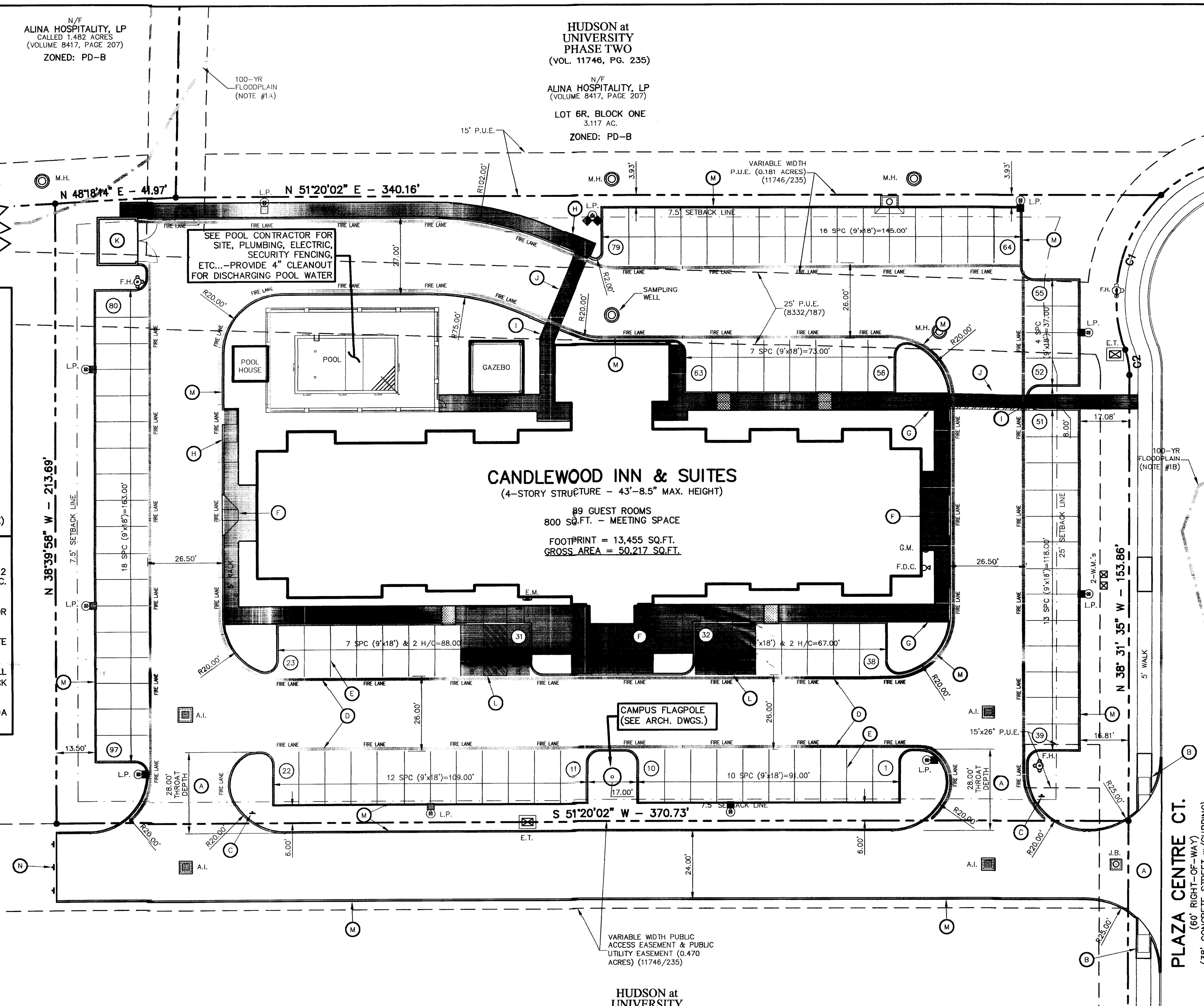


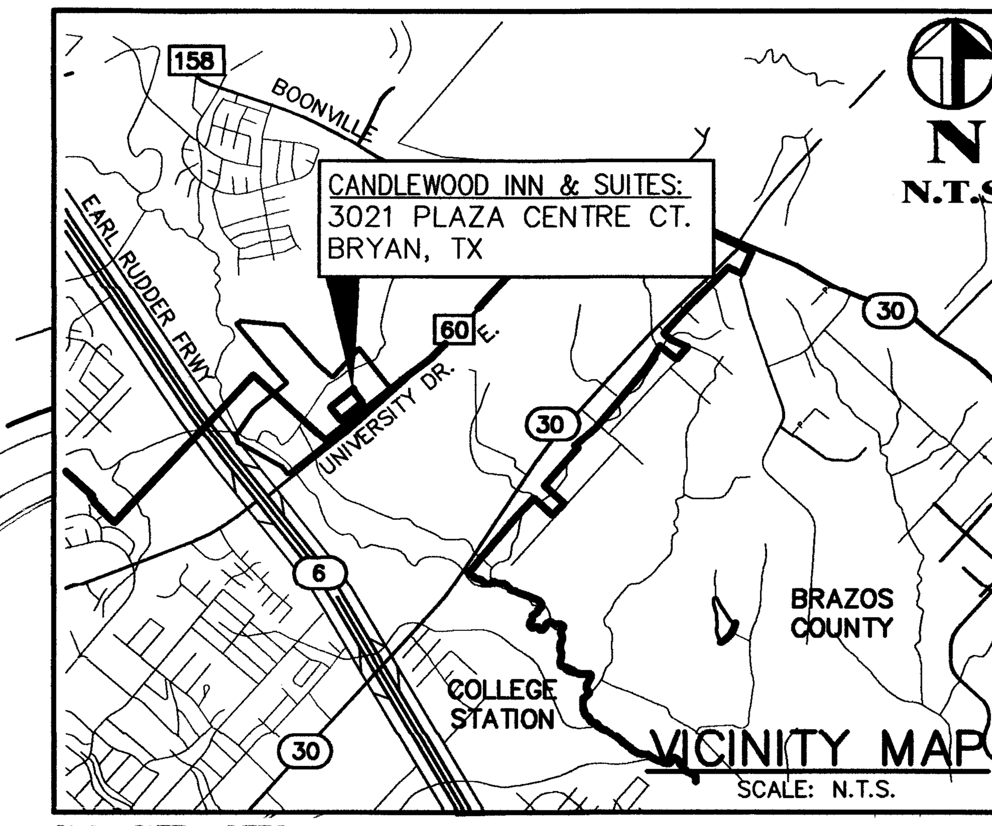
STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

SYMBOL & LINE LEGEND

- PP POWER POLE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- BFP BACKFLOW PREVENTOR
- ET ELECTRICAL TRANSFORMER
- PB ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- PIV POST INDICTOR VALVE
- CURB INLET
- PROPERTY LINE
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT (PUE)

PLAN NOTES:

1. REFER TO SHEETS C0.1 & C0.2 FOR SITE, PARKING, AND MISC. CONSTRUCTION NOTES.
2. REFER TO SHEET C1.4 FOR ADDITIONAL SITE PLAN DATA.
3. REFER TO SHEET C3.0 FOR SITE & PARKING DETAILS.
4. UNLESS OTHERWISE NOTED ALL RADIUS ARE 4.0' ALONG THE BACK OF CURB.
5. ▬▬▬ ILLUSTRATES ADA ACCESSIBLE PATH.



CIVIL SITE NOTES:

1. THERE ARE TWO (2) FLOODPLAINS ARE DEPICTED ON THESE DRAWINGS AND ARE EXPLAINED AS FOLLOWS:
   (A) DETERMINED 100-YEAR FLOODPLAIN BY ON-THE-GROUND SURVEY (DATED JANUARY 2014 – BY RME CONSULTING ENGINEERS) AS RELATED TO CURRENT B.F.E.s.
   (B) GRAPHICAL REPRESENTATION OF 100-YEAR FLOODPLAIN PER FIRM MAP PANEL No. 48041C 0220E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.
3. ALL ROOF & 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 THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
4. ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
5. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
6. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), 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.
7. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 70% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
8. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.1). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES & 5" THICK IN PARKING BAYS.
9. THE EXISTING COMPENSATORY STORAGE FACILITY, CONSTRUCTED WITH THE HUDSON CREEK SITE RECLAMATION IMPROVEMENTS, PROVIDED ADDITIONAL VOLUME FOR INCREASED RUNOFF FROM THIS SUBDIVISION (JULY 9, 2003).
10. 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.
11. THE CONTRACTOR SHALL BE 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(S) ONLY.
12. CONTACT MR. ERIC ZARAGOZA (979) 209-5931 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. THE DUMPSTER PAD SHALL BE A MINIMUM OF 12'x12' WITH 10' OF APRON EXTENDING IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION AND DETAILS.
13. SEE SHEET C1.0 – EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
14. THE INTENDED USE FOR THIS DEVELOPMENT IS FOR HOTEL WITH LIMITED MEETING SPACE.
15. NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION. FOOD SERVICES WILL NOT BE PROVIDED BY THE MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS. THE PROJECT WILL GENERATE WASTEWATER FROM PUBLIC LAUNDERING. THE DEVELOPMENT WILL HAVE AN INTERNAL LINT TRAP AND A SAMPLING WELL ON THE SEWER SERVICE LINE.
16. 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. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNANCE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
17. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).
18. 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.
19. 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.

