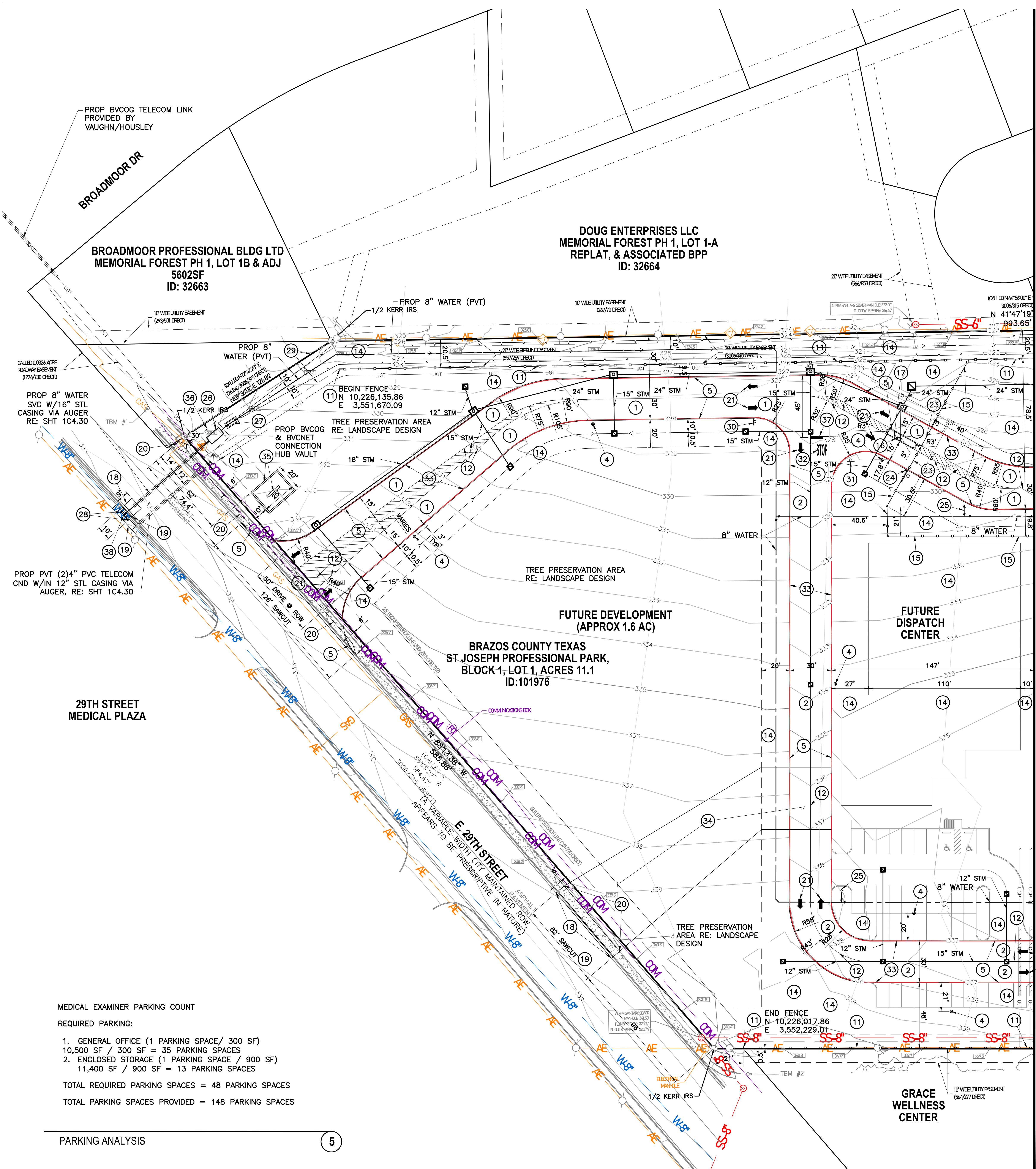


FILE NAME: \\007000-1007000\007000\04_DOCUMENTS\CAD\CIVIL\PROJECTS\10221-7230_SDRC_SITE_PLAN_SOUTH.DWG
 DATE: STAMP\Addressby, September 18, 2024 7:18:38 PM



