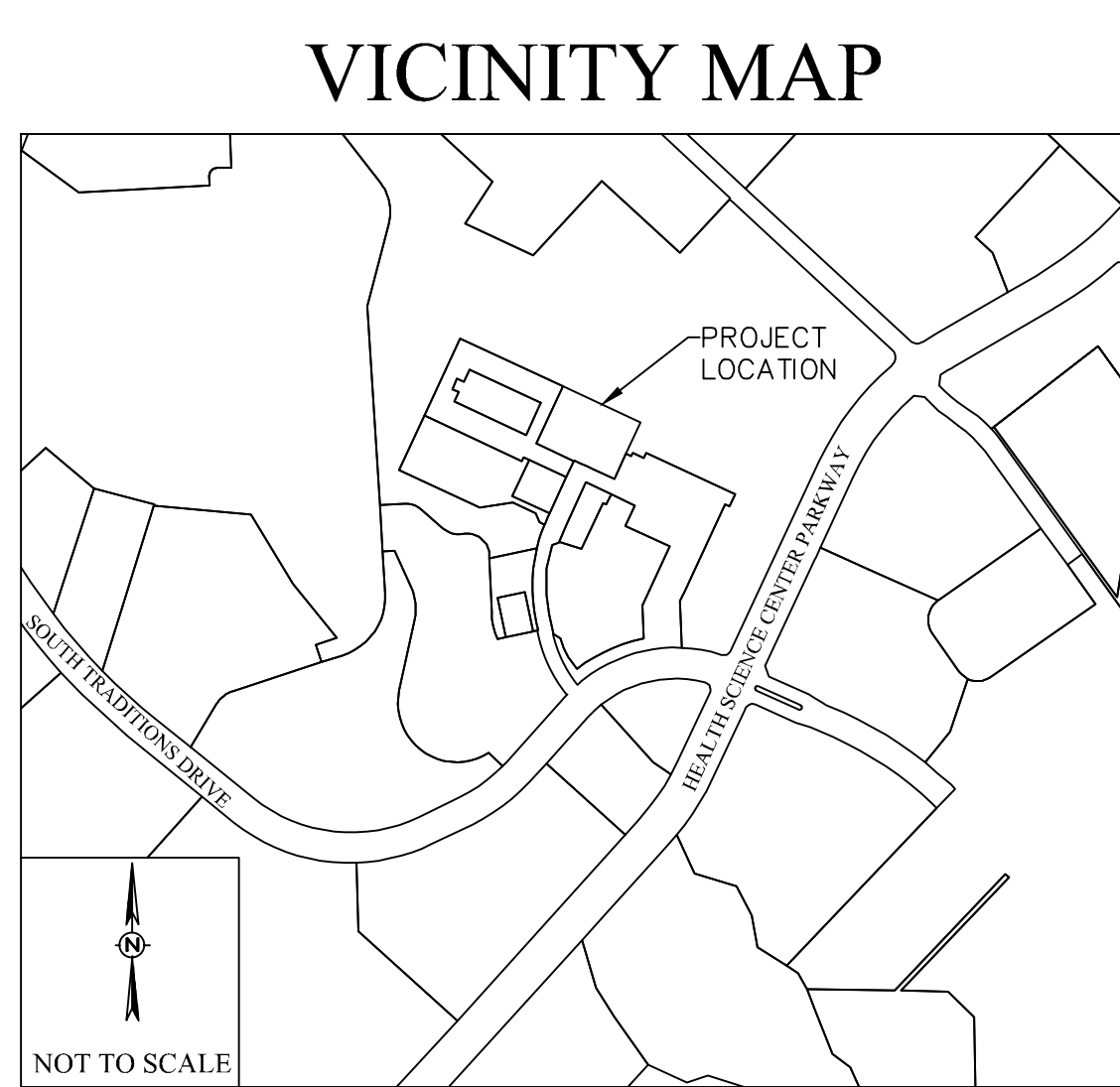
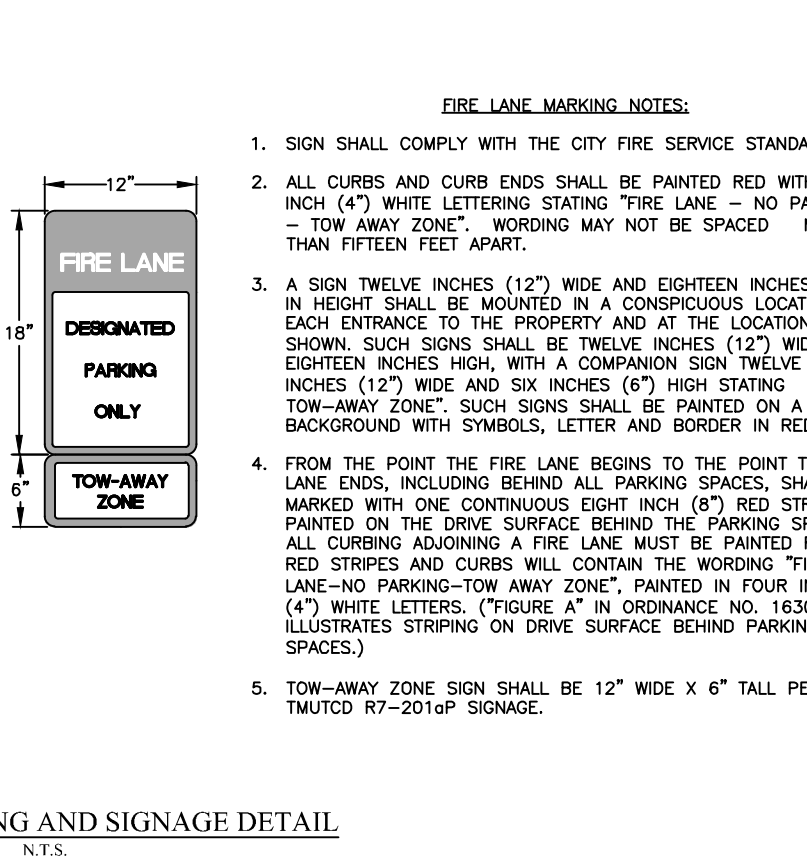
