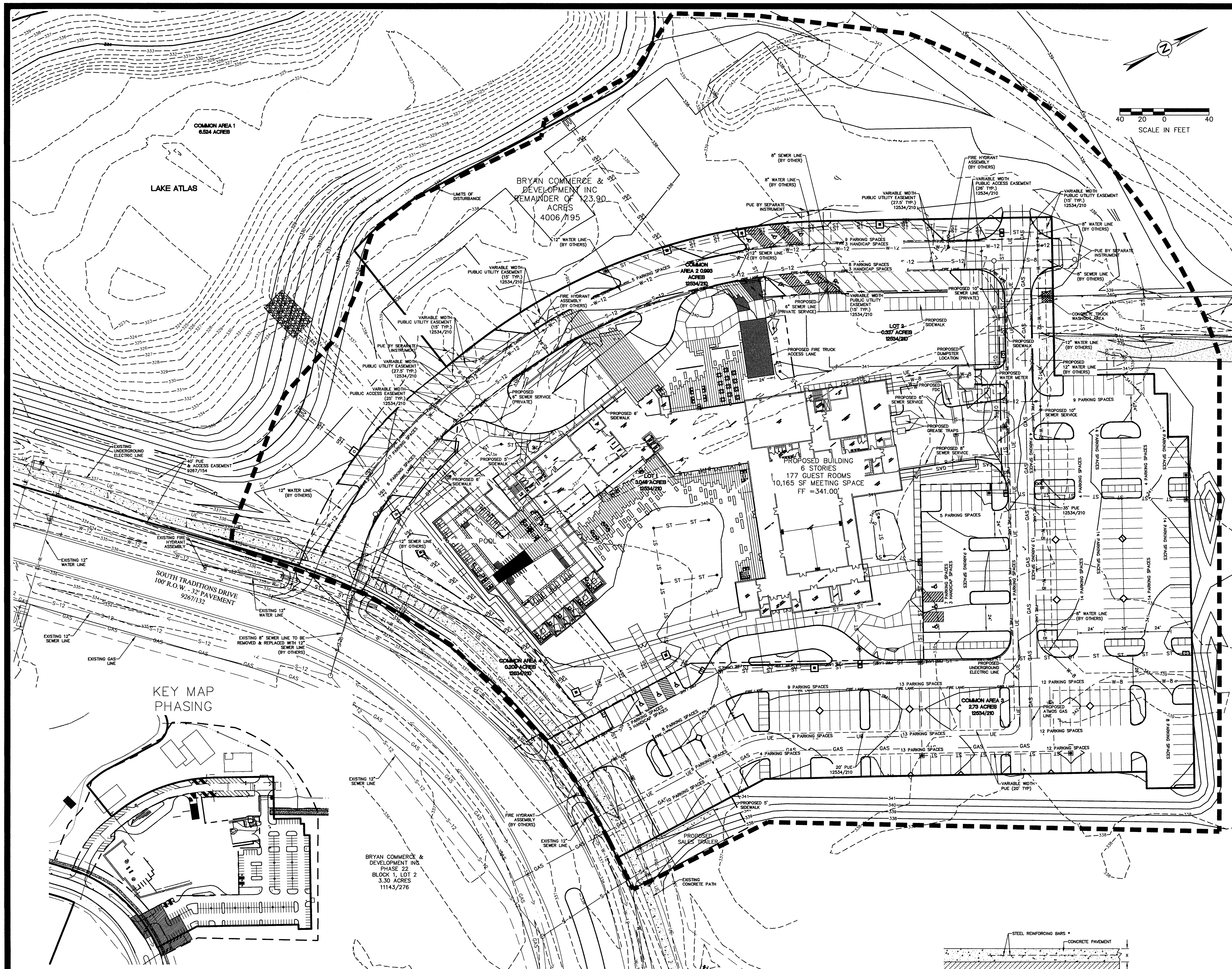


GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. 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 & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

DIG TESS:	(800) 344-8377
ATMOS ENERGY:	(979) 774-2506
SUDDEN LINK COMMUNICATIONS:	(979) 595-2429
VERIZON:	(979) 821-4770

4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
12. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
14. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
23. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

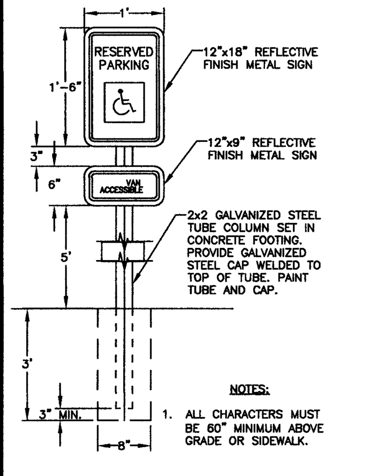
SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS ATLAS HOTEL, LP. THE SUBJECT PROPERTY IS LOT 1, BLOCK 1 TRADITIONS PHASE 27, COMMON AREAS 1-4. PROPERTY IS ZONED PD
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.49 ACRES (456,944 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0285, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012
4. THE MINIMUM REQUIRED FIRE FLOW FOR A HOTEL BUILDING IBC TYPE 1B OF 130,914 SF IS 4000 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (2000 GPM). TWO FIRE HYDRANTS ARE REQUIRED. THE FOUR EXISTING FIRE HYDRANTS WILL BE SUFFICIENT.
5. 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 666, TYPE 2 MARKING MATERIALS.
6. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALUE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LL562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL. OR HIS DESIGNEE.
7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
8. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
9. 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.
10. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
11. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
12. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
13. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
14. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
15. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
16. 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.
17. THE HOTEL SITE WILL REQUIRE TWO SEWER SERVICE TIE INS DUE TO THE LENGTH OF THE BUILDING AND THE SEWER SERVICE TIE IN LOCATIONS.