MEDICAL EXAMINER PARKING COUNT
 REQUIRED PARKING:
 1. GENERAL OFFICE (1 PARKING SPACE/ 300 SF)
 10,500 SF / 300 SF = 35 PARKING SPACES
 2. ENCLOSED STORAGE (1 PARKING SPACE / 900 SF)
 11,400 SF / 900 SF = 13 PARKING SPACES
 TOTAL REQUIRED PARKING SPACES = 48 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 148 PARKING SPACES

PARKING ANALYSIS

5

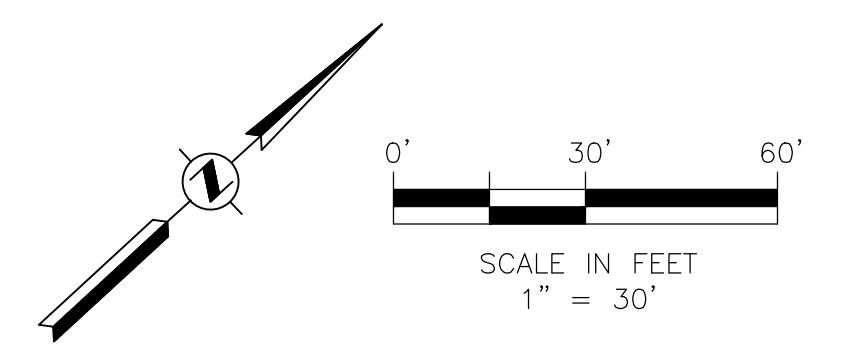
SDRC SITE PLAN (SOUTH)

1"=30'

- MINIMUM LIMITS OF FIRE APPARATUS DRIVE
- PROP IRON PICKET FENCE
- PROP METAL PANEL FENCE
- PROPERTY LINE

LEGEND

2



1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO SHT 1C1.01 THRU 1C1.05 TOPOGRAPHIC SURVEY PREPARED BY KERR SURVEYING, DATED 09/19/2023 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENTS BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
4. A COMPLETE GRASS COVER SHALL BE ESTABLISHED ON ALL DISTURBED GRASS AREAS. CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY GRASS STABILIZATION AND IRRIGATION AS REQUIRED FOR THE SWPPP AND FINAL SITE STABILIZATION.
5. REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES.
6. ALL CONSTRUCTION WORK WITHIN EAST 29TH STREET ROW, RUSTLING OAKS DRIVE ROW AND WATER METER EASEMENT SHALL COMPLY WITH APPLICABLE CITY OF BRYAN REQUIREMENTS, STANDARD DETAILS AND SPECIFICATIONS.
7. THIS PROJECT IS CURRENTLY ZONED OFFICE DISTRICT (C-1) AND LOCATED WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YR) FLOODPLAIN ON FEMA FIRM 48041C01215F REVISED 4/2/2014.
8. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE OF CITY OF BRYAN CODE OF ORDINANCES.
9. BUILDING ELECTRICAL SERVICE IS 480/277V 3 PHASE, RE: ELECTRICAL PLANS.
10. ALL GAS, ELECTRICAL AND COMMUNICATION LINES AND FACILITIES ARE FOR INFORMATION AND COORDINATION ONLY.

