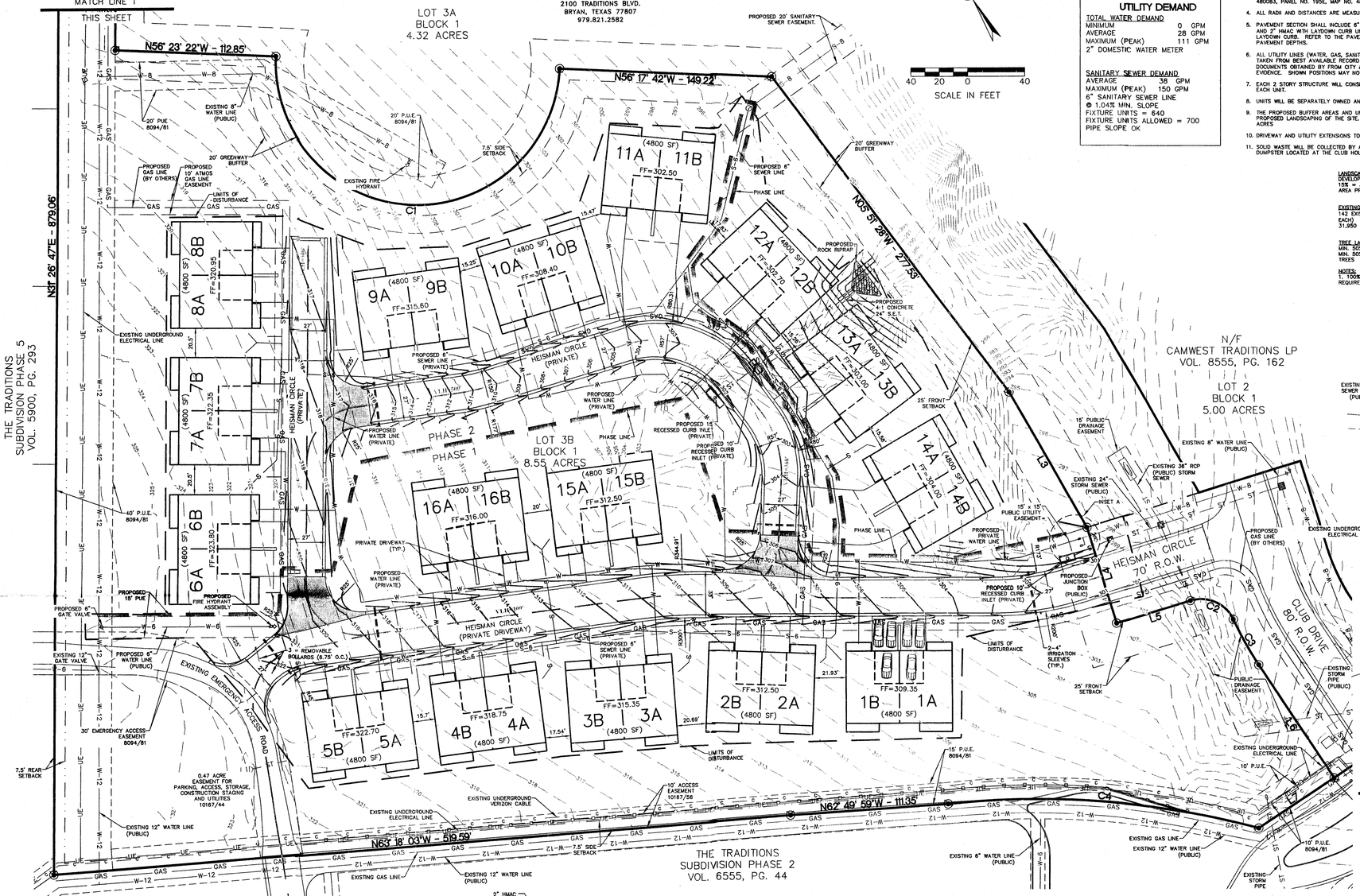


UTILITY DEMAND

TOTAL WATER DEMAND

MINIMUM	0 GPM
AVERAGE	28 GPM
MAXIMUM (PEAK)	111 GPM

2" DOMESTIC WATER METER

SANITARY SEWER DEMAND

AVERAGE	38 GPM
MAXIMUM (PEAK)	150 GPM

6" SANITARY SEWER LINE @ 1.04% MIN. SLOPE
FIXTURE UNITS = 640
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS TRADITIONS DESTINATIONS LP. THE SUBJECT PROPERTY IS LOT 3B, BLOCK 1 OF THE TRADITIONS PHASE SUBDIVISION, PHASE 16. THE PROPERTY IS ZONED PD, PLANNED DEVELOPMENT.
2. THE DISTURBED AREA FOR THIS PROJECT IS 4.90 ACRES.
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. 195E, MAP NO. 48041C0285-E. EFFECTIVE DATE: MAY 16, 2012.
4. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. PAVEMENT SECTION SHALL INCLUDE 8" LIME STABILIZED SUBGRADE, 6" CRUSHED LIMESTONE BASE, AND 2" HMAC WITH LAYDOWN CURB UNLESS OWNER SELECTS CONCRETE PAVEMENT SECTION WITH LAYDOWN CURB. REFER TO THE PAVEMENT SECTIONS BELOW AND THE PAVEMENT PLAN FOR PAVEMENT DEPTHS.
6. 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 BY FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
