

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	100.49'	N48° 05' 04"E
L2	31.62'	S44° 30' 31"E
L3	40.41'	S73° 42' 31"E
L4	10.61'	S36° 26' 37"E
L5	30.76'	S37° 54' 11"W
L6	54.13'	S2° 38' 52"W
L7	51.51'	S42° 53' 51"E
L8	67.55'	S17° 36' 00"E
L9	37.70'	S5° 34' 57"W
L10	53.43'	S0° 28' 42"E
L11	42.95'	S48° 30' 13"E
L12	44.34'	S62° 54' 05"E
L13	56.88'	S75° 07' 28"E
L14	54.42'	N7° 24' 52"E
L15	49.47'	N58° 38' 30"E
L16	47.31'	S78° 40' 53"E
L17	21.85'	S58° 51' 36"W
L18	21.21'	S13° 45' 28"E
L19	43.12'	S31° 14' 32"W
L20	56.17'	S19° 51' 36"W
L21	95.99'	N70° 08' 24"W

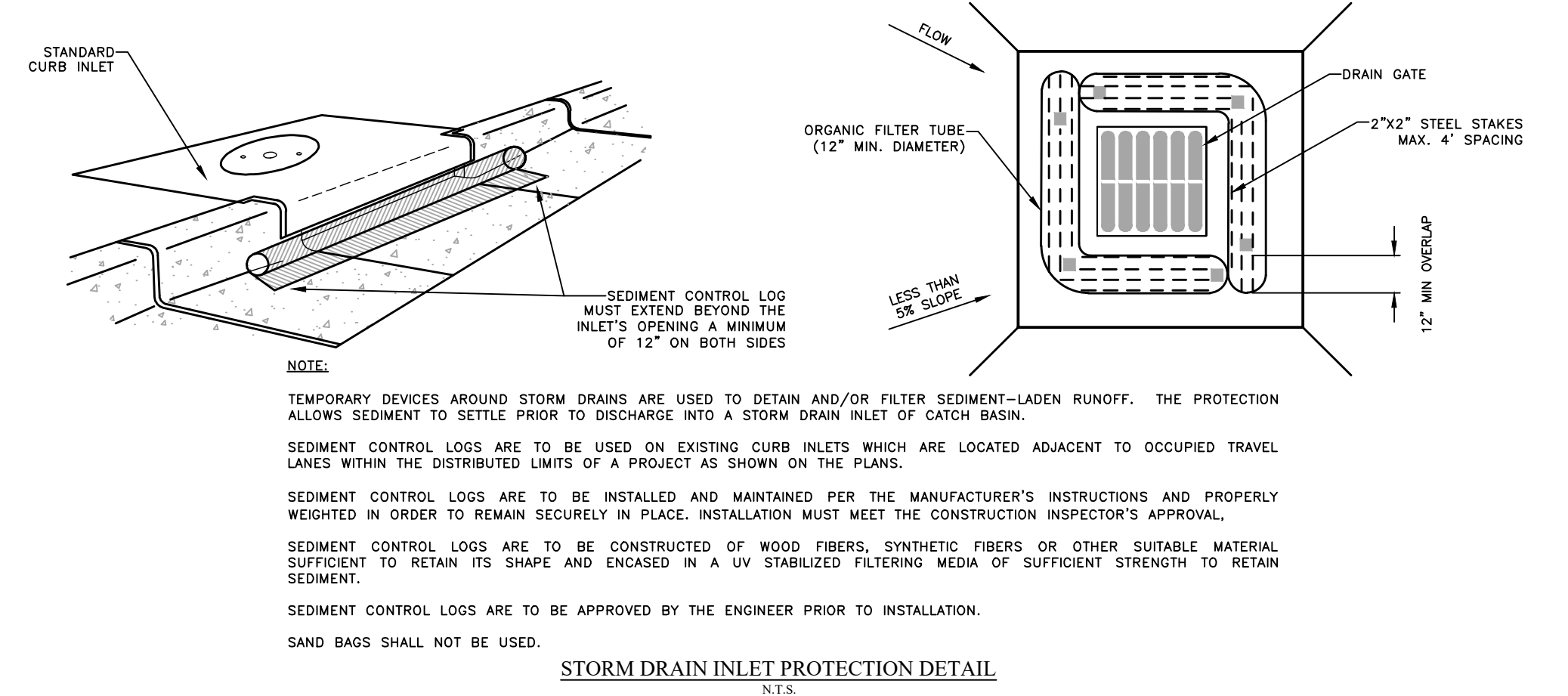
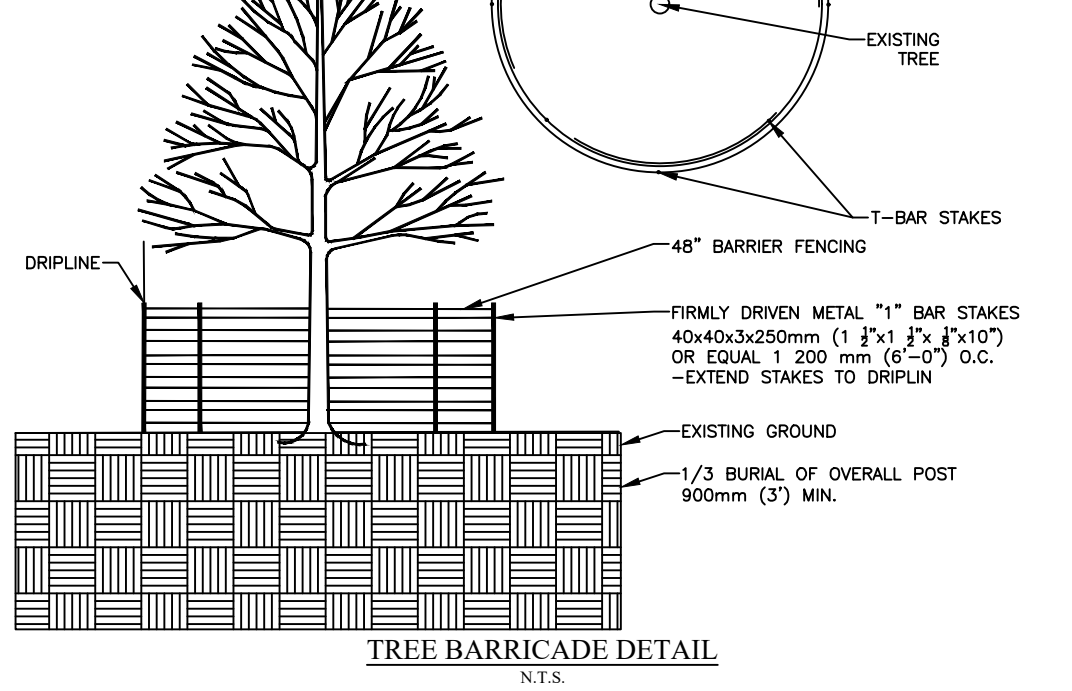
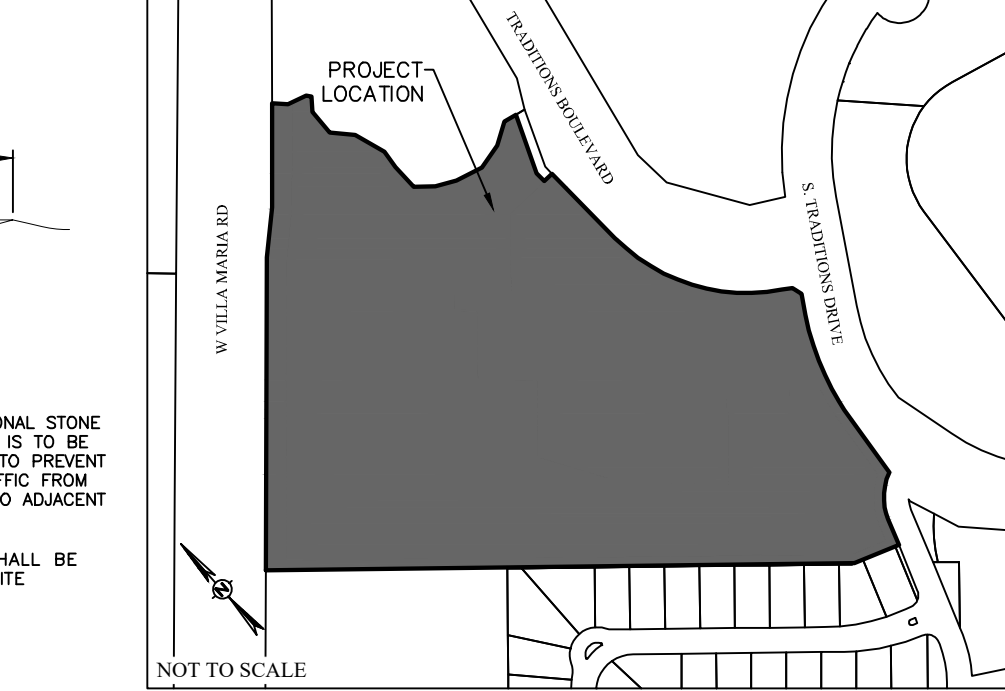
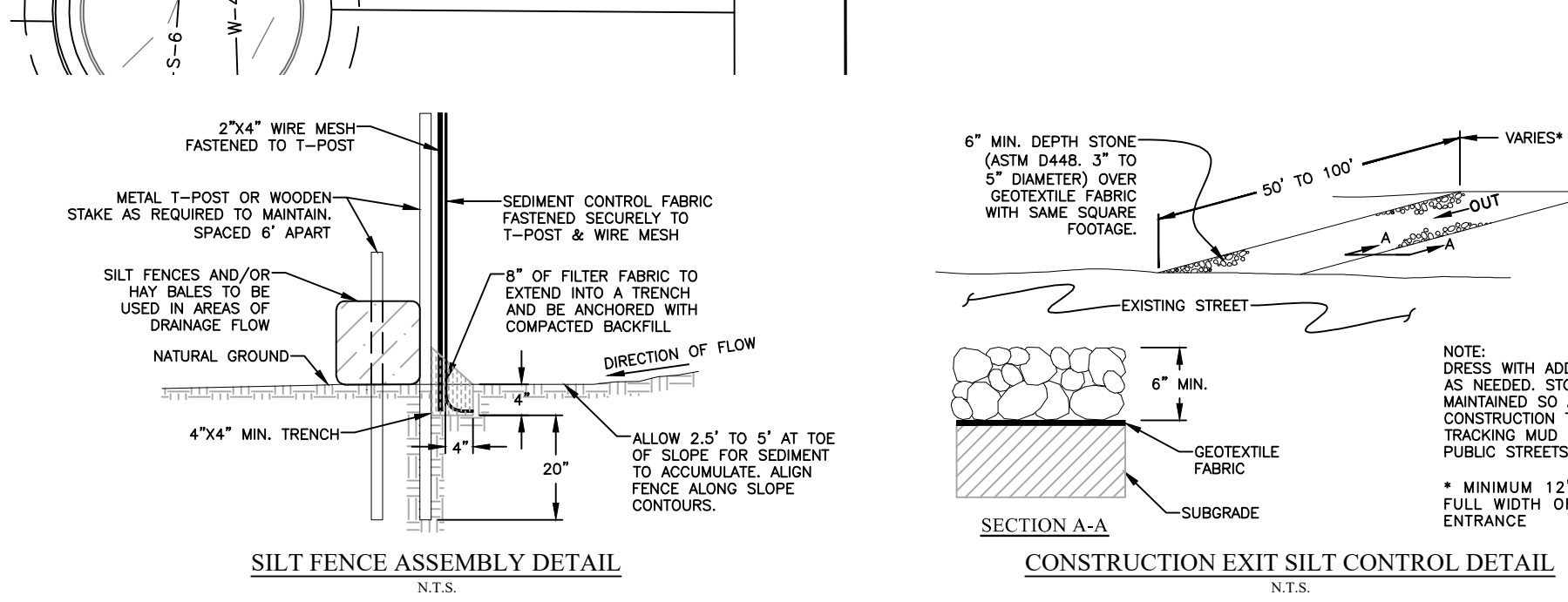
**VILLAGES AT TRADITIONS PHASE 5A**

