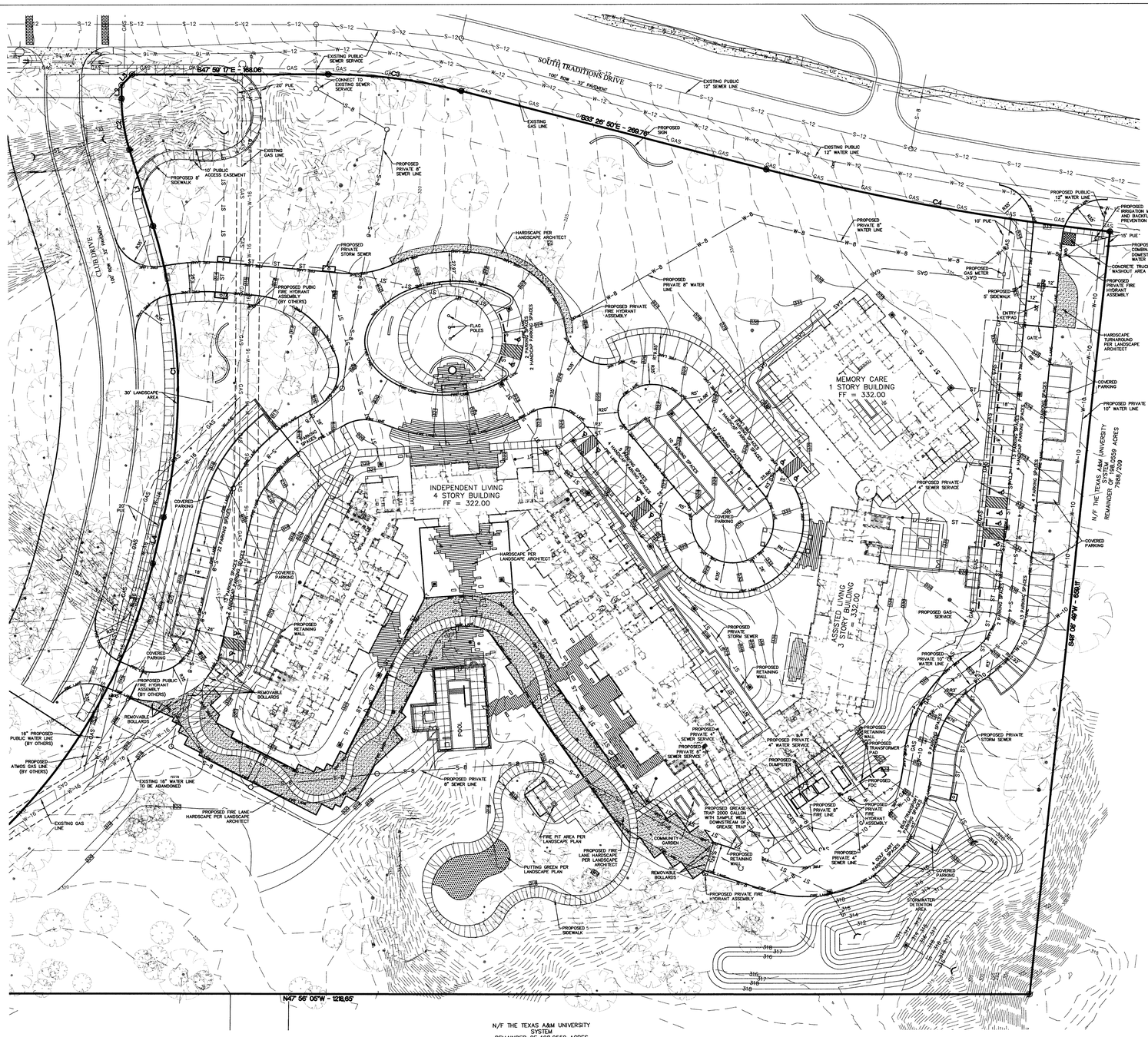


SCALE IN FEET

40 20 0 40

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	68.68'	N25° 00' 55"E
L2	11.45'	N42° 02' 08"E
L3	12.97'	N86° 32' 01"E
L4	40.68'	N55° 15' 58"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	253.43'	480.00'	030°15'03"	129.74'	250.50'	N40°08'22"E
C2	44.56'	150.00'	017°01'11"	22.44'	44.39'	N33°31'31"E
C3	115.30'	455.00'	014°31'10"	57.96'	114.99'	S40°47'10"E
C4	299.69'	2045.00'	008°23'46"	150.12'	299.43'	S37°37'43"E
C5	643.39'	480.00'	076°47'57"	380.44'	596.30'	S66°20'03"E

