

CONSTRUCTION PLANS

FOR

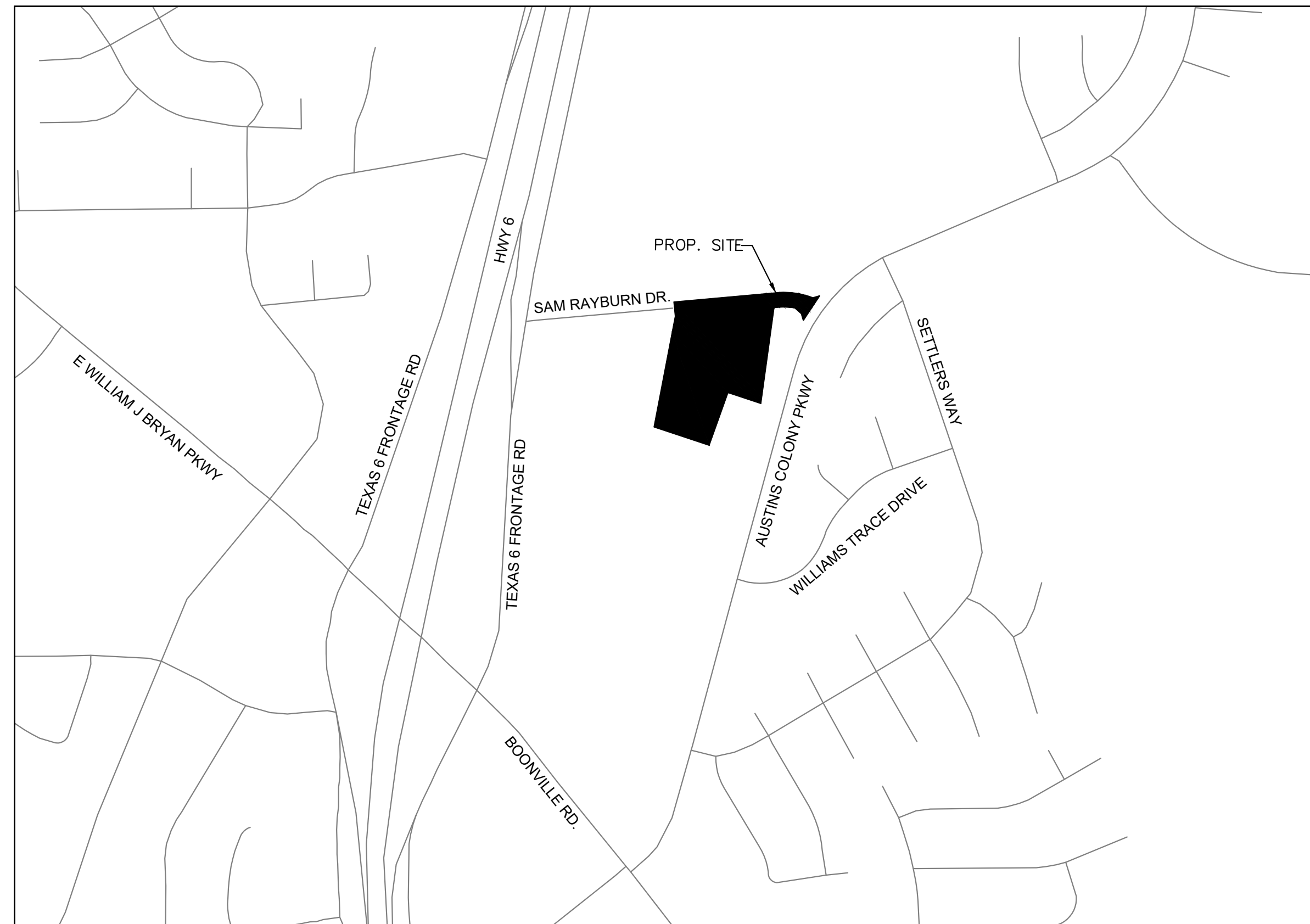
COLONY RIDGE ESTATES

BRYAN, TEXAS

JOB #069294104

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/31/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	02/26/2025



VICINITY MAP
N.T.S.

FEBRUARY 2025

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OWNER

CREI COLONY LAND ACQUISITION, LP
1716 BRIARCREST DRIVE, 3RD FLOOR
BRYAN, TX 77802
PHONE: 512-710-2500
CONTACT: WAYNE COURREGES

ARCHITECT

INVESTWELL ARCHITECTS, LLC
24285 KATY FWY, SUITE 300
KATY, TX 77494
PHONE: 346-687-7177
CONTACT: MIKE FERGUSON

ENGINEER

Kimley»Horn

614 HOLLEMAN DR. E, SUITE 1100
COLLEGE STATION, TEXAS 77840
PHONE: 979-775-9595
CONTACT: PRESTON JACKS, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

