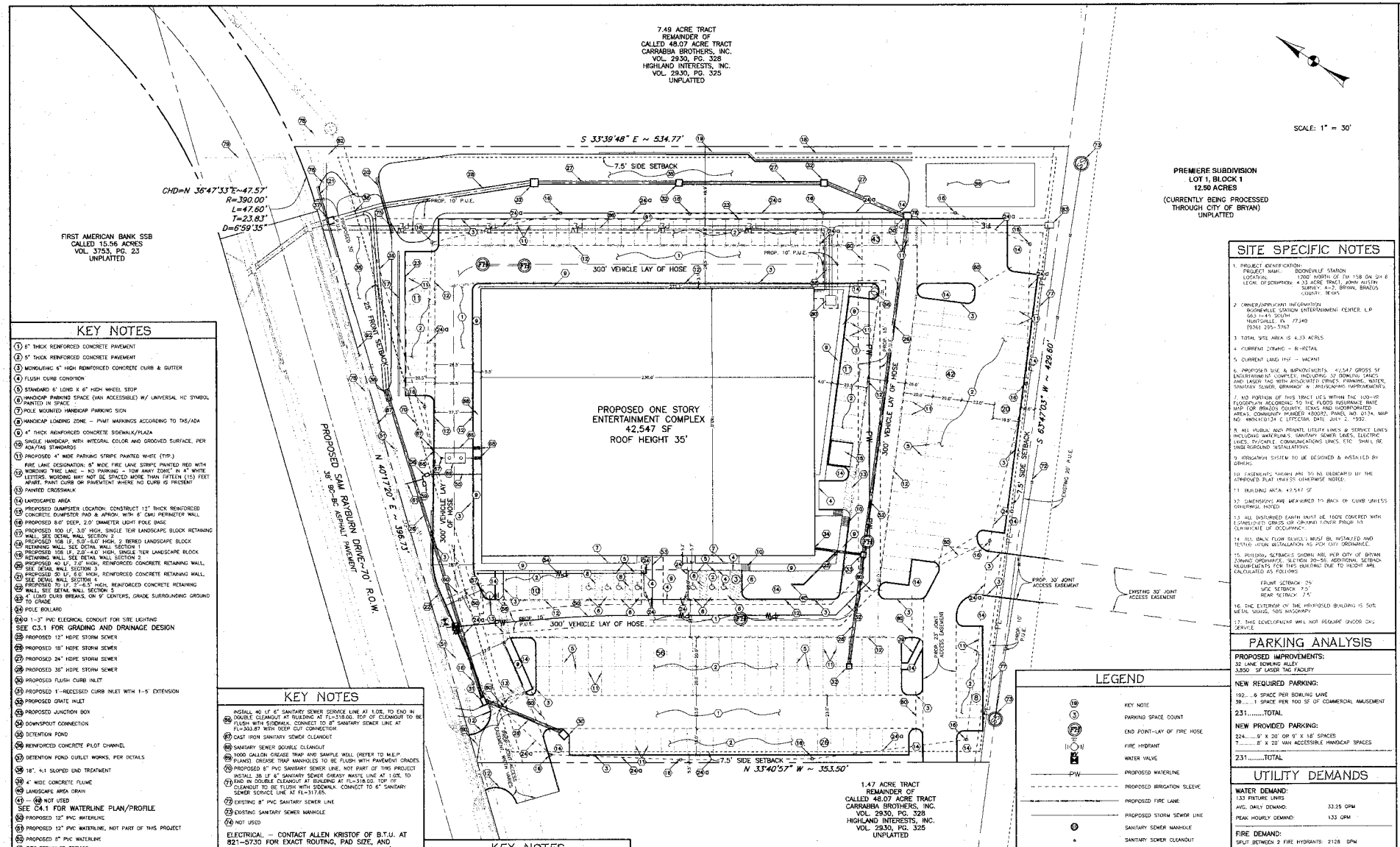

KEY NOTES

1. 6" THICK REINFORCED CONCRETE PAVEMENT
2. 5" THICK REINFORCED CONCRETE PAVEMENT
3. MONOLITHIC 6" HIGH REINFORCED CONCRETE CURB & GUTTER
4. FLUSH CURB CONDITION
5. STANDARD 6' LONG X 6" HIGH WHEEL STOP
6. HANDICAP PARKING SPACE (VAN ACCESSIBLE) W/ UNIVERSAL HC SYMBOL PAINTED IN SPACE
7. POLE MOUNTED HANDICAP PARKING SIGN
8. HANDICAP LOADING ZONE – PVMT MARKINGS ACCORDING TO TAS/ADA
9. 4" THICK REINFORCED CONCRETE SIDEWALK/PLAZA
10. SINGLE HANDICAP, WITH INTEGRAL COLOR AND GROOVED SURFACE, PER ADA/TAS STANDARDS
11. PROPOSED 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
12. FIRE LANE DESIGNATION: 8" WIDE FIRE LANE STRIPE PAINTED RED WITH WORDING "FIRE LANE – NO PARKING – TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN FIFTEEN (15) FEET APART. PAINT CURB OR PAVEMENT WHERE NO CURB IS PRESENT
13. PAINTED CROSSWALK
14. LANDSCAPED AREA
15. PROPOSED DUMPSTER LOCATION: CONSTRUCT 12" THICK REINFORCED CONCRETE DUMPSTER PAD & APRON, WITH 6' CMU PERIMETER WALL
16. PROPOSED 8.0' DEEP, 2.0' DIAMETER LIGHT POLE BASE
17. PROPOSED 100 LF, 3.0' HIGH, SINGLE TIER LANDSCAPE BLOCK RETAINING WALL, SEE DETAIL WALL SECTION 2
18. PROPOSED 108 LF, 5.0'~8.0' HIGH, 2 TIERED LANDSCAPE BLOCK RETAINING WALL, SEE DETAIL WALL SECTION 1
19. PROPOSED 108 LF, 2.0'~4.0' HIGH, SINGLE TIER LANDSCAPE BLOCK RETAINING WALL, SEE DETAIL WALL SECTION 2
20. PROPOSED 40 LF, 2.0' HIGH, REINFORCED CONCRETE RETAINING WALL, SEE DETAIL WALL SECTION 3
