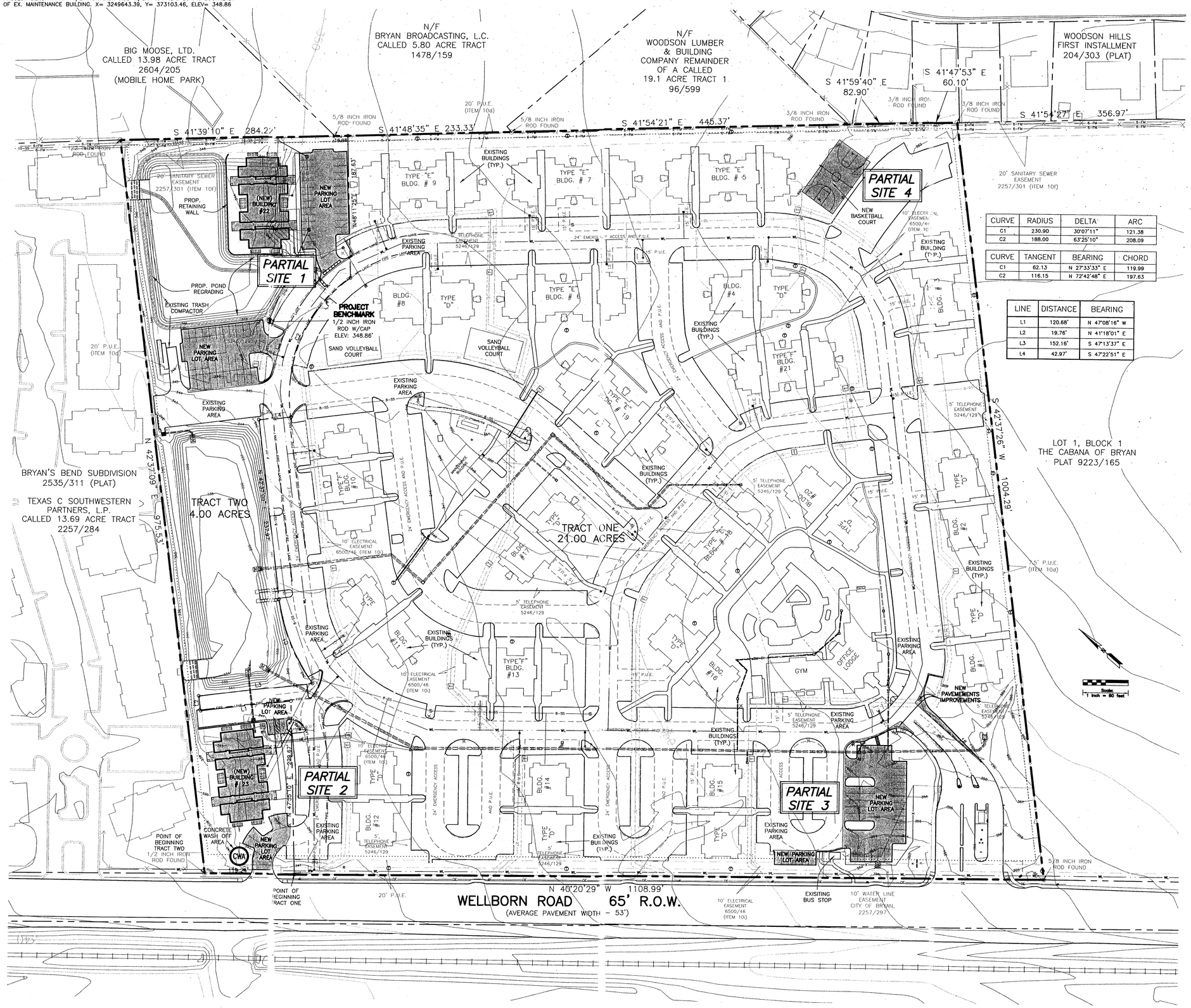
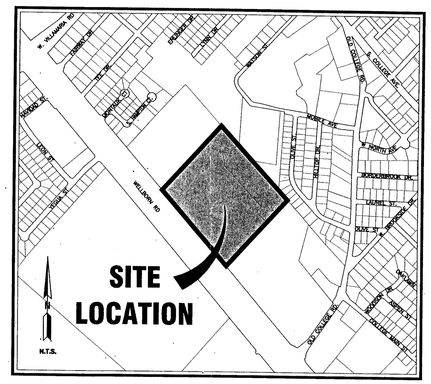
PROJECT BENCHMARK: 1/2 INCH IRON ROD W/CAP APPROX. 50 FT. SOUTHEAST OF EX. MAINTENANCE BUILDING, X= 3249643.39, Y= 373103.46, ELEV= 348.86