GENERAL NOTES

3

- 1 PROP 7" THK CONC TRAFFIC PAVING, RE: DTL 2, SHT 1C7.01.
- 2 PROP 6" THK CONC TRAFFIC PAVING, RE: DTL 1, SHT 1C7.01.
- 3 PROP 4.5" THK CONC SIDEWALK PAVING AND/OR CONC SLOPE PAVING, RE: DTL 4, SHT 1C7.01.
- 4 PROP LIGHT POLE FOUNDATION, HEIGHT OF APPROX 28', RE: DTL 6, SHT 1C7.10.
- 5 PROP 6" CONC CURB, RE: DTL 5, SHT 1C7.01.
- 6 PROP ADA ACCESSIBLE CONCRETE WHEEL CHAIR CURB RAMP, RE: DTL 6, SHT 1C7.02.
- 7 PROP PRECAST CONCRETE WHEEL STOP, RE: DTL 3, SHT 1C7.10.
- 8 PROP ADA RESERVED PARKING SYMBOL PAVEMENT MARKING, RE: DTL 4, SHT 1C7.10.
- 9 PROP ADA RESERVED PARKING SIGN (VAN ACCESSIBLE), RE: DTL 7, SHT 1C7.10.
- 10 PROP DUMPSTER ENCLOSURE, RE: ARCHITECTURAL & STRUCTURAL.
- 11 PROP 8' HT METAL SHADOW BOX PANEL FENCE WITH 24"W x 4"D CONCRETE MOW STRIP, RE: ARCHITECTURAL, SHT 2A1.20.
- 12 PROP 4" WIDE WHITE TRAFFIC PAINT STRIPING. ALL CROSS HATCH AREA STRIPING TO BE SPACED 2'-FOOT ON CENTER AT 45° DIAGONAL TO PERIMETER STRIPING AS INDICATED, RE: DTL 4, SHT 1C7.10.
- 13 PROP DOOR STOOP OR DOORWAY ENTRY PAVING, RE: STRUCTURAL & CIVIL GRADING PLAN.
- 14 PROP GRASS/ LANDSCAPE AREA, HYDRO-MULCH SEED ALL GRASS AREAS EXCEPT NON-DISTURBED AREAS WITH ESTABLISHED GRASS, RE: LANDSCAPE PLANS FOR TREES, SHRUBS, PLANTS AND IRRIGATION SYSTEMS.
- 15 PROP 8' HT ORNAMENTAL METAL PICKET FENCE WITH 24"W x 4"D CONCRETE MOW STRIP, RE: ARCHITECTURAL, SHT 2A1.20.
- 16 PROP GATE ACCESS CARD READERS WITH HI/LO POST, RE: TECHNOLOGY PLANS. ANCHOR POST WITH 18" DIA x 36" DEEP CONCRETE FOUNDATION.
- 17 PROP PIPE BOLLARD AND FOUNDATION (AT 4' USUAL SPACING FOR MULTIPLE), RE: DTL 9, SHT 1C7.10.
- 18 PROP CONCRETE STREET CUT PAVING REPAIR (PUBLIC), RE: BRYAN-COLLEGE STATION STD STREET DETAILS, RE: DTL 1, SHT 1C8.21.
- 19 PROP 6" CONC CURB (PUBLIC), RE: BRYAN-COLLEGE STATION STD STREET DETAILS, RE: DTL 1, SHT 1C8.20.
- 20 PROP 4.5" THK CONC SIDEWALK PAVING (PUBLIC), RE: BRYAN-COLLEGE STATION STD SIDEWALK DETAILS, RE: DTL 1, SHT 1C8.10.
- 21 PROP TRAFFIC DIRECTION ARROW (STRAIGHT) PAVEMENT MARKING, RE: DTL 8, SHT 1C7.10.
- 22 PROP TRAFFIC DIRECTION ARROW (CURVED) PAVEMENT MARKING, RE: DTL 8, SHT 1C7.10.
- 23 PROP PERSONNEL SWING GATE WITH 5' CLEAR OPENING TO MATCH FENCE TYPE, RE: ARCHITECTURAL, SHT 2A1.20.
- 24 PROP FIRE DEPT KEY (KNOX) BOX SECURELY MOUNTED TO GATE LATCH POST WITH MANUAL OVERRIDE, KNOX KEY SWITCH AND UL 325. GATE CONTRACTORS MUST OBTAIN PERMIT THROUGH BRYAN FMO TO ENSURE COMPLIANCE.
- 25 PROP FIRE HYDRANT, RE: W1-03 DTL 1, SHT 1C8.30.
- 26 PROP 8" FIRE & DOMESTIC WATER METER ASSEMBLY W/BYPASS AND VAULT, RE: P&P SHT 1C4.31 & DTL 2, SHT 1C7.22.
- 27 PROP 8" RPZ BACKFLOW PREVENTER ASSEMBLY, ABOVE GRADE W/FOUNDATION SLAB, SUPPORTS AND WEATHERPROOF ENCLOSURE, RE: DTL 3, SHT 1C7.22.
- 28 PROP 8" WET CONNECTION, RE: PUBLIC WATER LINE WORK, SHT 1C4.30.
- 29 ABANDONED 20' WIDE PIPELINE & EXIST UTILITY EASEMENT.
- 30 PROP FDC DIRECTION SIGN, RE: DTL 5, SHT 1C7.10 & DTL 10, SHT 1C7.10.
- 31 PROP STOP SIGN, RE: DTL 5, SHT 1C7.10.
- 32 PROP "STOP" LETTERING PAVEMENT MARKING, RE: DTL 2, SHT 1C7.10.
- 33 FIRE LANE STRIPING, RE: BRYAN FIRE DEPARTMENT ACCESS AND FIRE PROTECTION/UTILITY EQUIPMENT IDENTIFICATIONS REQUIREMENTS (OPTION 2).
- 34 PROP TEMPORARY CONSTRUCTION ACCESS ROAD. 5" DEPTH 2"-4" BULL ROCK AND/OR CRUSHED CONCRETE OVER GEOGRID WITH 2" MINIMUM LAP. PROVIDE TENSAR TRIAX TX5 GEOGRID OR APPROVED EQUAL.
- 35 PROP FACILITY MONUMENT SIGN (10' MAX HEIGHT) WITH PERIMETER PLANTER, RE: ARCHITECTURAL PLANS.
- 36 PROP 15"x25" WATER METER EASEMENT ABUTTING ROW.
- 37 PROP 18 LF 24" WIDE STOP LINE, 2 COATS WHITE TRAFFIC PAINT OR PREFORMED PLASTIC PAVEMENT MARKING.
- 38 PROP 8"x8" TEE AND (2)8" GATE VALVE WITH BOX.