**TOTAL DISTURBED AREA = 124 ACRES**  
**TRADITIONS SUBDIVISION PHASE 19**  
**BLOCK 1, LOT 1R**  
**TOTAL AREA = 17.222 ACRES**  
**VOL. 13746, PG. 278**  
**T.J. WOOTEN SURVEY, A - 59**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=50'

OWNER/DEVELOPER: TRADITIONS ACQUISITION PARTNERSHIP L.P.  
 SURVEYOR: KERR SURVEYING, L.L.C.  
 ENGINEER: SCHULTZ ENGINEERING, L.L.C.

OCTOBER 2022



- 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.  
 UTILITY COMPANIES:  
 AT&T: (800) 344-8377  
 SOUTHERN POWER: (979) 774-2506  
 FRONTIER COMMUNICATIONS: (979) 595-2429  
 WATER/SEWER CITY OF BRYAN: (979) 821-4783  
 BTU: (979) 209-5900  
 CITY OF BRYAN: (979) 209-5900
  - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SECTIONS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  - IF 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 TPOES GENERAL PERMIT NO. TNR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOE WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - 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 OCCUPANCY.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE 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.
  - 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 REVISIONS, 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.
  - 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 BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOE WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, L.L.C. 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 MANNER. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS-IS WITHOUT ANY WARRANTY OF PERFORMANCE, ACCURACY, OR COMPLETENESS. THE RECIPIENT AGREES TO HOLD THE USER AND RECIPIENT 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.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, AND ACROSS THE PROPERTY, INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- EROSION CONTROL NOTES:**
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPOES GENERAL PERMIT NO. TNR 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 (CONVERSION BEAMS, DRAINAGE STRUCTURES, SHIELDS, ADDITIONAL FENCING, ETC.) NECESSARY TO KEEP THE EXISTING IMPROVEMENTS AND DEVELOPMENTS FROM DAMAGE OF ANY KIND, DURING ALL PHASES OF DECONSTRUCTION AND CONSTRUCTION.
  - EXISTING PRIVATE TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA IS NOT DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN SEDIMENT LEVEL REACHES 2/3 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.
  - IF 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 BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOE WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

**BENCHMARK INFORMATION**

TM 1  
 N: 10208243.3332  
 E: 3534247.6232  
 ELEV.: 226.85

TM 2  
 N: 10208662.0829  
 E: 3534331.7464  
 ELEV.: 260.84  
 ("SQUARE" IN HEADWALL)

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W

**ADJACENT PROPERTY INFORMATION**

LOT #	OWNER	ADDRESS	AREA
1	N/F LARD FAMILY LAND CO	TJ WOOTEN, TRACT 36.5, 18.617 ACRES 10004/213 ZONED PD	N/F STUNTZ KENNETH E & WYNETTE B THE TRADITIONS PH 20B, BLOCK 1, LOT 6 11730/161 ZONED PD
2	N/F SOUTHERN CREEK HOMES LLC	THE TRADITIONS PH 20B, BLOCK 1, LOT 11 11730/161 ZONED PD	N/F BROWN ROBERT B & SUSAN E THE TRADITIONS PH 20B, BLOCK 1, LOT 5 11730/161 13627/088 ZONED PD
3	N/F PARSONS LOREN JOHN & BETTY P	THE TRADITIONS PH 20B, BLOCK 1, LOT 10 13250/058 ZONED PD	N/F JORDAN ROBERT E & KELLY L THE TRADITIONS PH 20B, BLOCK 1, LOT 9 12944/001 ZONED PD
4	N/F MARRARO ANTHONY R & MONIQUE	THE TRADITIONS PH 20B, BLOCK 1, LOT 9 11730/161 11372/128 ZONED PD	N/F BURNS DAVID WAYNE & AMANDA PAIGE THE TRADITIONS PH 20B, BLOCK 1, LOT 3 11730/161 14035/183 ZONED PD
5	N/F MILLER JONATHAN E & PAULA	THE TRADITIONS PH 20B, BLOCK 1, LOT 8 11730/161 ZONED PD	N/F SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 2 11730/161 ZONED PD
6	N/F WILLOUGHBY JACK	THE TRADITIONS PH 20B, BLOCK 1, LOT 7 11730/161 13160/253 ZONED PD	N/F GELLATLY JILL THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD

