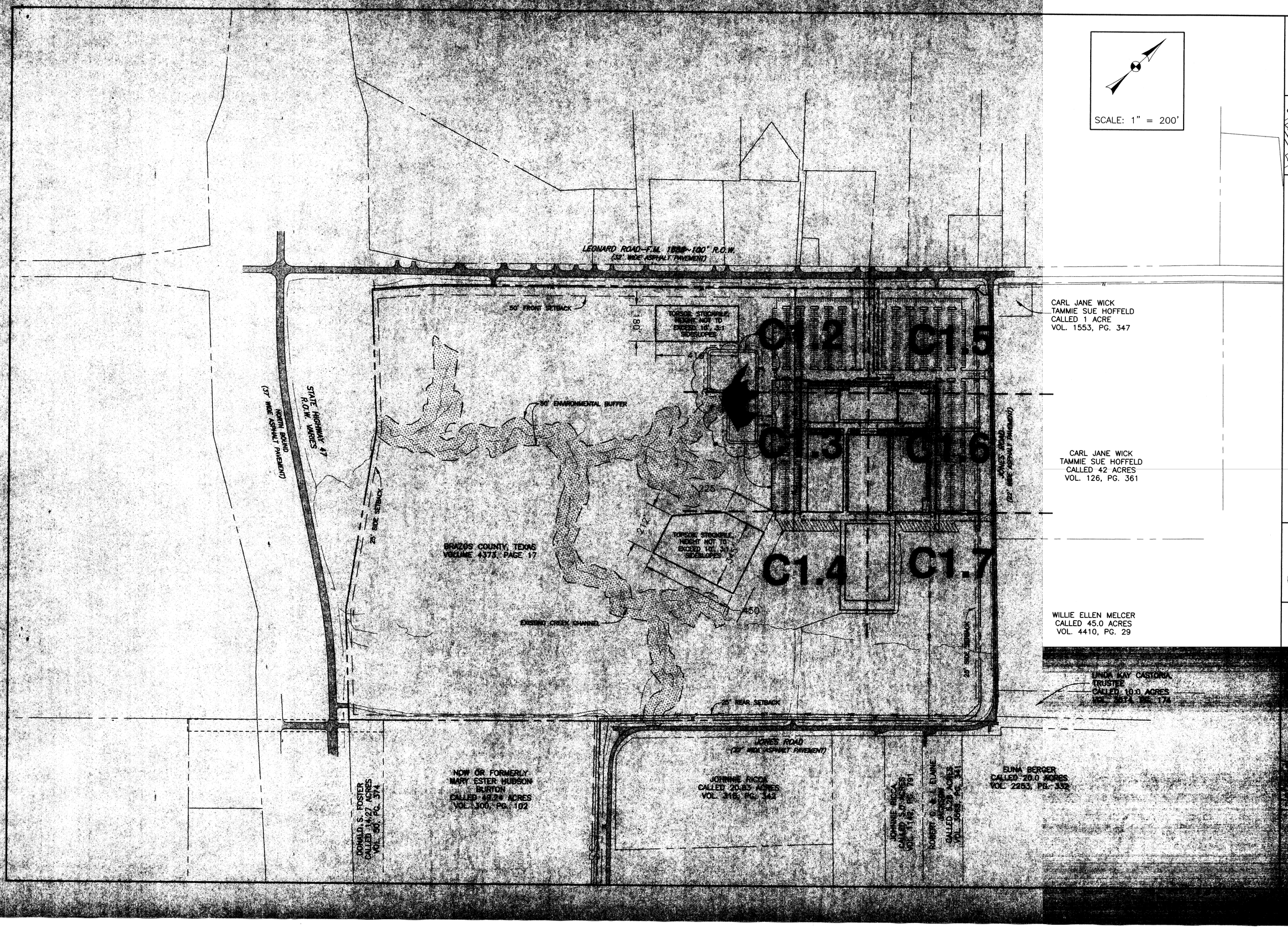


KLING ENGINEERING
AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-8252

SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER
BRAZOS COUNTY
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
B.J. KLING
1-29-08

C1.1

SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER

BRAZOS COUNTY

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'

N 42°45'50" E~2748.34'

PROP. 35' P.U.E.

