

PLAN NOTES:

- REFER TO SHEET C0.1 & C0.2 FOR UTILITY AND MISC. CONSTRUCTION NOTES.
- REFER TO SHEET C2.3 FOR UTILITY & MISCELLANEOUS CONSTRUCTION DESIGN & DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL EXISTING IMPROVEMENTS (MANHOLE LIDS, VAULTS, TRAFFIC BOXES, ETC...) ARE ADJUSTED SO THAT THEY ARE FLUSH WITH THE NEW SIDEWALKS AND PAVEMENT.
- UNLESS SPECIFICALLY IDENTIFIED ALL TWO-WAY CLEANOUTS, AT BUILDING ENTRY POINTS, SHALL BE A MINIMUM OF 4.5' BELOW THE FINISH FLOOR ELEVATION.
- UNLESS SPECIFICALLY IDENTIFIED ALL BEDDING OF UTILITIES SHALL BE TYPE "D" IN NON-STRUCTURAL AREAS (SEE SHEET C2.3 FOR BEDDING/BACKFILL DETAILS).
- PVC SLEEVING SHALL BE COORDINATED ON-SITE WITH THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL INSTALL ALL PRE-SLAB INSTALLATIONS & THE DEVELOPER SHALL PAY ALL TAP & METER FEES.
- BACKFLOW PREVENTOR RISER, FOR FIRE SPRINKLER SYSTEMS, IS LOCATED IN THE BUILDING'S MECHANICAL CLOSEST.
- CLEANOUT SPACING, ALONG PRIVATE SEWER SERVICES, SHALL NOT EXCEED 100'.
- MANHOLES DESIGNATED AS "PRIVATE" SHALL NOT HAVE COB MANHOLE LIDS.

UTILITY DEMAND SUMMARY:

USE	AVG.	PEAK
SEWER (gpd)	38,640	154,560 (x4.0)
WATER (gpm)	70	280
IRRIGATION (gpm)	45	45

UTILITY DEMAND NOTES:

- PEAK WATER IS DETERMINED BY DRAINAGE FUTURE UNITS AS SUPPLIED BY THE M.E.P.
- SANITARY SEWER AVERAGE DAILY FLOW IS DETERMINED BY DRAINAGE FUTURE UNITS AS SUPPLIED BY THE M.E.P.
- IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

FIRE CODE:
4-STORY (49'-10" MAX)
GROSS AREA = 62,279 SQ.FT.
FIRE CODE: TYPE VA
50% REDUCTION FOR FIRE SPRINKLER SYSTEM
HYDRANT: 2 HYDRANTS @ >2,250 GPM (TOTAL)

FIRE CODE:
THE BUILDING WILL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE PROTECTION PER BUILDING IS AS NOTED ABOVE PER THE IFC (TABLE B105.1 & C105.1). FIRE FLOW FOR THE BUILDING IS BASED ON SQUARE-FOOTAGES AND FIRE CONSTRUCTION TYPE.

UTILITY # LEGEND

1	3" DOMESTIC METER w/B.F.P. & 1" IRRIGATION METER w/B.F.P. (SEE DETAIL #1)	8	94 L.F. OF 2"-2" PVC CONDUIT (GREY) w/PULL STRING FOR SECONDARY ELECTRIC SERVICE (36" MIN. COVER) - MAINTAIN 24" (MIN) HORIZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH!
2	8"x4" (MJ) TEE (WATER SERVICE)	9	446 L.F. OF 3"-2" PVC CONDUIT (GREY) w/PULL STRING FOR PRIMARY ELECTRIC SERVICE (48" MIN. COVER) - MAINTAIN 24" (MIN) HORIZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH!
3	168 L.F. OF 4" PVC (SCH 40) DOMESTIC SERVICE LINE (24" MIN. COVER)	10	STUB-UP FOR FUTURE TRANSFORMER & PAD
4	157 L.F. OF 6" PVC FIRE WATER (C900, DR14) (48" COVER)	11	GAS METER (BY ATMOS): REF. M.E.P. DWGS. FOR LOADS
5	WALL MOUNTED F.D.C.	12	380 L.F. OF 2" POLYETHYLENE PIPE GAS SERVICE (36" MIN. COVER) (SEE ATMOS PLANS)
6	326 L.F. OF 3"-2" PVC CONDUIT (GREY) w/PULL STRING FOR PRIMARY ELECTRIC SERVICE (48" MIN. COVER) - MAINTAIN 24" (MIN) HORIZ. SEPARATION w/ALL OTHER UTILITIES & PLACE IN SEPARATE DITCH (SEE BTU PLANS)	13	50 GALLON GREASE TRAP w/SAMPLING WELL: REF. M.E.P. DWGS.
7	BTU PAD MOUNTED TRANSFORMER MAIN SERVICE: 3PH - 277/480V - 4000 AMP		

