

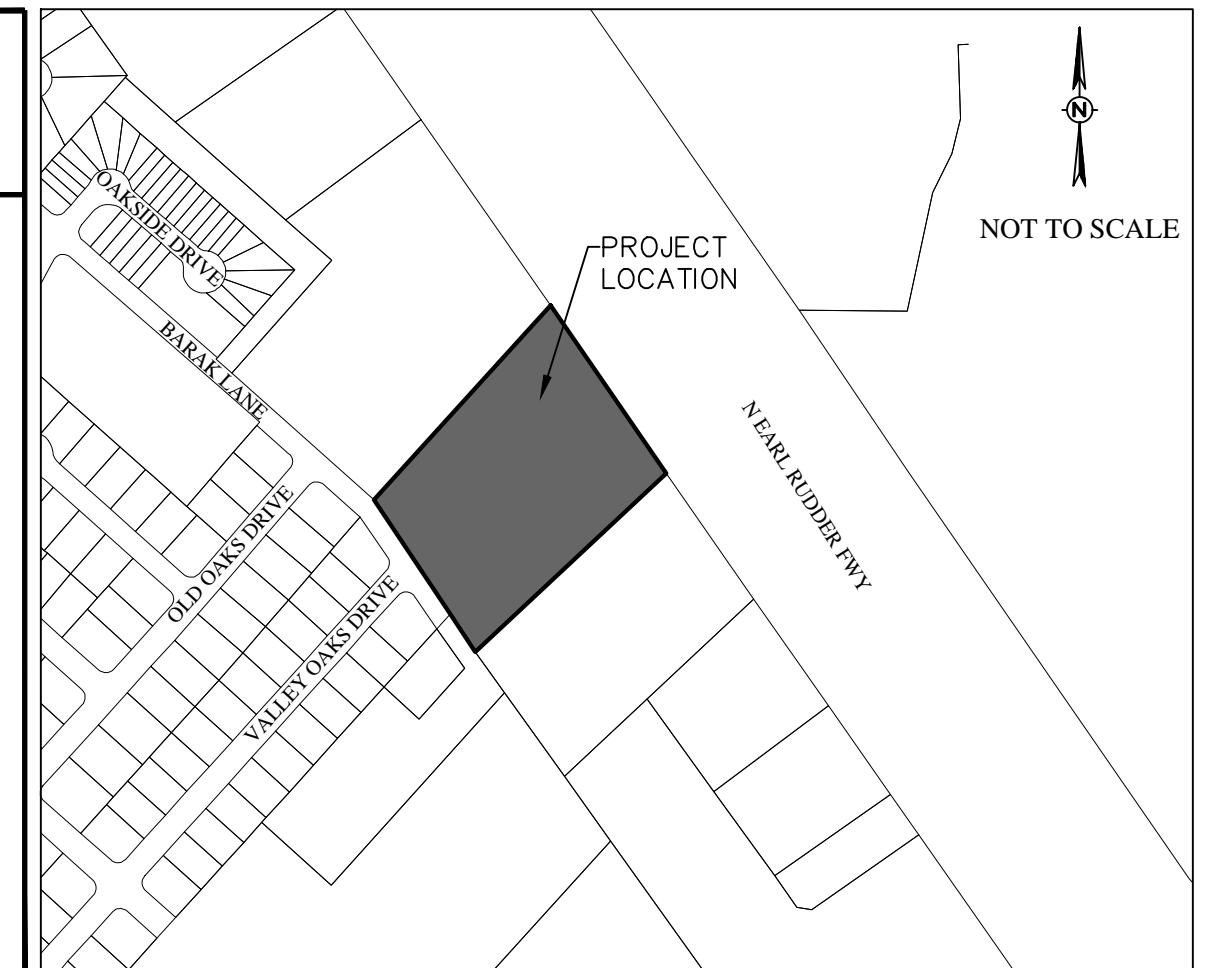
UTILITY DEMAND	
WATER DEMAND	
AVERAGE	18.5 GPM
MAXIMUM (PEAK)	74 GPM
2" DOMESTIC WATER METER	
SANITARY SEWER DEMAND	
AVERAGE	11 GPM
MAXIMUM (PEAK)	44 GPM
6" SANITARY SEWER LINE	
@ 1.04 % MIN. SLOPE	
FIXTURE UNITS = 102	
FIXTURE UNITS ALLOWED = 700	
PIPE SLOPE OK	