CURVE	RADIUS	DELTA	ARC
C1	230.90	30°07'11"	121.38
C2	188.00	63°25'10"	208.09

CURVE	TANGENT	BEARING	CHORD
C1	62.13	N 27°33'33" E	119.99
C2	116.15	N 72°42'48" E	197.63

LINE	DISTANCE	BEARING
L1	120.68'	N 47°08'16" W
L2	19.76'	N 41°18'01" E
L3	152.16'	S 47°13'37" E
L4	42.97'	S 47°22'51" E



GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

   a. Contact Dig Tess @ 1-800-344-8377
   b. Contact Bryan Water Utilities @ 209-5900
   c. Contact Kimberly Winn @ ATMOS 774-2506
   d. Contact Mike Lavender @ Suddenlink 846-2229
   e. Contact Isabel Cantu @ BTU 821-5770
   f. Contact Mitchell Gas @ 779-4460
   g. Contact Union Pacific Resources @ 778-8525
   h. Contact Richard Wallace @ Verizon 821-4752

2. All construction shall be in accordance with the current City of Bryan 2009 Standard Specifications for Street Construction, 2009 B/CS Unified Technical Specifications, Water and Sewer and General and 2009 B/CS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P. For general requirements, see Sheet S3 for details.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of C.S. Electrical Division.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
13. The contractor is responsible for traffic control. This is not a separate pay item.
14. No spoil areas are available on this site.
15. All signage will be permitted separately.
16. 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 windblown litter from the project site.
17. NOTE: Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractors(s) only.
18. The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
19. The current benchmark is set in an area slated for demolition. As such, the Contractor shall be responsible for transferring benchmark information to an alternate location on the site prior to demolition.
20. Construction access is limited to the northern most driveway entrance. Contractor may not use the main entrance for construction deliveries.

SITE PLAN NOTES:

1. Name of Project: Reveille Ranch Improvements
2. Legal Description: Lot 1, Block 1, Campus Lodge Phase 1, and Lot 2, Block 1, Campus Lodge Phase 2
3. Owner: Reveille Ranch Bryan LTD.
   16051 Addison Rd
   Ste. 205-LB25
   Addison, Texas 75001-3295
   (972) 234-1551
4. Engineer: Mitchell & Morgan, L.L.P.
   511 University Drive East, Suite 204
   College Station, Texas 77840
   (979) 260-6963
5. Zoning: MF – Multifamily
6. Existing Use: Multifamily
   Proposed Use: Multifamily
7. Setbacks: Per City of Bryan Ordinances
8. Site Area: 25 acres Density=16.8 du/acre
   (Ex. D.U.=372 + New D.U.=48) Total: 420 Dwelling Units
9. Water Demands (2 New Buildings): Min.=0 gpm, Avg.=5 gpm, Peak=20 gpm
10. Sanitary Demands (2 New Buildings): 4800 GPD
11. Number of Ex. Bedrooms = 972 Number of Ex. Dwelling Units = 372
    Number of New Bedrooms = 48 Number of New Dwelling Units = 48

This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0141 C. Effective Date: July 2, 1992

PARKING ANALYSIS:

PARKING REQUIRED: 1 parking space / bedroom
1020 bedrooms * 1 ps/bedroom = 1020 parking spaces

PARKING PROVIDED: 1078 total parking spaces w/ 25 handicap spaces

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
511 UNIVERSITY DRIVE EAST
SUITE 204
COLLEGE STATION, TX 77840
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY • UTILITIES STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

01/17/12
STATE OF TEXAS
VERONICA J.B. MORGAN
77669
REGISTERED PROFESSIONAL ENGINEER

JANUARY 2012
Designed By: VJBM
Drawn By: VJBM
Checked By: VJBM

Prepared For:
REVEILLE RANCH BRYAN LTD.
16051 ADDISON RD. SUITE 205-LB
ADDISON, TEXAS 75001-3295
(979) 234-1551

Revisions

RECEIVED
JAN 20 2012
Development & Planning Services

Overall Site Plan

REVEILLE RANCH IMPROVEMENTS

01