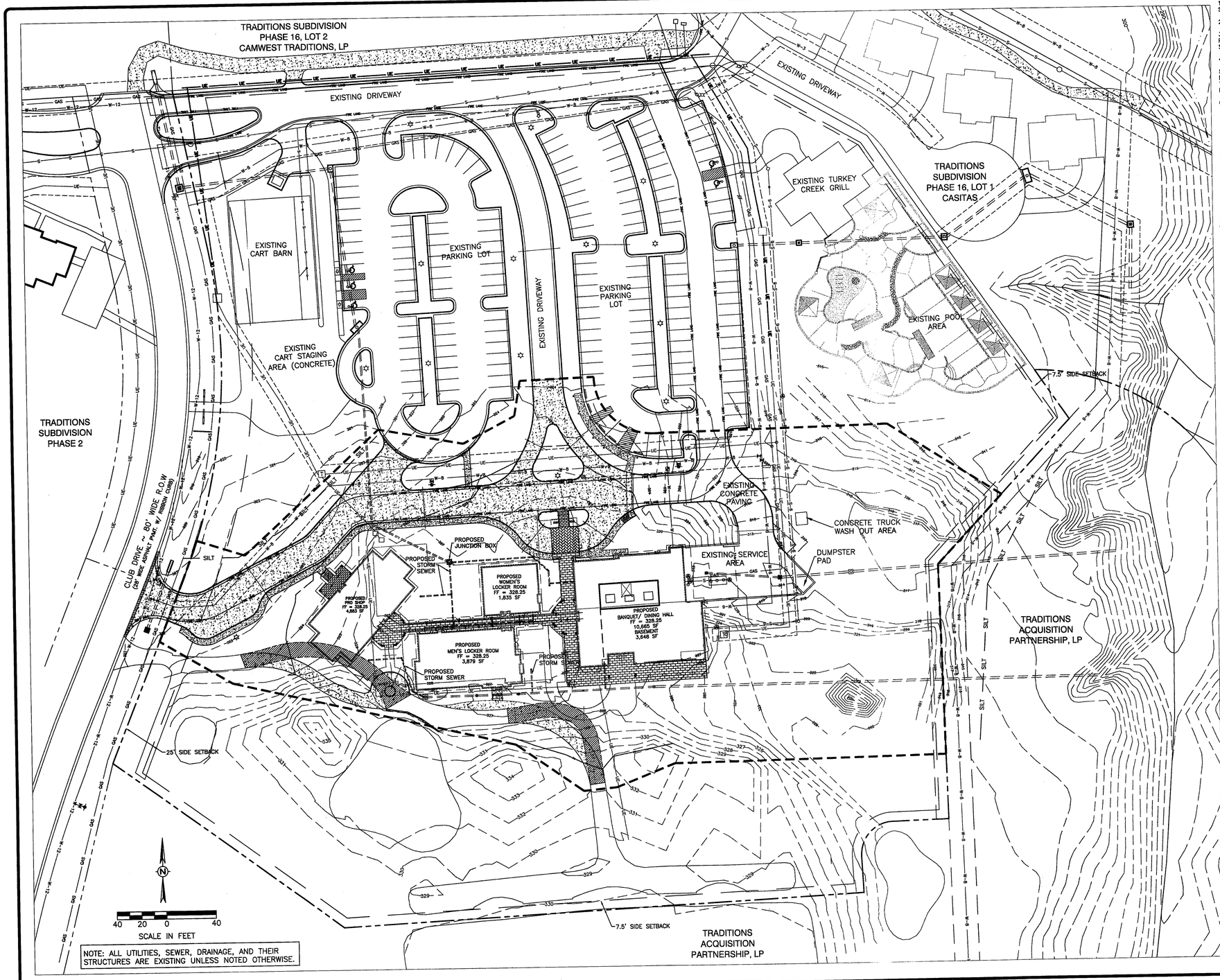


NOTE: ALL UTILITIES, SEWER, DRAINAGE, AND THEIR STRUCTURES ARE EXISTING UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. LANDSCAPE AND IRRIGATION PLANS AND LANDSCAPE ANALYSIS TO BE SUBMITTED SEPARATELY.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB.

