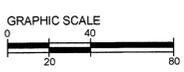


**01 ENGINEERING SITE PLAN AND DIMENSION CONTROL**  
SCALE: 1" = 40'-0"

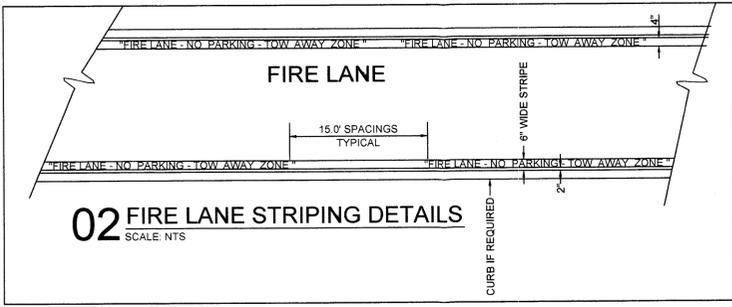


PROP. 4 - STORY HYATT HOUSE  
NO. OF ROOMS = 112  
TOTAL PARKING REQUIRED = 112 SPACES

| PARKING                | HYATT HOUSE                    | TOTAL      |
|------------------------|--------------------------------|------------|
| PARKING REQUIRED       | 1 SPACE/ROOM UNIT = 112 SPACES | 112 SPACES |
| PARKING FURNISHED      | 117 SPACES                     | 117 SPACES |
| H.C. PARKING REQUIRED  | 5 SPACES                       | 5 SPACES   |
| H.C. PARKING FURNISHED | 5 SPACES                       | 5 SPACES   |

| BUILDING AREA SUMMARY                                  | GROUND FLR. S.F. | TYPICAL FLOOR S.F.  | TOTAL S.F. |
|--------------------------------------------------------|------------------|---------------------|------------|
| HYATT HOUSE (OUTDOOR POOL)                             | 16,201           | 17,217 x 3 = 51,651 | 69,852     |
| TOTAL HEIGHT OF THE BUILDING (GROUND LEVEL TO PARAPET) |                  |                     | 43'-10"    |

| ROOM MATRIX | TYPE                                       | ROOM AREA S.F. | LEVEL     | TOTAL     | PERCENTAGE |             |
|-------------|--------------------------------------------|----------------|-----------|-----------|------------|-------------|
| KS          | KING STUDIO                                | 431            | 1         | 431       | 35%        |             |
| KSA         | KING STUDIO ACCESSIBLE                     | 504            | 1         | 504       | 3%         |             |
| KSA-R       | KING STUDIO ACCESSIBLE (ROLL IN SHOWER)    | 504            | 1         | 504       | 1%         |             |
| K           | KING ONE BEDROOM                           | 477            | 2         | 954       | 24%        |             |
| KD          | KING DEN ROOMS                             | 308            | 4         | 1,232     | 13%        |             |
| KDL         | KING DEN LONGER ROOMS                      | 320            | 1         | 320       | 1%         |             |
| KDA         | KING DEN ACCESSIBLE ROOMS (ROOL IN SHOWER) | 308            | 1         | 308       | 3%         |             |
| QQ          | QUEEN/QUEEN ONE BEDROOM                    | 522            | 1         | 522       | 3%         |             |
| QQS         | QUEEN/QUEEN SUITE                          | 721            | 1         | 721       | 3%         |             |
| QQA         | QUEEN/QUEEN SUITE ACCESSIBLE               | 721            | 1         | 721       | 3%         |             |
| KKA         | KING SUITE ACCESSIBLE                      | 721            | 1         | 721       | 3%         |             |
|             | <b>TOTAL</b>                               | <b>16</b>      | <b>32</b> | <b>32</b> | <b>112</b> | <b>100%</b> |



**FLOOD NOTE:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NO. 4941C0015F, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X (OTHER AREAS), "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE."

**NOTE:**  
PLANNED DEVELOPMENT ZONING CLASSIFICATION FOR THE LOT AND THE ORDINANCE NUMBER CREATING THE PD DISTRICT, ORD #1656.

- "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."
- "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 CONTRACTOR(S) ONLY."
- "FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE."
- A "KNOX BOX" SECURITY KEY SYSTEM IS REQUIRED ON ALL BUILDINGS AND A KNOX SWITCH IS REQUIRED ON ALL GATED ENTRANCES.

**SPECIFICATIONS AND FIRELANE MARKINGS:**

- SPECIFICATIONS:**
- ANY FIRE LANE MORE THAN 100 FEET IN LENGTH SHALL EITHER CONNECT AT EACH END TO A DEDICATED STREET OR BE PROVIDED WITH A TURNAROUND HAVING A MINIMUM RADIUS OF 80 FEET WHEN MEASURED FROM CURB TO CURB. ALL FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER, MANAGER, OR PERSON IN CHARGE OF THE PREMISES, AND THE CITY SHALL NEVER BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
  - THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO DESIGNATE ADEQUATE FIRE LANES AND/OR TURNAROUNDS TO ANY BUILDING WHEN DEEMED NECESSARY FOR FIRE DEPARTMENT ACCESS IN THE EVENT OF FIRE IN SUCH BUILDING.
- FIRE LANE MARKINGS:**
- THE OWNER, MANAGER, OR PERSON IN CHARGE OF ANY BUILDING OR PROPERTY TO WHICH FIRE LANES HAVE BEEN APPROVED OR REQUIRED BY THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE SHALL MARK AND MAINTAIN SAID FIRE LANES IN THE FOLLOWING MANNER: ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "NO PARKING - FIRE LANE - TOW AWAY ZONE."
  - ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
  - DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
  - ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
  - ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
  - ALL SLEEVES SHALL BE SCH 40 PVC.

