

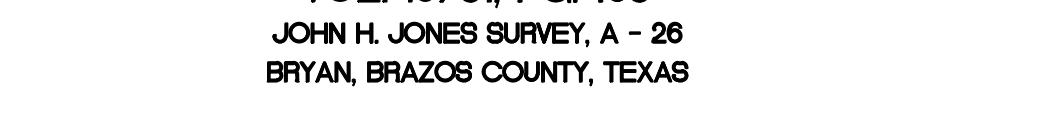
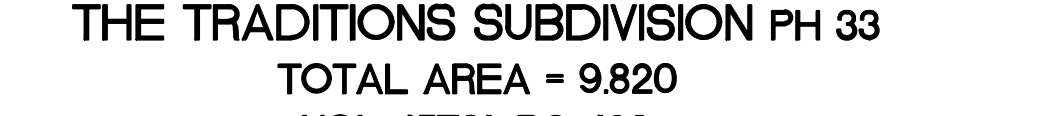
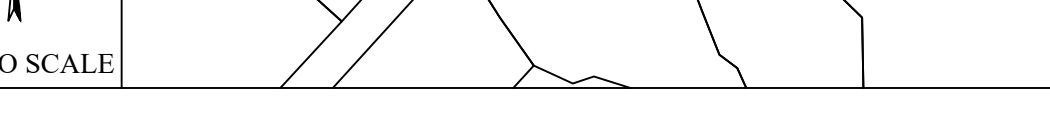
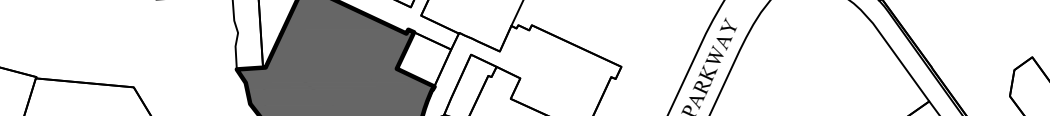
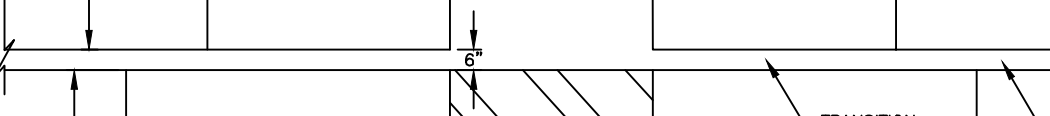
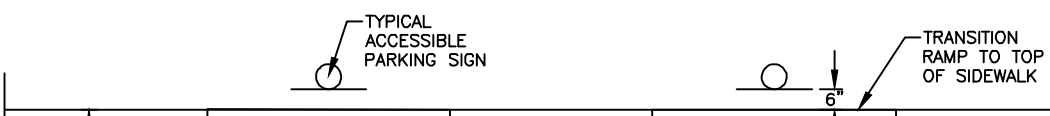
### LEGEND

---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	ST - ST - STORM PIPE
---	W-8 - EXISTING STORM PIPE
---	W-8 - PROPOSED WATER SERVICE, SIZE NOTED
---	S-8 - EXISTING SANITARY SEWER LINE, SIZE NOTED
---	S-8 - PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	S-8 - EXISTING SANITARY SEWER SERVICE, SIZE NOTED
---	GAS - PROPOSED GAS LINE, SIZE NOTED
---	UE - EXISTING UNDERGROUND UTILITY
---	UE - PROPOSED UNDERGROUND UTILITY
---	OE - EXISTING OVERHEAD UTILITY
---	OE - PROPOSED OVERHEAD UTILITY
---	10' WIDE 6" GRADE TRANSITION

