

PARKING ANALYSIS (SECTION 7.2.1)

REQUIRED:		
4,557 sf Dental Office @ 1 spot/200 sf	=	23 spots
PROPOSED:		
Total Proposed Spots	=	30 spots
HANDICAPPED PARKING ANALYSIS (TAS):		
REQUIRED:		
1 Handicapped spot per 25 spots	=	2 spots
PROPOSED:		
Regular handicapped spot	=	1 spot
Van Accessible spot	=	1 spot

CALLED 1.125 ACRES
LOT 2-A, BLOCK 1
PARK HUDSON PHASE 3
VOLUME 4840 PAGE 237 OPRBC

CTRL PNT 502
N: 10224365.76
E: 3565530.34
Z: 292.63

CTRL PNT 500
N: 10224204.62
E: 3565507.31
Z: 295.38

LOT 1, BLOCK 1
MARR FAMILY LIMITED PARTNERSHIP
VOLUME 4076 PAGE 247 OPRBC

PROJECT INFORMATION AND NOTES:

- Owner/Developer: Taylor Cotton Holdings, LLC
- Site Address: Cross Park Drive
- Legal Description: Park Hudson Phase 3, Block 1, Lot 2B, 1.125 Acres
- Zoning: Planned Development - Park Hudson (Ordinance Number 1153, Approved December 16, 1999).
- Land Use: Clinic/Doctor's Office
- Flood Hazard Statement: According to Map No. 48041C0142 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Bryan in Brazos County, Dated July 2, 1992, no portion of the project site is within a regulated 100 Year floodplain.
- City Standards: All work shall comply with City of Bryan Construction Standards, Details and Specifications.
- Demolition/Construction Waste: Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll of boxed and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- Erosion Control: Contractor shall provide erosion control features as indicated on Sheet 13 and 14.
- Wastewater: The waste stream to be generated at this site is normal domestic wastewater.
- 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.
- Irrigation System: Potable water supply must be protected by either an Atmospheric or Pressure Vacuum Breaker or testable Double Check Valve Assembly, and installed as per City standards.
- Potable Water Protection: 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 system.
- All Signage will be permitted separately and approval of this site plan does not constitute approval of proposed signage location or size.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.65'	25.00'	88.72°	N 31.03°40' W	34.19'
C2	108.84'	570.00'	11.02°28'	W 17.31°11' E	108.67'

NO.	DATE	REVISIONS	APP.

DR. TAYLOR COTTON
BRAZOS COUNTY, TEXAS

ADVANCED CARE ENDODONTICS

SITE DIMENSION CONTROL PLAN

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 - College Station, Texas 77845 - 979.731.8000

SCALE: 1" = 20'
DATE: MAY 2016
JOB NO. 14535-0001-01
SUBMITTED:

DGN. BY: RHC/RTC
DWN. BY: JDE/RTC
DWG. NO.:
SURV. BY:
F.B. NO.:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TROY LEE MOORE III P.E. 119326 ON 05-16-2016

TROY LEE MOORE III
119326
LICENSED PROFESSIONAL ENGINEER

SHEET NO. 2 OF 18