KEY NOTES

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BENCHMARK:
 CITY OF BRYAN MONUMENT GPS-33
 GRID COORDINATES
 N: 10,230,645.06
 E: 3,350,917.70
 ELEV: 338.05'0 (ELEVATION DATUM NAVD 1988)
 SURFACE COORDINATES CREATED BY SCALING FROM A BASE POINT OF 0.0 WITH A COMBINED SCALE FACTOR OF 1.00011182683777 DETERMINED USING GEOID12B.

CLIENT:
 CITY OF BRYAN
 300 E 26TH STREET
 BRYAN, TEXAS 77803
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 (F)
 ARCHITECT

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 PGAL TPBELS REG. NO: F-2742
 CONSULTANT

PGAL

REGISTRATION
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 WILLIAM H. PACE
 LICENSED PROFESSIONAL ENGINEER
 59672
 9-18-2024
 DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	10/27/2023	SCHEMATIC DESIGN
2	06/21/2024	75% CD
3	08/14/2024	10% CONSTRUCTION DOCUMENTS
4	09/18/2024	48#1

PROJECT NAME
 BRAZOS COUNTY
 MEDICAL EXAMINER
 OFFICE

LEGAL DESCRIPTION
 ST JOSEPH PROFESSIONAL
 PARK, BLOCK 1, LOT 1,
 ACRES 11.1

PROJECT LOCATION
 3037 E 29TH STREET
 BRYAN, TX 77802

PROJECT NUMBER
 1007230.00

SHEET TITLE
 SDRC SITE PLAN
 (SOUTH)

SHEET NUMBER
 102.21

