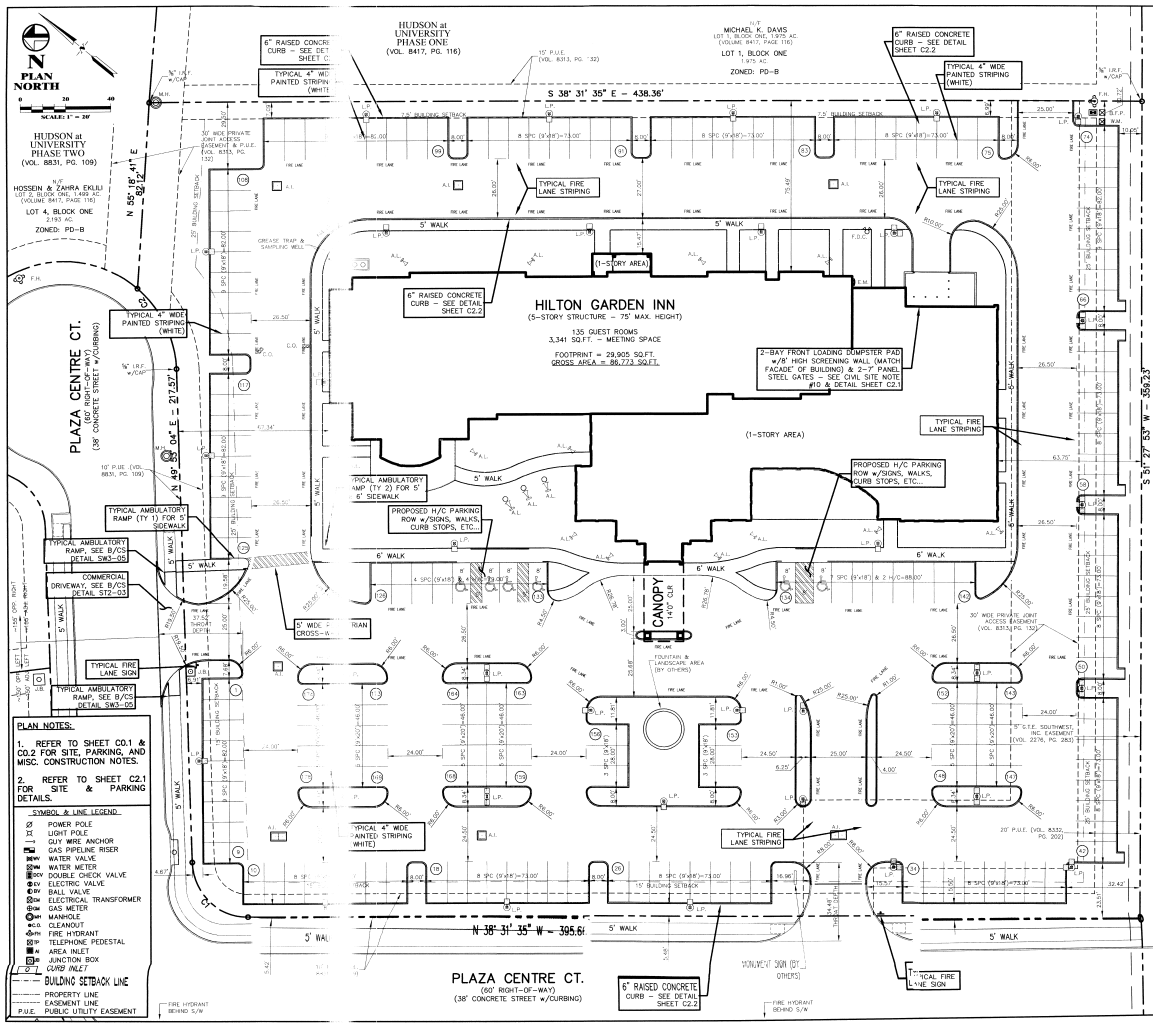

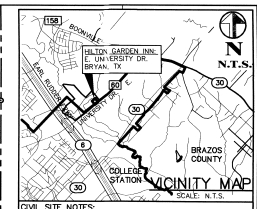

CIVIL SITE NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0142D, JULY 2, 1992, AND REVISED BY LOMR CASE NUMBER 08-06-0692P WITH AN EFFECTIVE DATE OF JULY 25, 2008.
2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.
3. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
4. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
5. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 75% IMPERVIOUS COVER ON THIS DEVELOPED TRACT.
6. USE EXISTING COMPENSATORY STORAGE FACILITY, CONSTRUCTED WITH THE HUDSON CREEK SITE RECLAMATION IMPROVEMENTS, PROVIDED ADDITIONAL VOLUME FOR INCREASED RUNOFF FROM THIS SUBDIVISION (JULY 9, 2013).
7. 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.
8. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SI). DETAIL ON SHEET C2.2.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
10. CONTACT MR. CHUCK GRAVATT (979) 209-5934 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE.
11. THE INTENDED USE FOR THIS DEVELOPMENT IS FOR HOTEL & MEETING SPACES.
12. NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE SOLELY NORMAL DOMESTIC WASTEWATER BY DEFINITION.
13. SEE SHEET C1.1 – EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
14. SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
15. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
16. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.1).
17. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
18. THE BUILDING SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY KEY SYSTEM AND THE ITS ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.
19. PER TABLE B105.1 AND C105.1 OF THE FIRE CODE, A FIRE FLOW OF 3,125 GPM, FROM 3 FIRE HYDRANTS, WILL BE REQUIRED FOR A BUILDING WITH A GROSS AREA OF 86,773 SQ.FT. AND A CONSTRUCTION TYPE CLASSIFICATION OF IIIB. THE FIRE FLOW MAY BE REDUCED BY 50% SINCE THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
20. CONTINUED MAINTENANCE OF COMMON MAINTENANCE AREAS OF THE SUBDIVISION KNOWN AS HUDSON AT UNIVERSITY SHALL BE THE RESPONSIBILITY OF THE HUDSON AT UNIVERSITY PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT FOR THE HUDSON AT UNIVERSITY COMMON AREA BETWEEN THE CITY OF BRYAN AND PARKWAYS DEVELOPMENT COMPANY, EXECUTED ON SEPTEMBER 23, 2003, OR ANY DULY EXECUTED AMENDMENTS THERETO.