3. STORM SEWER AND DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE GRADING AND DRAINAGE DESIGN PLANS. ALL STORM SEWER IN PHASE 2 IS PRIVATE.

4. PAVEMENT TO BE CONCRETE OR ASPHALT PAVEMENT.

5. SOLID WASTE SERVICES FOR PHASE 2 SHALL BE PROVIDED BY A SINGLE DUMPSTER IN THE CLUBHOUSE SERVICE AREA. THE SOLID WASTE FROM THE TURKEY CREEK GRILL WILL ALSO BE PLACED IN THIS DUMPSTER OR THE EXISTING DUMPSTER ADJACENT TO THE CART BARN.

6. TYPE OF WASTE STREAMS:

TURKEY CREEK GRILL:	NORMAL
	INDUSTRIAL
CART BARN:	NORMAL
CLUBHOUSE:	NORMAL
	INDUSTRIAL
LOCKER ROOMS:	NORMAL

7. 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 WIND BLOWN LITTER FROM THE PROJECT SITE.

8. 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 NOTES:

1. THE CURRENT OWNER OF THE 9.43 ACRE TRACT IS TRADITIONS ACQUISITION PARTNERSHIP, L.P. THIS TRACT IS PLATTED AS TRADITIONS, PHASE 6 AND THE PLAT IS RECORDED IN VOLUME 6555, PAGE 46 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.

2. THE CURRENT ZONING OF THE TRACT IS PD–M PLANNED DEVELOPMENT MIXED USE.

3. THE CURRENT USE OF THE PROPERTY IS SHOWN ON THIS SITE PLAN.

4. UTILITY SERVICES TO BE PROVIDED AS SHOWN. PUBLIC UTILITY EASEMENTS FOR WATER OR UNDERGROUND ELECTRICAL LINES SHALL BE CONVEYED BY SEPARATE INSTRUMENT OR PLAT. THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE PRIVATE.

5. ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.

6. TOPOGRAPHY PROVIDED BY THE CITY OF BRYAN AND FROM FIELD SURVEY DATA.

7. THE APPROXIMATE DEVELOPED AREA IS 148,816 SF.

8. THE BASIS OF BEARINGS IS GRID NORTH, BASE ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD–27 DATUM, CONVERGENCE=02°–1'56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE.)

9. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE DATE: JULY 2, 1992.

10. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT CITY OF BRYAN ORDINANCES.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE 2008 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.

2. ALL MATERIALS SHALL MEET CURRENT CITY STANDARDS AND DETAILS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA. WHETHER SHOWN ON PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

UTILITY CONTRACTORS:
DIG TESS (800) 344–8377
TXU GAS (979) 774–2501
SUDDENLINK (979) 846–2229
VERIZON (800) 344–8377
BTU – 821–5749

4. ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.

5. THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SODDED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ. TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000.

6. THE CURBS MARKED "FIRE LANE" SHALL BE PAINTED RED. THE RED CURBS AND DRIVES STRIPING SHALL CONTAIN 4" WHITE LETTERING STATING "NO PARKING – FIRE LANE – TOW AWAY ZONE". WORDING SHALL NOT BE SPACED MORE THAN 15' APART.

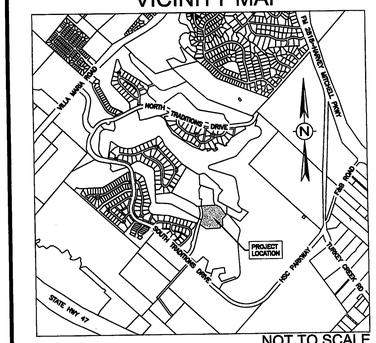
7. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 666, TYPE II MARKING MATERIALS.