- ### GENERAL NOTES
- 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.
  - 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 AND INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITIES COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITIES COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.
  - THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART F FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO DETERMINE THE LOCATION OF ALL UTILITIES BELOW THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SALT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPICAL GENERAL PERMIT NO. TDR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED WITH SEEDS OF THE SAME SPECIES AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REVEGETATED WITH SEEDS OF THE SAME SPECIES AND WATERED UNTIL GROWTH IS ESTABLISHED.
  - EROSION INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE SPECIFICATIONS.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT CROSS OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  - 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 REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2384.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. PERMISSION IS NOT GRANTED TO THE CONTRACTOR FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE CONTRACTOR UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO ITS ACCURACY. PERMISSION IS NOT GRANTED TO THE CONTRACTOR FOR ANY REPRODUCTION OR TRANSMISSION OF ANY INFORMATION GENERATED THROUGHOUT THE USE OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USER AND RECEIPT OF THE ELECTRONIC DATA. ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTR HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, DAMAGE, REPAIR, REMOVE, AND REPLACE SUCH FACILITIES UPON NOTICE AND ACCESS TO THE PROPERTY INCLUDED IN THE PUE AND THE RIGHT OF INTEREST AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- ### SITE SPECIFIC NOTES
- THE OWNER OF THE PROPERTY HAS MULTIPLE OWNERS. THE SUBJECT PROPERTY IS THE TRADITIONS SUBDIVISION PHASE 33. PROPERTY IS 2.20ND PLANNED DEVELOPMENT-WAIVED USE DISTRICT (PDC-W) APPROVED ON NOVEMBER 21, 2018 (ORDINANCE NO. 2186).
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 4.050 ACRES (176,433 SF).
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ANTICIPATED TO FEMA FLOOD INSURANCE RATE MAPS FOR WARRIOR COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0282E, MAP NO. 80410282E, EFFECTIVE DATE MAY 16, 2011.
  - THE MINIMUM REQUIRED FLOW RATE FOR AN OFFICE/RETAIL BUILDING BE TYPE IA OF 103,000 SF IS 4,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH REDUCES THE REQUIRED FLOW RATE TO 2,250 GPM. TWO FIRE HYDRANTS ARE REQUIRED. THE PROPOSED HYDRANTS WILL BE SUFFICIENT.
  - PAVING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, SECTION 602.01'S MARKING MATERIALS.
  - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE MAP OR USA. LIGGS LOCKING LID AT MINIMUM. AN ALTERNATING LOCKAGE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE EASEMENTS 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 OR COVERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTES 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.
  - DEMOLITION IS REQUIRED TO SOLID WASTE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BODIES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY FRONTED CONTRACTORS 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 #6 BARS AT 12" O.C. AND THE PAV SHALL EXTEND AN ADDITIONAL 6" IN FRONT OF CONTAINMENT AREA.
  - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED 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 PROTECTOR AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
  - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION, STORZ ADAPTERS ARE NOT ALLOWED.

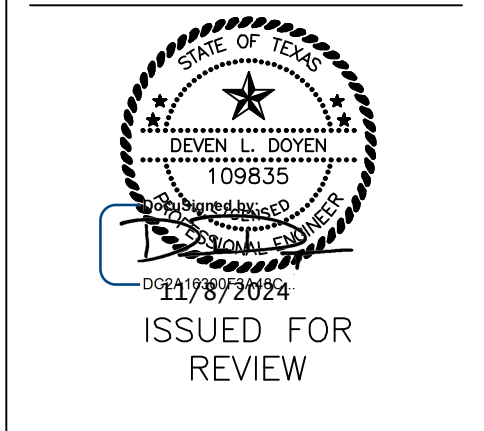
UTILITY DEMAND		PARKING	
WATER DEMAND		PROPOSED PARKING	
AVERAGE	35 GPM	213 SPACES PARKING	
MAXIMUM (PEAK)	140 GPM	8 SPACES ACCESSIBLE PARKING	
2" DOMESTIC WATER METER		221 SPACES PROVIDED	
SANITARY SEWER DEMAND PER		BENCHMARK INFORMATION	
AVERAGE	17.5 GPM	TM 1 N: 10204787.8647	
MAXIMUM (PEAK)	70 GPM	E: 3539150.2653	
		ELEV.: 340.25	(CHISELED X IN CONCRETE)
6" SANITARY SEWER LINE		TM 2 N: 10204914.7647	
0.104 % MIN. SLOPE		E: 3539170.1253	
		ELEV.: 340.32	(CHISELED X IN CONCRETE)
FIXTURE UNITS ALLOWED = 700			
PIPE SLOPE OK			



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nelsonpartners.com



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

Date  
11/08/2024 - PROGRESS CD'S  
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.

