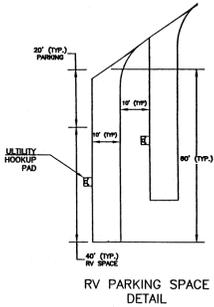


GENERAL NOTES:

- CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT, AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. CALL 1-800-DIG-TESS.
- ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB IN THE PARKING AREA, AND TO THE EDGE OF PAVEMENT IN ALL OTHER AREAS UNLESS OTHERWISE NOTED.
- ALL SITE WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2008 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
- ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, G.T.E., STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM THE CITY OF BRYAN & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
- LANDSCAPING & ANALYSIS IS PROVIDED ON THE LANDSCAPE PLAN.
- ALL PARKING SPACE DIMENSIONS ARE SHOWN IN THE PLAN.
- THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
- PAVEMENT SECTIONS SHALL INCLUDE 6" LIME STABILIZED SUBGRADE, 6" CRUSHED LIMESTONE BASE AND 2" HMAC WITH RIBBON CURB & GUTTER EXCEPT WHERE SHOWN OTHERWISE.
- MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.
- THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SODDED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ, TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000.
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
- THE DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA. CONTACT CODY CRAVATT @ 209-5934 / BILLY RAMIREZ @ 209-5945 TO IDENTIFY LOCATION & ANGLE PRIOR TO POURING CONCRETE DUMPSTER PAD.
- 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.
- WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.
- DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE. PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION, SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
- BLANKET EASEMENT TO HUMBLE PIPELINE COMPANY, 269/631, DOES APPLY TO THIS TRACT.

SITE SPECIFIC NOTES:

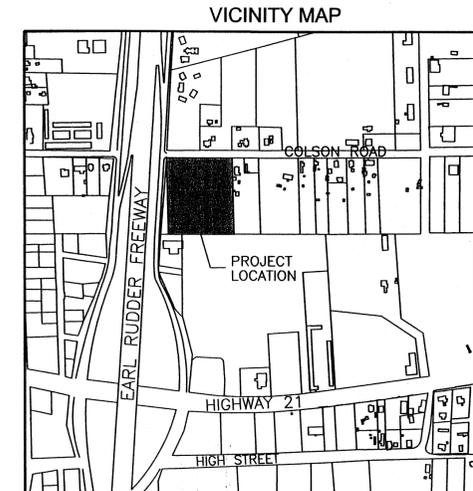
- A PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 48041C0131C, EFFECTIVE JULY 2, 1992.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



UTILITY DEMAND	
WATER DEMAND	52 RV SPACES
	0.76 MAX GPM/RV SPACE
	= 39.5 MAX GPM
	RECOMMENDED METER SIZE = 1"
SANITARY SEWER DEMAND	(90% OF WATER DEMAND)
	39.5 GPM X 0.9 = 35.6 GPM
	6" SANITARY SEWER LINE

LEGEND

	FIRE HYDRANT
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	WATER LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING PIPELINE
	FLOOD ZONE BOUNDARY
	VEHICLE LAY OF HOSE LINE
	FIRE LANE
	1" HMAc PAVEMENT
	6" CRUSHED LIMESTONE BASE
	6" CONCRETE
	8" CONCRETE
	LIGHT POLE
	MANHOLE
	CLEAN OUT
	RV HOOKUP
	PROPOSED WATER METER



SITE PLAN

AGGIELAND RV PARK

COULTER'S SUBDIVISION OF MCGEE TRACT
LOT 3, BLOCK 1
BRYAN, BRAZOS COUNTY, TEXAS
4.95 ACRES
VOL. 92/ PG. 421

SCALE: 1"=40'

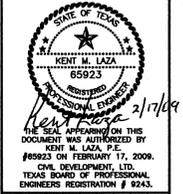
FEBRUARY, 2009

OWNER/DEVELOPER:

ENGINEER:

Justin Whitworth
701 University Dr. E.
Suite 405
College Station, TX 77842
(979) 739-4930

CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
2033 Harvey Mitchell Parkway South
College Station, Texas 77840
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759



NO.	DATE	DESCRIPTION
0	01-07-09	ISSUED FOR REVIEW
1	02-17-09	ISSUED FOR CONSTRUCTION

SCALE: AS SHOWN
DRAWN BY: MMC, MGB
DESIGNED BY: KML

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SITE PLAN
AGGIELAND RV PARK
BRYAN, TEXAS

SHEET
C1