

CONSULTANTS
 CIVIL
 SCHULTZ ENGINEERING
 2730 LONGMIRE, STE. A
 COLLEGE STATION, TX 77825
 STRUCTURAL
 GESSNER ENGINEERING
 2501 ASHFORD DRIVE, STE. 102,
 COLLEGE STATION, TX 77840
 MEP
 HES CONSULTING ENGINEERS
 3102 MAPLE AVE, STE. 450,
 DALLAS, TX 75201
 LANDSCAPING

OWNER
 WILLIAM COLE COMPANIES
 2100 TRADITIONS BLVD.,
 BRYAN, TX 77807
 FACILITY

CONTRACTOR



RELEASED FOR CONSTRUCTION PROJECT



MATUREWELL LIFESTYLE CENTER
 <<PROJECT ADDRESS
 BRYAN, TX 77807

WILLIAM Companies

WILLIAM COLE COMPANIES
 2100 TRADITIONS BLVD.,
 BRYAN, TX 77807
 KEYPLAN

ISSUE CHART

DEC 16 2015

RECEIVED

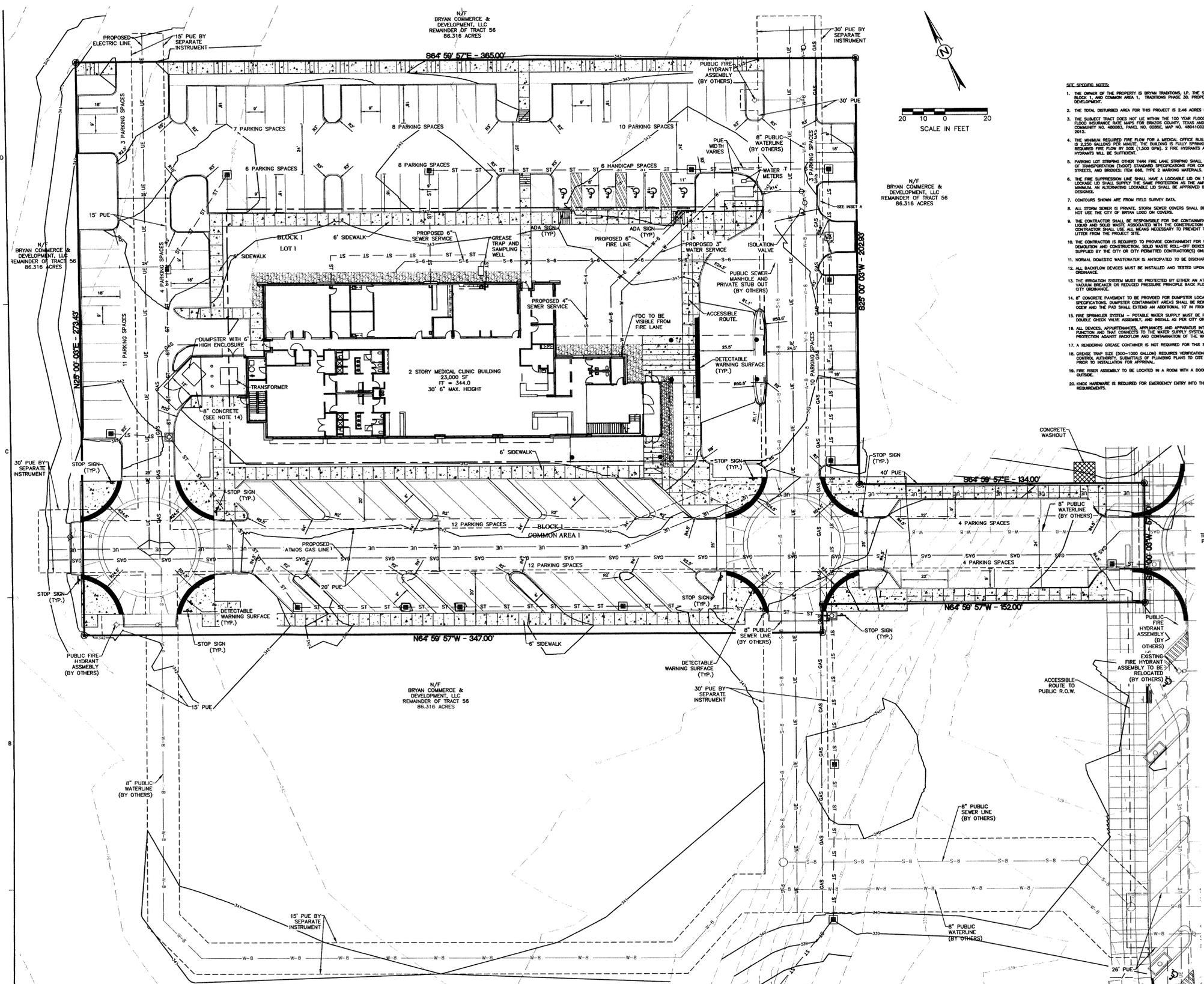
Job Number 142930.000
 Drawn DLD
 Checked DLD
 Approved JPS
 TITLE