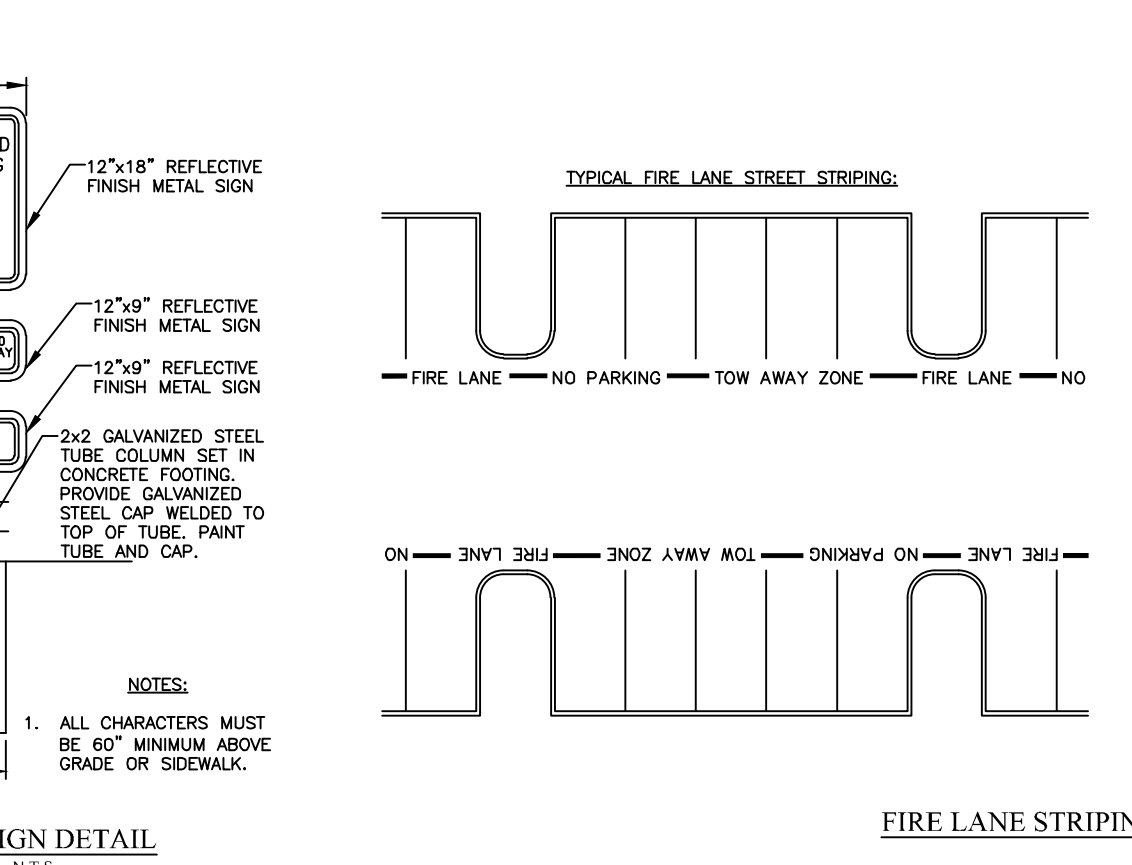
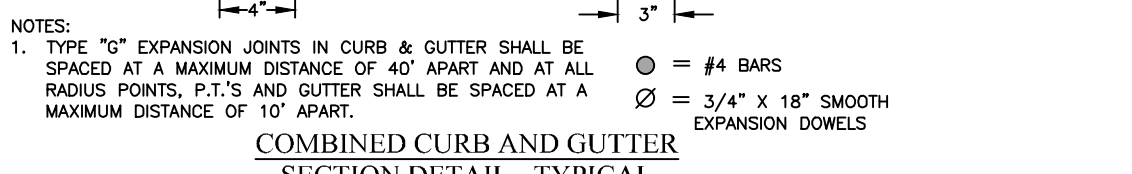
