



REVISED: JULY 11, 2008:
PER REVISIONS REQUESTED ON SITE DEVELOPMENT
REVIEW COMMITTEE COMMENTS DATED JULY 8, 2008.

SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: BEST WESTERN
LOCATION: AUSTIN'S COLONY BOULEVARD BETWEEN HIGHWAY 6 AND F.M. 158
LEGAL DESCRIPTION: 3.00 ACRES - LOT 2, BLOCK 1, BOONVILLE TOWNE CENTER - VOL. 8534, PG. 33.
- APPLICANT INFORMATION:
BOONVILLE ROAD HOTEL, L.P.
C/O TOM KIRKLNAD
7502 GREENVILLE AVENUE
DALLAS, TEXAS 75231
(214) 890-9225
- OWNER INFORMATION:
TEKAM DEVELOPMENT COMPANY &
THE OLDHAMGOODWIN GROUP
809 UNIVERSITY DR. EAST, SUITE 101A
COLLEGE STATION, TX 77840
(979) 268-2000
- TOTAL SITE AREA IS 3.00 ACRES.
- CURRENT ZONING: C-2 (COMMERCIAL).
- CURRENT USE: VACANT
- PROPOSED USE & IMPROVEMENTS: 5 STORY, 100 ROOM HOTEL, WATER, SANITARY SEWER, STORM SEWER AND PARKING.
- NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0134C, MAP NO. 48041C0134C.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, etc. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- BUILDING AREA: 60,260 SQ.FT.
BUILDING HEIGHT: 62.75'
- ALL UNDISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS OR GROUND COVER PER THE LANDSCAPE PLAN.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- SITE LIGHTING IS TO BE INSTALLED WITH THIS PROJECT. THE OWNER WILL SPECIFY LOCATION, TYPE OF LIGHT FIXTURE, AND POLE TO BE USED. SITE LIGHTING IS CONSIDERED TO BE A PERFORMANCE SPECIFICATION. CONTRACTOR IS TO INSTALL ALL LIGHT POLE BASES, CONDUIT WITH PULL STRING, WIRING, PULL BOXES, TRANSFORMERS, PANELS AND APPURTENANCES NECESSARY FOR PROPER OPERATION OF THE LIGHTING SYSTEM. CONTRACTOR TO RECORD LOCATIONS OF ALL CONDUIT ROUTES.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.

UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:

GENERAL B/C/S DEMAND RATES - METHOD 2

COMMERCIAL/RETAIL AVE DAILY DEMAND	25 GPD/CAP
HOTEL AVE DAILY DEMAND	150 GPD/CAP

PROJECT SPECIFIC:

3000 SF CONFERENCE ROOM (COMMERCIAL/RETAIL) ASSUMING 300 PERSON CAPACITY	100 GUEST ROOMS ASSUMING 2 PERSONS PER ROOM = 200 PERSONS
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AVERAGE DAILY DEMAND

CONFERENCE ROOM	300 PPL x 25 GPD/CAP = 7,500 GPD = 5.2 GPM
HOTEL	200 PPL x 150 GPD/CAP = 30,000 GPD = 20.8 GPM
TOTAL	37,500 GPD = 26 GPM

PEAK HOURLY DEMAND: AVE DAILY DEMAND * 4

TOTAL	6,250 GPHr = 104 GPM
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*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVE DAILY * 4.0

PARKING ANALYSIS:

PARKING SPACES REQUIRED:

HOTEL: 100 GUEST ROOMS - 1 SPACE PER GUEST ROOM	100
3000 SF PUBLIC MEETING SPACE - 1 PER 400 SQ.FT.	8
TOTAL SPACES REQUIRED: 108	108

SPACES PROVIDED:

STANDARD	112
HANDICAP	6
TOTAL	118

- WATER:**
- EXISTING 12" WATERLINE (C 909, CL 200) ASSUME 12" FL @ 308.70±.
 - EXISTING 8" WATERLINE (C 909, CL 200) ASSUME 8" FL @ 316.16±.
 - EXISTING 12" WATERLINE (C 909, CL 200) APPROX. 12" FL @ PROPOSED FIRE HYDRANT LOCATION = 318.09±.
 - REMOVE 12" M.J. PLUG & 2" BLOW OFF - CONNECT TO EXISTING 12" WATERLINE (SEE PLAN/PROFILE SHEET C4.2 FOR COMPLETE DETAILS). CONTACT ENGINEER WITH AS-BUILT ELEVATION OF WATERLINE 48 HOURS PRIOR TO INSTALLING THE PROPOSED 8" WATERLINE.
 - PROPOSED 12" WATERLINE (SEE PLAN/PROFILE SHEET C4.2 FOR COMPLETE DETAILS).
 - PROPOSED 12" WATERLINE (SEE PLAN/PROFILE SHEET C4.2 FOR COMPLETE DETAILS).
 - INSTALL 2" TAP WITH 2" IRRIGATION METER.
 - INSTALL 12"x6" TEE WITH STANDARD CITY OF BRYAN FIRE HYDRANT 2.5' FROM BACK OF CURB (SEE PLAN/PROFILE SHEET C4.2 FOR COMPLETE DETAILS).
 - INSTALL 4" DOMESTIC SERVICE METER.
 - INSTALL 9' OF 4" WATERLINE TO A 4" DOMESTIC SERVICE METER.
 - INSTALL 26' OF 4" WATERLINE TO BUILDING.
 - CUT & REMOVE 5' FROM END OF EXISTING 8" WATERLINE, INCLUDING 8" M.J. PLUG & 2" BLOW OFF - CONNECT TO EXISTING 8" WATERLINE (SEE PLAN/PROFILE SHEET C4.1 FOR COMPLETE DETAILS). CONTACT ENGINEER WITH AS-BUILT ELEVATION OF WATERLINE 48 HOURS PRIOR TO INSTALLING THE PROPOSED 8" WATERLINE.
 - PROPOSED 8" WATERLINE (SEE PLAN/PROFILE SHEET C4.1 FOR COMPLETE DETAILS).
 - PROPOSED 6" FIRE LINE.
 - INSTALL STANDARD CITY OF BRYAN FIRE HYDRANT 2.5' FROM BACK OF CURB.
 - INSTALL 8"x8" DI MJ TEE. ORIENT 8" BRANCH NORTH TO LOT 1. INSTALL 8" GATE VALVE ON NORTH BRANCH & WEST RUN, PLUG 8" GATE VALVE ON BRANCH W/DI MJ PLUG. (SEE PLAN/PROFILE SHEET C4.1 FOR COMPLETE DETAILS).
 - INSTALL 196' OF 6" PRIVATE FIRE LINE TO VERTICAL DOUBLE CHECK VALVE.
 - INSTALL 12" GATE VALVE WITH 12"x6" REDUCER.
 - INSTALL 88' OF 6" PUBLIC WATER LINE. (SEE PLAN/PROFILE SHEET C4.2 FOR COMPLETE DETAILS).
 - N/A
- SANITARY SEWER:**
- EXISTING SANITARY SEWER MANHOLE. ADJUST TO MATCH PROPOSED GRADE.
TOP = 317.45 (PROPOSED TOP = 316.93)
EXISTING 6" FL IN = 307.64
EXISTING 6" FL OUT = 307.54
PROPOSED 6" FL IN = 310.08
PROPOSED 6" FL (DROP) IN = 307.64
 - INSTALL 130' OF 6" SANITARY SEWER LINE @ 2.50% (SEE PLAN/PROFILE SHEET C5.1 FOR COMPLETE DETAILS).
 - PROPOSED SANITARY SEWER MANHOLE #1.
TOP = 320.10
6" FL IN = 313.67
6" FL OUT = 313.57
6" SERVICE LINE FL IN = 316.69
 - INSTALL 47' OF 8" SANITARY SEWER SERVICE LINE @ 1.00% (SEE PLAN/PROFILE SHEET C5.1 FOR COMPLETE DETAILS). FL @ BLDG=316.69, FL @ MH=316.22
 - INSTALL 88' OF 6" SANITARY SEWER LINE @ 1.61% (SEE PLAN/PROFILE SHEET C5.1 FOR COMPLETE DETAILS).
 - PROPOSED SANITARY SEWER MANHOLE #2.
TOP = 321.45
6" FL OUT = 315.07
6" SERVICE LINE FL IN = 317.17
 - INSTALL 52' OF 6" SANITARY SEWER SERVICE LINE @ 1.00%. CONTACT ENGINEER WITH AS-BUILT ELEVATION OF 24" STORM SEWER @ SANITARY SEWER CROSSING 48 HOURS PRIOR TO INSTALLING. PROVIDE MIN. 6" CLEARANCE BETWEEN 24" HDPE STORM SEWER AND 6" SANITARY SEWER SERVICE LINE.
