

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	
15,117 SF OF AUTOMOBILE SALES OUTSIDE DISPLAY AREA	
1 SPACE PER 2000 SF	
8 SPACES REQUIRED	
TOTAL REQUIRED: 116 SPACES	
EXISTING AND PHASE I PARKING	
57 PARKING SPACES	
4 ACCESSIBLE PARKING SPACES	
20 QUEUING/SERVICE SPACES	
82 SPACES PROVIDED	
84 OUTDOOR DISPLAY	
165 TOTAL SPACES PROVIDED	

- 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) 774-2206
SUGDEN 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 TYPES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS 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 GROWTH IS ESTABLISHED. IN DEVELOPED AREAS AND/OR GRASS IS PRESENT, BLOCK SOD 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 PLANS. IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAYMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
 - 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 2384.
 - 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 CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR THE REPRODUCTION OF THESE DOCUMENTS IN ANY FORM OR MANNER, OR TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RECEIVING THE 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, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, EXAMINE, 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.

- 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 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 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 ROLL-OFF BOXES/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.

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
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATER SERVICE, SIZE NOTED
---	EXISTING WATER SERVICE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, 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: 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

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VOL. 17095, PG. 124

RICHARD CARTER SURVEY, A - 8

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

OWNER/DEVELOPER:

GONCLOSS REALTY LP

197 N. EARL RUDDER FWY

BRYAN, TX

APRIL 2025

SURVEYOR:

