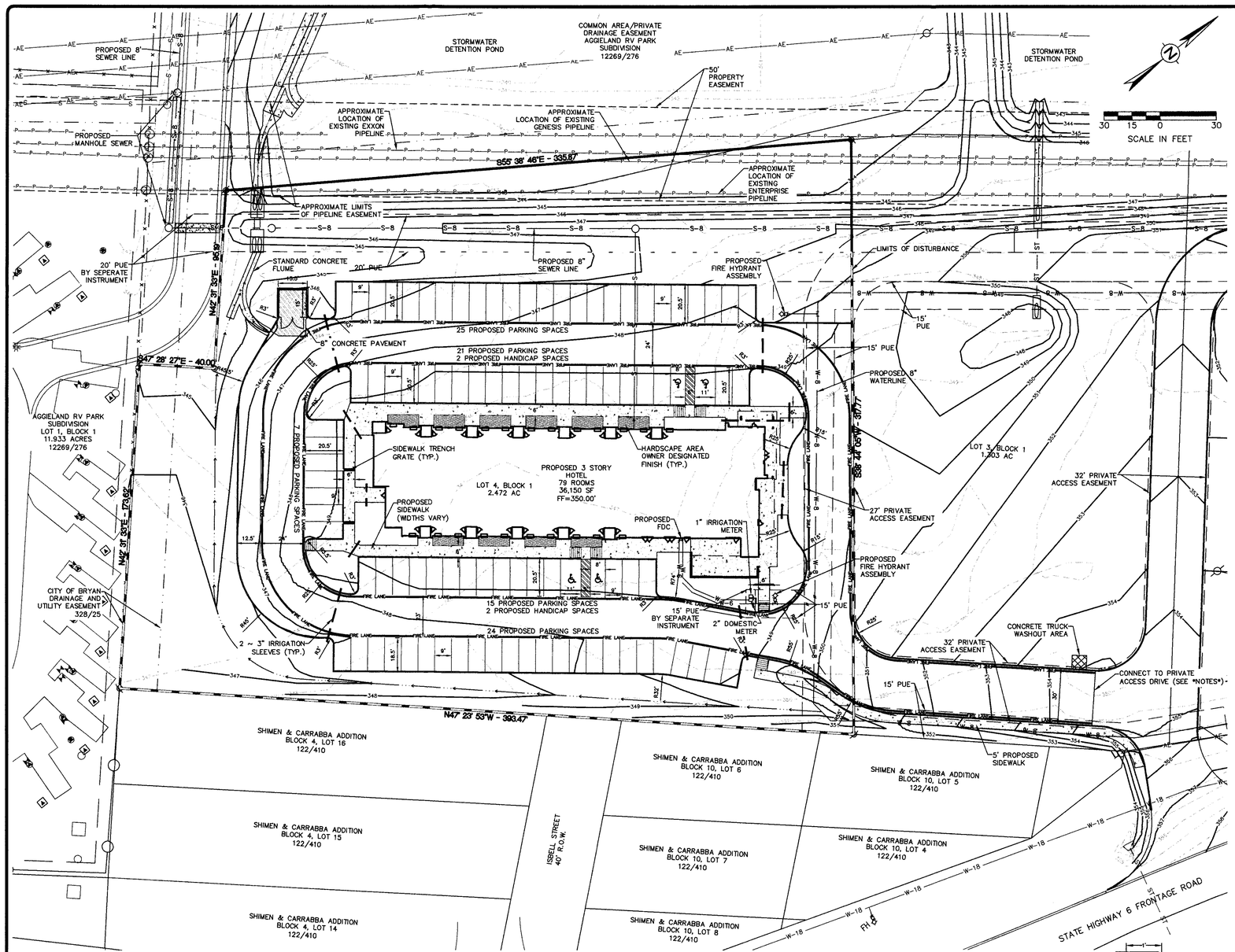


UTILITY DEMAND

WATER DEMAND PER LEASE SPACE

MINIMUM	0	GPM
AVERAGE	39	GPM
MAXIMUM (PEAK)	155	GPM

2" DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

AVERAGE	35	GPM
MAXIMUM (PEAK)	140	GPM

6" SANITARY SEWER LINE
@ 1.10% MIN. SLOPE
FIXTURE UNITS = 418
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:
79 GUEST ROOMS
1 SPACES PER GUESTROOM
79 SPACES REQUIRED

79 TOTAL SPACES REQUIRED

9' WIDTH, 20.5' LENGTH TYP.