**SCHULTZ Engineering, LLC** 911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON OCTOBER 19, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

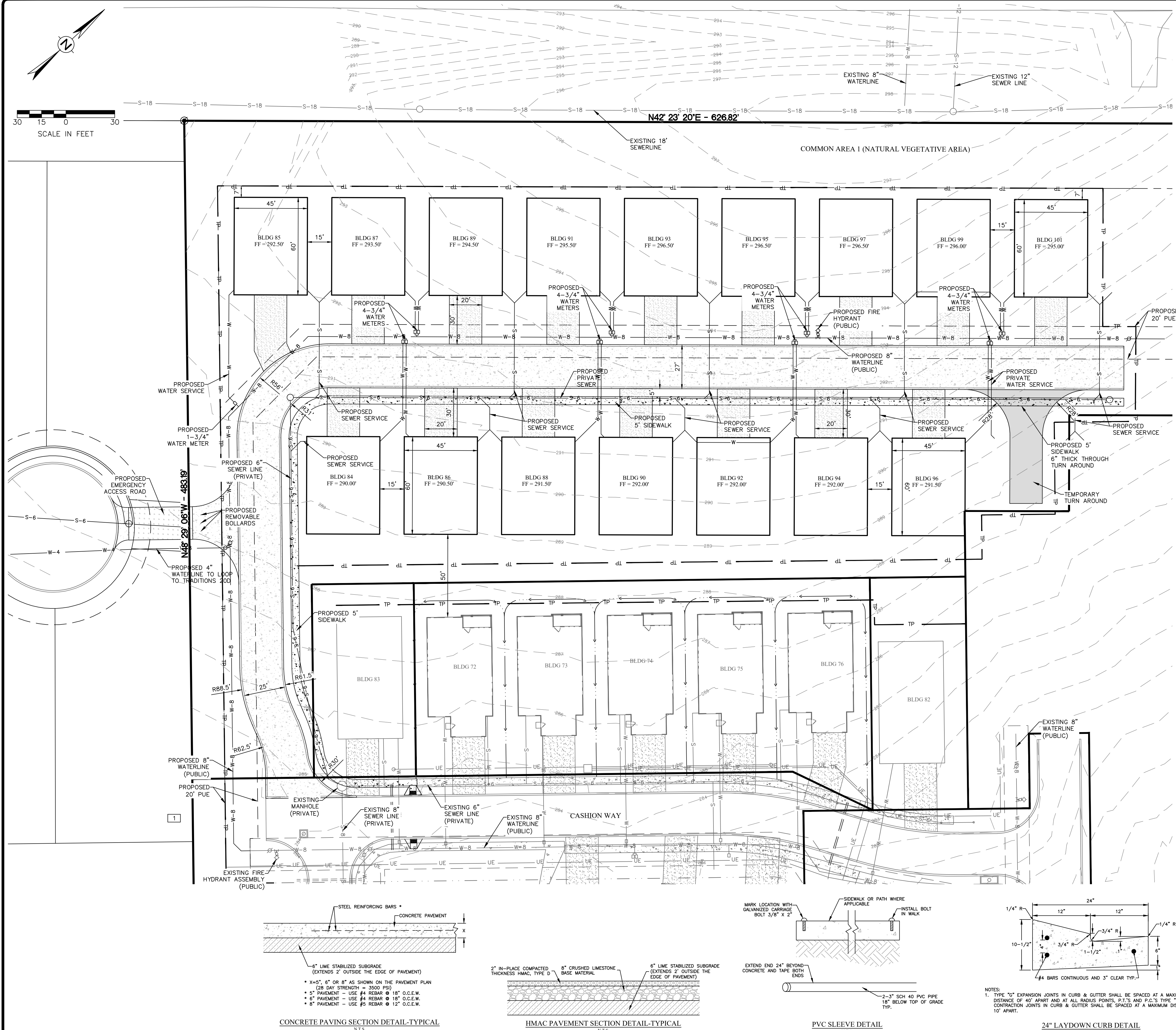
**VILLAGES AT TRADITIONS PH 5B**  
 TRADITIONS SUBDIVISION, PHASE 19  
 LOT 1R, BLOCK 1 - BRYAN, TEXAS

