

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

58 PARKING SPACES

4 ACCESSIBLE PARKING SPACES

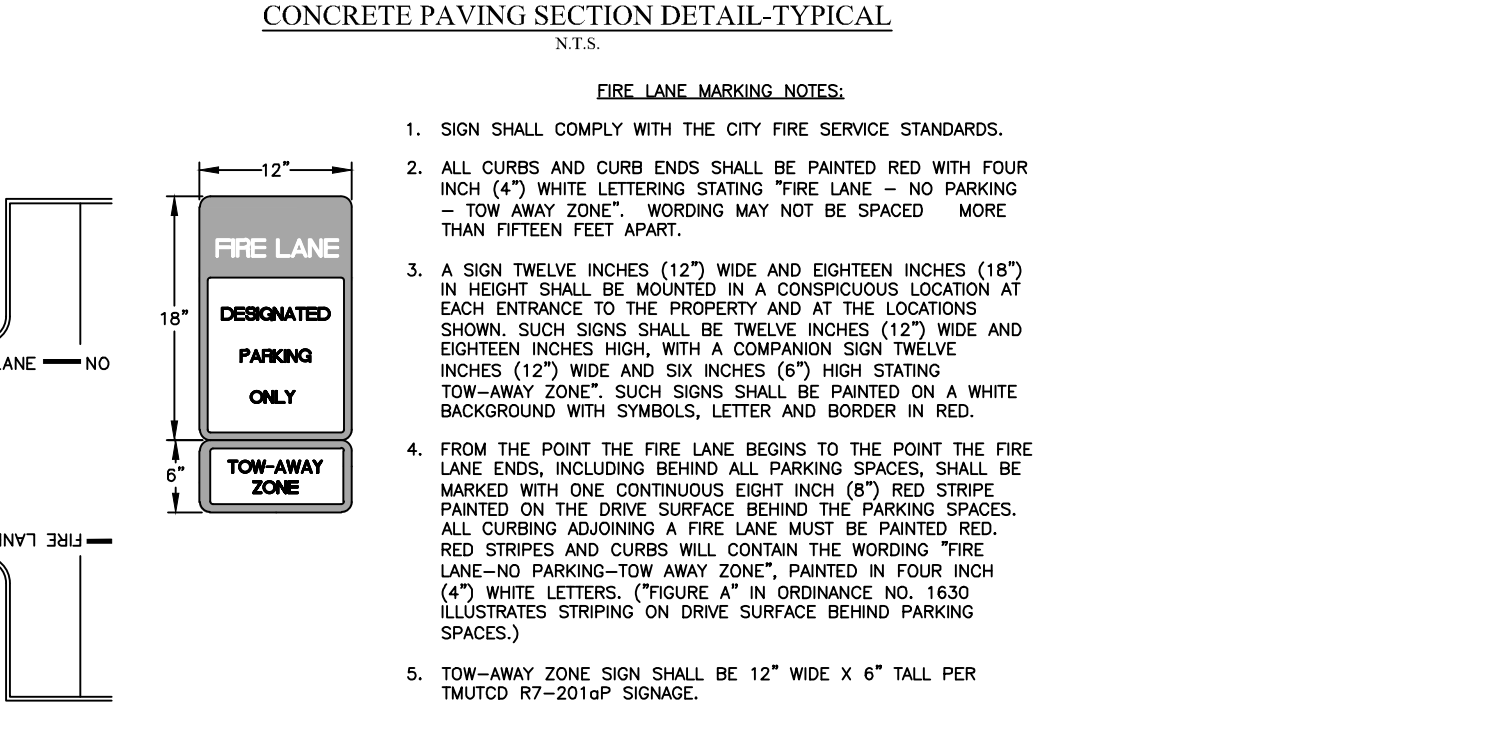
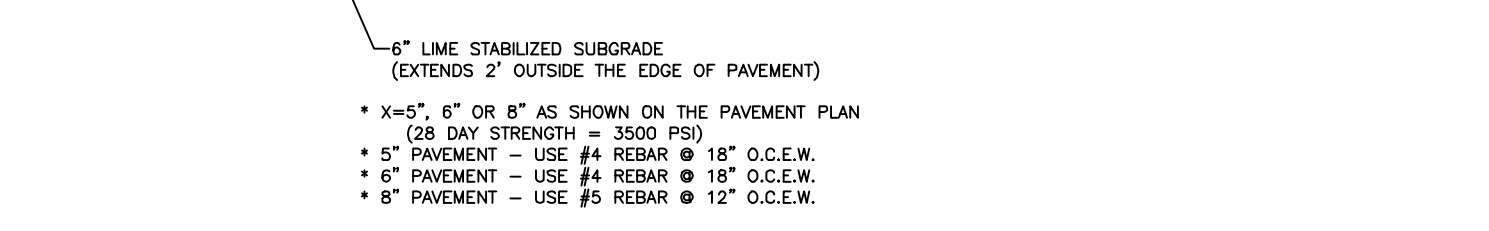
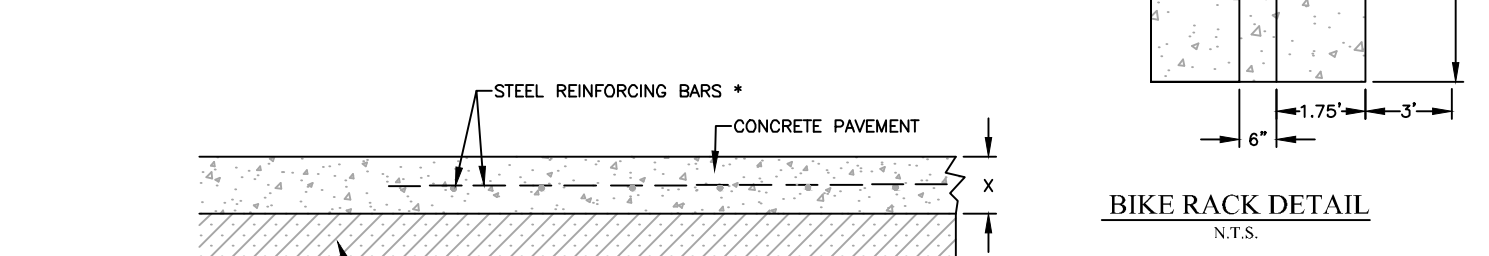
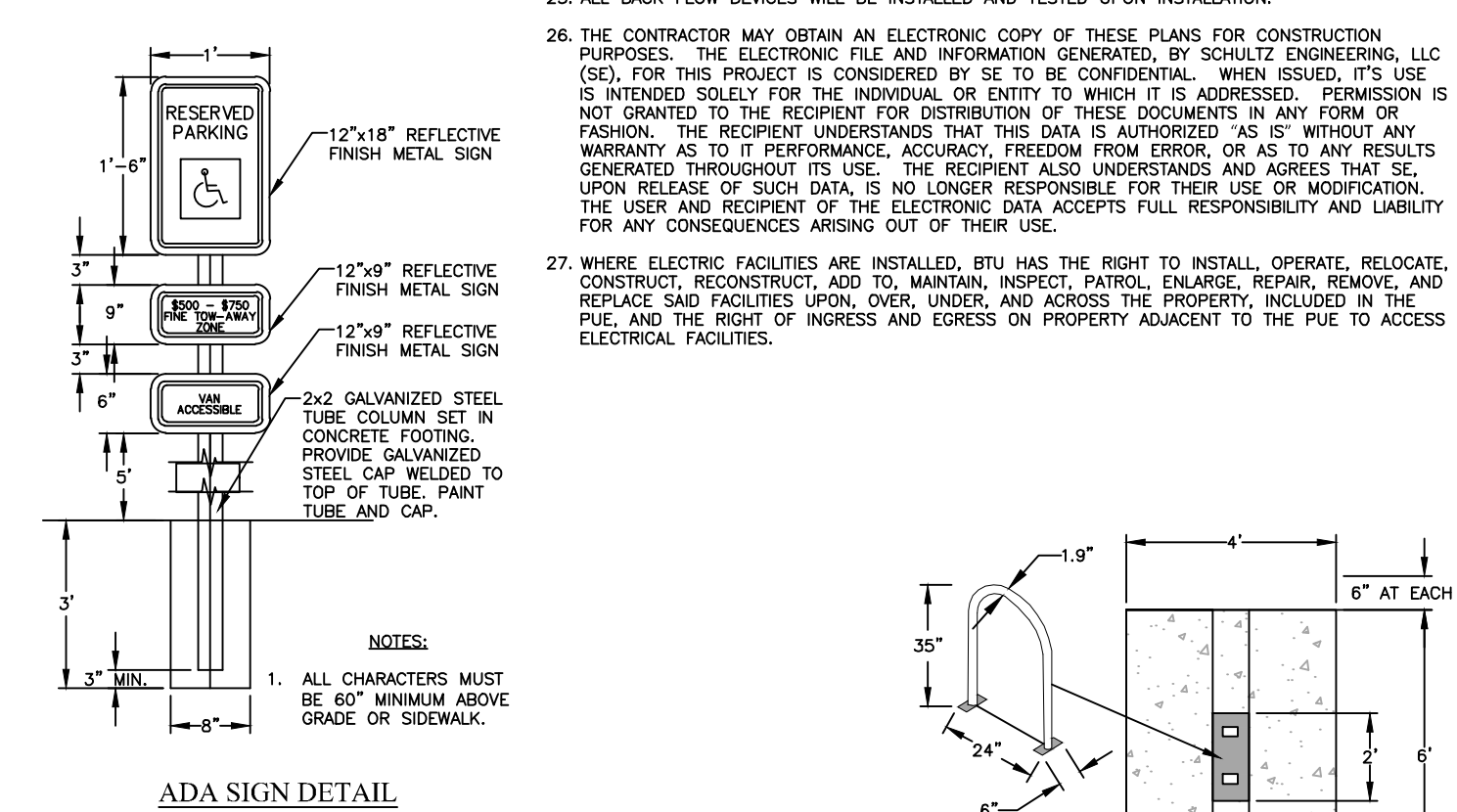
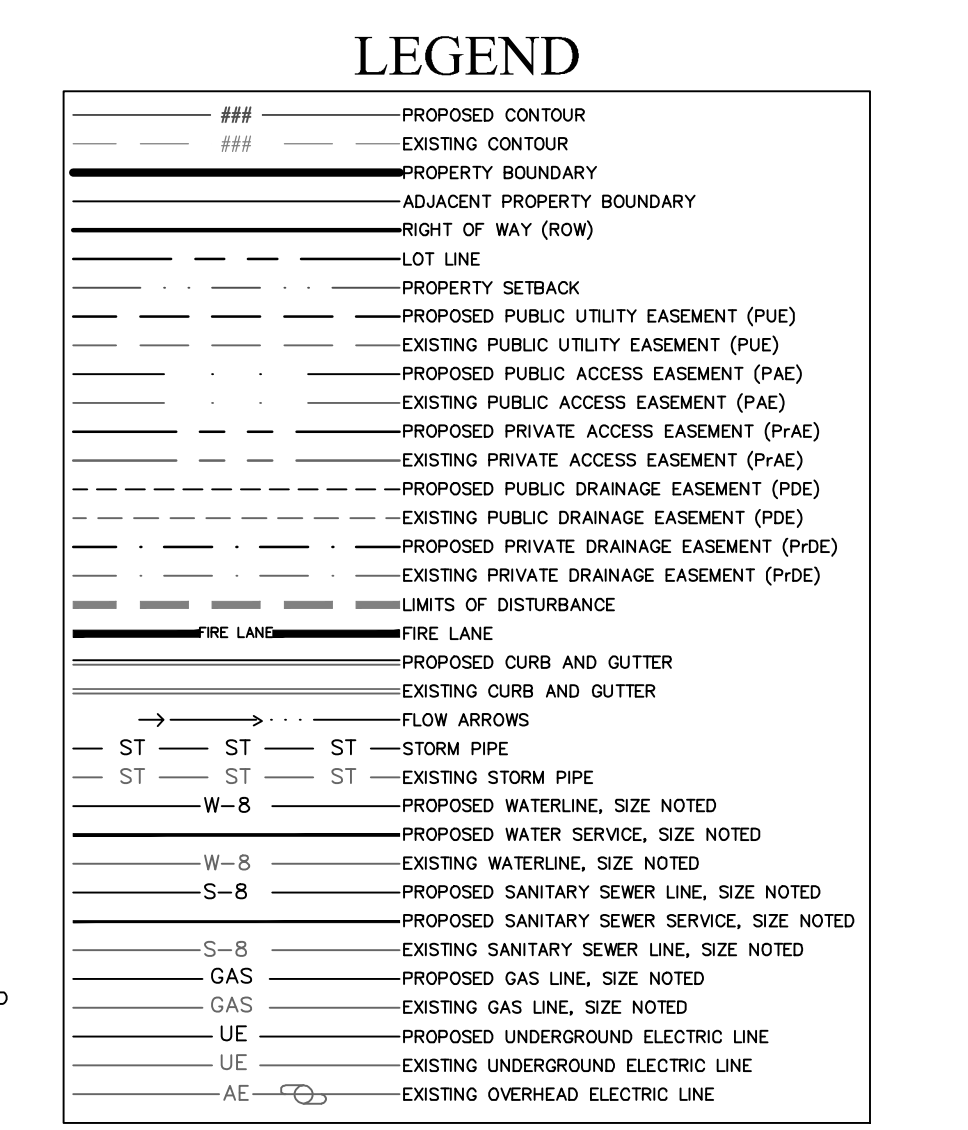
20 QUEUING/SERVICE SPACES

