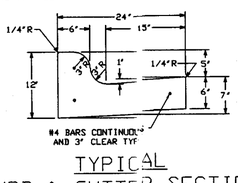
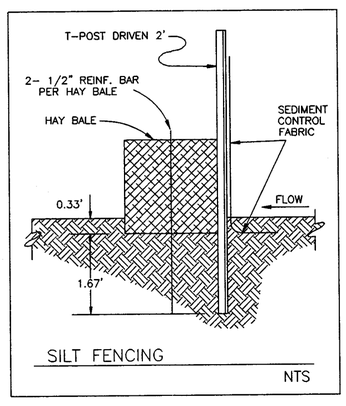
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENTATION CONTROL DURING CONSTRUCTION AND SHALL TAKE THE NECESSARY STEPS TO MITIGATE THE AMOUNT OF SOIL AND DEBRIS ORIGINATED AT THE SITE AND CARRIED ONTO PUBLIC RIGHTS OF WAY, WATER COURSES AND ADJACENT PROPERTY. TO THIS EFFECT THE CONTRACTOR SHALL INSTALL A SILTING BARRIER ALONG THE LOWER ENDS OF THE LAND BEING DISTURBED AS SHOWN HERE AND ACCORDING TO THE DETAIL SHOWN ON THIS SHEET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A CONSTRUCTION ENTRANCE A MINIMUM OF 50' LONG BY A MINIMUM OF 12' WIDE CONSISTING OF ROCK-RUBBLE WITH PIECES 1-1/2" TO 3-1/2" IN DIAMETER, A MINIMUM OF 6" DEEP. SHOULD THE CONTRACTOR USE ANOTHER ENTRANCE HE SHALL BE REQUIRED TO INSTALL A CONSTRUCTION ENTRANCE AT EACH ADDITIONAL ENTRY POINT WHERE MUD IS TRACKED ONTO CITY STREETS.
3. ALL STORM DRAINAGE INLETS WILL BE PROTECTED DURING CONSTRUCTION FROM RUNOFF SEDIMENTATION BY A 6" HIGH BARRIER MADE UP OF 20 lb HAY FILLED BURLAP BAGS (OR EQUIVALENT BARRIER).
4. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
5. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED. IT SHALL THEN BE REMOVED BY THE CONTRACTOR.
6. ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.
7. RIP-RAP SHALL BE 20 LB. PIECES, ROCK RUBBLE ON PLASTIC LINER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

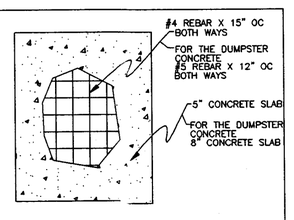
NOTE:
EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.



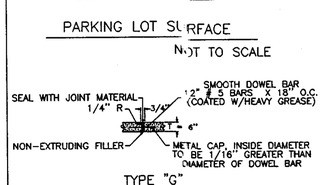
TYPICAL
CURB & GUTTER SECTION
USED WITH EXTRUDING MACHINE
(ADJUST GUTTER SLOPE TO STREET SLOPE IN SUPERELEVATED SECTIONS)