 - INSTALL 1200 GALLON GREASE TRAP. (SEE MEP DETAILS).
FL IN = 317.99
 - INSTALL SAMPLING WELL.
 - INSTALL 27' OF 6" SANITARY SEWER SERVICE LINE @ 1.00% TO BUILDING. INCLUDE 2 CLEANOUTS - CAPS TO BE CAST IRON DIRECT TRAFFIC. FL @ BUILDING = 318.11.
 - N/A
- ELECTRIC:**
- CONTACT ALLEN KRISTOF @ BTU (PH: 979-821-5730, EMAIL: AKRISTOF@UTILITIES.COM) FOR EXACT ROUTING TO BUILDING AND EXACT PAD SIZE/SPECIFICATIONS.
- PRIMARY MIN. 48" BURY; SECONDARY MIN. 30" BURY.
EXISTING OVERHEAD ELECTRIC POLE. USE TO TRANSITION TO UNDERGROUND ROUTE.
- INSTALL 136' OF 2-4" PVC UG PRIMARY ELECTRIC CONDUIT @ MIN. 4' BURY WITH PULL STRING.
 - INSTALL 255' OF 2-4" PVC UG PRIMARY ELECTRIC CONDUIT @ MIN. 4' BURY WITH PULL STRING.
 - INSTALL 18' OF 2-4" PVC UG PRIMARY ELECTRIC CONDUIT @ MIN. 4' BURY WITH PULL STRING.
 - INSTALL 7x7" ELECTRIC TRANSFORMER PER BTU REQUIREMENTS.
 - INSTALL POWER POLE.
 - COORDINATE WITH OWNER TO ROUTE UG ELECTRIC SERVICE TO LIGHTED SIGN - NOT SHOWN.
 - COORDINATE WITH OWNER TO ROUTE UG ELECTRIC SERVICE TO ALL SITE LIGHTING - NOT SHOWN.
 - N/A
- VERIZON & SUDDENLINK CABLE:**
- CONTACT ANTHONY VITANZA @ VERIZON (anthony.vitanza@verizon.com) FOR EXACT REQUIREMENTS.
CONTACT MIKE LAVENDAR (PH: 979-774-2506) @ SUDDENLINK FOR EXACT REQUIREMENTS.
- INSTALL ~152' OF 2-4" PVC VERIZON CONDUIT FROM ELECTRIC POLE 35 TO BUILDING @ 36" MIN. BURY. COORDINATE EXACT ROUTE WITH VERIZON.
 - INSTALL ~151' OF 2-2" PVC SUDDENLINK CONDUIT FROM ELECTRIC POLE 35 TO BUILDING @ 30" MIN. BURY. COORDINATE EXACT ROUTE WITH SUDDENLINK.
 - N/A
- ATMOS. GAS:**
- CONTACT KIMBERLY WINN (979-774-2506) FOR EXACT REQUIREMENTS.
- EXISTING 2" POLY GAS LINE.
 - INSTALL 73' OF 2" POLY SERVICE LINE TO BUILDING. SET METER @ BUILDING. 36" MIN. BURY - PROVIDE MIN. 1" VERTICAL CLEARANCE WITH EXISTING 24" HDPE STORM SEWER.
 - N/A
- STORM SEWER:**
- EXISTING STORM INLET.
TOP = 315.57
FL 24" HDPE IN = 310.98
FL 24" HDPE OUT = 310.88
 - EXISTING 24" HDPE PRIVATE STORM SEWER @ 0.8% (PLAN).
 - EXISTING 24" HDPE PRIVATE STORM SEWER @ 1.2% (PLAN). THIS STORM SEWER IS TO SERVE THE DEVELOPED STORM FLOW FROM LOT 1 AND ACRES OF LOT 2 (BEST WESTERN).
 - EXISTING STORM JUNCTION BOX.
TOP OF BOX = 323.40
FL 24" EXISTING OUT = 315.47
FL 18" PROPOSED IN (WEST) = 315.57
FL 24" PROPOSED IN (NORTH) = 315.57
THE TOP OF THIS JUNCTION BOX IS TO BE ADJUSTED TO MATCH PROPOSED CONCRETE DRIVE SURFACE USING A DIRECT TRAFFIC LID. (SEE DETAIL #11.)
 - FL PROPOSED 18" HDPE IN (WEST) BEST WESTERN SITE = 315.57
 - FL PROPOSED 24" HDPE IN (NORTH) LOT 1, BLOCK 1 = 315.57
 - INSTALL ~25' OF 24" HDPE STORM SEWER @ 1.0%. PLUG END AT 5' PAST PROPOSED BACK OF CURB @ LOT 3 (FL @ PLUG = 315.82) AND MARK @ SURFACE WITH 4" PVC 4" ABOVE GROUND MARKED "STORM SEWER". (SEE DETAIL #13 FOR BEDDING/BACKFILL REQUIREMENTS).

