

### 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 EASEMENT (PUE)
---	EXISTING PRIVATE EASEMENT (PUE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	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 - PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	GAS - EXISTING GAS LINE, 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

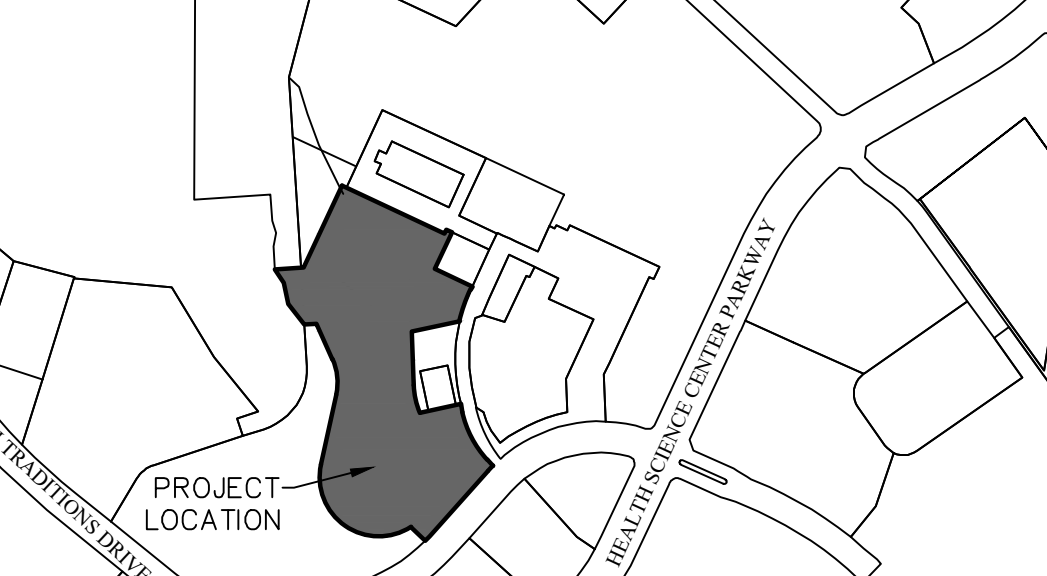
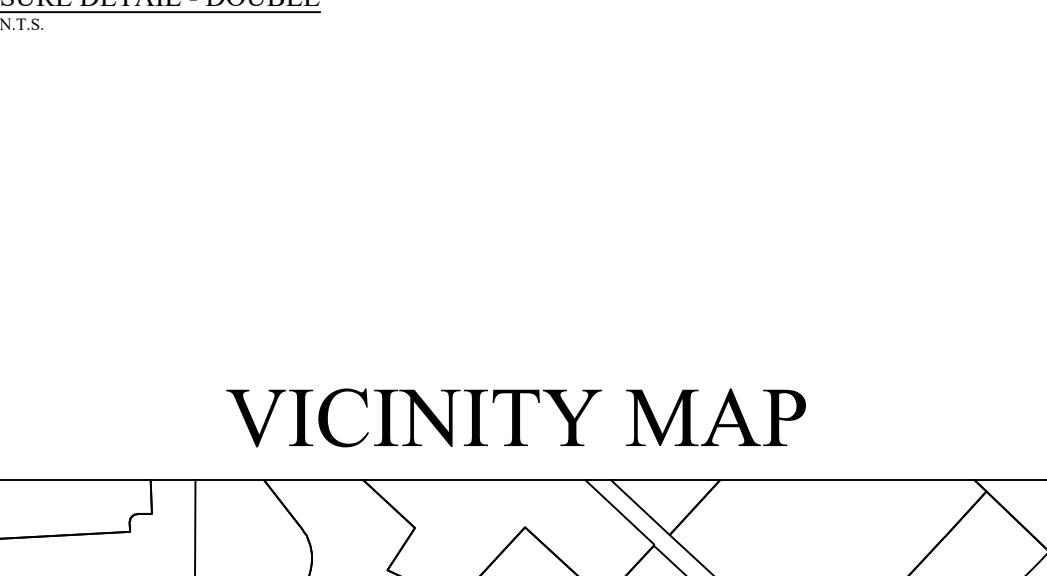
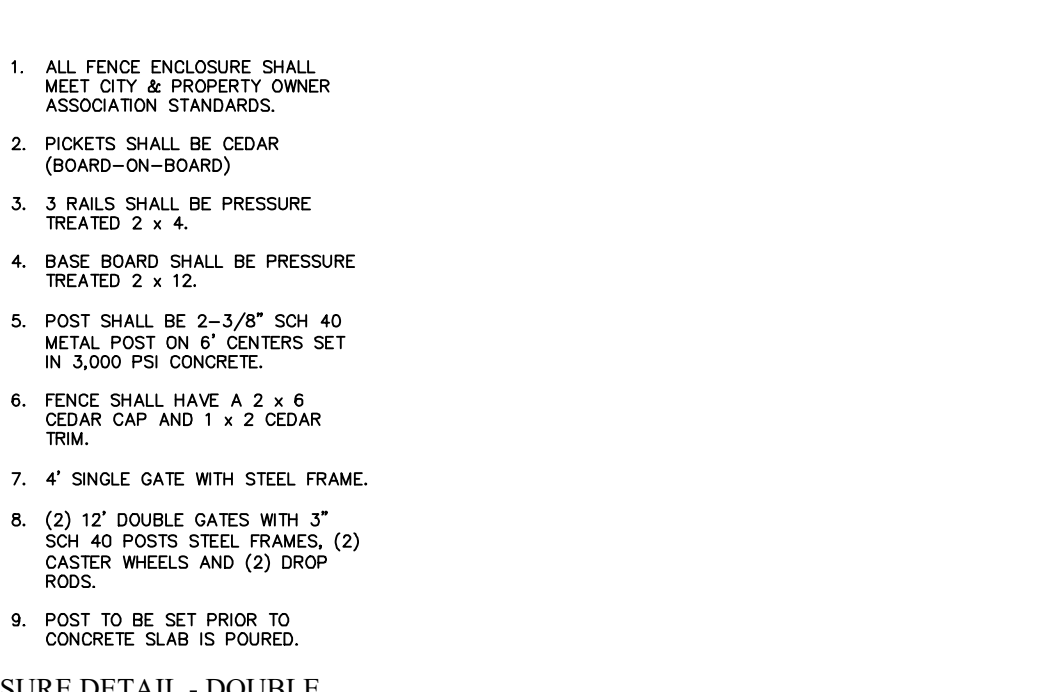
