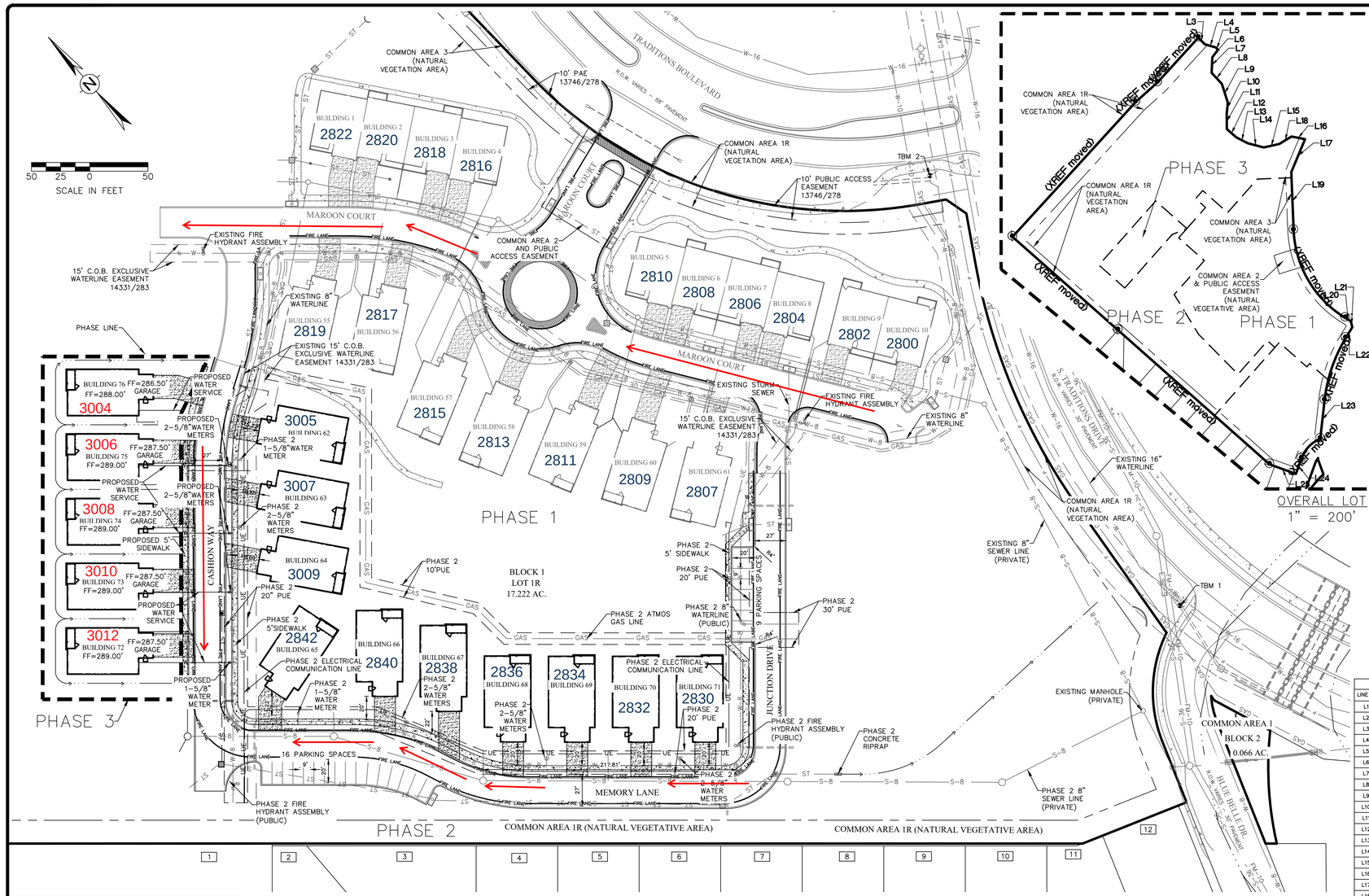


SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS TRADITIONS ACQUISITIONS PARTNERSHIPS, LP. THE SUBJECT PROPERTY IS LOT 1R, BLOCK 1 TRADITIONS PHASE 19. PROPERTY IS MIXED USE DISTRICT (PD–M).
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.239 ACRES (53,984.54 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. 0285E, MAP NO. 48041C0285E, EFFECTIVE DATE: 05/16/2012.
4. 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 2 MARKING MATERIALS.
5. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
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. 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.
14. SOLID WASTE COLLECTION WILL BE PER ROLL OUT CONTAINER.
15. EACH UNIT WILL CONSIST OF A TWO CAR GARAGE WITH 2 ADDITIONAL PARKING SPACES IN THE DRIVEWAY.
16. UNITS WILL BE SEPARATELY OWNED AND WILL BE PART OF A CONDOMINIUM ASSOCIATION.
17. DRIVEWAY AND UTILITY EXTENSIONS TO EACH UNIT WILL BE PRIVATELY MAINTAINED.
18. 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.
19. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD–M) AS DEFINED IN ORDINANCE NO. 1910, APPROVED BY THE BRYAN CITY COUNCIL MAY 24TH, 2011.
20. PRIVATE DRIVES AND UTILITIES WILL BE MAINTAINED BY THE CONDO ASSOCIATION.

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) 595–2429
FRONTIER COMMUNICATIONS:	(979) 821–4783
WATER/SEWER CITY OF BRYAN	(979) 209–5900
BTU	(979) 821–5700
CITY OF BRYAN:	(979) 209–5900

4. THE CONTRACTOR SHALL SETUP A PRE–CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
8. 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.
9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
11. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
12. 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.
