

- ### Construction Notes:
- 12'x12' dumpster pad w/ 10' apron. 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6" tall brick enclosure. Dimensions shall be measured from face of bollards.
  - All site work is to be done in conformance with the Bryan/College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
  - All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
  - All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
  - All concrete to be constructed 4000 psi (Min.) - 28-day strength portland cement concrete.
  - All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor, unless otherwise directed by the Owner. All debris must be disposed of off-site.
  - Prior to grading operations, the contractor is to strip the first 6" of soil. Contractor shall proof-roll the entire site and remove any unstable materials according to TxDOT specifications. Select fill is to be used in replacing objectionable material.
  - Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
  - Contractor is responsible for field verifying existing and proposed grades, flowlines, elevations, etc. prior to any construction and reporting any inconsistencies to the Engineer. Utility crossings and other points of possible conflict shall be verified prior to construction.
  - Electrical conduit for parking lot lighting will be shown on the electrical site plan.
  - The parking lot is 6" depth concrete pavement to meet or exceed minimum City of Bryan Requirements.
  - The bearing system shown hereon is based on grid north as established from GPS observation.
  - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition) with the following exceptions: 1) Type II marking materials need not be purchased from the department, and 2) Glass beads may be omitted, but marking material shall by Type II paint-type material.

### Site Specific Notes:

- The owner & developer of the property is Aria Hospitality, LLC. The subject property is Lot 1, Block 1 of the Aria Estate Subdivision.
- The property is zoned C-3, Commercial.
- Proposed use and improvements: hotel building with associated parking, utilities, and landscaping. The proposed building is two-story with sprinklers with a total of 24,043 SF. The building has an average height is 29'-4" with a peak height of 45'-0" and FF = 354.00'.
- Total lot acreage is 2.815 acres (122,628 SF).
- Standard City of Bryan setback lines shall apply to this lot.
- The stormwater runoff from this development will be controlled by an onsite collection and detention system and discharged into the ROW of Old Kurten Road.
- Drainage information and details will be provided on the Grading and Drainage Plans.
- Sign application to be submitted by separate ordinance.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance. The irrigation system must be approved and installed prior to issuance of C.O.
- Fire Sprinkler System - Potable water supply must be protected by testable double check valve assembly, and installed as per City Ordinance.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connect to the water supply system, shall be provided against backflow and contamination of the water supply system.

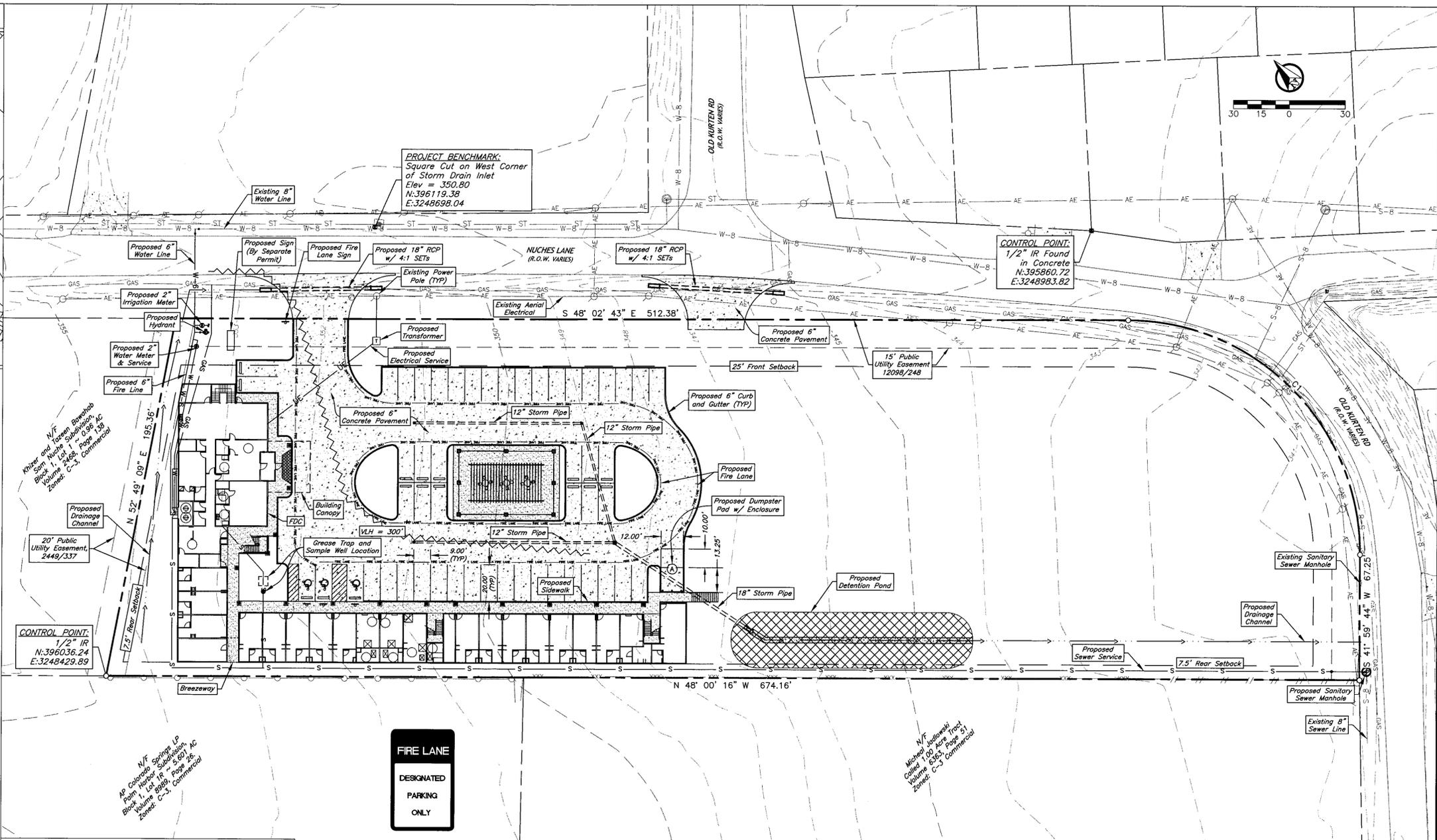
### Parking Analysis:

Proposed Improvements:	
49 Guest Rooms	
1 Apartment Bedroom	
New Required Parking:	
49... 1 Space per Guest Room	
1... 1 Space per Bedroom	
50... Total Required	
New Provided Parking:	
48... Straight-in/Parking	
3... ADA Parking w/Van Accessible	
51... Total Provided	

### Fire Lane Striping:

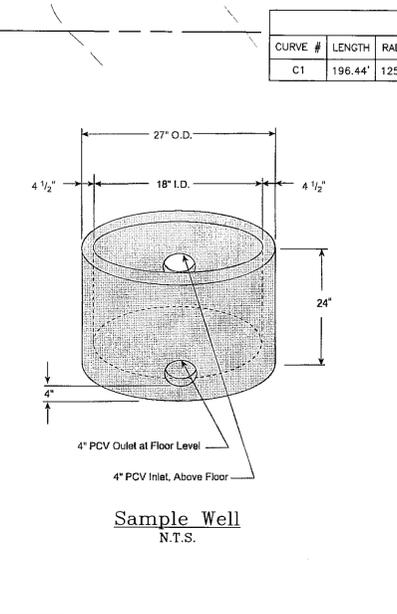
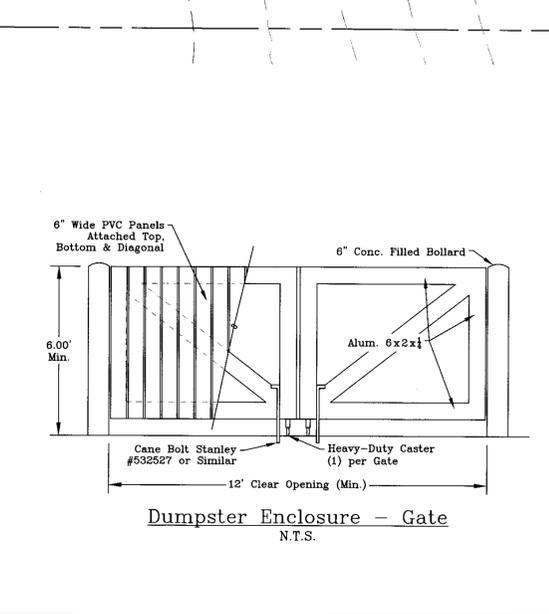
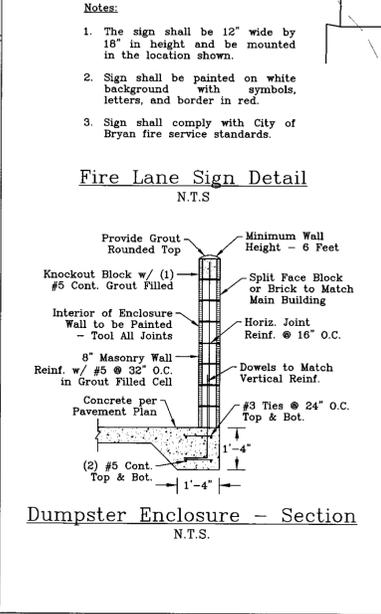
All curbs and curb ends designated as fire lanes on plans shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wordings may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■



### Notes:

- The sign shall be 12" wide by 18" in height and be mounted in the location shown.
- Sign shall be painted on white background with symbols, letters, and border in red.
- Sign shall comply with City of Bryan fire service standards.



### Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	196.44'	125.00'	90° 02' 27"	S 3° 01' 30" E	176.84'	125.09'

### NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800-245-4545
Lone Star One Call:	800-869-8344
Texas Excavation Safety:	800-344-8377
System (Digitess):	
College Station Utilities:	979-764-3638
Bryan Texas Utilities:	979-821-5886
Atmos Energy:	979-774-2508
Verizon:	979-821-4300
Suddenlink:	979-846-2229

# Site Plan

### General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and 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, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- The contractor is required to provide containment for waste prior to demolition/ construction. Solid waste roll-off boxes shall be supplied by the City or by City permitted contractor(s) only.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

### Preliminary Plans Only

### Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Sep 03, 2014. It is not to be used for construction, bidding, or permitting purposes.

### Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

**J4 Engineering**  
 PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

Project Name and Address:

**Bryan Inn & Suites**  
 1506 Nuches Lane  
 Block 1, Lot 1, Aria Estate  
 Subdivision - 2.815 AC  
 Bryan, Brazos County, Texas

Date: Sep 2014  
 Scale: As Noted  
 Sheet: C2

J4 Engineering  
 09/03/2014  
 Bryan Inn & Suites.dwg  
 J4E Project # 14-01B