50' FRONT SETBACK

TOPSOIL STOCKPILE, SEE C1.1

LEGEND

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

PROP. PRIVATE DRAINAGE EASEMENT

TOP OF POND

BOTTOM OF POND

PROP. PRIVATE DRAINAGE EASEMENT

DETENTION POND, TO BE PRIVATELY MAINTAINED

PROP. PRIVATE DRAINAGE EASEMENT

50' ENVIRONMENTAL BUFFER

EXISTING POND, TO BE FILLED

MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.5

TOP VEHICLE LAY OF HOSE

EXHIBIT HALL, 47,679 SF

35.0'

14.5'

57.0'

9.5'

49.0'

272.0'

82.5'

20.5' 30.0' 20.0' 20.0' 30.0' 30.0' 20.0' 30.0' 20.0' 20.0' 30.0' 20.0' 20.0' 30.0' 20.0' 20.0' 30.0' 20.5' 40.2'

C1.2

MATCHLINE SHEET C1.5
MATCHLINE SHEET C1.6
MATCHLINE SHEET C1.8
50' ENVIRONMENTAL BUFFER
EXISTING CREEK CHANNEL
PROP. PRIVATE DRAINAGE EASEMENT
DETENTION POND, TO BE PRIVATELY MAINTAINED
BOTTOM OF POND
TOP OF POND
PROP. PRIVATE DRAINAGE EASEMENT
PROP. PUBLIC DRAINAGE EASEMENT
300' VEHICLE LAY OF HOSE
EXHIBIT HALL, 47,679 SF
COVERED ARENA, 77,739 SF
SCALE: 1" = 30'
179.1'
LEGEND
KEY NOTE
PARKING SPACE COUNT
END POINT-LAY OF FIRE HOSE
FIRE HYDRANT
WATER VALVE
PROPOSED WATERLINE
PROPOSED IRRIGATION SLEEVE
PROPOSED FIRE LANE
PROPOSED STORM SEWER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
PROPOSED SANITARY SEWER LINE
PROPOSED TELEPHONE LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED CABLE TV LINE
PUBLIC UTILITY EASEMENT
JOINT ACCESS EASEMENT
SITE PLAN
BRAZOS COUNTY EXPOSITION CENTER
BRAZOS COUNTY
BRYAN, BRAZOS COUNTY, TEXAS
SHEET
C1.3

MATCHLINE SHEET C1.3

TOPSOIL STOCKPILE, SEE C1.1

300' VEHICLE LAY OF HOSE

PROPOSED 20' FILL

CONCRETE WASHOUT AREA

OUTDOOR ARENA

SCALE: 1" = 30'

