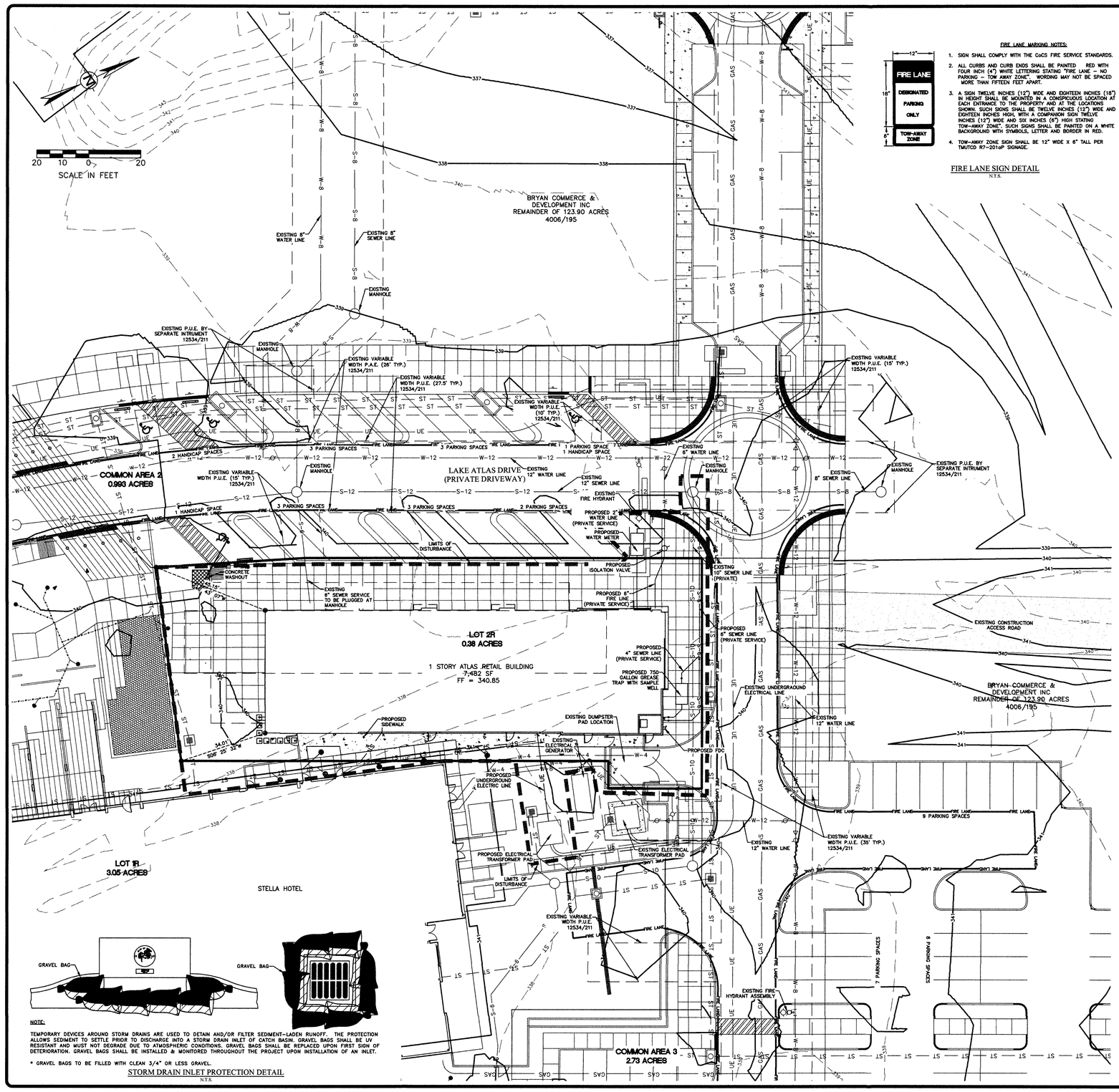


FIRE LANE SIGN DETAIL
N.T.S.

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 R7-201oP SIGNAGE.

