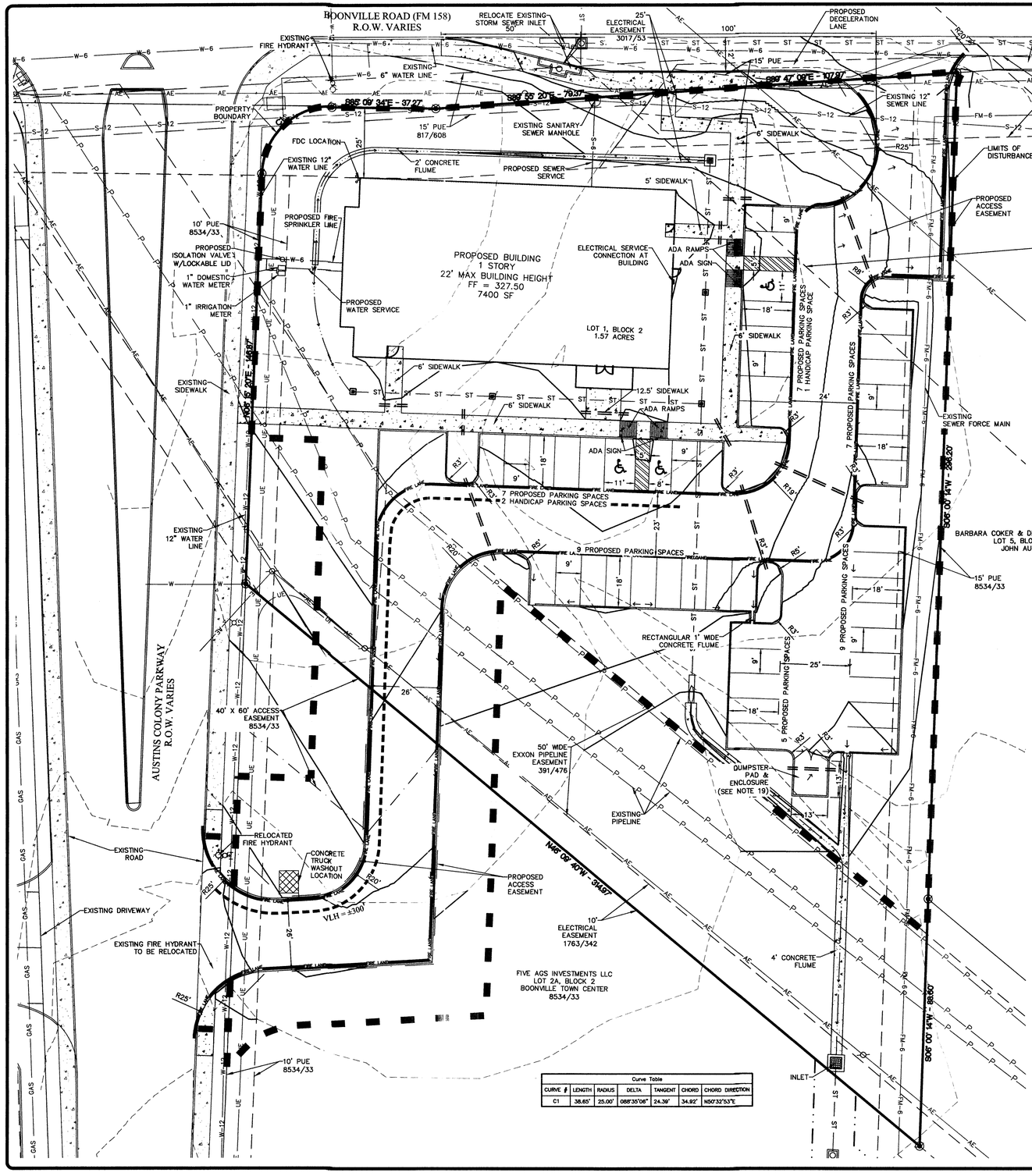


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	38.65'	25.00'	088°35'06"	24.39'	34.92'	N50°32'53"E

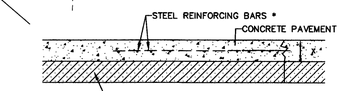
SCALE FEET

SITE NOTES:

1. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
2. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
3. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
4. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. 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.
6. DEMOLITION/CONSTRUCTION WASTE–SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE. PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL–OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
7. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
8. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014
9. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
10. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
11. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
12. ON–SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
13. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18' UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 25' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
14. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
15. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
16. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
17. TOTAL LOT AREA IS 1.57 ACRES. THE PROPOSED DEVELOPED AREA IS 1.49 ACRES.
18. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE PAVEMENT PLAN FOR DETAILS. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
19. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE IIB OF 7,400 SF IS 1,750 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50 % (1,500 GPM MIN.). ONE FIRE HYDRANT IS REQUIRED. THE EXISTING FIRE HYDRANTS WILL PROVIDE COVERAGE.
20. ALL CONCRETE PAVEMENT, SIDEWALKS AND HARDSCAPE AREAS SHALL BE FINISHED PER SPECIFICATION ON LANDSCAPE PLANS.
21. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
22. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
23. DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' x 12' CLEAR INTERIOR OPENING MIN. 6' TALL.
24. STORMWATER DETENTION WILL BE PROVIDED IN THE EXISTING DETENTION PONDS LOCATED IN THE BOONVILLE TOWN CENTER COMMON AREA AND PRIVATE DETENTION POND.
25. THIS PROPERTY LIES IN THE FM 158 CORRIDOR OVERLAY AND IS ZONED RETAIL DISTRICT (C–2).
26. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
27. 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.