FIRE DEPARTMENT SECTION OF NOTES:

20. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
21. 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. FDC CAPS SHALL BE EQUIPPED WITH KNOX LOCKING DEVICES.
22. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL BE OF TYPE AMP OR USA, LL562 LOCKING LID.
23. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).

CURVE TABLE					
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	50.00'	66°31'15"	58.05'	S 13°9'46" W	54.84'
C2	25.00'	20° 14' 15"	8.83'	S 48°38'42" E	8.78'

PROPERTY INFORMATION

HUDSON at UNIVERSITY PHASE TWO
LOT 7R, BLOCK ONE
CALLED: 1.836 ACRES
(VOL. 11746, PG. 235)

NOW OR FORMERLY
TEXAS HOTEL MANAGEMENT, L.P.
(VOL. 11084, PG. 237)
ZONED: PD-B

PARKING REQUIREMENTS:
ORDINANCE:
HOTEL – 1 SPC per GUEST ROOM
MEETING SPACE – 1 SPC per 400 SQ.FT.
REQUIRED:
89 GUEST ROOMS = 89 SPACES
(800 SQ.FT. / 400) = 2 SPACES
TOTAL REQUIRED = 91 SPACES
PROVIDED:
REGULAR = 93 SPACES
H/C = 4 SPACES
TOTAL = 97 SPACES

SITE # LEGEND

- (A) COMMERCIAL DRIVEWAY ENTRANCE, SEE B/CS DETAIL ST2-03
- (B) 6' SIDEWALK AMBULATORY RAMP, SEE B/CS DETAIL SW3-04
- (C) TYPICAL FIRE LANE SIGN
- (D) TYPICAL FIRE LANE STRIPING
- (E) TYPICAL 4" WHITE STRIPE
- (F) AMBULATORY RAMP – TYPE 1
- (G) AMBULATORY RAMP – TYPE 2
- (H) AMBULATORY RAMP – TYPE 3
- (I) AMBULATORY RAMP – TYPE 4
- (J) 5' WIDE PEDESTRIAN CROSSWALK STRIPING
- (K) 15'x15' DUMPSTER PAD w/8' HIGH WOOD SCREENING FENCE (SEE CIVIL SITE NOTE #12)
- (L) H/C PARKING ROW, RAMP & SIGNS
- (M) 6" RAISED CONCRETE CURB (SEE DETAIL SHEET C2.1)
- (N) 3 REFLECTIVE WARNING SIGNS

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COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

SURVEYOR
KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TX 77803
OFF: (979) 268-3195
FAX: (979) 691-8904

MARK	DATE	DESCRIPTION

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 3/4/14

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

STATE OF TEXAS ... 8583 LICENSED PROFESSIONAL ENGINEER 3/4/14

CIVIL SITE PLAN
FOR THE
CANDLEWOOD INN & SUITES
3021 PLAZA CENTRE COURT
BRYAN, TX
LOT 7R, BLOCK ONE – HUDSON at UNIVERSITY, PHASE TWO
BRAZOS COUNTY, TEXAS

Development Services
MAR 05 2014

CLIENT INFORMATION
ALINA HOSPITALITY, LP
c/o MIKE HUSSEIN
3702 HWY 6 SOUTH
COLLEGE STATION, TX 77845
EMAIL: hjexpress14612@gmail.com
PH: (713) 876-7866
FX: (979) 695-6402

FILENAME: 0506SP1A	SCALE: 1"=20'
SUBMITTED DATE: 2/5/14, 3/4/14	
DRAWN BY: R.A.M.	CHECKED BY: R.A.M.
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
289 – 0506

C1.1
SHEET 5 OF 15

Cody