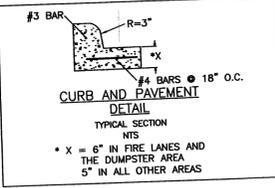


**PARKING ANALYSIS-BUILDING**  
 REQUIRED PARKING:  
 11,114 SF MEDICAL OFFICE BLDG  
 1 SPACE PER 200 SF  
 56 SPACES REQUIRED TOTAL  
 3 HANDICAP SPACES REQUIRED

PROPOSED PARKING:  
 63 SPACES PARKING  
 4 SPACES HANDICAP PARKING  
 66 SPACES TOTAL



**WATER DEMAND TEXAS PAIN & SPINE**

WATER DEMAND	0 GPM
MINIMUM	9 GPM
AVERAGE	35 GPM
MAXIMUM (PEAK)	1" DOMESTIC WATER METER

**WATER DEMAND-DUDYCHA CHIROPRACTIC CLINIC**

WATER DEMAND	0 GPM
MINIMUM	6 GPM
AVERAGE	24 GPM
MAXIMUM (PEAK)	3/4" DOMESTIC WATER METER

**WATER DEMAND LEASE SPACE (ESTIMATED)**

WATER DEMAND	0 GPM
MINIMUM	6 GPM
AVERAGE	24 GPM
MAXIMUM (PEAK)	3/4" DOMESTIC WATER METER

**SEWER DEMAND MEDICAL OFFICE BUILDING**  
 SANITARY SEWER DEMAND  
 (90% OF WATER DEMAND)  
 AVERAGE 16 GPM/23,040 GPD  
 MAXIMUM (PEAK) 60 GPM  
 6" SANITARY SEWER LINE

**SITE SPECIFIC NOTES**  
 1. THE DEVELOPER OF THE PROPERTY IS TEXAS PAIN & SPINE CONSULTANTS. THE PROPERTY IS ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON DECEMBER 16, 1999.  
 2. PROPOSED BUILDING IS 1 STORY HIGH, 11,114 SF.  
 3. THE STORMWATER RUNOFF FROM THIS DEVELOPMENT WILL BE DISCHARGED INTO THE EXISTING STORM SEWER SYSTEM. A DETENTION POND IS NOT PROPOSED FOR THIS SITE.  
 4. STORM SEWER AND DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE GRADING AND DRAINAGE DESIGN PLANS.  
 5. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY PLAN NO. 48041C0142C, EFFECTIVE JANUARY 11, 2005.  
 6. THE CURRENT USE OF THE PROPERTY IS "VACANT". THE PROPOSED LAND USE OF THIS PROPERTY IS MEDICAL OFFICE.  
 7. UTILITIES SERVICES TO BE PROVIDED AS SHOWN. PUBLIC UTILITY EASEMENTS FOR WATER OR UNDERGROUND ELECTRICAL LINES SHALL BE CONVEYED BY SEPARATE INSTRUMENT OR PLAT. THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE PRIVATE.  
 8. ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED, EXCEPT FOR THE EXISTING PUBLIC STORM SEWER SYSTEM.

**IRRIGATION NOTES**  
 1. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

**GENERAL NOTES**  
 1. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA. METERS SHOWN ON PLANS OR NOT AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. CALL 1-800-800-TEXS.  
 2. ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.  
 3. ALL SITE WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN / COLLEGE STATION 2007 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS & DRAINAGE.  
 4. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, C.T.E., STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.  
 5. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.  
 6. PAVEMENT DEPTHS: 7" FOR TRASH DUMPSTER AREA, 6" CONCRETE PAVEMENT IN FIRE LANES, AND 5" IN ALL OTHER LOCATIONS.  
 7. LANDSCAPE AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS.  
 8. ALL PARKING SPACES ARE 9' BY 18' WITH 2' OF UNOBSTRUCTED AREA PROVIDED FOR VEHICLE OVERTAKING. PARKING LOT DRIVING AISLES ARE 24' IN WIDTH.

9. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.  
 10. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES AND TO THE PARK HUDSON DESIGN GUIDELINES.  
 11. ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONCRETE WITH CAST IRON FITTINGS.  
 12. THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SOILED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ TYPES CONSTRUCTION GENERAL PERMIT NO. TDS100000.  
 13. THE CURBS MARKED "FIRE LANE" SHALL BE PAINTED RED. THE RED CURBS AND DRIVE STRIPES SHALL CONTAIN 4" WHITE LETTERING STATING "NO PARKING-FIRE LANE-TOW AWAY ZONE". WORKING SHALL NOT BE SPACED MORE THAN 15' APART.  
 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 065, TYPE 2 MARKING MATERIALS.  
 15. CONTACT RUBEN REYES @ 209-5934 (CELL) 820-4676 / HOLI SPEARS @ 209-5945 (CELL) 255-0941 TO IDENTIFY LOCATION & ANGLE PRIOR TO POURING CONCRETE DUMPSTER PAD.  
 16. 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.  
 17. WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.  
 18. 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(S) ONLY.



7017 North Robinson  
 Oklahoma City, OK 73116  
 P: 405.843.8816  
 F: 405.843.8856  
 W: www.healthcaredesigngroup.com

**Design / Builder:**  
 Cooper Medical Buildings  
 500 Cooper Center  
 7100 North Classen  
 Oklahoma City, OK 73116  
 P: 405.842.6653  
 F: 405.842.6652  
 W: www.coopermed.com

**Civil:**  
 Civil Development Ltd.  
 2033 Harvey Mitchell Parkway South  
 College Station, Texas 77840  
 Contact: Joe Schultz, P.E.  
 P: 979.764.7743  
 F: 979.764.7759  
 E: joe@cdlbc.com

**Structural:**  
 KFC Engineering  
 205 NW 63rd Suite 390  
 OKC, OK 73116  
 Contact: Rick Forest  
 P: 405.528.4596  
 F: 405.528.4580  
 E: rforest@kfcengr.com

**Architectural:**  
 Miller Architects Inc  
 7017 North Robinson  
 Oklahoma City, OK 73116  
 Contact: Melody Stinson  
 P: 405.843.8856  
 F: 405.843.8856  
 W: www.millerarch.com

**PME:**  
 C.H. Guernsey & Company  
 5550 N. Grand Blvd., Suite 100  
 Oklahoma City, OK 73112  
 Contact: Richard Hinkle  
 P: 405.416.8100  
 F: 405.416.8111  
 W: www.chguernsey.com

**Project:**  
 Texas Pain & Spine Consultants  
 Park Hudson - Phase 7  
 Lot 1, Block 1  
 Bryan, TX

**Owner's Representative:**  
 Dr. James Stonecipher, MD  
 Texas Pain & Spine Consultants  
 3201 E. University Drive  
 Suite 405  
 Bryan, TX 77802  
 P: 979.774.1377

