

I = PEAK INFLOW RATE = 4.3 CFS

O = PEAK DISCHARGE RATE = 1.94 CFS

V_R = TOTAL BASIN INFLOW VOLUME
 24-HOUR RAINFALL DEPTH FOR 10-YEAR = 7.87 IN

$V_R = 7.87 \text{ IN} = 7.87/12 = 0.65 \text{ ft}$

$V_R = 0.65 \times 0.65 = 0.42 \text{ AC-FT}$

$$B = \frac{43560 \times 0.42}{0.5 \times 4.3} = 8509 \text{ SECOND}$$

S = 0.5 B (I - O)

= 0.5x8509 (4.3 - 1.94) = 10040 CF

≈ 0.23 AC-FT REQUIRED DETENTION

DETENTION PROVIDED = 0.37 AC-FT ≥ DETENTION REQD.

DETENTION PROVIDED:

INLETS & J.B = 10 @ 64 CF = 640 CF
 18"Ø PIPES = 719 X1.76 = 1265.4 CF

PARKING AREA = A#1+A#2+A#3+A#4+A#5

AREA #1 = 8978.5 SF

AREA #2 = 4849 SF

AREA #3 = 4174.5 SF

AREA #4 = 2710 SF

AREA #5 = 3738 SF

TOTAL DETENTION AREA = 24450 SF

TOTAL VOL. = 24450x0.583 = 14254.4 CF

TOTAL DETENTION PROVIDED = (V)PARKING + (V)INLETS + (V)PIPES
 = 14254.4 + 640 + 1265.4
 = 16159.8 CF ≈ 0.37 AC-FT

RESTRICTOR CALCULATION

2 YEAR STORM WATER EVENT FROM GRAPH

ATTACHED PROVIDED BY TX DOT

= 2.80

C = RUN OFF COEFFICIENT = 0.65 AC-FT/AC

Q = CIA

A = $\frac{150 \times 175.54}{43560} = 0.60 \text{ ACRE}$

Q = 2.8x0.60x0.65 = 1.092 CFS

USE FOR RESTRICTOR CALCULATION

Q = CA x (2GH)^{1/2}

D = Q^{1/2} / (2.25 H^{1/4})

Q = ALLOWABLE DISCHARGE (CFS) = 1.092 CFS

C = RUNOFF COEFFICIENT = 0.85

A = ORIFICE AREA (S.F.)

g = GRAVITATIONAL FACTOR = 32.20

H = HEAD (FEET) = 15 FEET (ASSUMED)

D = (1.092)^{1/2} / (2.25x15^{1/4}) = 0.43 FT = 5.2"

USE 6" RESTRICTORS

EXISTING

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
 "Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Brazos

3. Enter a Time of Conc.

Select Units

29.19 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8147	0.8012	0.8028	0.8028	0.8067	0.798
b (in)	56.19	70.86	85.71	106.03	128.46	143.06
d (min)	10.46	10.80	11.21	11.90	12.92	12.83

Intensity (in/hr)	2.80	3.69	4.40	5.37	6.29	7.24
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(Spreadsheet Release Date: August 31, 2015)

PROPOSED

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
 "Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Brazos

3. Enter a Time of Conc.

Select Units

10 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8147	0.8012	0.8028	0.8028	0.8067	0.798
b (in)	56.19	70.86	85.71	106.03	128.46	143.06
d (min)	10.46	10.80	11.21	11.90	12.92	12.83

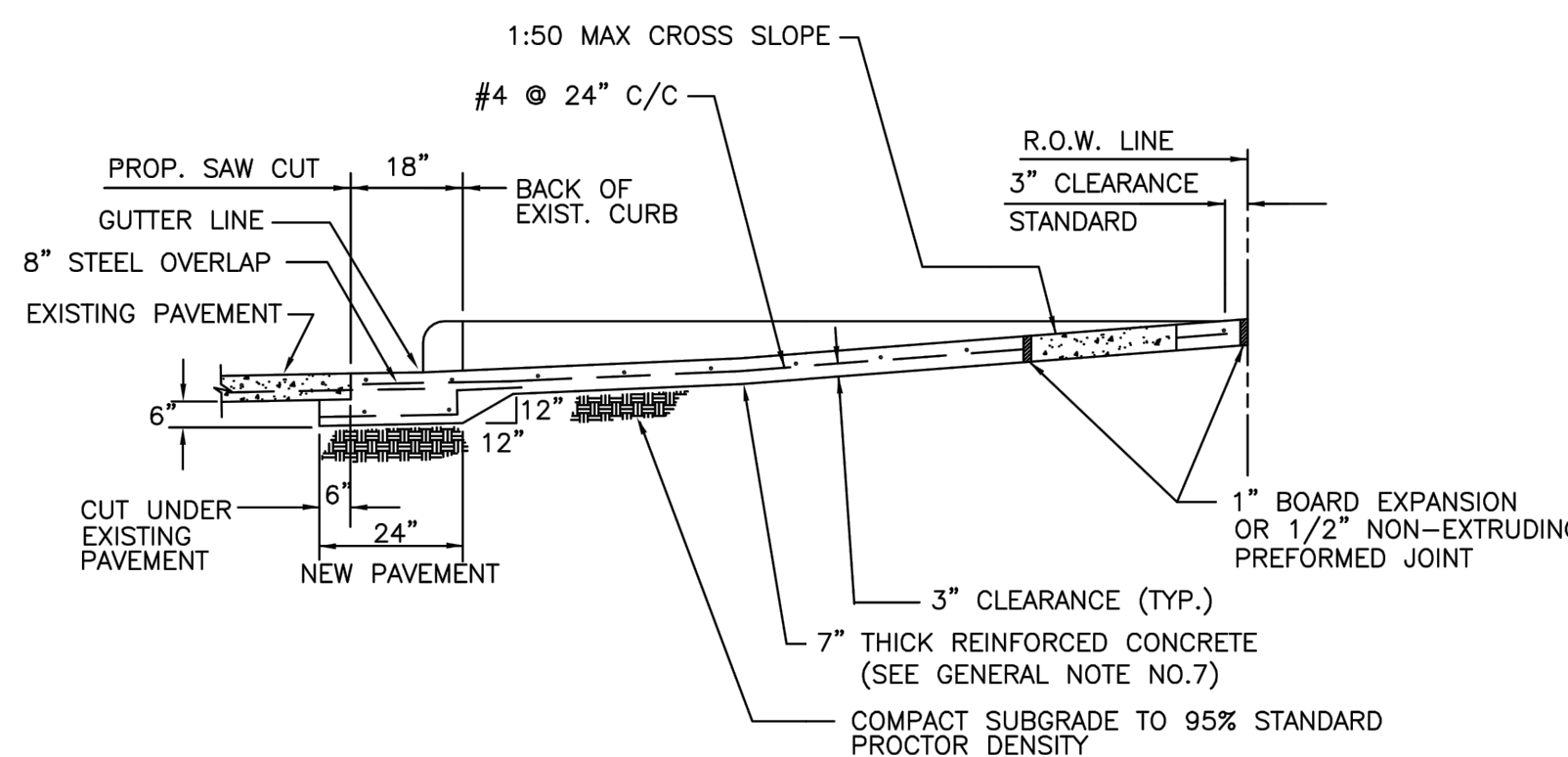
Intensity (in/hr)	4.80	6.23	7.38	8.90	10.27	11.79
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(Spreadsheet Release Date: August 31, 2015)