**SITE AND EROSION PLAN**

MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	22-002	OCTOBER 2022

SCALE: VERTICAL N/A, HORIZONTAL 1"=60', PLOTTING SCALE: 1:1, FILE NAME: 22-002

**SHEET C1**



**UTILITY DEMAND**

**WATER DEMAND PER UNIT**

AVERAGE	0.375 GPM
MAXIMUM (PEAK)	1.5 GPM

3/4" DOMESTIC WATER METER

**SANITARY SEWER DEMAND PER UNIT**

AVERAGE	0.375 GPM
MAXIMUM (PEAK)	1.5 GPM

6"-8" SANITARY SEWER LINES

1.04 % MIN. SLOPE

FIXTURE UNITS = 0

FIXTURE UNITS ALLOWED = 1600

PIPE SLOPE OK

**BENCHMARK INFORMATION**

TBM 1	N: 10208243.3332
	E: 3534247.6232
	ELEV: 256.85
	("X" IN HEADWALL)
TBM 2	N: 10208662.0829
	E: 3534331.7464
	ELEV: 260.84
	("SQUARE" IN HEADWALL)

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS TRADITIONS ACQUISITIONS PARTNERSHIP LP. THE SUBJECT PROPERTY IS BLOCK 1, LOT 1R TRADITIONS SUBDIVISION PHASE 19. PROPERTY IS ZONED MIXED USE DISTRICT (MD-4).
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.24 ACRES (54014.4 SF).
  - 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. 0288E, MAP NO. 48041C0288E, EFFECTIVE DATE: 05/19/2012.
  - 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.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
  - 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.
  - 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.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - 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.
  - 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" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALL AS PER CITY ORDINANCE.
  - ALL DEVICES, APPLIANCE, 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.

**PARKING ANALYSIS**

**REQUIRED PARKING**

16 UNITS (3 BEDROOMS)

1 SPACE PER BEDROOM

48 SPACES REQUIRED

**PROPOSED PARKING**

32 GARAGE SPACES PARKING

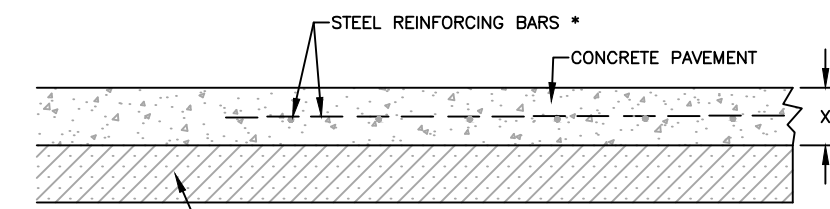
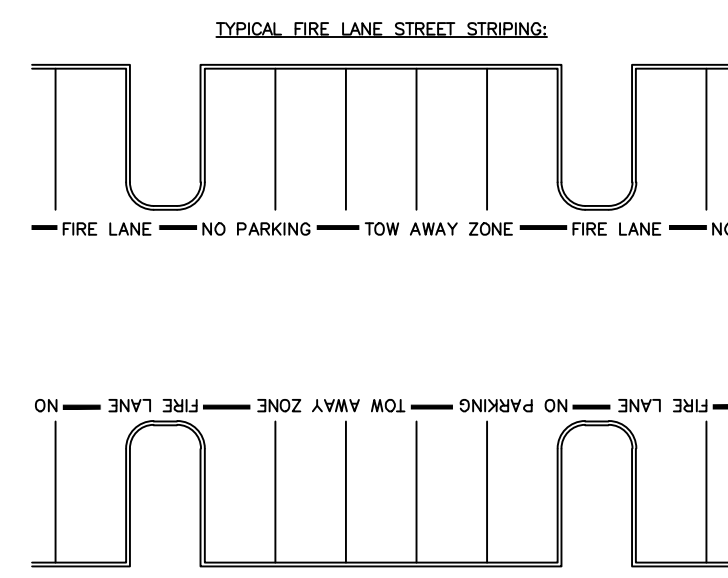
32 DRIVEWAY SPACES PARKING

