

**STERLING KIA**  
 197 N EARL RUDDER FWY

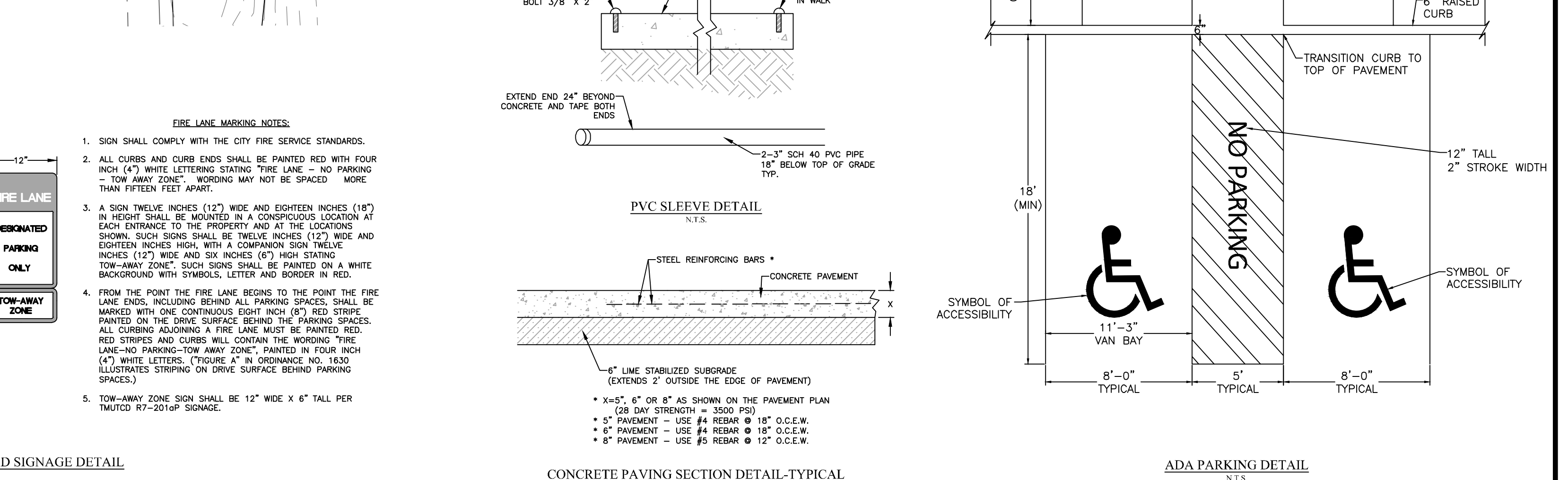
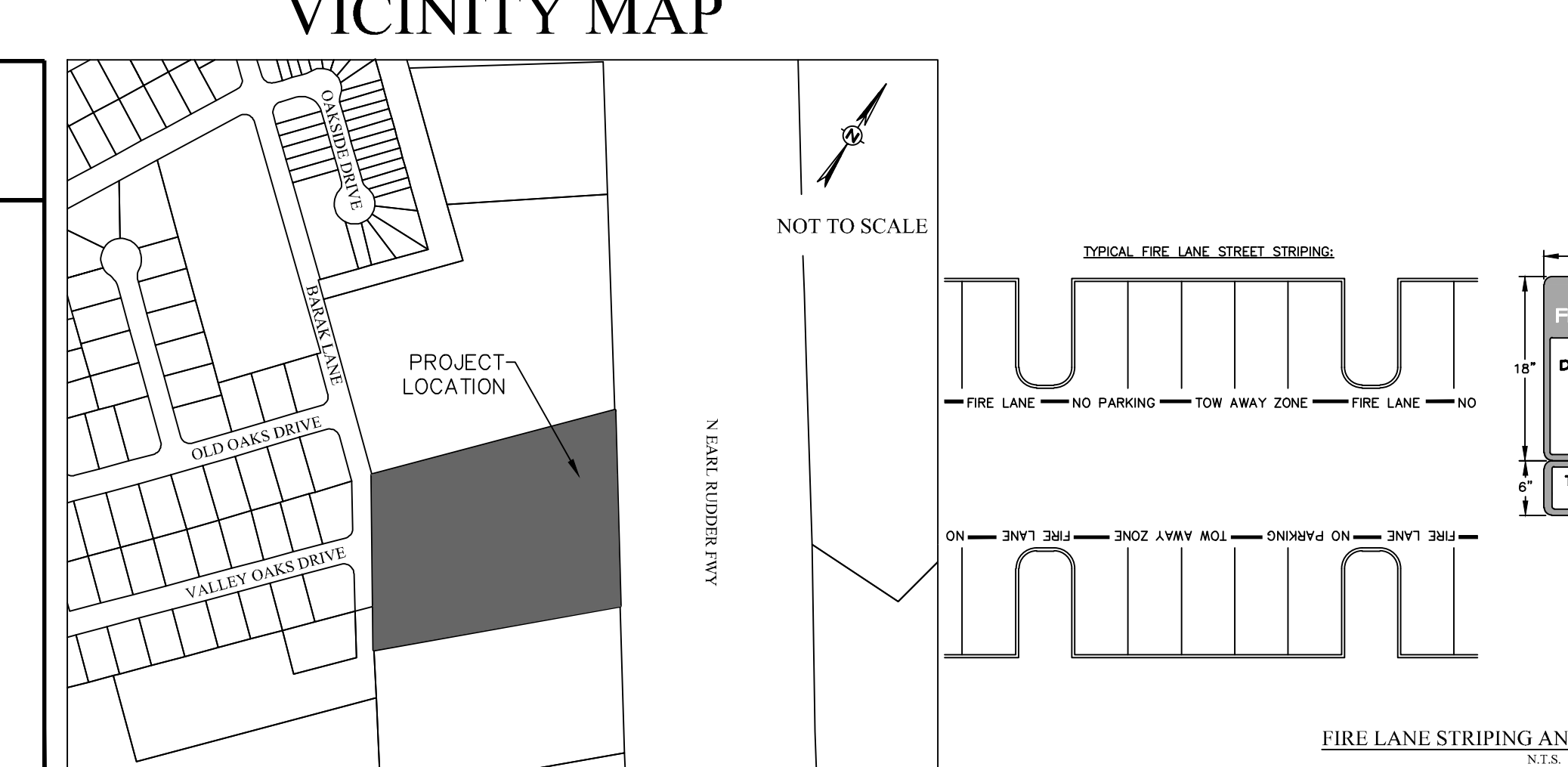
**TOTAL DISTURBED AREA = 6.32 ACRES**  
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**VOL. 17095, PG. 124**  
**RICHARD CARTER SURVEY, A - 8**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 40'      OCTOBER 2023

