

UTILITY DEMAND

WATER DEMAND

AVERAGE	18.5 GPM
MAXIMUM (PEAK)	74 GPM

2" DOMESTIC WATER METER - 2.5" WATER SERVICE

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

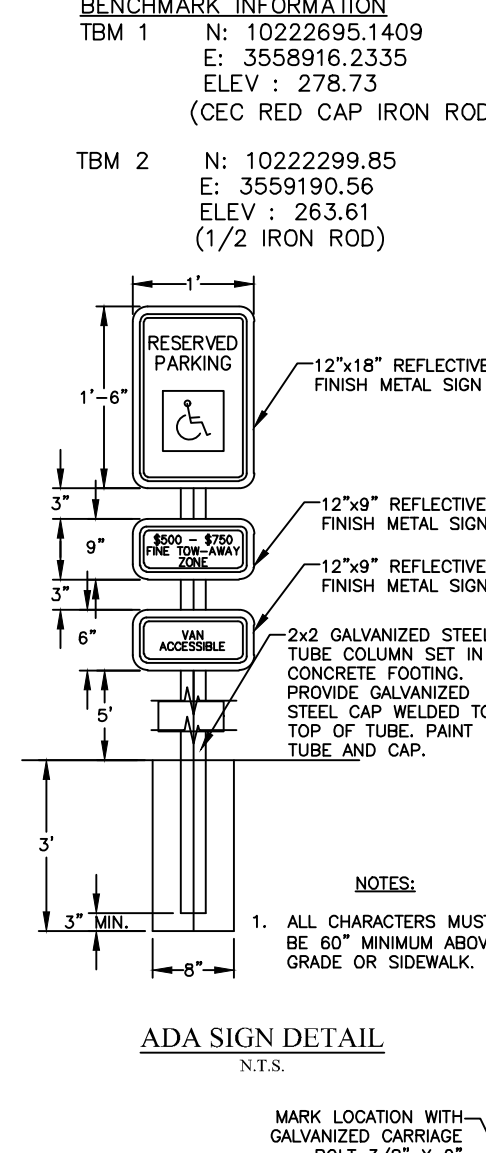
78 SPACES REQUIRED

TOTAL REQUIRED: 108 SPACES

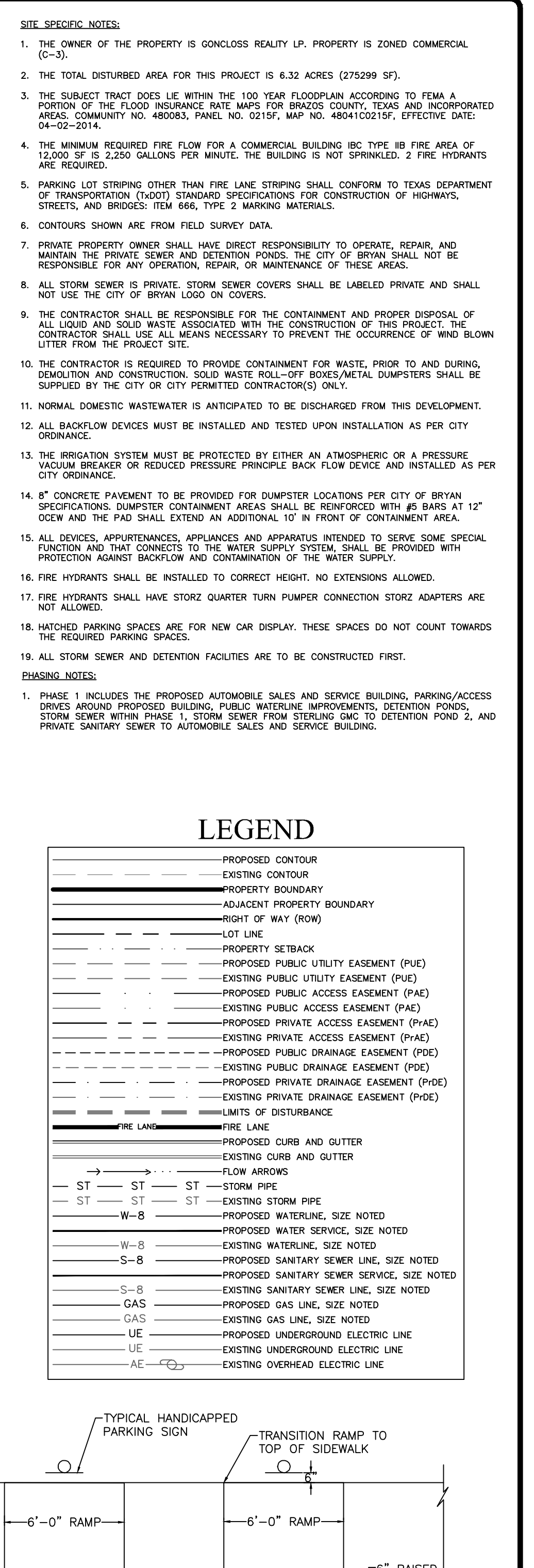
EXISTING AND PHASE I PARKING

03 EXISTING PARKING SPACES
01 EXISTING ACCESSIBLE SPACES
86 PROPOSED PARKING SPACES
04 PROPOSED ACCESSIBLE PARKING SPACES
20 PROPOSED QUEUING/SERVICE SPACES
114 SPACES PROVIDED