Project No.  
23082

**C1**  
SITE PLAN

**LAKE WALK**  
**B6 AND B7 BUILDINGS**

TOTAL DISTURBED AREA = 4.050 ACRES  
THE TRADITIONS SUBDIVISION PH 33

TOTAL AREA = 9,820  
VOL. 15731, PG. 163  
JOHN H. JONES SURVEY, A - 26  
BRYAN, BRAZOS COUNTY, TEXAS

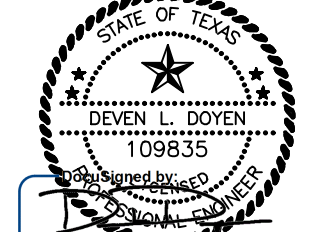
SCALE: 1"=40'

OWNER/DEVELOPER:  
BRYAN TRADITIONS, LP  
3889 NORTH SHORE DRIVE  
BRYAN, TEXAS 77803  
(979) 704-6395

NOVEMBER 2024  
SURVEYOR:  
KEER SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 288-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
PO BOX 11998  
COLLEGE STATION, TX 77842  
(979)764-3900





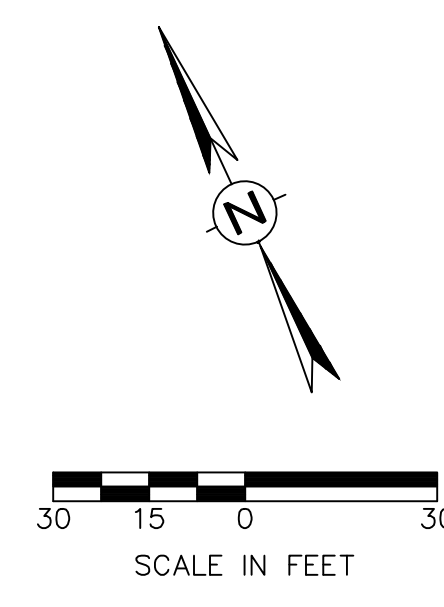
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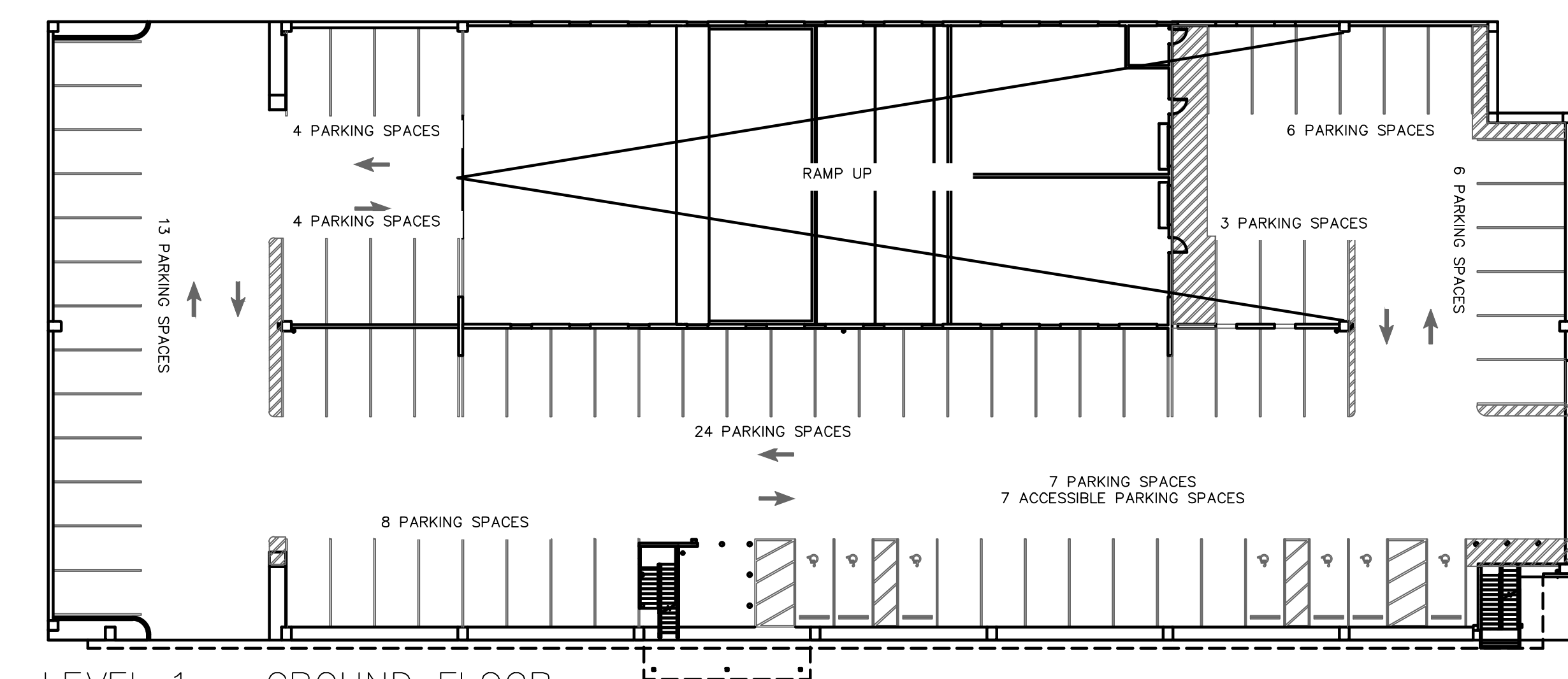
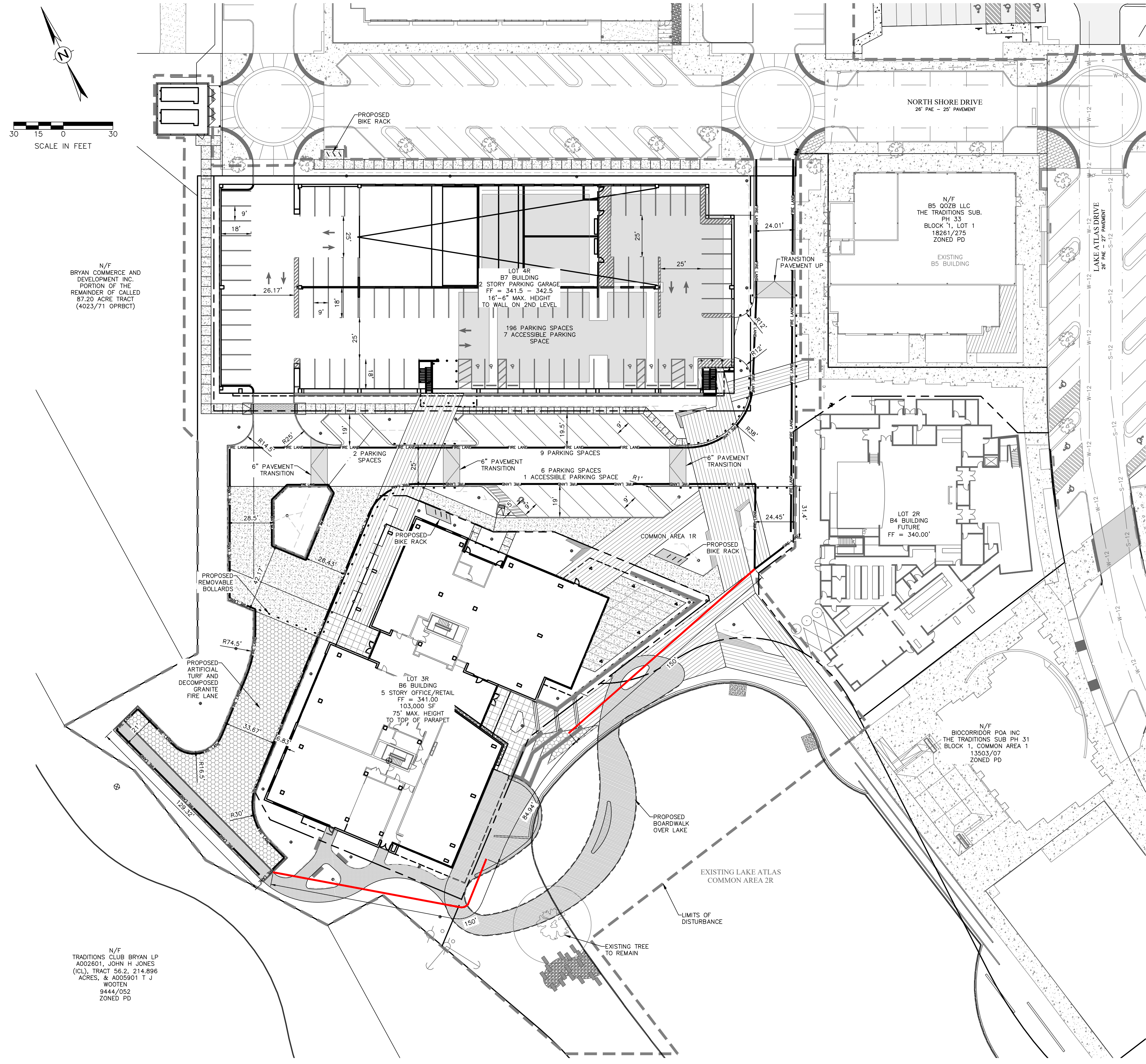
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**C2**  
PARKING LAYOUT