PARKING ANALYSIS	
REQUIRED PARKING	
12,177 SF OF AUTOMOBILE SALES ENCLOSED SPACE	
1 SPACE PER 400 SF	
30 SPACES REQUIRED	
15,640 SF OF AUTO REPAIR, GARAGE OR SHOP	
1 SPACE PER 200 SF	
78 SPACES REQUIRED	
TOTAL REQUIRED: 108 SPACES	
PHASE I AND PHASE II PARKING	
128 PHASE I SPACES PARKING	
4 PHASE I ACCESSIBLE PARKING	
60 PHASE 2 SPACES PARKING	
2 PHASE 2 ACCESSIBLE PARKING	
194 SPACES PROVIDED	

LEGEND	
(Solid Line)	PROPOSED CONTOUR
(Dashed Line)	EXISTING CONTOUR
(Dotted Line)	PROPERTY BOUNDARY
(Thick Dashed Line)	ADJACENT PROPERTY BOUNDARY
(Thin Dashed Line)	RIGHT OF WAY (ROW)
(Thin Solid Line)	LOT LINE
(Thin Dotted Line)	PROPERTY SETBACK
(Thin Dotted Line)	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
(Thin Dotted Line)	EXISTING PUBLIC UTILITY EASEMENT (PUE)
(Thin Dotted Line)	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
(Thin Dotted Line)	EXISTING PUBLIC ACCESS EASEMENT (PAE)
(Thin Dotted Line)	PROPOSED PRIVATE ACCESS EASEMENT (P/AE)
(Thin Dotted Line)	EXISTING PRIVATE ACCESS EASEMENT (P/AE)
(Thin Dotted Line)	PROPOSED PUBLIC DRAINAGE EASEMENT (P/DE)
(Thin Dotted Line)	EXISTING PUBLIC DRAINAGE EASEMENT (P/DE)
(Thin Dotted Line)	PROPOSED PRIVATE DRAINAGE EASEMENT (P/DE)
(Thin Dotted Line)	EXISTING PRIVATE DRAINAGE EASEMENT (P/DE)
(Thin Dotted Line)	LIMITS OF DISTURBANCE
(Thick Solid Line)	FIRE LANE
(Thin Solid Line)	PROPOSED CURB AND GUTTER
(Thin Solid Line)	EXISTING CURB AND GUTTER
(Arrow)	FLOW ARROWS
(ST)	STORM PIPE
(ST)	EXISTING STORM PIPE
(W-B)	PROPOSED WATERLINE, SIZE NOTED
(W-B)	EXISTING WATERLINE, SIZE NOTED
(S-B)	PROPOSED SANITARY SEWER LINE, SIZE NOTED
(S-B)	EXISTING SANITARY SEWER LINE, SIZE NOTED
(GAS)	PROPOSED GAS LINE, SIZE NOTED
(GAS)	EXISTING GAS LINE, SIZE NOTED
(UE)	PROPOSED UNDERGROUND ELECTRIC LINE
(UE)	EXISTING UNDERGROUND ELECTRIC LINE
(AE)	EXISTING OVERHEAD ELECTRIC LINE

BENCHMARK INFORMATION	
TBM 1	N: 10222695.1409 E: 3558916.2335 ELEV: 278.73 (CEC RED. CAP IRON ROD)
TBM 2	N: 10222299.85 E: 3559190.56 ELEV: 263.61 (1/2 IRON ROD)

VICINITY MAP



STERLING KIA
197 N EARL RUDDER FWY

TOTAL DISTURBED AREA = 6.32 ACRES
TOTAL AREA = 6.32 ACRES
VOL. 17095, PG. 124
RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
MAY 2023

OWNER/DEVELOPER:
GONCLOSS REALTY LP
1506 ANDOVER CT
COLLEGE STATION, TX 77845

SURVEYOR:
ADAM WALLACE, RPLS NO. 6132
ATM SURVEYING
P.O. BOX 10313
COLLEGE STATION, TX 77840
(979) 209-9291

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

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC					
911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327					
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SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	21-946	MAY 2023

STERLING KIA
6.32 ACRE TRACT
197 N. EARL RUDDER FREEWAY, BRYAN, TX

SITE PLAN
PHASE 2

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=40'
PLOTTING SCALE:	1:1
FILE NAME:	21-946

SHEET
C2