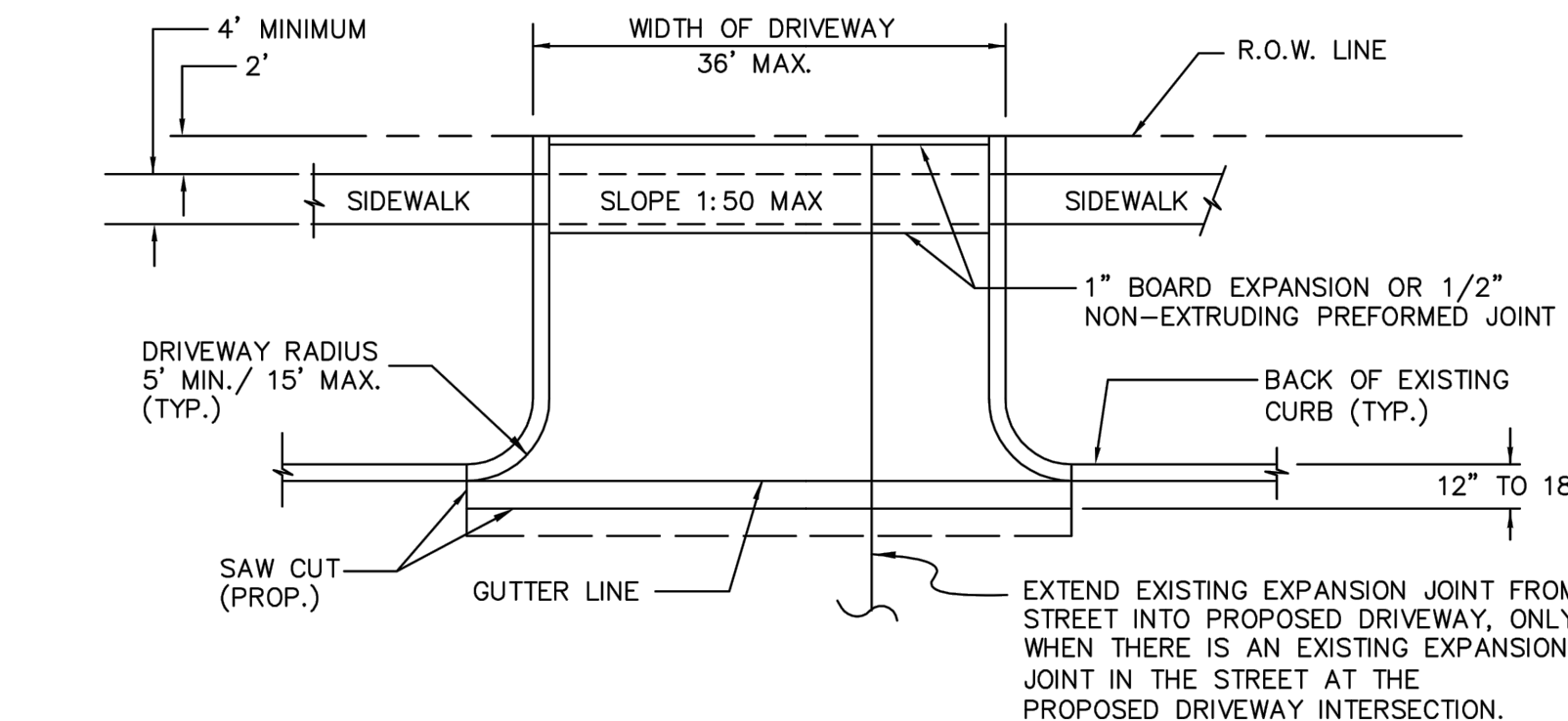
TOTAL PAVEMENT AREA	= 22854 SF
BUILDING AREA	= 3970.6 SF
SIDE WALK AREA	= 1706.1 SF
TOTAL IMPERVIOUS AREA	= 28530.7 SF
LANDSCAPE AREA	= 26442 SF
TOTAL AREA	= 54972.7 SF
INLETS & J.B	= 11 @ 64 CF = 704 CF
LENGTH OF 18"Ø HDPE PIPES	= 719 FT.
LENGTH OF 24"Ø RCP PIPES	= 34.2 FT.

WHEN A COMMERCIAL DRIVEWAY OR CURB & GUTTER IS CONSTRUCTED, RECONSTRUCTED, REPAIRED OR REGRADED ON COUNTY RIGHT OF WAY USE THE FOLLOWING:

A - USE FOR ALL PROPOSED DRIVES ON CURBED TYPE STREETS:



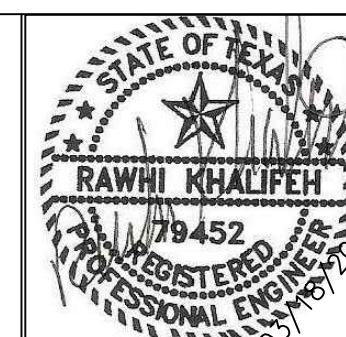
B - USE FOR ALL PROPOSED CURB REMOVAL FOR DRIVEWAYS



DRIVEWAY ON CURBED CONCRETE OR ASPHALT STREETS	APPROVED BY: J.R. BLOUNT	DRAWN BY: CASTANEDA, C.
COMMERCIAL AREA	DATE: 15 NOV 2005	DRAWING No. DW-1

2 **DETAIL:** TYPICAL DRIVEWAY ON CURB DETAIL
 SCALE: N.T.S.