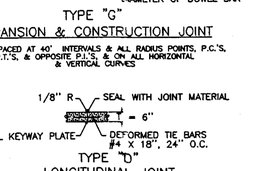
SILT FENCING
NTS



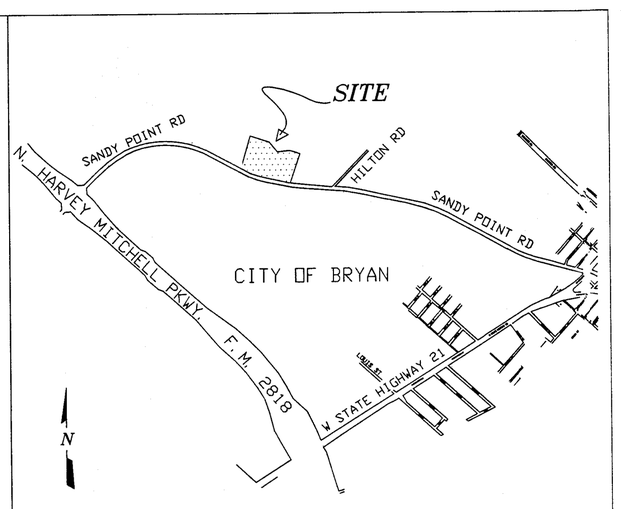
PARKING LOT SURFACE
NOT TO SCALE



TYPE "G"
EXPANSION & CONSTRUCTION JOINT
TO BE SPACED AT 40' INTERVALS & ALL RADIUS POINTS, P.C.'S, P.T.'S, & OPPOSITE P.T.'S, & ON ALL HORIZONTAL & VERTICAL CURVES



TYPE "D"
LONGITUDINAL JOINT
LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & IN INTERSECTIONS



VICINITY MAP – NOT TO SCALE

SANITARY SEWER DEMAND (GPM)
NO CHANGE TO EXISTING SERVICE

WATER CONSUMPTION (GPM)
NO CHANGE TO EXISTING SERVICE

PARKING ANALYSIS

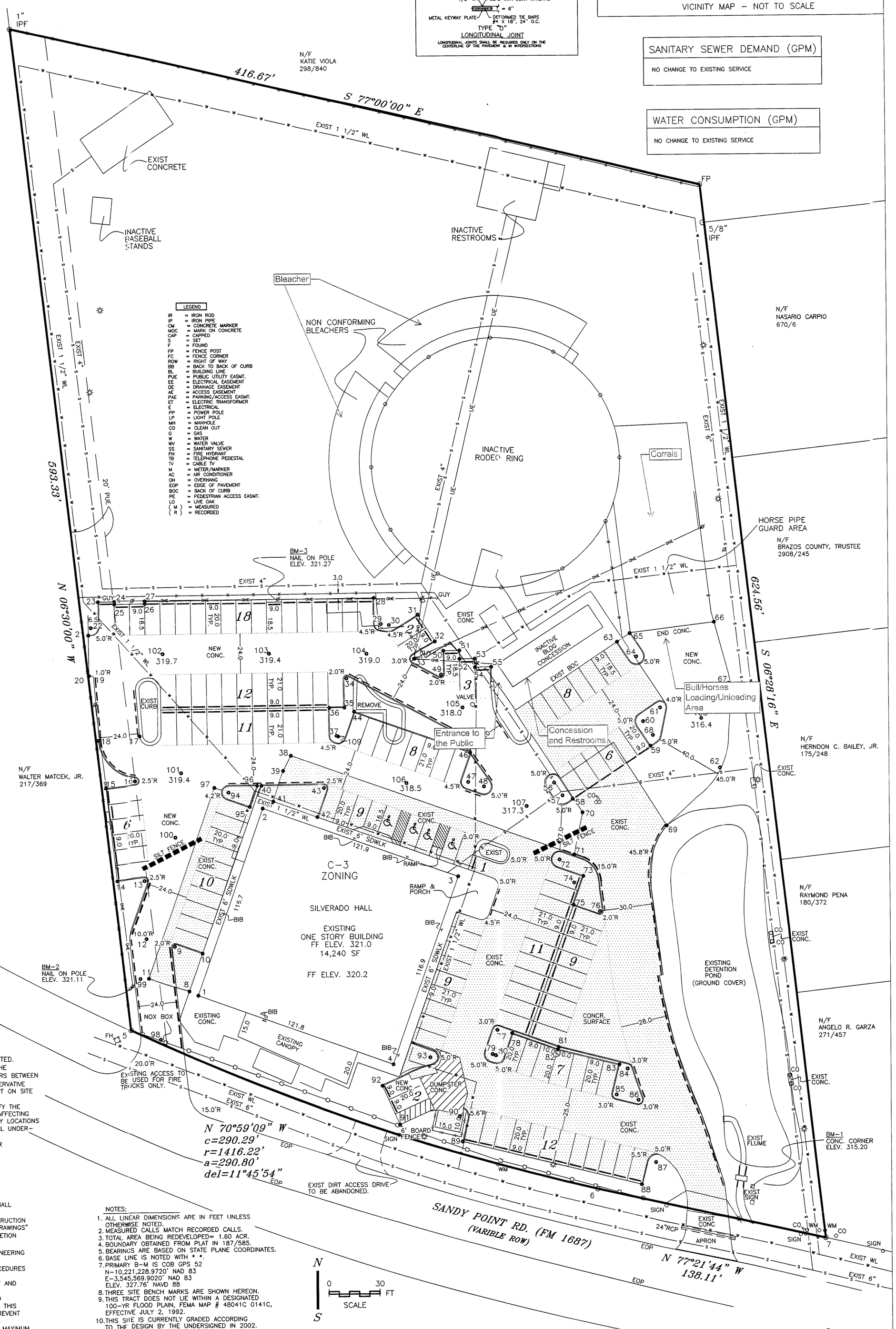
NIGHTCLUB
BUILDING AREA = 14,240 S.F.
REQUIRED PARKING = 1/100 S.F.
REQUIRED PARKING SPACES = 142
TOTAL PARKING SPACES = 144