MATCHLINE SHEET C1.7

50' ENVIRONMENTAL BUFFER

EXISTING CREEK CHANNEL

LEGEND

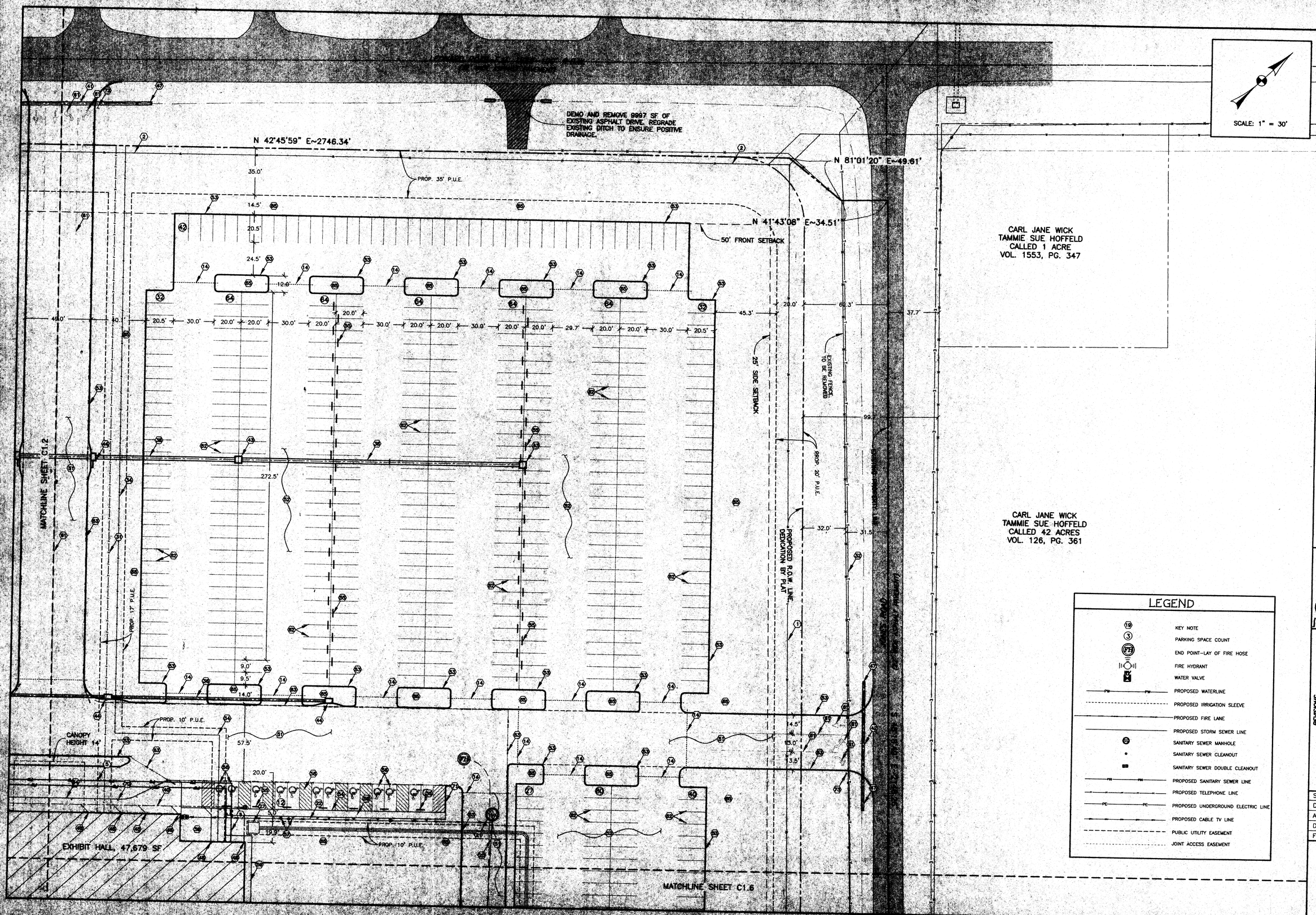
19	KEY NOTE
3	PARKING SPACE COUNT
72	END POINT-LAY OF FIRE HOSE
	FIRE HYDRANT
	WATER VALVE
PW	PROPOSED WATERLINE
	PROPOSED IRRIGATION SLEEVE
	PROPOSED FIRE LANE
	PROPOSED STORM SEWER LINE
S	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER DOUBLE CLEANOUT
PSS	PROPOSED SANITARY SEWER LINE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

SITE PLAN

BRAZOS COUNTY
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'
DRAWN BY: [illegible]
APPROVED BY: [illegible]
DATE: 12/16/02
FILE: [illegible]

SHEET
C1.4



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SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER

BRAZOS COUNTY

BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
B.J. KLING
24706
12-13-2005

REVISIONS	
DATE	DESCRIPTION

SCALE:	1" = 30'
DRAWN BY:	JNP
APPROVED BY:	SMK
DATE:	12/13/05
FILE:	

SHEET
C1.5
OF 8

SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER

BRYAN, BRAZOS COUNTY, TEXAS

EXHIBIT HALL, 47,679 SF

COVERED ARENA, 77,739 SF

STALL BARN, 62,895 SF

CANOPY HEIGHT 14'

300' VEHICLE LAY OF HOSE

MATCHLINE SHEET C1.3

MATCHLINE SHEET C1.5

CARL JANE WICK
TAMMIE SUE HOFFELD
CALLED 42 ACRES
VOL. 126, PG. 361

SCALE: 1" = 30'