Kimley»Horn

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Kimley»Horn
Engineer: PRESTON D. JACKS
P.E. No. 146013 Date: 02/26/2025

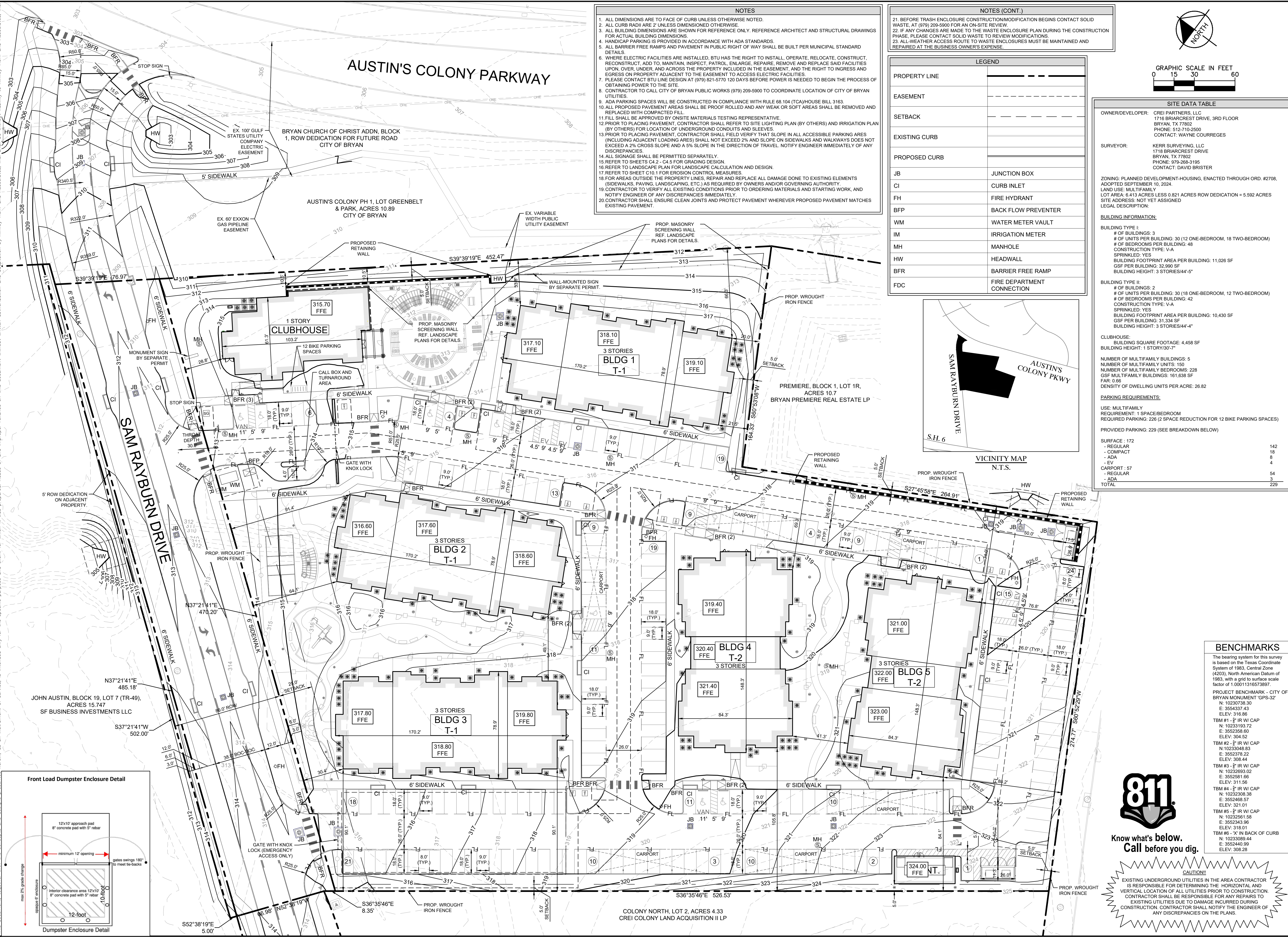
KHA PROJECT	065007200
DATE	02/26/2025
SCALE	AS SHOWN
DESIGNED BY	PDJ
DRAWN BY	PDJ
CHECKED BY	JCH