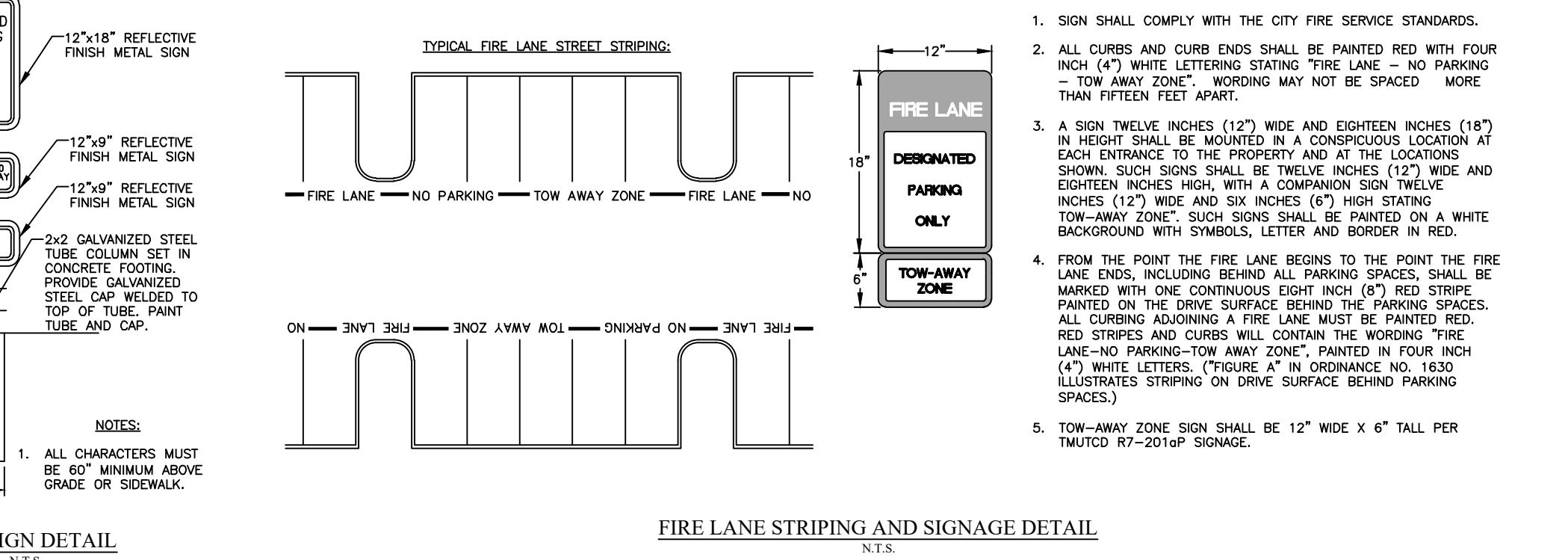
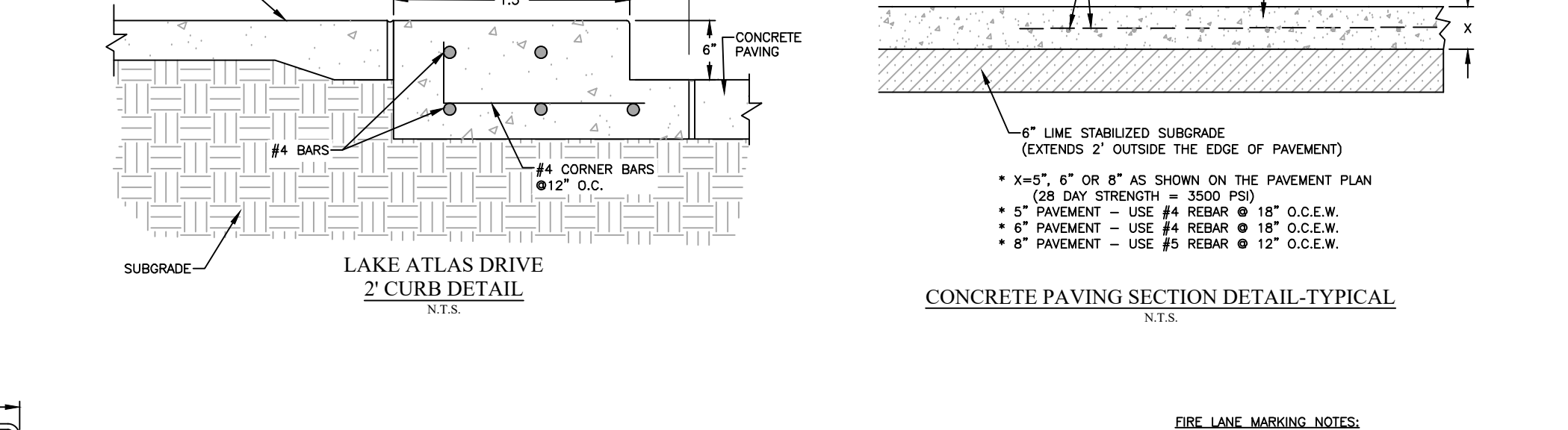
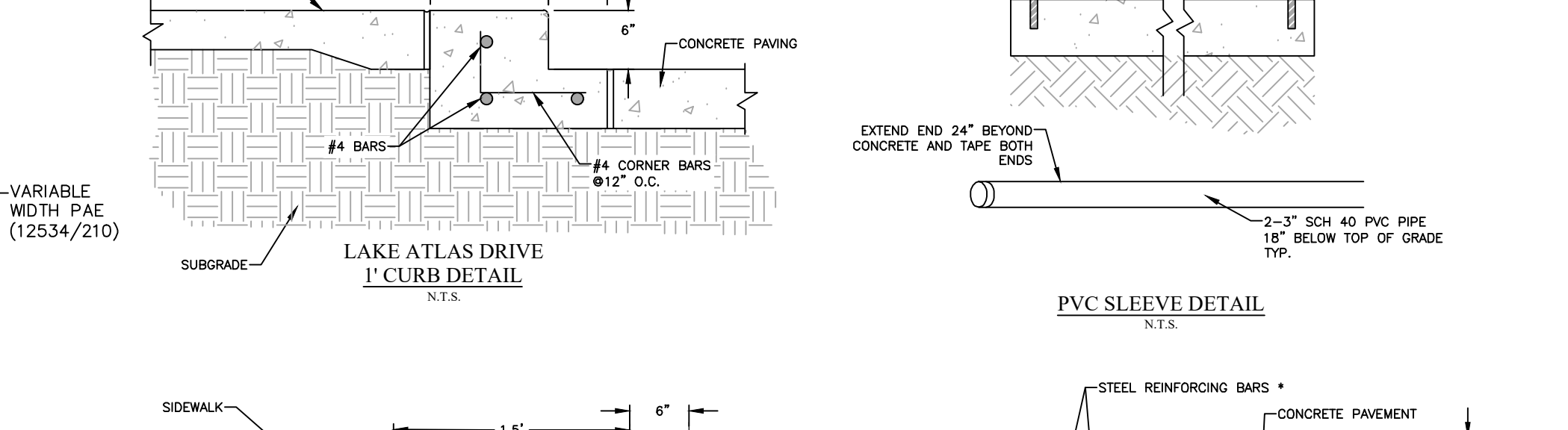
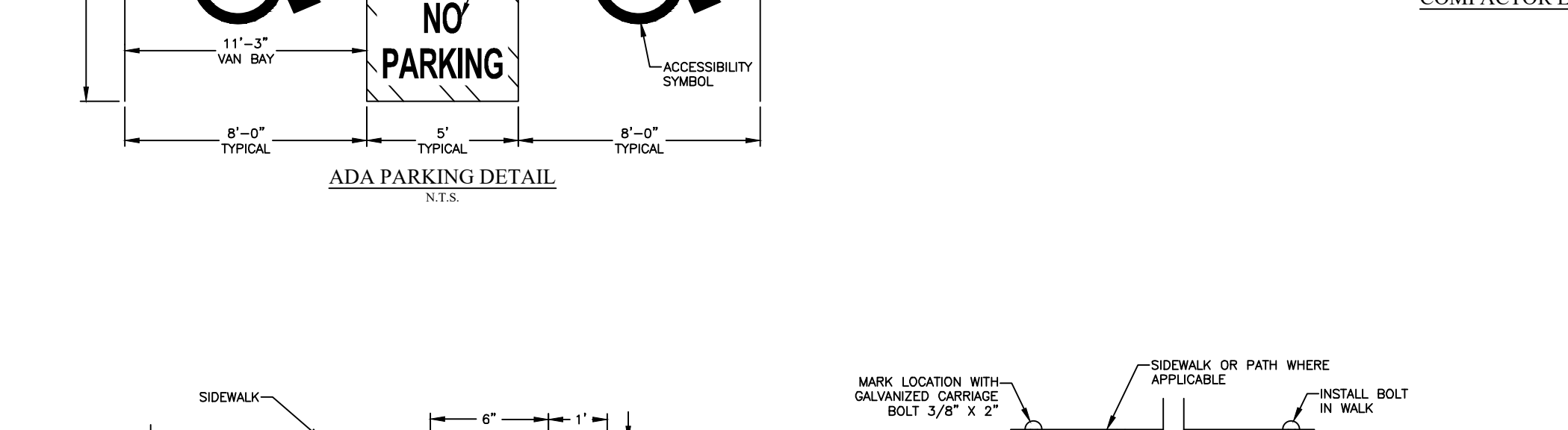
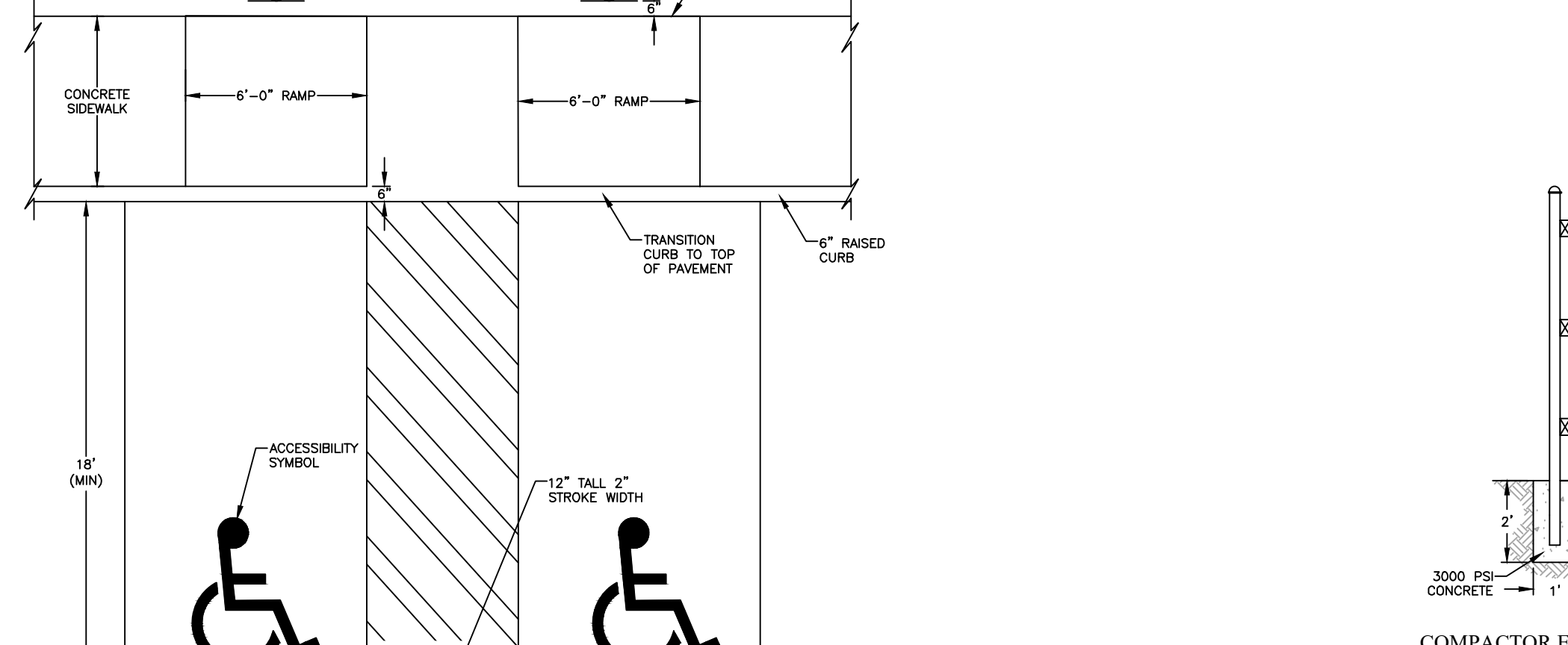
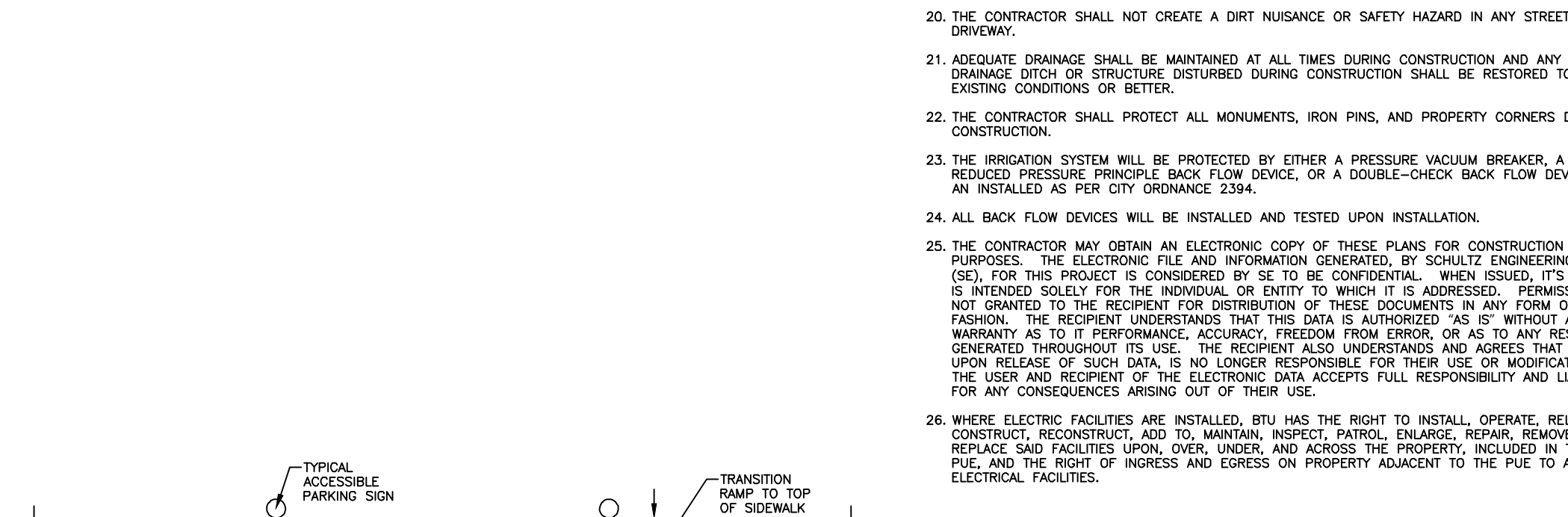
- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE. (ORDINANCE NO. 2011)
  - THE TOTAL DISTURBED AREA 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 MADRID COUNTY, TEXAS AND INCORPORATED