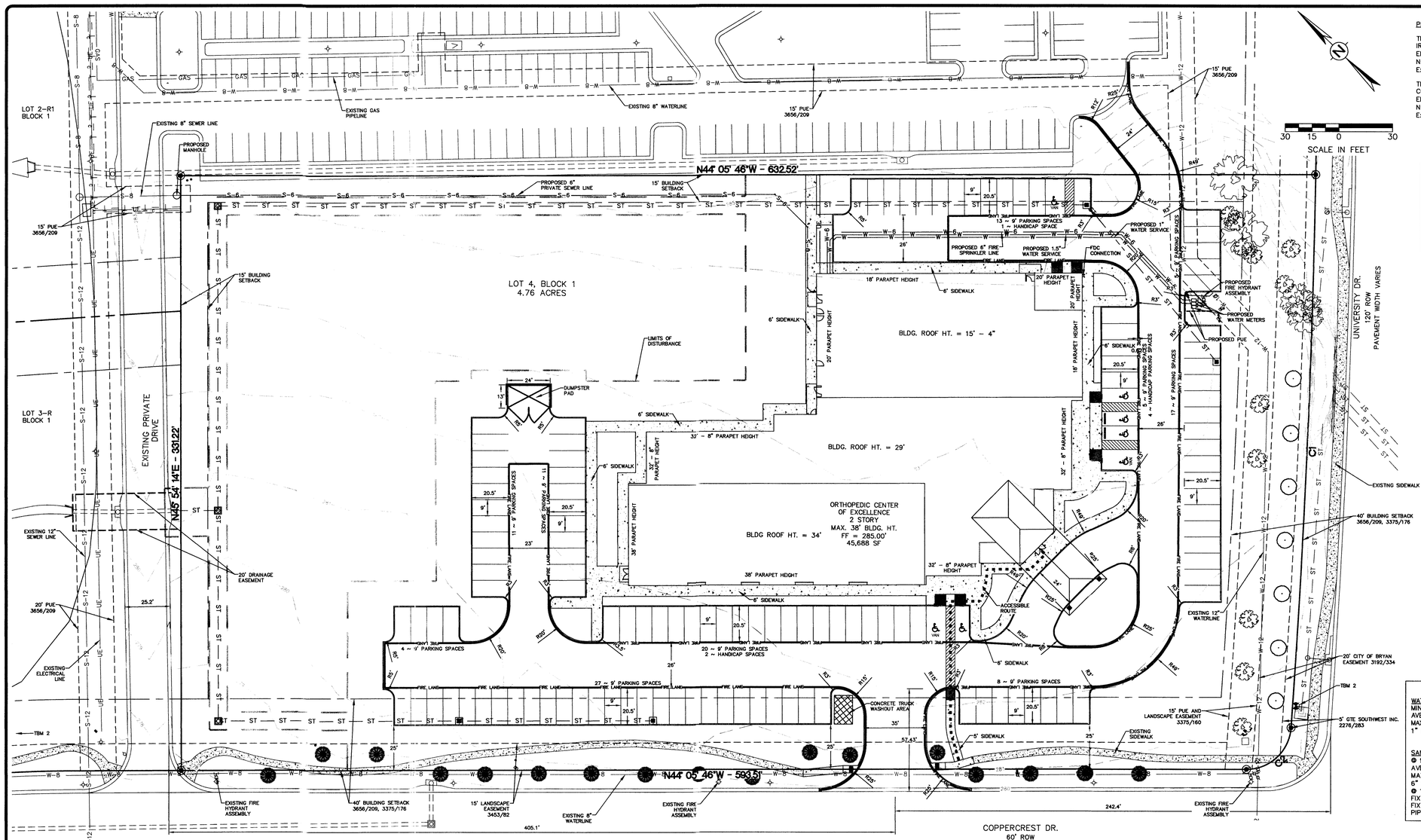


PROJECT BENCH MARKS

TBM 1
IRON ROD
ELEVATION: 277.52'
N: 10224267.4727'
E: 3564871.2437'

TBM 2
CORNER OF CONCRETE INLET
ELEVATION: 280.18'
N: 10223686.6732'
E: 3565521.7190'

LEGEND

SITE NOTES:

1. THE OWNER OF THIS PROPERTY IS BRAZOS VALLEY HEALTH REALTY II, LLC. THE SUBJECT PROPERTY IS LOT 4, BLOCK 1 OF THE PARK HUDSON SUBDIVISION PHASE 1. THIS PROPERTY IS ZONED PD PLANNED DEVELOPMENT.
2. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE PARK HUDSON PROTECTIVE PUBLIC COVENANTS AND THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
3. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
4. 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.
5. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. 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 CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
7. 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.
8. 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.
9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
10. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0220E, EFFECTIVE DATE: MAY 16, 2012
11. NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS VOL. 3656, PG. 209.
12. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
13. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
14. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
15. ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
16. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 20'. THE PARKING LOT DRIVE AISLES ARE 26' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
17. 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.
18. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
19. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
20. TOTAL LOT AREA IS 4.76 ACRES. THE PROPOSED DEVELOPED AREA IS 3.511 ACRES (152,939 SF).
21. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 8" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE PAVEMENT PLAN FOR DETAILS.
22. ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
23. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE IIA OF 45,688 SF IS 4,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50 % (2,250 GPM). TWO FIRE HYDRANTS ARE REQUIRED. DUE TO THE SIZE OF THE PROJECT, ONE HYDRANT IS PROPOSED & 3 ARE EXISTING.
24. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
26. 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.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPLACING ALL LANDSCAPING AND IRRIGATION WITHIN LANDSCAPE EASEMENTS DURING CONSTRUCTION.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	308.35'	6084.43'	002°54'13"	154.21'	308.31'	S48°31'10"W
C2	37.50'	25.00'	086°55'59"	23.29'	34.08'	N87°03'45"W