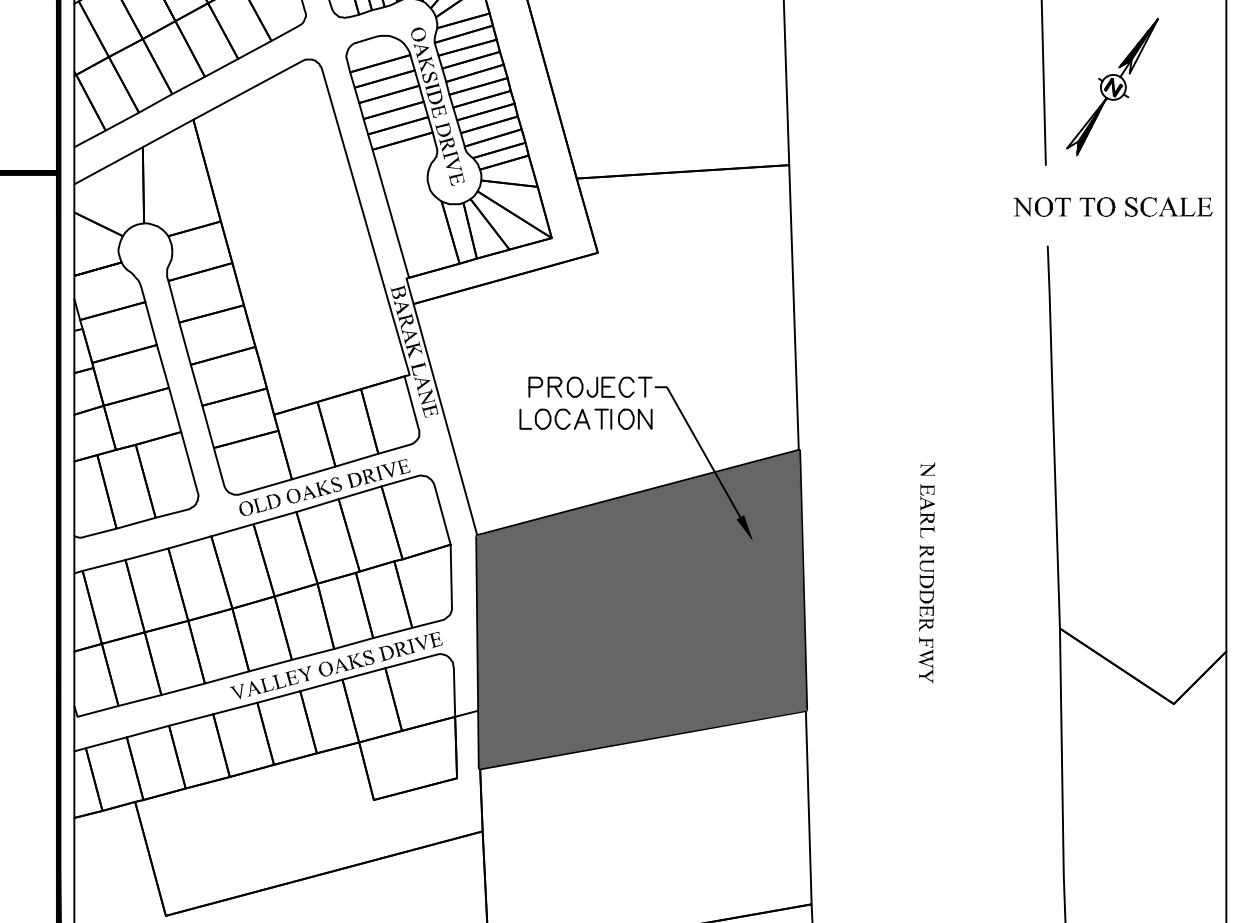
84 DISPLAY SPACES



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TEST: (800) 344-8377
ATMOS ENERGY: (979) 774-2506
GUDEN LINE COMMUNICATIONS: (979) 566-2429
FRONTIER COMMUNICATIONS: (979) 821-4783
WATER/SEWER CITY OF BRYAN: (979) 209-5900
BTU: (979) 821-5700
CITY OF BRYAN: (979) 209-5900
 - THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED OR RESEEDING (OR BOTH) WITHIN 90 DAYS OF COMPLETION UNLESS OTHERWISE SPECIFIED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOG WILL BE PROVIDED. BARRED AREAS SHALL BE RESEED OR SOGGED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTH.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF COPIES OF DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS AUTHORIZED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS AND AGREES THAT THIS INFORMATION IS PROVIDED WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT BE UPON RELEASE OF SUCH DATA, SE IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. USER AND RECIPIENT OF THIS ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - WHERE ELECTRICAL 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 ELECTRICAL FACILITIES.