GRAPHIC SCALE

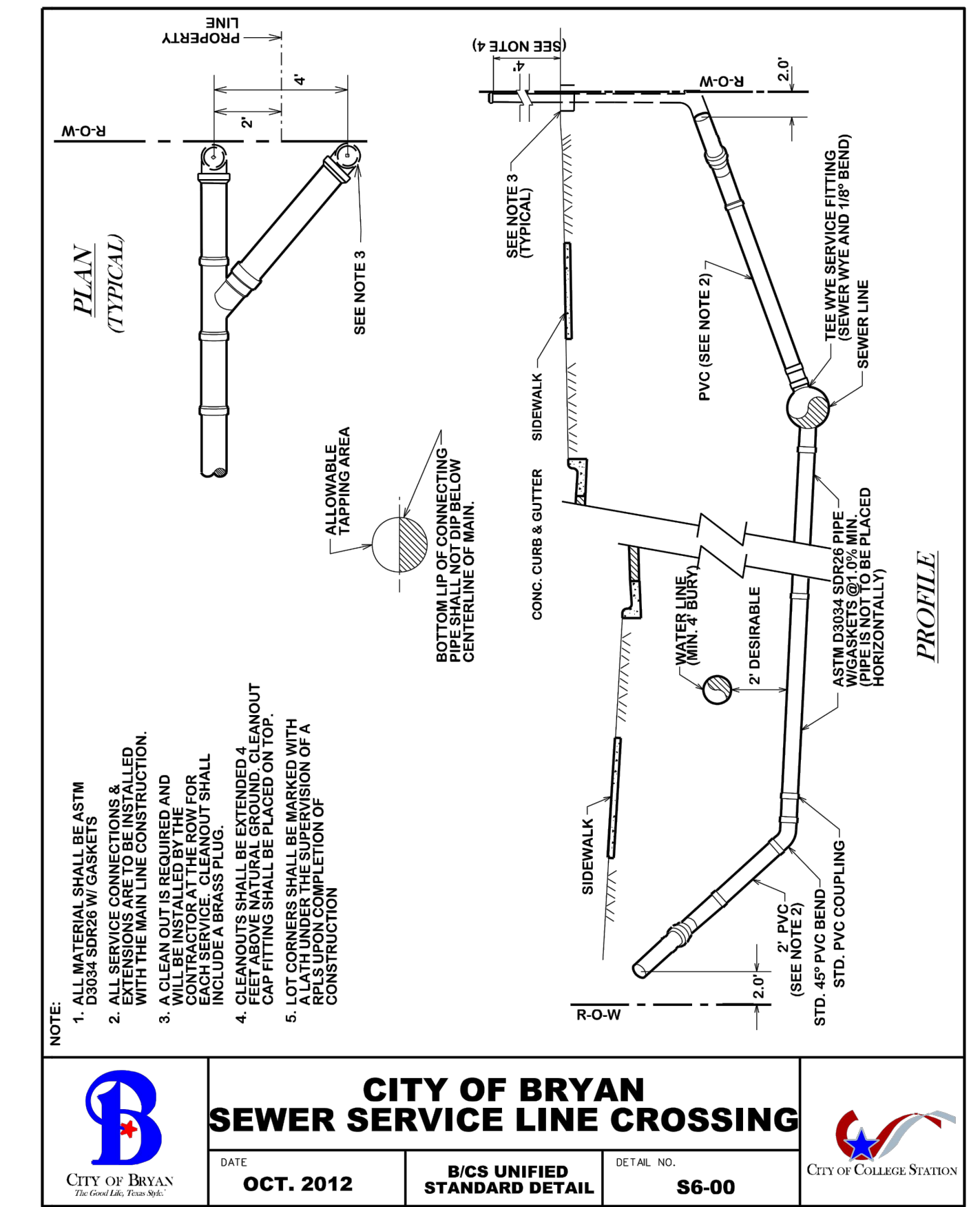
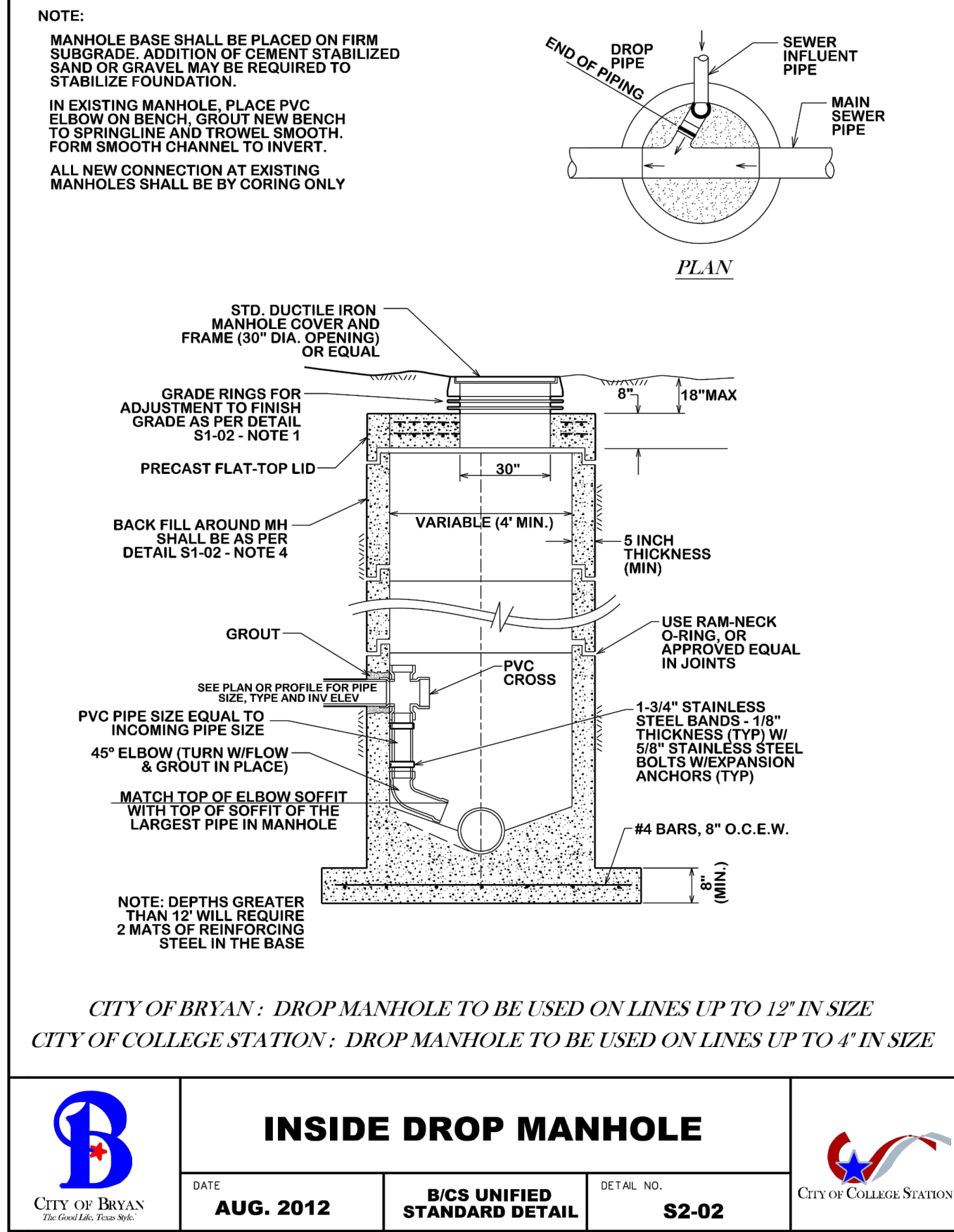
