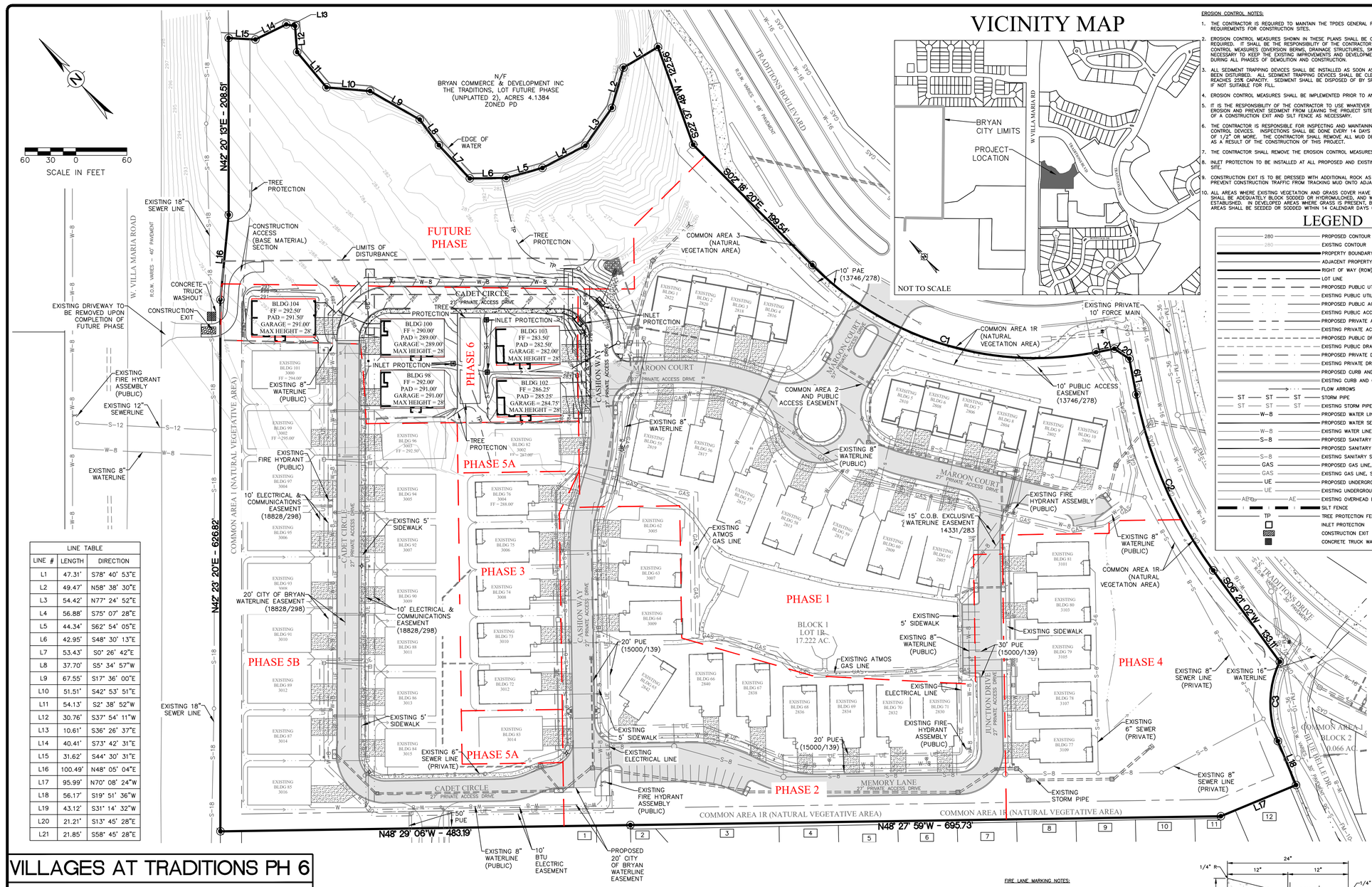


VICINITY MAP

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	47.31'	S78° 40' 53"E
L2	49.47'	N58° 38' 30"E
L3	54.42'	N77° 24' 52"E
L4	56.88'	S75° 07' 28"E
L5	44.34'	S62° 54' 05"E
L6	42.95'	S48° 30' 13"E
L7	53.43'	S0° 26' 42"E
L8	37.70'	S5° 34' 57"W
L9	67.55'	S17° 36' 00"E
L10	51.51'	S42° 53' 51"E
L11	54.13'	S2° 38' 52"W
L12	30.76'	S37° 54' 11"W
L13	10.61'	S36° 26' 37"E
L14	40.41'	S73° 42' 31"E
L15	31.62'	S44° 30' 31"E
L16	100.49'	N48° 05' 04"E
L17	95.99'	N70° 08' 24"W
L18	56.17'	S19° 51' 36"W
L19	43.12'	S31° 14' 32"W
L20	21.21'	S13° 45' 28"E
L21	21.85'	S58° 45' 28"E

VILLAGES AT TRADITIONS PH 6

TOTAL DISTURBED AREA = 1.719 ACRES
TRADITIONS SUBDIVISION PH 19
BLOCK 1, LOT 1R-3
TOTAL AREA = 19.315 ACRES
VOL. 18828, PG. 298

T.J. WOOTEN SURVEY, A - 59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' AUGUST 2025

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS PARTNERSHIP
3131 CLUB DR
BRYAN, TX 77807

SURVEYOR:
KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TX 77802
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
2. 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.
3. 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 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
4. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION OR DEMOLITION WORK.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
8. INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
9. 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.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

LEGEND

280	PROPOSED CONTOUR
280	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PUBLIC ACCESS EASEMENT (PAE)
	PROPOSED PRIVATE ACCESS EASEMENT (PrAE)
	EXISTING PRIVATE ACCESS EASEMENT (PrAE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PrDE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	FLOW ARROWS
ST ST ST	STORM PIPE
ST ST ST	EXISTING STORM PIPE
W-8	PROPOSED WATER LINE, SIZE NOTED
	PROPOSED WATER SERVICE, SIZE NOTED
W-8	EXISTING WATER LINE, 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
	SILT FENCE
TP	TREE PROTECTION FENCING
	INLET PROTECTION
	CONSTRUCTION EXIT
	CONCRETE TRUCK WASHOUT

GENERAL NOTES:

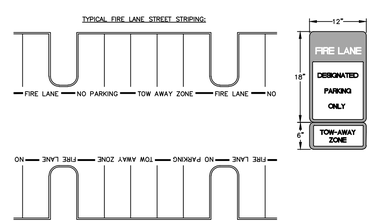
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) 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
