

- SITE SPECIFIC NOTES:**
1. THE OWNER OF THE PROPERTY IS PMO AUTO SALES OF BRAZOS COUNTY, LLC. THE SUBJECT PROPERTY IS W. C. DAVIS LOTS 1 AND 2, BLOCK 1. PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3).
 2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 4.333 ACRES (188,743 SF).
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COUNTY MAP NO. 480603, PANEL NO. 0213F, MAP NO. 4804102213F, EFFECTIVE DATE: 04-02-2014.
 4. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL RETAIL BUILDING BICE TYPE IIB OF 31,656 SF IS 3750 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW TO 1725 GPM OR 1725 GPM. THE FIRE FIGHTERS WILL BE SUFFICIENT.
 5. PARKING LOT STRIPING OTHER THAN FIRE LINE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, REVISIONS, AND ADDENDUMS, LATEST EDITION, OR MORE RECENT EDITIONS.
 6. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA L562 LOCKED LID AT A MINIMUM AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
 7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 8. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 9. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF DALLAS OR CITY OF DALLAS LOGO OR ORIENTATION OF THE WATER SUPPLY.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL MEAN MEANS NECESSARY TO PREVENT THE OCCURRENCE OF MUD BLOWN LITTER FROM THE PROJECT SITE.
 11. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PEROXIDE AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BODIES/METAL DUMPSTERS SHALL BE PROVIDED BY THE CITY OF DALLAS FOR THE DURING THE CONSTRUCTION OF THE WATER SUPPLY.
 12. DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 13. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 14. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 15. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINER AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" ON CENTER AND 12" DEEP. THE REINFORCEMENT SHALL BE ONLY OF CONCRETE.
 16. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
 17. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH A BACKFLOW PREVENTER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE.

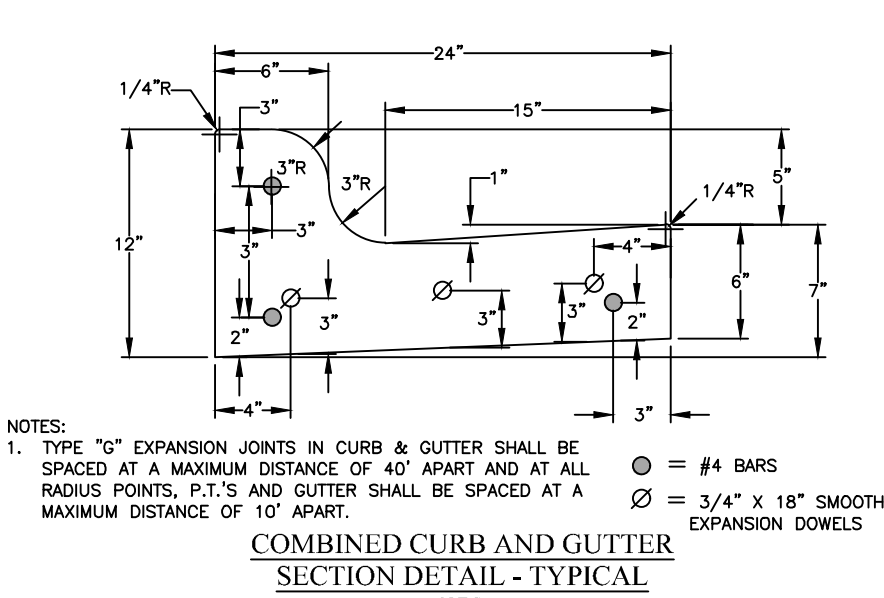
PARKING ANALYSIS		UTILITY DEMAND	
<u>REQUIRED PARKING</u>		<u>WATER DEMAND</u>	
19,005 SF OF EXISTING AUTO REPAIR, GARAGE, OR SHOP		AVERAGE	32 GPM
15,456 SF OF PROPOSED AUTO REPAIR, GARAGE, OR SHOP		MAXIMUM (PEAK)	127 GPM
34,461 SF OF TOTAL AUTO REPAIR, GARAGE, OR SHOP		2" DOMESTIC WATER METER	
		<u>SANITARY SEWER DEMAND</u>	
<u>1 SPACE PER 200 SF</u>		AVERAGE	18 GPM
173 SPACES REQUIRED		MAXIMUM (PEAK)	72 GPM
16,031 SF OF EXISTING AUTO SALES ENCLOSED SPACE		6" SANITARY SEWER LINE	
27,588 SF OF PROPOSED AUTO SALES ENCLOSED SPACE		④ 1.04 % MIN. SLOPE	
43,619 SF OF TOTAL AUTO SALES ENCLOSED SPACE		FIXTURE UNITS =	228
		FIXTURE UNITS ALLOWED =	700
<u>1 SPACE PER 400 SF</u>		PIPE SLOPE OK	
110 SPACES REQUIRED			
TOTAL REQUIRED: 283 SPACES			
<u>EXISTING AND PROPOSED PARKING</u>			
715 SPACES PARKING			
<u>9 SPACES ACCESSIBLE PARKING</u>			
724 SPACES PROVIDED			

