GENERAL NOTES:

1 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 1-800-010-1555.

2 ALL RADII AND DISTANCES ARE MEASURED TO THE TO THE EDGE OF PAVEMENT.

3 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.

4 LANDSCAPING & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE PLAN.

5 ZONING OF THIS PROPERTY IS C-3 (COMMERCIAL).

6 THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY.

7 PAVEMENT SECTIONS SHALL INCLUDE 6" LIME STABILIZED SUBGRADE, 6" CRUSHED LIMESTONE BASE AND 2" HMAC WITH RIBBON CURB EXCEPT WHERE SHOWN OTHERWISE.

8 MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.

9 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.

11 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.

12 PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.

13 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 & AVAILABLE PRIOR TO POURING CONCRETE DUMPSTER PAD.

12 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.

14 WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.

15 CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

16 THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THE 8.45 ACRE TRACT AND THE 7.40 ACRE TRACT SHOWN HEREON:
HUMBLE PIPELINE COMPANY 48/583
CITY OF BRYAN 98/69
LONE STAR GAS COMPANY 102/62

17 ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/COLLEGE STATION 2010 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.

18 NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED. ON SITE DETENTION IS REQUIRED.

19 REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.

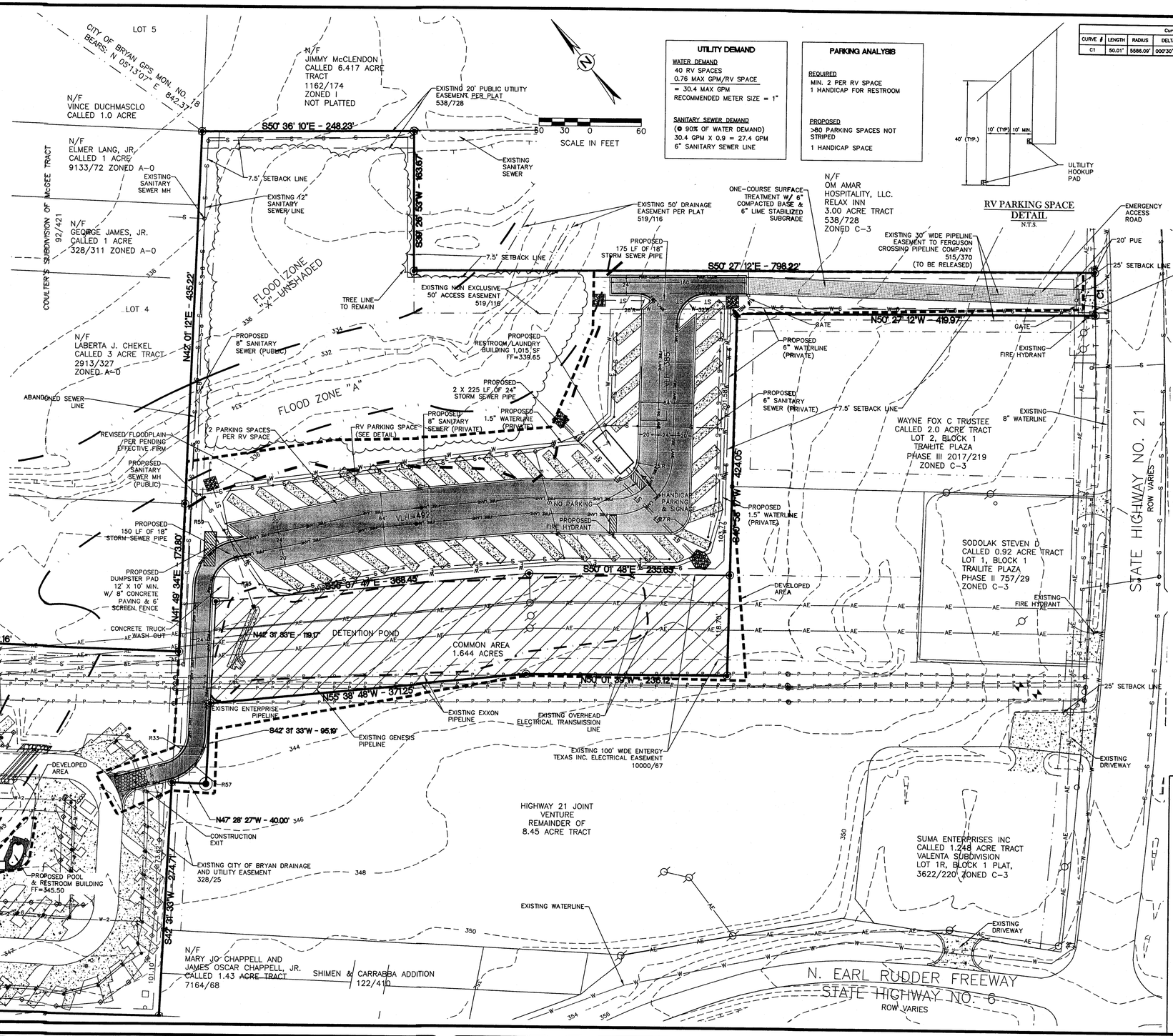
20 IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.