AREAS. THE COUNTY MAP NO. 480083, PANEL NO. 0282E, MAP NO. 480410282E, EFFECTIVE DATE MAY 16, 2011.
  - THE MINIMUM REQUIRED FLOW FOR A OFFICE/RETAIL BUILDING BE TYPE IV OF 103,000 SF IS 4,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW BY 50% TO 2,250 GPM. TWO FIRE HYDRANTS ARE REQUIRED. THE PROPOSED HYDRANTS WILL BE SUFFICIENT.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, 2008, TYPE 3 MARKING MATERIALS.
  - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LD ON THE ISOLATION VALVE. THE LOCKAGE LD SHALL SUPPLY THE SAME PROTECTION AS THE MWP OR USA. LIGGS LOCKING LD AT MINIMUM AN ALTERNATING LOCKAGE LD SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
  - CONTOUR SURFACE 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 BE THE CITY OF BRYAN LOGO ON COVERS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL ELECTRICAL WASTE. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  - 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 #4 BARS AT 12" OC AND THE PAD 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 INSTALL AS PER CITY ORDINANCE.
  - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT, NO EXTENSIONS ALLOWED.
  - FIRE HYDRANTS SHALL HAVE STORZ QUAKER TURN FUMPER CONNECTION, STORZ ADAPTERS ARE ALLOWED.
  - REMOVABLE BOLLARDS ARE TO BE LOCKED BY KNIX FALLOCKS APPROVED BY THE BRYAN FIRE MARSHAL'S OFFICE.