- STORM SEWER (cont.):**
- INSTALL 90' OF 18" HDPE PIPE @ 0.51%. (SEE DETAIL #13 FOR BEDDING/BACKFILL REQUIREMENTS).
 - INSTALL 5'x5" GRATE INLET
TOP GRATE ELEV = 320.60
FL 18" PIPE OUT = 315.94
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - INSTALL 5'x5" GRATE INLET
TOP GRATE ELEV = 320.60
FL 18" PIPE OUT = 317.50
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - INSTALL 57' OF 18" HDPE PIPE @ 1.06%. (SEE DETAIL #12 FOR BEDDING/BACKFILL REQUIREMENTS).
 - INSTALL 5'x5" GRATE INLET
TOP GRATE ELEV = 319.50
FL 18" HDPE ELEV IN AND OUT = 316.94
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - NOT USED
 - INSTALL 46' OF 18" HDPE PIPE @ 1.07%. (SEE DETAIL #12 FOR BEDDING/BACKFILL REQUIREMENTS).
 - INSTALL 5'x5" JUNCTION BOX
TOP BOX ELEV = 321.00
FL 18" PIPE IN & OUT = 316.45
(SEE DETAIL #11 FOR JUNCTION BOX SPECIFICATIONS).
 - INSTALL 132' OF 18" HDPE PIPE @ 1.06%. (SEE DETAIL #12 FOR BEDDING/BACKFILL REQUIREMENTS).
 - INSTALL 5'x5" JUNCTION BOX
TOP BOX ELEV = 321.00
FL 18" PIPE IN & OUT = 315.05
(SEE DETAIL #11 FOR JUNCTION BOX SPECIFICATIONS).
 - INSTALL 59' OF 18" HDPE PIPE @ 1.07%. (SEE DETAIL #13 ON C6.3 FOR BEDDING/BACKFILL REQUIREMENTS).
 - INSTALL 5'x5" GRATE INLET
TOP GRATE ELEV = 319.00
FL 18" PIPE IN & OUT = 314.42
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - INSTALL 262' OF 18" HDPE PIPE @ 1.06%. (SEE DETAIL #13 ON C6.3 FOR BEDDING/BACKFILL REQUIREMENTS). CROSS UNDER 12" WATERLINE (3' BURY) WITH MIN. 0.6' CLEARANCE.
 - INSTALL 5'x5" GRATE INLET
TOP GRATE ELEV = 319.00
FL 24" OUT = 311.64
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - INSTALL 90' OF 24" HDPE PIPE @ 0.38%. (SEE DETAIL #13 ON C6.3 FOR BEDDING/BACKFILL REQUIREMENTS).
 - EXISTING STORM JUNCTION BOX
TOP = 316.45
FL 24" HDPE IN = 311.23
FL 24" HDPE OUT = 311.13
 - INSTALL 5'x5" JUNCTION BOX WITH ONE SIDE ATTACHED TO THE EXISTING JUNCTION BOX. BRING PROPOSED 24" HDPE PIPE INTO NORTH FACE OF PROPOSED JUNCTION BOX.
TOP=316.45 (TOP OF PROPOSED BOX TO MATCH TOP OF EXISTING BOX.)
