

CREI Colony Landing

Colony North Subdivision

Lots 1R & 2R - 5.805 AC

922 N. Earl Rudder Freeway

Bryan, Brazos County, Texas



VICINITY PLAN

OWNER/DEVELOPER:

CREI Colony Land Acquisition III LP

13410 Ferrill Creek Road

Bryan, TX 77808

ENGINEER:



Firm # 9951

PO Box 5192

Bryan, Texas 77805

979-739-0567



Know what's below.
Call before you dig.

Sheet List Table

Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Erosion & Sedimentation Control Plan
C4	Utility Plan
C5	Grading & Pavement Plan
C6	Drainage & Detention Plan
C7	Water Plan & Profile
S1	BCS Unified Sewer Details
S2	BCS Unified Sewer Details
W1	BCS Unified Water Details
W2	BCS Unified Water Details
D	BCS Unified Drainage Details
ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of
interim review under the authority of Glenn Jones,
P.E., 97800 on 12-Aug-24. It is not to be used
for construction, bidding, or permitting purposes.

Released for Review

November 2025

General Notes:

- The contractor shall promptly notify the engineer of any discrepancies between these plans and other drawings of differing disciplines & specifications.
- The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. This information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation. The contractor shall also notify the engineer if design changes need to be made in the field.
- Contractor to verify all underground utilities in the field prior to construction.
- 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 are crossed or 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.
- During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical. The contractor shall clean and remove from the project area all surplus and discarded materials, temporary structures and debris of any kind and shall leave the project site in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
- The contractor is responsible for OSHA established trench safety as described in the federal register 29 CFR Part 1926 a trench safety plan should be prepared and a "competent person" appointed prior to any and all excavating operations exceeding 5' depth. The plan is to be prepared and sealed by a registered Texas professional engineer and shall be submitted to the City of College Station and consulting engineer prior to any excavation on the project.
- A copy of the approved construction plans shall be kept on site at all times throughout the entire duration of the project. The contractor shall maintain a set of redline drawings, recording as-built conditions during construction. These redline drawings marked up drawings will be submitted to the design consultant who will make the changes on the original tracings, labeling each sheet in the set as "record drawing".
- The contractor shall be responsible for safeguarding and protecting all material and equipment stored on the jobsite. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuries during and after working hours, until project completion.
- Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment is to be stored overnight at the jobsite so as not to block streets or drives. Materials are to be protected from damage by the elements.
- Contractor shall say cut remove and replace concrete pavement, and curb & gutter as required to construct proposed improvements.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
- Any adjacent property and right-of-way disturbed during construction will be returned to their existing condition or better. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
- All exposed dirt surfaces shall be seeded, hydro-mulched, or sodded.
- The contractor shall not create a dirt nuisance or safety hazard in any street or driveway. The pavement be cleaned daily.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
- The contractor shall coordinate all fence removal and replacement with the Owner.
- The contractor shall protect all monuments, iron pins, and property corners during construction.
- The contractor must provide construction staking from the information provided on these plans.

General Utility Note (Private & Public):

- All excavation for underground utilities shall be made true to grade. Excavation shall be made a minimum of six inches below the required grade and provide a neat bed for the piping. After cover piping shall be made, the earth be free of debris and shall be tamped by hand or mechanical means to the density of the adjacent undisturbed earth or to 95% standard proctor density (ASTM D998), which ever is greater. All trenching and excavation shall be done in strict accordance with current OSHA requirements and all other applicable safety codes and standards.
 - Minimum bury or cover specified is to be measured from finish grades. Where utility line extend under pavement, the bury or cover shall be measured from the bottom of the structure.
 - Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under foundations, pavement, walls, etc.) the utility shall be bedded and initial backfill with cement stabilized sand. Final backfill in these areas shall be compacted by mechanical tamping to structural compaction requirements.
 - Regardless of elevations shown for manhole rims, clean-out covers, or grates, these items shall be placed flush with the pavement elevations and slopes. Manholes and clean-outs not in pavement areas shall be set 3 inches above the finish grade.
 - Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing construction. Notify the engineer at once of any conflict.
 - The contractor shall coordinate all utility installation so that grade critical elements (i.e. storm drain, sanitary sewer, etc.) do not conflict with non-grade critical elements (i.e. electrical conduit, water services, etc.).
 - The contractor shall furnish all materials, equipment, and labor for excavation, boring, installation, and backfilling of utility lines and related appurtenances, as shown on the plans.
 - The loading and unloading of all pipe and other accessories shall be in accordance with the manufacturer's recommended practices and shall, at all times, be performed with care to avoid any damage to the material. The contractor shall locate and provide the necessary storage areas for materials and equipment.
 - Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspectors.
 - This project shall be built by means of open cut except as noted on the drawings. Contractor to determine the locations of bore pits in the field subject to the inspector's approval.
 - Structural backfill will be required for all excavation within 5 feet of public roadway pavements or walks.
- Private Utility Notes:**
- The contractor shall install the proposed private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private or public utilities shall be installed in accordance with the utility company's specifications. Should these drawings or specifications differ with other utility company's specifications, the stricter of the two shall apply.
 - It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
 - The contractor shall coordinate all installations of service lines, conduits, meters, etc., with the appropriate utility company.