82 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 TESTS: (800) 344-6377
 - ATMOS ENERGY: (979) 774-2506
 - SUDGEN LINK COMMUNICATIONS: (979) 595-2429
 - 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 SETUP 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 TPOES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAS BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. UNDEVELOPED AREAS WHERE GRASS IS PRESENT BLOCK SOE WILL BE REQUIRED. BARE AREAS SHALL BE SEEDED OR SODED 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 PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAYMENT SHALL BE PER TYPICAL PAYMENT SECTION. REFER TO PAYMENT PLAN FOR PAYMENT DEPTHS.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - ADAPTED FROM THE CITY OF BRYAN'S CONSTRUCTION REGULATIONS. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO REPRODUCE OR TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - 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 TO RIGHT OF WAY, INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS GONCLOSS REALTY LP. PROPERTY IS ZONED COMMERCIAL (C-3).
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 6.32 ACRES (275470 SF).
 - THE SUBJECT TRACT DOES NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA A PORTION OF THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215F, MAP NO. 480410215F, EFFECTIVE DATE: 04-02-2014.
 - THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING (BC) TYPE IIB FIRE AREA OF 12,000 SF IS 2,250 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. 2 FIRE HYDRANTS ARE REQUIRED.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE SEWER AND DETENTION POND(S) AND CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, OR MAINTENANCE OF THESE AREAS.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - 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 USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF CITY PERMITTED CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - 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.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
 - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.
 - HATCHED PARKING SPACES ARE FOR NEW CAR DISPLAY. THESE SPACES DO NOT COUNT TOWARDS THE REQUIRED PARKING SPACES.
 - ALL STORM SEWER AND DETENTION FACILITIES ARE TO BE CONSTRUCTED FIRST.



STERLING KIA
197 N EARL RUDDER FWY

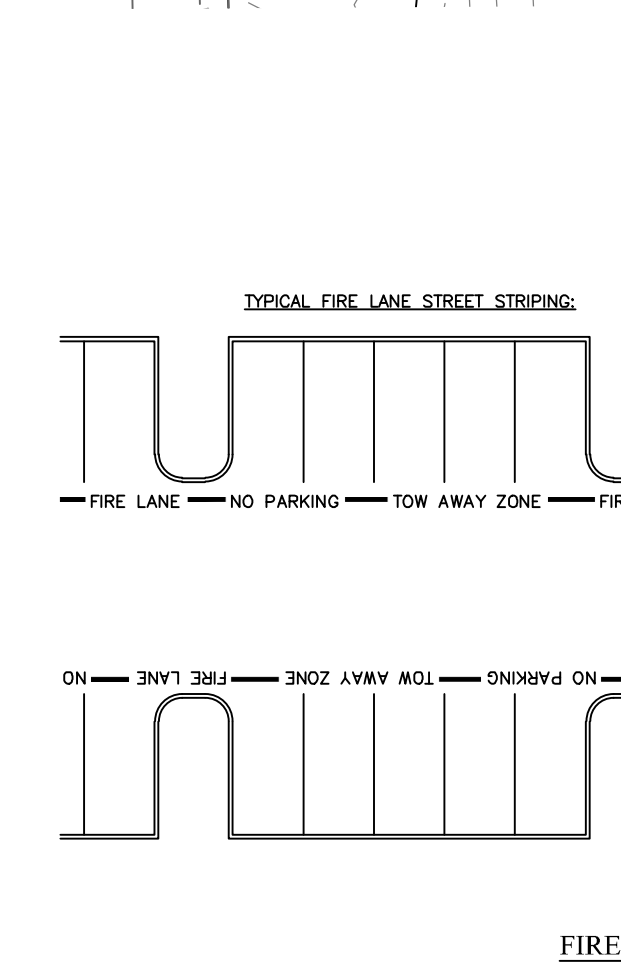
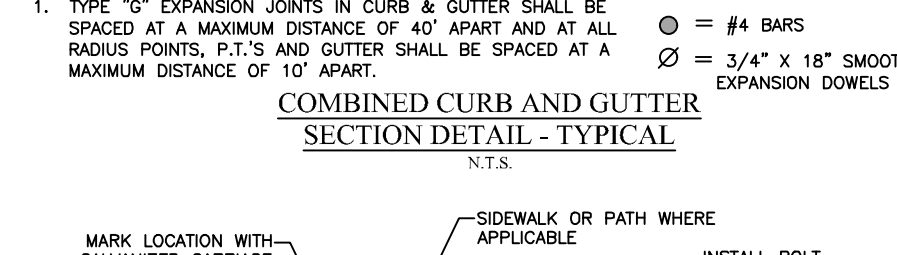
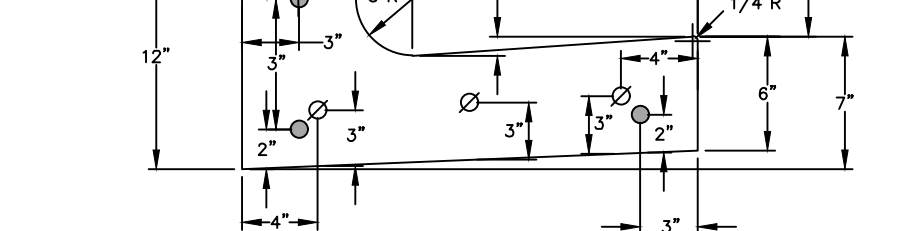
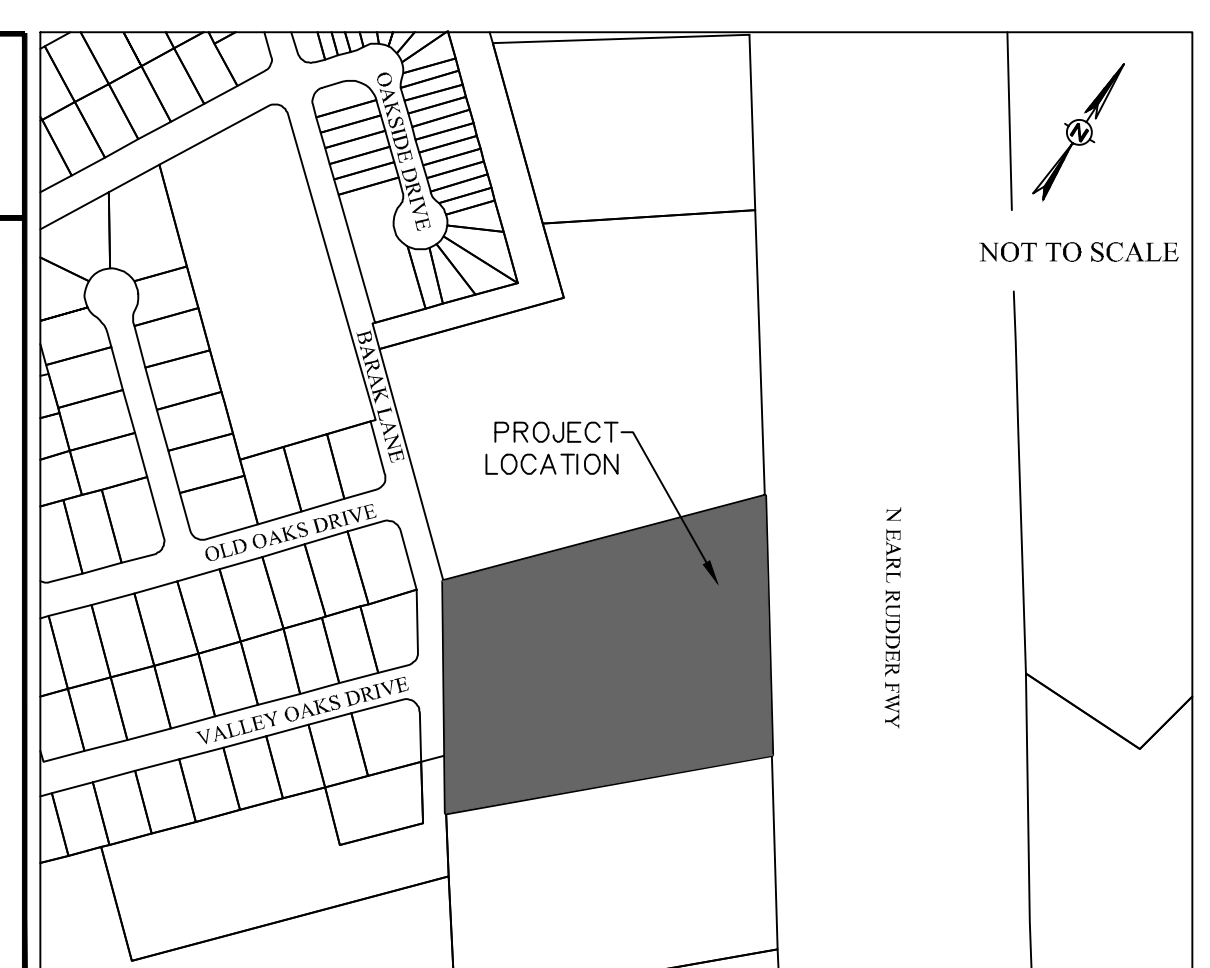
TOTAL DISTURBED AREA = 6.32 ACRES
TOTAL AREA = 6.32 ACRES
VOL. 17095, PG. 124
RICHARD CARTER SURVEY, A - 8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
DECEMBER 2024