PVT. SANITARY SEWER PIPE LEGEND

PIPE I.D.	NODE I.D. FROM	NODE I.D. TO	DIA. OR RISE (IN.)	LENGTH (FT)	SLOPE (%)	FLOWLINE DOWNSTREAM (FT.)	FLOWLINE UPSTREAM (FT.)
S1	MH1	MH2	8	46.96	1.00	257.75	238.22
S2	MH2	CO1	8	98.87	1.00	259.99	260.98
S3	MH2	CO2	6	42.80	2.00	260.16	261.02

A# PVT. SANITARY SEWER JUNCTION LEGEND

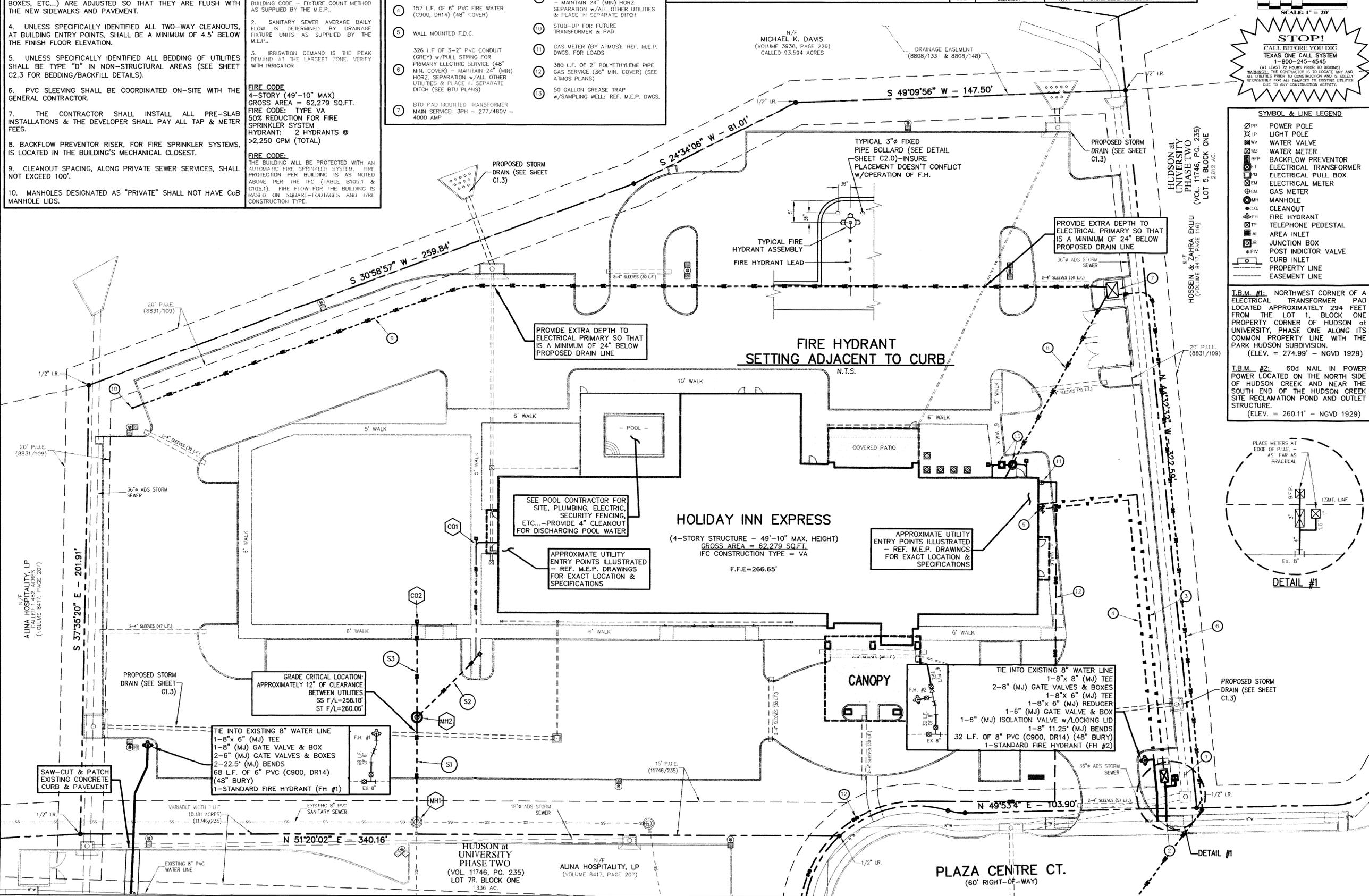
NODE I.D.	NODE TYPE	RIM/GRATE ELEVATION (FT.)	ADDITIONAL NOTES
MH1	EXISTING PUBLIC MANHOLE	-266.00	
CO1	PRIVATE MANHOLE	-265.07	FLUSH w/PROPOSED PAVEMENT
CO2	TWO-WAY CLEANOUT	N/A	REF. M.E.P. DRAWINGS
CO3	CLEANOUT	N/A	FUTURE BLDG. CONNECTION