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS BRYAN TRADITIONS, LP. THE SUBJECT PROPERTY IS TRADITIONS SUBDIVISION PHASE 27, LOT 2, BLOCK 1. PROPERTY IS ZONED PDD.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT ≅ 0.41 ACRES (18,005 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, 2015.
4. THE MINIMUM REQUIRED FIRE FLOW FOR A RETAIL BUILDING IBC TYPE 5-B OF 7,482 SF IS 2250 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (1125 GPM). 1 FIRE HYDRANT IS REQUIRED. THE EXISTING HYDRANT WILL BE SUFFICIENT.
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 LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LL562 LOCKING LID AT MINIMUM. AN ALTERNATIVE LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL. OR HIS DESIGNEE.
7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
8. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
9. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
10. 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.
11. 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.
12. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
13. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
14. 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.
15. 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.
16. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
17. 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.
18. THE SUBJECT PROPERTY SHALL COMPLY WITH ORDINANCE 2100, PASSED AND APPROVED ON JUNE 30, 2015.

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.

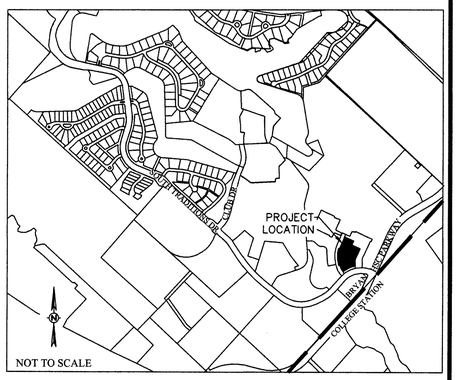
DIG TESS:	(800) 344-8377
ATMOS ENERGY:	(979) 774-2506
SUDDEN LINK COMMUNICATIONS:	(979) 595-2429
VERIZON:	(979) 821-4770

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 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 ARE EXISTING.
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 THE DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE 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 ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- LIMITS OF DISTURBANCE
- FIRE LANE — FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ST — ST — ST — STORM PIPE
- ST — ST — ST — EXISTING STORM PIPE
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- W — W — PROPOSED WATER SERVICE, SIZE NOTED
- W-8 — EXISTING WATERLINE, SIZE NOTED
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS — PROPOSED GAS LINE, SIZE NOTED
- GAS — EXISTING GAS LINE, SIZE NOTED
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- AE — AE — EXISTING OVERHEAD ELECTRIC LINE

VICINITY MAP



PARKING ANALYSIS

REQUIRED PARKING:

7482 SF OF RETAIL CENTER
1 SPACE PER 250 SF
30 SPACES REQUIRED

TOTAL REQUIRED: 28 SPACES
9' WIDTH, 20' LENGTH TYP.

AVAILABLE ATLAS DEVELOPMENT PARKING:

71 PARKING SPACES AVAILABLE

UTILITY DEMAND

WATER DEMAND PER LEASE SPACE

MINIMUM	0 GPM
AVERAGE	18 GPM
MAXIMUM (PEAK)	72 GPM

2" DOMESTIC WATER METER PER MEP

SANITARY SEWER DEMAND PER LEASE SPACE

- 90% OF WATER DEMAND)

AVERAGE	16 GPM
MAXIMUM (PEAK)	65 GPM

6" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 105
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

BENCHMARK INFORMATION

TBM 1 N: 10203994.72
E: 3539141.28
ELEV : 337.12'
CORNER OF TRANSFORMER PAD

TBM 2 N: 10205741.73
E: 3539826.64
ELEV : 342.32'
CORNER OF TRANSFORMER PAD

NOTE:

TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OF CATCH BASIN. GRAVEL BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS. GRAVEL BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION. GRAVEL BAGS SHALL BE INSTALLED & MONITORED THROUGHOUT THE PROJECT UPON INSTALLATION OF AN INLET.

* GRAVEL BAGS TO BE FILLED WITH CLEAN 3/4" OR LESS GRAVEL.

STORM DRAIN INLET PROTECTION DETAIL
N.T.S.

ATLAS RETAIL BUILDING

DISTURBED AREA = 0.43 ACRES
TRADITIONS SUBDIVISION PHASE 27
LOT 2R, BLOCK 1
VOL. 12534, PG. 211
J. H. JONES SURVEY, A-26 SURVEY
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' JUNE 2016

OWNER/DEVELOPER:
BRYAN TRADITIONS, LP
2100 TRADITIONS BLVD
BRYAN, TX 77807

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

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
911 Southwest Pkwy E
College Station, Texas 77845
979.764.3900 TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-425	JUNE 2016

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON JUNE 22, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ATLAS RETAIL BUILDING
TRADITIONS SUBDIVISION PHASE 27
LOT 2R, BLOCK 1, BRYAN, TX

SITE & EROSION CONTROL PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 15-425

SHEET
C1