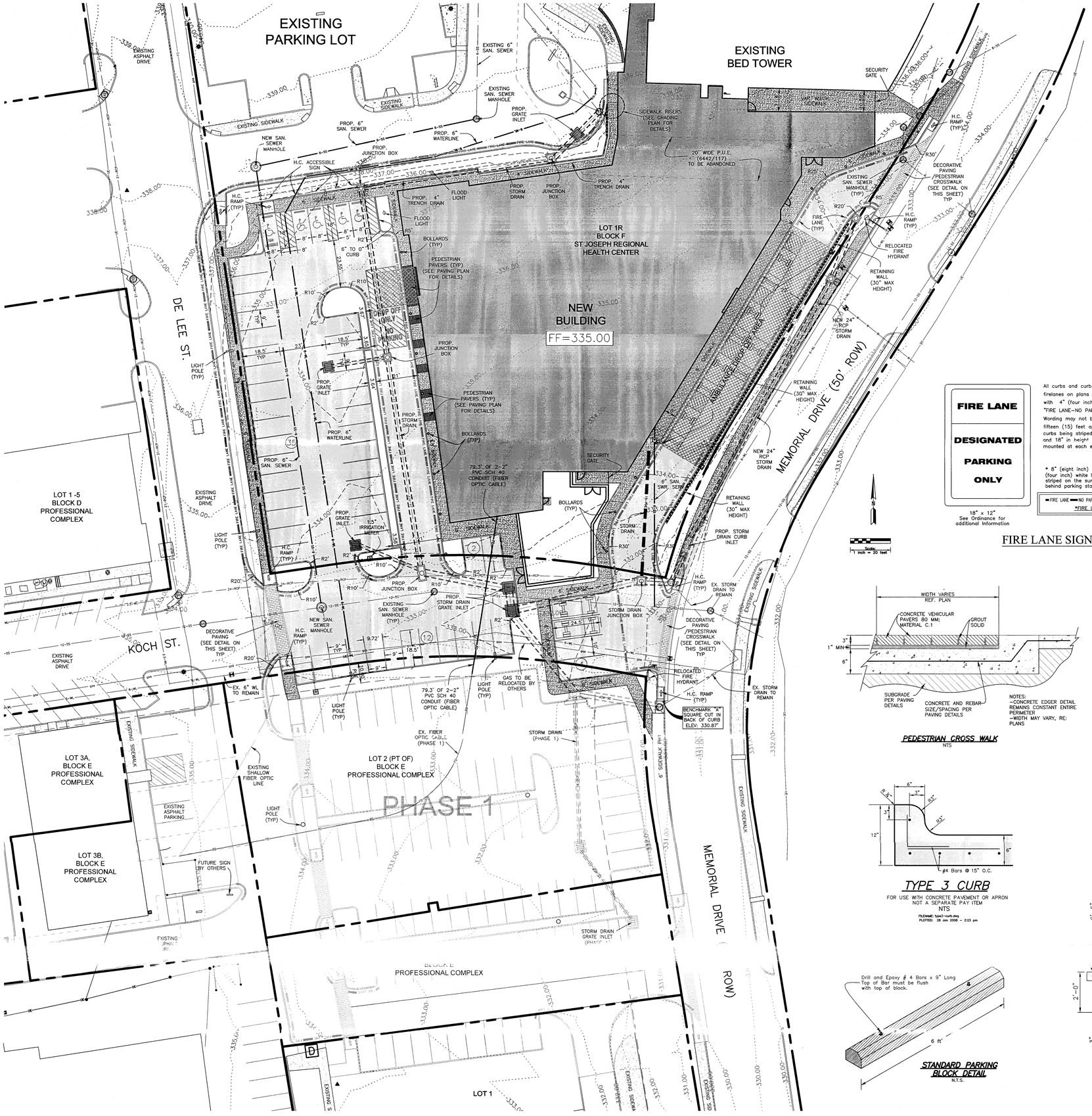
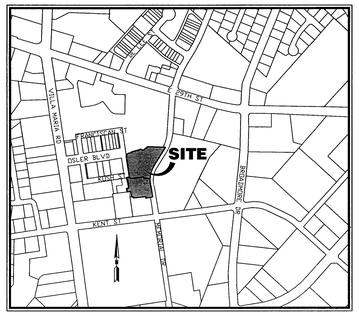


SITE PLAN

SCALE 1"=20'



VICINITY MAP

(N.T.S.)

