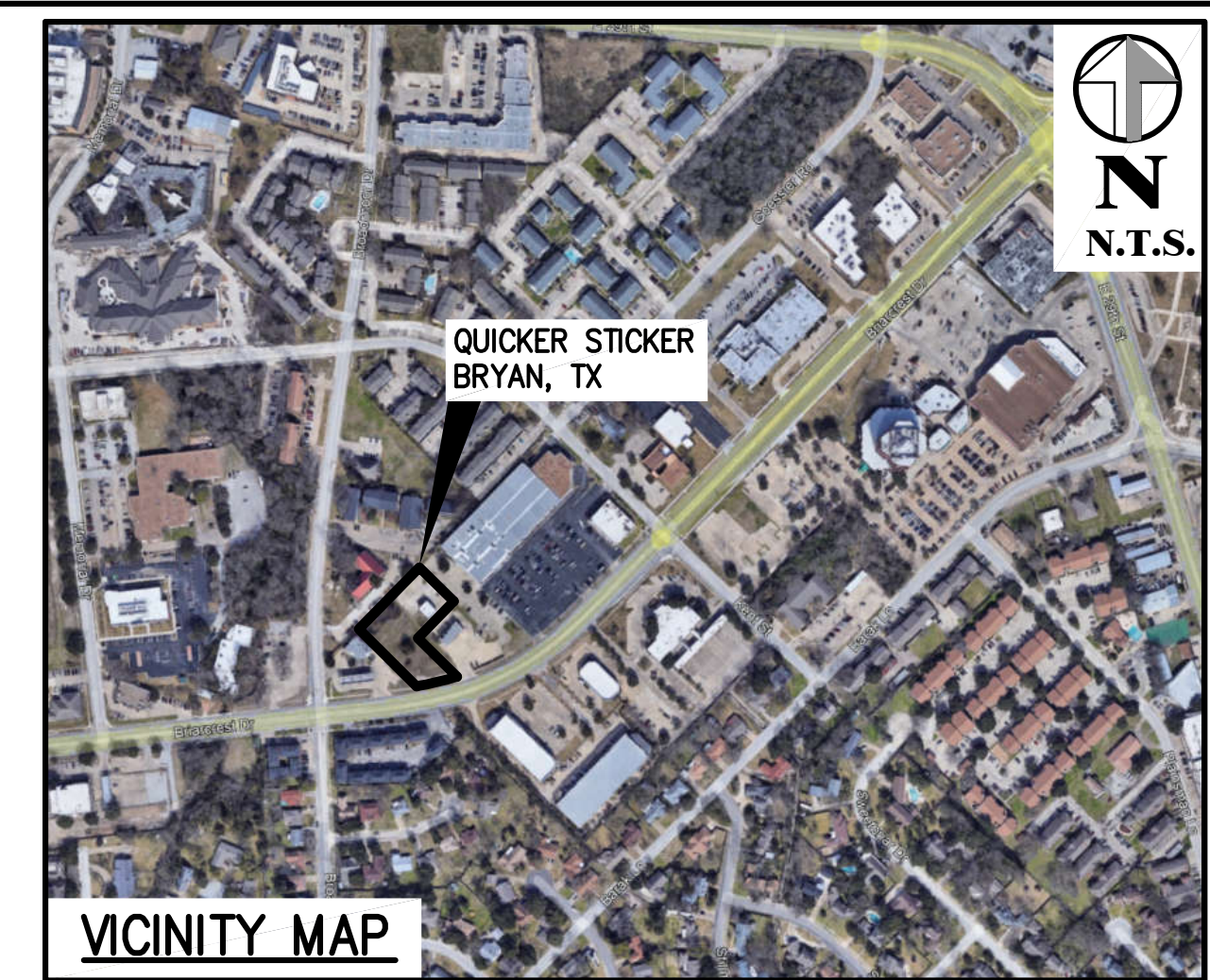
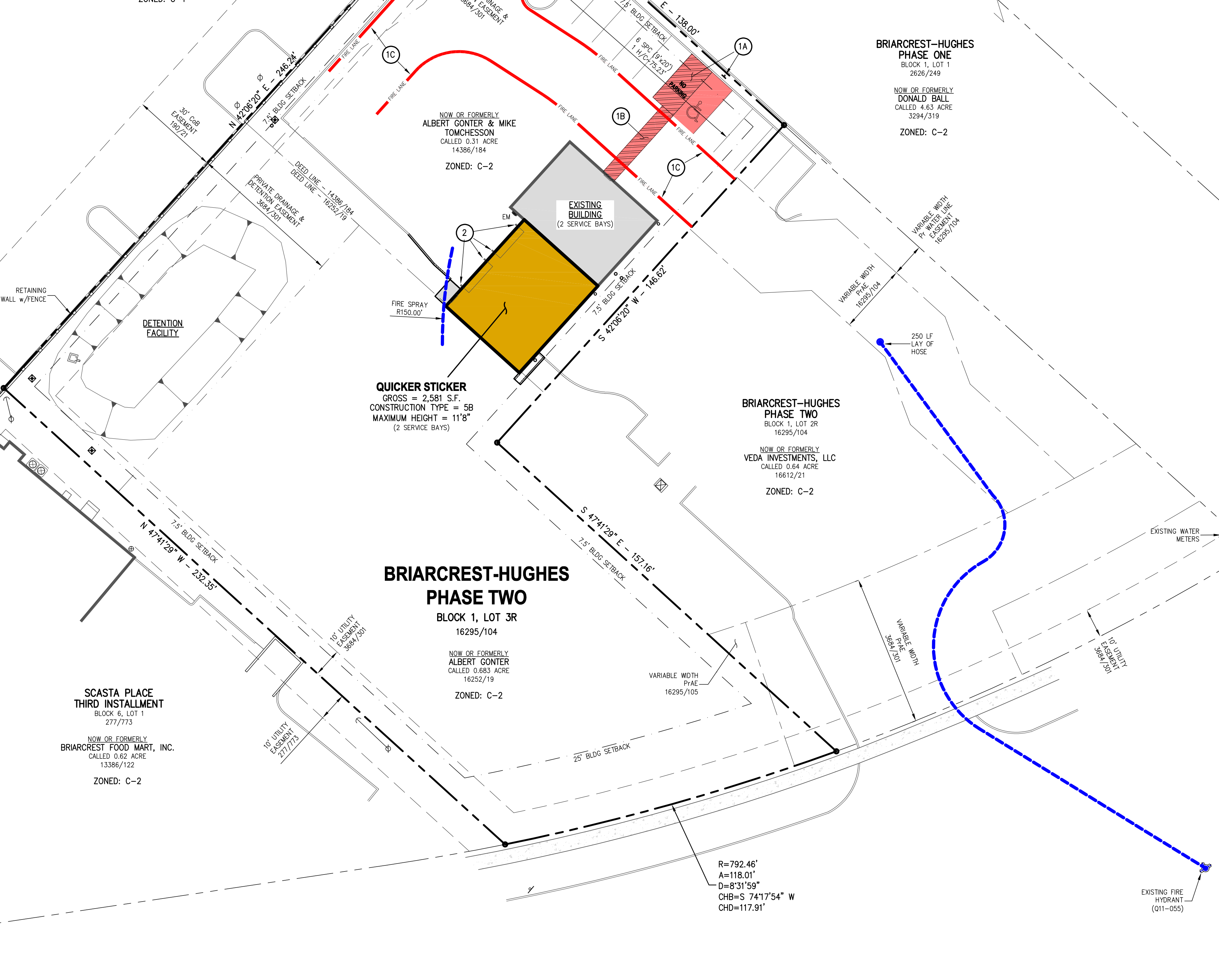


