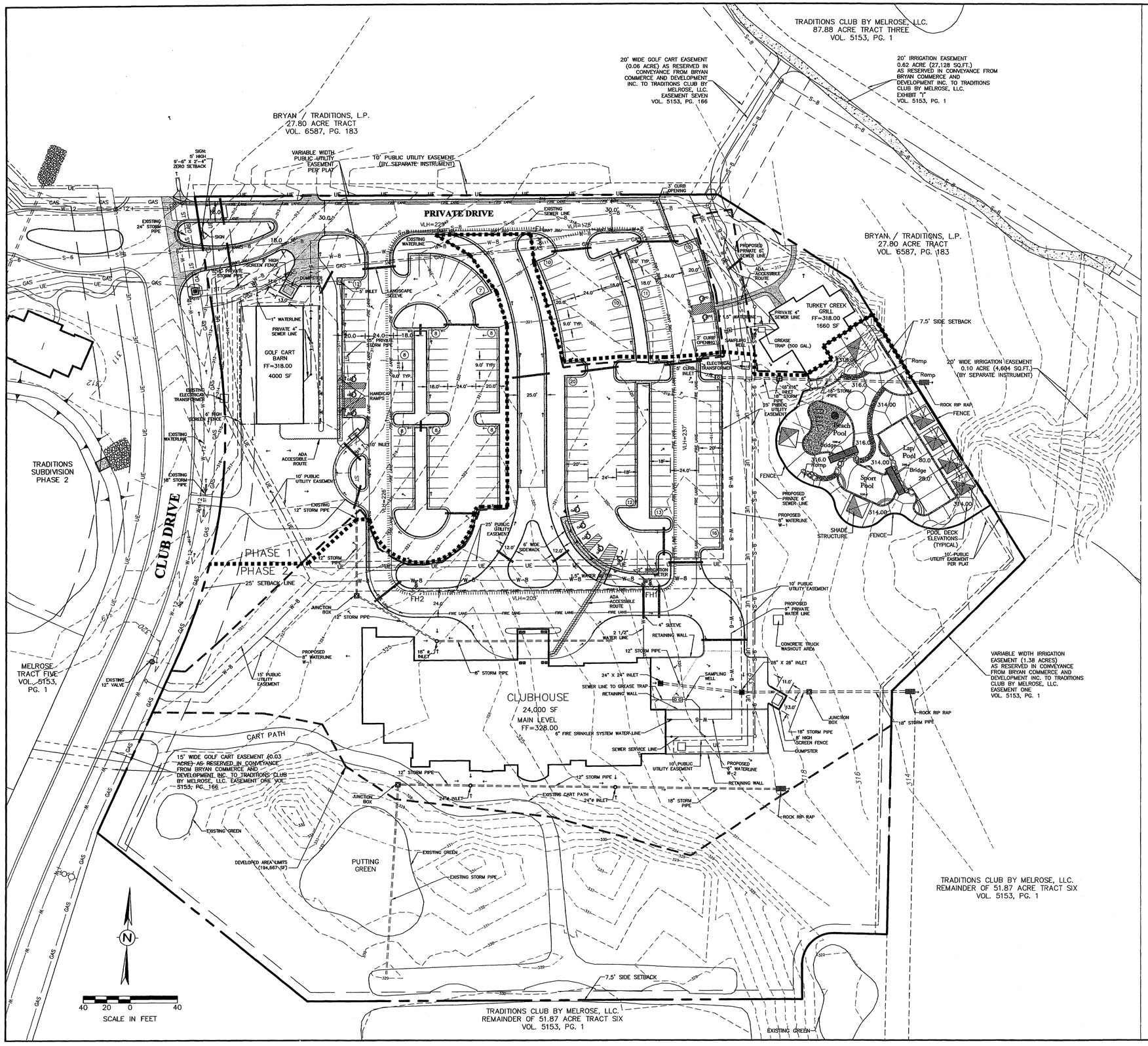


GENERAL NOTES:

1. LANDSCAPE AND IRRIGATION PLANS AND LANDSCAPE ANALYSIS TO BE SUBMITTED SEPARATELY.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB.
3. STORM SEWER AND DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE GRADING AND DRAINAGE DESIGN PLANS. ALL STORM SEWER IN PHASE 2 IS PRIVATE.
4. PAVEMENT TO BE CONCRETE OR ASPHALT PAVEMENT.
5. SOLID WASTE SERVICES FOR PHASE 2 SHALL BE PROVIDED BY A SINGLE DUMPSTER ADJACENT TO THE CLUBHOUSE. THE SOLID WASTE FROM THE HALFWAY HOUSE WILL ALSO BE PLACED IN THIS DUMPSTER OR THE EXISTING DUMPSTER ADJACENT TO THE CART BARN.
6. TYPE OF WASTE STREAMS:

TURKEY CREEK GRILL:	NORMAL
	INDUSTRIAL
CART BARN:	NORMAL
CLUBHOUSE:	NORMAL
	INDUSTRIAL

SITE NOTES:

1. THE CURRENT OWNER OF THE 9.43 ACRE TRACT IS TRADITIONS CLUB BY MELROSE, LLC. THIS TRACT IS PLATTED AS TRADITIONS, PHASE 6 AND THE PLAT IS RECORDED IN VOLUME 6555, PAGE 46 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
2. THE CURRENT ZONING OF THE TRACT IS PD–M PLANNED DEVELOPMENT MIXED USE.
3. THE CURRENT USE OF THE PROPERTY IS "VACANT".
4. UTILITY SERVICES TO BE PROVIDED AS SHOWN. PUBLIC UTILITY EASEMENTS FOR WATER OR UNDERGROUND ELECTRICAL LINES SHALL BE CONVEYED BY SEPARATE INSTRUMENT OR PLAT. THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE PRIVATE.
5. ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. TOPOGRAPHY SHOW IS FROM SURVEY DATA AND FROM AERIAL TOPOGRAPHY PROVIDED BY THE CITY OF BRYAN.
7. PROPERTY BOUNDARY INFORMATION FROM KLING ENGINEERING AND SURVEYING FINAL PLAT.
8. THE APPROXIMATE DEVELOPED AREA IS 194,667 SF.

NOTES:

1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD–27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093, SURFACE DISTANCE x 0.9998907 = GRID DISTANCE.)

2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0143C, MAP NO. 48041C0143C. EFFECTIVE DATE: JULY 2, 1992.

3. BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CURRENT CITY OF BRYAN ORDINANCES.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE 2005 CITY OF BRYAN STANDARD SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.

2. ALL MATERIALS SHALL MEET CURRENT CITY STANDARDS AND DETAILS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

UTILITY CONTACTS:
DIG TESS (800) 344–8377
TXU GAS (979) 774–2501
COX COMMUNICATIONS (979) 846–2229
VERIZON (800) 344–8377
BTU – 821–5749

4. ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.

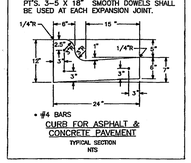
5. THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SODDED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ, TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000.

6. THE CURBS MARKED "FIRE LANE" SHALL BE PAINTED RED. THE RED CURBS AND DRIVES STRIPING SHALL CONTAIN 4" WHITE LETTERING STATING "NO PARKING – FIRE LANE – TOW AWAY ZONE". WORDING SHALL NOT BE SPACED MORE THAN 15' APART.

7. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 666, TYPE II MARKING MATERIALS.

8. CONTACT RUBEN REYES @ 209–5934 (CELL) 820–4676 / HOIL SPEARS @ 209–5945 (CELL) 255–0941 TO IDENTIFY LOCATION & ANGLE PRIOR TO POURING CONCRETE DUMPSTER PAD.

NOTE:
EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 100' APART AND AT ALL CURVE PC'S & PT'S. 3–5 X 18" SMOOTH DOWELS SHALL BE USED AT EACH EXPANSION JOINT.