Water Line Notes (Public & Private):

- All domestic water line pipe shall be constructed out of PVC (Sch. 40). Public or fire water line pipe shall be constructed out of C900-DRI4 and public services shall be copper.

Storm Sewer Notes (Private):

- All 15 inch to 42 inch storm sewer pipe, shall be constructed out of reinforced concrete pipe (RCP). 24" to 42" ASTM C76, Class III except as noted.
- All 6 inch to 12 inch storm sewer pipe, except as noted, shall be HDPE. SDR-35, ASTM D-3034, PVC pipe may be used in place of HDPE pipe.
- Contractor shall provide a minimum of 12 inch clearance at storm sewer and sanitary sewer line crossings and a minimum of 6 inch clearance at storm sewer and sanitary sewer crossings.
- Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench detail contained in these construction drawings.

Demolition & Construction 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 disposed of. This work will not only consist of above ground items, but underground elements as well, including but not limited to tree roots, foundation systems, old pipes, etc. 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 interruption and inconvenience of utility services.
- Demolished surplus material shall be legally disposed of off-site.
- All pavement grades, bounding the construction area & matching with new construction, shall be neatly re-cut, unless gravel. Flexible pavement shall be saw cut a minimum of 24" beyond 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/developer.
- It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolition and disposal from the appropriate governmental agency.
- The contractor shall install all erosion and sediment control devices 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 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 engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
- An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

Dimensional Control Notes:

- The contractor may obtain an electronic copy of these plans for construction purposes. The electronic file and information generated, by J4 Engineering (J4E), for this project is considered by J4E to be confidential. When issued, it is intended solely for the individual or entity to which it is addressed. The material is intended for use by the recipient named, only, and permission is not granted to the recipient for distribution of these documents in any form or fashion. The recipient understands that this data is authorized as "as is" without any warranty as to it performance, accuracy, freedom from error, or as any results generated throughout its use. The user and recipient of this data is authorized as "as is" without any warranty as to it performance, accuracy, freedom from error, or as any results generated throughout its use. The user and recipient of this data is authorized as "as is" without any warranty as to it performance, accuracy, freedom from error, or as any results generated throughout its use. The user and recipient of this data is authorized as "as is" without any warranty as to it performance, accuracy, freedom from error, or as any results generated throughout its use.
- All dimensions shown are to be used in conjunction with these plans for locating all improvements and shall be field verified by the contractor for workability prior to construction of improvements.
- Unless otherwise shown, all dimensioning is to the back of curb or edge of pavement, which ever is applicable.

Grading Notes:

- All ungraded areas shall be adequately graded to drain at a minimum of 1.00% slope, unless otherwise noted, so that no ponding occurs.
- Unless otherwise specified, ungraded areas shall drain away from buildings so that the perimeter curb is a minimum 6" lower than the finished floor.
- Finish grade adjacent to curbing or sidewalk shall be 1/2" below the top of concrete and 2" below in landscaping areas.
- When top of curb elevations are shown, the curb height is 6" unless otherwise specified.
- The contractor shall follow the general intent of the grading plans. Minor adjustments (i.e. storm drain, sanitary sewer, etc.) may be required to match existing ground elevations and structures.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
- The approval of these plans is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owner(s). Any adjacent property and right-of-way disturbed during construction will be returned to their existing conditions or better.

Erosion Control Notes:

- Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
- The site operator, or its representative established by a letter of delegation, shall make a visual inspection of all erosion control and newly stabilized areas on a daily basis especially after a rainfall to insure that all controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
- All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 50% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
- During construction, contractor shall maintain best management practices (bmp). Sediment, fence, hay bale barriers, or other devices shall control all storm water leaving the site.

