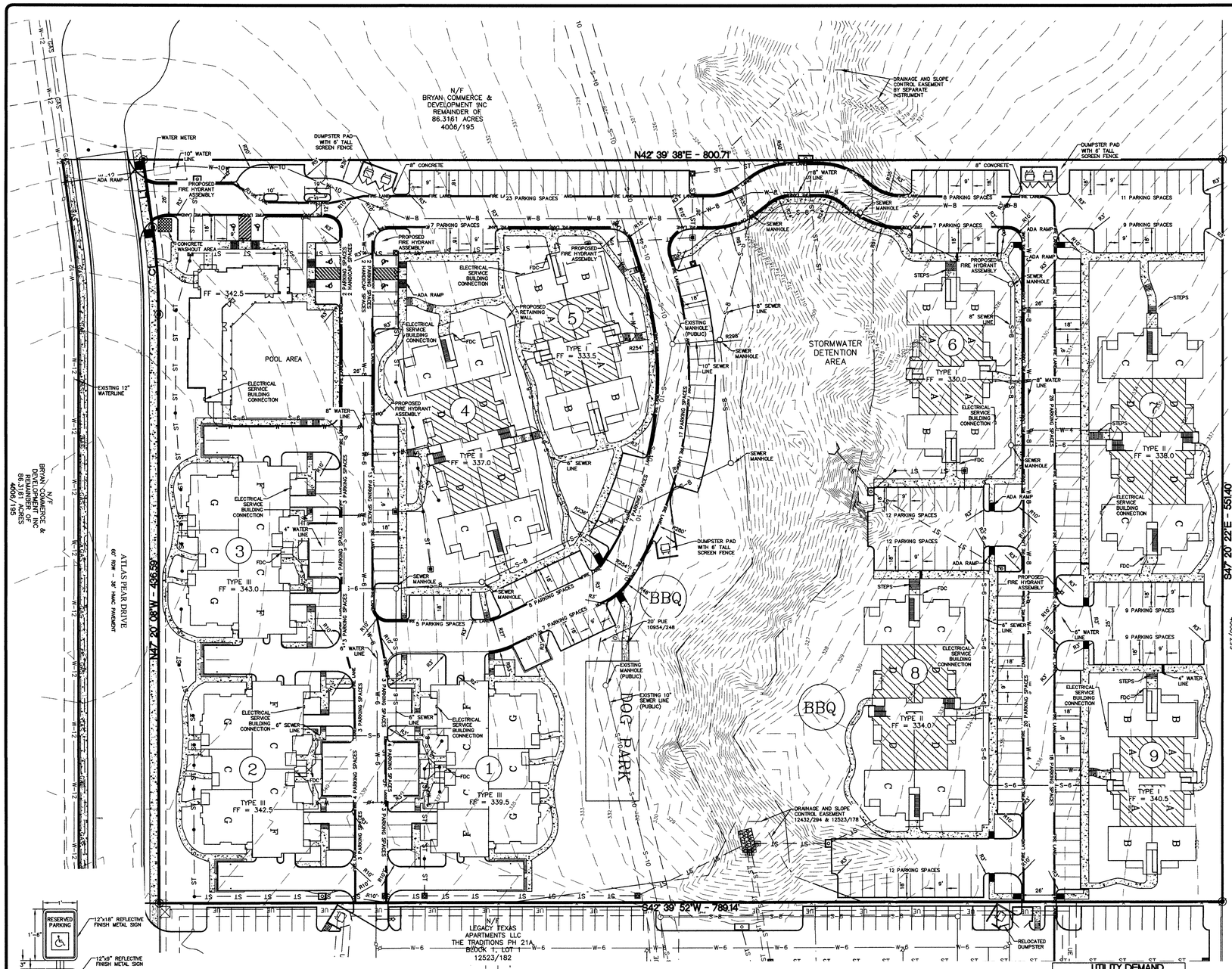


LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- 334 — EXISTING CONTOUR
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- ST — ST — ST — PROPOSED STORM PIPE
- PROPOSED JUNCTION BOX
- PROPOSED STORM INLETS
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE

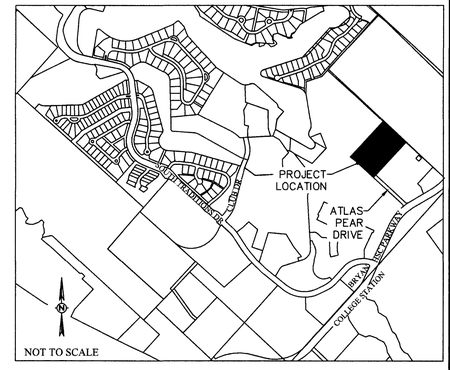
GENERAL NOTES:

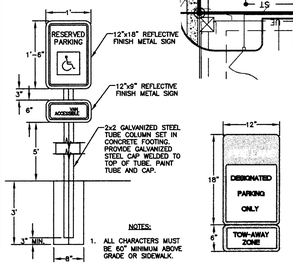
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) 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) 774-3506
   SUDDEN LINK COMMUNICATIONS: (979) 595-2429
   VERIZON: (979) 821-4770
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. 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.
8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
11. 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.
12. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
14. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
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 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 ITS PERFORMANCE, ACCURACY, PRECISION, ERRORS, OR AS TO ANY RESULTS GENERATED THEREFROM. BY ACCEPTING THIS DATA, 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 FOLLOWING DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

SITE SPECIFIC NOTES:

1. 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.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 10.76 ACRES (468,725 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: MAY 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. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LLS62 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL, OR HIS DESIGNEE.
6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
7. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
8. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
9. 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.
10. 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.
11. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
12. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
13. 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.
14. 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" OCEW 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.
15. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
16. 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.
17. 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.
18. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
19. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
20. ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
21. ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
22. CROSS ACCESS TO THE LEGACY AT TRADITIONS APARTMENTS SHALL BE PER THE RECIPROCAL USE EASEMENT AND DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT.
23. THE GATE ENTRY KEYPAD SHALL HAVE A KNOX OVERRIDE SWITCH. ALL BUILDINGS SHALL HAVE A KNOX BOX AS SPECIFIED BY THE FIRE MARSHALL'S OFFICE. THE GATE SHALL HAVE A MANUAL DISCONNECT ACCESSIBLE BY THE FIRE DEPARTMENT.

VICINITY MAP





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

ADA SIGN DETAIL
N.T.S.

FIRE LANE MARKING NOTES:
1. SIGN SHALL COMPLY WITH THE CoCS 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 R7-201d* SIGNAGE.

FIRE LANE SIGN DETAIL
N.T.S.

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°20'56"W

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) C, (4) G, (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.					

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE
MINIMUM 0 GPM
AVERAGE 64 GPM
MAXIMUM (PEAK) 256 GPM
DOMESTIC WATER METER SIZE AND MODEL TO BE DETERMINED BY CITY OF BRYAN.
FIRE SPRINKLER FLOW 150 GPM (ONE BUILDING)

SANITARY SEWER DEMAND PER LEASE SPACE
(@ 80% OF WATER DEMAND)
AVERAGE 80 GPM
MAXIMUM (PEAK) 319 GPM
10" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 1,943
FIXTURE UNITS ALLOWED = 2,900
PIPE SLOPE OK

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

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)764-3800

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	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. 109835, 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