### UTILITY DEMAND

WATER DEMAND	
AVERAGE	35 GPM
MAXIMUM (PEAK)	140 GPM
DOMESTIC WATER METER	
AVERAGE	17.5 GPM
MAXIMUM (PEAK)	70 GPM
6" SANITARY SEWER LINE	
FIXTURE UNITS =	221
PIPE SLOPE OK	

### PARKING

PROPOSED PARKING	
213 SPACES PARKING	
8 SPACES ACCESSIBLE PARKING	
221 SPACES PROVIDED	
BENCHMARK INFORMATION	
TM 1	N: 102204767.8647 E: 5539130.2653 ELEV.: 540.29 (CHIESELD X IN CONCRETE)
TM 2	N: 102204914.7647 E: 5539175.1253 ELEV.: 540.52 (CHIESELD X IN CONCRETE)



## 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

DECEMBER 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

# NELSEN PARTNERS

ARCHITECTS & PLANNERS

Nelsen Partners, Inc.  
Austin | Scottsdale

905 Congress Avenue  
Austin, Texas 78701  
t 512.457.8400  
nelsonpartners.com

ISSUED FOR REVIEW

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOVEN, P.E., LICENSE NO. 109835, DECEMBER 11, 2024

## LAKE WALK - B6

### WILLIAM COLE PROPERTIES

BRYAN, TEXAS

Date: 12/04/2024 - PROGRESS CDs  
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.

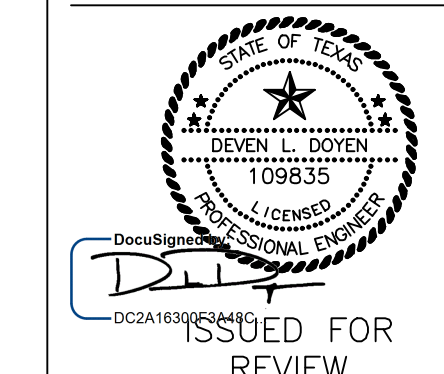
© 2022 NELSEN PARTNERS, INC.

Project No. 23082

# C1

SITE PLAN





THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOVEN, P.E., LICENSE NO. 109835, DECEMBER 11, 2024

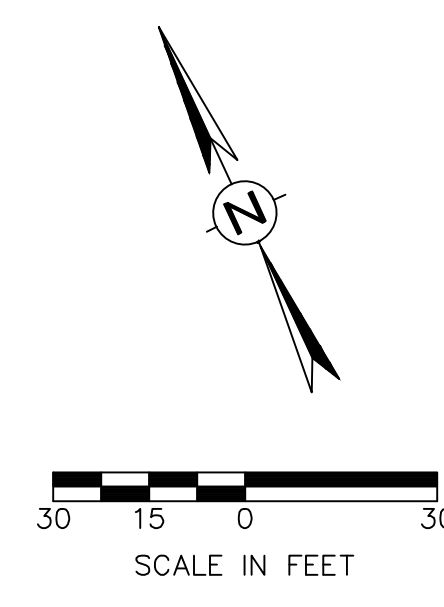
**LAKE WALK - B6**  
**WILLIAM COLE PROPERTIES**  
BRYAN, TEXAS

Date  
12/04/2024 - 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.

