

Inset "A"

Match Line A–A

Property ID: 106845
Owner ID: FIFTEEN 12 APARTMENTS LLC
Address: 1512 HOLLOWHILL DR
Acres: 10.91

Property ID: 304853
Owner ID: WASHINGTON COUNTY JUNIOR COLLEGE DISTRICT
Address: 2423 BLINN BLVD
Acres: 87.00

Property ID: 303030
Owner ID: GZL INVESTMENT LLC SERIES L
Address: 1720 E 29TH ST
Acres: 1.68

Property ID: 51036
Owner ID: CUBBY HOLE TEXAS 2 INVESTMENTS LLC
Address: E 29TH ST
Acres: 3.12

Property ID: 406780
Owner ID: SWEET HAROLD & CARMEN REVOCABLE TRUST
Address: 2000 E 29TH ST
Acres: 0.61

Property ID: 300928
Owner ID: OHI ASSET (TX) BRYAN LLC
Address: E 29TH ST
Acres: 2.62

Existing Building

Property Line

Existing Right-Of-Way

Edge of Existing Pavement

East 29th Street

Private Drive

Sta. 311+62.85 ℄ 337.15
Install 24"ø, 4:1 S.E.T.
N: 10226316.24
E: 3547355.55

U.B.–1.3
Sta. 311+31.30
Install 4'x4' Junction Box
N: 10226307.85
E: 3547334.72

U.B.–1.4
Sta. 311+48.17
Install 4'x4' Junction Box
N: 10226302.38
E: 3547350.69

U.B.–1.2
Sta. 310+45.66
Install 4'x4' Junction Box
N: 10226226.85
E: 3547306.96

C.I.–1.1
Sta. 310+17.82
Install 10'x36" Rec. Curb Inlet
N: 10226235.89
E: 3547280.62

Rock Riprap 20lb. min (±31 SY)

SUITE NORTH

SUITE SOUTH

WELLNESS INSTITUTE

468 SF

353 SF

183 SF

191 SF

For Landscaping, See Sheet C1.4

End Island or Green Space at end of each parking aisle, typ.

Dumpster Pad w/ Screening and Gate

8'x8' Transformer Pad. Place 5' from Back of Curb

Parking Spaces: (9'x20') 87 Total (82 Regular, 5 ADA)

Access Aisle (9'x20')

Building Setbacks
Front: 25'
Side: 7.5'
Side Street Arterial: 25'
Side Street: 15'
Rear: 7.5'

Preserve Existing Trees along 29th street.

Irrigation Service 1
Sta. 510+93.7
4 LF of 2.0" WS

Connect to Existing Sidewalk and re-route towards proposed driveway as shown.

Ownership of Utilities
Sanitary Sewer: Public
Domestic Water: Public within Right-Of-Way, Private otherwise

5' Landing

Install 5' ADA/PROWAG Ramp

Sta. 510+91.96
Install Master Meter w/ separate Irrigation Meter
N: 10226007.71
E: 3547180.56

Sta. 510+88.75
Install 6"x4" M.J. Reducer
N: 10226004.78
E: 3547179.23

Sta. 510+85.70
Install Fire Hydrant Assembly
N: 10226002.01
E: 3547177.96

Sta. 510+81.88
Install 6" Gate Valve
N: 10225932.40
E: 3547153.44

Sta. 510+09.71
Connect to Ex. W/L w/ 8"x6" Tapping Sleeve
See Inset "A"
N: 10225930.35
E: 3547152.74

Sta. 510+65.64
Install 6" Gate Valve
N: 10225983.25
E: 3547170.89

Sta. 511+80.8
5 LF of 1.5" WS

Sta. 511+09.1
37 LF of 1.5" WS

Sta. 512+72.50
Install Blow-Off Assembly
N: 10226176.20
E: 3547244.89

Sta. 512+69.3
32 LF of 1.5" WS

(3) Sidewalk Steps

Sta. 412+35.97
Install Std. Cleanout
N: 10226161.10
E: 3547265.49

Sta. 412+33.37
90 LF of 4" SS @ 2.0%
℄ End= 339.23

Sta. 411+39.65
30 LF of 4" SS @ 2.0%
℄ End= 338.33

Sta. 410+85.10
5 LF of 4" SS @ 2.0%
℄ End= 338.58

Sta. 410+61.68
5 LF of 4" SS @ 2.0%
℄ End= 338.58

Sta. 410+81.85
Install 4'ø Std MH
N: 10226015.33
E: 3547215.48

Sta. 410+25.19
Remove Ex. Cleanout and Install 4'ø Std MH
N: 10225961.43
E: 3547232.95

Remove the existing driveway apron

Property Line

Existing 6" Sanitary Sewer

Install Invert 0.10' above existing Flow Line

Extend ADA/PROWAG Sidewalk to Property Line and Connect to Existing Sidewalk

Existing Right-Or-Way

Install 5' ADA/PROWAG Ramp

(4) Sidewalk Steps w/ Handrails as required.

