

COORDINATION NOTES:
1. CONTRACTOR TO COORDINATE WITH LOT OWNERS OF LOTS 7 & 8 PRIOR TO COMMENCING ANY CONSTRUCTION.
2. CONTRACTOR TO PROVIDE TEMPORARY FENCING ALONG LENGTH OF EASEMENT UPON REMOVAL OF EXISTING FENCE AND UNTIL COMPLETION OF ALL CONSTRUCTION BETWEEN LOTS 7 & 8.
3. CONTRACTOR TO RESTORE ANY EXISTING ELEMENTS FROM LOTS 7 & 8 TO EQUAL OR BETTER CONDITION IF DISTURBED OR ALTERED DURING THE COURSE OF CONSTRUCTION (I.E. LANDSCAPING, FENCING, CONCRETE STRUCTURES, GAZEBOS, UTILITIES, ETC.)

LEGEND

Table with 2 columns: Symbol and Description. Includes entries for PROPERTY LINE, EXISTING EDGE OF PAVEMENT, EXISTING CURB, EXISTING SANITARY SEWER MANHOLE, EXISTING SANITARY SEWER LINE, EXISTING STORM SEWER MANHOLE, EXISTING STORM SEWER LINE, EXISTING TELEPHONE PEDESTAL, EXISTING TELEPHONE LINE, EXISTING TELEVISION PEDESTAL, EXISTING TELEVISION CABLE, EXISTING WATER METER, EXISTING WATER LINE, EXISTING WATER VALVE, EXISTING FIRE HYDRANT, EXISTING OVERHEAD ELECT. LINE, EXISTING WOODEN FENCE, EXISTING CHAIN LINK FENCE, EXISTING DECORATIVE FENCE, EXISTING POWER POLE, EXISTING LIGHT POLE, PROPOSED SANITARY SEWER LINE, PROPOSED STORM SEWER LINE, PROPOSED TREE (LIVE OAK, 2.5"+ CALIPER, 8' MINIMUM HEIGHT).

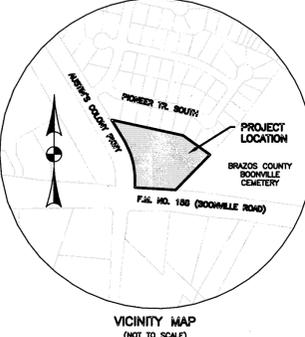
NOTES:

- 1. PROJECT IDENTIFICATION: PROJECT NAME: COLONY COMMERCIAL. LOCATION: APPROXIMATELY 3.18 ACRES LOCATED ADJACENT TO F.M. NO. 158 (BOONVILLE ROAD) ON THE NORTH SIDE, TO THE WEST LIES AUSTIN'S COLONY PARKWAY. THIS SUBJECT TRACT ABUTS THE BRAZOS COUNTY BOONVILLE CEMETERY. LEGAL DESCRIPTION: COLONY COMMERCIAL - LOTS 1 AND 2, BLOCK 1, JOHN AUSTIN SURVEY, A-2, BRYAN, BRAZOS COUNTY, TEXAS.
- 2. OWNER INFORMATION: CARRABBA INTERESTS, C/O MR. MARK CARRABBA, P.O. BOX 963, BRYAN, TX 77806.
- 3. TOTAL SITE AREA: 3.18 ACRES.
- 4. CURRENT USE: VACANT.
- 5. PROPOSED USE & IMPROVEMENTS: DRIVE ASLE, MEDIAN BREAK, TxDOT DRIVEWAY AND DECEL LANE, SANITARY SEWER AND STORM SEWER, AND DETENTION.
- 6. NO PORTION OF THE SUBJECT TRACT 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. 480002, PANEL NO. 0215F, MAP NO. 4804100215F, MAP REVISED APRIL 2, 2014.
- 7. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TYPICAL COMMUNICATIONS LINES, AND SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.
- 8. ALL LANDSCAPED AREAS WILL BE SERVED BY IRRIGATION SYSTEMS. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- 9. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER.
- 10. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE ORDINANCE.
- 11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL PUBLIC, FRANCHISE & PRIVATE UTILITIES WITH EXISTING WORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- 13. DEMOLITION / CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE PROVIDED BY CONTRACTOR WHEN NECESSARY.
- 14. ITEMS CALLED AS "PROPOSED" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INSTEAD OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT.
- 15. ALL RADI ARE DIMENSIONED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 16. THE LANDSCAPE PROVIDED AS DEPICTED ON THIS SITE PLAN IS ONLY FOR THE 5' REDUCTION OF THE REQUIRED BUFFER AND A FULL LANDSCAPE PLAN AND ANALYSIS WILL BE REQUIRED TO ACCOMPANY FUTURE SITE PLANS FOR FURTHER IMPROVEMENTS TO THE PROPERTY.

LANDSCAPE ANALYSIS

Table with 2 columns: Description and Area. Includes entries for TOTAL AREA REQUIRED (50' BUFFER X 631') 31550 SF, TOTAL AREA PROVIDED 28365 SF, TREE REQUIREMENT 3155 SF, PROPOSED LANDSCAPING NEW SHADY TREES (LIVE OAK) 3300 SF (22**), TOTAL SQ.FT. REQUIRED 31550 SF, TOTAL SQ.FT. PROVIDED 31680 SF.

**NUMBER OF TREES.



KEY NOTES SITE. Table with 2 columns: Note number and description. Includes notes 1 through 18 regarding demolition, construction, and utility work.

Table with 2 columns: Note number and description. Includes notes 19 through 33 regarding concrete curb, storm sewer, and water line installation.

Table with 2 columns: Note number and description. Includes notes 34 through 43 regarding storm sewer, sanitary sewer, and electric line installation.

Table with 2 columns: Note number and description. Includes notes 44 through 49 regarding sanitary sewer and electric line installation.

Table with 2 columns: Note number and description. Includes notes 50 through 59 regarding utility coordination and contact information for Gilbert Martinez, Brenda Judak, and Mike Lavender.

Vertical sidebar containing project information: DESIGNED BY: S.H.I., DRAWN BY: KE, APPROVED: AAP, JOB NO.: E0624900. Includes logos for DON DURDEN, INC., CEC, and Alfred A. Payne, State of Texas Professional Engineer. Also includes a table for CARRABBA INTERESTS and COLONY COMMERCIAL SITE PLAN, and a large 'C1.1' label at the bottom.