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	24-267	DECEMBER 2024

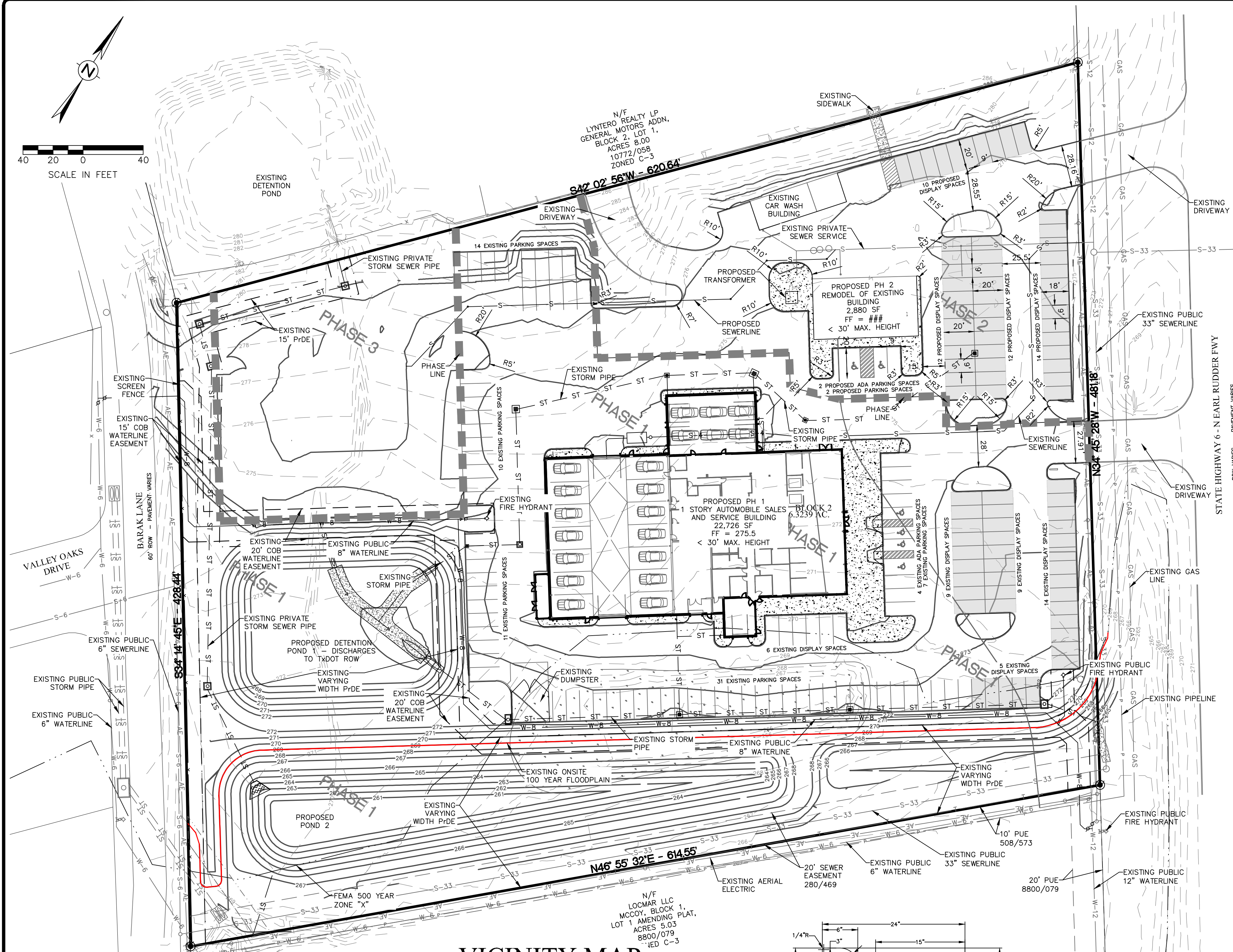
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STERLING KIA
6.32 ACRE TRACT
197 N. EARL RUDDER FREEWAY, BRYAN, TX

SITE PLAN
PHASE 1

SCALE	SHEET
VERTICAL: N/A	C1
HORIZONTAL: 1"=40'	
PLOTTING SCALE: 1:1	
FILE NAME: 24-267	



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

0.104 % 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

EXISTING PHASE I AND PHASE II PARKING

81 PARKING SPACES

6 ACCESSIBLE PARKING SPACES

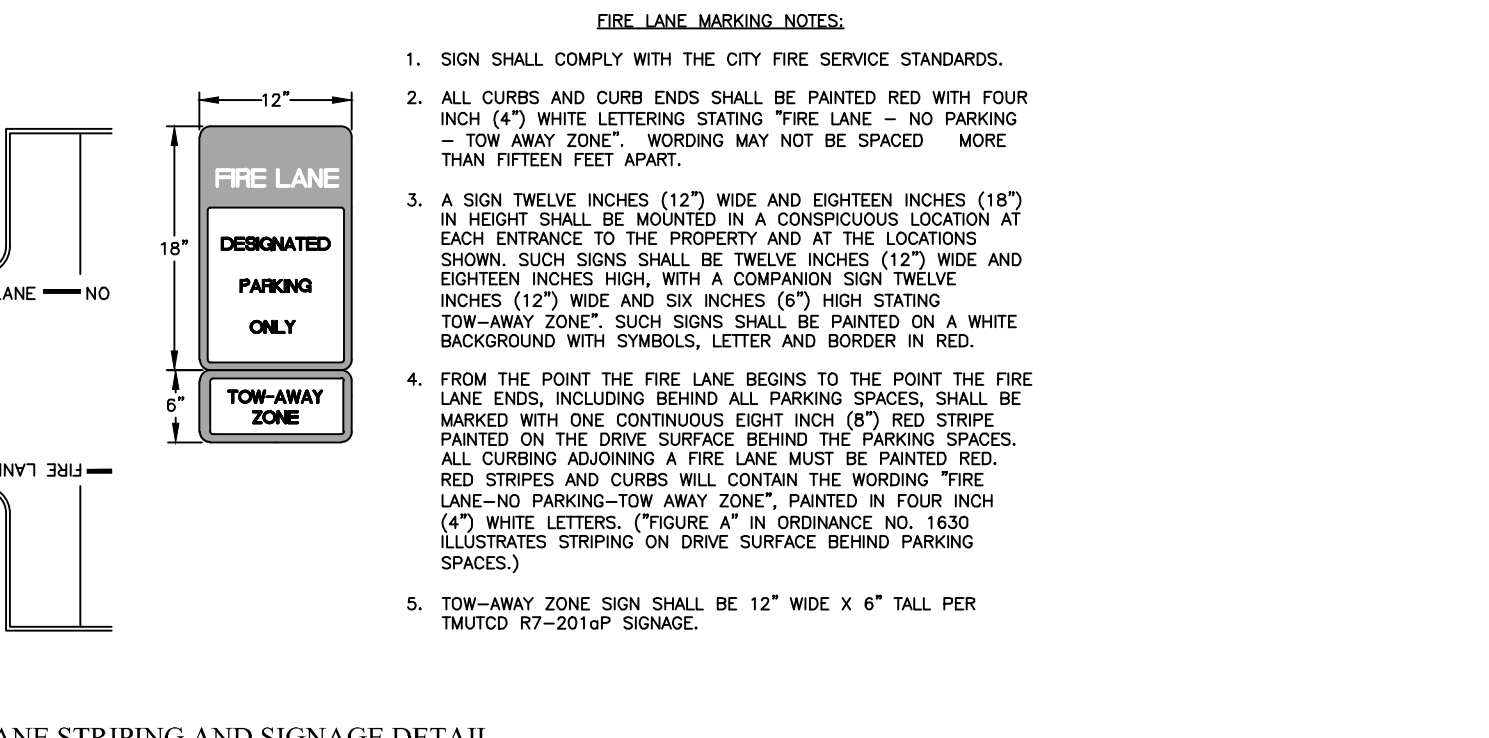
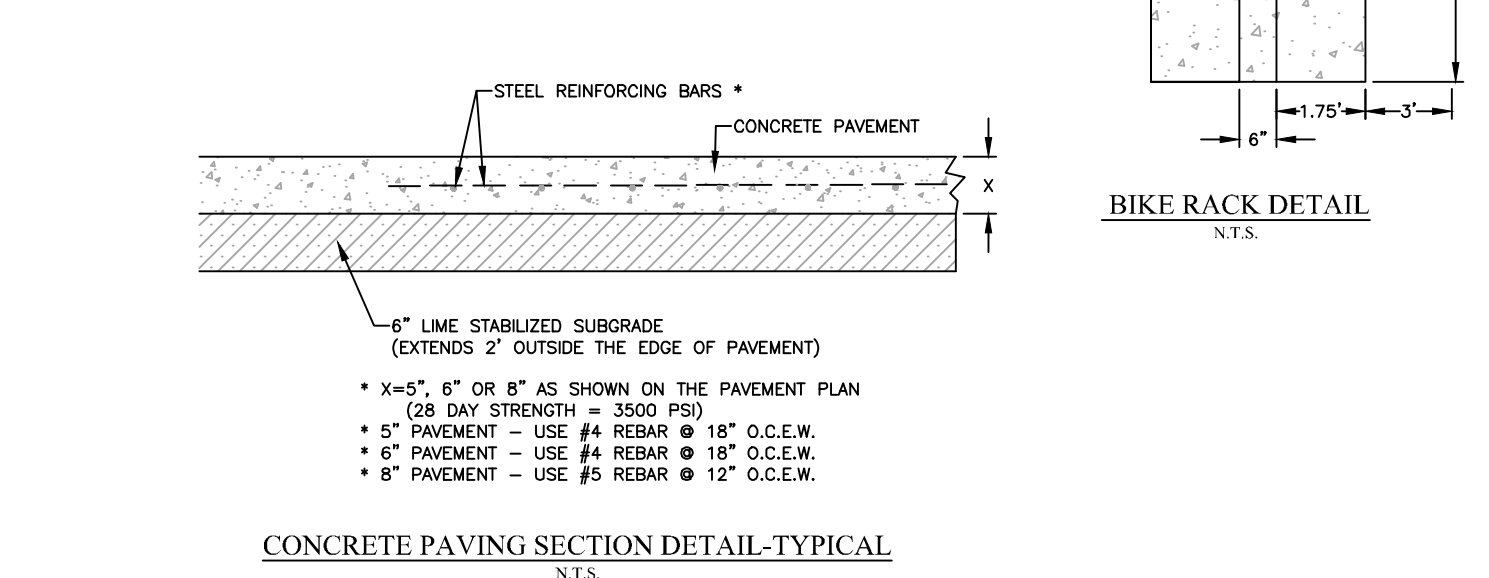
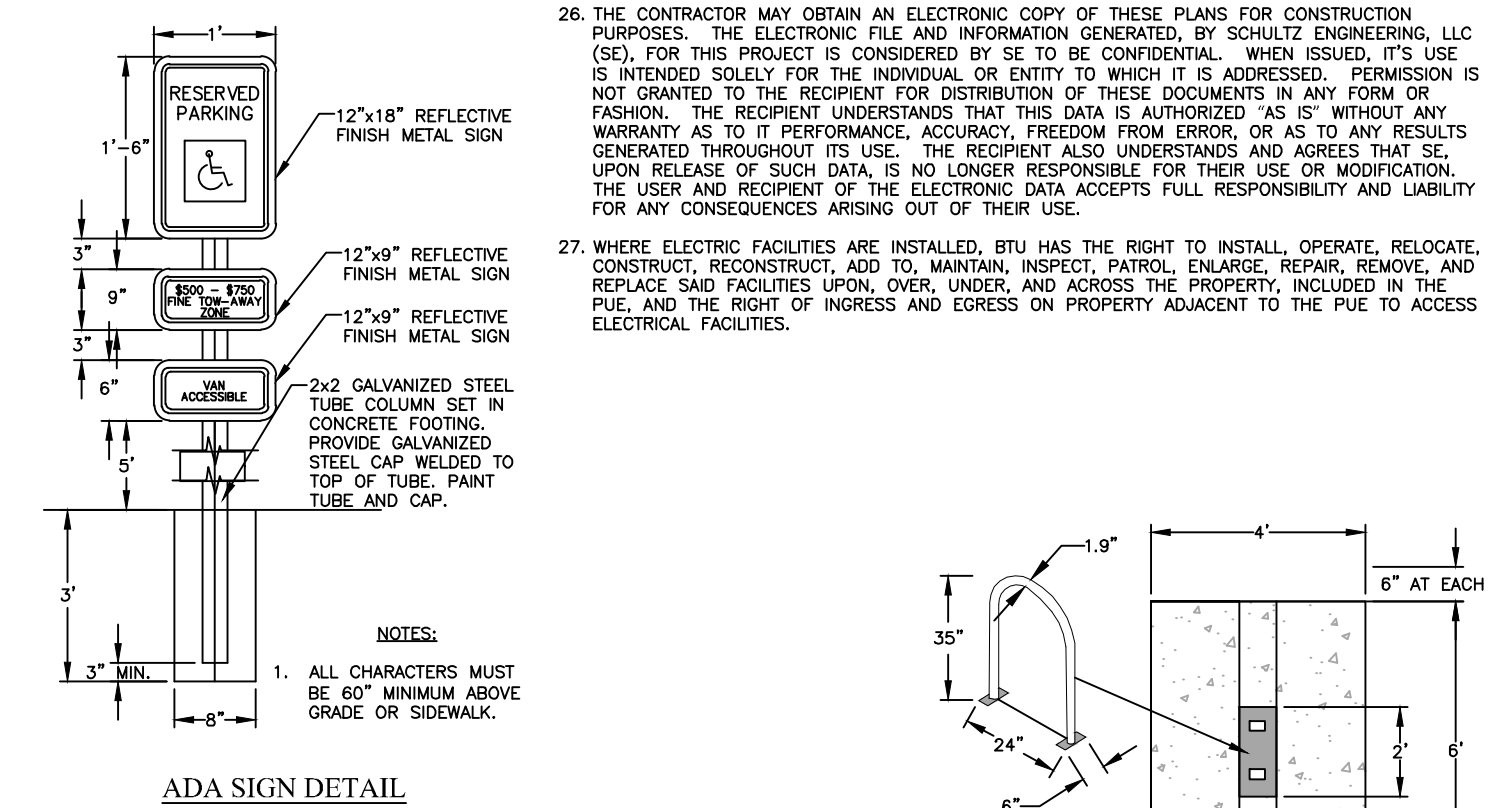
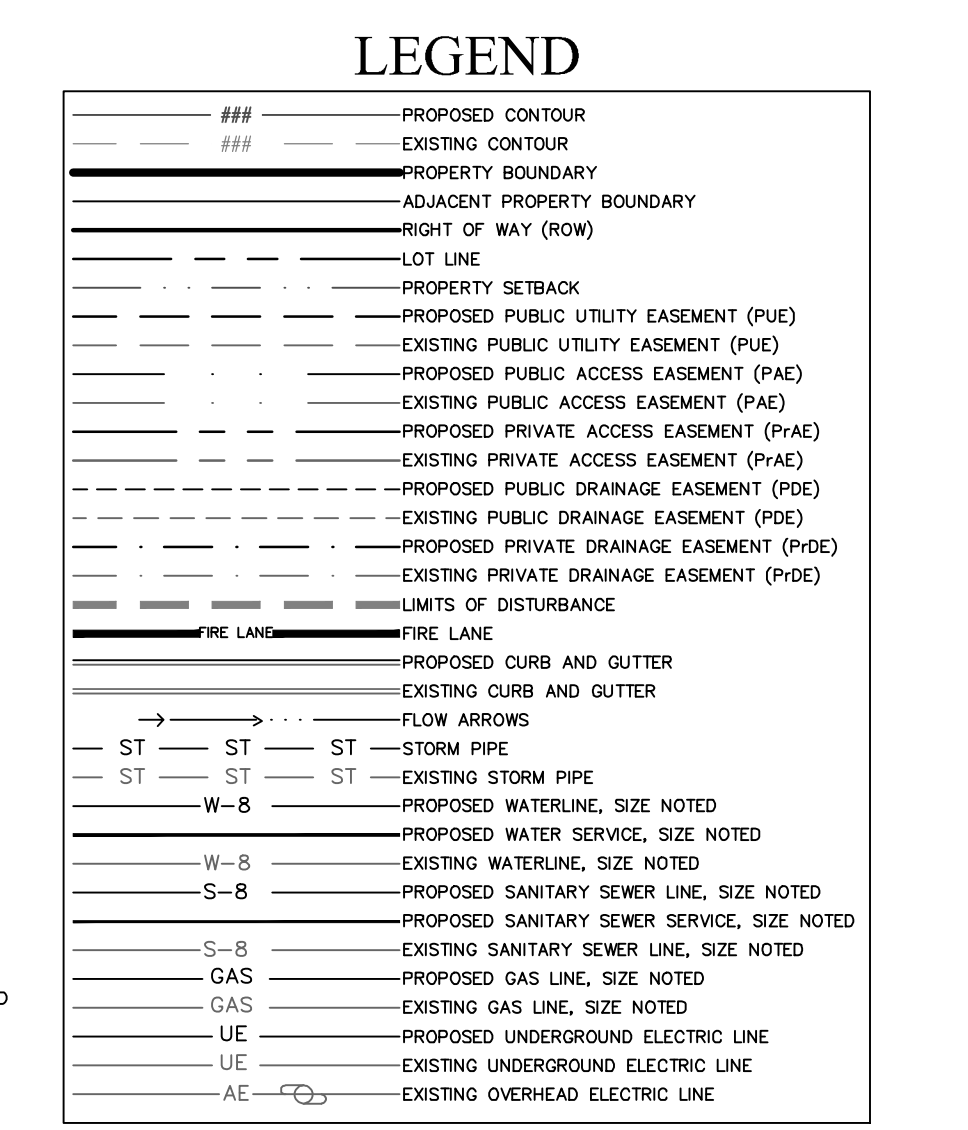
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 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION SILT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 REQUIRES FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROUND IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOE WILL BE REQUIRED. BARE AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
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 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - 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 CROSSED 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 REDLINE 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, AN 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, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO REPRODUCE OR TRANSMIT THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY, REPRESENTATION, OR GUARANTEE. ACCURACY, COMPLETENESS, OR ANY OTHER RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - 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 ANY RIGHT, INTEREST, AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS GONCLOSS REALTY LP. PROPERTY IS ZONED COMMERCIAL (C-3).
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 6.32 ACRES (275470 SF).
 - THE SUBJECT TRACT DOES NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA A PORTION OF THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215F, MAP NO. 4804100215F, EFFECTIVE DATE: 04-02-2014.
 - THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING (BC) TYPE IB FIRE AREA OF 12,000 SF IS 2,250 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. 2 FIRE HYDRANTS ARE REQUIRED.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE SEWER AND DETENTION POND. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, OR MAINTENANCE OF THESE AREAS.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - 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 USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DRAINAGE AND CONSTRUCTION. SOLID WASTE ROLL-OFF BODIES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - 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.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
 - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.
 - HATCHED PARKING SPACES ARE FOR NEW CAR DISPLAY. THESE SPACES DO NOT COUNT TOWARDS THE REQUIRED PARKING SPACES.
 - ALL STORM SEWER AND DETENTION FACILITIES ARE TO BE CONSTRUCTED FIRST.