LEGEND

	BOUNDARY
W–8	EXISTING WATER LINE
S–6	EXISTING SEWER LINE
	EXISTING STORM LINE
GAS	EXISTING GAS LINE
UE	EXISTING UNDERGROUND ELECTRICAL
324	EXISTING CONTOUR
FIRE LANE	FIRE LANE
	PROPOSED CONTOURS
W W	PROPOSED WATERLINE
S–4	PROPOSED SEWER
	ROOF LINE
	PUBLIC UTILITY EASEMENT LINE
	EXISTING/PROPOSED LIGHT POLE
	EXISTING HYDRANT
	EXISTING VALVE
	CONCRETE DRIVEWAY
	ENHANCED SIDEWALK
	SIDEWALK
	CART PATH DEMO
	ENHANCED PAVING

PARKING ANALYSIS - PHASE 1
REQUIRED PARKING – TURKEY CREEK GRILL: 1,660 SF OF RESTAURANT SPACE 1.25 SPACE PER 100 SF OF GFA
21 SPACES REQUIRED 1 HANDICAP SPACE REQUIRED
REQUIRED PARKING – GOLF CART BARN: 4,000 SF OF WAREHOUSE AND ENCLOSED STORAGE 1 SPACE PER 600 SF OF GFA
7 SPACES REQUIRED 1 HANDICAP SPACE REQUIRED
PARKING ANALYSIS - PHASE 2
REQUIRED PARKING – CLUB HOUSE FACILITY: 24,910 SF OF PERSONAL SERVICE ESTABLISHMENT 1.00 SPACE PER 200 SF OF GFA
125 SPACES REQUIRED 5 HANDICAP SPACES REQUIRED
PARKING ANALYSIS - TOTAL
REQUIRED PARKING: 153 SPACES REQUIRED TOTAL 7 HANDICAP SPACES REQUIRED
PROPOSED PARKING: 156 SPACES PARKING – TOTAL 10 HANDICAP SPACES PARKING – TOTAL

VICINITY MAP



NOT TO SCALE

CLUBHOUSE CAMPUS

PHASE 2 - 3.416 ACRES

THE TRADITIONS SUBDIVISION

LOT 1, BLOCK 1
PHASE 6
9.43 ACRES
3131 CLUB DRIVE
BRYAN, TEXAS 77807

RECEIVED FEB 02 2010 Development & Engineering Services

SCALE: 1" = 40'
DECEMBER 2009

OWNER/DEVELOPER:
TRADITIONS ACQUISITION PARTNERSHIP, L.P.
TRADITIONS CLUB BRYAN, L.P.
2611 FM 1960 West
Suite 8–225
Houston, Texas 11068

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 4234
College Station, TX 77841
(979) 268–3195

ENGINEER:
HARLE ENGINEERING COMPANY
TBPE Firm Reg. No. 4538
3002 Texas Avenue South
College Station, Texas 77845
P. O. Box 11587
College Station, Texas 77842
979.693.7191

MARK	REVISION	BY	DATE

HARLE ENGINEERING COMPANY
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 4538
3002 TEXAS AVENUE SOUTH
COLLEGE STATION, TEXAS 77845
979.693.7191

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON DECEMBER 22, 2009.

RELEASED FOR CONSTRUCTION.

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	JPS	JPS	09-TRAD-1	DECEMBER 2009

STATE OF TEXAS
JOSEPH P. SCHULTZ
65889
LICENSED PROFESSIONAL ENGINEER
HARLE ENGINEERING CO. FIRM# 4538
02-23-10

CLUBHOUSE CAMPUS
LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION
BRYAN, TEXAS

SITE PLAN

SCALE

VERTICAL	1"=4'
HORIZONTAL	1"=40'
PLOTTING SCALE:	1:40
FILE NAME:	09-TRAD-1

C1