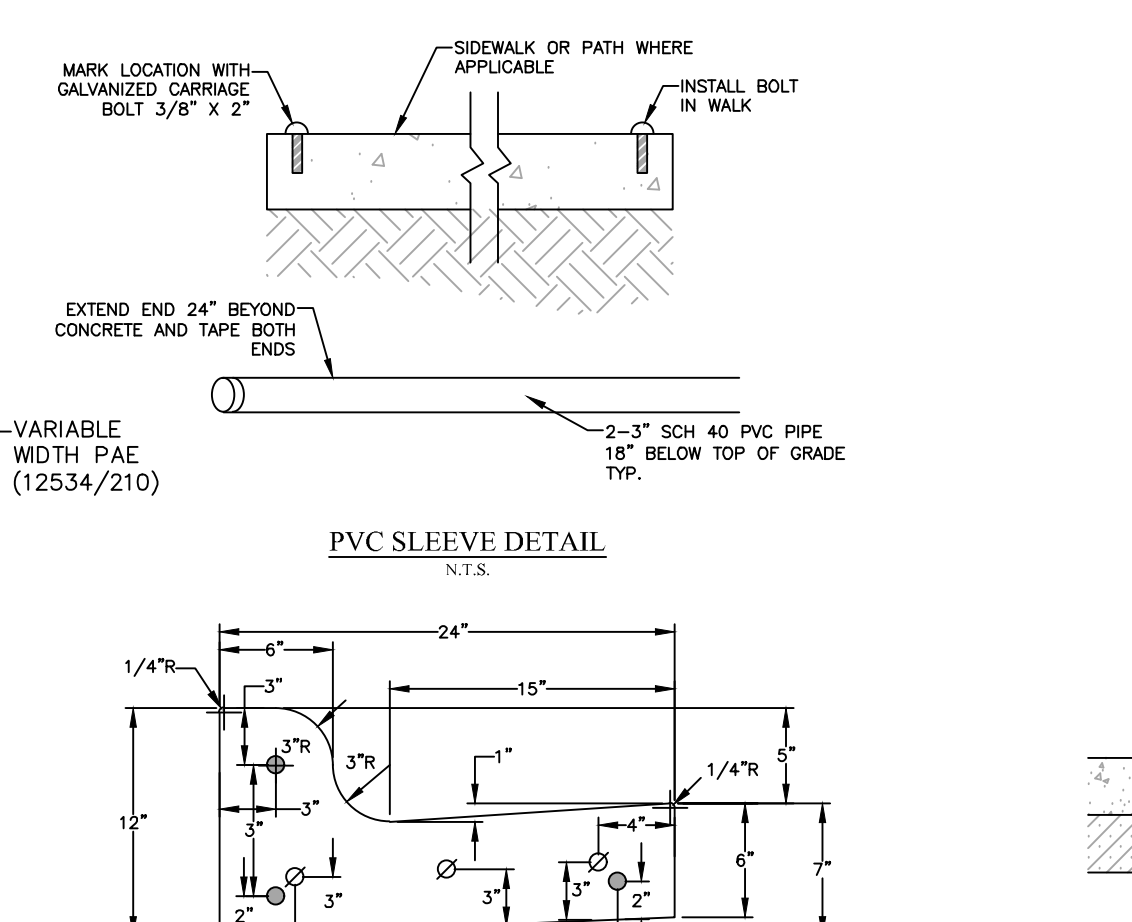
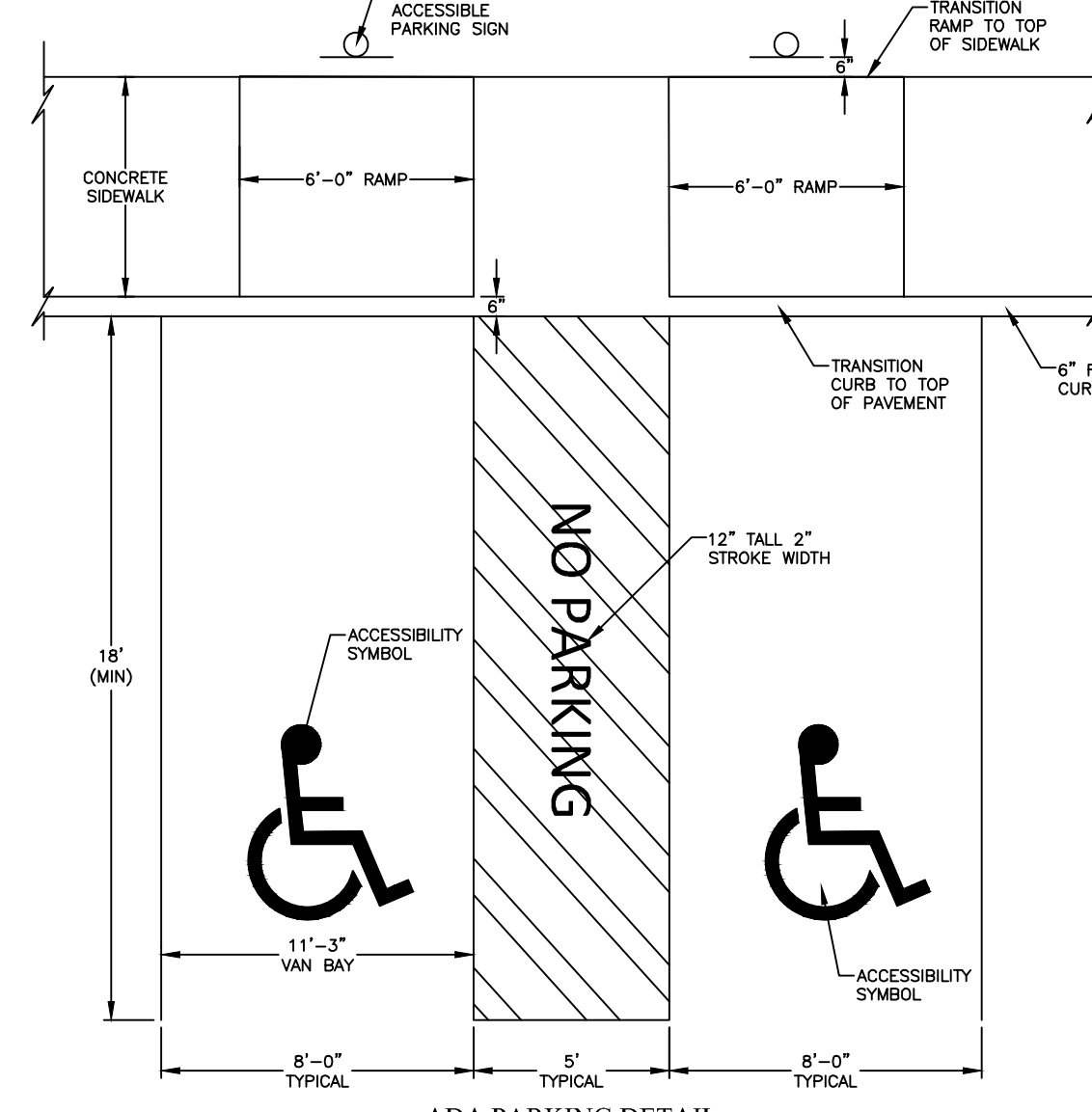


- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, 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.
    - 800 344-8377
    - 0791 772-2054
    - 0791 599-2429
    - 0791 621-4783
    - 0791 299-5800
    - 0791 821-1500
    - 0791 299-5800
  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 F FOR TRENCH SAFETY REQUIREMENTS AND THE CITY OF BRYAN CODE OF ORDINANCES.
  6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHETHER MEANS NECESSARY TO THE INSTALLATION OF A CONSTRUCTION EXIT AND SALT FENCE AS NECESSARY.
  9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPICAL 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 REVEGETATED BLOCK BY BLOCK IMMEDIATELY, AND MAINTAINED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REQUIRED. BARE AREAS SHALL BE SEED OR SOILED WITH IN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  11. EROSION 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 OCCUPANCY.
  13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  14. ALL PAVEMENT SHALL BE TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
  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 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 RECORD 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 LINES 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 BRITTLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2304.
  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 (SEL) FOR THIS PROJECT IS CONSIDERED BY SEL TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THIS DATA IN ANY FORM OR MANNER, AND THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS, WITHOUT ANY WARRANTIES AS TO PERFORMANCE, ACCURACY, OR RESULTS. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SEL UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MAINTENANCE, THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
  27. WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONTROL, RECONFIGURE, ADD TO, MAINTAIN, INSPECT, TROUBLESHOOT, REPAIR, REPLACE, REMOVE AND REPLACE SALES FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PLAN AND THE RIGHT OF INTEREST AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- SITE SPECIFIC NOTES:**
1. THE OWNER OF THE PROPERTY IS \_\_\_\_\_ THE SUBJECT PROPERTY IS \_\_\_\_\_ PROPERTY IS ZONED PD-M.
  2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 3.732 ACRES (162571 SF).
  3. THE SUBJECT TRACT DOES NOT BE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 400035, PANEL NO. 0285E, MAP NO. 400410285E, EFFECTIVE DATE MAY 16, 2012.
  4. THE MINIMUM REQUIRED FIRE FLOW FOR A OFFICE/RETAIL BUILDING IBC TYPE IIA OF 88,000 SF IS 4,200 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (2,100 GPM). TWO FIRE HYDRANTS ARE REQUIRED. THE PROPOSED HYDRANTS WILL BE SUFFICIENT.
  5. 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.
  6. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SUPPLY THE SAME PROTECTION AS THE MAP OR U.S.A. LESS LOCKABLE LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
  7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  8. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  9. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT BE USED BY THE CITY OF BRYAN LIONS ON COVERS.
  10. 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.
  11. 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 CONTRACTORS ONLY.
  12. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  13. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  14. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE BRITTLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  15. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #3 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 12" IN FRONT OF CONTAINMENT AREA.
  16. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
  17. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTOR AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  18. FIRE HYDRANTS SHALL BE REPAIRED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
  19. FIRE HYDRANTS SHALL HAVE STORAGE QUARTER TURN FLYWHEEL CONNECTIONS. STORAGE ADAPTERS ARE NOT ALLOWED.