LEGEND

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

DATE 12/19/08

SHEET C1.6

MATCHLINE SHEET C1.4
OUTDOOR ARENA
300' VEHICLE LAY OF HOSE
MATCHLINE SHEET C1.6
CARL JANE WICK
TAMMIE SUE HOFFELD
CALLED 42 ACRES
VOL. 126, PG. 361
WILLIE ELLEN MELCER
CALLED 45.0 ACRES
VOL. 4410, PG. 29
PROPOSED 30' FRONT SETBACK
PROPOSED 30' FRONT SETBACK
PROPOSED 30' FRONT SETBACK
PROPOSED 30' FRONT SETBACK
SCALE: 1" = 30'
LEGEND
KEY NOTE
PARKING SPACE COUNT
END POINT-LAY OF FIRE HOSE
FIRE HYDRANT
WATER VALVE
PROPOSED WATERLINE
PROPOSED IRRIGATION SLEEVE
PROPOSED FIRE LANE
PROPOSED STORM SEWER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
PROPOSED SANITARY SEWER LINE
PROPOSED TELEPHONE LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED CABLE TV LINE
PUBLIC UTILITY EASEMENT
JOINT ACCESS EASEMENT
SITE PLAN
BRAZOS COUNTY EXPOSITION CENTER
BRAZOS COUNTY
BRYAN-BRAZOS COUNTY, TEXAS
SHEET
C1.7

KEY NOTES

WATER

1. EXISTING 18" DUCTILE IRON WATERLINE
2. EXISTING 24" DUCTILE IRON WATERLINE
3. PROPOSED 12" PVC WATERLINE
4. PROPOSED 8" PVC WATERLINE
5. PROPOSED 6" FIRE SPRINKLER SERVICE
6. PROPOSED 4" DOMESTIC WATER SERVICE, INSTALL TO BUILDING @ 48" BURY
7. PROPOSED 3" DOMESTIC WATER SERVICE, INSTALL TO BUILDING @ 48" BURY
8. PROPOSED 8" FIRE DEPARTMENT CONNECTION LINE
9. PROPOSED FIRE HYDRANT
10. PROPOSED FIRE DEPARTMENT CONNECTION
11. PROPOSED FIRE DEPARTMENT CONNECTION - INSTALL 24"x24" POLE MOUNTED SIGN
12. PROPOSED 3" WATER METER, DOMESTIC
13. PROPOSED 3" WATER METER, IRRIGATION
14. 4" IRRIGATION SLEEVE AT 2' BURY, FROM FINISHED GRADE, OUTSIDE 2' BEHIND BACK OF CURB
15. PROPOSED 2" BLOWOFF VALVE
16. NOT USED

SANITARY SEWER

17. EXISTING 24" PVC SANITARY SEWER LINE
18. EXISTING SANITARY SEWER MANHOLE
19. PROPOSED 12" PVC SANITARY SEWER LINE
20. PROPOSED 8" PVC SANITARY SEWER LINE
21. PROPOSED SANITARY SEWER MANHOLE
22. PROPOSED 6" SANITARY SEWER SERVICE, WITH CLEANOUT EVERY 75'
23. PROPOSED 6" SANITARY SEWER SERVICE CONNECTION
24. GRIT CHAMBER, SEE MEP PLANS FOR DESIGN AND FLOWLINES
25. R.V. DUMP STATION, WITH 9'X18' CONCRETE PAD AND 134 LF 6" PVC SANITARY SEWER SERVICE LINE, TO INCLUDE SIDWALK AND LANDSCAPING

ELECTRICAL

26. PROPOSED 2-4" PVC ELECTRICAL CONDUIT AT 36" MINIMUM BURY, SEE ELECTRICAL PLANS
27. PROPOSED PRE CONCRETE ELECTRIC SWITCHGEAR PAD, SEE ELECTRICAL PLANS
28. PROPOSED 8'X8' CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS
29. NOT USED
30. NOT USED

TELEPHONE

31. PROPOSED 2-4" PVC TELEPHONE CONDUIT AT 36" MINIMUM BURY, SEE ELECTRICAL PLANS
32. EXISTING TELEPHONE LINE
33. NOT USED