ADAM WALLACE, RPLS NO. 6132

ATM SURVEYING

P.O. BOX 10313

COLLEGE STATION, TX 77840

(979) 209-9291

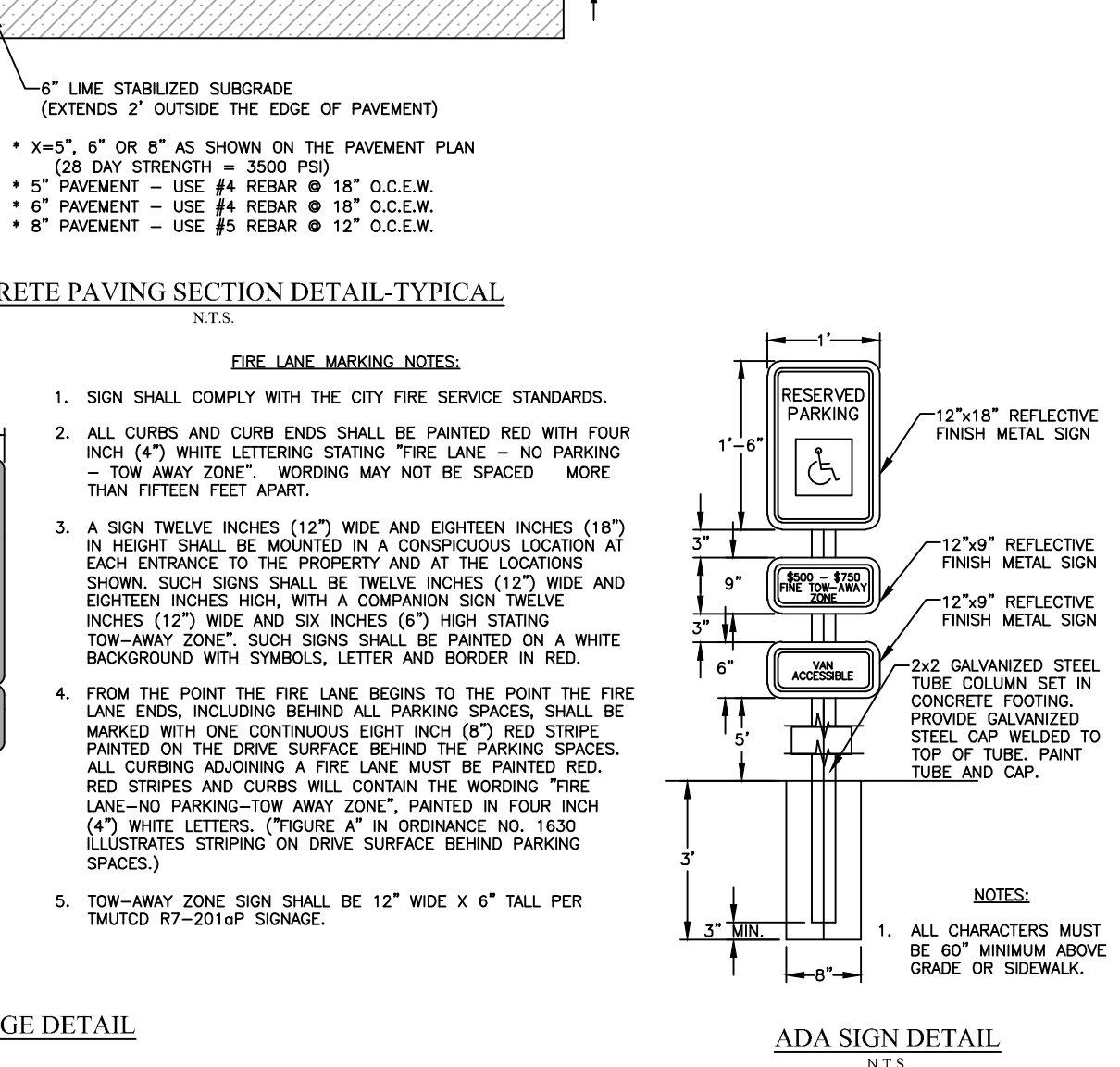