13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
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 IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE–CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
24. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
25. 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.

UTILITY DEMAND

WATER DEMAND PER UNIT

MINIMUM	0 GPM
AVERAGE	0.375 GPM
MAXIMUM (PEAK)	1.5 GPM

5/8" DOMESTIC WATER METER

SANITARY SEWER DEMAND PER UNIT
@ 90% OF WATER DEMAND)

AVERAGE	0.375 GPM
MAXIMUM (PEAK)	1.5 GPM

6"–8" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 17
FIXTURE UNITS ALLOWED = 1600
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING:

5 BUILDINGS (3 BEDROOMS)
1 SPACE PER BEDROOM SF
15 SPACES REQUIRED

TOTAL REQUIRED: 15 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:

10 GARAGE SPACES PARKING
10 DRIVEWAY SPACES PARKING
20 SPACES PROVIDED TOTAL

BENCHMARK INFORMATION

TBM 1 N: 10208243.3332
E: 3534247.6232
ELEV : 256.85
("X" IN HEADWALL)

TBM 2 N: 10208662.0829
E: 3534331.7464
ELEV : 260.84
("SQUARE" IN HEADWALL)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	208.51'	S42° 20' 13"W
L3	31.62'	S44° 30' 31"E
L4	40.41'	S73° 42' 31"E
L5	10.61'	S36° 26' 37"E
L6	30.76'	S37° 54' 11"W
L7	54.13'	S2° 38' 52"W
L8	51.51'	S42° 53' 51"E
L9	67.55'	S17° 36' 00"E
L10	37.70'	S5° 34' 57"W
L11	53.43'	S0° 26' 42"E
L12	42.95'	S48° 30' 13"E
L13	44.34'	S62° 54' 05"E
L14	56.88'	S75° 07' 28"E
L15	54.42'	N77° 24' 52"E
L16	47.31'	S78° 40' 53"E
L17	122.56'	S22° 37' 48"W
L18	49.47'	N58° 38' 30"E
L19	199.54'	S2° 18' 20"E
L20	21.85'	S58° 45' 28"E

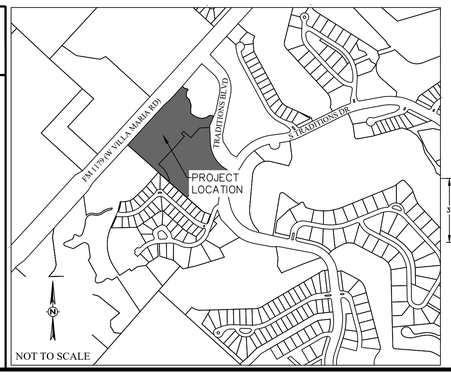
LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	21.21'	S13° 45' 28"E
L22	43.12'	S31° 14' 32"W
L23	133.11'	S6° 21' 02"W
L24	56.17'	S19° 51' 36"W
L25	95.99'	N70° 08' 24"W