64 SPACES PROVIDED

BUILDING NUMBER	FOOTPRINT SF	STORIES	BEDROOMS
84	2700	1-2	3
85	2700	1-2	3
86	2700	1-2	3
87	2700	1-2	3
88	2700	1-2	3
89	2700	1-2	3
90	2700	1-2	3
91	2700	1-2	3
92	2700	1-2	3
93	2700	1-2	3
94	2700	1-2	3
95	2700	1-2	3
96	2700	1-2	3
97	2700	1-2	3
99	2700	1-2	3
101	2700	1-2	3

- DEMOLITION NOTES:**
- DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF THIS WORK WILL NOT CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT LIMITED TO: TREE ROOTS, FOUNDATION SYSTEMS, OLD PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND CONVENIENCE OF UTILITY SERVICES.
  - DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
  - ALL PAVEMENT EDGES, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE NEATLY SAW CUT, UNLESS GRAVEL, FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.
  - THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
  - THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
  - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER/ DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
  - THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
  - ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
  - SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
  - ALL CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.

- FIRE LANE MARKING NOTES:**
- SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
  - ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
  - 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.
  - FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE-NO PARKING-TOW AWAY ZONE". PAINTED IN FOUR INCH (4") WHITE LETTERS ("FIGURE 4" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
  - TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TWFD07-0116P SIGNAGE.



**CONCRETE PAVING SECTION DETAIL-TYPICAL**

N.T.S.

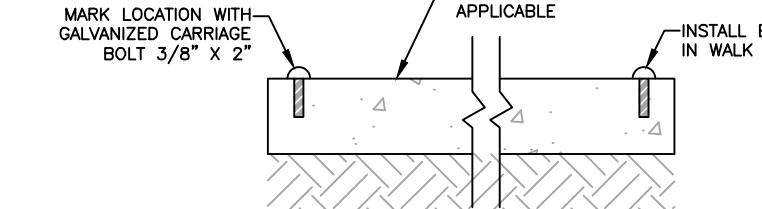
- 4" LIME STABILIZED SUBGRADE (EXTENDS 2' OUTSIDE THE EDGE OF PAVEMENT)
- \* x=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
- 5" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
- 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
- 8" PAVEMENT - USE #5 REBAR @ 12" O.C.E.W.



**HMAC PAVEMENT SECTION DETAIL-TYPICAL**

N.T.S.

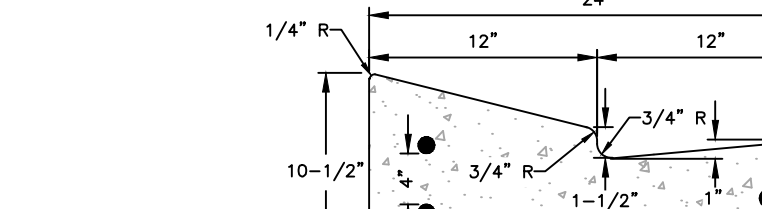
- 2" IN-PLACE COMPACTED THICKNESS HMAC, TYPE 2
- 8" CRUSHED LIMESTONE BASE MATERIAL
- 6" LIME STABILIZED SUBGRADE (EXTENDS 2' OUTSIDE THE EDGE OF PAVEMENT)



**PVC SLEEVE DETAIL**

N.T.S.

2-3" SCH 40 PVC PIPE  
1/4" BELOW TOP OF GRADE TYP.



**24" LAYDOWN CURB DETAIL**

N.T.S.

NOTES:

- TYPE "O" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS. P17'S AND P12'S TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

**SCHULTZ Engineering, LLC**

911 Southwest Pkwy E.  
College Station, Texas 77840  
979.764.3900  
TBP FIRM NO. 12327

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SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-002	OCTOBER 2022

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**VILLAGES AT TRADITIONS PH 5B**  
TRADITIONS SUBDIVISION, PHASE 19  
LOT 1R, BLOCK 1 - BRYAN, TEXAS

**SITE AND DEMOLITION PLAN**

<b>SCALE</b>	<b>SHEET</b>
VERTICAL: N/A	<b>C2</b>
HORIZONTAL: 1"=30'	
PLOTTING SCALE: 1:1	
FILE NAME: 22-002	