7. EACH 2 STORY STRUCTURE WILL CONSIST OF 2 RESIDENTIAL UNITS WITH A SINGLE CAR GARAGE FOR EACH UNIT.
8. UNITS WILL BE SEPARATELY OWNED AND WILL BE PART OF A CONDOMINIUM ASSOCIATION.
9. THE PROPOSED BUFFER AREAS AND UNDISTURBED AREA SHOWN WILL COMPENSATE FOR ANY PROPOSED LANDSCAPING OF THE SITE. AREA DISTURBED = 4.86 ACRES; AREA UNDISTURBED = 3.69 ACRES
10. DRIVEWAY AND UTILITY EXTENSIONS TO EACH STRUCTURE WILL BE PRIVATELY MAINTAINED.
11. SOLID WASTE WILL BE COLLECTED BY A PRIVATE SERVICE AND PLACED IN A CITY OF BRYAN DUMPSTER LOCATED AT THE CLUB HOUSE SITE.

LANDSCAPE CALCULATIONS:
DEVELOPED AREA 211,702 SF
15% = 31,755 SF REQUIRED LANDSCAPING
AREA PROVIDED = 160,736

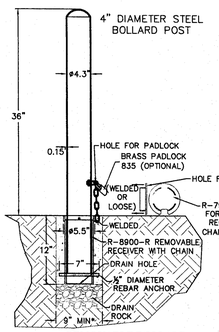
EXISTING CANOPY TREES:
142 EXISTING CANOPY TREES >4.5" TRUNK DIA. (225 SF EACH)
31,950

TREE LANDSCAPING REQUIREMENTS:
MIN. 50% OF 31,755 SF = 15,878 SF MIN. AS TREES
MIN. 50% OF 15,878 SF = 7,939 SF MIN. AS CANOPY TREES

NOTES:
1. 100% COVERAGE OF GROUND COVER OR GRASS IS REQUIRED IN ALL AREAS.

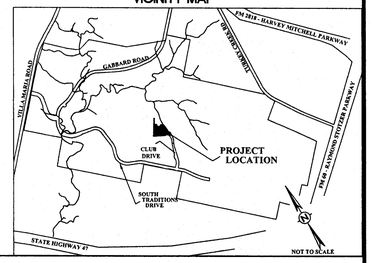
CONSTRUCTION NOTES:

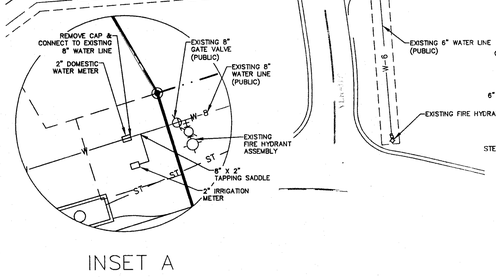
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
   DIG TESS: (800) 344-8377
   ATMOS ENERGY: (979) 774-2506
   SUDDEN LINK COMMUNICATIONS: (979) 595-2429
   VERIZON: (979) 821-4770
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES. INSPECTIONS SHALL BE DONE EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE. THE CONTRACTOR SHALL REMOVE ALL MUD DEPOSITED ON THE ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
5. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
7. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
9. INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
10. THE CONTRACTOR SHALL REMOVE THE EXISTING TOPSOIL AND STOCKPILE FOR REUSE FROM ALL AREAS OF CONSTRUCTION. THIS INCLUDES THE PROPOSED LOT AREAS WHICH WILL RECEIVE FILL MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER ONCE TOPSOIL HAS BEEN REMOVED FROM AN AREA FOR THE ENGINEER TO APPROVE THE CONTRACTOR TO BEGIN EXCAVATION OR FILL PLACEMENT.
11. TOPSOIL REPLACEMENT IS REQUIRED TO A MINIMUM DEPTH OF 3" IN ALL RIGHT OF WAY AND EASEMENT AREAS AND A DEPTH OF 4" IN THE DETENTION POND AREAS. CONTRACTOR WILL UTILIZE EXISTING TOPSOIL FROM THE SITE, NO IMPORT OF TOPSOIL IS REQUIRED.
12. 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.
13. 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.
14. WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.
15. 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 CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
16. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
17. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
18. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.



REMOVABLE BOLLARD
N.T.S.

VICINITY MAPS



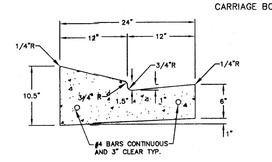


INSET A

TYPICAL ASPHALT PAVING SECTION OPTION
N.T.S.

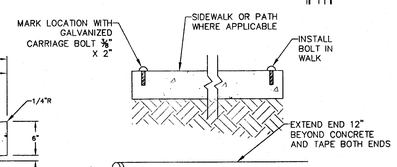
* 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.

TYPICAL CONCRETE PAVING SECTION OPTION
N.T.S.



TYPICAL LAYDOWN CURB
N.T.S.

NOTE:
1. TYPE "S" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM OF 10' APART.
2. LAYDOWN CURB SHALL BE A SPILL CURB AND SLOPE TOWARD THE CENTERLINE OF THE ROAD ON THE UPSTREAM SIDE OF A CROSS SLOPED ROAD.



PVC SLEEVE
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.00'	S56° 23' 21.79"E
L2	20.04'	N37° 04' 48.06"E
L3	108.64'	N0° 52' 24.88"E
L4	70.00'	N13° 43' 20.16"E
L5	53.79'	N76° 16' 39.84"W
L6	94.94'	N2° 47' 23.92"W
L7	63.76'	S87° 15' 28.80"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	313.97'	100.00'	179°53'35"	107116.06'	200.00'	N56°20'09"W
C2	36.05'	25.00'	082°37'33"	21.97'	33.01'	N34°57'53"W
C3	36.68'	230.00'	009°08'17"	18.36'	36.64'	N01°46'45"E
C4	219.72'	600.93'	020°56'58"	111.10'	218.50'	N54°24'11"W

PARKING ANALYSIS:

- EACH 3 BEDROOM UNIT WILL HAVE 3 PARKING SPACES, 1 IN THE GARAGE AND 2 IN THE DRIVEWAY.

TRADITIONS GAMEDAY COTTAGES

TRADITIONS PHASE 16
LOT 3B, BLOCK 1 - BRYAN, TX

SCALE: 1"=40'
APRIL 2013

OWNER/DEVELOPER:
TRADITIONS DESTINATIONS LP
2100 TRADITIONS BLVD.
BRYAN, TEXAS 77807
979.821.2582

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

ENGINEER:
Schultz Engineering, LLC
2730 LONGMIRE DR., SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	DLD	JPS	12-231	APRIL 2013

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON APRIL 23, 2013. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

TRADITIONS GAME DAY COTTAGES
TRADITIONS PHASE 16
LOT 3B, BLOCK 1 - BRYAN, TX

OVERALL SITE PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=40'
PLOTTING SCALE: 1:1
FILE NAME: 12-231

SHEET
C1

16