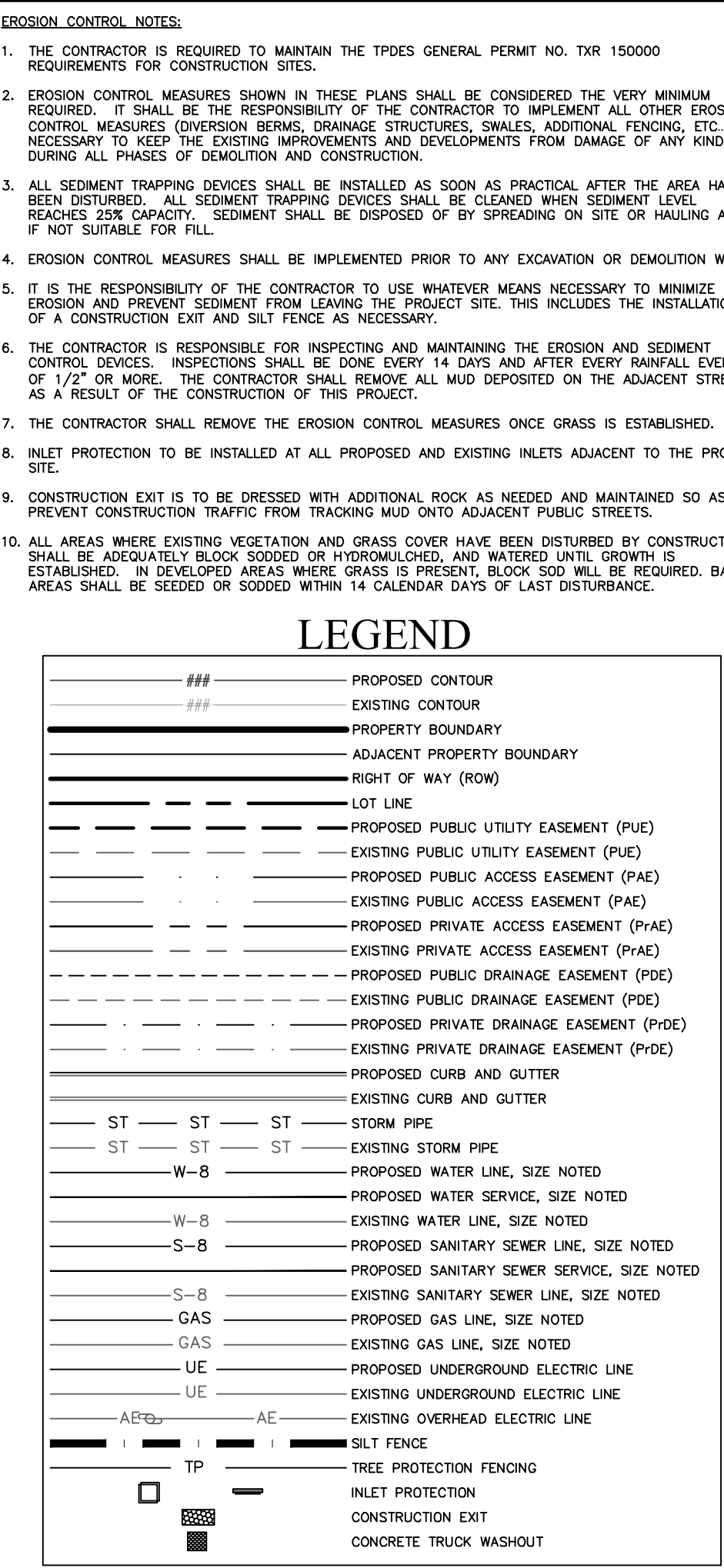
