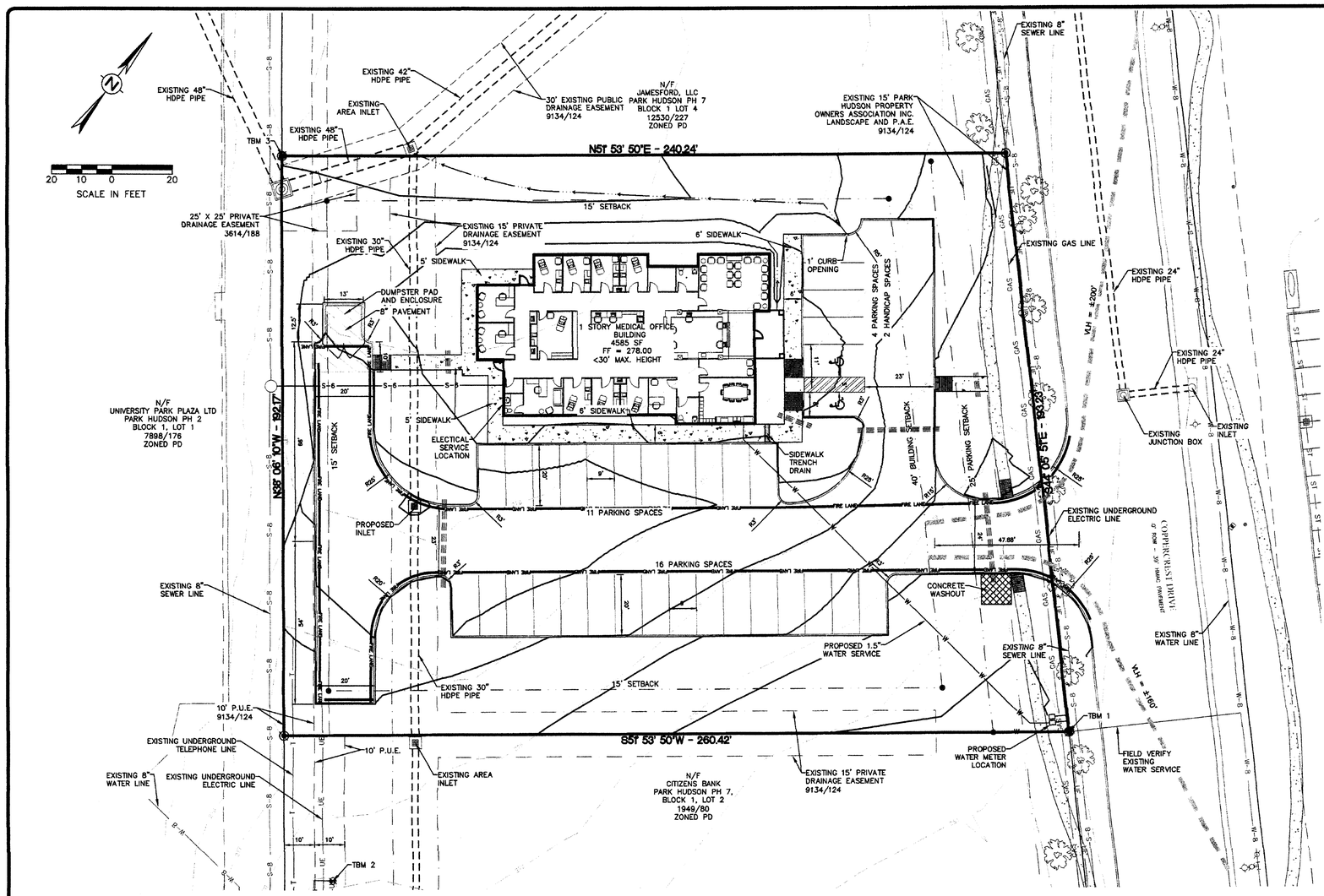


SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS DNAE PROPERTY GROUP, LLC. THE SUBJECT PROPERTY IS LOT 3, BLOCK 1. PROPERTY IS ZONED PLANNED DEVELOPMENT.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.104 ACRES (48,090 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. 480083, PANEL NO. 0220F, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 2, 2014.
4. THE MINIMUM REQUIRED FIRE FLOW FOR A MEDICAL OFFICE BUILDING IBC TYPE VB OF 4585 SF IS 1,750 GALLONS PER MINUTE. 1 FIRE HYDRANT IS REQUIRED. THE EXISTING HYDRANT WILL BE SUFFICIENT.
5. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE I WARKING 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 OR CITY 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. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
14. ALL DEVICES, APPURTENANCES, 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.

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.