**LAKE WALK  
B6 AND B7 BUILDINGS**

**TOTAL DISTURBED AREA = 3.73 ACRES  
THE TRADITIONS SUBDIVISION PH 33  
VOL. ##, PG. ##**

**JOHN H. JONES SURVEY, A - 26  
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1"=40'

DATE: JUNE 2024

<p><b>OWNER/DEVELOPER:</b> BRYAN TRADITIONS, LP (979) 704-6395</p>	<p><b>SURVEYOR:</b> KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-5195</p>
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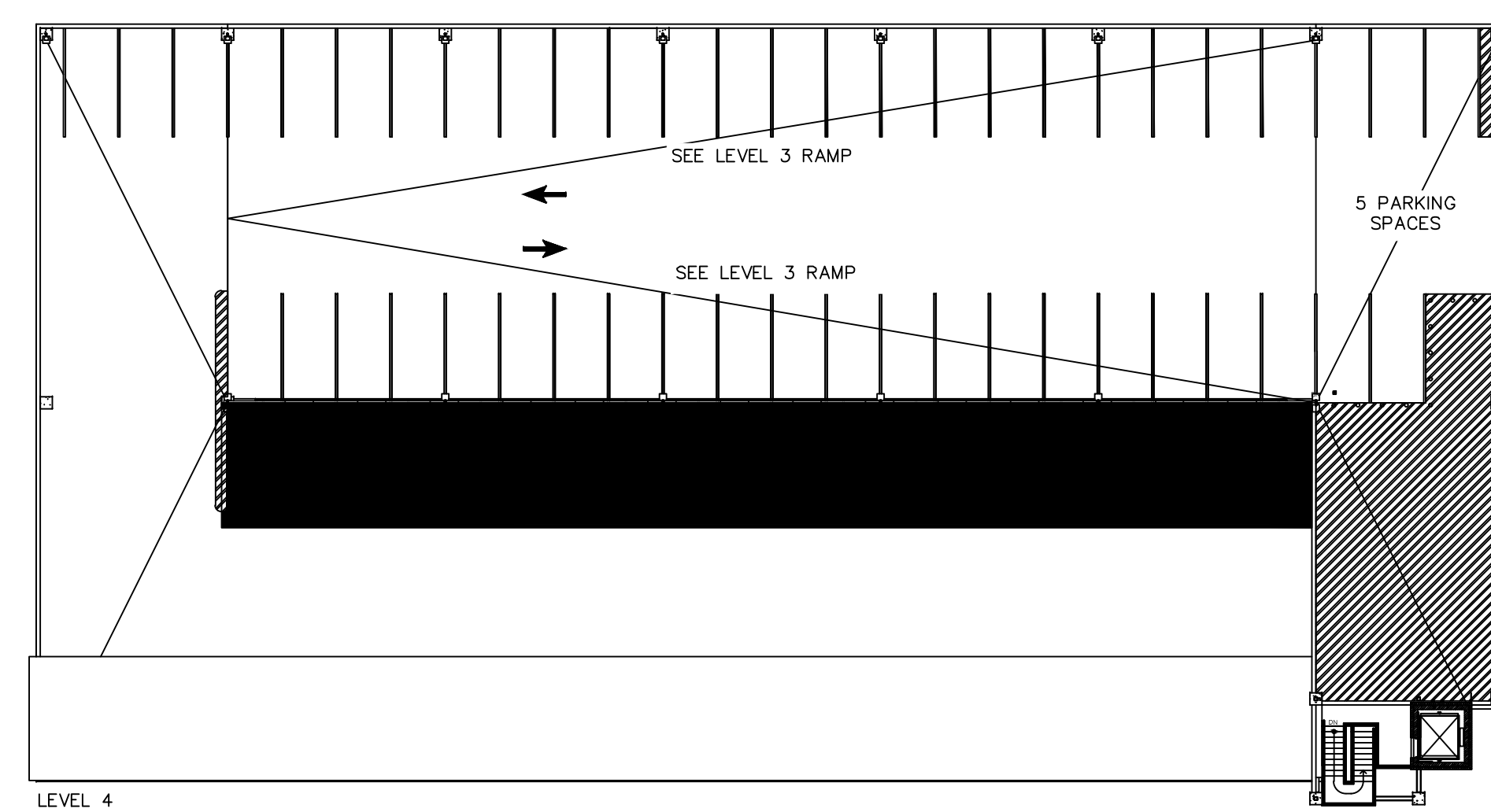
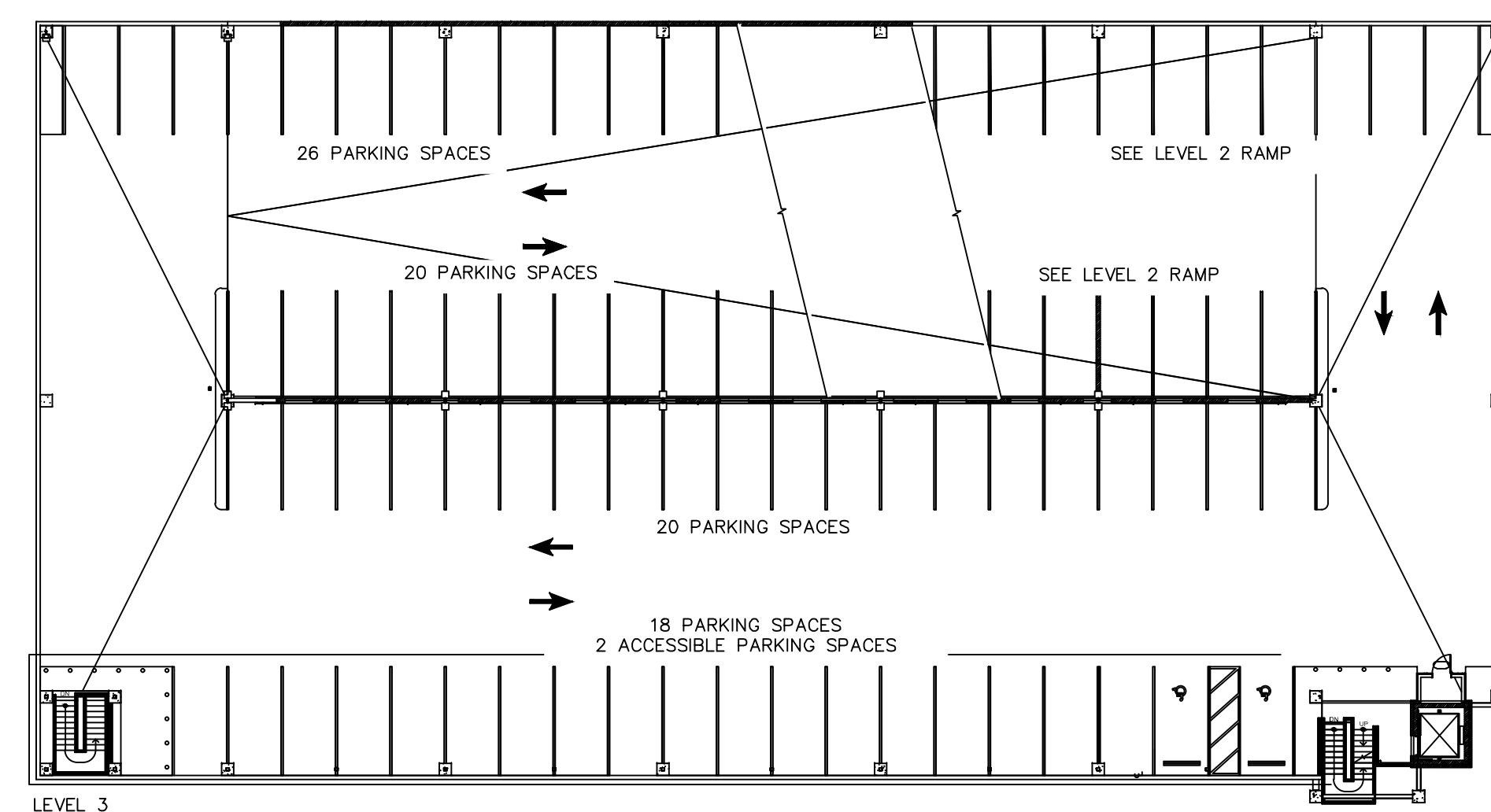