VICINITY MAP



STERLING KIA
197 N EARL RUDDER FWY

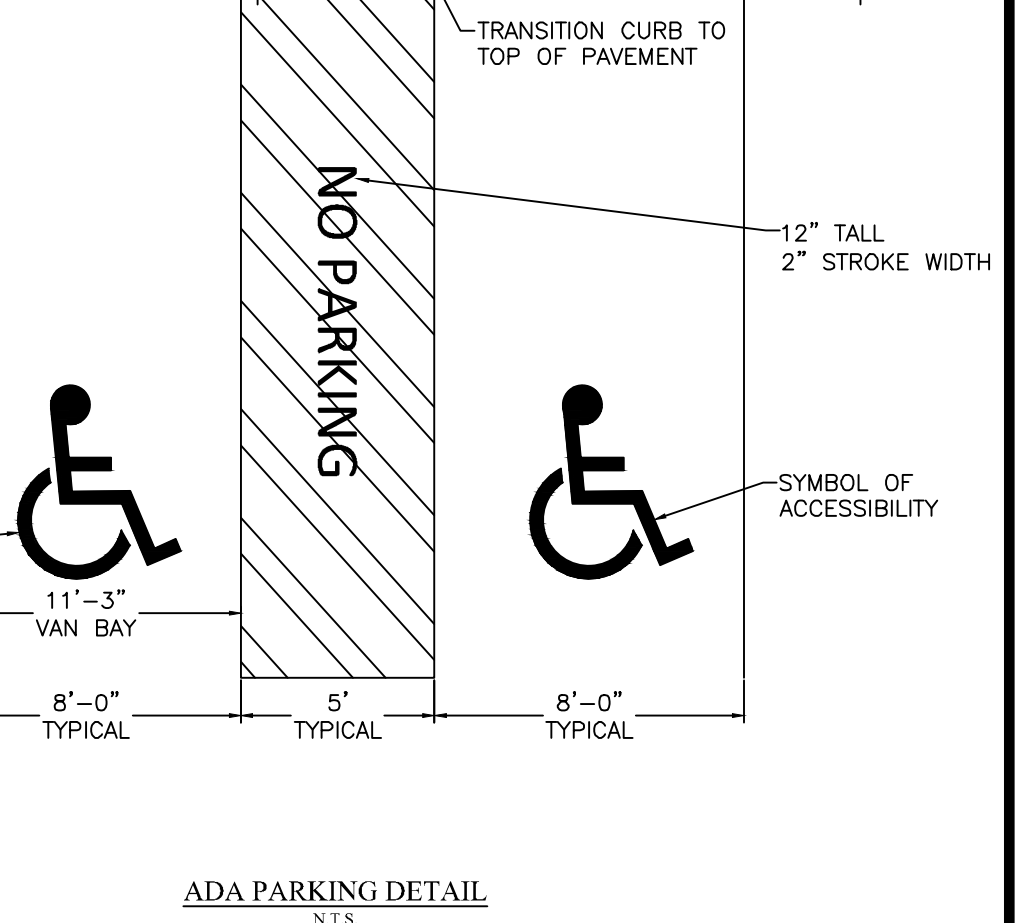
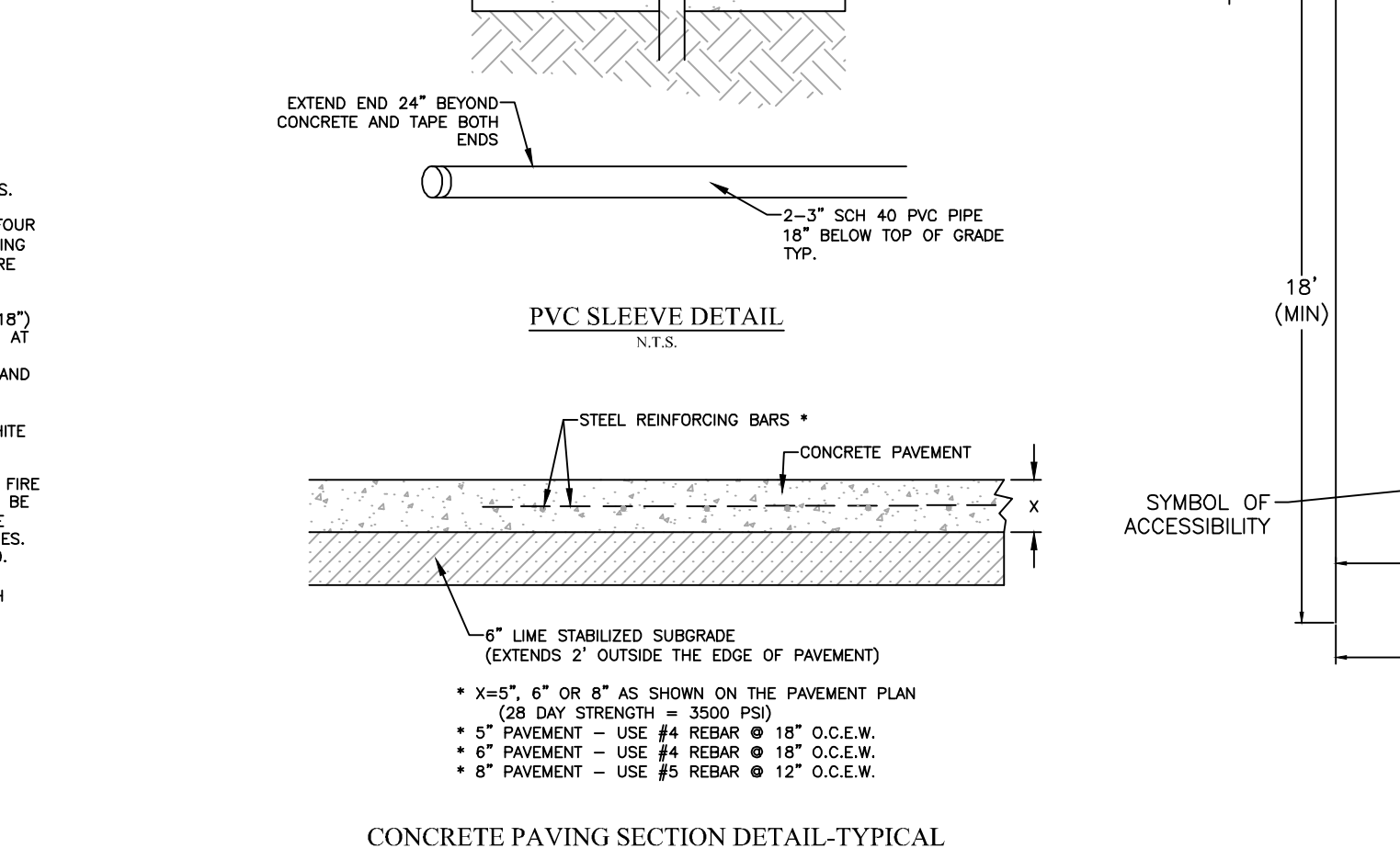