- The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.

- Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sand bags, replacing sand bags with hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.

- The contractor is responsible for removing sediment control devices after the site has been seeded and/or sodded, and ground cover has taken root.
- The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro-mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion. If activities cease for 14 days.
- When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.

- Erosion control measures shall be implemented prior to any excavation or demolition work.

Sidewalk Construction

- Sidewalks shall be dovetailed into and tie to any concrete structure adjacent to sidewalk (driveway, inlet box, curb) #4 x 12" bars @ 18" O.C.
- ADA ramps shall be constructed per establishing ramp details on the pavement shown in these plans. All ramps shall have a detectable warning surface for the full length of the ramp.

Paving Notes:

- The pavement system shown was designed without the aid of a geotechnical investigation. Due to the plastic soils within this area, some differential movement may still occur due to seasonal soil moisture variations.
- Sub-grade**
 - Existing trees, stumps, and large tree systems, shall be grubbed and removed. Vegetation shall be removed and the top 6 inches of top soil and sub-grade stripped and the area to be covered by the proposed improvements.
 - Paving areas shall be pre-rolled/walked with a 20 ton roller and, if required at the time of construction, the contractor shall stabilize weak areas by over excavation and backfilling.
 - Materials excavated on site, excluding the top 6 inches, may be used as fill material, under pavement areas only. If the material is free from trash, lumps, clods, organic substance, & other foreign matter.
 - Fill material shall be placed in eight inch maximum loose lifts, with each lift wetted or dried to a moisture content range of 0% to +3% of the optimum moisture content and compacted to a uniform density of 90% of the maximum dry density as determined by ASTM D698.
 - Compaction test, for fill, shall be verified by in-place density test for each lift. One in-place density test shall be performed for every 4,000 SF with a minimum of 3 tests being performed, per lift.
- Asphalt**
 - All asphalt paving shall be hot-mix asphalt cement (HMAC), Type D P64-22, in accordance with TxDOT Item #340.
 - No more than 30% RAP shall be used with HMAC mix design.
 - Limestone base shall be prime coated with RC-250, MC-30, CRS-1P/2P, or approved equal in accordance with TxDOT Item #300 and Item #310.
- Portland Cement Concrete**
 - All concrete, unless otherwise specified, shall have a minimum compressive strength of 3,500 psi at 28 days for pavement and 3,000 psi at 28days for non-pavement applications (i.e. sidewalks, drainage flumes, and containment structures).
 - All concrete shall be vibrated when placed and not raked a distance greater than 10 feet.
 - Unless otherwise noted, joint spacing shall not exceed 15 feet in any direction to another joint or edge of pavement. Control joints shall be cut between 4 and 18 hours after placement of concrete and may be substituted with construction joints. If provided, the contractor shall follow the general intent of the joint plans shown.
 - Expansion joints shall not exceed a maximum spacing of 45 feet and should not be placed through the middle of area inlets or junction boxes located in the pavement. All area inlets or junction boxes, located in pavement areas, shall be installed with isolation joints between the structure and the pavement.
 - All joints shall be sealed with Sonoborn Sonoselastic SL-1, or an approved equal.
 - Concrete shall not be placed if the air temperature is 50° F and falling or 90° F or higher. Concrete may be placed if the air temperature is 60° F and rising or less than 90° F.
- Rein**
 - All reinforcing steel shall be deformed mild steel bar having a minimum yield strength of not less than 60,000 conforming to ASTM A618, Grade 60.
 - All reinforcing steel shall be free from rust or other bond reducing agents.
 - All splices in pavement and curbing steel shall be staggered and lapped 30 inches unless the bar diameter is 12 inches, whichever is greater.
 - Concrete coverage for the reinforcing steel shall comply with the ACI code, latest edition. The steel shall have a minimum 1 1/2 inch concrete.

Gas Company Notes:

- At all underground gas utility crossings, the contractor shall give the appropriate utility company a minimum of 72 hours notice so that their field representative may be present.
- Eighteen (18) inch clearance shall be maintained between the proposed utility and the existing underground gas line. This clearance shall be measured from outside of pipe to outside of pipe, or to existing structure, whichever is more conservative.
- For excavation near the underground gas line(s), the contractor shall cover, or remove, the bucket teeth of the excavator. The final thirty-six (36) inches surrounding the gas line shall be excavated by hand digging.