PROPOSED PARKING:

92 SPACES PARKING
4 SPACES HANDICAP PARKING
96 SPACES PROVIDED TOTAL

LEGEND

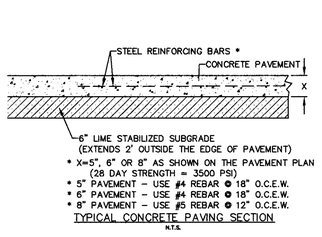
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ST — ST — ST — STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- S-8 — PROPOSED SANITARY SEWER LINE
- S-12 — EXISTING SANITARY SEWER LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 5" SIDEWALK
- PROPOSED 6" PAVEMENT
- PROPOSED 8" PAVEMENT
- PROPOSED HARDSCAPE AREA
- W-8 — PROPOSED WATERLINE
- W-12 — EXISTING WATERLINE
- FIRE HYDRANT

NOTE

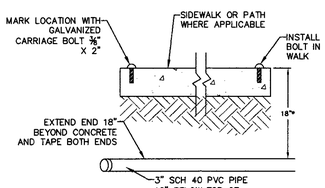
1. REFER TO THE "6 AT 21 CROSSING COMMERCIAL SUBDIVISION – PUBLIC WATER & SEWER UTILITY IMPROVEMENTS" CONSTRUCTION DRAWINGS FOR WATER & SEWER IMPROVEMENTS FOR THE SUBDIVISION.
2. REFER TO THE "6 AT 21 CROSSING COMMERCIAL SUBDIVISION – COMMERCIAL SITE DEVELOPMENT WITH ASSOCIATED PRIVATE SITE, DRIVEWAY, & DRAINAGE IMPROVEMENTS" CONSTRUCTION DRAWINGS FOR DRAINAGE, DETENTION, TxDOT DRIVEWAY & PRIVATE ACCESS DRIVEWAY IMPROVEMENTS FOR THE SUBDIVISION.

SITE NOTES:

1. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
2. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT. A PUBLIC FIRE HYDRANT WILL BE RELOCATED.
3. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
4. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. 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.
6. 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.
7. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
8. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205F, EFFECTIVE DATE: APRIL 2, 2014.
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
10. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
11. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
12. ON–SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
13. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 20' UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 23' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
14. 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.
15. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
16. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
17. TOTAL LOT AREA IS 2.472 ACRES. THE PROPOSED DEVELOPED AREA ONSITE 2.13 ACRES.
18. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND 5" CONCRETE PAVEMENT FOR THE PARKING AREAS. SEE PAVEMENT PLAN FOR DETAILS. 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 CONTAINMENT AREA.
19. ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
20. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
22. DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' x 12' CLEAR INTERIOR OPENING MIN. 6' TALL.
23. POTABLE WATER PROTECTION – ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM
24. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE VA OF 36,150 SF IS 3,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (1,750 GPM). TWO FIRE HYDRANTS ARE REQUIRED. TWO FIRE HYDRANTS ARE PROPOSED.
25. STORMWATER DETENTION IS PROVIDED FOR THIS SITE ON THE ADJACENT PROPERTY. REFER TO THE DRAINAGE REPORT FOR DETAILED INFORMATION.

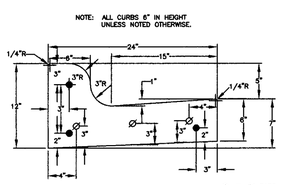


TYPICAL CONCRETE PAVING SECTION
N.T.S.



PVC SLEEVE
N.T.S.

*NOTE: PVC SLEEVES UNDER PAVEMENT SECTIONS NEED TO BE 16" BELOW THE TOP OF PAVEMENT.



TYPICAL CURB DETAIL
N.T.S.

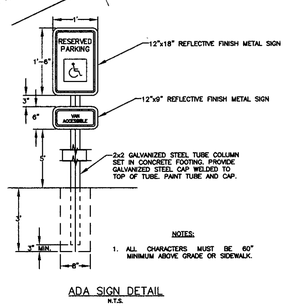
NOTES:

1. SIGN SHALL COMPLY WITH THE CoCS FIRE SERVICE STANDARDS.

FIRE LANE SIGN DETAIL
N.T.S.

FIRE LANE MARKINGS

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW–AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
3. TOW–AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7–201dP SIGNAGE.

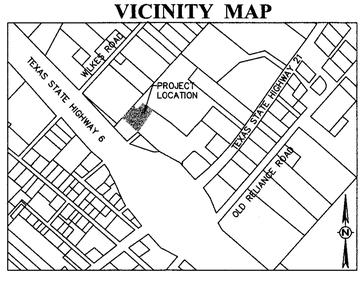


NOTES:

1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.

VICINITY MAP



6 AT 21 CROSSING HOTEL

TOTAL AREA = 2.472 ACRES
6 AT 21 COMMERCIAL SUBDIVISION
LOT 4, BLOCK 1
BRYAN,TEXAS

JOHN AUSTIN SURVEY, A–2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

JANUARY 2015

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268–3195

OWNER/DEVELOPER:
HWY 21 JOINT VENTURE
4400 OLD COLLEGE RD.
BRYAN, TEXAS 77801
(979)703–8924

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764–3900

MARK	REVISION	BY	DATE

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	14-350	JANUARY 2015

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6 AT 21 CROSSING HOTEL
6 AT 21 CROSSING COMMERCIAL SUBDIVISION
LOT 4, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE
VERTICAL
HORIZONTAL
PLOTTING SCALE: 1:1
FILE NAME: 14-350

SHEET
C1