LANDSCAPING ANALYSIS

LANDSCAPING REQUIRED		
TOTAL AREA BEING DEVELOPED	123,150 S.F.	
LANDSCAPING (8% OF DEV. AREA)	9,852 S.F.	
POINTS REQUIRED	9,852	
LANDSCAPING PROVIDED		
EXISTING CANOPY TREES		
LIVE OAKS (LO)	8x225	1,800
EXISTING NON-CANOPY TREES		
CEDAR & HACKBERRY	7x100	700
NEW CANOPY TREES		
CANOPY TREES (GREATER THAN 3") LIVE OAKS	9x350	3,150
NEW NON-CANOPY TREES		
NON-CANOPY TREES (1 1/2" TO 3") CRAPE MYRTLE/YAUPON	5x150	750
NEW SHRUBS & BEDS		
SHRUBS & BEDS (2 GAL TO 15 GAL) (MIMOSA, TEXAS BUCKEYE, CRABAPPLE CRAPE MYRTLE, DWARF YAUPON)	70x10	700
GROUND COVER		
MAX 15% LANDSCAPE REQUIREMENT		2,770
TOTAL POINTS PROVIDED		9,870

POINT COORDINATES & ELEVATIONS

	Y	X	ELV.
1.	(1530.7001,	31065.7457)	319.6
2.	(1640.7995,	31104.6363)	319.6
3.	(1600.0149,	31219.6046)	318.5
4.	(1499.5805,	31180.7881)	318.7
5.	(1510.5420,	31025.9752)	320.
6.	(1415.9665,	31300.4241)	316.2
7.	(1385.8916,	31435.1720)	
8.	(1533.2446,	31060.5421)	319.9
9.	(1559.5465,	31052.0946)	320.0
10.	(1555.3390,	31068.4243)	320.0
11.	(1540.9735,	31036.7273)	319.5
12.	(1564.1388,	31035.4689)	319.3
13.	(1598.6568,	31034.4626)	319.8
14.	(1598.8432,	31018.4308)	319.9
15.	(1652.9929,	31012.2613)	320.0
16.	(1657.1612,	31029.3997)	319.9
17.	(1683.5005,	31032.3134)	319.70
18.	(1681.5013,	31007.8951)	320.40
19.	(1718.6858,	31004.3491)	320.70
20.	(1719.6698,	31002.6374)	320.70
21.	(1743.6688,	31002.4133)	320.80
22.	(1748.1826,	31003.8712)	320.80
23.	(1763.7239,	31008.2263)	321.00
24.	(1763.8126,	31017.7259)	321.00
25.	(1762.3127,	31017.7399)	321.00
26.	(1762.4807,	31035.7392)	320.90
27.	(1763.9806,	31035.7251)	320.90
28.	(1765.2456,	31171.2192)	319.90
29.	(1749.7836,	31175.3638)	319.80
30.	(1749.1089,	31180.0510)	319.70
31.	(1755.0746,	31196.9046)	319.70
32.	(1739.0362,	31207.0912)	319.60
33.	(1728.4258,	31195.0486)	319.50
34.	(1717.1401,	31154.8749)	319.60
35.	(1699.8276,	31153.5364)	319.50
36.	(1699.7436,	31144.5368)	319.60
37.	(1683.1053,	31148.6923)	319.60
109.	(1682.7262,	31149.7493)	319.6
38.	(1671.5385,	31121.4920)	319.10
39.	(1662.6651,	31116.8841)	319.10
40.	(1654.1136,	31104.0445)	319.30
41.	(1644.8130,	31110.9907)	319.40
42.	(1635.4507,	31136.9253)	
43.	(1652.4584,	31140.9852)	