EXISTING JUNCTION BOX (SEE KEYNOTE #71).
DEMO WEST FACE
FL PROPOSED 24" IN = 311.33
 - INSTALL 5'x5" GRATE INLET/JUNCTION BOX INTO EXISTING 24" HDPE LINE
TOP GRATE ELEV = 319.90
FL 24" HDPE ELEV IN = 314.10
FL 24" HDPE ELEV OUT = 314.00
(SEE DETAIL #11 FOR GRATE & INLET SPECIFICATIONS).
 - N/A
 - N/A
 - HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
 - HANDICAP LOADING ZONE - PAVEMENT MARKING ACCORDING TO TAS/ADA.
 - MOUNTED HANDICAP SIGN - VAN ACCESSIBLE.
 - 4' WIDE HANDICAP ACCESSIBLE ROUTE.
 - 4' WIDE PARKING STRIPE (WHITE - 9'x18" TYPICAL).
 - FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
 - SINGLE HANDICAP RAMP - SEE DETAIL 5.
 - STANDARD REINFORCED CONCRETE CURB & GUTTER POURED MONOLITHICALLY WITH PAVEMENT.
 - 5" CONCRETE PAVEMENT ON ALL PARKING AREAS, #4 @ 12" O.C.E.W.
 - 6" CONCRETE PAVEMENT ON ALL DRIVE ISLES, #4 @ 12" O.C.E.W.
 - 18"x18" DUMPSTER PAD WITH CURB. 8" CONCRETE PAVEMENT WITH #4 @ 12" O.C.E.W.
 - 6" PRIVACY FENCE AROUND DUMPSTER PAD.
 - 5" CONCRETE SIDEWALK - SEE DETAIL 6.
 - 6" CONCRETE SIDEWALK - SEE DETAIL 6.
 - CONCRETE SIDEWALK - VARIABLE WIDTH.
 - 5'x5" PLANTERS - SEE ARCHITECT'S PLANS FOR DETAILS.
 - DEMO CURB AND ADJOINING SIDEWALK ACROSS ENTRANCE - PRESERVING A NEAT ASPHALT EDGE.
 - SEE ASPHALT PAVEMENT TO CONCRETE DRIVE JOINT DETAIL #4.
 - STANDARD 6'x6" CONCRETE WHEEL STOP.

KLING ENGINEERING AND SURVEYING
401 TEXAS AVENUE SUITE A BRYAN, TEXAS 77802
TEL: (979) 846-6212 FAX: (979) 846-6252

SITE PLAN
BEST WESTERN HOTEL
BOONVILLE TOWNE CENTER - LOT 2 BLOCK 1
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
ALFRED A. PAINE
REGISTERED PROFESSIONAL ENGINEER
NO. 97221
EXPIRES 07/31/2008

REVISIONS	DATE	DESCRIPTION
	07/07/08	KEY NOTE TO REVISION PIPE SIZE 18" TO 24"
	07/17/08	SITE DEVELOPMENT REVIEW COMMITTEE COMMENTS DATED JULY 8, 2008

SCALE: 1"=20'
DRAWN BY: BLB
APPROVED BY: AAP
DATE: 7/2/2008
FILE:

SHEET
C1.2
OF 2

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