21. PROPOSED 20 LF, 8.0' HIGH, REINFORCED CONCRETE RETAINING WALL, SEE DETAIL WALL SECTION 4
22. PROPOSED 70 LF, 7'~8.5' HIGH, REINFORCED CONCRETE RETAINING WALL, SEE DETAIL WALL SECTION 5
23. 4" LONG CURB BREAKS, ON 9' CENTERS, GRADE SURROUNDING GROUND TO GRADE
24. POLE BOLLARD
24a. 1-3" PVC ELECTRICAL CONDUIT FOR SITE LIGHTING

SEE C3.1 FOR GRADING AND DRAINAGE DESIGN

25. PROPOSED 12" HDPE STORM SEWER
26. PROPOSED 18" HDPE STORM SEWER
27. PROPOSED 24" HDPE STORM SEWER
28. PROPOSED 36" HDPE STORM SEWER
29. PROPOSED FLUSH CURB INLET
30. PROPOSED 1'-RECESSED CURB INLET WITH 1-5' EXTENSION
32. PROPOSED GRATE INLET
33. PROPOSED JUNCTION BOX
34. DOWNSPOUT CONNECTION
35. DETENTION POND
36. REINFORCED CONCRETE PILOT CHANNEL
37. DETENTION POND OUTLET WORKS, PER DETAILS
38. 18", 4:1 SLOPED END TREATMENT
39. 4' WIDE CONCRETE FLUME
40. LANDSCAPE AREA DRAIN
41 – 44. NOT USED

SEE C4.1 FOR WATERLINE PLAN/PROFILE

45. PROPOSED 12" PVC WATERLINE
46. PROPOSED 12" PVC WATERLINE, NOT PART OF THIS PROJECT
47. PROPOSED 6" PVC WATERLINE
48. FIRE SPRINKLER SERVICE
49. 6" FIRE DEPARTMENT CONNECTION LINE
50. 2" PVC DOMESTIC WATER SERVICE. INSTALL TO BUILDING @ 48" MINIMUM BURY
51. PROPOSED FIRE HYDRANT
52. FIRE DEPARTMENT CONNECTION – INSTALL 24"x24" POLE MOUNTED SIGN.
53. WATER METER: DOMESTIC SERVICE
54. WATER METER: IRRIGATION SERVICE
55. 4" IRRIGATION SLEEVE AT 2' BURY FROM FINISHED GRADE
56. INSTALL 13 LF OF 6" PVC WATERLINE TO BRANCH LEG OF 6" TEE (SEE WATER METER ASSEMBLY DETAIL)
57 – 60. NOT USED