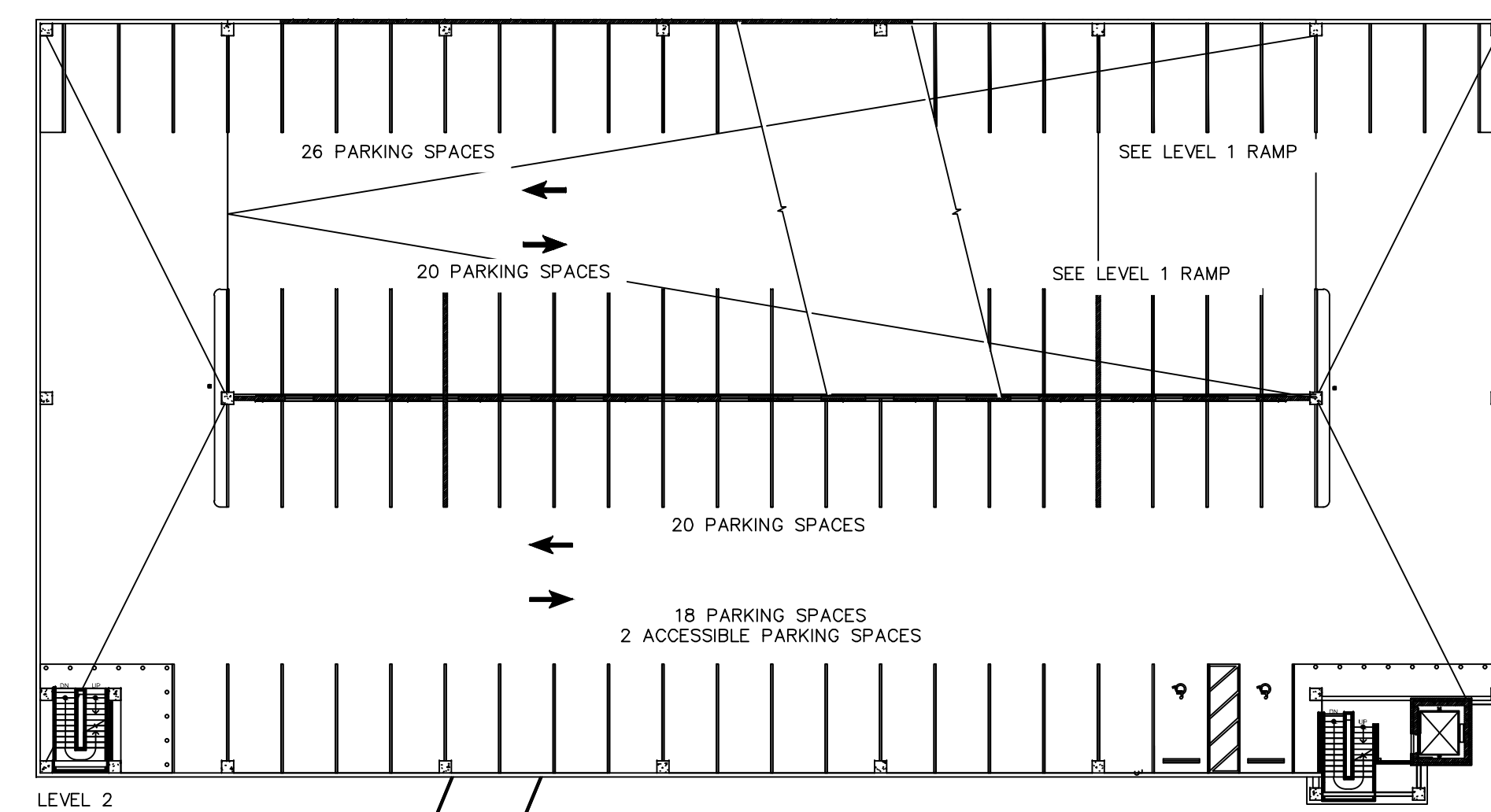
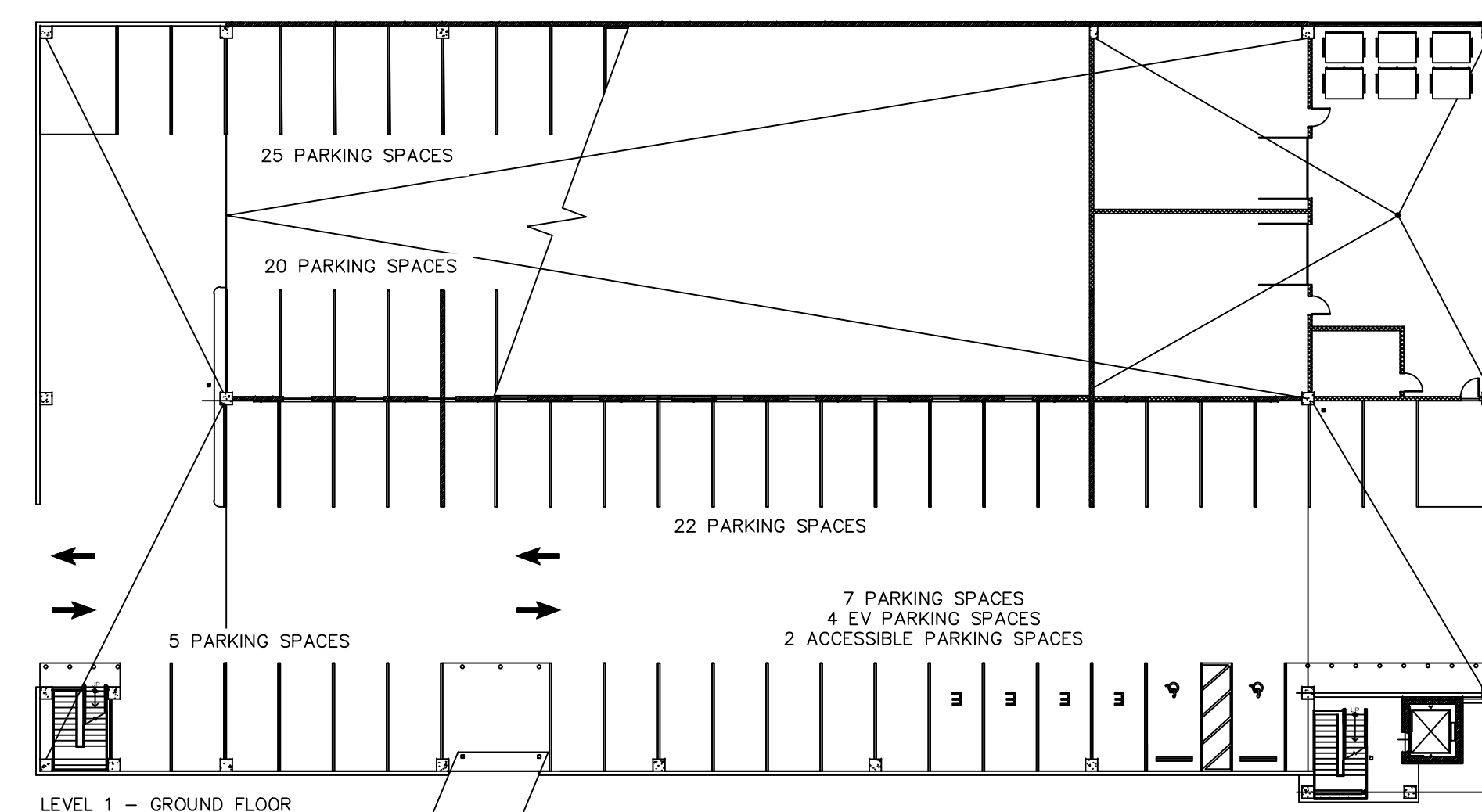
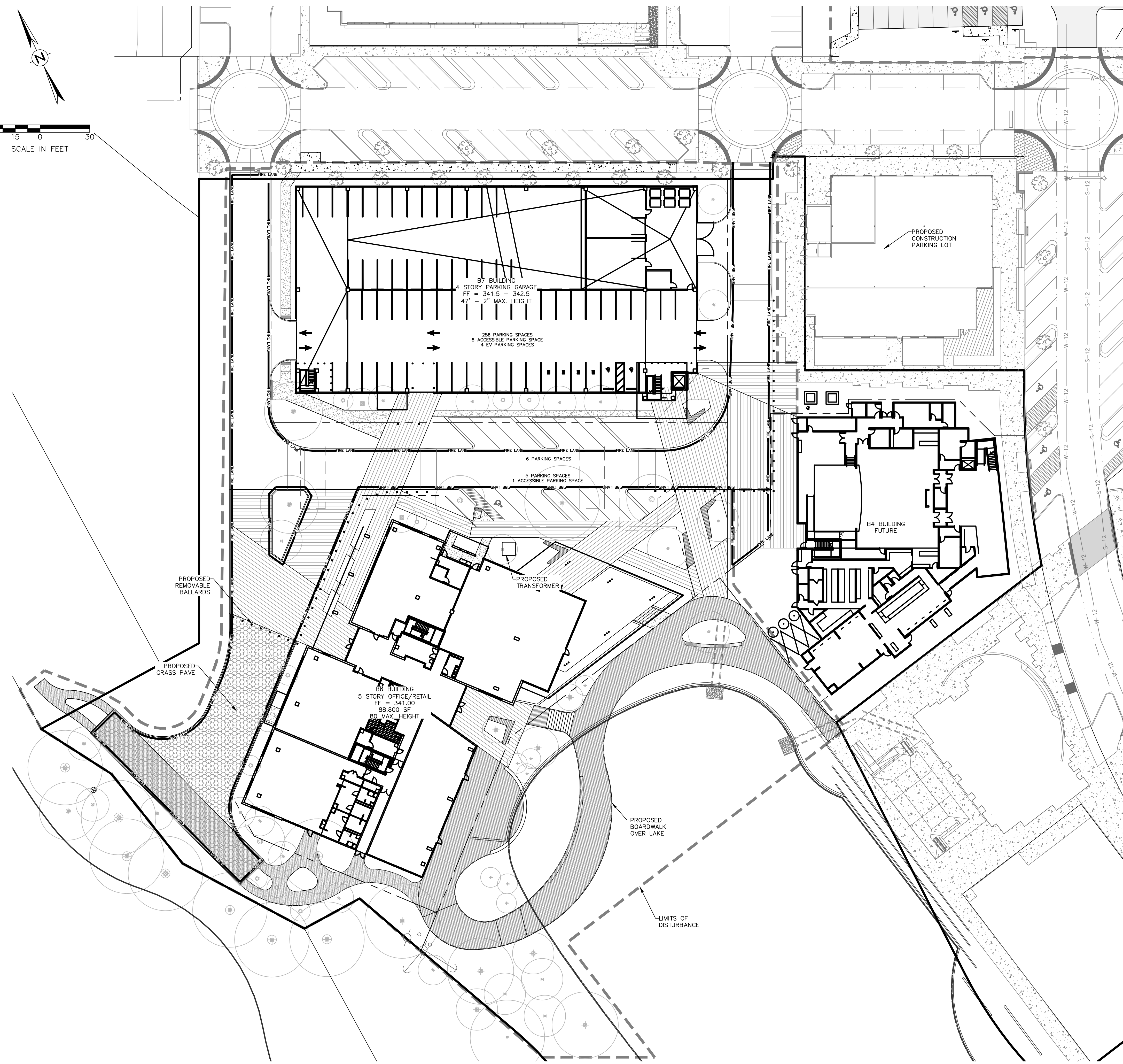
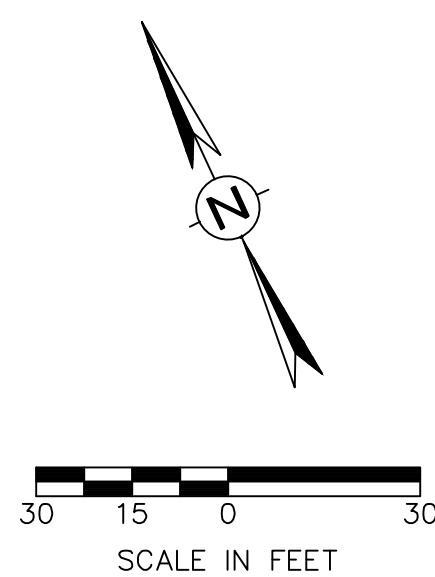
**ENGINEER:**  
SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979)784-3900