44.	(1697.3770,	31159.2547)	319.50
45.	(1684.5055,	31217.8824)	318.5
46.	(1672.5282,	31227.2446)	318.30
47.	(1655.3752,	31225.9918)	318.30
48.	(1652.6162,	31235.1635)	318.20
49.	(1718.9339,	31210.5458)	319.40
50.	(1733.0729,	31211.9138)	319.40
51.	(1733.1616,	31221.4134)	319.30
52.	(1728.1232,	31221.4604)	319.30
53.	(1728.2072,	31230.4601)	319.30
54.	(1723.1687,	31230.5071)	319.20
55.	(1723.2574,	31240.0067)	319.20
56.	(1654.7403,	31276.2302)	317.90
57.	(1647.2046,	31281.1516)	317.80
58.	(1645.2358,	31287.2149)	317.80
59.	(1676.0411,	31333.4589)	317.30
60.	(1690.6035,	31329.1653)	317.40
61.	(1698.5587,	31339.3037)	317.4
62.	(1663.0191,	31374.5142)	316.4
63.	(1737.6198,	31314.0667)	317.5
64.	(1728.8792,	31325.2962)	317.4
65.	(1742.6094,	31321.5569)	317.0
66.	(1749.0709,	31371.5637)	316.5
67.	(1712.5938,	31379.7853)	316.5
68.	(1682.4310,	31334.9345)	317.3
69.	(1629.1695,	31342.6913)	
70.	(1637.2758,	31292.9633)	316.9
71.	(1612.3967,	31287.8329)	317.1
72.	(1609.5155,	31279.0480)	
73.	(1599.7716,	31293.1035)	
74.	(1595.8848,	31287.5980)	
75.	(1582.8016,	31287.1021)	
76.	(1578.8808,	31302.6876)	
77.	(1509.1381,	31241.9585)	
78.	(1507.4402,	31250.3740)	
79.	(1494.9943,	31239.0780)	
80.	(1494.3275,	31240.9635)	
81.	(1499.1446,	31277.7223)	
82.	(1497.9424,	31277.2304)	
83.	(1488.9888,	31313.6422)	
84.	(1486.5426,	31318.5010)	
85.	(1471.3981,	31311.8911)	
86.	(1468.2267,	31324.7880)	
87.	(1431.3650,	31334.9820)	
88.	(1418.2587,	31326.9764)	
89.	(1444.2864,	31221.1295)	
90.	(1458.8023,	31219.5275)	
91.	(1454.5036,	31184.4479)	317.30
92.	(1477.0277,	31174.2401)	317.50
93.	(1493.5072,	31202.4885)	
94.	(1650.1809,	31084.4906)	
95.	(1641.7582,	31097.0021)	319.7
96.	(1654.0888,	31101.3826)	319.5
97.	(1653.0071,	31076.1461)	319.2
98.	(1504.8942,	31043.4969)	319.0
99.	(1540.8464,	31031.7553)	319.2
100.	(1623.9303,	31052.8950)	319.4
101.	(1661.7044,	31056.5372)	319.4
102.	(1732.3163,	31046.1777)	319.7
103.	(1732.1147,	31109.0248)	319.4
104.	(1731.6005,	31166.8248)	319.2
105.	(1699.3651,	31222.9934)	318.0
106.	(1654.9943,	31189.7431)	318.5
107.	(1641.1724,	31259.9468)	317.3
108.	(1692.1348,	31363.6634)	316.4
109.	(1682.7262,	31149.7493)	319.6



CONSTRUCTION NOTES:

1. ALL INFRASTRUCTURE WITHIN THE SITE IS EXISTING EXCEPT AS NOTED.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE 2009 UNIFIED TECHNICAL SPECS AND DETAILS. WHERE CONFLICT OCCURS BETWEEN PLANS AND THE B/CS UNIFIED SPECS AND DETAILS, THE MORE CONSERVATIVE SHALL PREVAIL. A COPY OF THESE UNIFIED STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AFFECTING THIS PROJECT PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDER-GROUND UTILITIES AFFECTING THIS PROJECT.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:
   WATER SERVICES & WASTEWATER SERVICES – 209-5900
   BTU (ELECTRICAL SERVICES) – 821-5830
   ATMOS – 774-2527
   VERIZON – 1800-344-8377 OR 821-4791
   SUDDENLINK – 690-6500
   DIG TESS – 1-800-344-3877
   IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES.
5. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT DRAWINGS" WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
7. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK AND PROCEDURES WITH THE CITY OF BRYAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT AND SURVEYING SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
10. BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES. ALL BACKFILL SHALL BE IN 6" LIFTS.
11. ALL SIDEWALKS AND RAMPS SHALL MEET CITY OF BRYAN DETAILS AND STATE OF TEXAS ACCESSIBILITY STANDARDS.
12. PARKING LOT WILL BE DELINEATED BY STAND UP CURBS WHERE CALLED FOR.
13. LANDSCAPE IRRIGATION SHALL BE BY BIB AND HOSE.
14. WASTE CONTAINMENT SHALL BE PROVIDED PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL ONLY BE SUPPLIED BY CITY OR BY CITY-PERMITTED CONTRACTORS.

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. TOTAL AREA BEING REDEVELOPED= 1.60 ACR.
4. BOUNDARY OBTAINED FROM PLAT IN 187/585.
5. BEARINGS ARE BASED ON STATE PLANE COORDINATES.
6. BASE LINE IS NOTED WITH * *.
7. PRIMARY B-M IS COB GPS 52
   N-10,221,228.9720' NAD 83
   E-3,545,569.9020' NAD 83
   ELEV. 327.76' NAVD 88
8. THREE SITE BENCH MARKS ARE SHOWN HEREON.
9. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100-YR FLOOD PLAIN, FEMA MAP # 48041C 0141C, EFFECTIVE JULY 2, 1992.
10. THIS SITE IS CURRENTLY GRADED ACCORDING TO THE DESIGN BY THE UNDERSIGNED IN 2002.
11. AS BUILT ANALYSIS OF THE DETENTION FACILITY WAS COMPLETED AND CERTIFIED ON JAN. 11, 2008.
12. DITCH AT EXISTING DRIVEWAY LOCATION FOR FIRE TRUCK ACCESS DOES NOT EXIST AND THERE IS NO NEED FOR CULVERT.
13. DEMOLITION/CONSTRUCTION WASTE-SITE IS REQUIRED TO BE PROVIDED DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTORS ONLY.
14. SITE DOES NOT MANUFACTURE OR PREPARE FOOD ITEMS TO PUBLIC/CUSTOMERS. THEREFORE THE INSTALLATION OF A GREASE TRAP AND SAMPLING WELL IS NOT NEEDED.
15. NO ACCESS DRIVEWAY WORK IS PROPOSED ALONG SANDY POINT ROAD.

SITE STAKING
SILVERADO HALL

2.8271 ACRES
3600 SANDY POINT ROAD

NOT FOR RECORD

DEC 06 2010

CALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 10026300

OWNER/DEVELOPER:
GLORIA & JESUS VEGA
903 WEST 26 th
BRYAN, TX 77803
TELEPH.: 574-5570
229-7682

PART OF 5.5733-ACRE TRACT
S.F. AUSTIN LEAGUE NO. 9
VOLUME 3695, PAGE 03
OFFICIAL RECORDS,
BRYAN, BRAZOS COUNTY, TEXAS

DATE: JULY 20, 2010
DESIGNED BY: CAG
APPROVED BY: CAG
REVISIONS:

PROJECT 13-11
SHEET 1 OF 1