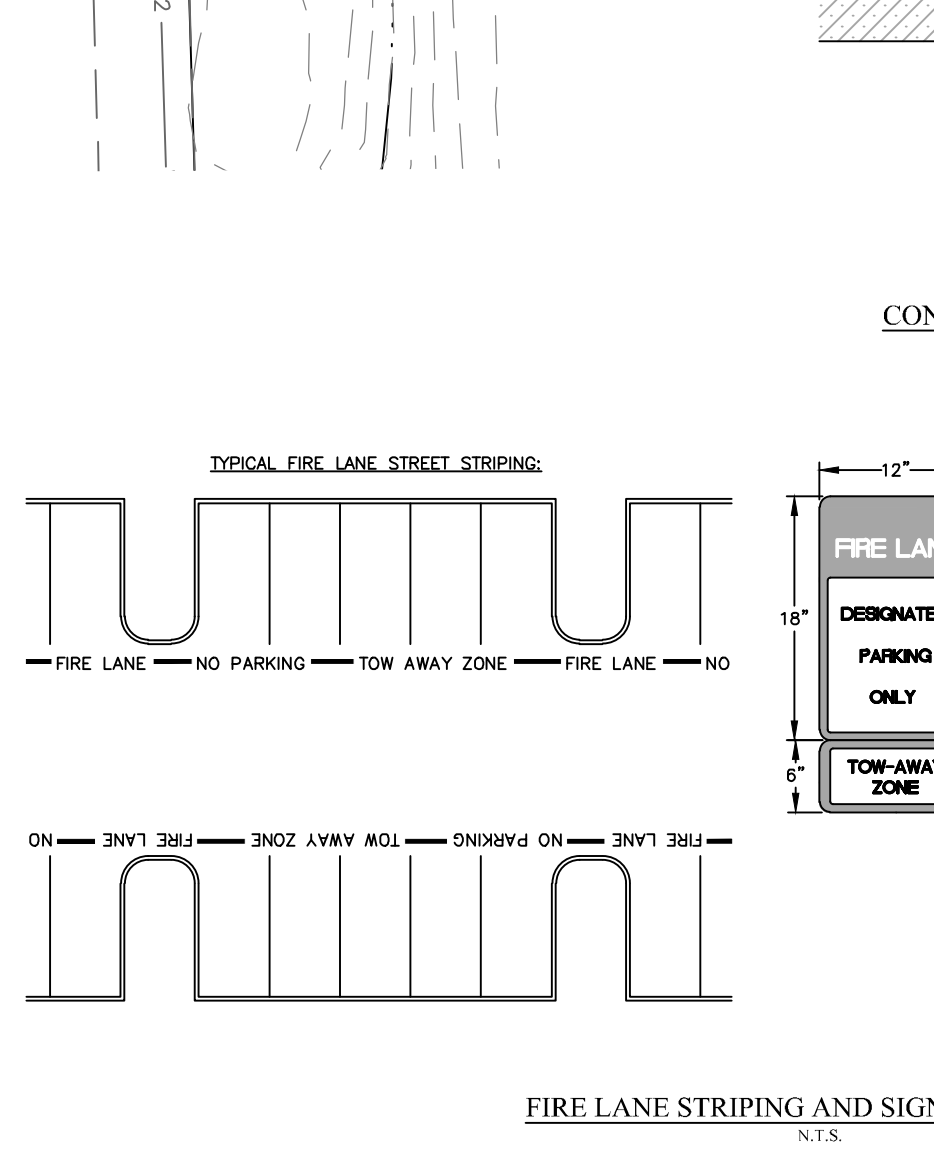
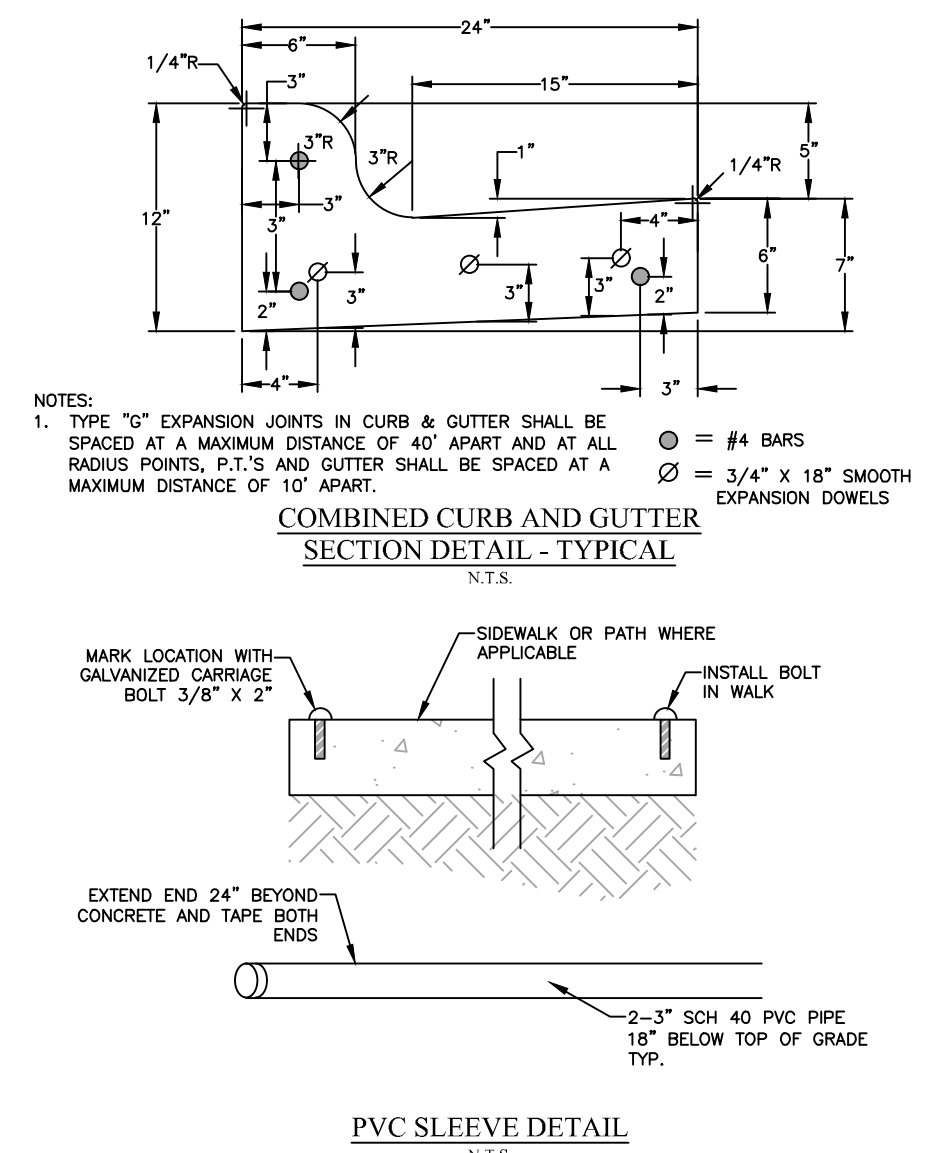
ENGINEER:

SCHULTZ ENGINEERING, LLC

PO BOX 11995

COLLEGE STATION, TX 77842

(979)764-3900



MARK	REVISION	BY	DATE	ATM	DLD	DLD	JPS	JOB NO.	DATE
								24-267	APRIL 2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, APRIL 28, 2025

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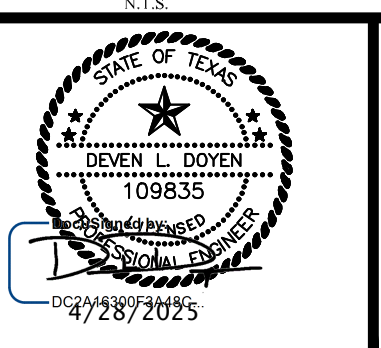
911 Southwest Pkwy E.

College Station, Texas 77840

979.764.3900

TBPE FIRM NO. 12327

SCHULTZ Engineering, LLC



STERLING KIA

6.32 ACRE TRACT

197 N. EARL RUDDER FREEWAY, BRYAN, TX

SITE PLAN

PHASE 1

SCALE

VERTICAL: N/A

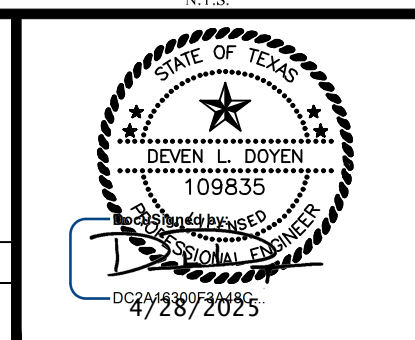
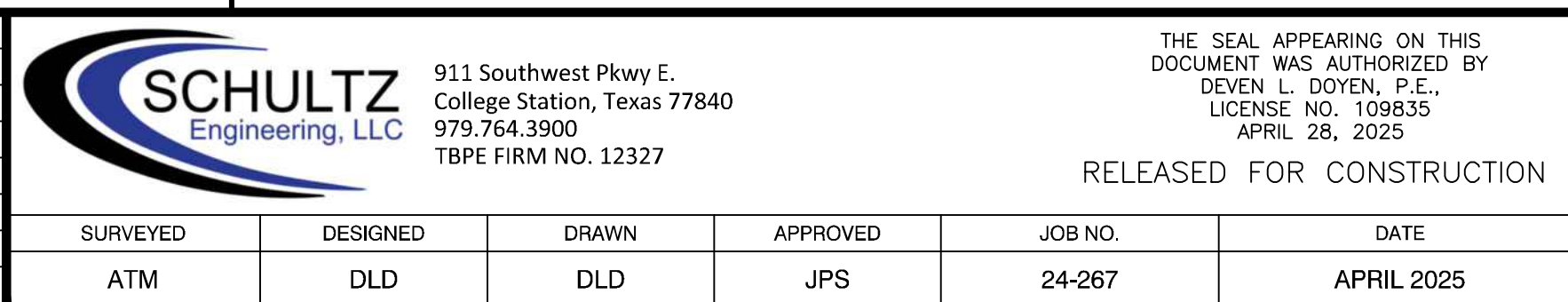
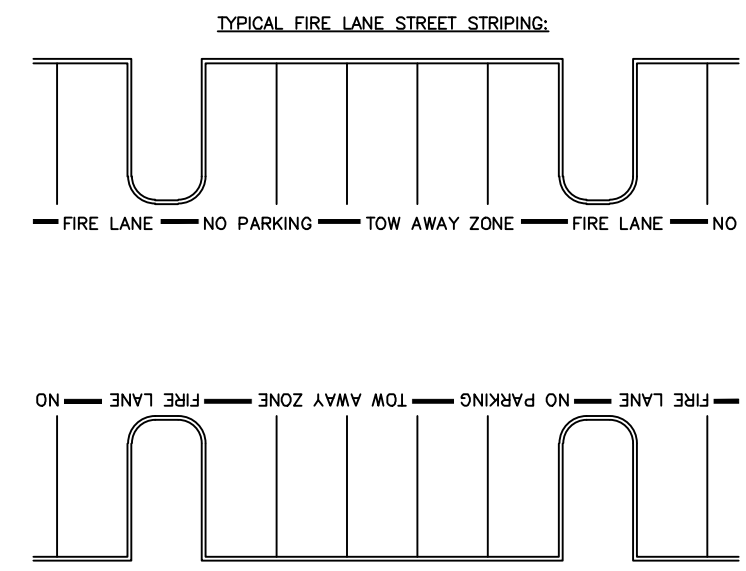
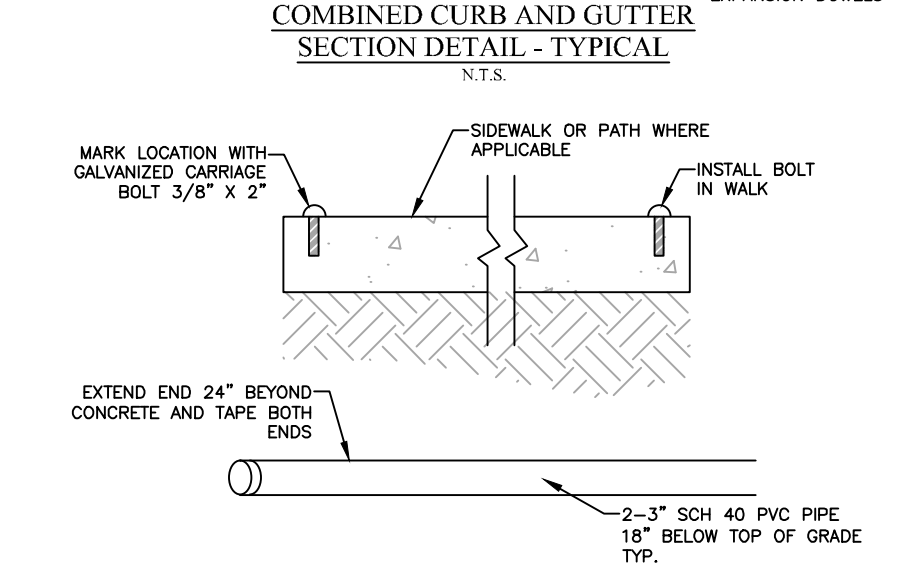
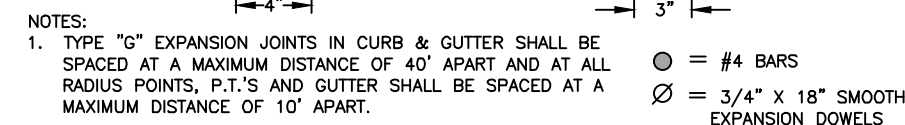
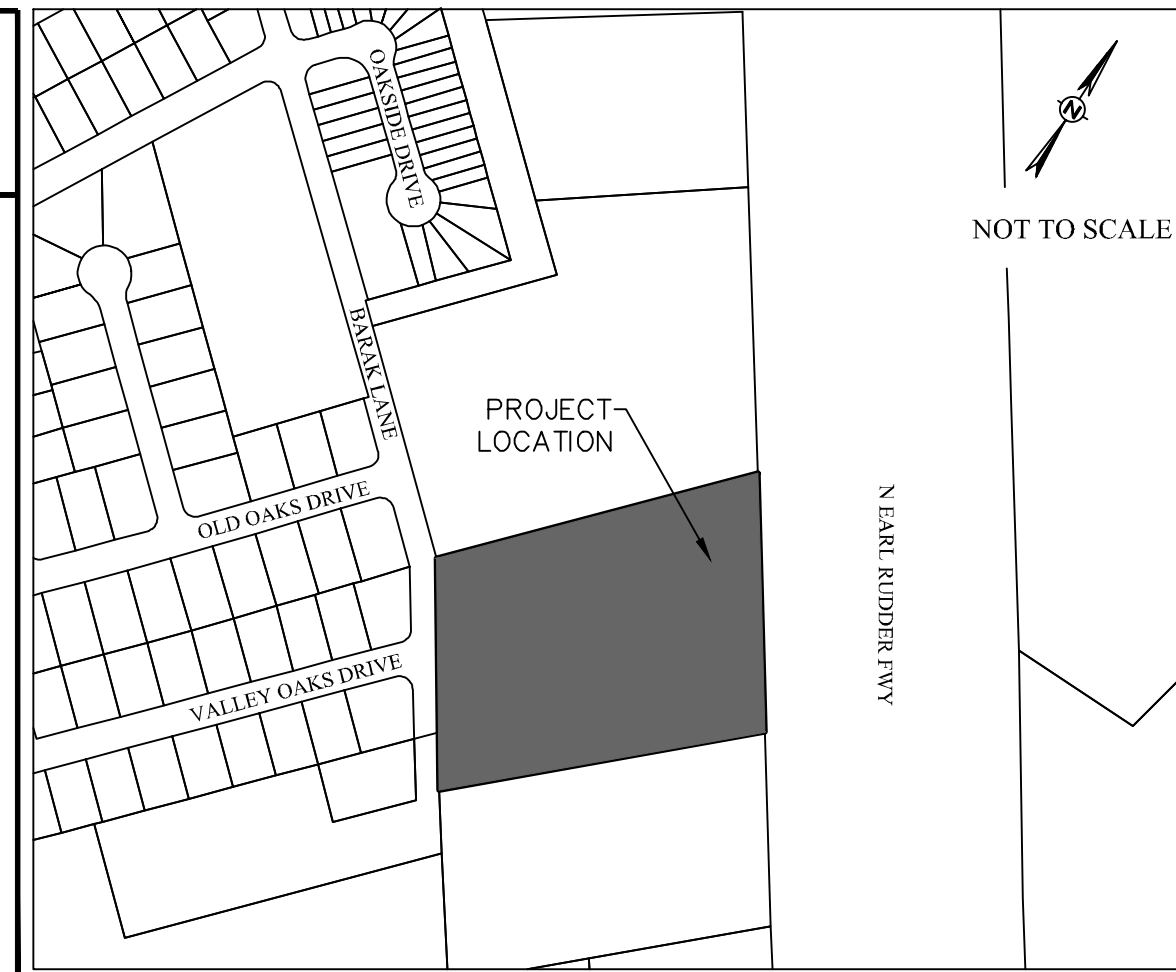
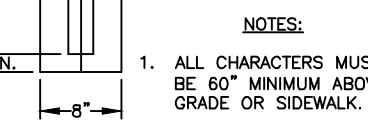