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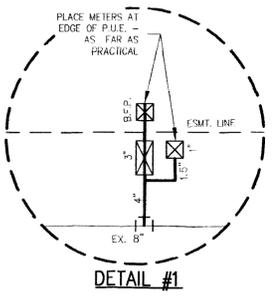


SYMBOL & LINE LEGEND

⊙	POWER POLE
⊙	LIGHT POLE
⊙	WATER VALVE
⊙	WATER METER
⊙	BACKFLOW PREVENTOR
⊙	ELECTRICAL TRANSFORMER
⊙	ELECTRICAL PULL BOX
⊙	ELECTRICAL METER
⊙	GAS METER
⊙	MANHOLE
⊙	CLEANOUT
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	AREA INLET
⊙	JUNCTION BOX
⊙	POST INDICATOR VALVE
⊙	CURB INLET
---	PROPERTY LINE
---	EASEMENT LINE

T.B.M. #1: NORTHWEST CORNER OF A ELECTRICAL TRANSFORMER PAD LOCATED APPROXIMATELY 294 FEET FROM THE LOT 1 BLOCK ONE PROPERTY CORNER OF HUDSON AT UNIVERSITY, PHASE ONE ALONG ITS COMMON PROPERTY LINE WITH THE PARK HUDSON SUBDIVISION. (ELEV. = 274.99' - NGVD 1929)

T.B.M. #2: 60d NAIL IN POWER POWER LOCATED ON THE NORTH SIDE OF HUDSON CREEK AND NEAR THE SOUTH END OF THE HUDSON CREEK SITE RECLAMATION POND AND OUTLET STRUCTURE. (ELEV. = 260.11' - NGVD 1929)



PRELIMINARY 95% COMPLETE ISSUED FOR PERMIT REVIEW 3/16/16

PRELIMINARY

DRAINAGE PLAN

FOR THE
HOLIDAY INN EXPRESS
3041 PLAZA CENTRE CT.
BRYAN, TX

LOT 6R, BLOCK ONE - HUDSON AT UNIVERSITY, PH 2
BRAZOS COUNTY, TEXAS

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FILENAME: 053501A SCALE: 1"=20'
SUBMITTED DATE: 2/24/16, 3/16/16

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. **281 - 0535**
PROJECT NO. **C1.4**
SHEET 8 OF 14