CURB FOR ASPHALT & CONCRETE PAVEMENT
TYPICAL SECTION
NTS

UTILITY DEMAND

CLUBHOUSE

WATER DEMAND

MINIMUM	1 GPM
AVERAGE	24 GPM
MAXIMUM (PEAK)	95 GPM
1.5" DOMESTIC WATER METER	

SANITARY SEWER DEMAND
(@ 80% OF WATER DEMAND)

AVERAGE	21 GPM
MAXIMUM (PEAK)	86 GPM

PARKING ANALYSIS – PHASE 1

REQUIRED PARKING – TURKEY CREEK GRILL:
1,660 SF OF RESTAURANT SPACE
1.25 SPACE PER 100 SF OF GFA

21 SPACES REQUIRED
1 HANDICAP SPACES REQUIRED

REQUIRED PARKING – GOLF CART BARN:
4,000 SF OF WAREHOUSE AND ENCLOSED STORAGE
1 SPACE PER 600 SF OF GFA

7 SPACES REQUIRED
1 HANDICAP SPACES REQUIRED

PARKING ANALYSIS – PHASE 2

REQUIRED PARKING – CLUB HOUSE:
20,000 SF OF PERSONAL SERVICE ESTABLISHMENT
1.00 SPACE PER 200 SF OF GFA

100 SPACES REQUIRED
4 HANDICAP SPACES REQUIRED

PARKING ANALYSIS – TOTAL

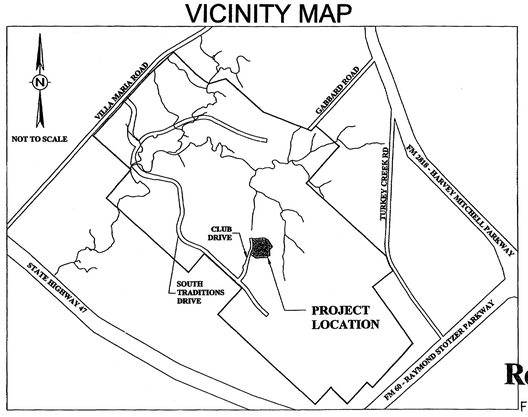
REQUIRED PARKING:
128 SPACES REQUIRED TOTAL
6 HANDICAP SPACES REQUIRED TOTAL

PROPOSED PARKING:
169 SPACES PARKING – TOTAL
10 SPACES HANDICAP PARKING – TOTAL

LEGEND

FH	FIRE HYDRANT
WV	WATER VALVE
SCO	SEWER LINE CLEANOUT
MH	MANHOLE
CI	CIRCULAR INLET
WM	WATER METER
	WHEEL STOP
	HANDICAP RAMP
300	EXISTING CONTOUR – MAJOR
295	EXISTING CONTOUR – MINOR
UE	UNDERGROUND ELECTRICAL SERVICE
GAS	EXISTING GAS LINE
BL	BUILDING SETBACK LINE
UE	PUBLIC UTILITY EASEMENT LINE
8" SW 8"	STORM SEWER LINE
W	1" WATER LINE
S-8	8" SEWER LINE
S-4	4" SEWER LINE
GAS	PROPOSED GAS LINE
FIRE LANE	FIRE LANE MARKINGS
	PROPOSED 8' HIGH SCREEN FENCE
	ADA ACCESSIBLE ROUTE
	VEHICLE LAY OF HOSE LINE
	LANDSCAPE SLEEVE (2–4" PVC)
	PROPERTY BOUNDARY LINE
	PHASE LINE
	RUNOFF FLOW DIRECTION
	AREA STORM DRAIN INLET
	HANDICAP PARKING SIGN
	CONCRETE PAVEMENT

VICINITY MAP



STATE OF TEXAS
JOSEPH P. SCHULTZ
65889
LICENSED
PROFESSIONAL ENGINEER
2-22-06

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E. #65889 ON FEBRUARY 21, 2006.

SCALE:	AS SHOWN
DRAWN BY:	CAS
DESIGNED BY:	JPS
FILE:	E1744–SITE–PLAN–REVC.DWG

REVISIONS

NO.	DATE	DESCRIPTION
A	01–31–06	ISSUED FOR REVIEW
B	02–08–06	REVISED PER COMMENTS
C	02–21–06	ADDED POOLS

TEXCON
General Contractors
1707 Graham Road
College Station, Texas 77845
(979) 764–774–7743

SITE PLAN
CLUBHOUSE CAMPUS - PHASE 2
LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION - PHASE 6
BRYAN, TEXAS

SHEET
C1

SP06-04 #3

Received
FEB 22 2006
Development & Engineering Services