DIG TESS:	(800) 344-8377
ATMOS ENERGY:	(979) 774-2506
SUDDEN LINK COMMUNICATIONS:	(979) 595-2428
VERIZON:	(979) 821-4770
BTU	(979) 821-5700
CITY OF BRYAN	(979) 209-5900

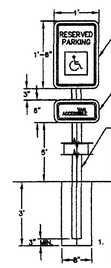
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. IT IS 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 TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING 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 RADII 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 DEPTHS.
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 CROSSED 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 DITCH 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 (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S 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 IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

BENCHMARK INFORMATION

TBM 1 N: 10223887.9522
E: 356194.0718
ELEV : 279.95
(IRON ROD)

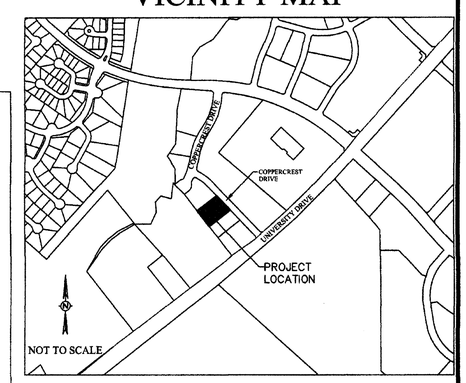
TBM 2 N: 10223899.2914
E: 3565031.3066
ELEV : 279.14
(CORNER OF ELECTRICAL BOX)

TBM 3 N: 10223878.5578
E: 3564870.5882
ELEV : 274.92
(IRON ROD)



ADA SIGN DETAIL
N.T.S.

VICINITY MAP

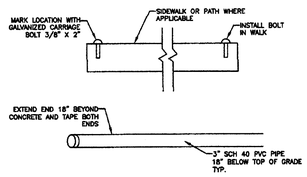


LEGEND

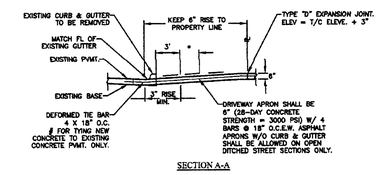
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING PRIVATE ACCESS EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED WATERLINE, SIZE NOTED
- PROPOSED WATER SERVICE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED GAS LINE, SIZE NOTED
- EXISTING GAS LINE, SIZE NOTED
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE

LANDSCAPE MAINTENANCE NOTE:

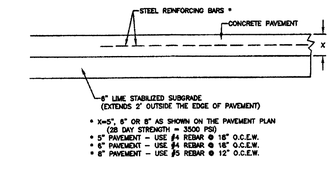
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPLACING ALL LANDSCAPING AND IRRIGATION WITHIN LANDSCAPE EASEMENTS DURING CONSTRUCTION. CONTACT PARK HUDSON POA MAINTENANCE CONTRACTOR STEPHEN VOLTIN AT VOLTIN LAWN & IRRIGATION (979) 774-0333



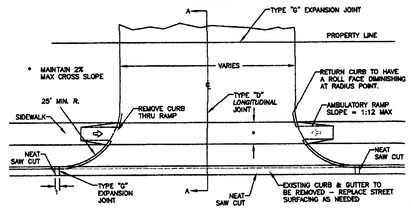
PVC SLEEVE DETAIL
N.T.S.



SECTION A-A



TYPICAL CONCRETE PAVING SECTION DETAIL
N.T.S.



COMMERCIAL DRIVEWAY DETAIL
N.T.S.

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE

MINIMUM	0 GPM
AVERAGE	8 GPM
MAXIMUM (PEAK)	32 GPM

1" DOMESTIC WATER METER

SANITARY SEWER DEMAND PER LEASE SPACE
(@ 90% OF WATER DEMAND)

AVERAGE	7 GPM
MAXIMUM (PEAK)	28 GPM

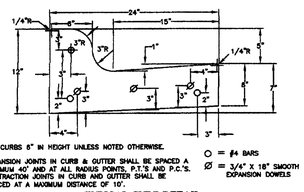
6" SANITARY SEWER LINE @ 1.04% MIN. SLOPE
FIXTURE UNITS = 82
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

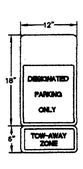
REQUIRED PARKING:
4585 SF OF MEDICAL OFFICE
1 SPACE PER 200 SF
23 SPACES REQUIRED

TOTAL REQUIRED: 23 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:
31 SPACES PARKING
2 SPACES HANDICAP PARKING
33 SPACES PROVIDED TOTAL



TYPICAL CURB DETAIL
N.T.S.



FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CoCS 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 TMUTCD R7-201aP SIGNAGE.

FIRE LANE SIGN DETAIL
N.T.S.

SITE PLAN
WEAVER MEDICAL OFFICE

TOTAL AREA = 1.104 ACRES
PARK HUDSON PHASE 7
LOT 3, BLOCK 1
VOL. 9134, PG. 124
RICHARD CARTER SURVEY, A-6
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' JANUARY 2016

JAN 06 2016 RECEIVED

OWNER/DEVELOPER:
D'NAE PROPERTY GROUP, LLC
3331 EMORY OAK DRIVE
BRYAN, TX 77807

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JANUARY 5, 2016

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-422	JANUARY 2016

STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
FIRM # 12327
SCHULTZ ENGINEERING, LLC

WEAVER MEDICAL OFFICE
PARK HUDSON PHASE 7 - LOT 3, BLOCK 1
BRYAN, TEXAS

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 15-422

SHEET
C1