0 20 40
SCALE: 1" = 20'

Texas 811
STOP!
CALL BEFORE YOU DIG
(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 ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

CEDAR CREEK SUBDIVISION, PHASE II
LOT 7
472/659
NOW OR FORMERLY
WADS BROADMOOR REALTY, LLC
CALLED 0.98 ACRE
8964/244
ZONED: C-1



Quicker Sticker
MIKE TOMCHESSON
P.O. BOX 10734
BRYAN, TX 77802
PH: (979) 875-3456
EMAIL: MTOMCHESSON@TAMU.EDU



P.O. BOX 9255
COLLEGE STATION, TX 77842
PH: (979) 764-0704
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION NO. P-4695

UTILITY DEMAND SUMMARY:

USE	QUICKER STICKER AVG. PEAK (gpd) (x4.0)	FIRE CODE (QUICKER STICKER): 1-STORY (11'8" MAX) GROSS AREA = 2,581 S.F. FIRE CODE: TYPE 5B NO AUTOMATIC FIRE SPRINKLER SYSTEM (PERIOD) WAS DETERMINED BY DRAINAGE FIXTURE UNITS PROVIDED BY THE MEP.
SEWER (cfs)	1,620	0.02
WATER (gpm)	3	12
IRRIGATION (gpm)	25	25