KEY NOTES

61. INSTALL 40 LF 6" SANITARY SEWER SERVICE LINE AT 1.0%. TO END IN DOUBLE CLEANOUT AT BUILDING AT FL=318.00. TOP OF CLEANOUT TO BE FLUSH WITH SIDEWALK. CONNECT TO 8" SANITARY SEWER LINE AT FL=302.87 WITH DEEP CUT CONNECTION.
62. CAST IRON SANITARY SEWER CLEANOUT
63. SANITARY SEWER DOUBLE CLEANOUT
64. 1000 GALLON GREASE TRAP AND SAMPLE WELL (REFER TO M.E.P. PLANS). GREASE TRAP MANHOLES TO BE FLUSH WITH PAVEMENT GRADES.
65. PROPOSED 8" PVC SANITARY SEWER LINE, NOT PART OF THIS PROJECT
66. INSTALL 38 LF 6" SANITARY SEWER GREASY WASTE LINE AT 1.0%. TO END IN DOUBLE CLEANOUT AT BUILDING AT FL=318.00. TOP OF CLEANOUT TO BE FLUSH WITH SIDEWALK. CONNECT TO 6" SANITARY SEWER SERVICE LINE AT FL=317.85.
67. EXISTING 8" PVC SANITARY SEWER LINE
68. EXISTING SANITARY SEWER MANHOLE
69. NOT USED

ELECTRICAL – CONTACT ALLEN KRISTOF OF B.T.U. AT 821-5730 FOR EXACT ROUTING, PAD SIZE, AND SPECIFICATIONS. ALL LINES TO HAVE MINIMUM 4' BURY.

70. UG ELECTRIC LINE: INSTALL 435 LF 3-2" SHED. 40 GREY PVC CONDUIT w/PULL STRING @ 4' BURY. ALL 90° BENDS TO BE SWEEPING 90'S. MARK ENDS AT SURFACE WITH PVC PIPE PAINTED RED.
71. UG ELECTRIC LINE: INSTALL 193 LF 3-2" SHED. 40 GREY PVC CONDUIT w/PULL STRING @ 4' BURY. ALL 90° BENDS TO BE SWEEPING 90'S. MARK ENDS AT SURFACE WITH PVC PIPE PAINTED RED.
72. UG ELECTRIC LINE: INSTALL 372 LF 3-2" SHED. 40 GREY PVC CONDUIT w/PULL STRING @ 4' BURY. ALL 90° BENDS TO BE SWEEPING 90'S. MARK ENDS AT SURFACE WITH PVC PIPE PAINTED RED.
73. UG ELECTRIC LINE: INSTALL 3-3" SHED. 40 GREY PVC CONDUIT w/PULL STRING @ 4' BURY – NOT PART OF THIS PROJECT
74. UG ELECTRIC LINE: INSTALL 3-2" SHED. 40 GREY PVC CONDUIT w/PULL STRING @ 4' BURY – NOT PART OF THIS PROJECT
75. ELECTRIC TRANSFORMER: INSTALL 7'X7' REINFORCED CONCRETE TRANSFORMER PAD. PAD EL=320.50. INSTALL TO BTU STANDARDS.

KEY NOTES

81. NOT USED
82. ELECTRIC SWITCHGEAR: INSTALL 7'2"X7'2" REINFORCED CONCRETE SWITCHGEAR PAD – NOT PART OF THIS PROJECT
83. ELECTRIC VAULT: INSTALL 4'X6' REINFORCED CONCRETE VAULT. PAD EL=320.50. INSTALL TO BTU STANDARDS.
84 – 89. NOT USED

TELEPHONE – TO FOLLOW ELECTRICAL ROUTE. CONTACT VERIZON FOR EXACT ROUTING, CONDUIT SIZE, AND BURY REQUIREMENTS.

90. VERIZON PHONE LINE: INSTALL 2-4" SHED. 40 PVC CONDUIT w/PULL STRING @ 30" BURY. ALL 90° BENDS TO BE SWEEPING 90'S
91. VERIZON PHONE LINE: INSTALL 2-4" SHED. 40 PVC CONDUIT w/PULL STRING @ 30" BURY – NOT PART OF THIS PROJECT
92 – 96. NOT USED

KEY NOTES

CABLE TELEVISION – TO FOLLOW ELECTRICAL ROUTE. CONTACT COX COMMUNICATIONS AT 774-2506 EXACT ROUTING, CONDUIT SIZE, AND BURY REQUIREMENTS.