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

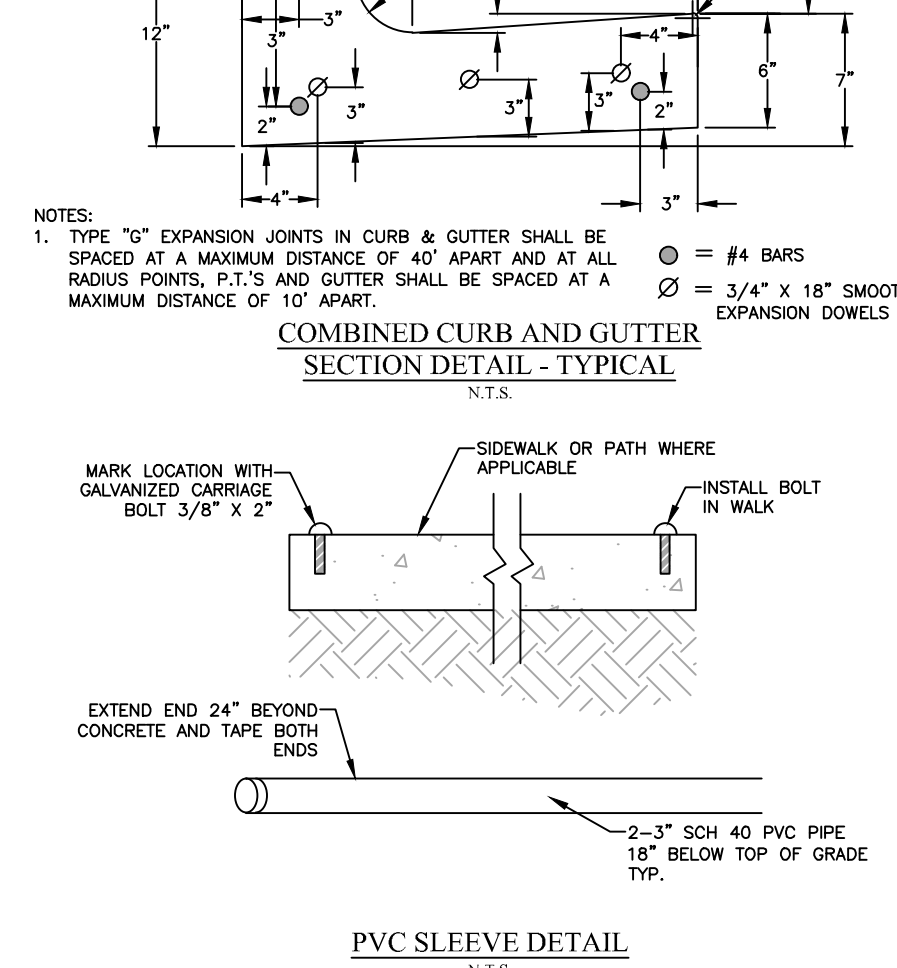
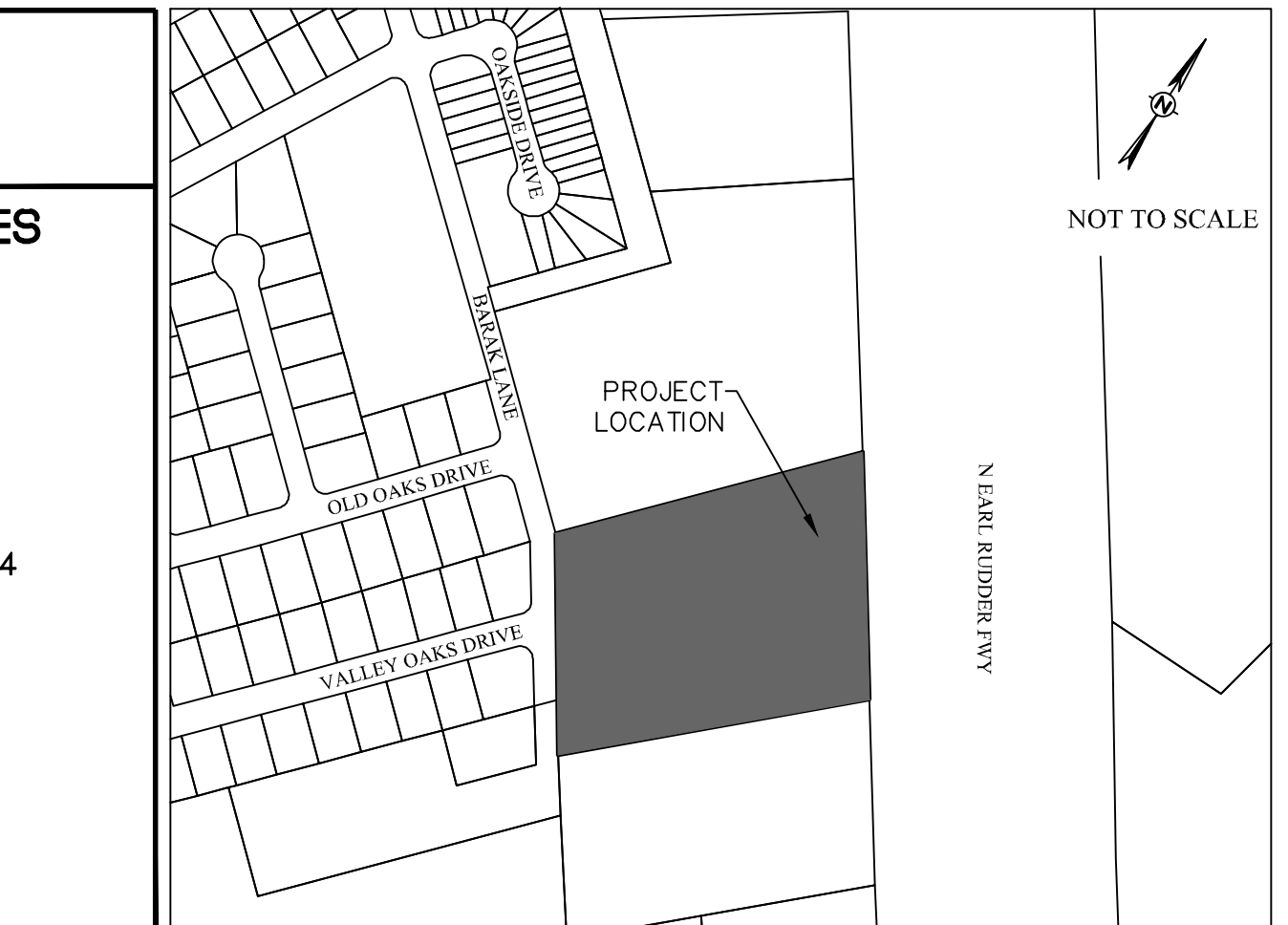
SCALE: 1"=40'