PROJECT BENCH MARK

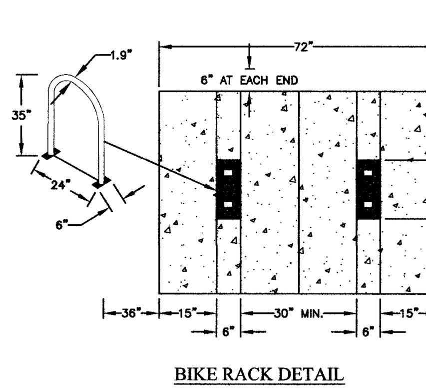
TBM 1
N: 10203994.72
E: 3539141.28
ELEV: 337.12'
CORNER OF TRANSFORMER PAD

TBM 2
N: 10205741.73
E: 3539826.64
ELEV: 342.32'
CORNER OF TRANSFORMER PAD

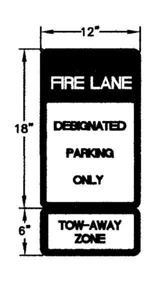


NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.

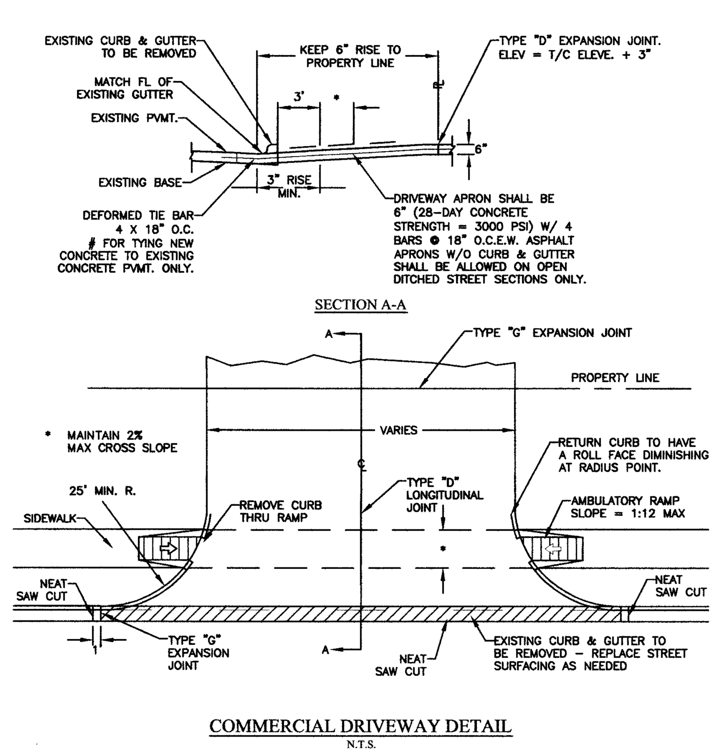


BIKE RACK DETAIL
N.T.S.

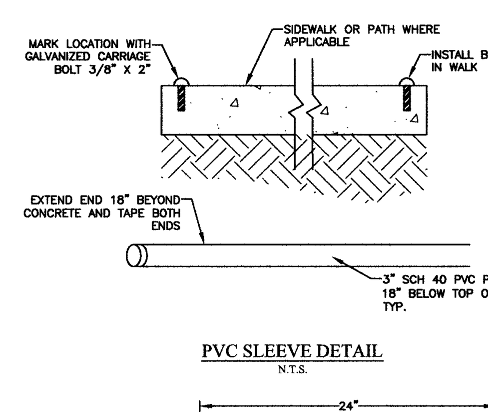


FIRE LANE MARKING NOTES:
1. SIGN SHALL COMPLY WITH THE CoCS FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") 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.
4. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7-201aP SIGNAGE.

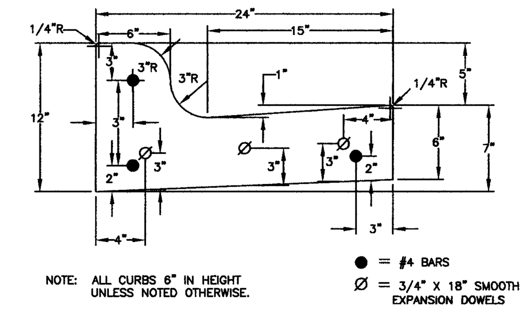
FIRE LANE SIGN DETAIL
N.T.S.