97. CABLE TELEVISION CONDUIT: INSTALL 3" PVC @ 30" BURY
98. CABLE TELEVISION CONDUIT: 3" PVC @ 30" BURY – NOT PART OF THIS PROJECT
99 – 105. NOT USED
106. CONCRETE WASHOUT AREA – CONTRACTOR TO REMOVE ALL CONCRETE WASTE

LEGEND

- KEY NOTE
- PARKING SPACE COUNT
- END POINT-LAY OF FIRE HOSE
- FIRE HYDRANT
- WATER VALVE
- PW — PROPOSED WATERLINE
- PROPOSED IRRIGATION SLEEVE
- PROPOSED FIRE LANE
- PROPOSED STORM SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER DOUBLE CLEANOUT
- PSS — PROPOSED SANITARY SEWER LINE
- PT — PROPOSED TELEPHONE LINE
- PE — PROPOSED UNDERGROUND ELECTRIC LINE
- TV — PROPOSED CABLE TV LINE
- PUBLIC UTILITY EASEMENT
- JOINT ACCESS EASEMENT

SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
   PROJECT NAME: BOONEVILLE STATION
   LOCATION: 1,200' NORTH OF FM 158 ON SH 6
   LEGAL DESCRIPTION: 4.33 ACRE TRACT, JOHN AUSTIN SURVEY, A-2, BRYAN, BRAZOS COUNTY, TEXAS
2. OWNER/APPLICANT INFORMATION:
   BOONEVILLE STATION ENTERTAINMENT CENTER, L.P.
   560 I-45 SOUTH
   HUNTSVILLE, TX. 77340
   (936) 295-3767
3. TOTAL SITE AREA IS 4.33 ACRES
4. CURRENT ZONING – R-RETAIL
5. CURRENT LAND USE – VACANT
6. PROPOSED USE & IMPROVEMENTS: 42,547 GROSS SF ENTERTAINMENT COMPLEX, INCLUDING 32 BOWLING LANES, AND LASER TAG WITH ASSOCIATED DRIVES, PARKING, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPING IMPROVEMENTS.
7. NO PORTION OF THIS TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NUMBER 480082, PANEL NO. 0134, MAP NO. 48041C0134 E EFFECTIVE DATE JULY 2, 1992.
8. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATER LINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS.
9. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
10. EASEMENTS SHOWN ARE TO BE DEDICATED BY THE APPROVED PLAT UNLESS OTHERWISE NOTED.
11. BUILDING AREA: 42,547 SF
12. DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
14. ALL DRAIN FLOW INLETS MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
15. BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN ZONING ORDINANCE, SECTION 30-56. ADDITIONAL SETBACK REQUIREMENTS FOR THIS BUILDING DUE TO HEIGHT ARE CALCULATED AS FOLLOWS

   FRONT SETBACK 25'
   SIDE SETBACK 7.5'
   REAR SETBACK 7.5'

16. THE EXTERIOR OF THE PROPOSED BUILDING IS 50% METAL SIDING, 50% MASONRY.
17. THIS DEVELOPMENT WILL NOT REQUIRE GNCOR GAS SERVICE.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
32 LANE BOWLING ALLEY
3,850 SF LASER TAG FACILITY

NEW REQUIRED PARKING:
192.....6 SPACE PER BOWLING LANE
38.....1 SPACE PER 100 SF OF COMMERCIAL AMUSEMENT
231.....TOTAL

NEW PROVIDED PARKING:
224.....9' X 20' OR 9' X 18' SPACES
7.....8' X 20' VAN ACCESSIBLE HANDICAP SPACES
231.....TOTAL

UTILITY DEMANDS

WATER DEMAND:
133 FIXTURE UNITS
AVG. DAILY DEMAND: 33.25 GPM
PEAK HOURLY DEMAND: 133 GPM

FIRE DEMAND:
SPLIT BETWEEN 2 FIRE HYDRANTS: 2128 GPM
ADDITIONAL SPRINKLER DEMAND: 1000 GPM

SANITARY SEWER DEMAND:
133 FIXTURE UNITS
AVG. DAILY DEMAND: 33.25 GPM
PEAK HOURLY DEMAND: 133 GPM

KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-8212
FAX (979) 846-8232

SITE PLAN

BOONEVILLE STATION ENTERTAINMENT CENTER
BOONEVILLE STATION ENTERTAINMENT CENTER, L.P.
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
B.J. KLING
24706
13 SEP 05

REVISIONS

DATE	DESCRIPTION

SCALE:	1" = 30'
DRAWN BY:	JNP
APPROVED BY:	SMK
DATE:	09/13/05
FILE:	

SHEET
C1.1
OF 1

SP05-42