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ISSUED FOR REVIEW

**LAKE WALK - B6**  
WILLIAM COLE PROPERTIES  
BRYAN, TEXAS

Date: 04/17/2024  
Revisions:



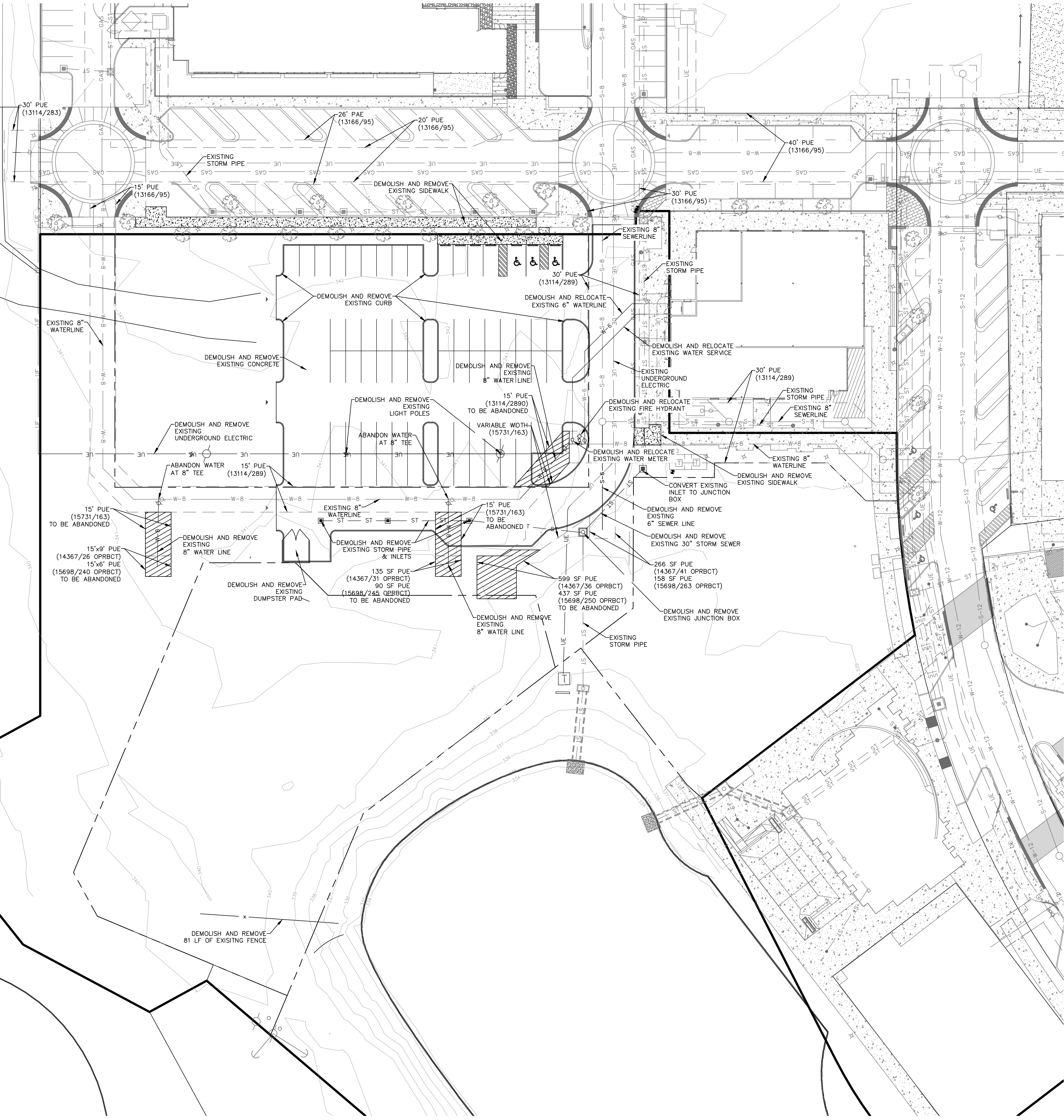
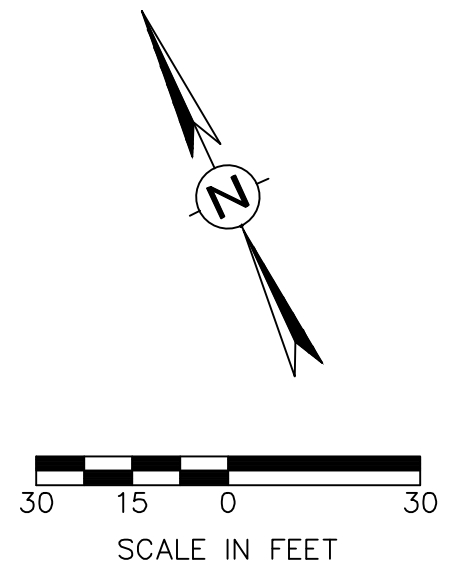
PARKING SCHEDULE				
LEVEL	ADA	PARKING	EV	TOTAL
GROUND FLOOR	2	79	4	85
LEVEL 2	2	84	0	86
LEVEL 3	2	84	0	86
LEVEL 4	0	5	0	5
TOTAL GARAGE	6	252	4	262
SURFACE	1	11	0	12
TOTAL PARKING	7	263	4	274

**LAKE WALK  
B6 AND B7 BUILDINGS**  
TOTAL DISTURBED AREA = 3.73 ACRES  
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JUNE 2024  
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409 N. TEXAS AVENUE  
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(979) 268-5195

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
PO BOX 11995  
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(979)784-3900



- DEMOLITION NOTES:**
- DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DEPOSITED OFF-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS WELL IN ADVANCE OF THE START OF DEMOLITION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERUPTION AND INCONVENIENCE OF UTILITY SERVICES.
  - DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
  - ALL FINISH EDGES BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION SHALL BE NEATLY SAW CUT. UNLESS GRAVEL, FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEFORE ANY PROPOSED STRUCTURES.
  - THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
  - THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
  - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER'S SUPERVISOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
  - THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
  - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.
  - ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
  - SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO RESOLVE ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
  - ALL DEMOLITION ACTIVITIES, INCLUDING CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DOVER L. DOYEN P.E., LICENSE NO. 109835, ON JUNE 12, 2024. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.  
ISSUED FOR REVIEW

**LAKE WALK - B6**  
WILLIAM COLE PROPERTIES  
BRYAN, TEXAS

Date  
04/17/2024  
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.