**Project Number:**  
 CMB #: 1719  
 HDC #: 26071

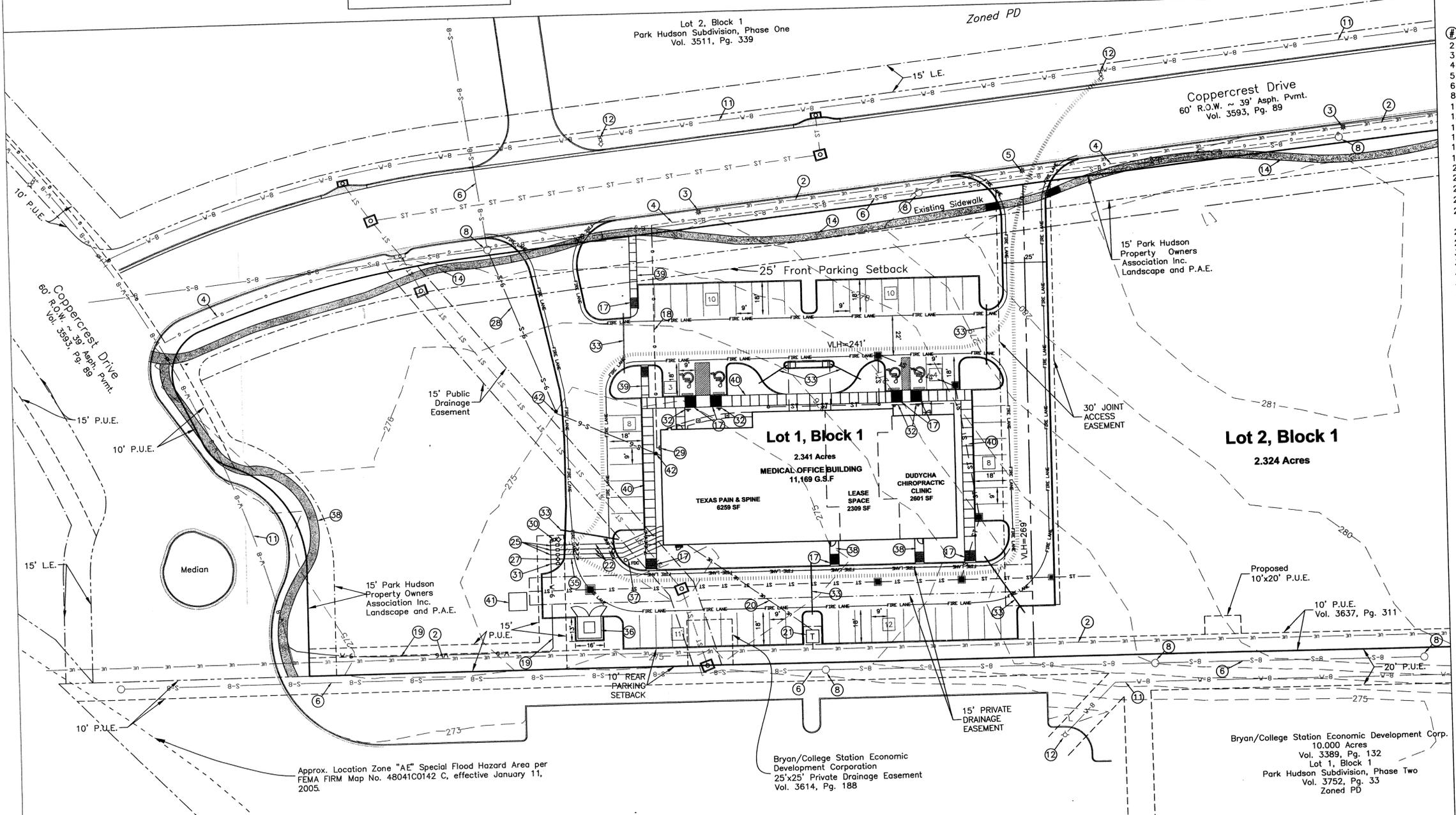
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**Date - Issue:**  
 JUNE 26, 2007

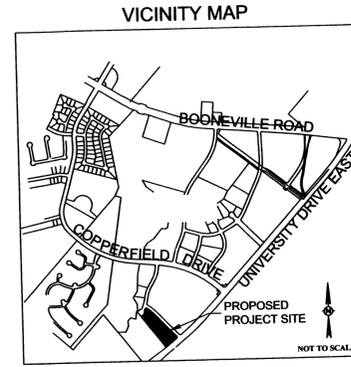
**Received**  
 JUN 27 2007  
 Development & Engineering  
 Sheet Contents: Services