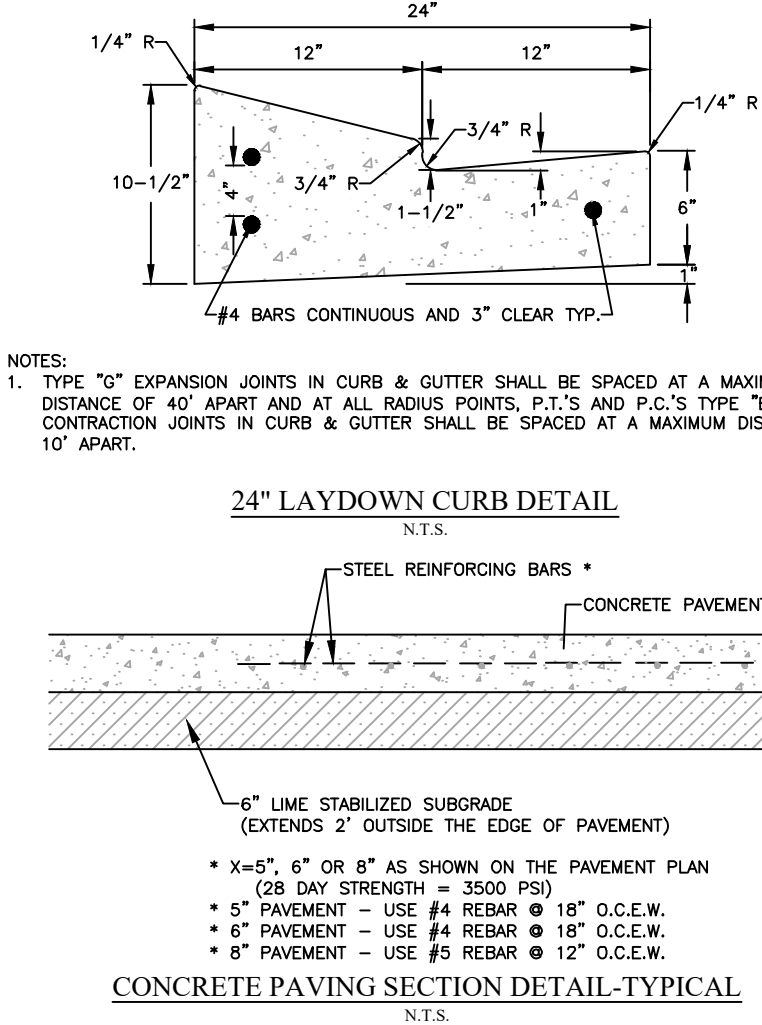




Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	364.51'	369.96'	056°27'09"	198.59'	349.95'	S30°31'53"E
C2	228.06'	524.94'	024°53'30"	115.86'	226.27'	S18°47'47"W
C3	96.28'	115.54'	047°44'51"	51.14'	93.52'	S43°44'02"W

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 GELLALLY JILL THE TRADITIONS PH 20B, BLOCK 1, LOT 1 11730/161 ZONED PD



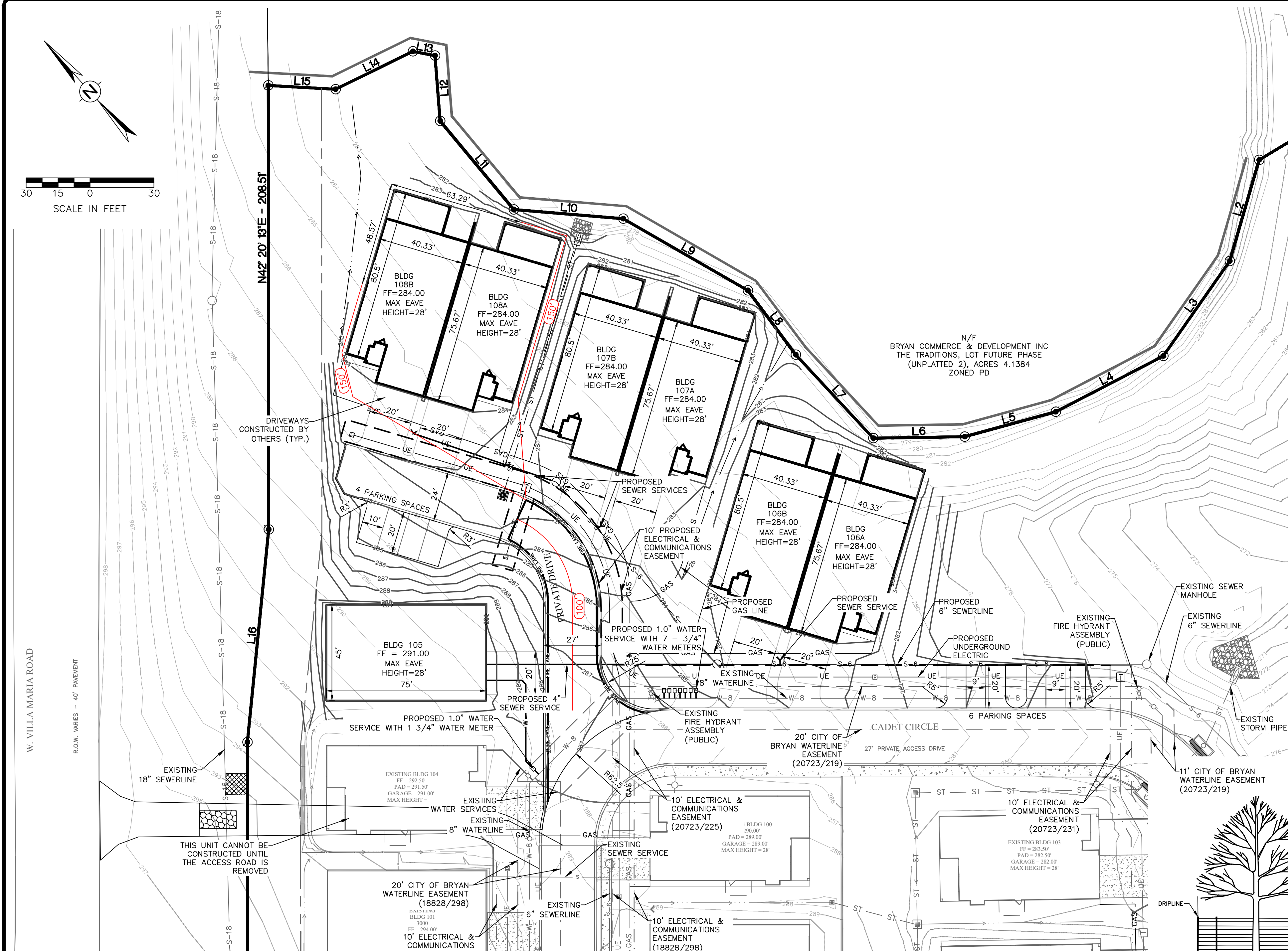
Map of the project location in Bryan, Texas. The map shows the intersection of W Villa Maria Rd and W Williams Rd. The project location is marked with a black dot and labeled 'PROJECT LOCATION'. The map also shows the 'BRYAN CITY LIMITS' and a 'NORTH' arrow. A scale bar indicates 'NOT TO SCALE'.