FRONTIER COMMUNICATIONS:	(979) 821-4783
WATER/SEWER CITY OF BRYAN:	(979) 209-5900
BTU:	(979) 821-5700
CITY OF BRYAN:	(979) 209-5900

4. THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
8. 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.
9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
11. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
12. 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.
13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
15. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
16. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
18. 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.
19. 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.
20. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
21. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
22. 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.
23. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
24. THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
25. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
26. 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. ITS 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 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.
27. CURB DETAILS REFER TO BRYAN – COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
28. 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, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

ADJACENT PROPERTY INFORMATION

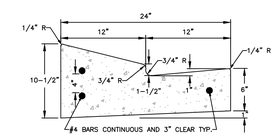
1	N/F LARD FAMILY LAND CO TJ WOOTEN, TRACT 36.5, 18.617 ACRES 10004/213 ZONED PD	7	N/F STUNTZ KENNETH E & WYNETTE B THE TRADITIONS PH 20B, BLOCK 1, LOT 6 11730/161 ZONED PD
2	N/F SOUTHERN CREEK HOMES LLC THE TRADITIONS PH 20B, BLOCK 1, LOT 11 11730/161 ZONED PD	8	N/F BROWN ROBERT B & SUSAN E THE TRADITIONS 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	9	N/F JORDAN ROBERT E & KELLY L THE TRADITIONS PH 20B, BLOCK1, LOT 4 11730/161 12944/001 ZONED PD
4	N/F MARRARO ANTHONY R & MONIQUE THE TRADITIONS PH 20B, BLOCK 1, LOT 9 11730/161 13712/128 ZONED PD	10	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	11	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	12	N/F GELLATLY JILL THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD



FIRE LANE MARKING NOTES:

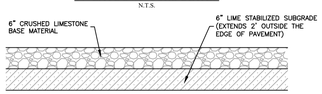
1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (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. 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 WORDING "FIRE LANE–NO PARKING–TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. ("FIGURE A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
5. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7-201aP SIGNAGE.

FIRE LANE STRIPING AND SIGNAGE DETAIL
N.T.S.



NOTES:
1. TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

24" LAYDOWN CURB DETAIL
N.T.S.



BASE MATERIAL SECTION DETAIL
N.T.S.

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

MARK	REVISION	BY	DATE

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

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 AUGUST 20, 2025

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	25-319	AUGUST 2025

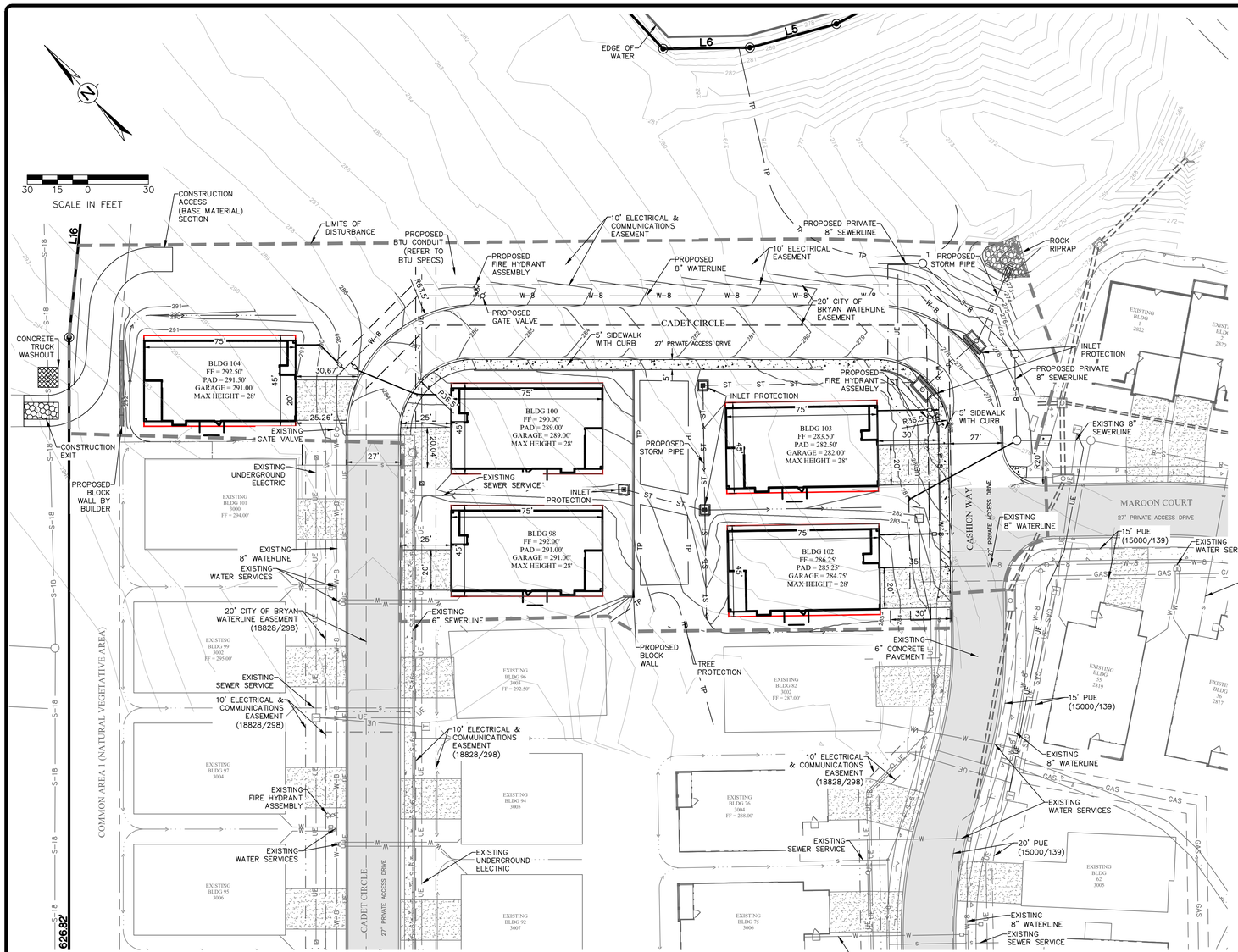
STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
DOCUSIGNED BY:
8/20/2025