D1 SPORTS FACILITY

UTILITY DEMAND

WATER DEMAND PER BUILDING
MINIMUM 0 GPM
AVERAGE 12.5 GPM
MAXIMUM (PEAK) 50 GPM
1" DOMESTIC WATER METER

SANITARY SEWER DEMAND
@ 90% OF WATER DEMAND)
AVERAGE 11.25 GPM
MAXIMUM (PEAK) 45 GPM
6" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 105
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

MEDICAL OFFICE

UTILITY DEMAND

WATER DEMAND PER BUILDING
MINIMUM 0 GPM
AVERAGE 25 GPM
MAXIMUM (PEAK) 100 GPM
1.5" DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)
AVERAGE 22.5 GPM
MAXIMUM (PEAK) 90 GPM
6" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 325
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:

27,927 SF OF MEDICAL OFFICE
1 SPACE PER 200 SF
140 SPACES REQUIRED

14,261 SF OF D1 SPORTS TRAINING FACILITY
25 SPACES REQUIRED OWNER SPECIFIED

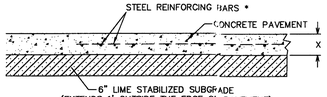
3,500 SF LOBBY/COMMON AREA
1 SPACE PER 1000 SF
4 SPACES REQUIRED

169 SPACES REQUIRED TOTAL

8 HANDICAP SPACES REQUIRED
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:

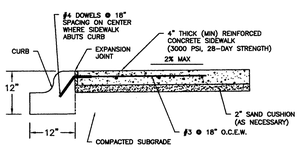
121 SPACES PARKING
7 SPACES HANDICAP PARKING
128 SPACES PROVIDED TOTAL



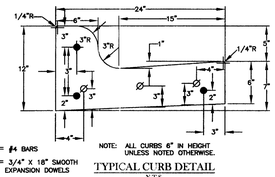
* X=8", 6" OR 5" AS SHOWN ON THE PAVEMENT PLAN
* 5" & 6" PAVEMENT – USE #4 BARS @ 18" O.C.E.W.
* 8" PAVEMENT – USE #5 BARS @ 12" O.C.E.W.

CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER DETAILS ON FIGURE ST AND PER 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS

TYPICAL CONCRETE PAVING SECTION
N.T.S.



CONCRETE PRIVATE SIDEWALK CROSS SECTION
NTS



● = #4 BARS
Ø = 3/4" x 18" SMOOTH EXPANSION DOWELS

NOTE: ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.

TYPICAL CURB DETAIL
N.T.S.

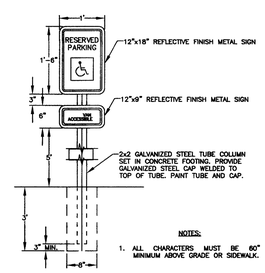
NOTES:

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

FIRE LANE SIGN DETAIL
N.T.S.

FIRE LANE MARKINGS

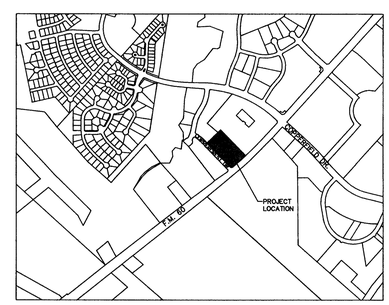
1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION 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.



NOTES:

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

ADA SIGN DETAIL
N.T.S.



VICINITY MAP

Development Services
MAY 27 2014

ORTHOPEDIC CENTER OF EXCELLENCE

4.76 ACRES
BLOCK 1, LOT 4

PARK HUDSON SUBDIVISION – PHASE 1
REPLAT OF LOT 2-R1 AND LOT 3, BLOCK 1
VOL. #### PG. ####

RICHARD CARTER SURVEY A-8 AND
J.W. SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'
MAY 2014

OWNER/DEVELOPER:
BRAZOS VALLEY HEALTH REALTY II, LLC
318 N. BRYAN AVENUE
BRYAN, TX 77807
(979) 823-8525

SURVEYOR:
Horace Curtis Strong
R.P.L.S. No. 4961
Strong Surveying
1722 Broadmoor, Suite 105
Bryan, TX 77802
(979) 776-9836

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

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
STRONG	DLD	DLD	JPS	13-287	MAY 2014

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON MAY 28, 2014. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ORTHOPEDIC CENTER OF EXCELLENCE
PARK HUDSON SUBDIVISION
PHASE 1
LOT 4 BLOCK 1 – BRYAN, TX

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 13-287

SHEET
C1