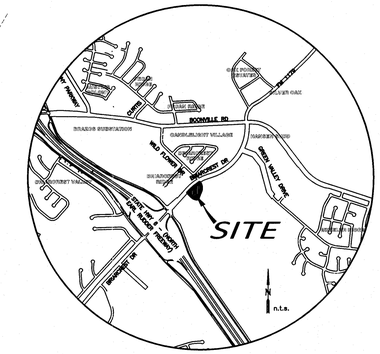
SITE PLAN NOTES:
1. This property is zoned Planned Development–Mixed Use (PD–M) per ordinance 1636
2. Owner & Applicant: CapRock Emergency LLC.
3. Proposed Use: Hospital
4. The total site area as recorded in deed records is 2.2 acres.

5. BUILDING USAGE DETAILS:
Hospital = 20,363sf

6. PARKING ANALYSIS:
Hospital: 1 parking space per 250sf
(20,363/250) = 82 Required Parking Spaces

Total Required Parking Spaces:	82 spaces
Parking Spaces Provided	
Total Parking Lot Spaces:	97 spaces
Handicap Spaces Required :	4 spaces
Total Handicap Spaces Provided:	10 spaces

7. WATER AND SANITARY SEWER DEMANDS:
Average Daily Use = 31 GPM
Peak Hourly Flow: = 126 GPM
Wastewater Flow (Rate of Return = 75%): = 23 GPM
8. FIRE FLOW REQUIREMENTS
Type IIB Building
Largest Area Separated by Fire Walls (Large Service Area) = 19,142 SF
Required Fire Flow – 3,000 GPM for 3 HRS
Note – Isolation gate valve to be used for the fire line shall be AmPro with a LL562 lockable lid.
9. BASIS OF BEARINGS:
The bearing system and actual measured distances to the Iron Rod monuments are consistent with the BRYAN TOWNE CENTER SUBDIVISION final plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas
10. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
11. See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
12. See Landscape Architect's Plans for landscaping plan/details, security gate/fencing details, dumpster screening, transformer screening, and fuel tank screening details.
Building Setbacks shall comply with the City of Bryan Standards
Front Setback = 25'
Side Setback = 7.5'
Street Side Setback = 15'
Rear Setback = 15'
13. Backflow preventors shall be installed on all firelines and located in the waterclosets of each building.
14. See Sheet C2.1–C2.2 for dimensions and details.
15. Irrigation system to be installed by others. Irrigation system
16. must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double–Check Back Flow Device.
17. All Backflow devices must be installed and tested upon installation.
18. The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
19. Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
20. Signage will be permitted separately.



VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	56°34'54"	270.00'	266.63'	145.32'	S 7°46'28" E	255.93'
C2	10°20'57"	470.00'	84.89'	42.56'	S 15°20'29" W	84.78'
C3	35°46'42"	37.51'	23.42'	12.11'	S 74°41'29" W	23.05'
C4	39°40'35"	182.50'	126.38'	65.84'	N 67°34'42" W	123.87'
C5	13°53'27"	1213.29'	294.15'	147.80'	N 49°34'07" E	293.43'
C6	21°54'13"	265.00'	101.31'	51.28'	S 20°39'44" E	100.69'
C7	21°02'59"	270.00'	99.19'	50.16'	S 20°14'07" E	98.64'
C8	1°10'50"	1213.29'	25.00'	12.50'	S 55°55'25" W	25.00'
C9	5°18'19"	270.00'	25.00'	12.51'	N 33°24'45" W	24.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°24'59" W	29.01'
L2	S 56°19'29" W	8.01'
L3	S 42°05'31" E	21.02'
L4	N 80°17'18" E	5.00'
L5	S 78°45'15" E	35.14'

GENERAL CONSTRUCTION NOTES:
1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
C. Contact TxDOT @ 979–778–2165
2. Construction within Public Right–of–Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
5. TRENCHING AND BACKFILLING: The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub–grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU)
7. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
8. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
9. It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.
10. Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item will be this work.
11. Refer to Architectural Plans for top of finished light pole foundation elevations.

Note: Concrete thickness shall be as follows:
A. Main Drives = 7"
B. Parking Spaces = 5"
C. Sidewalk = 4"
D. Pavement sections shall be constructed in accordance with the BCS United Technical Specifications.
E. Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at moisture contents in the range of the optimum moisture content to 4% above the optimum moisture content.

PAVEMENT SECTION

TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:
1. All signs shall be posted on 8'–6", 2–1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one–foot diameter hole. The sign–post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.
2. All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or sidewalk.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Bryan.

STRIPING NOTES:
1. Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint, glass beads and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation
5. Fire Lane curbs shall be marked "Fire lane, No Parking, Tow Away Zone" with minimum of 4" letters on curbs only.

BENCHMARK INFORMATION:
1. TBM A: 1/2" Iron Rod
N: 51700.56
E: 100077.43
Elev: 292.423
2. TBM B: 1/2" Iron Rod
N: 51407.68
E: 100223.90
Elev: 284.804
3. TBM C: 1/2" Iron Rod
N: 51407.68
E: 100223.90
Elev: 285.244

Legend
○ – 1/2" Iron Rod Set
⊗ – 1/2" Iron Rod Found
⊛ – 5/8" Iron Rod Found
—SS— Existing Sewer Line w/ size
—SW— Existing Water Line w/ size
—SS—SS— Proposed Sewer Line w/ size
—SW—SW— Proposed Water Line w/ size
—GG— Existing Gas Line w/ size
—OE—OE— Existing Overhead Electric Line
← Guy Anchor

Abbreviations

D.E.	Drainage Easement
D.D.F.E.	Drainage Detention Facility Easement
D.R.	Brazos County Deed Records
E.A.E.	Emergency Access Easement
F.H.	Fire Hydrant
O.R.	Brazos County Official Records
P.A.E.	Public Access Easement
P.R.	Brazos County Plat Records
P.R.A.	Public Utility Easement
R.O.W.	Right–of–Way
U.E.	Utility Easement
Pr.A.E.	Private Access Easement
S.D.	Storm Drain
Pr.L.E.	Private Landscape Easement
F.D.C.	Fire Department Connection

SITE PLAN
SCALE: Hor: 1" = 30'
0 15' 30' 60'

C:\Users\kolson\Documents\216-012 CapRock Hospital (Central)_kolson.rvt

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Interim Review Only
Not for regulatory approval, permit or construction.
By: Steven C. Schultz
Tx. Reg. No. 12564
Date: 06/28/16

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Issues / Revisions

No.	Date	Description
1	07/18/2016	Design Development Review

Legal Description: Lot 1–R, Block 2 Bryan Towne Center Subdivision
Acreage: 2.2565 Acres
Address: 3134 Briarcrest Drive, Bryan, Tx 77802

Owner
CapRock Emergency LLC
948 William D. Fitch Pkwy
College Station, Tx 77845

Engineer
McClure & Browne Engineering/Surveying Inc.
1008 Woodcreek Dr.
College Station, Tx 77845

Project
CapRock Hospital
CapRock 24 HOUR EMERGENCY
3134 Briarcrest Dr
Bryan, TX 77802

Drawing Name
Civil Site Plan

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Print Date / Time: 7/7/2016 3:43:23 PM

P&W Commission Number: 216-012
Sheet Number: C1.1