COMMERCIAL DRIVEWAY DETAIL
N.T.S.

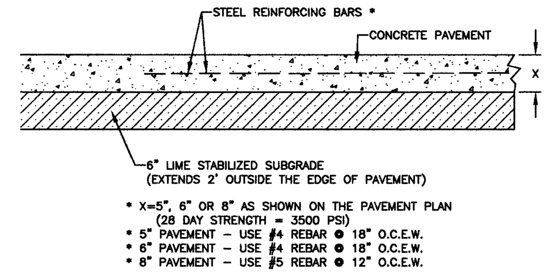


PVC SLEEVE DETAIL
N.T.S.



NOTE: ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.

TYPICAL CURB DETAIL
N.T.S.



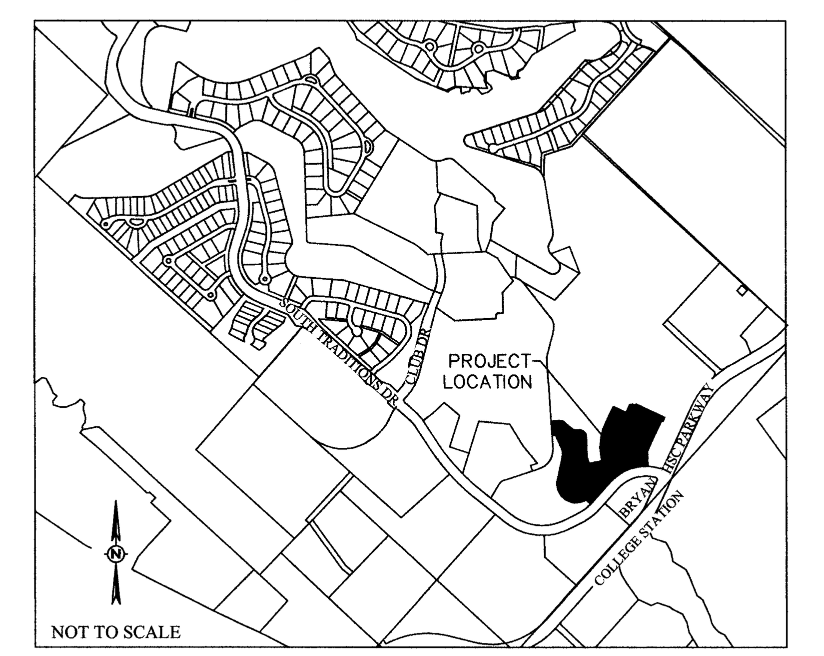
* X=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
* 5" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
* 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
* 8" PAVEMENT - USE #5 REBAR @ 12" O.C.E.W.

TYPICAL CONCRETE PAVING SECTION DETAIL
N.T.S.

LEGEND

Symbol	Description
— 312 —	EXISTING CONTOUR
— 315 —	PROPOSED CONTOUR
	PROPERTY BOUNDARY
	BACK OF CURB
	EXISTING EASEMENT
	PROPOSED P.U.E.
	PROPOSED P.A.E.
— S-12 —	PROPOSED SANITARY SEWER LINE
— W-12 —	PROPOSED WATER LINE
— ST — ST —	PROPOSED STORM SEWER LINE
	PROPOSED BUILDING
	PROPOSED SIDEWALK
→	FLOW DIRECTION
	FIRE HYDRANT
	GATE VALVES
○	SANITARY SEWER MANHOLE
	SILT FENCE

VICINITY MAP



PARKING ANALYSIS

REQUIRED PARKING:

1296 SF SALES OFFICE
1 SPACE PER 250 SF
6 SPACES REQUIRED

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

209 TOTAL SPACES REQUIRED
9 ACCESSIBLE SPACES REQUIRED
9' WIDTH, 18' LENGTH TYP.

PROPOSED PARKING:

298 SPACES PROVIDED
12 ACCESIBLE SPACES PROVIDED
310 TOTAL SPACES PROVIDED

UTILITY DEMAND

WATER DEMAND PER BUILDING

MINIMUM	0 GPM
AVERAGE	82 GPM
MAXIMUM (PEAK)	325 GPM

4" COMBINATION FIRE/DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

AVERAGE	82 GPM
MAXIMUM (PEAK)	325 GPM

10" SANITARY SEWER LINE
@ 0.52% MIN. SLOPE
FIXTURE UNITS = 1600
FIXTURE UNITS ALLOWED = 2,500
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' MARCH 2015

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Avenue
Bryan, TX 77803
(979) 268-3195

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

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

fab studio
5646 Milton st.
Suite 430
Dallas, Texas 75206
214.550.6623 (office)
214.550.0438 (fax)

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

SITE PLAN

The Stella

Bryan, Texas

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON APRIL 14, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

C1

Project No. 14-337
Date: April 14, 2015
Issue: NOT FOR CONSTRUCTION

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F:___14-337 Atlas Town Center\DESIGN\DESIGN HOTEL\14-337 1 SP SITE PLAN.dwg - April 14, 2015 at 5:07pm - Richard Flores