DocuSigned by: 109835

 DEVEN DOYEN
 PROFESSIONAL ENGINEER
 9/1/2026

OVERALL SITE AND EROSION CONTROL PLAN

SCALE	SHEET
VERTICAL <u> N/A </u>	C1
HORIZONTAL <u> 1"=60' </u>	
PLOTING SCALE: <u> 1:1 </u>	
FILE NAME: <u> 26-447 </u>	

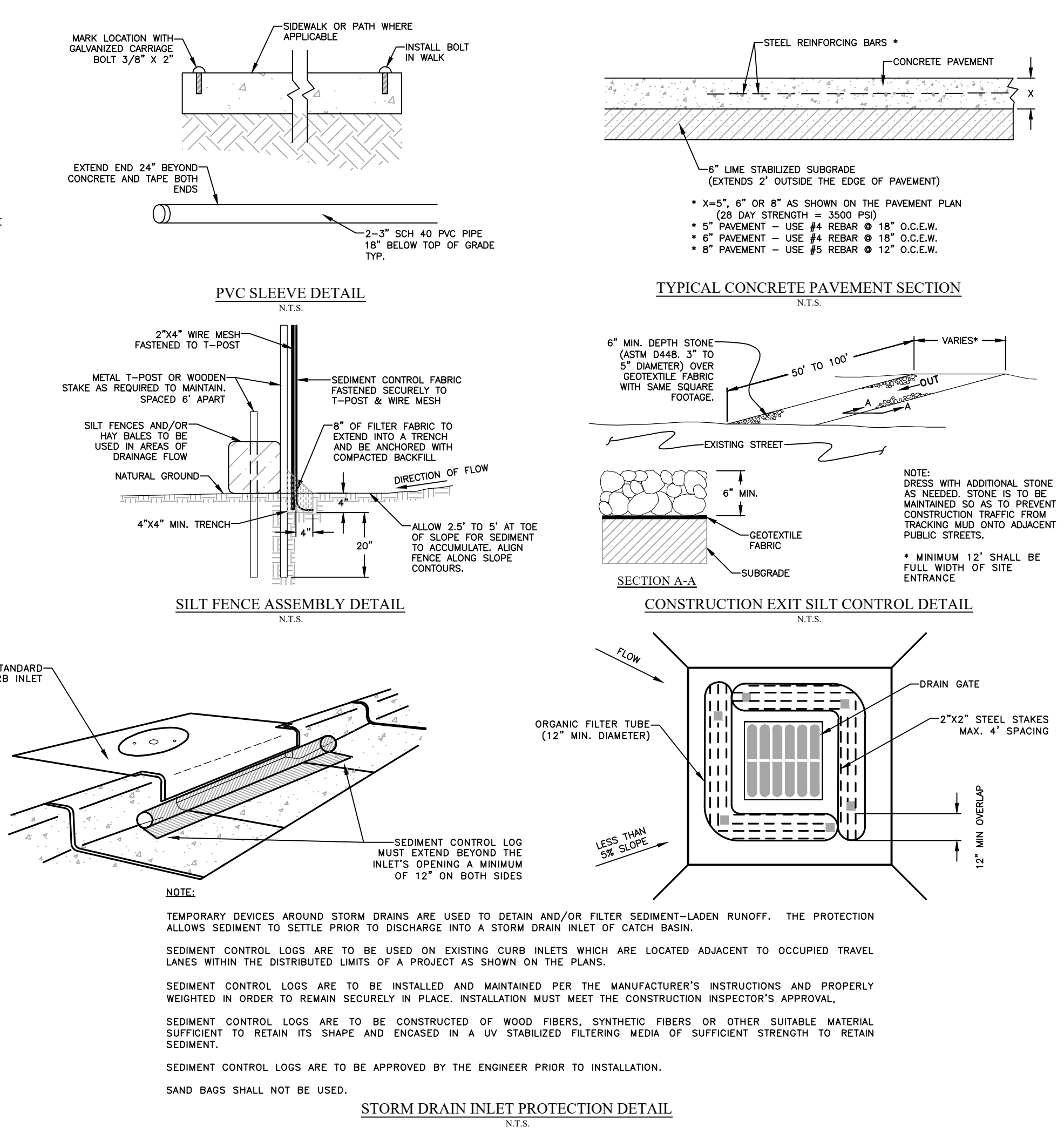


LEGEND	
###	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PvAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PvAE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PvDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PvDE)
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
ST	STORM PIPE
ST	EXISTING STORM PIPE
W-8	PROPOSED WATER LINE, SIZE NOTED
W-8	EXISTING WATER LINE, SIZE NOTED
S-8	PROPOSED SANITARY SEWER LINE, 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
---	PROPOSED FIRE LANE
---	EXISTING OVERHEAD ELECTRIC LINE
AC	INLET PROTECTION
---	CONSTRUCTION EXIT
---	CONCRETE TRUCK WASHOUT

- SITE SPECIFIC NOTES:**
- 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 2637, APPROVED JULY 11, 2023.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.89 ACRES (38788 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. 480082, PANEL NO. 0285E, MAP NO. 480410285E, EFFECTIVE DATE: 5/18/2012.
 - 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, 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	
7 UNITS (3 BEDROOM EA.)	
1 SPACE PER BEDROOM	
21 SPACES REQUIRED	
PROPOSED PARKING	
7 GARAGE SPACES PARKING	
14 DRIVEWAY SPACES PARKING	
10 ADJACENT SPACES PARKING	
31 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	