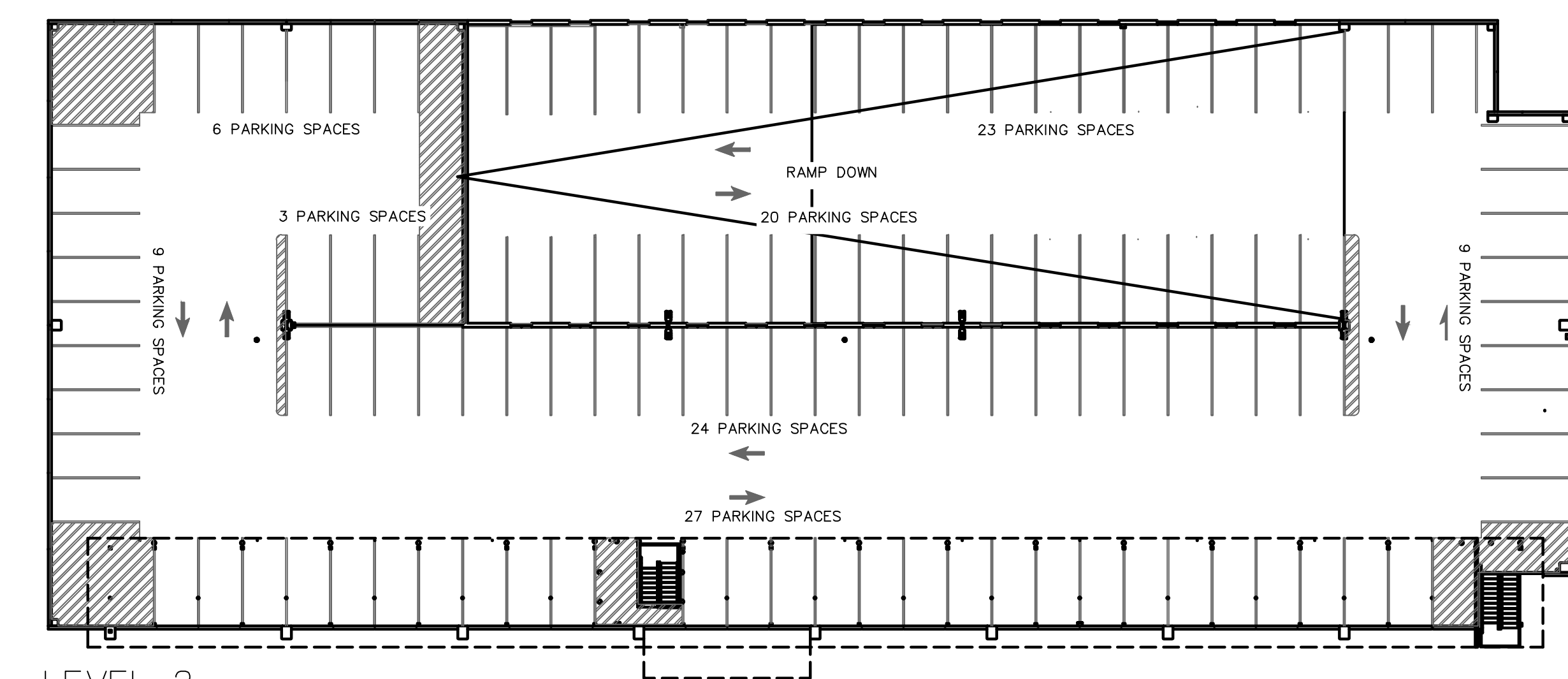


N/F  
BRYAN COMMERCE AND  
DEVELOPMENT INC.  
PORTION OF THE  
REMAINDER OF CALLED  
87.20 ACRE TRACT  
(4023/71 OFRBC1)

N/F  
TRADITIONS CLUB BRYAN LP  
A002601, JOHN H JONES  
(C/L), TRACT 56.2, 214.896  
ACRES, & A002901 T J  
WOOTEN  
9444/052  
ZONED PD



LEVEL 1 - GROUND FLOOR



LEVEL 2

**PARKING**

PROPOSED PARKING  
213 SPACES PARKING  
8 SPACES ACCESSIBLE PARKING  
221 SPACES PROVIDED

PARKING SCHEDULE				
LEVEL	ADA	PARKING	EV	TOTAL
GROUND FLOOR	7	75	0	82
LEVEL 2	0	121	0	121
TOTAL GARAGE	7	196	0	203
SURFACE	1	17	0	18
TOTAL PARKING	8	213	0	221

**LAKE WALK  
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