

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS DUDYCHA INVESTMENT PROPERTIES, LLC, THE SUBJECT PROPERTY IS PARK HUDSON PHASE 10, BLOCK 1, LOT 2. PROPERTY IS ZONED PLANNED DEVELOPMENT (PD).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 2.56 ACRES (115,429 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48003, PANEL NO. 0220F, MAP NO. 480410020F, EFFECTIVE DATE: APRIL 2, 2014.
4. THE MINIMUM REQUIRED FLOW FOR AN OFFICE BUILDING IBC TYPE V8 OF 5850 SF IS 2,000 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED.
5. PARKING LOT STIPING OTHER THAN FIRE LANE STIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
7. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT 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.
9. 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 OF BRYAN PERMITTED CONTRACTOR(S) ONLY.
10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
11. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
12. 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.
13. SOLID WASTE SHALL BE PER ROLLOUT CAN.
14. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
15. ALL DEVICES, APPLIANCE, 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.
16. COMMERCIAL DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL ST2-03.

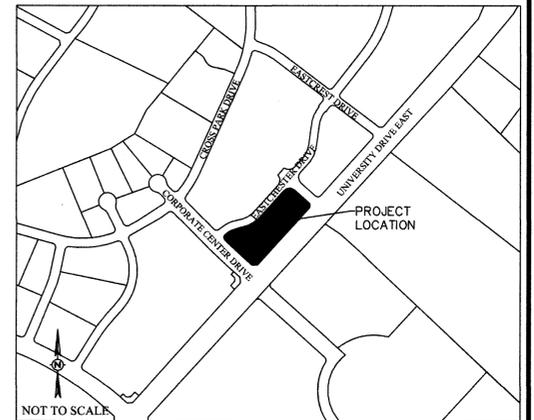
LANDSCAPE MAINTENANCE NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPLACING ALL LANDSCAPING AND IRRIGATION WITHIN LANDSCAPE EASEMENTS DURING CONSTRUCTION. CONTACT PARK HUDSON POA MAINTENANCE CONTRACTOR STEPHEN VOLTIN AT VOLTIN LAWN & IRRIGATION (979) 774-0333.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 TO TIES: (800) 344-8377
 AT&T ENERGY: (979) 774-2508
 SUDON LUM COMMUNICATIONS: (979) 585-2439
 VERIZON: (979) 821-4770
 BTU: (979) 821-5700
 CITY OF BRYAN: (979) 208-5900
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPO'S GENERAL PERMIT NO. TPR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROSEEDING AND SEEDING ALL DISTURBED AREAS.
10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
12. ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAIL.
14. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE CUTS OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
23. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SEE) FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

VICINITY MAP



UNIVERSITY DRIVE EAST - FM 30
120' ROW - PAVEMENT WIDTH VARIES

N/F
BRYAN DEVELOPMENT LTD
PARK HUDSON PH 10
LOT 3, BLOCK 1
3.10 ACRES
ZONED PD

PARKING ANALYSIS

REQUIRED PARKING:
 11,200 SF OF MEDICAL
 1 SPACE PER 200 SF
 56 SPACES REQUIRED

12,600 SF OF OFFICE
 1 SPACE PER 300 SF
 42 SPACES REQUIRED

TOTAL REQUIRED: 98 SPACES
 9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:
 94 SPACES PARKING
 5 SPACES HANDICAP PARKING
 99 SPACES PROVIDED TOTAL

UTILITY DEMAND

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

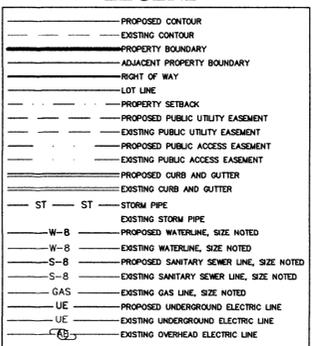
SANITARY SEWER DEMAND PER BUILDING
 (Ø SIZE OF WATER DEMAND)
 AVERAGE 11.25 GPM
 MAXIMUM (PEAK) 45 GPM
 1" SANITARY SEWER LINE
 @ 1.04% MIN. SLOPE
 FIXTURE UNITS = 30
 PIPE SLOPE OK

BENCHMARK INFORMATION

TBM 1 N: 10224586.6960
E: 3547929.2284
ELEV.: 315.04
R.O.W CONCRETE MARKER

TBM 1 N: 10224705.2141
E: 3567136.0225
ELEV.: 315.227
IRON ROD KERR

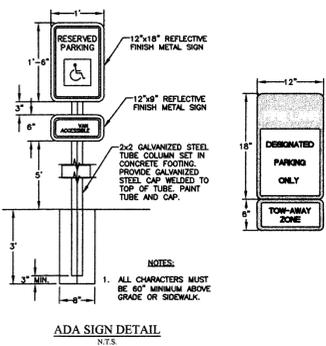
LEGEND



FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY OF BRYAN FIRE SERVICE STANDARDS.
2. 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.
3. 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.
4. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMDOT R7-2014P SIGNAGE.

FIRE LANE SIGN DETAIL



ADA SIGN DETAIL
N.T.S.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.32'	S87°15'25.14"W
L2	30.35'	N77°06'28.50"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	155.23'	3950.00'	022°15'08"	77.63'	155.22'	N46°42'44"W
C2	40.88'	25.00'	093°41'18"	26.46'	38.47'	N01°15'29"E
C3	86.59'	175.00'	029°00'21"	45.27'	87.65'	N62°36'18"E
C4	137.53'	225.55'	034°56'17"	70.98'	135.41'	N56°38'20"E
C5	78.54'	50.00'	092°00'00"	50.00'	70.71'	N87°10'12"E
C6	39.27'	25.00'	092°00'07"	25.00'	35.36'	S02°49'45"E

NOTES:
 1. ALL CHARACTERS MUST BE 80' MINIMUM ABOVE GRADE OR SIDEWALK.

Schultz Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.764.3900
 TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	16-461	JULY 2016

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JULY 6, 2016. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

DUDYCHA OFFICE BUILDINGS
 PARK HUDSON PHASE 10
 LOT 2, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE
 VERTICAL N/A
 HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 16-461

SHEET
C1

MARK	REVISION	BY	DATE