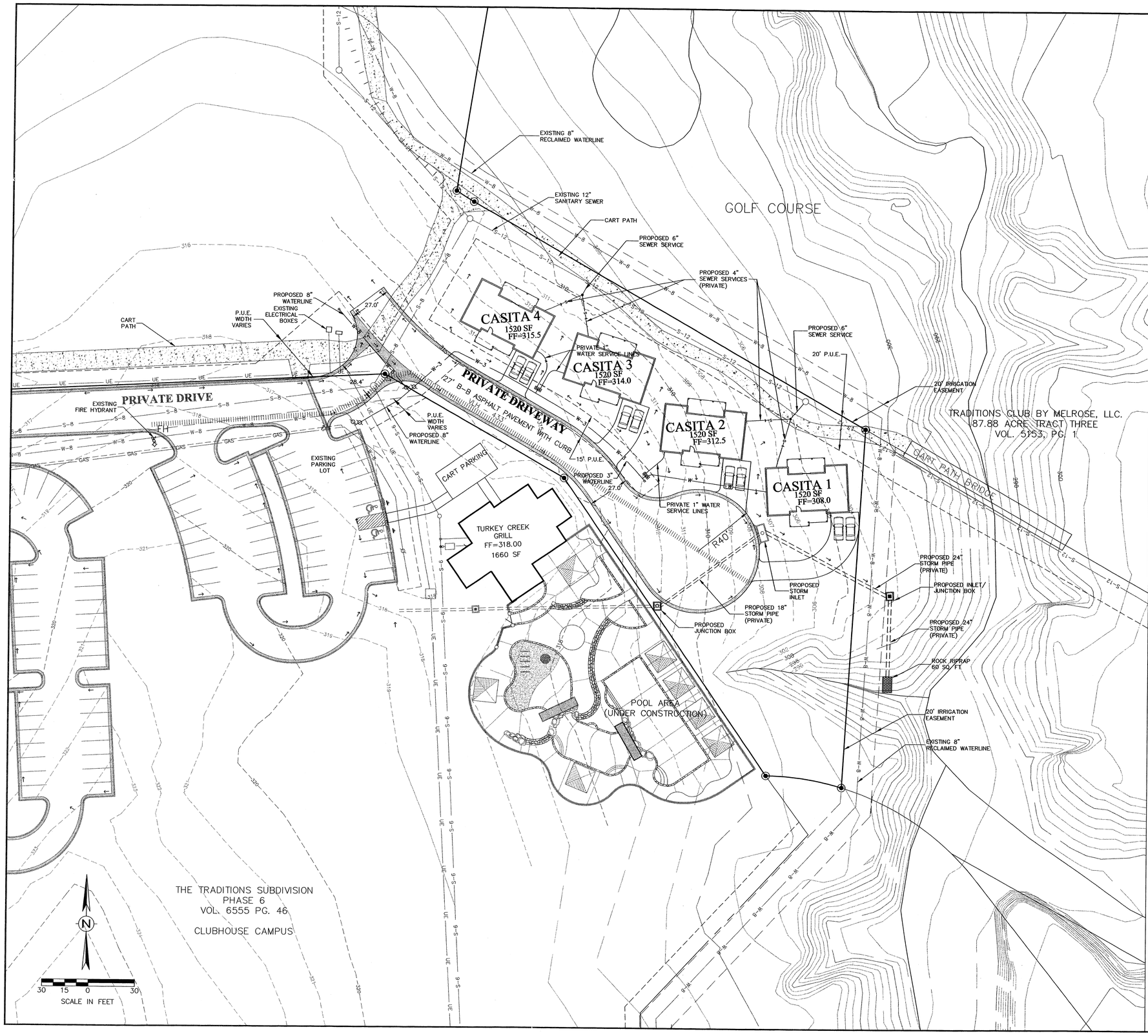


GENERAL NOTES:

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

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 IS PRIVATE.

4. PAVEMENT TO BE CONCRETE OR ASPHALT PAVEMENT.

5. SOLID WASTE SERVICES FOR THE CASITAS SHALL BE PROVIDED BY 90 GALLON TRASH CANS.

6. TYPE OF WASTE STREAMS:
CASITAS: NORMAL

7. 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.)

8. 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.