**SITE PLAN**

**Sheet Number:**  
 C1



- KEY NOTES**
- EXISTING UNDERGROUND ELECTRICAL LINE
  - EXISTING STREET LIGHT
  - EXISTING GAS LINE
  - EXISTING STREET LIGHT TO BE RELOCATED
  - EXISTING 8" SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING 8" WATERLINE - PUBLIC
  - EXISTING FIRE HYDRANT
  - EXISTING SIDEWALK
  - PROPOSED SIDEWALK RAMP
  - PROPOSED NATURAL GAS SERVICE
  - PROPOSED 6" WATERLINE-PUBLIC
  - PROPOSED UNDERGROUND ELECTRIC LINE
  - PROPOSED ELECTRICAL TRANSFORMER
  - PROPOSED 1 1/2" WATERLINE (PRIVATE)
  - PROPOSED 1" WATER METER
  - PROPOSED 4" GATE VALVE FOR 4" FIRE SPRINKLER WATER SYSTEM WATER LINE
  - PROPOSED 6" SANITARY SEWER SERVICE
  - PROPOSED GAS METERS (3)
  - PROPOSED FIRE HYDRANT
  - PROPOSED 1" IRRIGATION METER
  - PROPOSED HANDICAP PARKING SIGNS
  - PROPOSED LANDSCAPE SLEEVES
  - PROPOSED 4" FIRE SPRINKLER SYSTEM WATER LINE - PRIVATE
  - PROPOSED TRASH DUMPSTER WITH ACCESSIBLE GATES
  - PROPOSED 4" WATERLINE TO FDC
  - PROPOSED 5' SIDEWALK
  - PROPOSED 4' SIDEWALK
  - PROPOSED 6' SIDEWALK
  - CONCRETE TRUCK WASH OUT AREA
  - SEWER LINE CLEANOUTS



**LEGEND**

--- BOUNDARY LINE	--- FIRE HYDRANT
--- PROPERTY LINE	--- WHEEL STOP
--- BUILDING SETBACK LINE	--- HANDICAP PARKING
--- PUBLIC UTILITY EASEMENT LINE	--- HANDICAP PARKING SIGN
--- PUBLIC DRAINAGE EASEMENT LINE	--- FIRE DEPARTMENT CONNECTION
--- LANDSCAPE & ACCESS EASEMENT LINE	--- ELECTRICAL TRANSFORMER
--- EXISTING CONTOUR	--- EXISTING 5' SIDEWALK (PUBLIC)
--- FIRE LANE MARKINGS	--- STORM SEWER AREA INLETS
--- VEHICLE LAY OF HOSE LINE	--- PARKING SPACES
--- EXISTING UNDERGROUND ELECTRICAL LINE	--- STORM SEWER JUNCTION BOX/CURB INLET
--- EXISTING GAS LINE	
--- EXISTING WATER LINE	
--- EXISTING SEWER LINE	
--- PROPOSED 1 1/2" WATER LINE	
--- PROPOSED 8" WATER LINE	
--- 4" SANITARY SEWER SERVICE	
--- PROPOSED GAS LINE	
--- LANDSCAPE SLEEVE	
--- STORM PIPES	

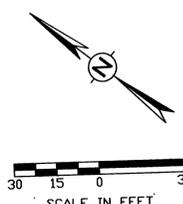
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 81°20'00" E	80.00'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEG.	CHORD END
C1	71°33'33"	60.00'	74.94'	43.24'	11.187744' E	70.14'	70.14'
C2	48°48'00"	25.00'	20.41'	10.81'	N 09°45'40" E	19.80'	19.80'
C3	2°45'00"	430.00'	30.00'	15.00'	N 29°40'13" E	30.00'	30.00'
C4	88°12'38"	25.00'	41.98'	27.87'	N 72°29'31" E	37.22'	37.22'
C5	18°14'28"	870.00'	152.28'	78.80'	S 51°42'00" E	151.80'	151.80'
C6	80°04'00"	25.00'	41.00'	27.34'	S 02°27'33" W	38.80'	38.80'
C7	02°27'30"	6084.43'	48.81'	24.40'	S 51°14'40" W	48.81'	48.81'

**PLAT BOUNDARY**  
 --- LOT LINE  
 --- PUBLIC UTILITY EASEMENT  
 --- LANDSCAPE & P.A.E. LINE



Approx. Location Zone "AE" Special Flood Hazard Area per FEMA FIRM Map No. 48041C0142 C, effective January 11, 2005.

Bryan/College Station Economic Development Corporation  
 25'x25' Private Drainage Easement  
 Vol. 3614, Pg. 188

Bryan/College Station Economic Development Corp.  
 10,000 Acres  
 Vol. 3389, Pg. 132  
 Lot 1, Block 1  
 Park Hudson Subdivision, Phase Two  
 Vol. 3752, Pg. 33  
 Zoned PD