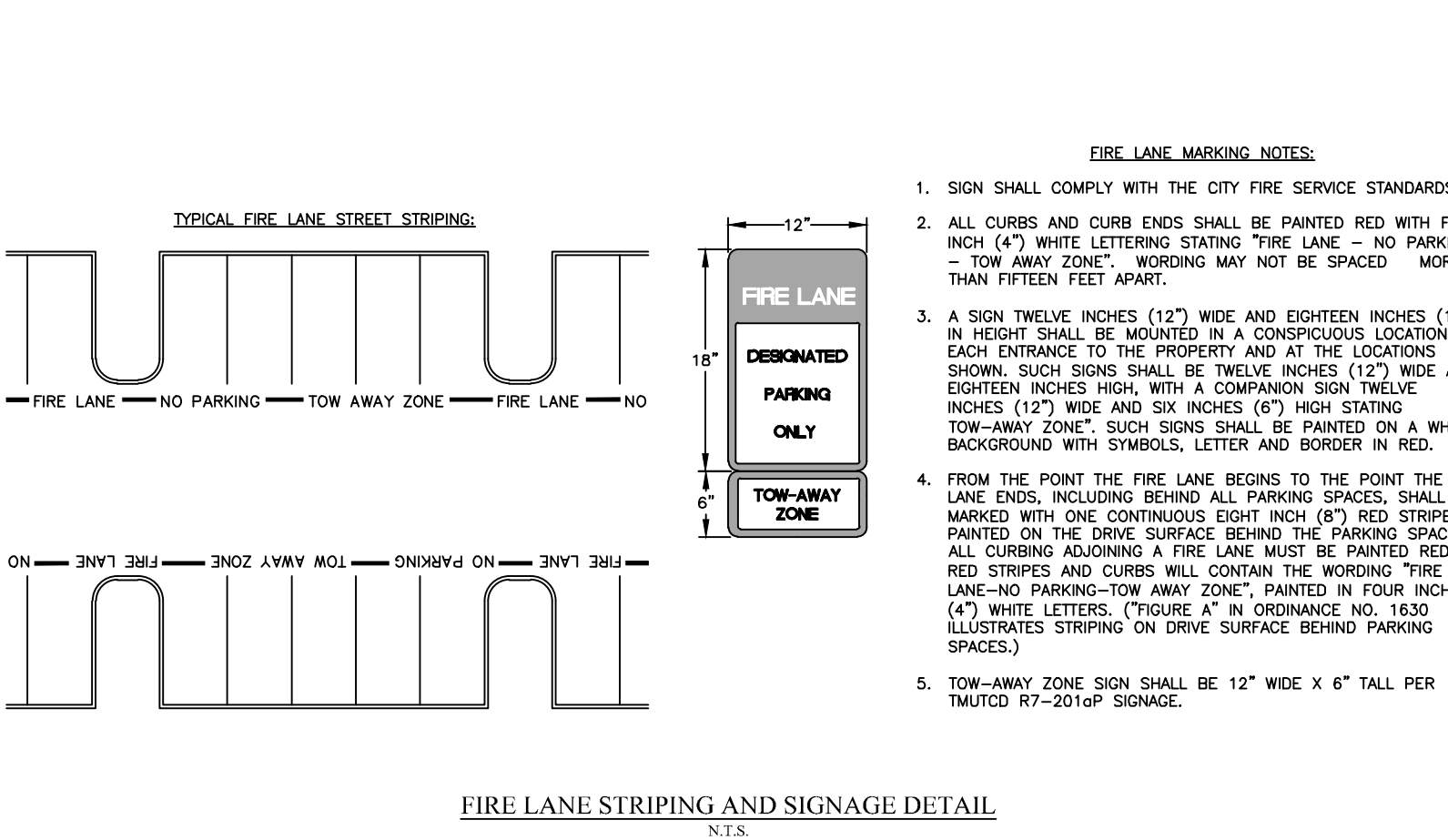
TOTAL DISTURBED AREA = 6.32 ACRES
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VOL. 17095, PG. 124
RICHARD CARTER SURVEY, A - 8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
SEPTEMBER 2023