Site Plan

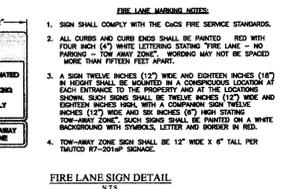
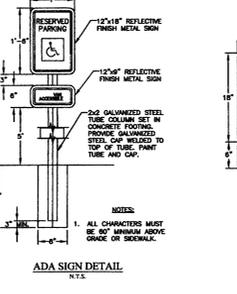
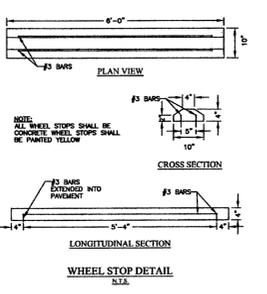
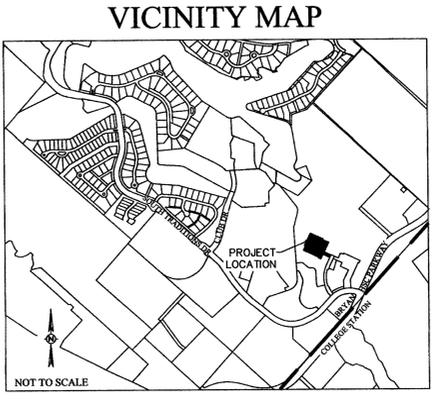
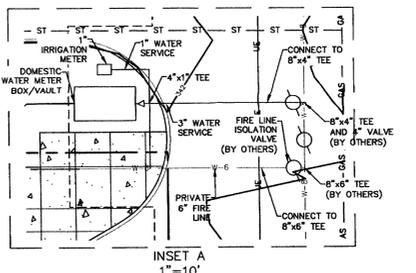
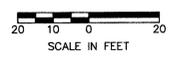
SHEET NUMBER

C1

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- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN TRADITIONS, LP. THE SUBJECT PROPERTY IS LOT 1, BLOCK 1, AND COMMON AREA 1, TRADITIONS PHASE 30. PROPERTY IS ZONED PD PLANNED DEVELOPMENT.
 - THE TOTAL IMPROVED AREA FOR THIS PROJECT IS 2.46 ACRES (107190 SF).
 - THE SUBJECT TRACT DOES NOT USE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRISCO COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 40001, PANEL NO. 0035E, MAP NO. 40040-000-0000, EFFECTIVE DATE MAY 18, 2012.
 - THE MINIMUM REQUIRED FLOW FOR A MEDICAL OFFICE BUILDING (M.O.B.) TYPE 2A OF 55,000 SF IS 2,250 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WITH 100% DECREASE IN FLOOD INSURANCE RATE MAPS FOR BRISCO COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 40001, PANEL NO. 0035E, MAP NO. 40040-000-0000, EFFECTIVE DATE MAY 18, 2012.
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 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - ALL STORM SEWERS IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO OR COVERS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAMINATION 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.
 - 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 CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - 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.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DRIVEWAY LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DRIVEWAY LOCATIONS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 12" IN FRONT OF CONTAINMENT AREA.
 - FIRE SPRINKLER SYSTEM - PORTABLE WATER SUPPLY MUST BE PROVIDED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND METALS AS PER CITY ORDINANCE.
 - ALL DUMPS, APPROPRIATELY LABELED AND APPROVED INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION MARKING AND COMBINATION OF THE WATER SUPPLY.
 - A REMEDIATION GREASE CONTAINER IS NOT REQUIRED FOR THIS SITE.
 - GREASE TRAP SIZE (500-1000 GALLON) REQUIRES VERIFICATION AND APPROVAL BY CITY'S ENVIRONMENTAL SERVICES DIVISION OF PLUMBING PLANS TO CITE REPRESENTATIVE ARE REQUIRED PRIOR TO INSTALLATION FOR APPROVAL.
 - FIRE RISER ASSEMBLY TO BE LOCATED IN A ROOM WITH A DOOR THAT OPENS DIRECTLY TO THE OUTSIDE.
 - SMOKE HAZARD IS REQUIRED FOR EMERGENCY ENTRY INTO THE BUILDING PER FIRE MARSHALL'S REQUIREMENTS.



| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------------|
| L1 | 13.50' | SEBY 00' 02.00" W |

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE
 MINIMUM 0 GPM
 AVERAGE 21 GPM
 MAXIMUM (PEAK) 83 GPM
 2" DOMESTIC WATER METER

SANITARY SEWER DEMAND PER LEASE SPACE
 (Ø SIZE OF WATER DEMAND)
 AVERAGE 17 GPM
 MAXIMUM (PEAK) 67 GPM
 6" SANITARY SEWER LINE
 Ø 1.04% MIN. SLOPE
 FUTURE UNITS ALLOWED = 700
 PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:
 23,000 SF OF MEDICAL CLINIC
 1 SPACE PER 200 SF
 115 SPACES REQUIRED

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

PROPOSED PARKING:
 102 SPACES PARKING
 8 SPACES HANDICAP PARKING
 108 SPACES PROVIDED TOTAL

7 ADDITIONAL SPACES SHARED PARKING ALONG LAKE ATLAS DRIVE.

TRADITIONS WELLNESS CENTER

TOTAL AREA = 2.46 ACRES
 TRADITIONS SUBDIVISION PHASE 30
 LOT 1, BLOCK 1
 COMMON AREA 1 - 1.76 ACRES
 VOL. _____ PG. _____
 J.H. JONES SURVEY, A-28
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' DECEMBER 2015

OWNER/DEVELOPER:
 BRYAN TRADITIONS, LP
 2100 TRADITIONS BLVD
 BRYAN, TX 77807

SURVEYOR:
 BRAD KERR, RPLS NO. 4502
 KERR SURVEYING, LLC
 408 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3199

ENGINEER:
 SCHULTZ ENGINEERING, LLC
 2730 LONGMIRE, SUITE A
 COLLEGE STATION, TX 77842
 (979) 764-3900

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