VILLAGES AT TRADITIONS PH 6B

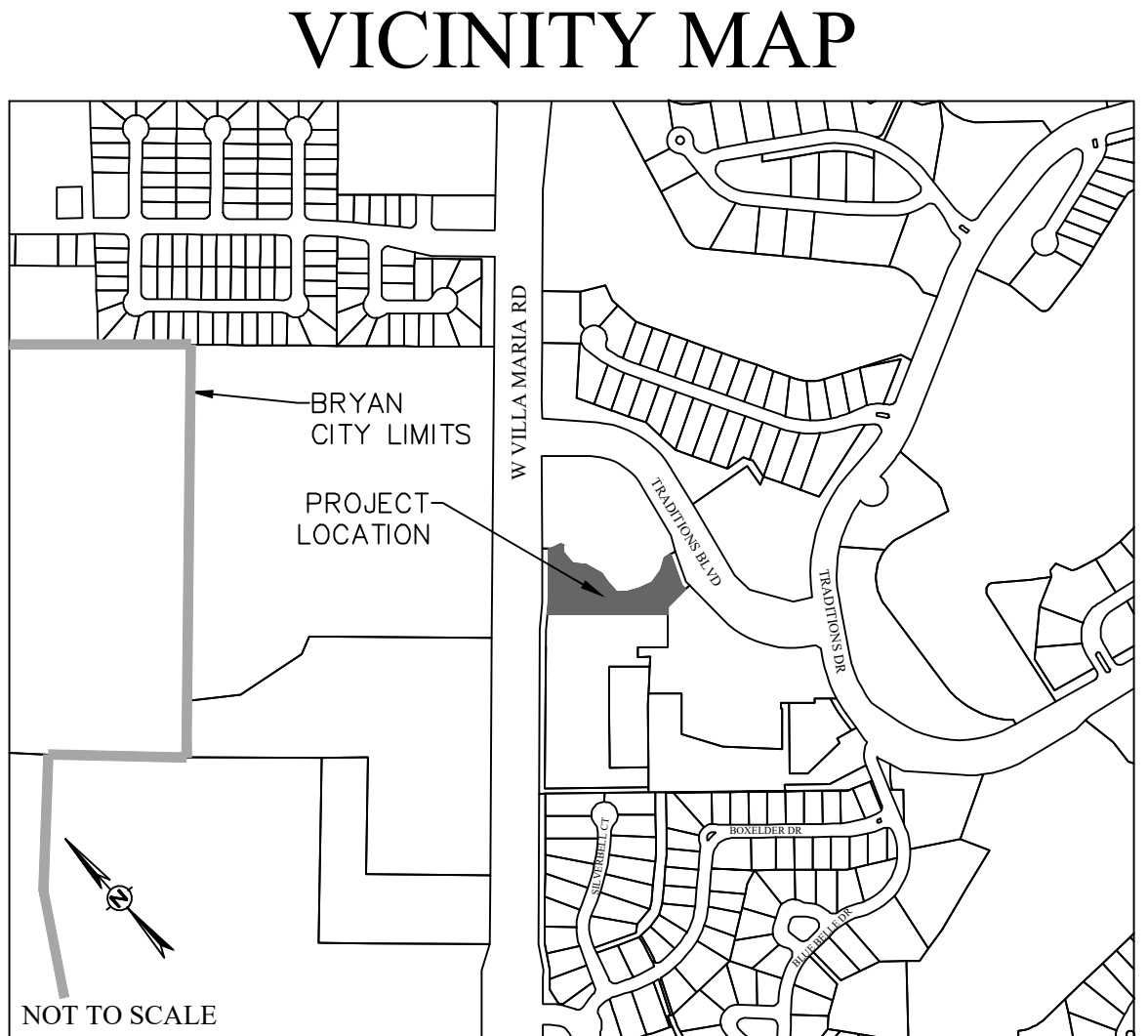
TOTAL DISTURBED AREA = 1.52 ACRES
TRADITIONS PHASE 19
LOT 1R-3, BLOCK 1
LOT AREA = 19.315 ACRES
VOL. 18828, PG. 298
T.J. WOOTEN SURVEY, A - 59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' SEPTEMBER 2026

OWNER/DEVELOPER:
TRADITIONS ACQUISITIONS PARTNERSHIP,LP
3131 CLUB DRIVE
BRYAN, TEXAS 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	KERR	DLD	DLD	JPS	26-447	SEPTEMBER 2026
------	----------	----	------	------	-----	-----	-----	--------	----------------

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 SEPTEMBER 1, 2026

ISSUED FOR REVIEW

9/1/2026

VILLAGES AT TRADITIONS PHASE 6B

TRADITIONS SUBDIVISION, PHASE 19
BRYAN, TEXAS

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTING SCALE: 1:1
FILE NAME: 26-447

SHEET

C2