Traffic Control Notes:

- Contractor shall provide and install traffic control devices in conformance with part VI of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD), most recent edition (with revisions) during construction.
- Lane closure will not be allowed unless approved by the TxDOT, County, or City representative, as applicable.
- The work shall be completed such that the roadway will be fully opened to traffic overnight. Overnight lane closures will not be permitted, unless otherwise approved by the applicable engineer.
- Plastic drums shall be used for overnight delineation of off roadway work areas.

Legend			
Line Types			
W-8	Existing Water Line, Size Noted		
W-6	Proposed Water Line, Size Noted		
W	Existing Water Service		
W-8	Proposed Water Service		
S-8	Existing Sanitary Sewer Line, Size Noted		
S-8	Proposed Sanitary Sewer Line, Size Noted		
S	Existing Sanitary Sewer Service		
S	Proposed Sanitary Sewer Service		
ST	Existing Storm Sewer Piping		
ST	Proposed Storm Sewer Piping		
GAS	Existing Natural Gas Line		
GAS	Proposed Natural Gas Line		
UE	Existing Underground Electrical Line		
UE	Proposed Underground Electrical Line		
AE	Existing Aerial Electrical Line		
AE	Proposed Aerial Electrical Line		
T	Existing Underground Telephone		
T	Proposed Underground Telephone		
	Existing Contour, Elevation Noted		
	Proposed Contour, Elevation Noted		
	Existing Basement		
SLT	Silt Fence		
	Existing Chain Link Fence		
	Proposed Chain Link Fence		
XXX	Existing Wire Fence		
///-///-///-///	Existing Board Fence		
///-///-///-///	Proposed Board Fence		
	Hydrant		Storm Gully Inlet
	Water Valve		S.E.T.
	Water Manhole		Sewer Manhole
	Water Meter		Sewer Clean-Out
	Phone Pedestal		Mail Box
	Sign		Power Pole
TP	Top of Pavement	ROW	Right of Way
TC	Top of Curb	W/	With
TG	Top of Ground	W/OUT	With Out
TI	Top of Walk	S.E.W.	Sloped End Treatment
TL	Top of Inlet	BM	Bench Mark
TR	Top of Wall	TBM	Temporary Bench Mark
FL	Flow Line	SY	Square Yard
EG	Existing Grade	LF	Lean Foot
PG	Proposed Grade	CO	Clean Out
TS	Top of Step	O.C.	On Center
Min	Minimum	C.E.W.	On Center Each Way
Max	Maximum	PSI	Pounds per Square Inch
N.T.S.	Not to Scale	PVC	Polyvinyl Chloride
PI	Point of Inflection	RCP	Reinforced Concrete Pipe
PT	Point of Tangency	PWMT	Pavement
PC	Point of Curvature	H	Horizontal
Sch	Schedule	V	Vertical

Notes

General Notes:

- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

Preliminary Plans Only
Not for Construction

This document is released for the purpose of obtaining reviews under the authority of Chapter 2006, P.E. 97600 on 12-Aug-24. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

Please Review and Address:

J4 Engineering
PO Box 5192 • Bryan, Texas • 77805
979-739-4267 • www.J4Engineering.com
Tirup 981

Project Name and Address:

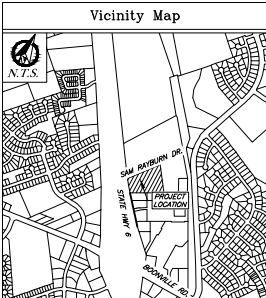
CREI Colony Landing
Colony North Subdivision
Lots 1R & 2R S.80S AC
922 N. Earl Rudder Freeway
Bryan, Brazos County, Texas

Date: November 2025

Revised: As Noted

Drawn By: CB

C1



NOTICE

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to verify the location and/or elevation of the utilities and to repair any damaged lines, at the owner's expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