DECEMBER 2024

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-267	DECEMBER 2024

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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

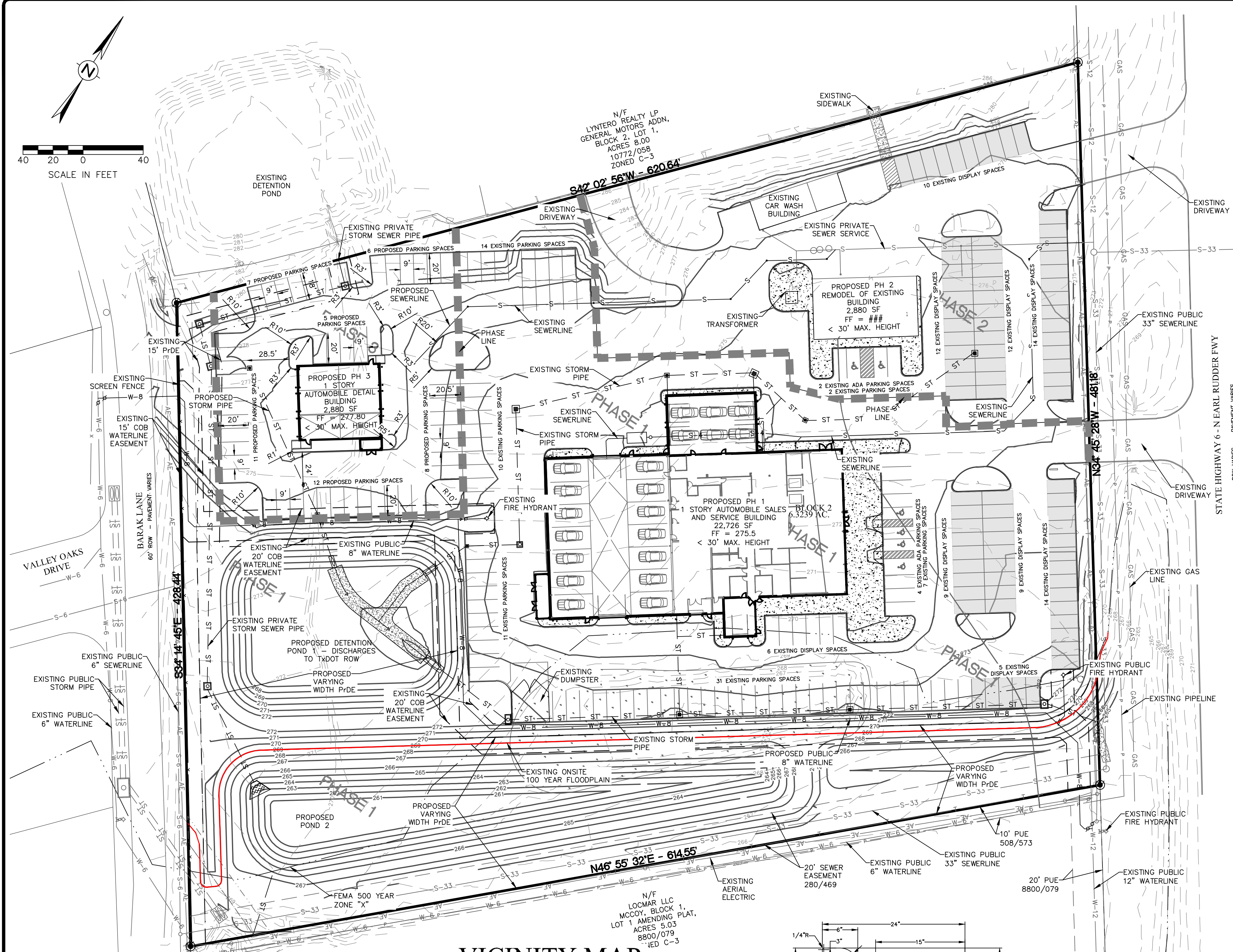
HORIZONTAL: 1"=40'

PLOTTING SCALE: 1:1

FILE NAME: 24-267

SHEET

C2



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

EXISTING PHASE I, PHASE II, AND PHASE III PARKING

130 PARKING SPACES

6 ACCESSIBLE PARKING SPACES

20 QUEUING/SERVICE SPACES

156 SPACES PROVIDED

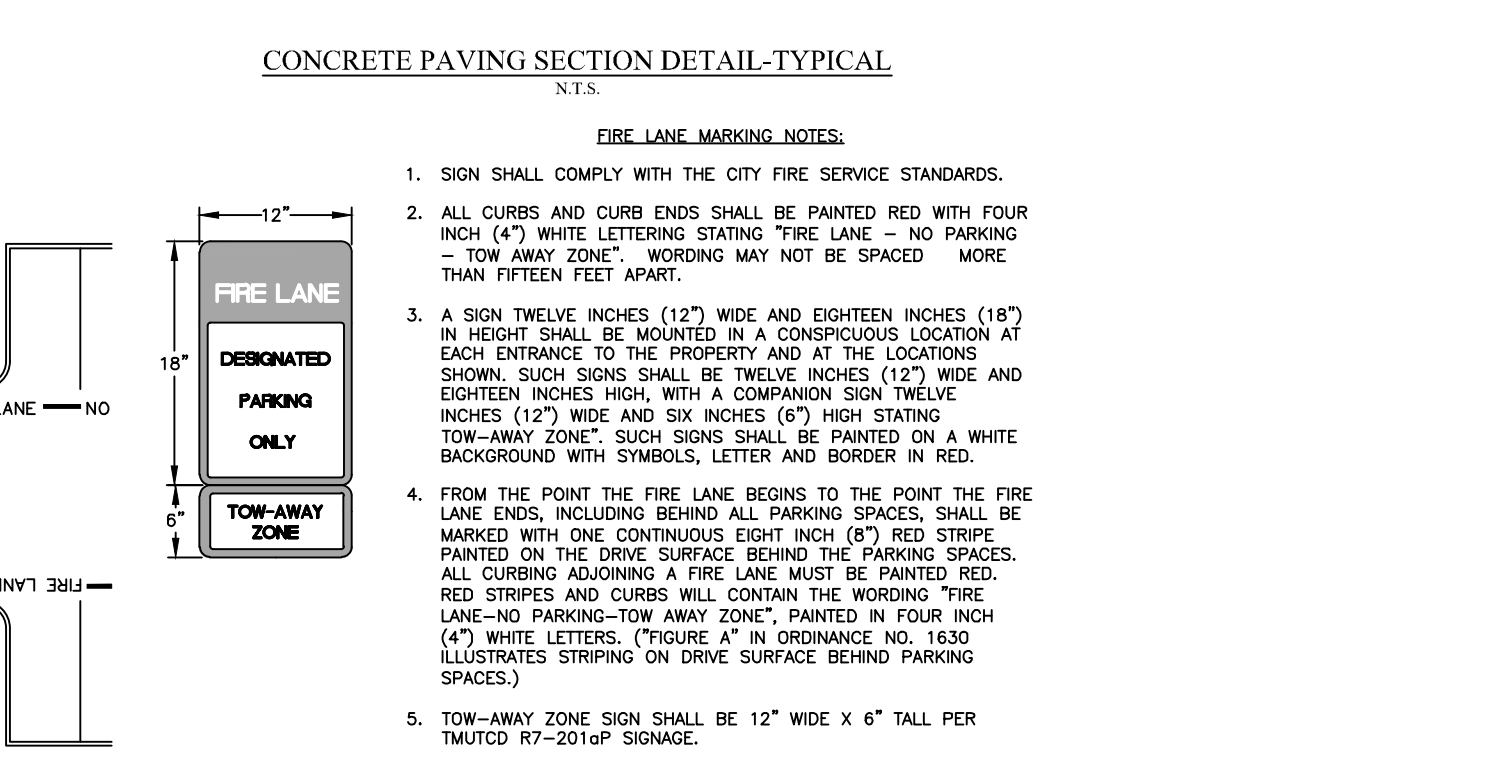
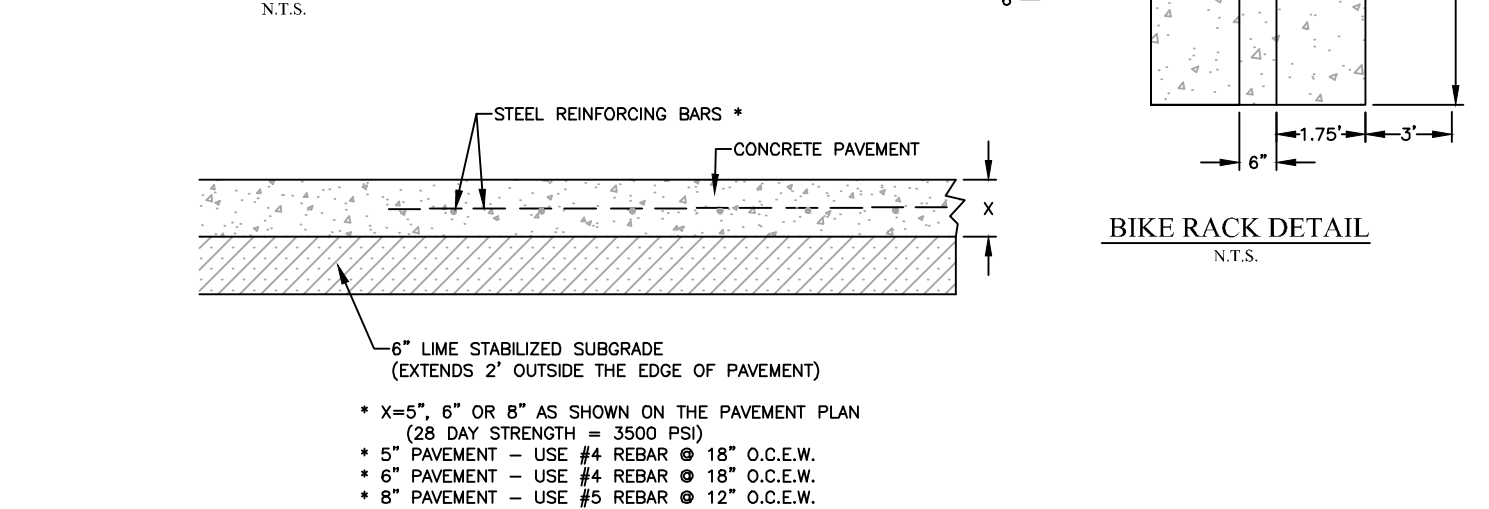
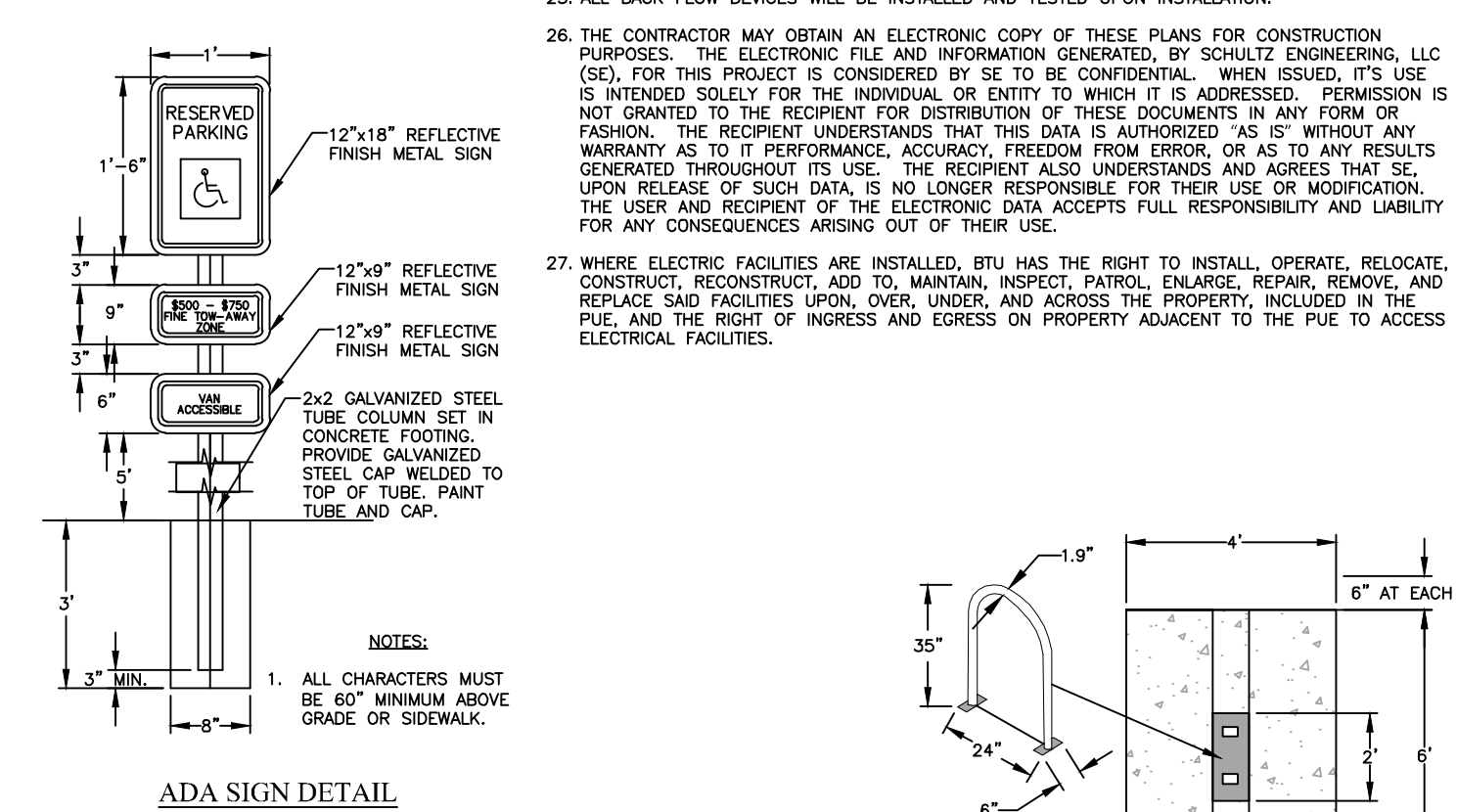
85 DISPLAY SPACES