ADJACENT PROPERTY INFORMATION

1	N/F LARD FAMILY LAND CO TJ WOOTEN, TRACT 36.5, 18.617 ACRES 10004/213 ZONED PD	7	N/F TAP LARD DEVELOPMENT CO LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 6 11730/161 ZONED PD
2	N/F TAP LARD DEVELOPMENT CO LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 11 11730/161 ZONED PD	8	N/F BROWN ROBERT B & SUSAN E THE TRADITIONS PH 20B, BLOCK 1, LOT 5 13627/088 ZONED PD
3	N/F PARSONS LOREN JOHN & BETTY P THE TRADITIONS PH 20B, BLOCK 1, LOT 10 13250/058 ZONED PD	9	N/F JORDAN ROBERT E & KELLY L THE TRADITIONS PH 20B, BLOCK1, LOT 4 12944/001 ZONED PD
4	N/F MARRARO ANTHONY R & MONIQUE THE TRADITIONS PH 20B, BLOCK 1, LOT 9 13712/128 ZONED PD	10	N/F CRAIG C BROWN CAPITAL PARTNERS LTD THE TRADITIONS PH 20B, BLOCK 1, LOT 3 14035/183 ZONED PD
5	N/F TAP LARD DEVELOPMENT CO LLC THE TRADITIONS PH 20B, BLOCK 1. LOT 8 11730/161 ZONED PD	11	N/F TAP LARD DEVELOPMENT CO LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 2 11730/161 ZONED PD
6	N/F NAPPER RICKY D & JOYCE I THE TRADITIONS PH 20B, BLOCK 1, LOT 7 13160/253 ZONED PD	12	N/F TAP LARD DEVELOPMENT CO LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C2	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W

VICINITY MAP



VILLAGES AT TRADITIONS PHASE 3

TOTAL DISTURBED AREA = 1.239 ACRES

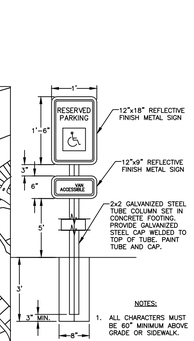
TRADITIONS PHASE 19
LOT 1R, BLOCK 1
VOL. 13746, PG. 278
T.J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50' OCTOBER 2018

OWNER/DEVELOPER:
TRADITIONS ACQUISITION PARTNERSHIP, LP
2100 TRADITIONS BLVD.
BRYAN, TX 77807
(979) 821–2582

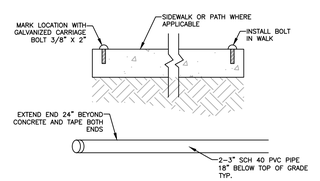
SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268–3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764–3900

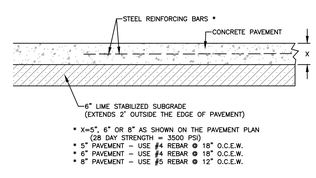


NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.



PVC SLEEVE DETAIL
N.T.S.



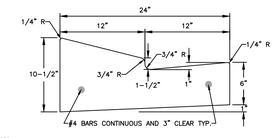
* X=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
* 5" PAVEMENT – USE #4 REBAR @ 18" O.C.E.W.
* 6" PAVEMENT – USE #4 REBAR @ 18" O.C.E.W.
* 8" PAVEMENT – USE #5 REBAR @ 12" O.C.E.W.

TYPICAL CONCRETE PAVING SECTION DETAIL
N.T.S.

FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY 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 R7–201oP SIGNAGE.

FIRE LANE SIGN DETAIL
N.T.S.



NOTES:
1. ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.
2. EXPANSION JOINTS IN CUB & GUTTER SHALL BE SPACED A MAXIMUM 40' AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10'.

24" LAYDOWN CURB DETAIL
N.T.S.

LEGEND

278	PROPOSED CONTOUR
278	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPERTY SETBACK
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
W–8	PROPOSED WATERLINE, SIZE NOTED
	PROPOSED WATER SERVICE, SIZE NOTED
W–8	EXISTING WATERLINE, SIZE NOTED
S–8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
S	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
S–8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	PROPOSED GAS LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	PROPOSED UNDERGROUND ELECTRIC LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
AE	EXISTING OVERHEAD ELECTRIC LINE

BUILDING NUMBER	SQUARE FOOTAGE	STORIES	BEDROOMS
72	2500	1–2	3
73	2500	1–2	3
74	2500	1–2	3
75	2500	1–2	3
76	2500	1–2	3

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	18-676	OCTOBER 2018

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON OCTOBER 24, 2018. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

VILLAGES AT TRADITIONS PHASE 3
TRADITIONS PHASE 19
LOT 1R, BLOCK 1
BRYAN, TX

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=50'
PLOTTING SCALE: 1:1
FILE NAME: 18-676

SHEET
C1