OWNER/DEVELOPER:
GONCLOSS 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



MARK	REVISION	BY	DATE

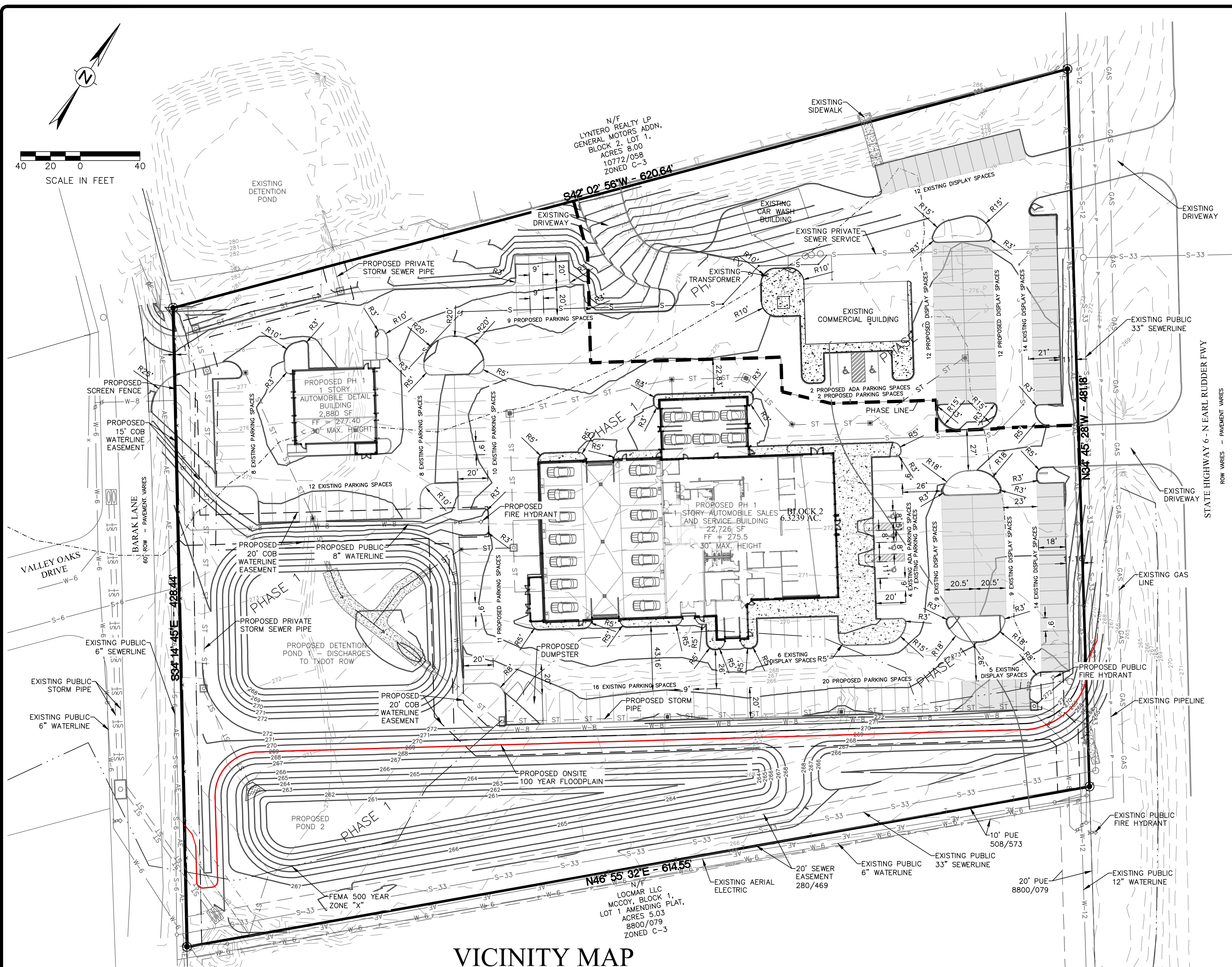
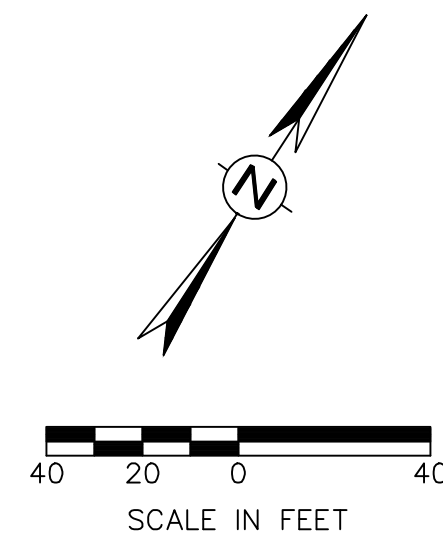
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	21-946	SEPTEMBER 2023

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

SITE PLAN
PHASE 1

SCALE	SHEET
VERTICAL: N/A	C1
HORIZONTAL: 1"=40'	
PLOTTING SCALE: 1:1	
FILE NAME: 21-946	



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

- - - - - PROPOSED CONTOUR
- 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
- ST ST ST ST - STORM PIPE
- W-B W-B W-B - PROPOSED WATERLINE, SIZE NOTED
- W-B W-B W-B - EXISTING WATERLINE, SIZE NOTED
- S-B S-B S-B - PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-B S-B S-B - EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS GAS GAS - PROPOSED GAS LINE, SIZE NOTED
- GAS GAS GAS - EXISTING GAS LINE, SIZE NOTED
- UE UE UE - PROPOSED UNDERGROUND ELECTRIC LINE
- UE UE UE - EXISTING UNDERGROUND ELECTRIC LINE
- AE AE 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



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197 N EARL RUDDER FWY

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COLLEGE STATION, TX 77842
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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