- 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) 344-6377
 - ATMOS ENERGY: (979) 774-2506
 - SUDGEN LINK COMMUNICATIONS: (979) 595-2429
 - 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 SETUP 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 SILT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. UNDEVELOPED AREAS WHERE GRASS IS PRESENT BLOCK SOE WILL BE REQUIRED. BARE AREAS SHALL BE SEEDED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAYMENT SHALL BE PER TYPICAL PAYMENT SECTION. REFER TO PAYMENT PLAN FOR PAYMENT 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.
 - 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 CROSSED 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 REDLINE 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, AN 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 (SEL) FOR THIS PROJECT IS CONSIDERED TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED FOR THE REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY. THE RECIPIENT AGREES TO HOLD SCHULTZ ENGINEERING, LLC HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT 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 ANY RIGHT, INTEREST AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS GONCLOSS REALTY LP. PROPERTY IS ZONED COMMERCIAL (C-3).
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 6.32 ACRES (275470 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA A PORTION OF THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215F, MAP NO. 4804100215F, EFFECTIVE DATE: 04-02-2014.
 - THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING (BC) TYPE IIB FIRE AREA OF 12,000 SF IS 2,250 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. 2 FIRE HYDRANTS ARE REQUIRED.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE SEWER AND DETENTION POND. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, OR MAINTENANCE OF THESE AREAS.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - 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 USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE KICK-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN PERMITTED CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - 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.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
 - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.
 - HATCHED PARKING SPACES ARE FOR NEW CAR DISPLAY. THESE SPACES DO NOT COUNT TOWARDS THE REQUIRED PARKING SPACES.
 - ALL STORM SEWER AND DETENTION FACILITIES ARE TO BE CONSTRUCTED FIRST.

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 PRIVATE DRAINAGE EASEMENT (PDE)	
---	EXISTING PRIVATE 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	
---	W-8	PROPOSED WATER SERVICE, SIZE NOTED
---	W-8	EXISTING WATERLINE, SIZE NOTED
---	S-8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	S-8	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	S-8	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



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

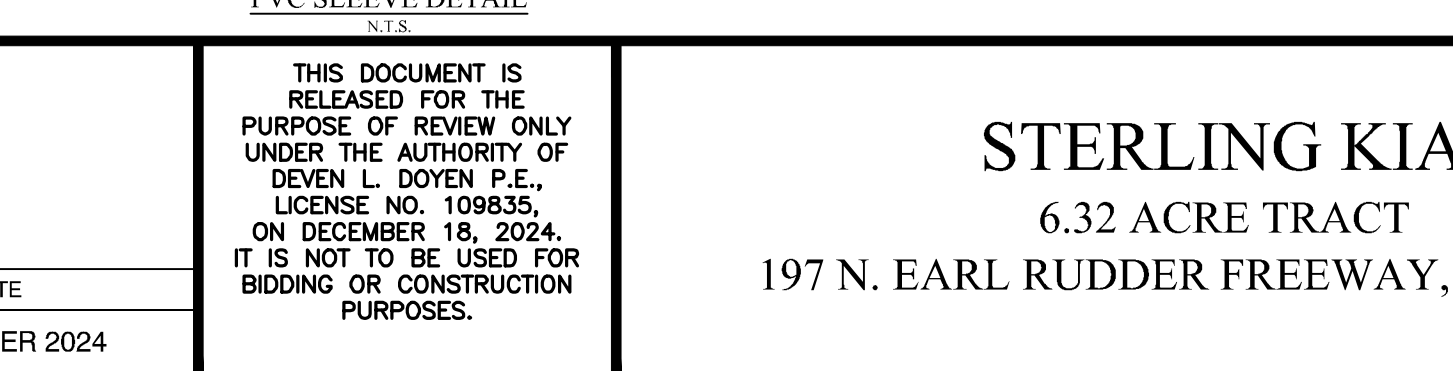
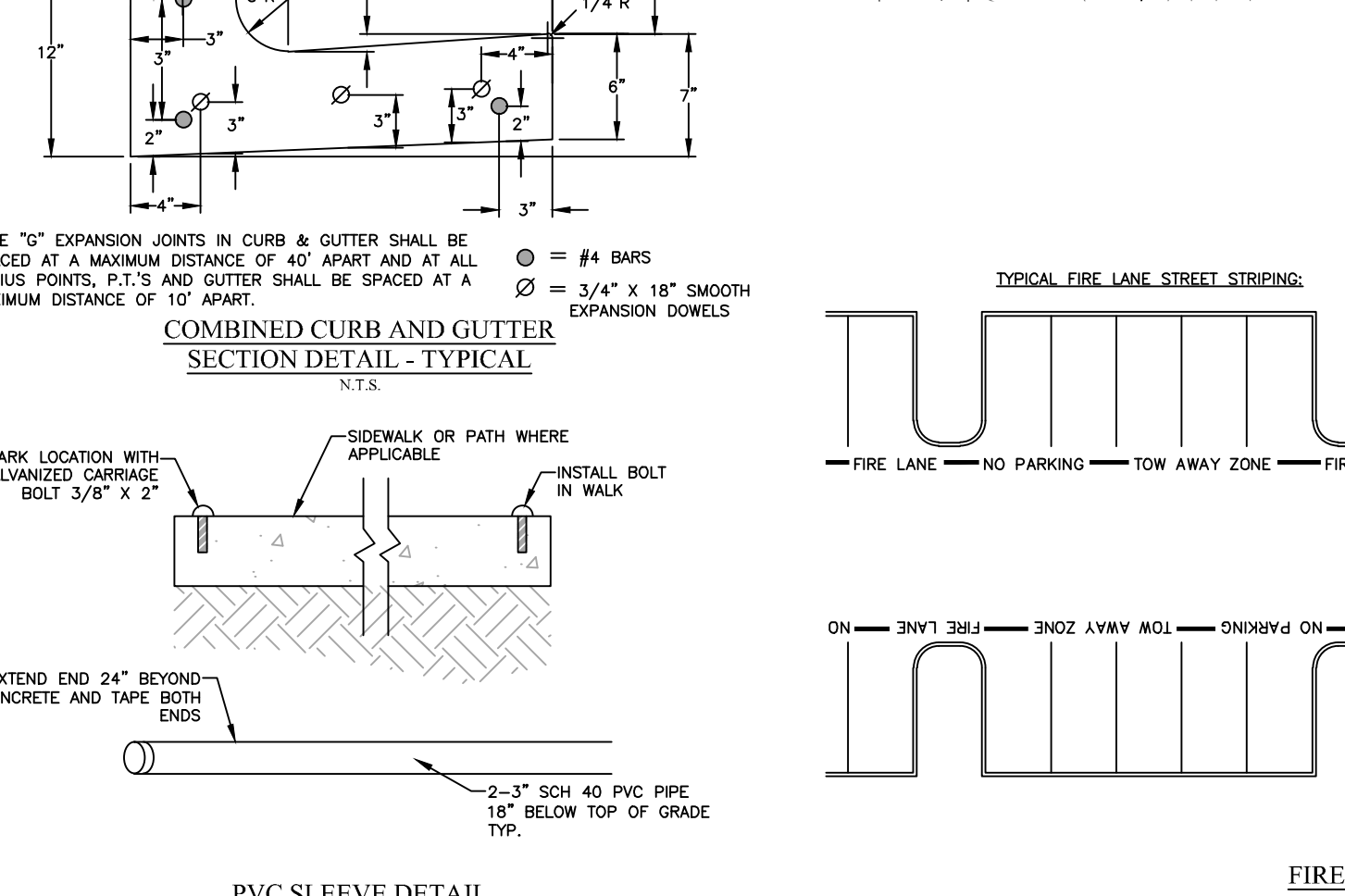
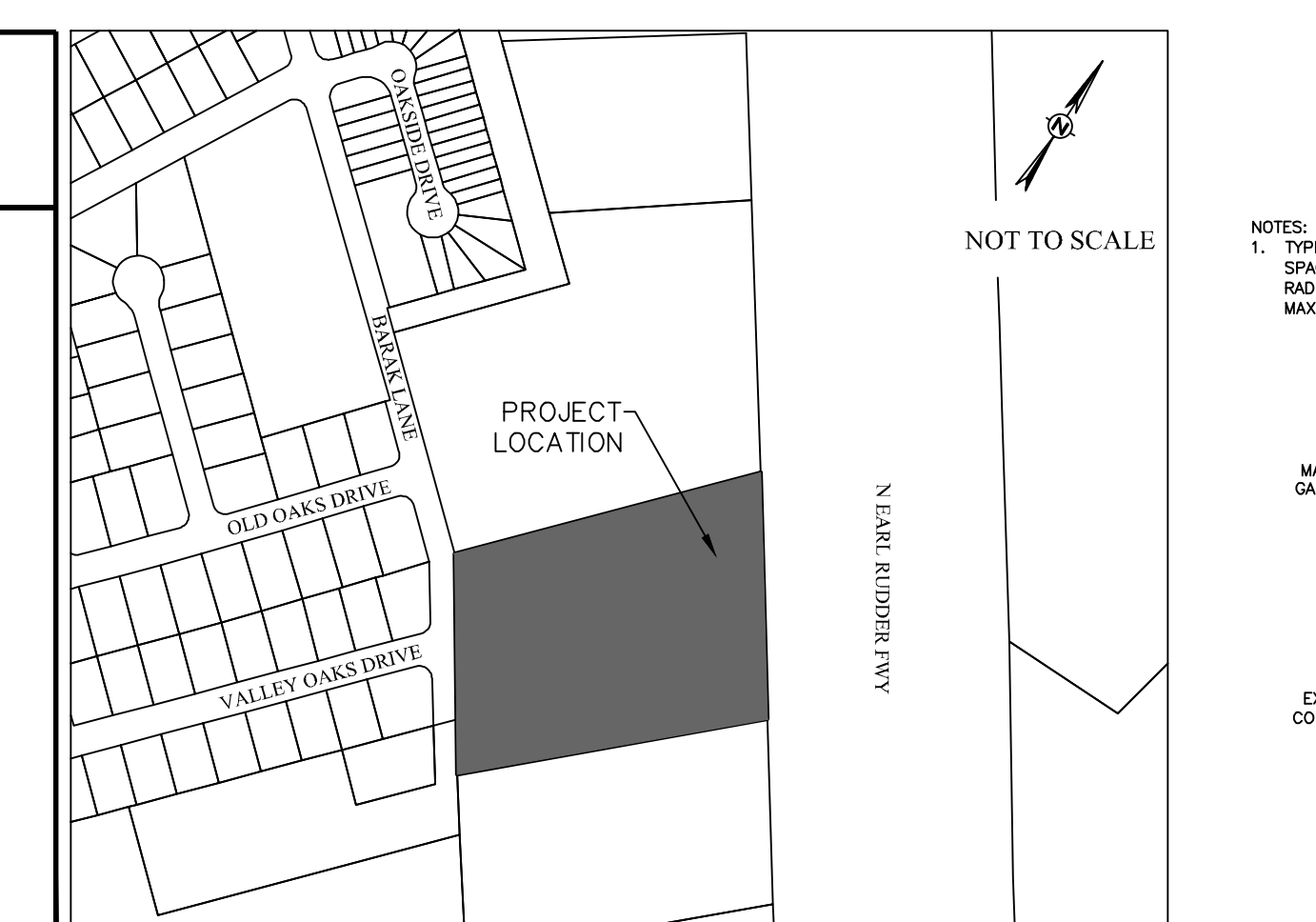
SCALE: 1"=40'