VILLAGES AT TRADITIONS PH 6
TRADITIONS SUBDIVISION, PHASE 19
BRYAN, TEXAS

OVERALL SITE AND EROSION CONTROL PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=60'
PLOTTING SCALE: 1:1
FILE NAME: 25-319

SHEET
C1



VICINITY MAP

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPOSED PRIVATE ACCESS EASEMENT (PrAE)
- EXISTING PRIVATE ACCESS EASEMENT (PrAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PrDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- ST — STORM PIPE
- ST — EXISTING STORM PIPE
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- 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
- EXISTING OVERHEAD ELECTRIC LINE
- SILT FENCE
- TP — TREE PROTECTION FENCING
- INLET PROTECTION
- CONSTRUCTION EXIT
- CONCRETE TRUCK WASHOUT

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS TRADITIONS ACQUISITIONS PARTNERSHIP. THE SUBJECT PROPERTY IS TRADITION SUBDIVISION PHASE 19, BLOCK 1, LOT 1R-3. PROPERTY IS ZONED PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD-M), PER ORDINANCE 2367. APPROVED JULY 11, 2023.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.719 ACRES (74900 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. 480082, PANEL NO. 0285E, MAP NO. 48041C0285E, EFFECTIVE DATE: 5/16/2012.
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. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
7. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
8. 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.
9. 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.
10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
11. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
12. 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.
13. 6" 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.
14. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
15. 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.

PARKING ANALYSIS

REQUIRED PARKING

5 UNITS (3 BEDROOM EA.)

1 SPACE PER BEDROOM

15 SPACES REQUIRED

PROPOSED PARKING

10 GARAGE SPACES PARKING

10 DRIVEWAY SPACES PARKING

20 SPACES PROVIDED

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

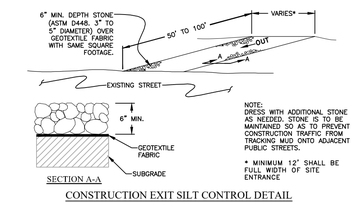
AVERAGE	0.375 GPM
MAXIMUM (PEAK)	1.5 GPM

6"-8" SANITARY SEWER LINE @ 1.04 % MIN. SLOPE

FIXTURE UNITS = 0

FIXTURE UNITS ALLOWED = 1600

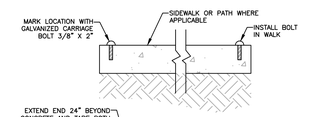
PIPE SLOPE OK



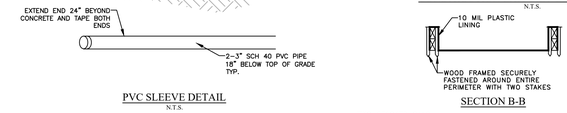
NOTE:
DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

* MINIMUM 12' SHALL BE FULL WIDTH OF SITE ENTRANCE

CONSTRUCTION EXIT SILT CONTROL DETAIL
N.T.S.



PVC SLEEVE DETAIL
N.T.S.



NOTE

POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE

NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.

TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTED GENERATED BY WASHOUT OPERATIONS.