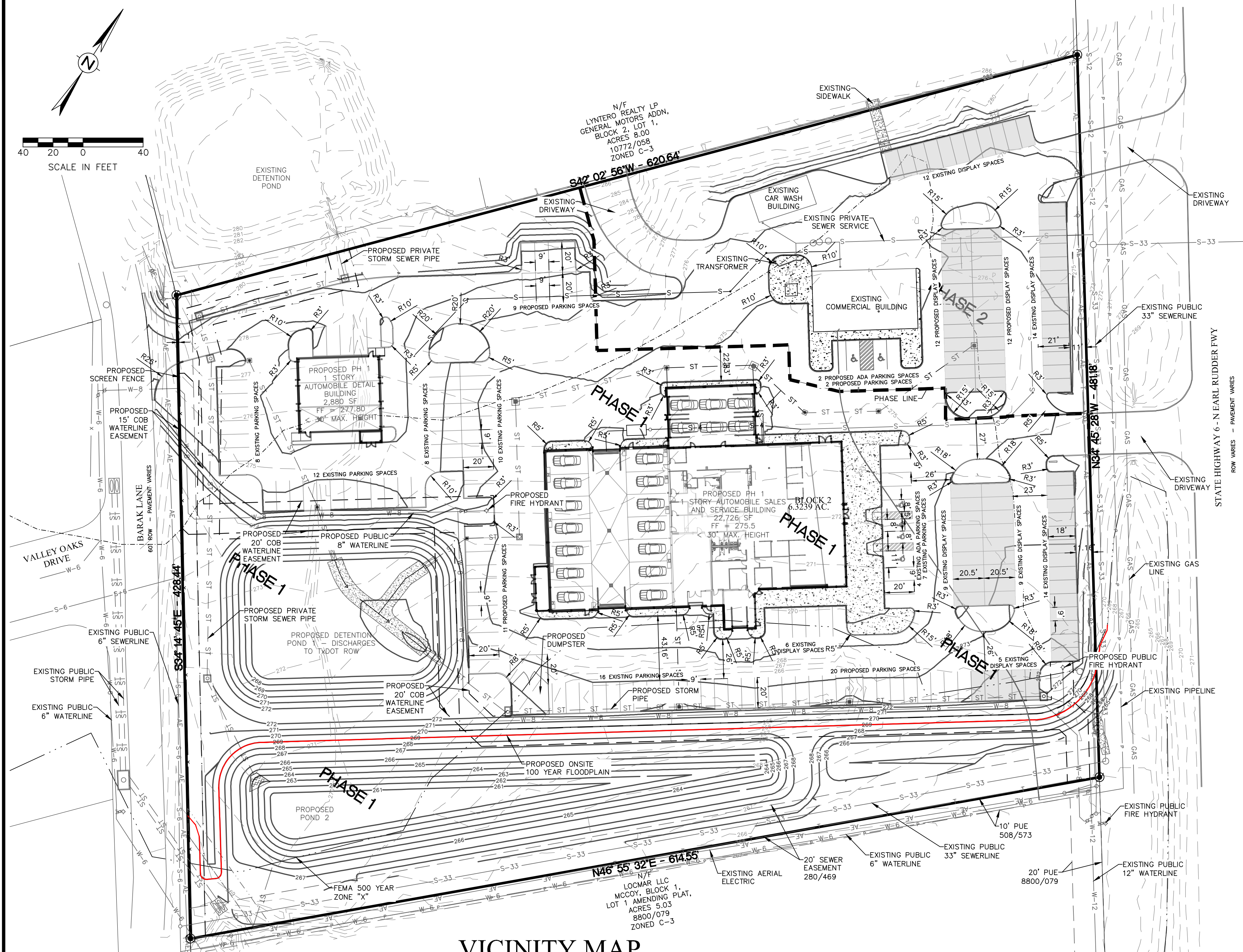
OWNER/DEVELOPER:  
 GONCOSS REALTY LP  
 197 N. EARL RUDDER FWY  
 BRYAN, TX

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



<p><b>SCHULTZ Engineering, LLC</b></p> <p>911 Southwest Pkwy E.          College Station, Texas 77840          979-764-3900          TBP FIRM NO. 12327</p>		<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON OCTOBER 25, 2023. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.</p>		<p><b>STERLING KIA</b>          6.32 ACRE TRACT          197 N. EARL RUDDER FREEWAY, BRYAN, TX</p>		<p><b>SITE PLAN</b>  <b>PHASE 1</b></p>		<p>SCALE: VERTICAL N/A, HORIZONTAL 1"=40'          PLOTTING SCALE: 1:1          FILE NAME: 21-946</p>		<p>SCALE: VERTICAL N/A, HORIZONTAL 1"=40'          PLOTTING SCALE: 1:1          FILE NAME: 21-946</p>		<p>SHEET  <b>C1</b></p>	
MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	21-946	DATE	OCTOBER 2023			



**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  
 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

86 PHASE 1 PARKING SPACES  
 04 PHASE 1 ACCESSIBLE SPACES  
 02 PHASE 2 PARKING SPACES  
 02 PHASE 2 ACCESSIBLE SPACES  
 20 PHASE 1 QUEUING/SERVICE SPACES  
 112 SPACES PROVIDED

82 DISPLAY SPACES

**LEGEND**

--- (dashed)	PROPOSED CONTOUR
--- (solid)	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PAE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATER SERVICE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	EXISTING SANITARY SEWER SERVICE, SIZE NOTED
---	PROPOSED GAS LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	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: 10222998.85  
 E: 3559190.56  
 ELEV: 263.61  
 (1/2 IRON ROD)

**VICINITY MAP**



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 RICHARD CARTER SURVEY, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'  
 OWNER/DEVELOPER:  
 GONCLOSS REALTY LP  
 1506 ANDOVER CT  
 COLLEGE STATION, TX 77845

SEPTEMBER 2023  
 SURVEYOR:  
 ADAM WALLACE, RPLS NO. 6132  
 ATM SURVEYING  
 P.O. BOX 10313  
 COLLEGE STATION, TX 77840  
 (979) 209-9291

ENGINEER:  
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MARK	REVISION	BY	DATE

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

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**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**