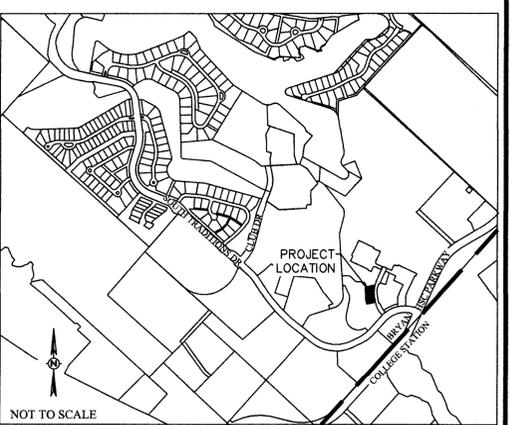
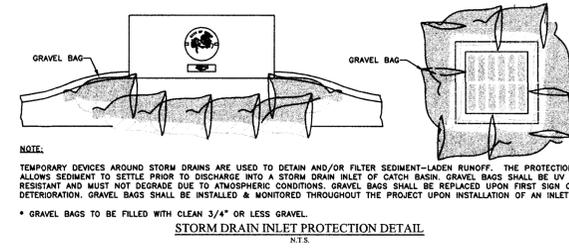
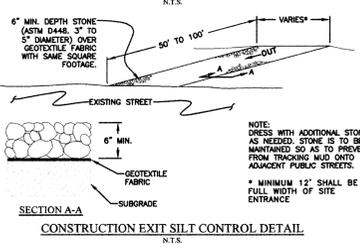
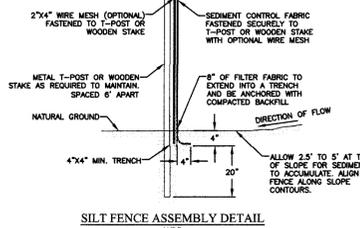


- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, 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.
 - 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.
 (800) 444-8377
 AT&T ENERGY: (979) 774-2626
 SUDGEN LINK COMMUNICATIONS: (979) 565-2428
 VERIZON: (979) 651-1770
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS 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.
 - 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.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - 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.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONSTRUCTION OPERATIONS. ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE REPRODUCER FOR DISTRIBUTION OF THESE DRAWINGS IN ANY FORM OR MANNER, OR TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. THE REPRODUCER UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE REPRODUCER ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND REPRODUCER OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - REFER TO THE LANDSCAPE PLANS FOR ALL IMPROVEMENTS EXCEPT STORM SEWER.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BROWDS COUNTY, TEXAS AND INCORPORATED JASCO, COMMUNITY NO. 480003, PANEL NO. 0285, MAP NO. 4804102025E, EFFECTIVE DATE MAY 16, 2012.



- EROSION CONTROL NOTES:**
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - EROSION CONTROL MEASURES SHOWN IN THESE PLANS SHALL BE CONSIDERED THE VERY MINIMUM REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ALL OTHER EROSION CONTROL MEASURES (DIVERSION BERMS, DRAINAGE STRUCTURES, SWALES, ADDITIONAL FENCING, ETC.) NECESSARY TO KEEP THE EXISTING IMPROVEMENTS AND DEVELOPMENTS FROM DAMAGE OF ANY KIND DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
 - ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN SEDIMENT LEVEL REACHES 2/3RDS CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
 - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION OR DEMOLITION WORK.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
 - INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
 - CONSTRUCTION EXIT IS TO BE DRESSED WITH ADDITIONAL ROCK AS NEEDED AND MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY HYDRATED OR BLOCK SOGGED, AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

- PROJECT PHASING NOTES:**
- PHASE 1 TO INCLUDE STORM SEWER IMPROVEMENTS, POND EDGE AND ROUGH GRADING.
 - PHASE 2 TO INCLUDE TOWER, PAVILION LANDSCAPING AND SIDEWALK IMPROVEMENTS.



BENCHMARK INFORMATION

TBM 1	N: 10203984.72 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

- BUILDING NOTES:**
- TOWER - 4450 SF OPEN-AIR OBSERVATION/VIEWING PLATFORM FOR OUTDOOR ACTIVITIES, 2 STORES IN HEIGHT, CONSTRUCTION TYPE III, OCCUPANCY TYPE AS.
 - PAVILION - 42300 SF OPEN-AIR PERFORMANCE AND RECREATION PAVILION, 1 STORY IN HEIGHT, CONSTRUCTION TYPE VB, OCCUPANCY TYPE AS.

ATLAS PARK AND PAVILION

TOTAL DISTURBED AREA = 3.47 ACRES
 THE TRADITIONS SUBDIVISION
 PHASE 27 AND 31
 COMMON AREA 1, BLOCK 1 PH 27
 COMMON AREA 1, BLOCK 1 PH 31
 J.H. JONES SURVEY LEAGUE, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'
 FEBRUARY 2016
 SURVEYOR: BRAD KERR, RPLS NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195
 OWNER/DEVELOPER: BRYAN TRADITIONS, LP
 2100 TRADITIONS BLVD.
 BRYAN, TX 77807
 ENGINEER: SCHULTZ ENGINEERING, LLC
 PO BOX 11995
 COLLEGE STATION, TX 77842
 (979)764-3900

MARK	REVISION	BY	DATE

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-421	FEBRUARY 2016

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOVEN P.E., LICENSE NO. 109835, ON FEBRUARY 16, 2016. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ATLAS PARK & PAVILION
 THE TRADITIONS SUBDIVISION
 PHASE 27 & PHASE 31
 BRYAN, TX

SITE & EROSION CONTROL PLAN

SCALE	SHEET
VERTICAL: N/A HORIZONTAL: 1"=30' PLOTING SCALE: 1:1 FILE NAME: 15-421	C1