DECEMBER 2024

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-267	DECEMBER 2024

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

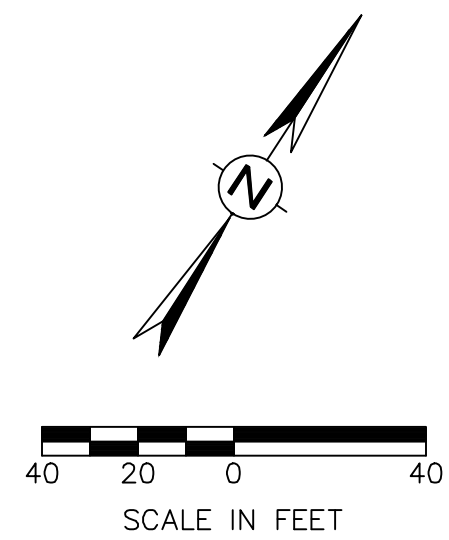
STERLING KIA

SITE PLAN PHASE 3

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

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=40'
PLOTING SCALE: 1:1
FILE NAME: 24-267

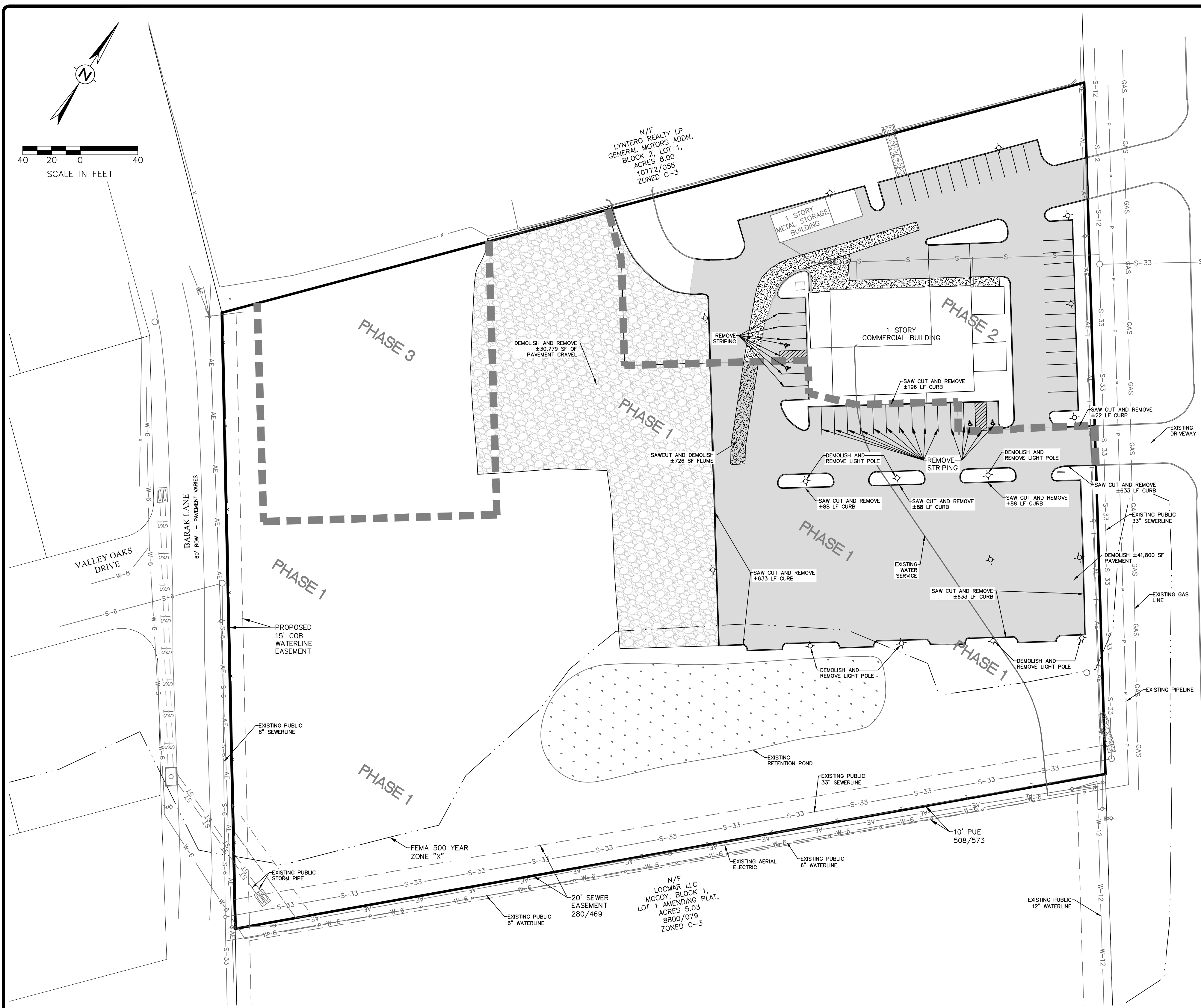
SHEET
C3



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-6	EXISTING WATERLINE, SIZE NOTED
S-6	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 2' 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 CONTACTS 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.



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	24-267	DECEMBER 2024

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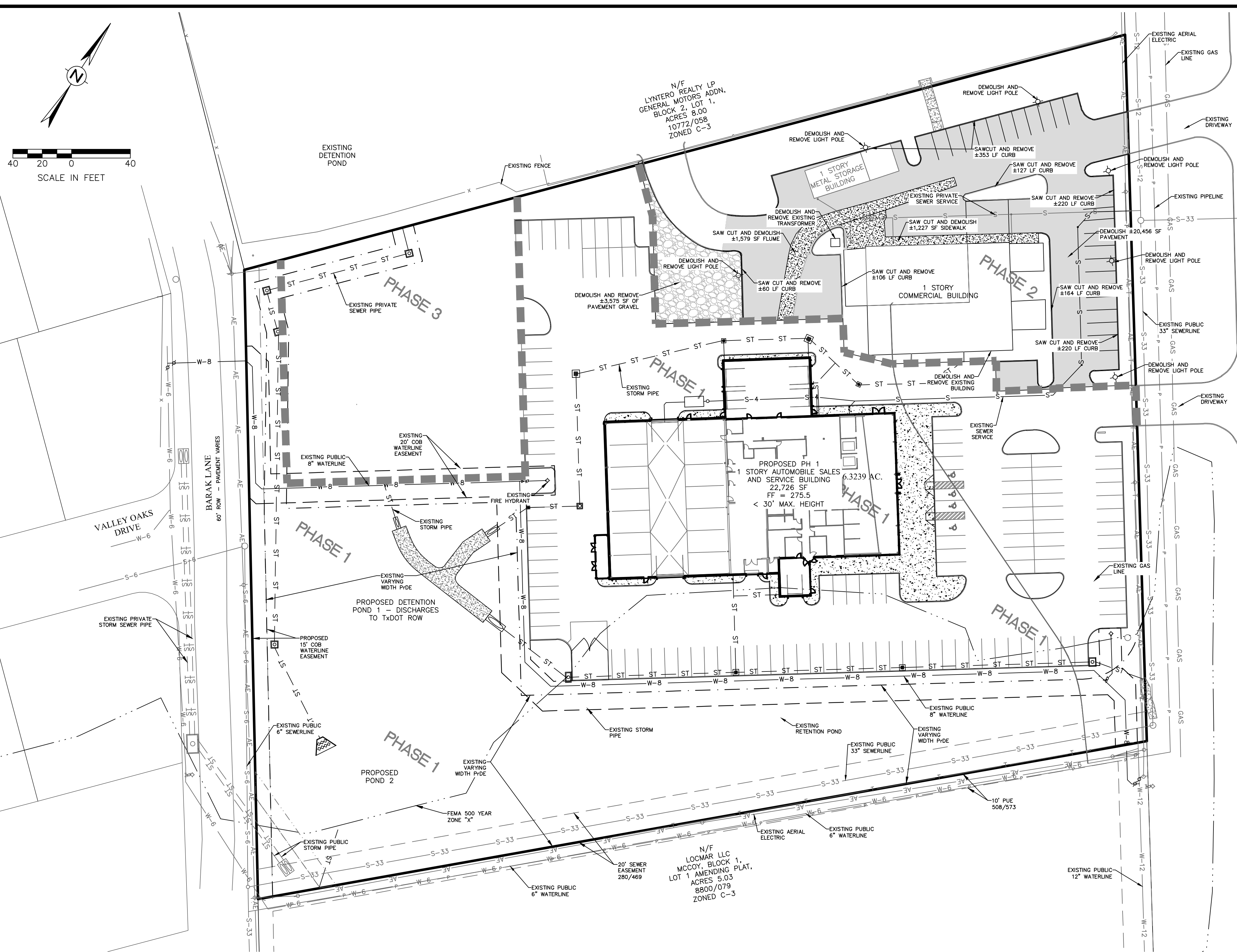
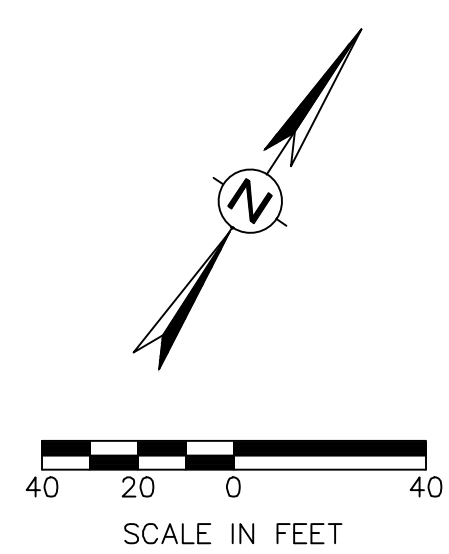
STERLING KIA
 6.32 ACRE TRACT
 197 N. EARL RUDDER FREEWAY, BRYAN, TX