LEGEND

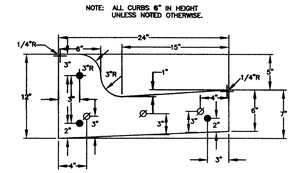
- 312 — EXISTING CONTOUR
- 315 — PROPOSED CONTOUR
- PROPERTY BOUNDARY
- BACK OF CURB
- EXISTING EASEMENT
- PROPOSED P.U.E.
- SETBACK
- S–6 — PROPOSED SANITARY SEWER LINE
- W–6 — PROPOSED WATER LINE
- ST — ST — PROPOSED STORM SEWER LINE
- W–18 — OVERHEAD ELECTRIC
- IRRIGATION SLEEVES
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- FLOW DIRECTION
- FIRE HYDRANT
- GATE VALVES
- SANITARY SEWER MANHOLE
- CONSTRUCTION EXIT
- SILT FENCE
- INLET PROTECTION
- VEHICLE LAY OF HOSE
- FIRE LANE — FIRE LANE
- ACCESSIBLE ROUTE



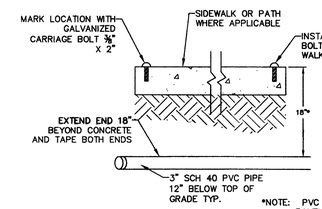
6" LIME STABILIZED SUBGRADE
(EXTENDS 2' OUTSIDE THE EDGE OF PAVEMENT)

* X=9", 6", 7" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
* 8" PAVEMENT – #5 REBAR @ 12" O.C.E.W.
* 7" PAVEMENT – #4 REBAR @ 18" O.C.E.W. WITH 8" LIME/CEMENT STABILIZED SUBGRADE
* 6" PAVEMENT – #4 REBAR @ 18" O.C.E.W.
* 5" PAVEMENT – #4 REBAR @ 18" O.C.E.W.
* CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS.

TYPICAL CONCRETE PAVING SECTION
N.T.S.

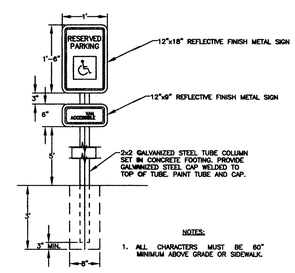


TYPICAL CURB DETAIL
N.T.S.



PVC SLEEVE
N.T.S.

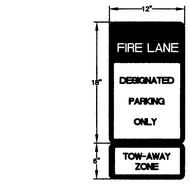
*NOTE: PVC SLEEVES UNDER PAVEMENT SECTIONS NEED TO BE 16" BELOW THE TOP OF PAVEMENT.



NOTES:

1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.



NOTES:

1. SIGN SHALL COMPLY WITH THE CoCS FIRE SERVICE STANDARDS.

FIRE LANE SIGN DETAIL
N.T.S.

FIRE LANE MARKINGS

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW–AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
3. TOW–AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7–201eP SIGNAGE.

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE

MINIMUM	0	GPM
AVERAGE	10	GPM
MAXIMUM (PEAK)	38	GPM

1" DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

AVERAGE	7	GPM
MAXIMUM (PEAK)	27	GPM

6" SANITARY SEWER LINE
@1.10% MIN. SLOPE
FIXTURE UNITS = 32
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:

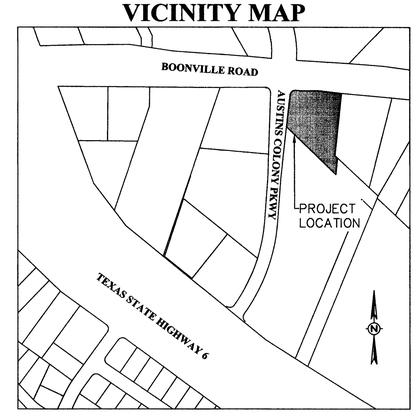
7,400 SF OF MEDICAL OFFICE
1 SPACES PER 200 SF
37 SPACES REQUIRED

9' WIDTH, 18' LENGTH TYP.

PROPOSED PARKING:

44 SPACES PARKING
3 SPACES HANDICAP PARKING
47 SPACES PROVIDED TOTAL

VICINITY MAP



ST. JOSEPH CLINIC

BOONVILLE TOWN CENTER
LOT 1, BLOCK 2 - 1.57 ACRES
8534/33

JOHN AUSTIN SURVEY, A–2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
JULY 2014

OWNER/DEVELOPER:
FIVE AGS INVESTMENTS LLC
2800 S TEXAS AVE
STE. 401
BRYAN, TEXAS 77802

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

JUL 30 2014

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
CEC	DLD	DLD	JPS	14-344	JULY 2014

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JULY 21, 2014. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ST. JOSEPH CLINIC
BOONVILLE TOWN CENTER
LOT 1, BLOCK 2 - BRYAN, TX

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 14-344

SHEET
C1