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 Dig Tess @ 1-800-344-8377
b. Contact Bryan Water Utilities @ 209-5900
c. Contact Josh Norton @ ATMOS 774-2506
d. Contact Mike Lavender @ Suddenlink 846-2229
e. Contact Isabel Cantu @ BTU 821-5770
f. Contact Mitchell Gas @ 779-4460
g. Contact Union Pacific Resources @ 778-8525
h. Contact Richard Wallace @ Verizon 821-4752

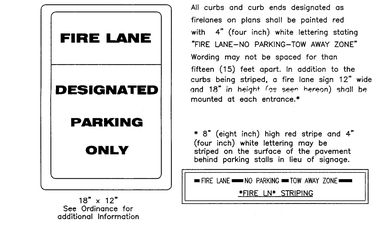
2. All construction shall be in accordance with the 2012 B/CS Unified Technical Specifications, Water and Sewer and Generals and 2012 B/CS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P. For general requirements, see Sheet S3 for details.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. 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 shall extend 5' beyond the curb lines of all streets, alleys and parking 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 BTU.
7. All materials & labor not identified as a Separate Bid item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
13. The contractor is responsible for traffic control. This is not a separate pay item.
14. No spoil areas are available on this site.
15. All signage will be permitted separately.
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 windblown litter from the project site.
17. The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
18. Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only."

SITE PLAN NOTES:

1. Name of Project: St. Joseph Regional Health Center
   ED Trauma Center Addition
2. Legal Description: 1.83 acre Portion of Lot 1R, Block "F"
3. Owner: St. Joseph Regional Health Center
   c/o Steve Crichton
   2801 Franciscan Drive
   Bryan, Texas 77802
   (997) 776-2561
4. Engineer: Mitchell & Morgan, L.L.P.
   3204 Earl Rudder Fwy S
   College Station, Texas 77845
   (979) 260-6963
5. Zoning: C-1 (Office)
6. Existing Use: Medical Office Building
   Proposed Use: Emergency Room & Parking Lot
7. Setbacks: Per City of Bryan Ordinances
8. Site Area: 1.83 acres (approx)
9. Water Demands : N/A
10. Sanitary Demands: N/A
11. Parking: 53 parking Stalls provided (Ph2)

This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map para. 48241C0215F. Effective Date: April 02, 2014.

PHASE 1 PARKING	=	84 SPACES
PHASE 2 PARKING	=	49 SPACES
AMBULANCE/POLICE	=	4 SPACES
TOTAL PARKING	=	137 SPACES



All curbs and curb ends designated as firelanes on plans shall be painted red with 4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart. In addition to the curbs being striped, a fire lane sign 12" wide and 18" in height (as seen hereon) shall be mounted at each entrance.*

* 8" (eight inch) high red stripe and 4" (four inch) white lettering may be striped on the surface of the pavement behind parking stalls in lieu of signage.

FIRE LANE — NO PARKING — TOW AWAY ZONE
FIRE LN STRIPING

FIRE LANE SIGN

PEDESTRIAN CROSS WALK

NTS

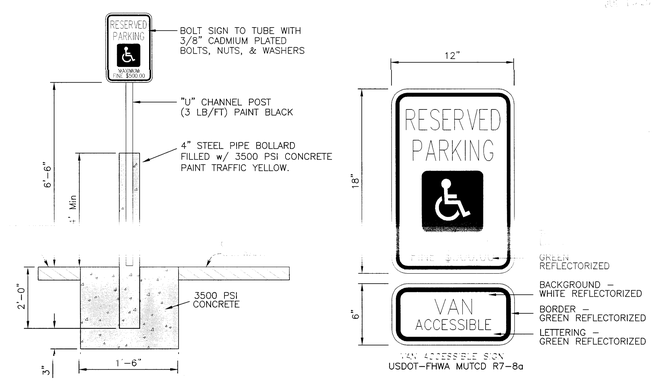
TYPE 3 CURB

FOR USE WITH CONCRETE PAVEMENT OR APRON
NOT A SEPARATE PAY ITEM
NTS

FILENAME: type3-curb.dwg
PLOTTED: 28 Jan 2008 - 2:23 pm

STANDARD PARKING BLOCK DETAIL

N.T.S.



NOTES:
1. ALL TRAFFIC CONTROL DEVICES SHALL MEET ALL CURRENT USDOT-FHWA MUTCD STANDARDS.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
4. ALL SIGNS TO BE 0.080" THICK ALUMINUM.
4. WHEN SPACE IS ADJACENT TO BUILDING, SIGN MAY BE MOUNTED TO BUILDING.

HANDICAP SIGN & MOUNTING DETAIL

N.T.S.

For Bidding Purposes Only. These documents are not intended for construction purposes.
Prepared by:
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No. 93631
Tx Firm# F-1443

REVISIONS:

St. Joseph Regional Health Center ED & Trauma Center Addition Phase 2A

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312.559.4585

PROJECT:
ED & Trauma Center Addition

SHEET CONTENTS:
PHASE 2A SITE PLAN

DATE:
July 14, 2014

JOB NO.:
13161.00

SHEET:
C2.01