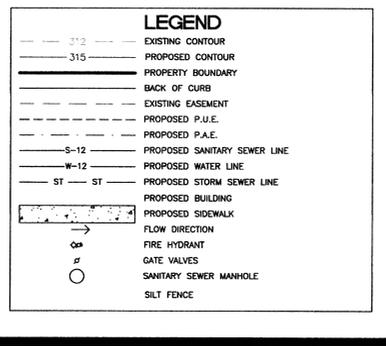
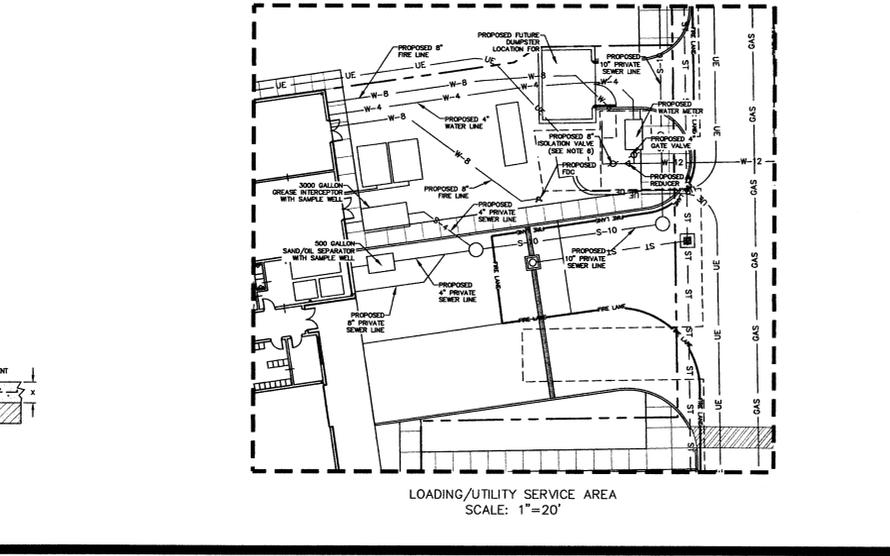
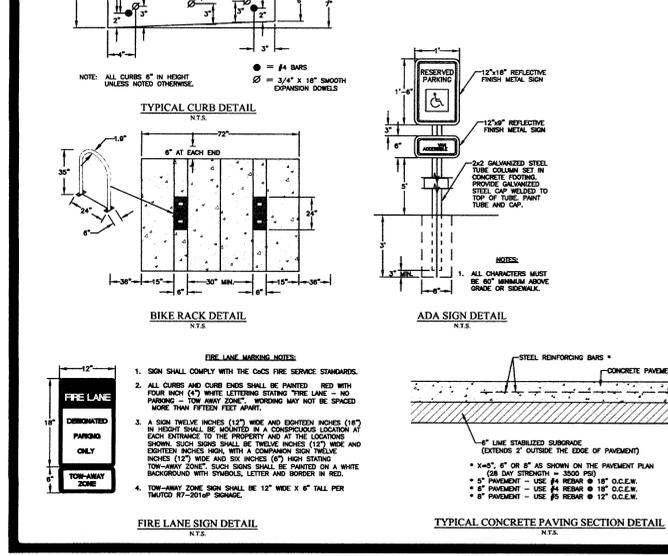
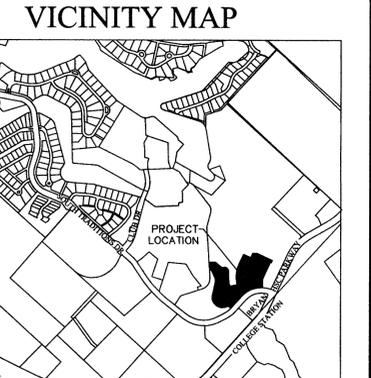


- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (PAVING, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & NEIGHBORING AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT ACTUAL CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING NEIGHBORING UTILITY LINES. NOTIFICATION OF THE UTILITY COMPANY 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.  
GAS: (979) 344-8377  
WATER: (979) 774-2556  
SANITARY SEWER: (979) 774-2556  
STORM SEWER: (979) 774-2556  
SUCCESS LINE COMMUNICATIONS: (979) 821-4770
  - CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRUSS SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WATERWAYS NECESSARY TO MAINTAIN AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EROSION AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL FLOW NO. 10X 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROLOGICAL AND SEEDING ALL DISTURBED AREAS.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPE AND VEGETATION DESIGN AN ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & VEGETATION PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO START OF OCCUPANCY.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
  - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR OVERHEAD POWER LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION. PRIOR TO EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL STOP OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE EXISTING CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN A SET OF REVISION DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT MOUND OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO DRIVEWAYS OR STRUCTURES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, BORN PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC FOR THIS PROJECT IS CONSIDERED BY THE CITY OF BRYAN TO BE THE FINAL COPY. ITS USE IS INTENDED SOLELY FOR THE IMPROVAL OR CITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE USER TO REPRODUCE OR DISTRIBUTE THESE DOCUMENTS IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. THE USER AGREES TO HOLD SCHULTZ ENGINEERING, LLC HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE RELEASE OF SUCH DATA. NO LIABILITY SHALL BE ASSIGNED TO SCHULTZ ENGINEERING, LLC FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS ATLAS HOTEL LP. THE SUBJECT PROPERTY IS LOT 1, BLOCK 1 TRADITIONS PHASE 27, COMMON AREA 1-4. PROPERTY IS ZONED R-1.
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.49 ACRES (458,844 SF).
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FIRM NUMBER 58089C AND THE DISTURBED AREA IS COMMON AREA 1-4. PARCELS NO. 0088, MAP NO. 4804100388, EFFECTIVE DATE MAY 16, 2012.
  - THE MINIMUM REQUIRED FIRE FLOW FOR A HOTEL BUILDING IS TYPE 1B OF 130,000 GPM AT 4000 GALONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (65,000 GPM). TWO FIRE HYDRANTS ARE REQUIRED. THE FOUR EXISTING FIRE HYDRANTS WILL BE SUFFICIENT.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 668, TYPE 2 MARKING MATERIALS.
  - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCABLE LD ON THE SOLATION VALVE. THE LOCKAGE LD SHALL SUPPLY THE SAME PROTECTION AS THE ARE AND USE. LEAD LOCKING LD AT MINIMUM AN ALTERNATING LOCKABLE LD SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - ALL STORM SEWER OR PRIVATE SEWER COVER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. WASTE SHALL BE KEPT IN OFF-SITE/ON-SITE DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTORS ONLY.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE MEDIUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  - IF CONCRETE PAVEMENT IS TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #4 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  - IF SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.
  - 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.
  - SAMPLING WELLS/POINTS ARE REQUIRED TO BE LOCATED BETWEEN THE TRAD AND SANITARY SEWER MAIN OR PRIOR TO ANY DOMESTIC CONNECTION.
  - GRASS TRAP SIZE (2000 GALLONS), REQUIRES VERIFICATION AND APPROVAL BY CITY CONTROL. UNLESS OTHERWISE SPECIFIED, ALL FINISHING PLANS TO CITY REPRESENTATIVE (GREGORY COO) ARE REQUIRED PRIOR TO INSTALLATION FOR APPROVAL.



**PARKING ANALYSIS**

REQUIRED PARKING:

1,296 SF OF SALES OFFICE  
1 SPACE PER 250 SF  
6 SPACES REQUIRED

177 HOTEL GUEST ROOMS  
1 SPACE PER HOTEL GUEST ROOM  
177 SPACES REQUIRED

10,165 SF PUBLIC MEETING SPACE  
1 SPACE PER 400 SF OF MEETING SPACE  
26 SPACES REQUIRED

291 SPACES PROVIDED  
12 ACCESSIBILITY SPACES PROVIDED  
303 TOTAL SPACES PROVIDED

**UTILITY DEMAND**

WATER DEMAND PER BUILDING

MINIMUM 0 GPM  
AVERAGE 32 GPM  
MAXIMUM (PEAK) 208 GPM

4" COMBINATION FIRE/DOMESTIC WATER METER

**SANITARY SEWER DEMAND**

(@ SOLE OF WATER DEMAND)

AVERAGE 46.5 GPM  
MAXIMUM (PEAK) 186 GPM

10" SANITARY SEWER LINE @ 0.52% MIN. SLOPE  
FIXTURE UNITS = 1600  
PIPE SLOPE OK

**ATLAS HOTEL**

**3.045 ACRES (10.49 ACRES DISTURBED)**

**BLOCK 1, LOT 1**

**COMMON AREAS 1-4**

**TRADITIONS SUBDIVISION**

**PHASE 27**

**VOL. 12534, PG. 210**

**J.H. JONES SURVEY, A-26**

**BRYAN, BRAZOS COUNTY, TEXAS**

**SCALE: 1"=40'**

**MAY 2015**

**SURVEYOR:**  
Brod Kerr, S.L.P.L.S., No. 4502  
Kerr Surveying, LLC  
408 N. Texas Avenue  
Bryan, TX 77802  
(979) 268-2195

**ENGINEER:**  
SCHULTZ ENGINEERING, LLC  
PO BOX 11885  
COLLEGE STATION, TX 77842  
(979)764-3800

**OWNER/DEVELOPER:**  
ATLAS HOTEL LP  
2100 TRADITIONS BLVD  
BRYAN, TEXAS 77807

**fab studio**

5646 Milton st.  
Suite 430  
Dallas, Texas 75206  
214.550.6823 (office)  
214.550.0438 (fax)

**Schultz Engineering, LLC**

College Station, Texas 77845  
979.764.3800  
TXPE NO. 13237

**SITE PLAN**

**The Stella**

May 27 2015

**4100 Lake Atlas Bryan, Texas 77807**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, JOSEPH P. SCHULTZ, P.E.,  
COUNTY CLERK  
DO NOTED AND CORRECTED  
MAY 27, 2015.

FIRM # 12327  
SCHULTZ ENGINEERING, LLC

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON MAY 27, 2015.

ISSUED FOR REVIEW

**C1**

Project No. 1035  
Date: May 29, 2015  
Issue: Permit Issue  
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