21. AN ELEVATION CERTIFICATE, PREPARED BY A LICENSED ENGINEER OR SURVEYOR IN THE STATE OF TEXAS, WILL BE REQUIRED VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLAN NOTES:

1. REFER TO SHEET C0.1 & C0.2 FOR SITE, PARKING, AND MISC. CONSTRUCTION NOTES.
2. REFER TO SHEET C2.1 FOR SITE & PARKING DETAILS.

SYMBOL & LINE LEGEND

- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- GAS PIPELINE RISER
- WATER VALVE
- WATER METER
- DOUBLE CHECK VALVE
- ELECTRIC VALVE
- BALL VALVE
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- AREA INLET
- JUNCTION BOX
- CURB INLET
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT

STOP! CALL BEFORE YOU DIG

TEXAS ONE-CALL SYSTEM
1-800-245-4545
(AT LEAST 2 WORK DAYS PRIOR TO BEGINNING)
WARNING: THE CONTRACTOR IS TO LOCATE OR HAVE ALL UTILITIES NEAR THE CONSTRUCTION AREA TO BE SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO HIS CONSTRUCTION ACTIVITY.

PROPERTY INFORMATION

HUDSON at UNIVERSITY, PH 1
LOT 2R, BLOCK ONE
(VOL. 8832, PG. 67)
(3.529 ACRES or 153,712 SQ.FT.)
ZONED: PD-B
NOW OR FORMERLY:
BRYAN HOST HOTELS, LLC
(VOL. 8832, PG. 67)

PARKING REQUIREMENTS:

ORDINANCE:
HOTEL: 1 SPC per GUEST ROOM
MEETING SPACE – 1 SPC per 400 SQ.FT.

REQUIRED:
135 GUEST ROOMS = 135 SPACES
(3,341 SQ.FT. / 400) = 8.3 SPACES
TOTAL REQUIRED = 144 SPACES

PROVIDED
REGULAR = 172 SPACES
H/C = 6 SPACES
TOTAL = 178 SPACES

RME
Consulting Engineers
7607 EASTMARK DR., STE. 252A <77840>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmeengineer.com
OFFICE: (979) 764-0704
FAX: (979) 764-0704

MARK	DATE	DESCRIPTION

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 4/6/10

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

CIVIL SITE PLAN

FOR THE

HILTON GARDEN INN UNIVERSITY DRIVE EAST BRYAN, TX

LOT 2R, BLOCK 1 – HUDSON at UNIVERSITY, PHASE 1 & 2
RICHARD CARTER LEAGUE, A-5
BRYAN, BRAZOS COUNTY, TEXAS

PROPERTY OWNER INFORMATION
BRYAN HOST HOTELS, LLC
1431 GREENWAY DRIVE #915
IRVING, TX 75038
OFF: (214) 774-4650
FAX: (972) 559-3745
EMAIL: tejos@sps.cc

FILENAME: 0354SP1A	SCALE: 1"=20'
SUBMITTED DATE: MARCH 24, 2010	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: 10	PAGES: 67 – 70

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
234 – 0354

C1.1
SHEET 5 OF 14

RECEIVED
APR 06 2010
Development & Engineering Services