**IRRIGATION NOTES:**

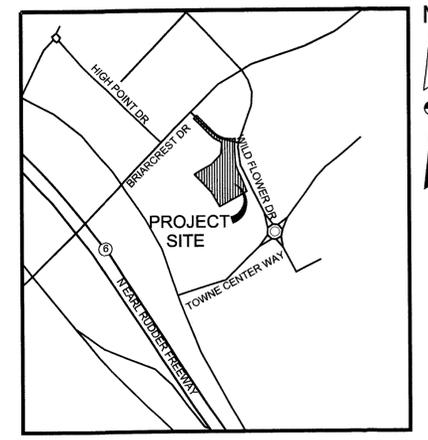
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
- POWER TO CONTROLLER SUPPLIED BY OTHERS.
- ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
- HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
- ALL LATERAL PIPING NOT SIZED IS 1/2".
- ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
- DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
- ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
- ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
- ALL SLEEVES SHALL BE SCH 40 PVC.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF CITY OF BRYAN, TEXAS.
- CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- "ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE."
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE CITY STANDARDS. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:  
ATMOS ENERGY - (888) 286-6700  
VERIZON WIRELESS - (979) 774-8908  
SUDDENLINK COMMUNICATION - (877) 612-6038  
BRYAN TEXAS UTILITIES - (979) 821-5700
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- "IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE."
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- SIGNAGE WILL BE PERMITTED SEPARATELY.

**LEGEND**

|                                    |        |                              |
|------------------------------------|--------|------------------------------|
| SANITARY SEWER MANHOLE             | SS     | EXISTING CONTOURS            |
| STORM SEWER MANHOLE                | SM     | PROPOSED CONTOURS            |
| CLEAN OUT                          | CO     | PROPOSED SANITARY SEWER PIPE |
| FIRE HYDRANT                       | PH     | PROPOSED SANITARY SEWER PIPE |
| POWER POLE                         | PP     | EXISTING WATER LINE          |
| TELEPHONE BOX                      | TB     | EXISTING WATER LINE          |
| WATER METER                        | WM     | PROPOSED WATER LINE          |
| GATE VALVE                         | GV     | EXISTING WATER LINE          |
| LIGHT POLE                         | LP     | PROPOSED POWER LINE          |
| IRRIGATION SPRINKLER HEAD LOCATION | IR     | EXISTING POWER LINE          |
| VAN ACCESSIBLE HANDICAP PARKING    | HA     | PROPOSED POWER LINE          |
| SIGN LOCATION                      | SL     | EXISTING TELEPHONE LINE      |
| RIGHT OF WAY                       | R.O.W. | PROPOSED GAS LINE            |
| EXIST. LIGHT POLE                  | ELP    | EXISTING GAS LINE            |
| DRAINAGE UTILITY EASEMENT          | DEUE   | PROPOSED GUY WIRE            |
| GAS METER                          | GM     | EXISTING GUY WIRE            |
| EXIST. WATER VALVE                 | EWV    | OVERHEAD ELECTRICAL LINE     |
|                                    | OH     |                              |



**GENERAL CONSTRUCTION NOTES**

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES FOR THE LOCATION, DEPTH, SIZE AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES, AND THE LIKE, PRIOR TO PERFORMING ANY SHOT HOLES, EXCAVATION, EMBANKMENT FILL OR HOLE DRILLING RELATED TO ONSITE OR OFF SITE WORK FOR THIS PROJECT.

**OWNERSHIP AND USE OF DRAWINGS**  
THESE DRAWINGS ARE THE PROPERTY OF EISENHOUR CONSULTING LLC. THE CONTRACTOR SHALL EXECUTE THE WORK DESCRIBED HEREIN ONLY THE AS SHOWN IN THESE DRAWINGS. CLAIMS FOR DAMAGES OR OTHER RECOVERY SHALL NOT BE MADE AGAINST EISENHOUR CONSULTING LLC OR ANY OF ITS EMPLOYEES OR AGENTS. THESE DRAWINGS SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED TO ANY THIRD PARTY.

THESE DRAWINGS SHALL BE USED SOLELY FOR THIS PROJECT. THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THE DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR ON ANY OTHER PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKING WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

OFFICIAL SUBMISSION OF THESE PLANS TO REGULATORY AGENCIES SHALL MEAN COMPLIANCE TO REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

DEC 16 2015

**EISENHOUR Consulting, LLC**  
1044-Morningside Court  
Merqure, TX 75150  
Cell No: 972.413.1730  
Tel: 214.501.2697

PROJECT NAME:  
**ENGINEERING SITE PLAN AND DIMENSION CONTROL  
PROP. 4 - STORY HYATT HOUSE**  
WILDFLOWER DRIVE,  
CITY OF BRYAN  
3.00 ACRES

OWNER/DEVELOPER:  
**A & M DEVELOPERS LLC**  
7701 Las Colinas Ridge, Ste 250  
IRVING, TEXAS 75083

ENGINEER COMPANY:  
**E.M. FAGGETT ENGINEERING**  
P.O. BOX 17605  
FORT WORTH, TEXAS 76102

FOR PERMITTING: **FREDERICK L. GATELA**

DESIGN COORDINATOR: **EDWARD FAGGETT**  
37289  
LICENSED PROFESSIONAL ENGINEER  
EXPIRES 12/31/15

DATE: 12/09/15  
ELECT. DATE: 12/09/15  
DRAWING BY:

SHEET: **C1**  
OF: \_\_\_\_\_

LOT 5R-1R1