21 ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

22 TOTAL LOT AREA IS 13.577 ACRES. THE PROPOSED DEVELOPED AREA FOR THIS EXPANSION IS 5.5 ACRES.

SITE SPECIFIC NOTES:

1. 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. THE FLOODPLAIN LIMITS PER THE PENDING EFFECTIVE FIRM ARE ALSO SHOWN.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. THE EMERGENCY ACCESS ROAD TO SH 21 SHALL REMAIN GATED AT BOTH ENDS.



UTILITY DEMAND

WATER DEMAND
40 RV SPACES
0.76 MAX GPM/RV SPACE
= 30.4 MAX GPM
RECOMMENDED METER SIZE = 1"

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)
30.4 GPM X 0.9 = 27.4 GPM
6" SANITARY SEWER LINE

PARKING ANALYSIS

REQUIRED
MIN. 2 PER RV SPACE
1 HANDICAP FOR RESTROOM

PROPOSED
>80 PARKING SPACES NOT STRIPED
1 HANDICAP SPACE

RV PARKING SPACE DETAIL
N.T.S.

Curve Table							
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	50.01'	5588.09'	000°30'48"	25.00'	50.01'	S38°35'45"W

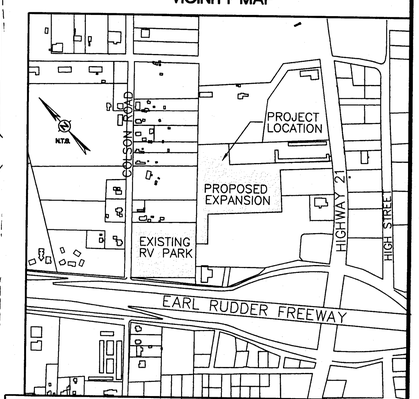
LEGEND

PROPERTY BOUNDARY
PROPERTY LINE
EXISTING SANITARY SEWER LINE
EXISTING WATERLINE
EXISTING PIPE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING PUBLIC UTILITY EASEMENT
FLOOD PLAIN LIMIT
PROPOSED PUBLIC WATERLINE
PROPOSED PUBLIC SANITARY SEWER LINE
EXISTING PRIVATE EASEMENT
PROPOSED PRIVATE WATERLINE
PROPOSED PRIVATE SANITARY SEWER LINE
PROPOSED STORM SEWER PIPE
PROPOSED CONDUIT
PROPOSED ASPHALT PAVING
FIRE LANE
PROPOSED CONCRETE RV PAD
2' CONCRETE RIBBON CURB
EXISTING TOPOGRAPHY
SETBACK LINE
DETENTION POND
PROPOSED PUBLIC UTILITY EASEMENT
ACCESS EASEMENT
8" CONCRETE PAVING
DEVELOPED AREA
VEHICLE LAY OF HOSE
TREE LINE
ROCK RIPRAP

PROJECT CONTROL

TBM 1
IRON ROD
ELEVATION: 339.65'

VICINITY MAP



SITE PLAN
AGGIELAND RV PARK EXPANSION
LOT 1, BLOCK 1
AGGIELAND RV PARK SUBDIVISION

13.577 ACRES
S. F. Austin League NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'
APRIL, 2012

OWNERS:
AGGIELAND RV PARK, LLC
4400 Old College Road
Bryan, TX 77801
979.703.8925

HWY 21 Joint Venture
P.O. Box 11671
College Station, TX 77842
979.703.8925

DEVELOPER:
AGGIELAND RV PARK, LLC
4400 Old College Road
Bryan, TX 77801
979.703.8925

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBPE Firm Reg. No. 12327
2730 Longmire Drive,
Suite A
College Station, Texas 77845
P. O. Box 11995
College Station, Texas 77842
979.764.3900

RECEIVED
MAY 16 2012
Development & Engineering Services

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON MAY 15, 2012.
ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	RCF	JPS	12-199	MAY 2012

STATE OF TEXAS
JOSEPH P. SCHULTZ
65889
LICENSED PROFESSIONAL ENGINEER
5-15-12
FIRM # 12327
SCHULTZ ENGINEERING, LLC

AGGIELAND RV PARK EXPANSION
BRYAN, TEXAS

SITE PLAN

SCALE
VERTICAL
HORIZONTAL 1:60
PLOTTING SCALE: 1:1
FILE NAME: 12-199

SHEET 1 / 7