TBM 1 N: 1022290.38
 E: 3555461.83
 ELEV : 315.53
 (5/8" INCH IRON ROD WITH RED
 PLASTIC CAP STAMPED 'KERR SURV.
 CONTROL POINT' SET AT THE WEST
 CORNER OF THE INTERSECTION OF
 HILLPOINT DRIVE AND THE NORTHWEST
 QUARTER OF SECTION 36, T4N, R12E,
 DRIVE, ~4.5' WEST OF THE SIDEWALK
 AND ~7' EAST OF THE END OF THE
 CHAINLINK FENCE)

TBM 2 N: 1022287.15
 E: 3555325.72
 ELEV : 303.45
 (5/8" INCH IRON ROD WITH RED
 PLASTIC CAP STAMPED 'KERR SURV.
 CONTROL POINT' SET AT THE NORTH
 CORNER OF THE INTERSECTION OF
 HILLPOINT DRIVE AND THE EARL
 RUDER TRAIL, ~10' NORTHWEST
 OF A STORM SEWER INLET MANHOLE
 AND ~41' NORTH OF A GRATE INLET

SURVEYOR:
J. DILLON MEANS, RPLS NO. 6770
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

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



TYPICAL FIRE LANE STREET STRIPING:

The diagram illustrates the layout of a fire lane on a street. It shows a cross-section of the road with a fire lane on the right side, separated from the main travel lanes by a double yellow line. The fire lane is marked with a 'TOW AWAY ZONE' and a 'FIRE LANE' sign. The main travel lanes are marked with 'NO PARKING' and 'TOW AWAY ZONE' signs. The diagram also shows the placement of 'FIRE LANE' and 'TOW AWAY ZONE' signs on the curb.

Legend:

- 1. ALL INCHES - 12"
- 2. ALL INCHES - 18"
- 3. A SIGN IN THE FIRE LANE SHALL BE 18" HIGH, 12" WIDE, AND 1/4" THICK. THE SIGN SHALL BE 18" HIGH, 12" WIDE, AND 1/4" THICK. THE SIGN SHALL BE 18" HIGH, 12" WIDE, AND 1/4" THICK.
- 4. FROM THE LANE MARKING TO THE SIGN SHALL BE 18" HIGH, 12" WIDE, AND 1/4" THICK.
- 5. TOW AWAY ZONE

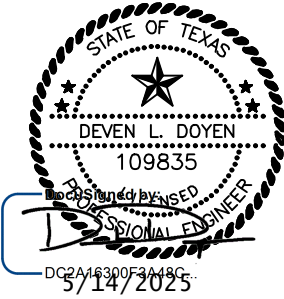
FIRE LANE MARKING NOTES:

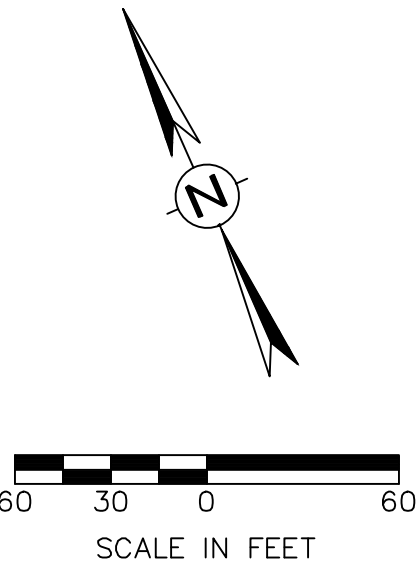
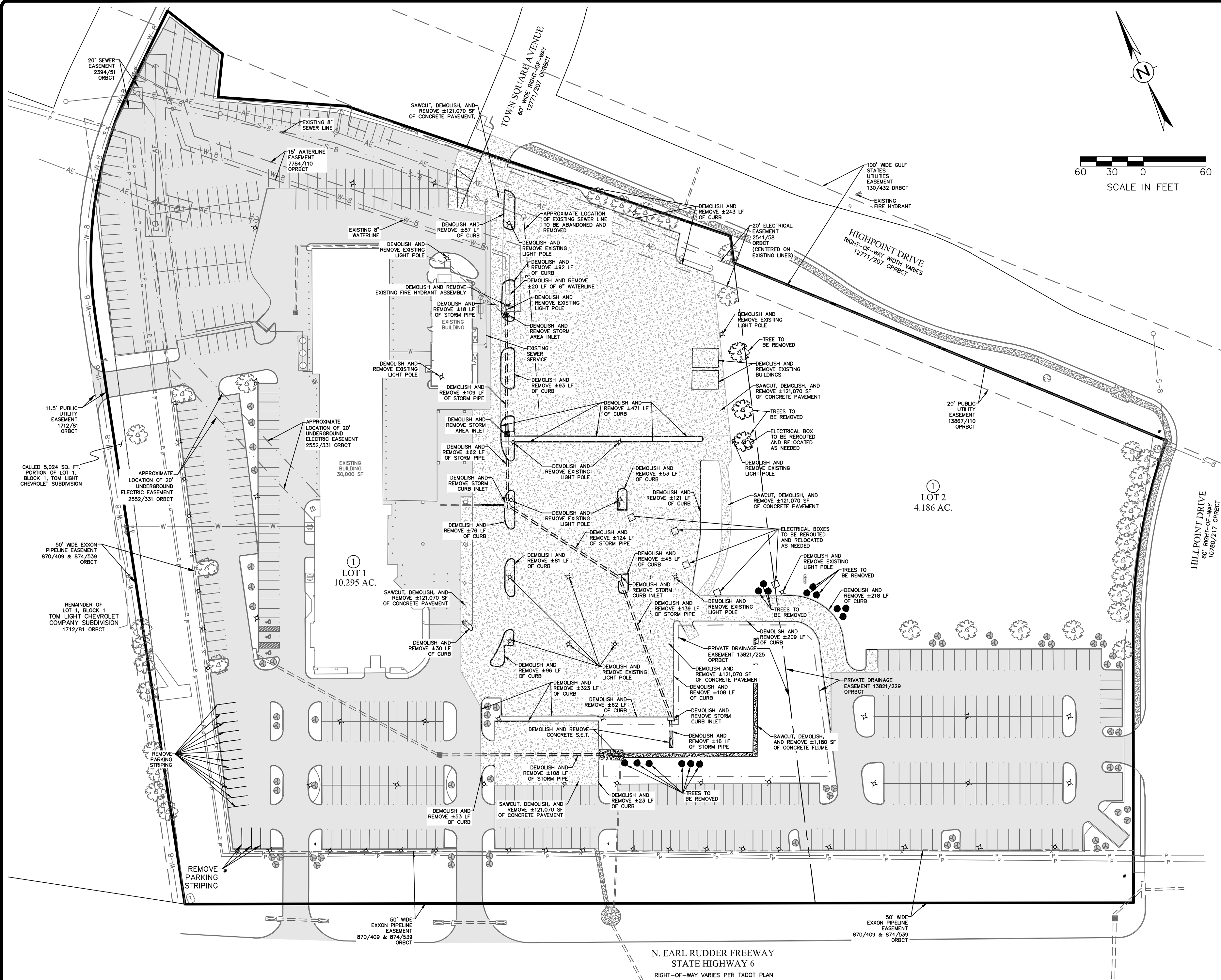
1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR (4) "X" WHITE LETTERING "FIRE LANE - NO PARKING TOW-AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN TWO FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT THE END OF THE DRIVE SERVING THE DRIVE BEING MARKED. SHOWN, SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH THE WORDS "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH RED LETTERS AND BORDER.
4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE PAINTED RED CONTINUOUSLY TO THE END OF THE DRIVE BEING MARKED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. CURBING ADJACENT TO A FIRE LANE MAY BE PAINTED RED, RED STRIPING AND CURBING ADJACENT TO A FIRE LANE MAY BE RED STRIPING-TOW-AWAY ZONE, PAINTED IN FOUR INCH (4") WHITE LETTERS: "TOW-AWAY ZONE". THE STRIPING AND ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.
5. TOW-AWAY ZONE SIGNAGE SHALL BE 12" WIDE x 6" TALL PER MUTCD 67-201P SIGNAGE.

CONCRETE PAVING SECTION DETAIL-TYPICAL

SCALE	SHEET
VERTICAL N/A	C1
HORIZONTAL 1"=60'	
PLOTING SCALE: 1:1	
FILE NAME: 24-211	

SITE PLAN





LEGEND

---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
---	EXISTING PUBLIC UTILITY EASEMENT
---	EXISTING PUBLIC ACCESS EASEMENT
---	EXISTING PRIVATE ACCESS EASEMENT
---	EXISTING PUBLIC DRAINAGE EASEMENT
---	EXISTING PRIVATE DRAINAGE EASEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING STORM PIPE
W-8	EXISTING WATERLINE, SIZE NOTED
S-8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	EXISTING UNDERGROUND ELECTRIC LINE
AE	EXISTING OVERHEAD ELECTRIC LINE

- DEMOLITION NOTES:
- DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT LIMITED TO TREE ROOTS, FOUNDATION SYSTEMS, OLD PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.
 - DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
 - ALL PAVEMENT EDGES, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE NEATLY SAW CUT, UNLESS GRAVEL. FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.
 - THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
 - THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
 - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER/ DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
 - THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.
 - ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
 - ALL CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.
 - COORDINATE AND PHASE DEMOLITION WITH OWNER AS TO MINIMIZE OPERATIONAL DISTURBANCE.

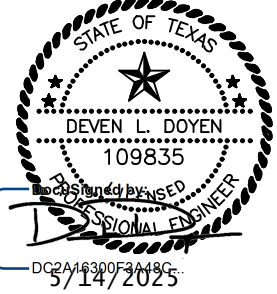
MARK	REVISION	BY	DATE



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College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
DEVEN L. DOYEN, P.E.
LICENSE NO. 109835
MAY 14, 2025
ISSUED FOR REVIEW



BCS TOYOTA EXPANSION
W.C. DAVIS BLOCK 1, LOTS 1 AND 2
BRYAN, TX

DEMOLITION PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=60'
PLOTTING SCALE: 1:1
FILE NAME: 24-211

SHEET

C2