SITE NOTES:

1. THE CURRENT OWNER OF THE 25.436 ACRE TRACT IS TRADITIONS CLUB BY MELROSE, LLC. THIS TRACT WILL BE PLATTED AS TRADITIONS, PHASE 16. THE DEEDS FOR THIS PROPERTY ARE IN VOLUME 6587, PAGE 223 AND VOLUME 5153, PAGE 1 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. THE PROPOSED USE OF THIS PROPERTY IS RESIDENTIAL TWO-BEDROOM CASITAS WITH DRIVEWAY PARKING (NO GARAGES).
5. UTILITY SERVICES TO BE PROVIDED AS SHOWN. PUBLIC UTILITY EASEMENTS FOR WATER OR UNDERGROUND ELECTRICAL LINES SHALL BE CONVEYED BY SEPARATE INSTRUMENT OR PLAT.
6. ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
7. TOPOGRAPHY SHOW IS FROM SURVEY DATA AND FROM AERIAL TOPOGRAPHY PROVIDED BY THE CITY OF BRYAN.

PARKING:

EACH CASITA WILL HAVE TWO BEDROOMS AND A MINIMUM OF TWO PARKING SPACES WILL BE PROVIDED IN EACH DRIVEWAY.

UTILITY DEMANDS:

WATER: EACH CASITA WILL HAVE A 5/8" WATER METER AND A 1" DIA. SERVICE LINE.
SEWER: EACH CASITA WILL HAVE A 4" SEWER SERVICE LINE.

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.

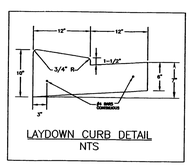
UTILITY CONTACTS:
DIG TESS (800) 344-8377
TXU GAS (979) 774-2501
COX COMMUNICATIONS (979) 846-2229
VERIZON (800) 344-8377
BTU - 821-5749

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.

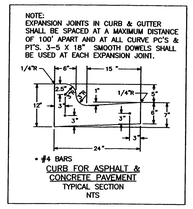
LEGEND

FH	FIRE HYDRANT
	WATER VALVE
	SEWER LINE CLEANOUT
	MANHOLE
	WATERLINE BLOWOFF
	WATER METER
	WHEEL STOP
	HANDICAP RAMP
300	EXISTING CONTOUR - MAJOR
298	EXISTING CONTOUR - MINOR
UE	UNDERGROUND ELECTRICAL SERVICE
GAS	EXISTING GAS LINE
	BUILDING SETBACK LINE
	PUBLIC UTILITY EASEMENT LINE
	STORM SEWER LINE
	1" WATER LINE
S-8	8" SEWER LINE
S-4	4" SEWER LINE
	VEHICLE LAY OF HOSE LINE
	PROPERTY BOUNDARY LINE
	RUNOFF FLOW DIRECTION
	AREA STORM DRAIN INLET
	HANDICAP PARKING SIGN
CART PATH	CART PATH



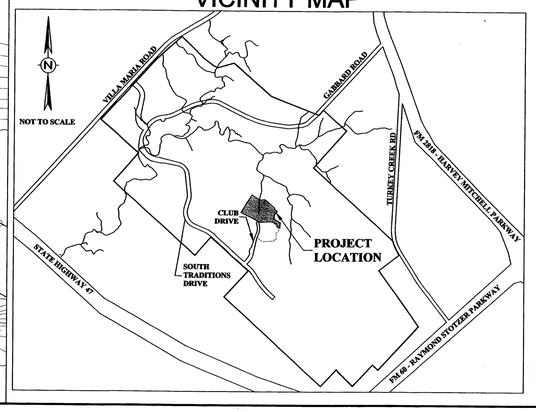
LAYDOWN CURB DETAIL
NTS

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

VICINITY MAP



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SCALE: AS SHOWN
DRAWN BY: CCS
DESIGNED BY: JPS
FILE: 06-E186-C1.DWG

REVISIONS

NO.	DATE	DESCRIPTION
A	04-26-06	ISSUED FOR REVIEW

☆ CIVIL DEVELOPMENT, Ltd. ☆
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
2900 Longmire Drive, Suite K
College Station, Texas 77845
•••
P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors

SITE PLAN
THE CASITAS AT TRADITIONS
CASITAS 1, 2, 3 & 4
LOT 1, BLOCK 1
THE TRADITIONS SUBDIVISION - PHASE 16
BRYAN, TEXAS

SHEET
C1

SP06-19