UTILITY DEMAND NOTES:

- PEAK WATER WAS DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD AND SUPPLIED BY THE MEP.
- SANITARY SEWER AVERAGE DAILY FLOW (12-HOUR USAGE PERIOD) WAS DETERMINED BY DRAINAGE FIXTURE UNITS PROVIDED BY THE MEP.
- IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

FIRE FLOW INFO:

FLOW DATA PROVIDED BY THE CITY OF BRYAN (2/14/23).
HYDRANT: Q11-055
STATIC = 80 PSI
FLOW = 1,621 GPM

PLAN NOTES:

- SEE SHEET C0.1 FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
- SEE SHEETS C2.0 THRU C2.2 FOR SITE, PARKING & MISCELLANEOUS DETAILS.
- ALL BACK-OF-CURB (BOC) ARE 4' RADIUS UNLESS OTHERWISE SPECIFIED.
- ILLUSTRATES ADA ACCESSIBLE PATH.
- SEE SHEETS L1.0 & L2.0 FOR LANDSCAPE & DETAILS INFORMATION.

PARKING SUMMARY:

ORDINANCE:	QUICKER STICKER
AUTO SHOP SHOP (2.581 / 275) =	1 SPC / 275 SF
REGULAR =	9.4 SPACES
TOTAL REQUIRED =	10 SPACES
PROVIDED:	
REGULAR =	7 SPACES
SERVICE BAYS =	4 SPACES
H/C =	1 SPACES
TOTAL PROVIDED =	12 SPACES

SITE # LEGEND:

- 1A H/C PARKING ROW & SIGN(S)
- 1B PEDESTRIAN CROSS-WALK STRIPING (5' WIDE)
- 1C TYPICAL FIRE LANE STRIPING
- 2 TYPICAL PIPE BOLLARD (REF ARCH DRAWINGS FOR PLACEMENT)

- CIVIL SITE NOTES:**
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADOWED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
 - DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TEXAS ACCESSIBILITY STANDARDS (TAS) AND COMPLIANT WITH RULE 68.104 (TCA) HOUSE BILL 3163.
 - ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO 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. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - GROUND COVERAGE OF 100% COVERAGE IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION. GROUND COVER SHALL CONSIST OF BLOCK SOD, HYDRO-SEED, PAVEMENT (VARIOUS TYPES) & RIVER ROCK.
 - THE TOTAL IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 31.3% IMPERVIOUS COVER (INCREASED BY 3.4% (1,495 SQ.FT.) WITH THE PROPOSED SITE & BUILDING EXPANSION) ON THE SUBJECT PROPERTY. TYPE 1 DETENTION IS CURRENTLY PROVIDED FOR THIS DEVELOPMENT. THE USE OF THIS FACILITY IS A AUTO SHOP FOR THE STATE VEHICLE INSPECTIONS AND INSTALLATION OF DECALS.
 - 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 DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.1). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES & PARKING BAYS (UNLESS OTHERWISE SPECIFIED ON SHEET C1.1).
 - NO INCREASE OF SOLID WASTE IS EXPECTED AND THE EXISTING SOLID WASTE SERVICE IS ADEQUATE FOR THIS DEVELOPMENT/EXPANSION. IF APPLICABLE, CONTACT MR. KYLE MCCAIN (979) 209-5934 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 A MINIMUM OF 10' OF ARROW 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 2.2 FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL SIGNS ARE PERMITTED SEPARATELY. SITE LIGHTING, DIRECTIONAL SIGNS, GATE DETECTORS & OTHER SITE APURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE ARCHITECT.
 - ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- FIRE DEPARTMENT NOTES:**
- FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
 - NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
 - THE BUILDINGS SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY SYSTEM, AND A ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.

90% CHECK-SET FOR REVIEW ONLY
2/22/23

PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON FEBRUARY 22, 2023 IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

CIVIL SITE PLAN
FOR THE
BUILDING & SITE IMPROVEMENTS
LOCATED AT
QUICKER STICKER
1617 BRIARCREST DRIVE
BRIARCREST-HUGHES, PHASE TWO - BLOCK ONE, LOT 3R
BEING A CALLED 1.073 ACRE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 07945P1A SCALE: 1"=20'
SUBMITTED DATE: 2/22/23
DRAWN BY: RAM CHECKED BY: MT
KERR JOB No. #22-883
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
361 - 0794
C1.0
SHEET 3 OF 11