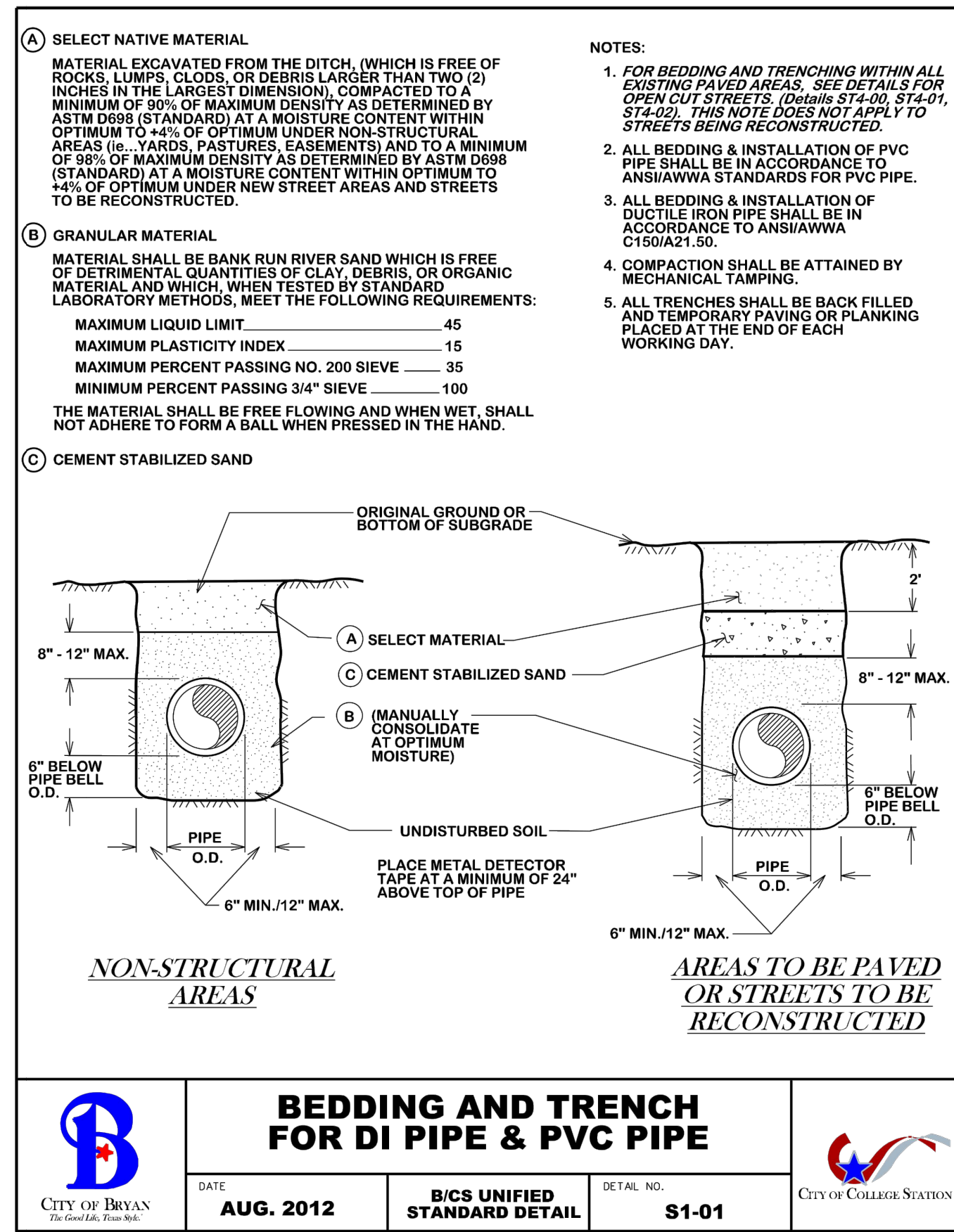
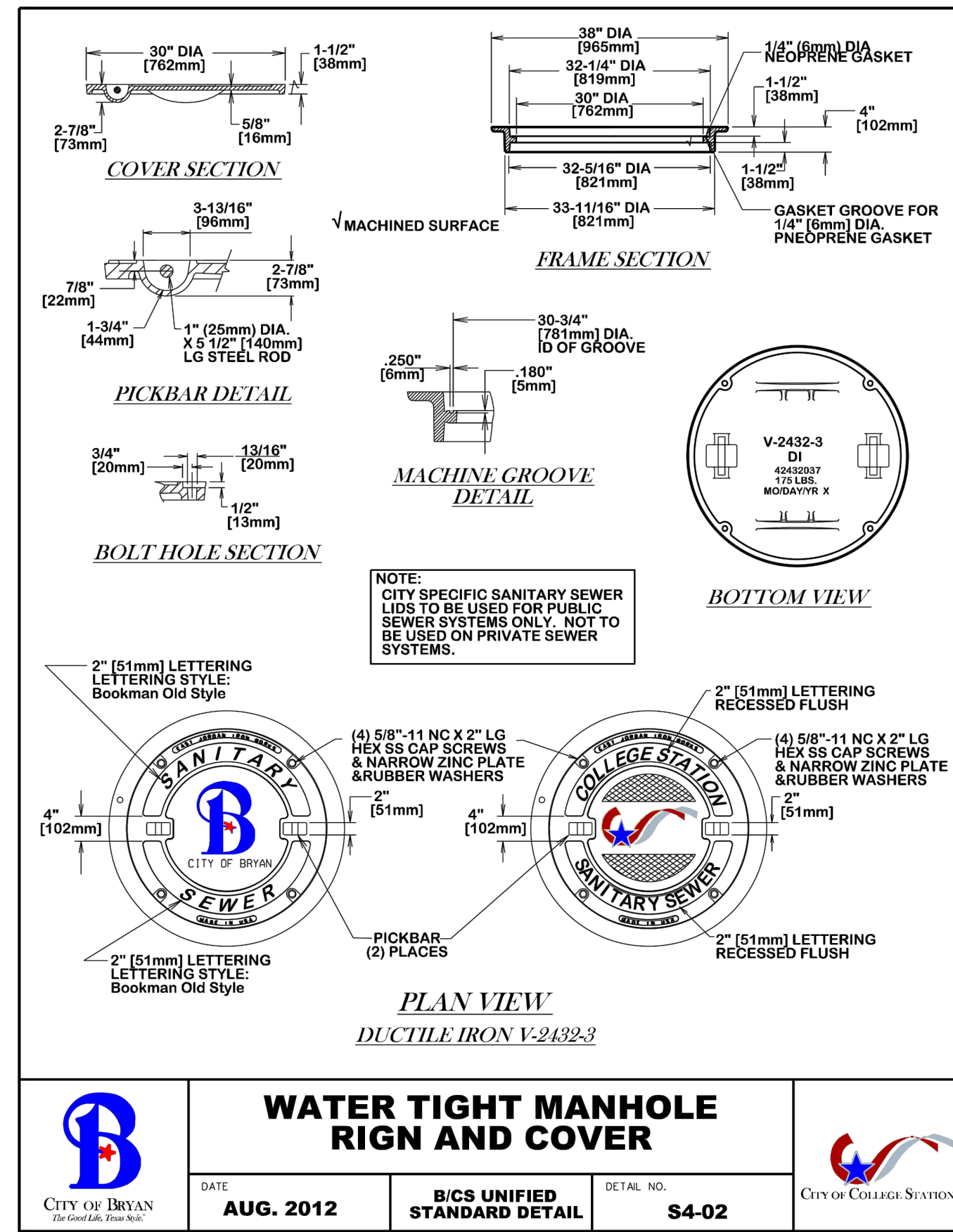


ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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RSK ENGINEERING
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 HOUSTON, TEXAS 77041 FAX (281) 580-4399
 FIRM # F-11211

VILLA MARIA GAS STATION		
1919 WEST VILLA MARIA ROAD		
BRYAN, TX 77807		
SITE DETAILS & DETENTION CALCULATION		
DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	C5.0 Rev 0

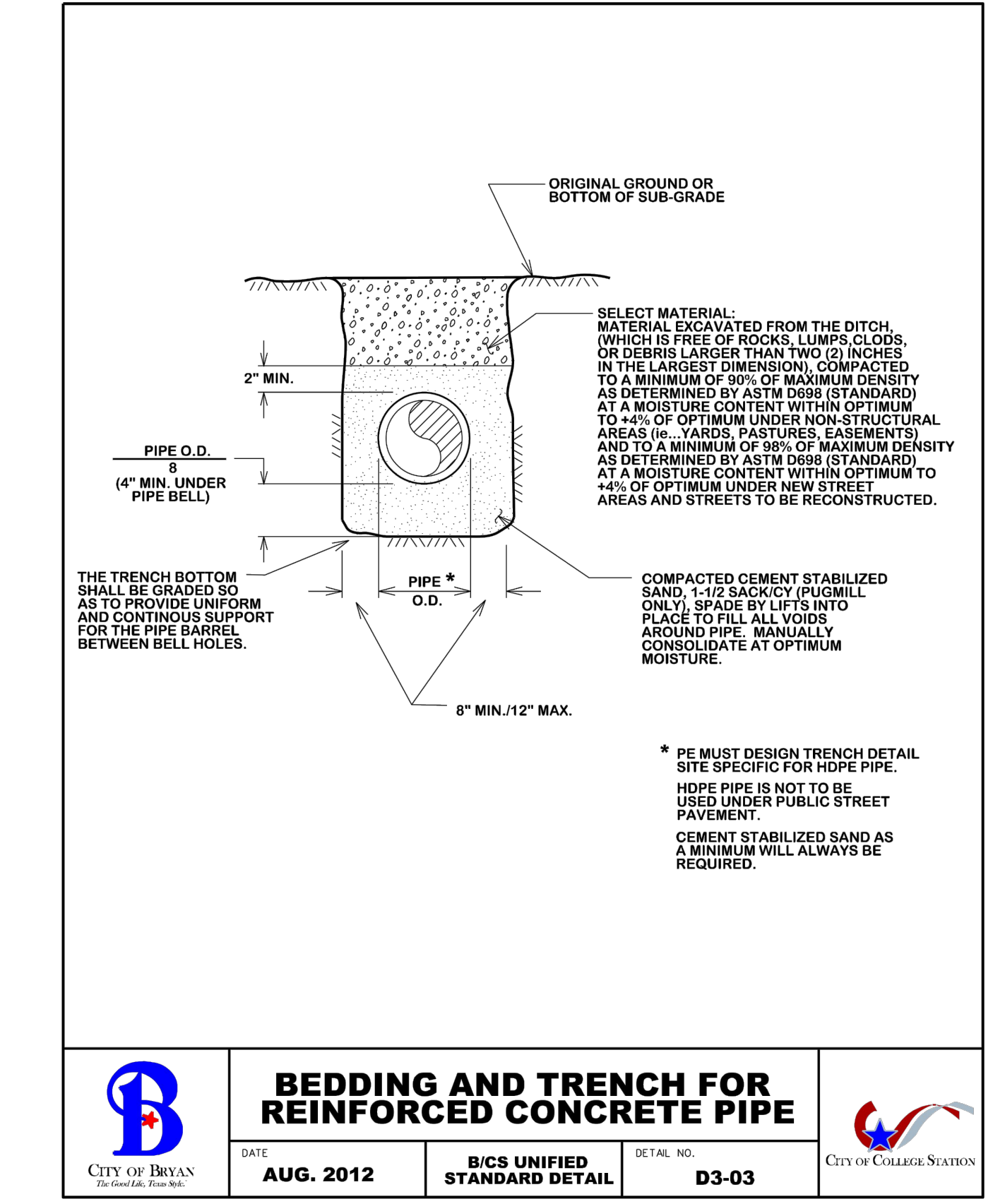
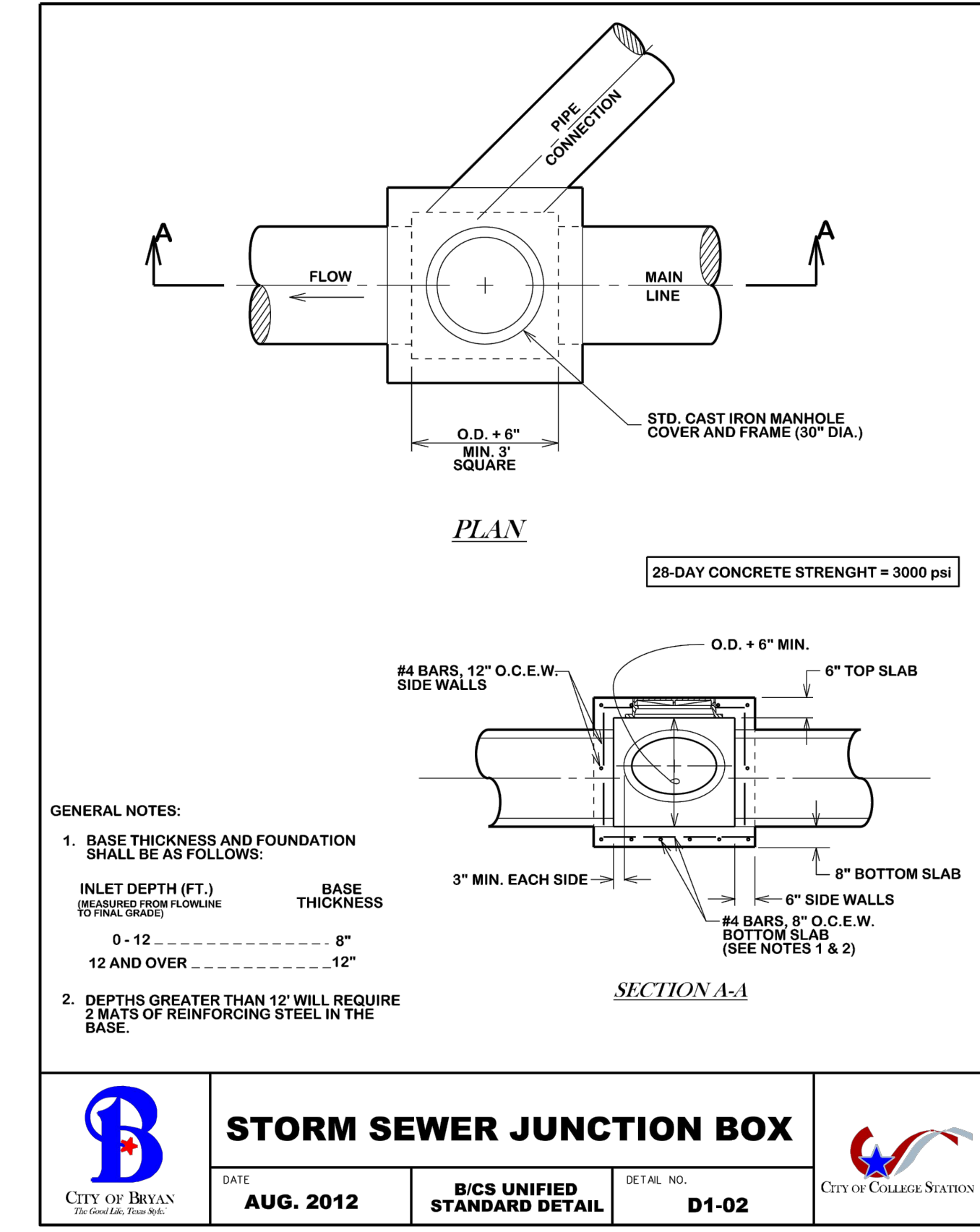
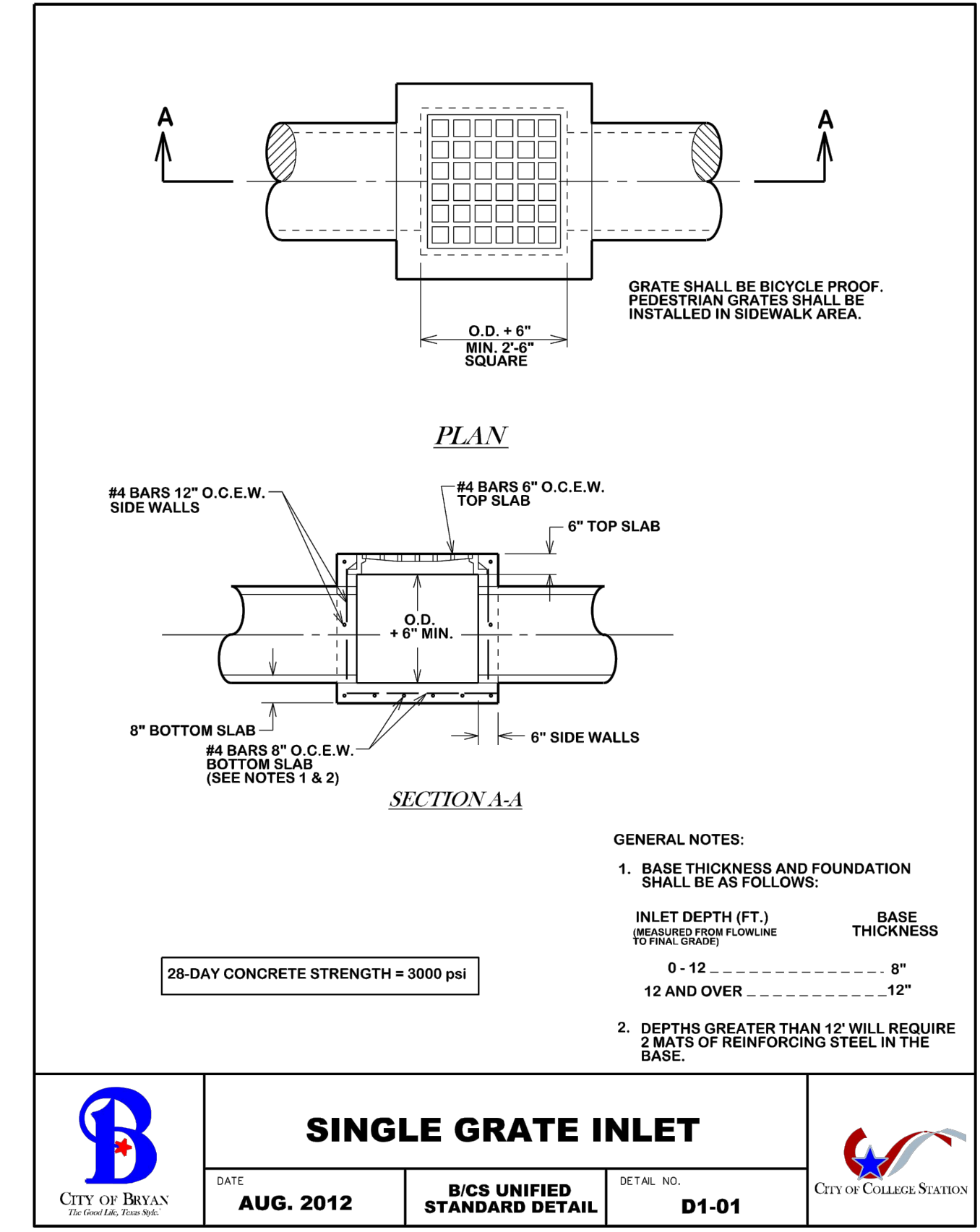
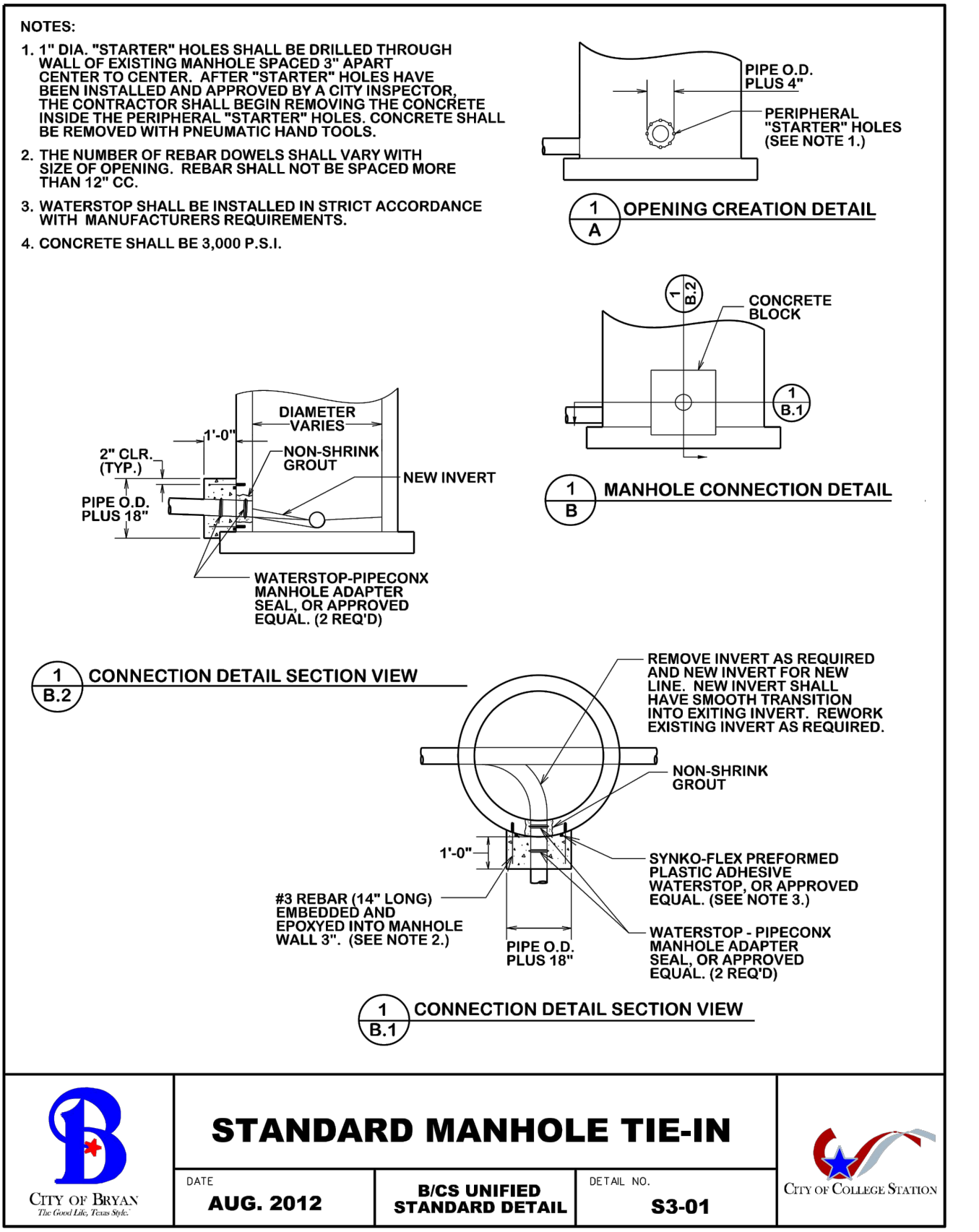