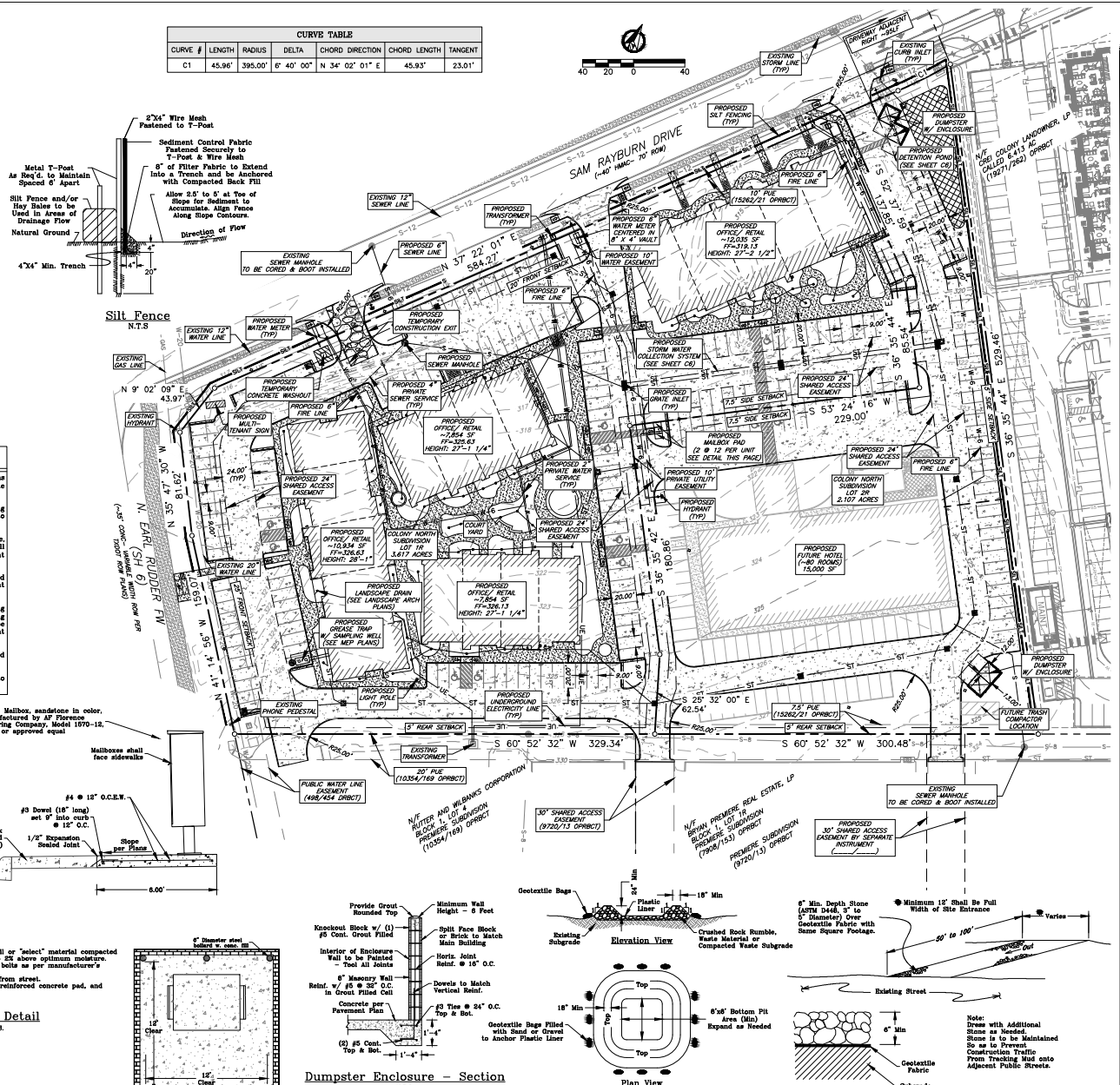
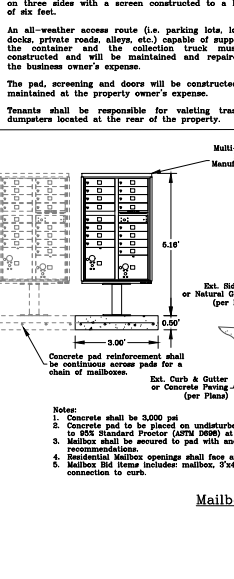
800-245-4545
 800-880-8344
 800-344-8377
 City of Bryan 979-509-5800
 System (Digites) 979-821-5665
 Bryan Texas Utilities 979-774-2506
 Atmco Energy 979-821-4000
 Suddenlink 979-848-2229