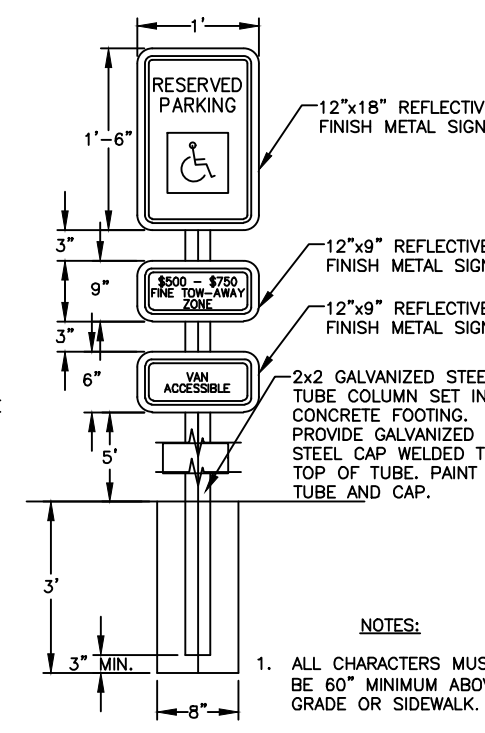
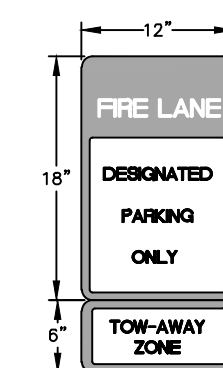
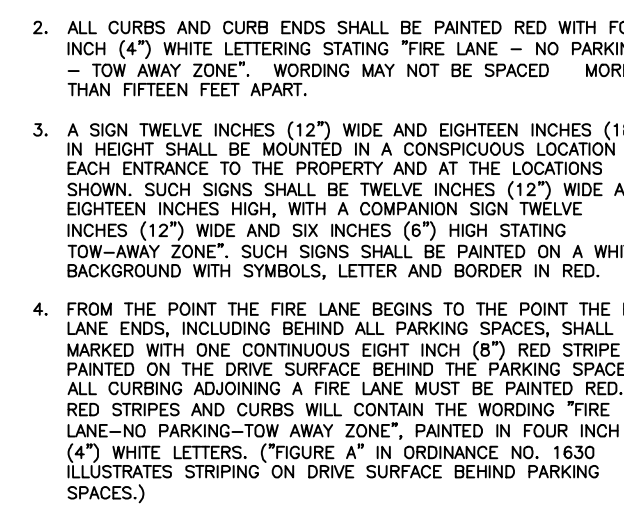
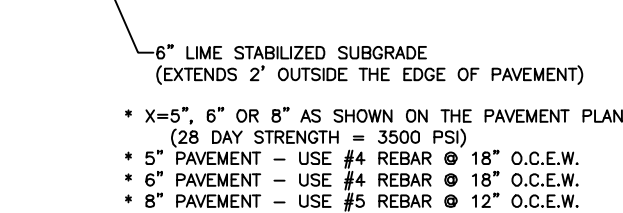
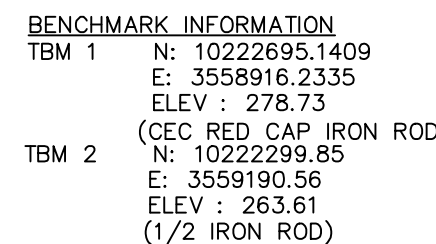
HORIZONTAL: 1"=40'

PLOTTING SCALE: 1:1

FILE NAME: 24-267

SHEET

C1A



SCALE		SHEET	
VERTICAL	N/A	C1C	
HORIZONTAL	1"=40'		
PLOTTING SCALE:	1:1		
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