GAS

34. PROPOSED 2" PEP GAS LINE, SEE MEP PLANS
35. NOT USED

KEY NOTES

STORM SEWER

36. PROPOSED 15" HDPE STORM SEWER LINE
37. PROPOSED 24" HDPE STORM SEWER LINE
38. PROPOSED 36" HDPE STORM SEWER LINE
39. PROPOSED 48" HDPE STORM SEWER LINE
40. PROPOSED 48" SCH. 40 PVC STORM SEWER LINE
41. PROPOSED 24" RCP CULVERT
42. PROPOSED 18" RCP CULVERT
43. PROPOSED GRATE INLET
44. PROPOSED CURB INLET
45. PROPOSED JUNCTION BOX
46. PROPOSED 4'x4' FLARED END TREATMENT
47. PROPOSED 6'x1' FLARED END TREATMENT
48. PROPOSED 6" PVC PERFORATED FOUNDATION DRAIN, SEE DETAIL
49. PLAN TYPICAL WORK DITCH
50. [illegible] FIRE OUTLET HYDRANTS TO INCLUDE 119 LF 12" HDPE AND 48' [illegible] CONCRETE FLARED END TREATMENTS AND 100' [illegible] FOR OVERFLOW [illegible] SITE
51. [illegible] 6" CRUSHED LIMESTONE BASE, 6" [illegible] FOR ALL FIRE LANE AND [illegible]
52. [illegible] 6" CRUSHED LIMESTONE BASE, 6" [illegible] FOR PARKING AREAS
53. PROPOSED 6" REINFORCED CONCRETE CURB & GUTTER
54. [illegible] CURB CONDITION
55. STANDARD 6" LONG x 6" HIGH CONCRETE WHEELSTOP
56. [illegible] SPACE (VAN ACCESSIBLE) W/UNIVERSAL HC SYMBOL PAINTED IN SPACE
57. POLE MOUNTED HANDICAP PARKING SIGN
58. HANDICAP LOADING ZONE - PAINT MARKINGS ACCORDING TO TAS/ADA
59. 4" THICK REINFORCED CONCRETE SIDEWALK/PLAZA
60. SINGLE HANDICAP RAMP, WITH INTEGRAL COLOR AND GROOVED SURFACE, PER ADA/TAS STANDARDS
61. PROPOSED 4" WIDE LANE STRIPES AND DIRECTION MARKING, PAINTED WHITE, AS SHOWN
62. PROPOSED 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
63. FIRE LANE DESIGNATION: 6" WIDE RIDE LANE STRIPE PAINTED RED WITH WORDING "FIRE LANE - NO PARKING" - TOW AWAY ZONE! ON 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN FIFTEEN (15) FEET APART. PAINT CURB OR PAVEMENT WHERE NO CURB IS PRESENT.
64. PAINTED CROSSWALK
65. LANDSCAPED AREA
66. PROPOSED DUMPSTER LOCATION, CONSTRUCT 12" THICK REINFORCED CONCRETE DUMPSTER PAD & SCREEN, WITH 6' CMU PERIMETER WALL
67. PROPOSED PYLON SIGN, BRAZOS COUNTY TO OBTAIN PERMIT SEPARATELY
68. 5' LONG CURB CUT
69. ROCK RIP RAP
70. POLE BOLLARD
71. 25' LONG CURB TRANSITION FROM FLUSH CURB CONDITION TO FULL 6" CURB
72. 4' WIDE CONCRETE ALUME
73. PROPOSED STOP SIGN

SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
   PROJECT NAME: BRAZOS COUNTY EXPOSITION CENTER
   LOCATION: HWY. 47 @ EDWARD ROAD
   LEGAL DESCRIPTION: 159.00 ACRES OUT OF THE T.J. WOOTEN SURVEY, ABSTRACT 59, BRAZOS COUNTY, TEXAS
2. APPLICANT INFORMATION:
   BRAZOS COUNTY
   300 E 34TH 34TH STREET, SUITE 164
   BRYAN, TX 77802
   (979) 361-4102
3. OWNER INFORMATION:
   BRAZOS COUNTY, TEXAS (VOLUME 3373, PAGE 17 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS).
4. TOTAL SITE AREA IS 159 ACRES.
5. CURRENT ZONING - AO
6. CURRENT USE - VACANT
7. PROPOSED USE & IMPROVEMENTS: EXPOSITION CENTER, COVERED ARENA, AND STALL BARN WITH ASSOCIATED DRIVES, PARKING, WATER, SANITARY SEWER, DRAINAGE, & LANDSCAPING IMPROVEMENTS.
8. 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 480083/48191C, PANEL NO. 0150C; MAP NO. 48041C0150 C EFFECTIVE DATE: JULY 2, 1992.
9. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC., SHALL BE UNDERGROUND INSTALLATIONS.
10. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
11. EASEMENTS SHOWN ARE TO BE DEDICATED BY THE APPROVED PLAT UNLESS OTHERWISE NOTED.
12. BUILDING AREA:
    EXHIBIT HALL: 47,679 S.F.
    COVERED ARENA: 77,739 S.F.
    STALL BARN: 52,895 S.F.
13. DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO PROJECT CLOSEOUT.
15. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2239.
16. BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, SECTION 20-164. ADDITIONAL SETBACK REQUIREMENTS FOR THIS BUILDING DUE TO HEIGHT ARE CALCULATED AS FOLLOWS:
    FRONT SETBACK: 50'
    SIDE SETBACK: 25'
    REAR SETBACK: 25'
17. DETENTION POND IS TO BE PRIVATELY MAINTAINED.
18. REFER TO MEP PLANS FOR SITE LIGHTING AND CONDUIT ROUTING.
19. SUBCONTRACTORS SHALL COORDINATE WITH GENERAL CONTRACTOR/PROJECT MANAGER PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES TO VERIFY PLACEMENT HORIZONTALLY AND VERTICALLY.
20. WHEELSTOPS SHALL BE INSTALLED ON EVERY OTHER ROW OF PARKING IN ACCORDANCE WITH CITY OF BRYAN'S SITE DEVELOPMENT REVIEW ORDINANCE.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:

EXHIBIT HALL
COVERED ARENA
STALL BARN

REQUIRED PARKING:

BUILDING	OCCUPANCY	BUILDING AREA	PARKING REQ.	SPACES
EXHIBIT HALL		47,679	1 PER 100 SF	477
COVERED ARENA		77,739	1 PER 100 SF	774
STALL BARN	210		1 PER 2 PERSONS	105
			TOTAL REQUIRED	1356

NEW PARKING PROVIDED:

TYPE OF PARKING SPACE	NUMBER
STANDARD 9'x20' OR 9'x18'	1377
9'x20' VAN ACCESSIBLE HANDICAP	48
TOTAL PROPOSED	1425
ADDITIONAL: 15'x65' TRAILER/R.V. SPACES	32

UTILITY DEMANDS

WATER DEMAND:

EXHIBIT HALL:
291 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

COVERED ARENA:
138 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

STALL BARN:
114 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

FIRE DEMAND:

SPLIT BETWEEN 2 FIRE HYDRANTS: 5000 GPM*

ADDITIONAL SPRINKLER DEMAND: 750 GPM/BUILDING

*ASSUMING 50% REDUCTION FOR SPRINKLER SYSTEM GRATED BY FIRE MARSHAL

SANITARY SEWER DEMAND:

EXHIBIT HALL:
291 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

COVERED ARENA:
138 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

STALL BARN:
114 FIXTURE UNITS

AVG. DAILY DEMAND: 31.25 GPM
PEAK HOURLY DEMAND: 125 GPM

KLING ENGINEERING AND SURVEYING
400 EAST 29TH STREET
BRYAN, TEXAS 77803
TEL (979) 776-9600
FAX (979) 776-9623

SITE PLAN

BRAZOS COUNTY EXPOSITION CENTER
BRAZOS COUNTY
BRYAN, BRAZOS COUNTY, TEXAS

REVISIONS	DATE
REVISIONS PER CITY COMMENTS	10/27/06
REVISIONS PER CITY COMMENTS	11/13/06

SCALE: 1" = 30'
DRAWN BY: JNP
APPROVED BY: SWK
DATE: 10/13/06
FILE:

SHEET
C1.8