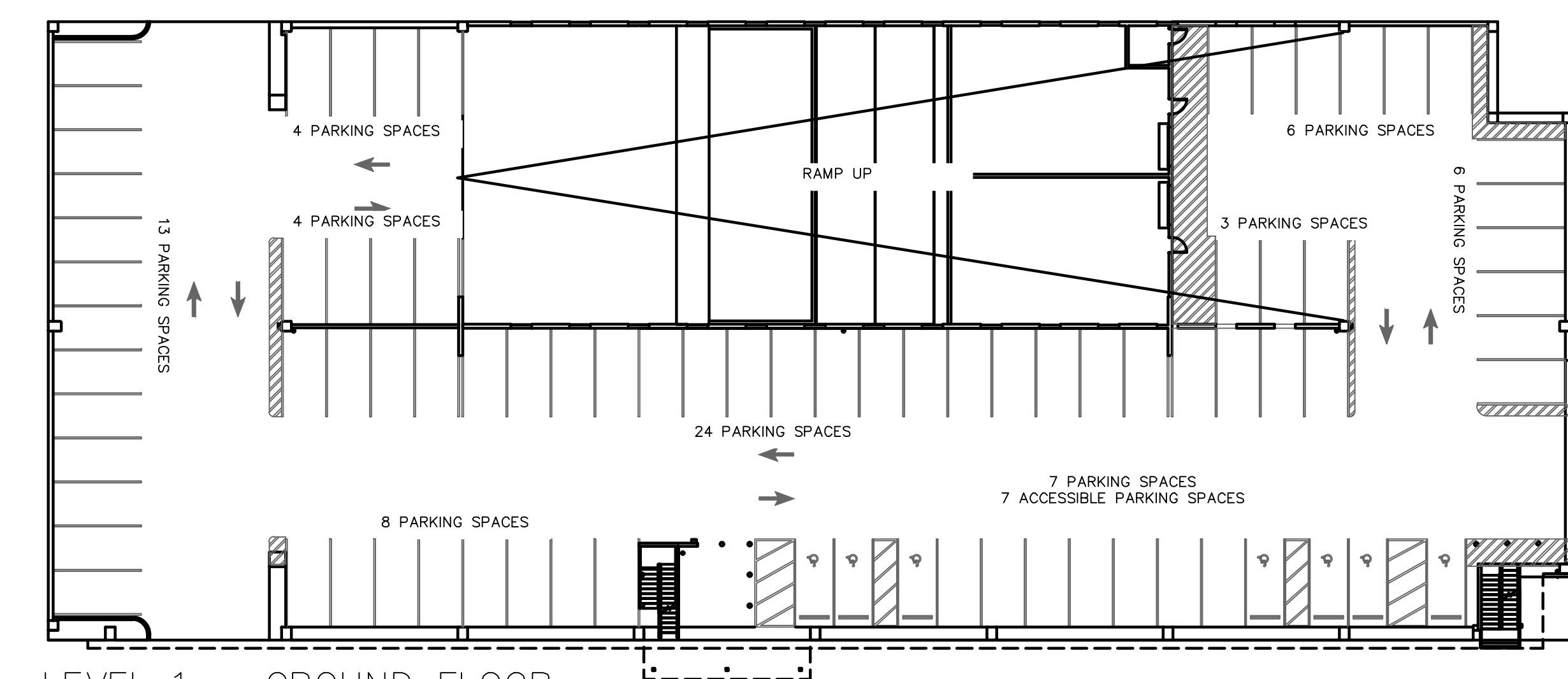
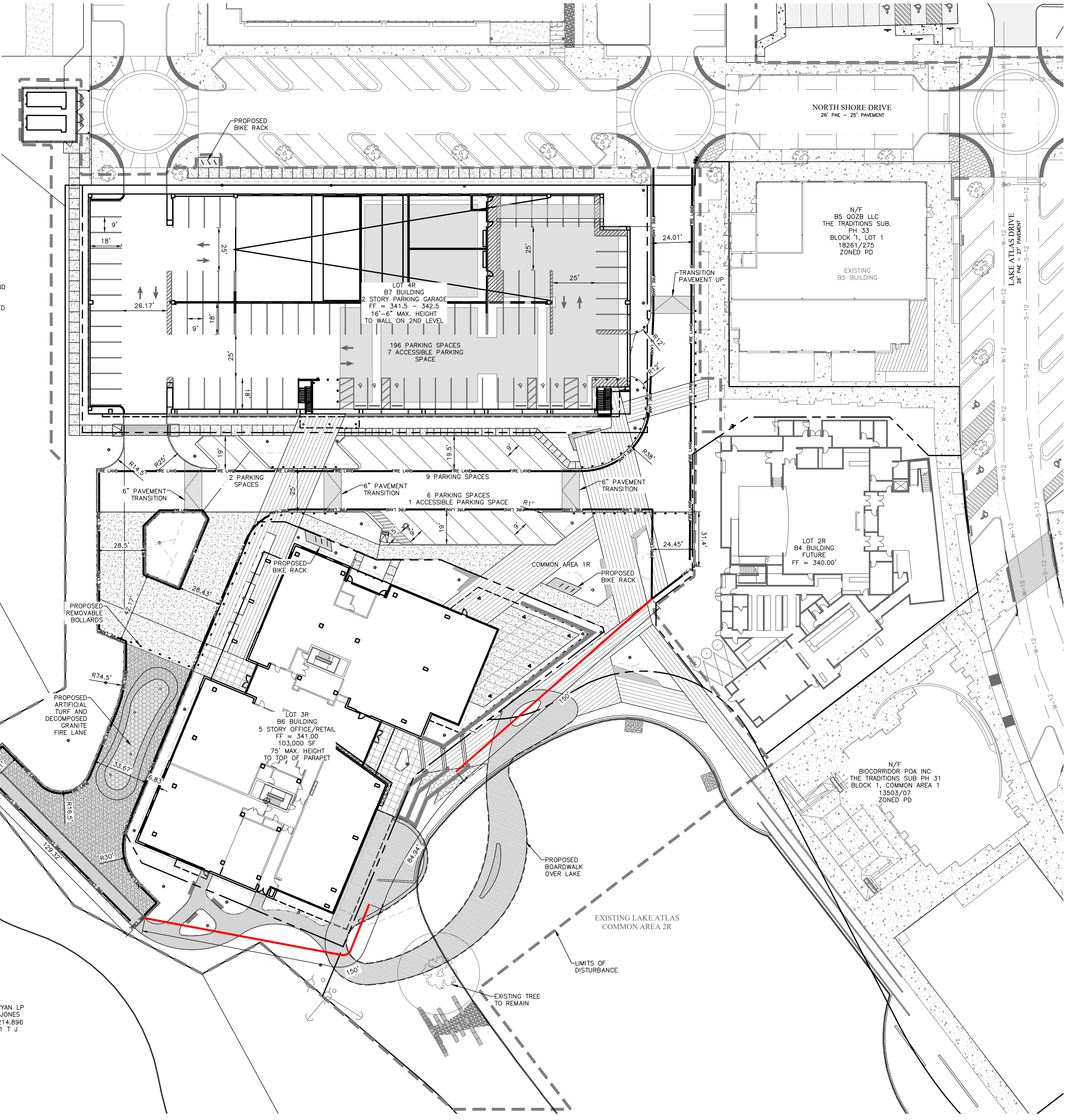
© 2022 NELSEN PARTNERS, INC.  
Project No.  
23082