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) 774-2506
   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 PLANNED DEVELOPMENT ORDINANCE NO. 2081.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE CITY OF BRYAN PLANNED DEVELOPMENT ORDINANCE NO. 2081.
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. STORMWATER 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 TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERRORS, AND ALSO IN ANY RESULTS ASSOCIATED WITH ITS USE. THE RECIPIENT ACCEPTS THE DATA IN ITS PRESENT CONDITION AND, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

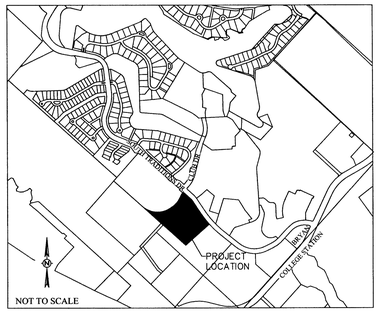
SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS PARC TRADITIONS, LP. THE SUBJECT PROPERTY IS PART OF THE 14.29 ACRE TRACT VOL. 12435, PG. 122. PROPERTY IS ZONED PD.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 12.79 ACRES (557,105 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. 0285C, MAP NO. 48041C0285C, EFFECTIVE DATE: MAY 16, 2012
4. THE MINIMUM REQUIRED FIRE FLOW FOR EACH BUILDING IS AS FOLLOWS:
   4.1. INDEPENDENT LIVING BUILDING IS A 134,253 SF BUILDING, IBC TYPE VA, AND REQUIRES A FIRE FLOW OF 6,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (3,250 GPM).
   4.2. ASSISTED LIVING BUILDING IS A 37,158 SF BUILDING, IBC TYPE VA, AND REQUIRES A FIRE FLOW OF 2,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (1,375 GPM).
   4.3. MEMORY CARE BUILDING IS A 13,088 SF BUILDING, IBC TYPE VA, AND REQUIRES A FIRE FLOW OF 2,250 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (1,125 GPM).
   4.4. 5 FIRE HYDRANTS ARE BEING PROVIDED.
5. 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.
6. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LLM22 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
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 #3 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
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. WATERLINE, PIPE, FITTINGS AND VALVES SHALL COMPLY WITH NFPA "STANDARDS FOR THE INSTALLATIONS OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES – 2010 EDITION"
18. 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.
19. ALL PRIVATE STORM SEWER SHALL REQUIRE A PLUMBING PERMIT AND INSPECTION BY THE CITY PRIOR TO COVERING WORK.
20. FIRE LANE PAVING SHALL BE APPROVED BY THE FIRE MARSHAL PRIOR TO CONSTRUCTION.

LEGEND

284	EXISTING CONTOUR
284	PROPOSED CONTOUR
	PLAT BOUNDARY
	ROW LINE
	LOT LINE
	EXISTING PUBLIC UTILITY EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING ROADSIDE DITCH FLOWLINE
GAS GAS	EXISTING GAS LINE
S-8	EXISTING SEWER LINE
W-12	EXISTING WATER LINE
UE UE	EXISTING UNDERGROUND ELECTRICAL
	EXISTING PIPELINE
	EXISTING STORM SEWER LINE
	EXISTING EDGE OF PAVEMENT
	FUTURE HSC PARKWAY
	EXISTING STORM INLET
	EXISTING CONCRETE PATH
	FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER STRUCTURE
	PROPOSED SIDEWALK
ST ST ST	PROPOSED STORM SEWER
W-8	PROPOSED WATER LINE
S-12	PROPOSED SEWER LINE
	PROPOSED FIRE LANE HARDSCAPE
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED WATER GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED GRATE INLET
	PROPOSED JUNCTION BOX
	PROPOSED AREA INLET