Horiz/ Vert Curve

50' Throat Depth

±50.00' of Directional Bars and 14"ø Steel Casing, 3/8" Thick

Pond Berm ø339.60

Weir/Spillway Crest at 338.50

Reinforced Concrete Spillway from Berm to Wingwall (±11 SY)

Sta. 314+19.89 ℄ 335.79
Install 12"ø, 4:1, 30' Wingwall w/ Apron and Dissipator Blocks
N: 10226532.19
E: 3547453.83

Existing Blinn Parking Lot (Asphalt)

Existing Curb

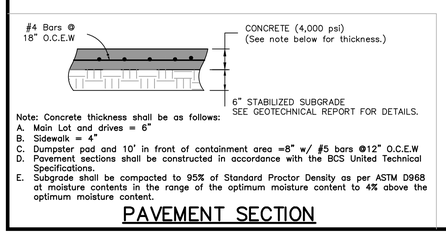
Sta. 314+04.60 ℄ 336.10
Install 12"ø, 4:1, 30' Wingwall w/ Apron and Dissipator Blocks
N: 10226536.89
E: 3547439.28

Detention Pond
Pond Berm= 339.60
100-year storm= 339.06
100-yr storage required: 10,007 cy
100-yr storage w/ clogged outlet: 11,667 cy
Storage provided: 14,441 cy

Reinforced Concrete Trickle Channel, 4' wide, 0.38% min slope to outlet. (±132 SY)

Inset: Match Line A–A
SCALE: Hor: 1" = 20'

Match Line A–A



Note: Concrete thickness shall be as follows:
A. Main Lot and drives = 6"
B. Sidewalk = 4"
C. Dumpster pad and 10' in front of containment area =8" w/ #5 bars @12" O.C.E.W
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

Site Plan
SCALE: Hor: 1" = 20'

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 and City of Bryan Code of Ordinances.

SOLID WASTE NOTES:
1. Before enclosure construction/modification begins contact Solid Waste, at (979) 209–5900 for an on–site review.
2. If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications.
3. All–weather access route must be maintained and repaired at the business owner's expense.

Building	Area(SF)	Height(F)
Wellness Institute	10,326	19'–8"
Suite North	4,356	11'–9"
Suite South	4,356	11'–9"

Total Developed Area (SF): 98,564
Impervious Cover Area (SF): 58,594
Impervious Cover Percentage: 59.4%

Setbacks
Front: 25'
Side: 7.5'
Side Street Arterial: 25'
Side Street: 15'
Rear: 7.5'

GENERAL NOTES:
1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities.
   A. Contact Texas 811 @ 811
   B. Contact City of Bryan (979–209–5900)
2. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
3. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Sub–part P.
4. It is the responsibility of the Contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines.
5. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
6. All materials and labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used.
7. All grassy areas disturbed and exposed soils by construction shall be sodded with grass that matches the existing grass in that area.
8. The Contractor shall submit a TCP (in accordance with the current Manual of Uniform Traffic Control Devices) to the Engineer prior to the start of construction. During the complication of the TCP, the Contractor shall work with the Owner to determine the appropriate street closures and pedestrian access.
9. All manholes, ring/covers, valve boxes, etc. in the existing or proposed pavement shall be raised/lowered as required to match the proposed finished pavement surface. This work is considered subsidiary to the project and there is not separate pay item for this work, unless noted otherwise.
10. Expansion joints on existing sidewalk ramps, inlet boxes, curb and gutter, etc. that are within the reclaimed asphalt pavement boundaries shall be removed and replaced. This included the removal of all existing expansion joint material and replacing it with a bituminous fiber board, backer rod, and sealing material as shown in the Construction Standard Details. Refer to Joint Replacement Detail.
11. All building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
12. The zoning of the subject property is Commercial District (C–3).
13. All Signage shall be permitted separately.
14. The planned use for this site is a trade school.
15. PARKING ANALYSIS
    Parking required: Trade schools= 1 per 200 sf of GFA
    GFA= 3,518 + 3,518 + 10,115= 17,151 sf
    17,151/200= 86 spaces required
    ADA spaces required.....4
    Total spaces required.....86
    ADA spaces provided.....5
    Total spaces provided.....87
16. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
17. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
18. It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.
19. Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item will be this work.
20. 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.
21. This Property does not lie within a 100–yr floodplain per FEMA D–FIRM Panel No. 48041C0215F, Effective April 2, 2014

STATE OF TEXAS
11/11/2026
JOSHUA A. FRY
140436
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 11/11/2026 DRAWN BY: JF
DESIGNED BY: JF/JLB
CHECKED BY: JF

REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 Survey Reg. No. 101053-00
1008 Woodcreek Dr. Suite 103
College Station, Tx. 77845 (979) 693-3838

M&B

White Elm Wellness Institute and Spa - Bryan

Site Plan

SHEET NO.
C1.1

10000560–C1.1