**C2**  
PARKING LAYOUT

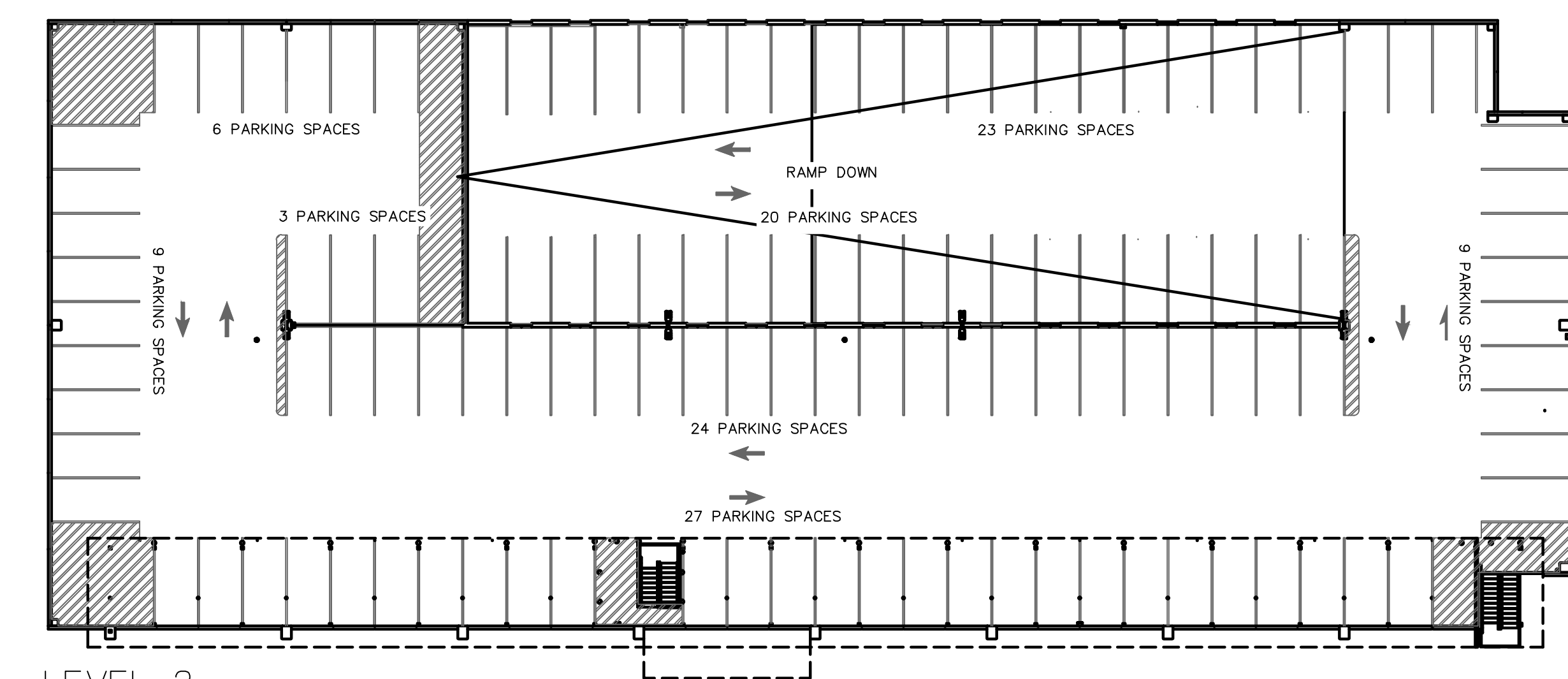


N/F  
BRYAN COMMERCE AND  
DEVELOPMENT INC.  
PORTION OF THE  
REMAINDER OF CALLED  
87.20 ACRE TRACT  
(4023/71 OFRBC1)

N/F  
TRADITIONS CLUB BRYAN LP  
A002601, JOHN H JONES  
(C.L.) TRACT 56.2, 214.896  
ACRES, & A005901 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**  
**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 77807  
(979) 704-6395

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

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979)764-3900