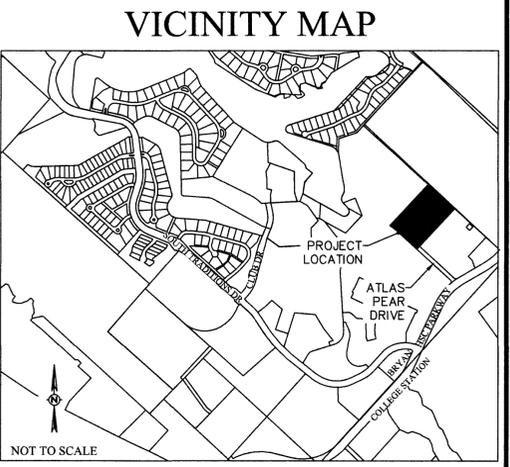


- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN TRADITIONS LP, THE SUBJECT PROPERTY IS TRADITIONS SUBDIVISION PHASE 29, BLOCK 1, LOT 1. PROPERTY IS ZONED PD-PLANNED DEVELOPMENT.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.78 ACRES (468,725 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BROWN COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 48063, PANEL NO. 0205E, MAP NO. 48941-0205E, EFFECTIVE DATE MAY 16, 2012.
 - 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.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ADDITIONAL VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA 11562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - 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.
 - 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 CONTRACTORS ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10" IN FRONT OF CONTAINMENT AREA. THE DUMPSTER ENCLOSURE SHALL BE 6" HIGH WITH MINIMUM 12" WIDE OPENINGS FOR EACH DUMPSTER.
 - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
 - 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.
 - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATERLINE IMPROVEMENTS THERE ARE NO PUBLIC WATERLINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
 - REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
 - ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
 - ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
 - GROSS ACCESS TO THE LEGACY AT TRADITIONS APARTMENTS SHALL BE PER THE RECIPROCAL USE EASEMENT AND DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT.
 - THE GATE ENTRY KEYPAD SHALL HAVE A KNOX OVERRIDE SWITCH. ALL BUILDINGS SHALL HAVE A KNOX BOX AS SPECIFIED BY THE FIRE MARSHAL'S OFFICE. THE GATE SHALL HAVE A MANUAL DISCONNECT ACCESSIBLE BY THE FIRE DEPARTMENT.



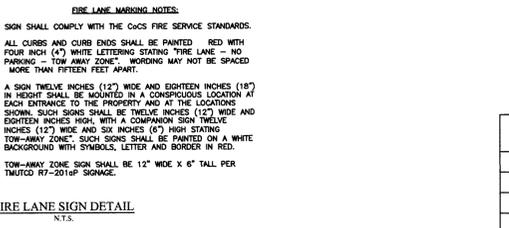
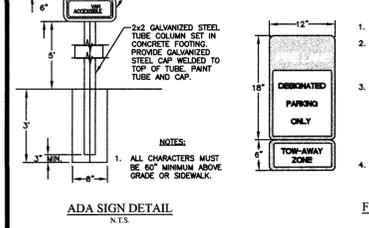
HAWTHORNE AT TRADITIONS

TOTAL AREA = 10.00 ACRES
TRADITIONS SUBDIVISION PHASE 29
LOT 1, BLOCK 1
VOL. PG.
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=40' OCTOBER 2015

OWNER/DEVELOPER:
 TRADITIONS APARTMENTS PHASE II, LLC
 6517 MAPLE RIDGE
 HOUSTON, TX 77801

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.67'	N55° 21' 44.46" W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	64.79'	462.50'	008°01'36"	32.45'	64.74'	N51°20'36" W

UTILITY SEWER DEMAND

BLDG IDENTIFICATION (Bldg Type)	BUILDING DESCRIPTION	# OF UNITS	BUILDING UNIT MIX (#) Type)	GSF PER BLDG	# OF BUILDINGS
Residential Building Type I	3-Story Walk-up Apartment	20	(12) A, (8) B	15,812	3 (#s 5, 6, & 9)
Residential Building Type II	3-Story Walk-up Apartment	20	(12) C, (8) D	21,964	3 (#s 4, 7, & 8)
Residential Building Type III	2-Story Walk-up Apartment	12	(6) G, (4) H, (2) F	16,185	3 (#s 1, 2, & 3)

Building Unit Types A, B, & C have 1 Bedroom. Types D & F have 2 Bedrooms. Type G has 3 Bedrooms.

PARKING ANALYSIS

REQUIRED PARKING:

4306 SF OF COMMUNITY BUILDING
 1 SPACE PER 300 SF
 15 SPACES REQUIRED

222 BEDROOMS
 1 SPACE PER BEDROOM
 246 SPACES REQUIRED

TOTAL REQUIRED: 237 SPACES
 9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:

273 SPACES PARKING
 6 SPACES HANDICAP PARKING
 279 SPACES PROVIDED TOTAL

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
 2730 Longmire, Suite A
 College Station, Texas 77845
 979.764.3900

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-402	OCTOBER 2015

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN, P.E., LICENSE NO. 109935, ON OCTOBER 6, 2015. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

HAWTHORNE AT TRADITIONS
 TRADITIONS PHASE 29
 LOT 1 BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 15-402

SHEET
C1