- Site Specific Notes:**
- The owner of the property is CRII Colony Land Acquisition LP II. The subject property is Lots 1A & 2B of the Colony North Subdivision, located at 922 N. Earl Rudder Freeway, Bryan, Texas.
 - The proposed buildings are as follows:
 7,854 SF Office/Retail Building, PP: 328.63, H: 27'-1 1/4"
 7,854 SF Office/Retail Building, PP: 328.13, H: 27'-1 1/4"
 10,804 SF Office/Retail Building, PP: 328.63, H: 28'-1 1/4"
 12,005 SF Office/Retail Building, PP: 313.13, H: 27'-2 1/2"
 15,000 SF Hotel
 - The subject property is zoned Retail District (C-2) and the intended use is Office/Retail.
 - All buildings must have fire sprinklers. The fire flow demand is 1500 gpm. The existing and proposed hydrants will provide this flow.
 - No portion of this tract lies within a designated 100-year floodplain according to the FIRM Map Panel No. 4804(CRII)SF, Revised Date, April 2, 2014.
 - The developed area for this project is 5.805 acres (252,860 SF).
 - Four dumpsters are proposed for this site.
 - All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
 - A Property Owners Association (POA) shall be established with direct responsibility to, and under the control of, the property owners involved. The POA shall provide for the operation, repair, maintenance of all common areas, private easements, dumpster enclosures, private sewerage piping, drainage, utilities and detection facilities within the subdivision. The City of Bryan shall not be responsible for the operation, repair, or maintenance of these areas.

- Parking Analysis:**
- Proposed Improvements:**
- 35,677 SF Office/Retail Building
 15,000 SF 80 Room Hotel
- New Required Parking:**
- 150 - 1 Space per 250 SF of Office/Retail
 150 - 1 Space per Room of Hotel
- 236 Total Required**
- Total Proposed Parking**
- 280 - Straight in Parking
 3 - Parallel Parking
 12 - ADA Parking
- 273 Total Provided**

- Solid Waste Notes:**
- Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
 - If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
 - Dumpster containment areas shall use 6" concrete, reinforced with #5 bars at 15" O.C. and the pad shall extend an additional 10' in front of the containment area.
 - The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
 - An all-weather access route (i.e. parking lot, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
 - The pad, screening and doors will be constructed and maintained at the property owner's expense.
 - Tenants shall be responsible for valuing trash to dumpsters located at the rear of the property.

- Construction Notes:**
- All concrete to be constructed with 3500 psi (Min) - 28 day strength portland cement concrete.
 - All forms to be removed during clearing and grubbing. Remove not only the above ground structure, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
 - Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Soil fill is to be used in replacing objectionable material.
 - Install positive drainage across project site to the storm water structures.
 - Normal Domestic Wastewater is anticipated to be discharged from this development.
 - Potable Water Protection - All devices, appliances, appliances, and apparatus intended to serve some special function and that connect to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. As noted in Texas Administrative Code 30 TAC 280.47-Appendix F.
 - Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or suitable double check valve assembly, and installed per City Ordinance.
 - Each utility contractor is responsible for posttensioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed second. Each contractor is responsible for knowing final determination of installation order.
 - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (Current edition), with the following exceptions: 1) Type II material shall not be used for base or subbase, the Department, and 2) Chase beads may be omitted, but marking material shall be Type II paint material.
 - 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 wastewater filter from the project site.
 - Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off bins and/or metal dumpsters shall be supplied by City to permit contractor's only.
 - Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.



Typical Dumpster Enclosure - Plan
N.T.S.

Concrete Washout
N.T.S.

Construction Exit Detail
N.T.S.

Site Plan

- General Notes:**
- The topography shown is from field survey data.
 - Refer to Final Plan for all lot dimensions and bearings.
 - All utilities shown are taken from the best available information based on construction utility documents obtained by 24 Engineering 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, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
 - All construction shall be in accordance with the current BCS Standard Specifications, Details and Design Guidelines for Water, Sewer, Storm, and Drainage, unless otherwise noted.
 - It is the intent of these plans to comply with all City of Bryan ordinances, details, and specifications.
 - See Sheet C1 - General Notes.

Owner/Developer:
 CRII Colony Land Acquisition III LP
 15410 Perilli Creek Road
 Bryan, TX 77808

Surveyor:
 Kerr Surveying, LLC
 1718 Bravard Drive
 Bryan, TX 77802

Preliminary Plans Only Not for Construction

This document is released for the purpose of information only under the authority of Chapter 206, P.E. 97600 on 12-24-2024. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

14 Engineering
 PO Box 5192 - Bryan, Texas - 77805
 979-739-6767 www.14engineering.com
 Project 9851

CRII Colony Landing
 Colony North Subdivision
 Lots 1A & 2B - 5.805 AC
 922 N. Earl Rudder Freeway
 Bryan, Texas County, Texas

Date:	November 2025	Sheet:	C2
Drawn By:	As Noted	Checked By:	CB