1 DETAIL WATER TIGHT MANHOLE RIGN AND COVER SCALE: NTS

2 DETAIL BEDDING AND TRENCH FOR DI PIPE & PVC PIPE SCALE: NTS

3 DETAIL INSIDE DROP MANHOLE SCALE: NTS

4 DETAIL CITY OF BRYAN SEWER SERVICE LINE CROSSING SCALE: NTS



5 DETAIL STANDARD MANHOLE TIE-IN SCALE: NTS

6 DETAIL SINGLE GRATE INLET SCALE: NTS

7 DETAIL STORM SEWER JUNCTION BOX SCALE: NTS

8 DETAIL BEDDING AND TRENCH FOR REINFORCED CONCRETE PIPE SCALE: NTS

N.T.S.		ISSUE HISTORY	REVISIONS	RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 11302 TANNER RD. HOUSTON, TEXAS 77041 TEL. (281) 580-4585 FAX (281) 580-4399 FIRM # F-11211	VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 SITE DETAILS DRAWN BY: BM DATE: 12-6-2021 SHEET: C6.0 Rev.0 CHECKED BY: RSK PROJ. NO.: VR151003.317.4
		DATE	ISSUED FOR		

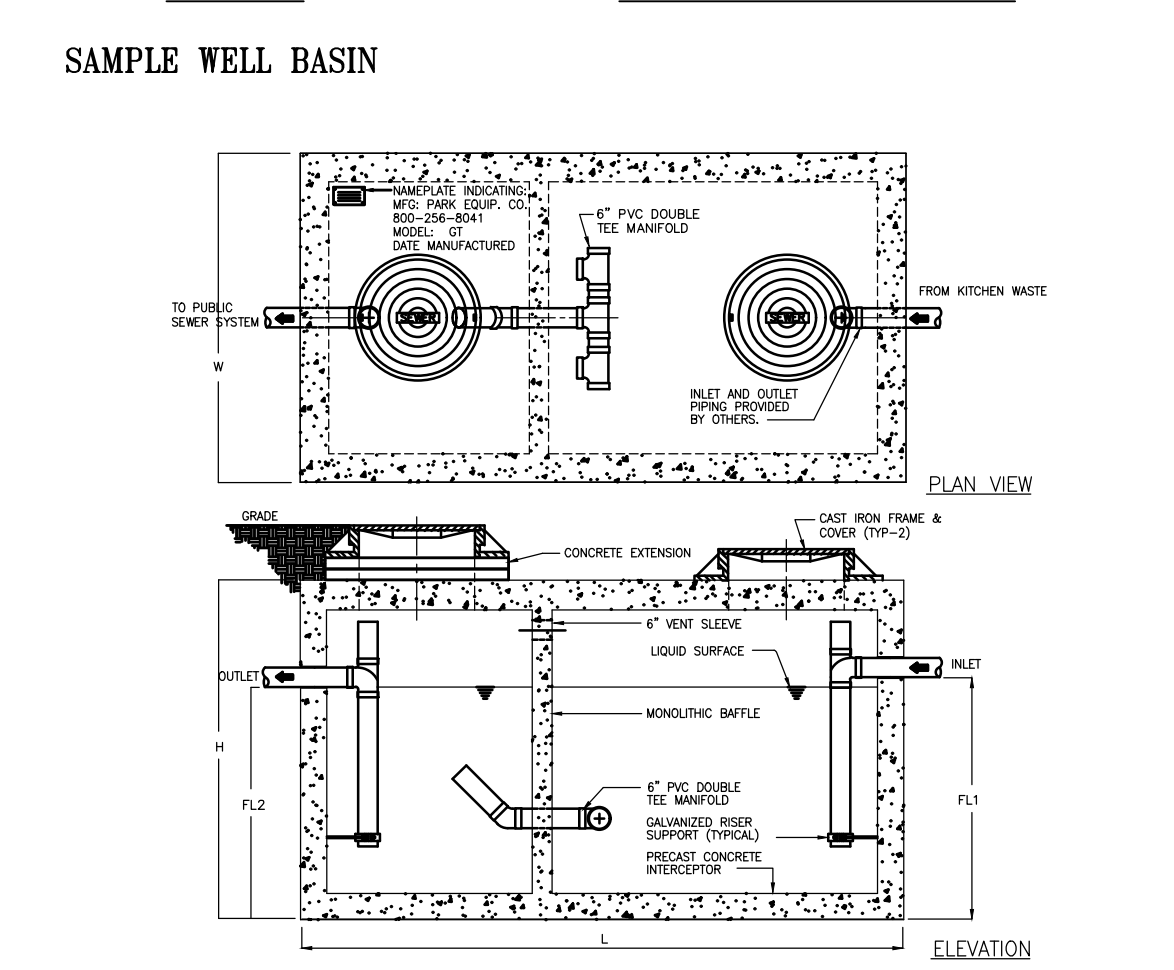
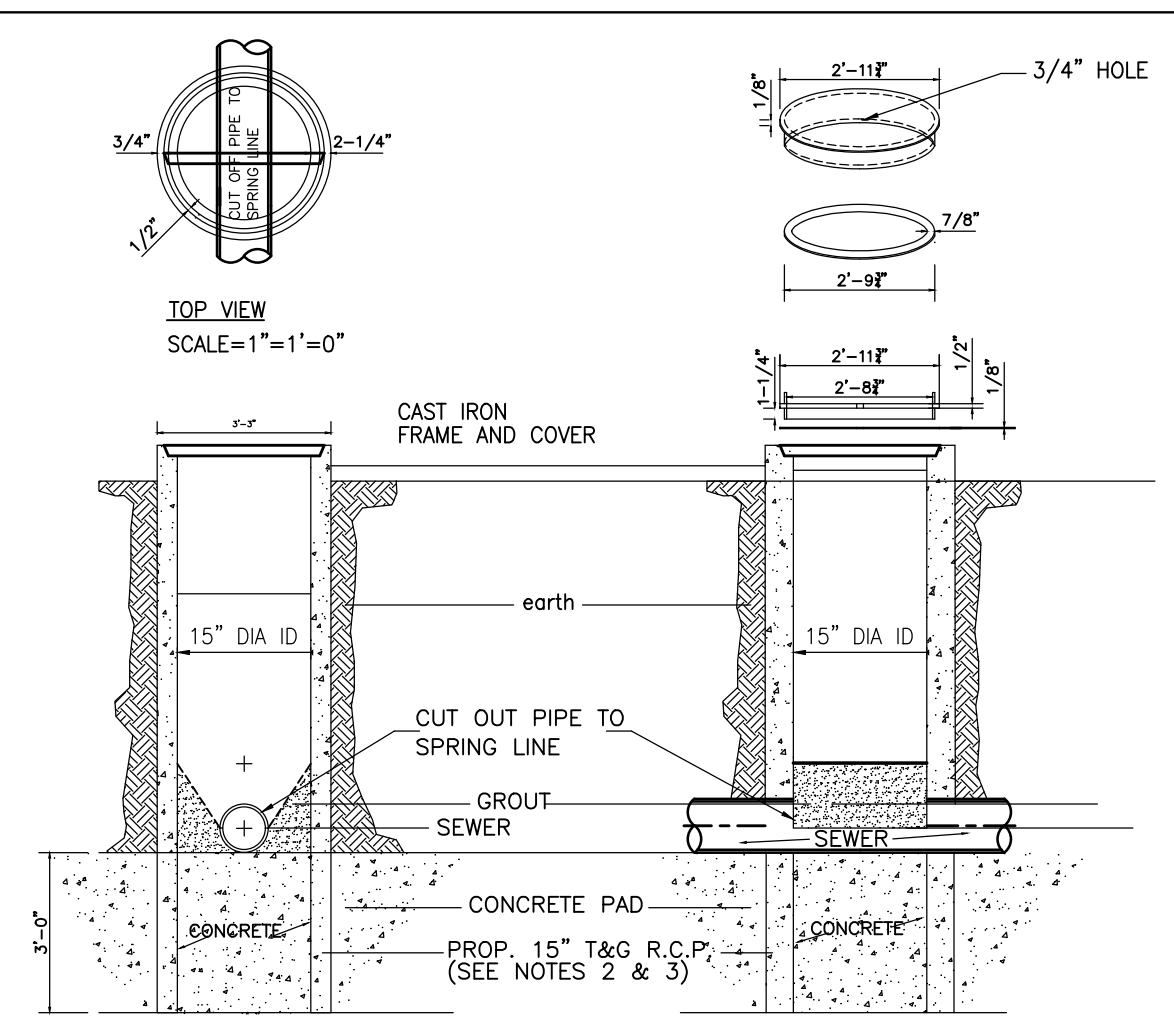
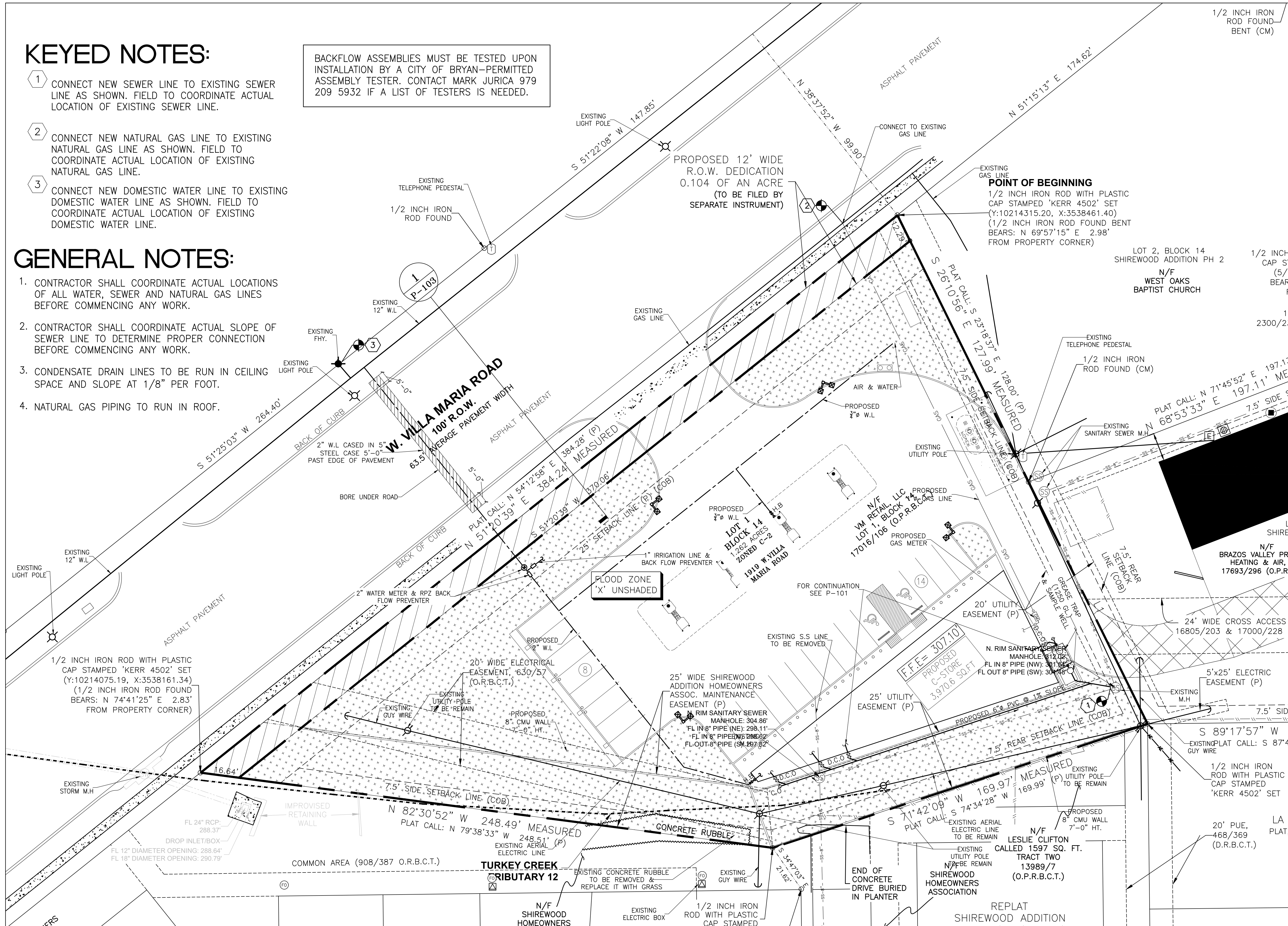
KEYED NOTES:

- CONNECT NEW SEWER LINE TO EXISTING SEWER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING SEWER LINE.
- CONNECT NEW NATURAL GAS LINE TO EXISTING NATURAL GAS LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING NATURAL GAS LINE.
- CONNECT NEW DOMESTIC WATER LINE TO EXISTING DOMESTIC WATER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING DOMESTIC WATER LINE.

BACKFLOW ASSEMBLIES MUST BE TESTED UPON INSTALLATION BY A CITY OF BRYAN-PERMITTED ASSEMBLY TESTER. CONTACT MARK JURICA 979 209 5932 IF A LIST OF TESTERS IS NEEDED.

GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER AND NATURAL GAS LINES BEFORE COMMENCING ANY WORK.
- CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
- CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT 1/8" PER FOOT.
- NATURAL GAS PIPING TO RUN IN ROOF.

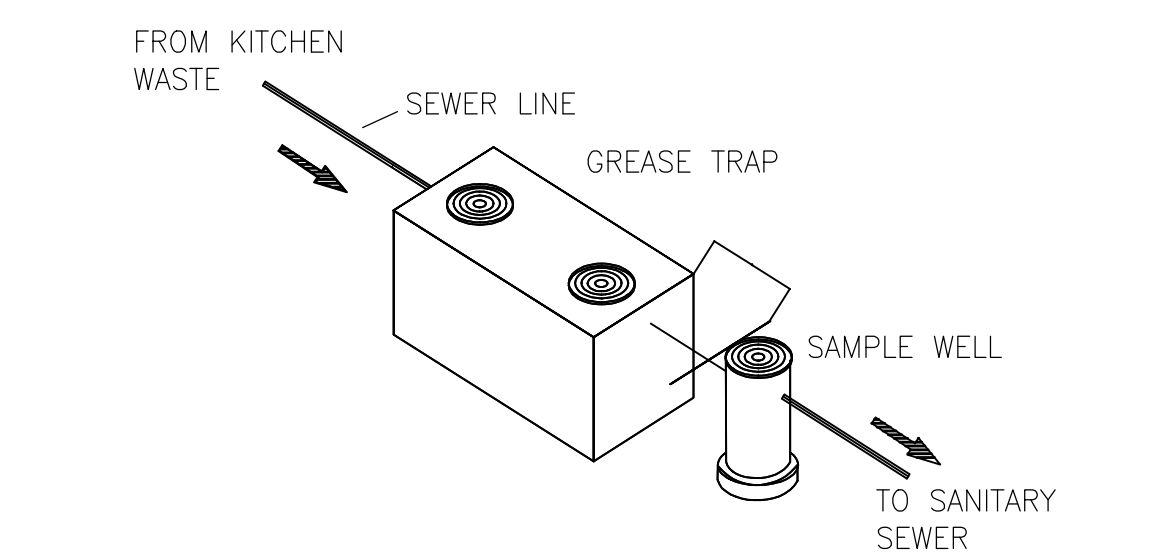


MODEL NO.	US GAL CAP. (LBS)	GREASE CAP. (LBS)	EMPTY LENGTH (L)	WIDTH (W)	HEIGHT (H)	INLET (I.D.)	OUTLET (O.D.)
GT-1250	1,250	2,900	14,650	9'-2"	6'-8"	6'-0"	4'-9"

1000 GALLON-GREASE-TRAP
 Typical applications include commercial and industrial food service kitchens where excessive grease may interfere with the proper drainage of the sewer system. The grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the outlet side for sampling by the local water authority.

Specifications
CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of wall and baffle with sectional riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)
REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.
C.I. CASTINGS: Manhole frames, covers or grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 30. Manhole shall be nominal 24 inch diameter and be traffic duty.

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION.
Engineering Data
 The grease interceptor is structurally & hydraulically engineered to conform to regional plumbing codes recommended in most cities. Consult with local authorities for specific application requirements.
 Shop drawings shall include complete structural & buoyancy calculations certified by a licensed professional engineer.
 Consult with Park Equipment Company for exact excavation dimensions & shipping information.



1 GREASE INTERCEPTOR DETAIL
 SCALE: NONE

SCALE: 1"=20'-0"

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
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VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
PLUMBING SITE PLAN

DRAWN BY: BM
 CHECKED BY: RSK

DATE: 12-6-2021
 PROJ. NO.: VR151003.317.4

SHEET:
PS-101 Rev.0