VICINITY MAP



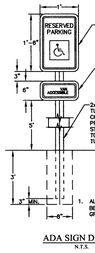
UTILITY DEMAND

WATER DEMAND PER BUILDING
MINIMUM 0 GPM
AVERAGE 62.5 GPM
MAXIMUM (PEAK) 250 GPM
3" COMBINATION FIRE/DOMESTIC WATER METER

SANITARY SEWER DEMAND (MC)
AVERAGE 13.75 GPM
MAXIMUM (PEAK) 55 GPM
4" SANITARY SEWER LINE
@ 1.042% MIN. SLOPE
FIXTURE UNITS = 150
FIXTURE UNITS ALLOWED = 180
PIPE SLOPE OK

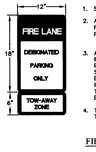
SANITARY SEWER DEMAND (MC, AL & KITCHEN)
AVERAGE 53.5 GPM
MAXIMUM (PEAK) 214 GPM
8" SANITARY SEWER LINE
@ 1.042% MIN. SLOPE
FIXTURE UNITS = 1050
FIXTURE UNITS ALLOWED = 1600
PIPE SLOPE OK

SANITARY SEWER DEMAND (ALL)
AVERAGE 70.75 GPM
MAXIMUM (PEAK) 283 GPM
8" SANITARY SEWER LINE
@ 2.083% MIN. SLOPE
FIXTURE UNITS = 1625
FIXTURE UNITS ALLOWED = 1920
PIPE SLOPE OK



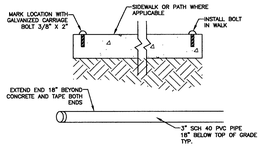
NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.

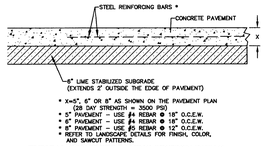


FIRE LANE MARKING NOTES:
1. SIGN SHALL COMPLY WITH THE CoCS FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW-AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") 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 8" TALL PER TMUTCD R7-201aP SIGNAGE.

FIRE LANE SIGN DETAIL
N.T.S.



PVC SLEEVE DETAIL
N.T.S.



* X=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
* 5" PAVEMENT – USE #4 REBAR @ 18" O.C.E.W.
* 6" PAVEMENT – USE #4 REBAR @ 18" O.C.E.W.
* 8" PAVEMENT – USE #5 REBAR @ 12" O.C.E.W.
* REFER TO LANDSCAPE DETAILS FOR FINISH, COLOR, AND SAWCUT PATTERNS.

TYPICAL CONCRETE PAVING SECTION DETAIL
N.T.S.

PARKING ANALYSIS

REQUIRED PARKING:

159 UNITS
0.75 PARKING SPACES PER DWELLING UNIT
120 PARKING SPACES REQUIRED

TOTAL REQUIRED: 21 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:

93 COVERED PARKING SPACES
52 PARKING SPACES
145 PARKING SPACE PROVIDED

3 BUS/TRANSPORT PARKING SPACES
4 GOLF CART PARKING SPACES

PARC AT TRADITIONS

12.79 ACRES
(12.79 ACRES DISTURBED)

PART OF THE 14.29 ACRE TRACT
THE OFFICIAL PUBLIC RECORDS
OF BRAZOS COUNTY
VOL. 12435, PG. 122

JOHN H. JONES SURVEY, A-54
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' MARCH 2015

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

SURVEYOR:
Brad Kerr, R.P.L.S. 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

Schultz Engineering, LLC
2701 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

three living architecture
design that lifts the human spirit

4040 N. Central Expwy
suite 200
Dallas, Texas
75204
214.559.4000
receptionist

PARC AT TRADITIONS

TRADITIONS SUBDIVISION
PHASE 28 - BRYAN, TEXAS

Seal:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON MARCH 17, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Client Information:
PARC COMMUNITIES, LLC

No.	Description	Date

Sheet Name

SITE PLAN

Project Phase	50% SET
Date	17 MARCH, 2015
Drawn By	DLD
Scale: 1" = 40'	

C1

17 MARCH, 2015