

**PROPERTY NOTES:**

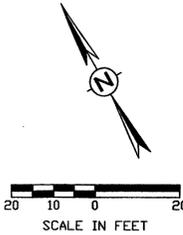
1. THIS PROJECT IS LOCATED ON A PORTION OF THE TRADITIONS SUBDIVISION, PHASE 2 VOLUME 6555, PAGE 44 OF THE DEED RECORDS OF BRAZOS COUNTY.
2. THIS PROPERTY IS ZONED PDD, PLANNED DEVELOPMENT DISTRICT.

**BUILDING NOTES:**

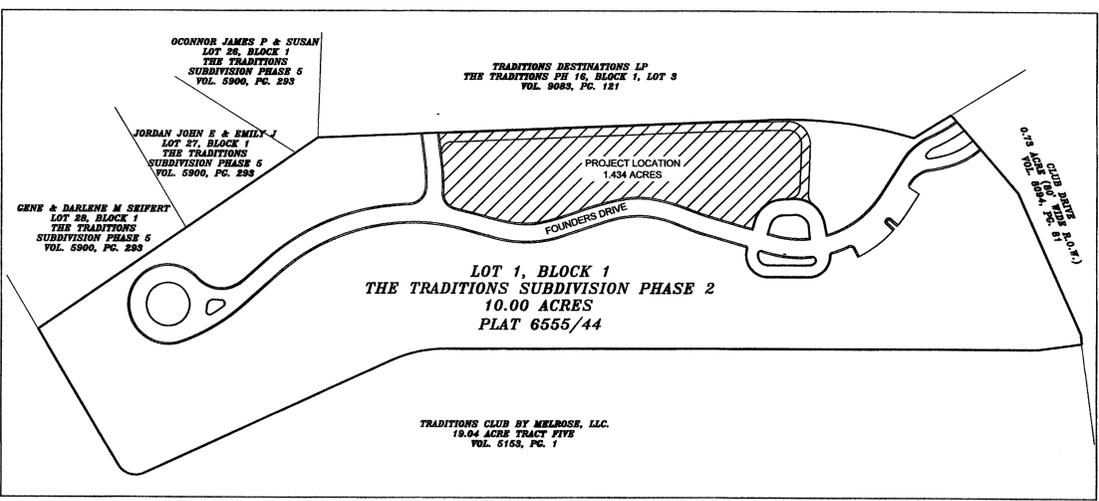
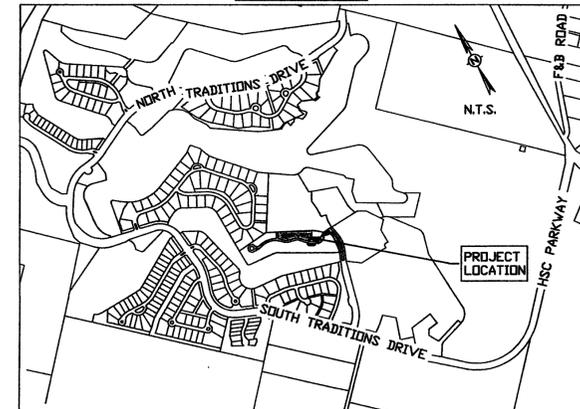
1. ALL STRUCTURES WILL BE 2 STORY.
2. THE PLAN SQUARE FOOTAGE SHOWN FOR EACH BUILDING IS THE FIRST FLOOR HEATED AREA.

**GENERAL NOTES:**

1. 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, AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. CALL 1-800-DIG-TESS.
2. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB IN THE PARKING AREAS AND DRIVE AISLES UNLESS OTHERWISE NOTED.
3. ALL SITE WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2010 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
4. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, VERIZON, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM THE CITY OF BRYAN & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
5. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA FURNISHED BY KERR SURVEYING, LLC.
6. ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APURTANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.
7. THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SOODED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ, TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000.
8. 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.
9. WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.
10. DEMOLITION/CONSTRUCTION WASTE—SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
11. REFER TO THE GRADING AND DRAINAGE PLANS FOR GRADING AND DRAINAGE INFORMATION.
12. ALL TRAFFIC CONTROL DEVICES PERTAINING TO THE ONE-WAY OPERATION OF THE ALLEY SHALL BE PRIVATELY MAINTAINED.



**VICINITY MAP**



**LEGEND**

SYMBOLS	DESCRIPTION
[Symbol]	PROPOSED PUBLIC UTILITY EASEMENT
[Symbol]	PROPOSED FENCE LOCATION
[Symbol]	EXISTING PUBLIC UTILITY EASEMENT
[Symbol]	EXISTING GAS LINE
[Symbol]	FIRE LANE LOT
[Symbol]	BOUNDARY LINE
[Symbol]	UNDERGROUND ELECTRICAL LINE
[Symbol]	WATER LINE
[Symbol]	SEWER LINE
[Symbol]	WATER SERVICE
[Symbol]	SEWER SERVICE
[Symbol]	ACCESSIBLE ROUTE
[Symbol]	UNDERGROUND CABLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	PROPOSED WATER METER
[Symbol]	RUNOFF FLOW DIRECTION
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SEWER LINE CLEANOUTS
[Symbol]	EXISTING ELECTRICAL TRANSFORMER
[Symbol]	EXISTING CONCRETE RIBBON CURB
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING GAS STUB
[Symbol]	EXISTING TELECOMMUNICATIONS PEDESTAL
[Symbol]	TRAFFIC FLOW DIRECTION
[Symbol]	EXISTING FENCE TO BE REMOVED

**PARKING ANALYSIS**

Address	No. of Bedrooms	Required Parking*	Provided Parking
3226 Founders Dr.	3	3	3
3228 Founders Dr.	3	3	3
3230 Founders Dr.	3	3	3
3232 Founders Dr.	3	3	3
3234 Founders Dr.	3	3	3
3236 Founders Dr.	3	3	3
3238 Founders Dr.	3	3	3
3240 Founders Dr.	3	3	3
3242 Founders Dr.	3	3	3
3244 Founders Dr.	3	3	3
<b>TOTAL REQUIRED PARKING = 30</b>			<b>30</b>

\*One space per bedroom

**OWNER/DEVELOPER:**  
 Traditions Cape Myrtle Court, LLC  
 P.O. Box 5727  
 Bryan, TX 77805  
 Phone: (979)777-0383  
 Fax: (979)703-4362  
 Email: redrabbit3@earthlink.net

MARK	REVISION	BY	DATE

**SCHULTZ ENGINEERING LLC**  
 TBPE NO. 12327  
 2730 Longmire, Suite A  
 College Station, Texas 77845  
 979.764.3900

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	EL	JPS	10-121	APRIL 2011



**TRADITIONS VILLAS  
 TRADITIONS PHASE 2  
 BRYAN, TEXAS**

**SITE PLAN**  
 3226 TO 3246 FOUNDERS DRIVE

**SCALE**  
 VERTICAL  
 HORIZONTAL 1"=20'  
 PLOTTING SCALE: 1:1  
 FILE NAME: 10-121

**C1**

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