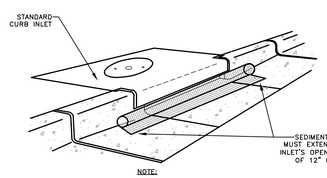
WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.

WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.

TYPICAL CONCRETE WASHOUT DETAIL
N.T.S.



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.

SEDIMENT CONTROL LOGS ARE TO BE USED ON EXISTING CURB INLETS WHICH ARE LOCATED ADJACENT TO OCCUPIED TRAVEL LANES WITHIN THE DISTRIBUTED LIMITS OF A PROJECT AS SHOWN ON THE PLANS.

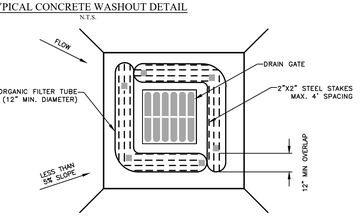
SEDIMENT CONTROL LOGS ARE TO BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS AND PROPERLY WEIGHTED IN ORDER TO REMAIN SECURELY IN PLACE. INSTALLATION MUST MEET THE CONSTRUCTION INSPECTOR'S APPROVAL.

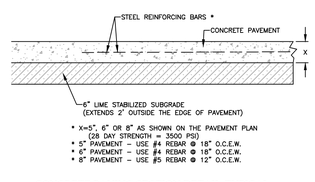
SEDIMENT CONTROL LOGS ARE TO BE CONSTRUCTED OF WOOD FIBERS, SYNTHETIC FIBERS OR OTHER SUITABLE MATERIAL SUFFICIENT TO RETAIN ITS SHAPE AND ENCASED IN A UV STABILIZED FILTERING MEDIA OF SUFFICIENT STRENGTH TO RETAIN SEDIMENT.

SEDIMENT CONTROL LOGS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

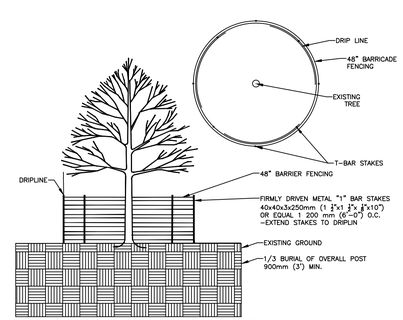
SAND BAGS SHALL NOT BE USED.

STORM DRAIN INLET PROTECTION DETAIL
N.T.S.

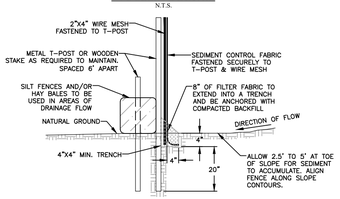




CONCRETE PAVING SECTION DETAIL-TYPICAL
N.T.S.



TREE BARRICADE DETAIL
N.T.S.



SILT FENCE ASSEMBLY DETAIL
N.T.S.

VILLAGES AT TRADITIONS PH 6

TOTAL DISTURBED AREA = 1.719 ACRES

TRADITIONS SUBDIVISION PH 19

BLOCK 1, LOT 1R-3

TOTAL AREA = 19.315 ACRES

VOL. 18828, PG. 298

T.J. WOOTEN SURVEY, A - 59

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

AUGUST 2025

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS PARTNERSHIP
3131 CLUB DR
BRYAN, TX 77807

SURVEYOR:
KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TX 77802
(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 77840
979.764.3900
TBPE FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 AUGUST 20, 2025

ISSUED FOR REVIEW

STATE OF TEXAS — DEVEN L. DOYEN — 109835 — PROFESSIONAL ENGINEER
DocuSigned by: DEVEN L. DOYEN
DC5A1A0005F5A8BC...
8/20/2025

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	25-319	AUGUST 2025

VILLAGES AT TRADITIONS PH 6
TRADITIONS SUBDIVISION, PHASE 19
BRYAN, TEXAS

SITE PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 25-319

SHEET
C2

P:\25-319 Traditions Ph 19 - Villages Ph 6 - Documents\DESIGN\25-319.01 - SITE.dwg, C2