DEMOLITION PLAN
PHASE 1

SCALE

VERTICAL: N/A
 HORIZONTAL: 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 24-267

SHEET
C2A



LEGEND

---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	LOT LINE
---	EXISTING PUBLIC UTILITY EASEMENT
---	EXISTING PRIVATE ACCESS EASEMENT
---	EXISTING PRIVATE DRAINAGE EASEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING STORM PIPE
---	EXISTING WATERLINE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	EXISTING UNDERGROUND ELECTRIC LINE
---	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 GRAVELL. FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 2" 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 THAT ARE TO REMAIN IN PLACE.
 - 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.
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 - 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 CONTACTS 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.

MARK	REVISION	BY	DATE

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 979.764.3900
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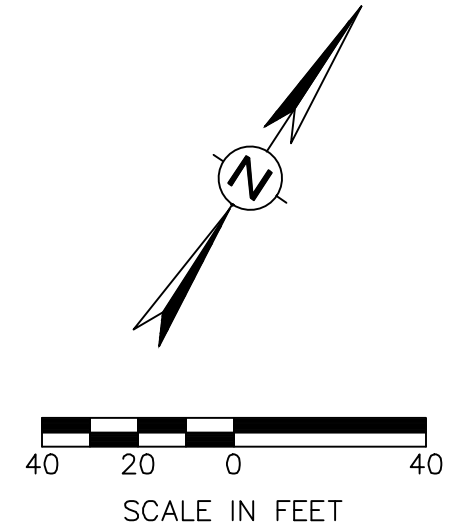
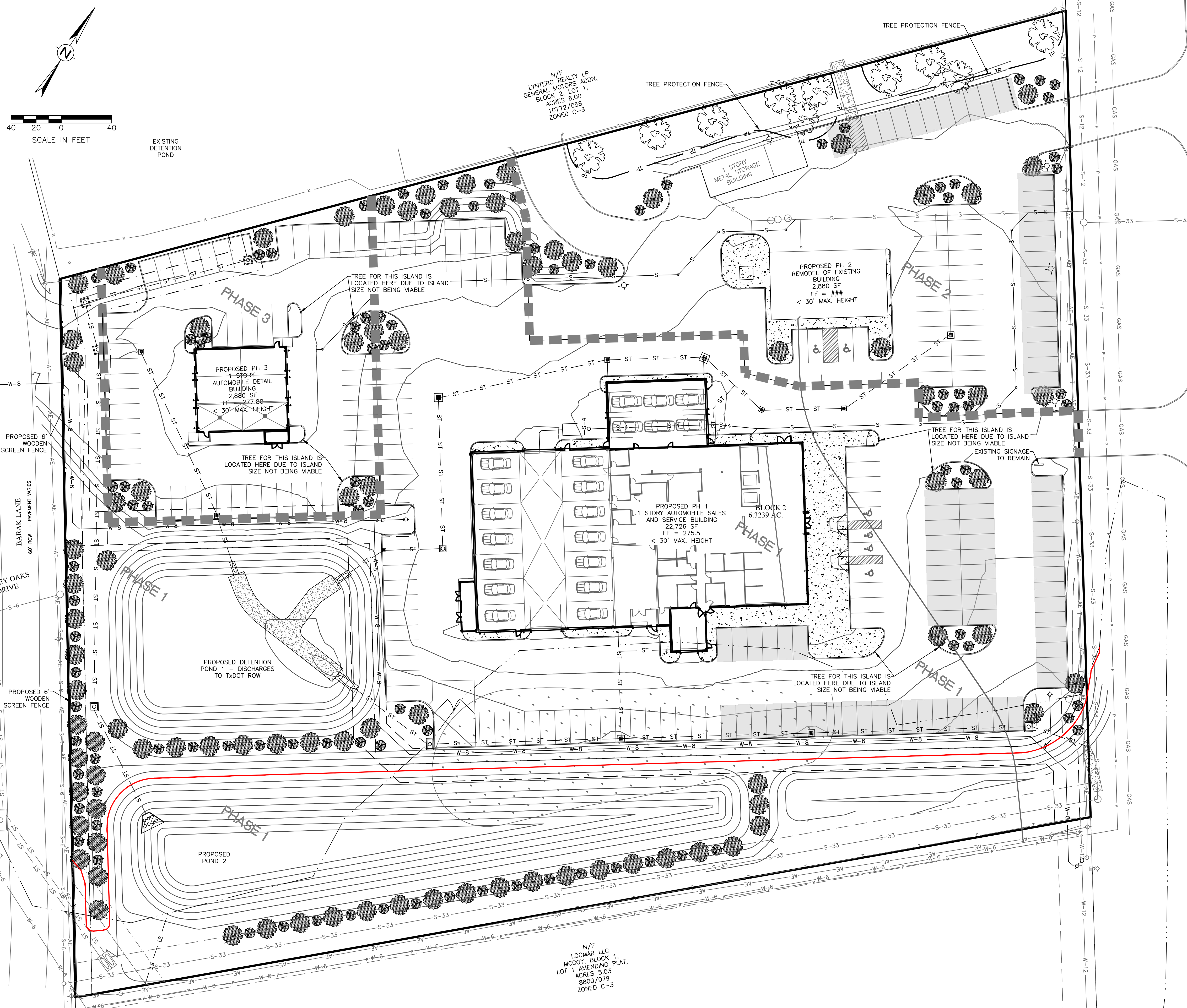
STERLING KIA
 6.32 ACRE TRACT
 197 N. EARL RUDDER FREEWAY, BRYAN, TX

DEMOLITION PLAN
PHASE 2

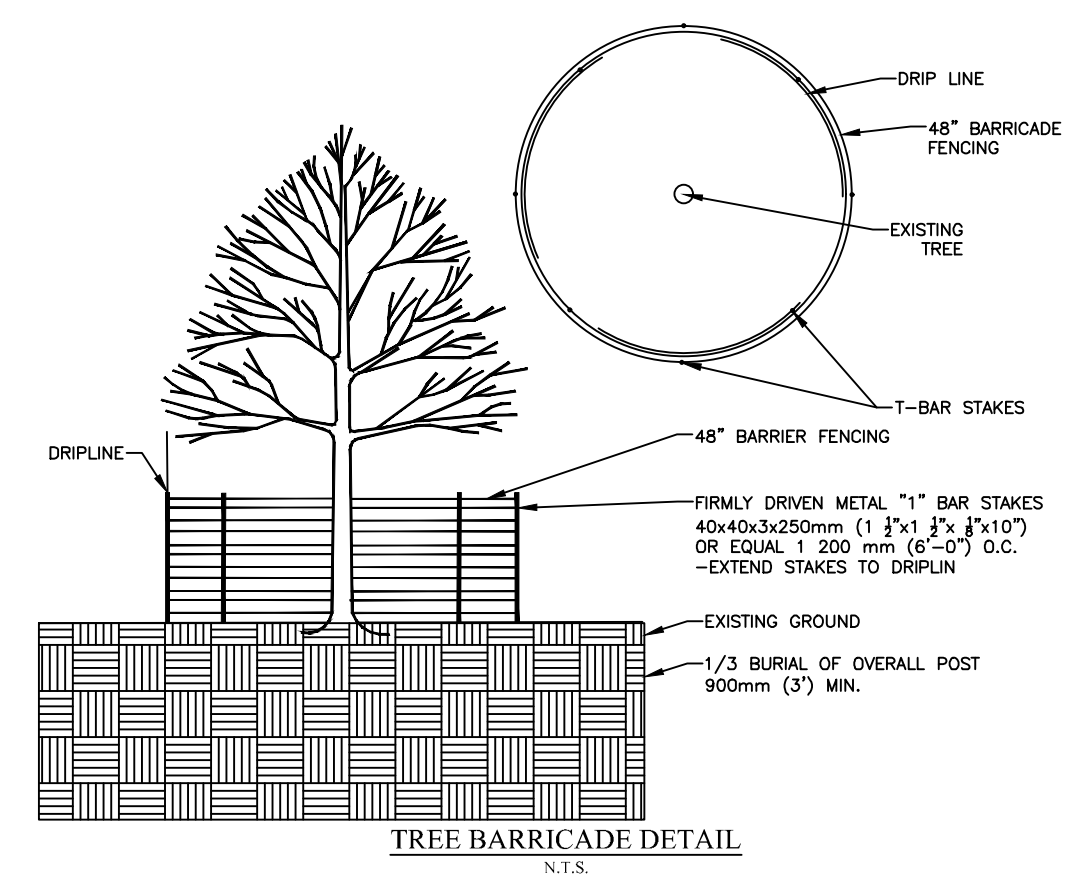
SCALE

VERTICAL: N/A
 HORIZONTAL: 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 24-267

SHEET
C2B



- GENERAL NOTES:**
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- IRRIGATION SYSTEM NOTES:**
- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.



LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
275470	41321	20660	10330		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	89	250	22250
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	97	150	14550
EXISTING LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	10	400	4000
CANOPY TREE AREA (SF):					26250
TOTAL TREE AREA (SF):					40800
TOTAL LANDSCAPE AREA (SF):					40800
TOTAL LANDSCAPE AREA PROVIDED (SF):					40800
TOTAL LANDSCAPE AREA REQUIRED (SF):					41321

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.764.3900
 TBP# FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-267	DECEMBER 2024

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

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

LANDSCAPE PLAN
 PHASE 1, PHASE 2, AND PHASE 3

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 24-267

SHEET
L1