COVER SHEET

COLONY RIDGE ESTATES
PREPARED FOR
CREI COLONY LAND ACQUISITION, LP
BRYAN TEXAS

SHEET NUMBER
C1.0

Plotted By: Melouah, Hannah - Sheet Set: Sam Rayburn, MF - Layout: C2.2 - February 26, 2025 - 10:14:14am - K:\VST-Chal\065007200 - Sam Rayburn, MF_Cad_Plan_Sheets_C2-Site.dwg
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- ### NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
 3. ALL BUILDING DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFERENCE ARCHITECT AND STRUCTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
 4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 5. ALL BARRIER FREE RAMP AND PAVEMENT IN PUBLIC RIGHT OF WAY SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS.
 6. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE EASEMENT, AND THE RIGHT TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE EASEMENT TO ACCESS ELECTRIC FACILITIES.
 7. PLEASE CONTACT BTU LINE DESIGN AT (979) 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE.
 8. CONTRACTOR TO CALL CITY OF BRYAN PUBLIC WORKS (979) 209-5900 TO COORDINATE LOCATION OF CITY OF BRYAN UTILITIES.
 9. ADA PARKING SPACES WILL BE CONSTRUCTED IN COMPLIANCE WITH RULE 68.104 (TCA)HOUSE BILL 3163.
 10. ALL PROPOSED PAVEMENT AREAS SHALL BE PROOF ROLLED AND ANY WEAK OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
 11. FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
 12. PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL REFER TO SITE LIGHTING PLAN (BY OTHERS) AND IRRIGATION PLAN (BY OTHERS) FOR LOCATION OF UNDERGROUND CONDUITS AND SLEEVES.
 13. PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL FIELD VERIFY THAT SLOPE IN ALL ACCESSIBLE PARKING AREAS (INCLUDING ADJACENT LOADING AREAS) SHALL NOT EXCEED 2% AND SLOPE ON SIDEWALKS AND WALKWAYS DOES NOT EXCEED A 2% CROSS SLOPE AND A 5% SLOPE IN THE DIRECTION OF TRAVEL. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 14. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
 15. REFER TO SHEETS C4.2 - C4.5 FOR GRADING DESIGN.
 16. REFER TO LANDSCAPE PLAN FOR LANDSCAPE CALCULATION AND DESIGN.
 17. REFER TO SHEET C10.1 FOR EROSION CONTROL MEASURES.
 18. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNERS AND/OR GOVERNING AUTHORITY.
 19. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS AND STARTING WORK, AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 20. CONTRACTOR SHALL ENSURE CLEAN JOINTS AND PROTECT PAVEMENT WHEREVER PROPOSED PAVEMENT MATCHES EXISTING PAVEMENT.

NOTES (CONT.)

21. BEFORE TRASH ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 209-5900 FOR AN ON-SITE REVIEW.
22. IF ANY CHANGES ARE MADE TO THE WASTE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
23. ALL WEATHER ACCESS ROUTE TO WASTE ENCLOSURES MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

LEGEND

PROPERTY LINE	---
EASEMENT	---
SETBACK	---
EXISTING CURB	---
PROPOSED CURB	---
JB	JUNCTION BOX
CI	CURB INLET
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
WM	WATER METER VAULT
IM	IRRIGATION METER
MH	MANHOLE
HW	HEADWALL
BFR	BARRIER FREE RAMP
FDC	FIRE DEPARTMENT CONNECTION

SITE DATA TABLE

OWNER/DEVELOPER: CREI PARTNERS, LLC
 1716 BRIARCREST DRIVE, 3RD FLOOR
 BRYAN, TX 77802
 PHONE: 512-710-2500
 CONTACT: WAYNE COURREGES

SURVEYOR: KERR SURVEYING, LLC
 1718 BRIARCREST DRIVE
 BRYAN, TX 77802
 PHONE: 979-268-3195
 CONTACT: DAVID BRISTER

ZONING: PLANNED DEVELOPMENT-HOUSING, ENACTED THROUGH ORD. #2708, ADOPTED SEPTEMBER 10, 2024.
 LAND USE: MULTIFAMILY
 LOT AREA: 6.413 ACRES LESS 0.821 ACRES ROW DEDICATION = 5.592 ACRES
 SITE ADDRESS: NOT YET ASSIGNED
 LEGAL DESCRIPTION:

BUILDING INFORMATION:

BUILDING TYPE I:
 # OF BUILDINGS: 3
 # OF UNITS PER BUILDING: 30 (12 ONE-BEDROOM, 18 TWO-BEDROOM)
 # OF BEDROOMS PER BUILDING: 48
 CONSTRUCTION TYPE: V-A
 SPRINKLED: YES
 BUILDING FOOTPRINT AREA PER BUILDING: 11,026 SF
 GSF PER BUILDING: 32,990 SF
 BUILDING HEIGHT: 3 STORIES/44'-5"

BUILDING TYPE II:
 # OF BUILDINGS: 2
 # OF UNITS PER BUILDING: 30 (18 ONE-BEDROOM, 12 TWO-BEDROOM)
 # OF BEDROOMS PER BUILDING: 42
 CONSTRUCTION TYPE: V-A
 SPRINKLED: YES
 BUILDING FOOTPRINT AREA PER BUILDING: 10,430 SF
 GSF PER BUILDING: 31,334 SF
 BUILDING HEIGHT: 3 STORIES/44'-4"

CLUBHOUSE:
 BUILDING SQUARE FOOTAGE: 4,458 SF
 BUILDING HEIGHT: 1 STORY/30'-7"

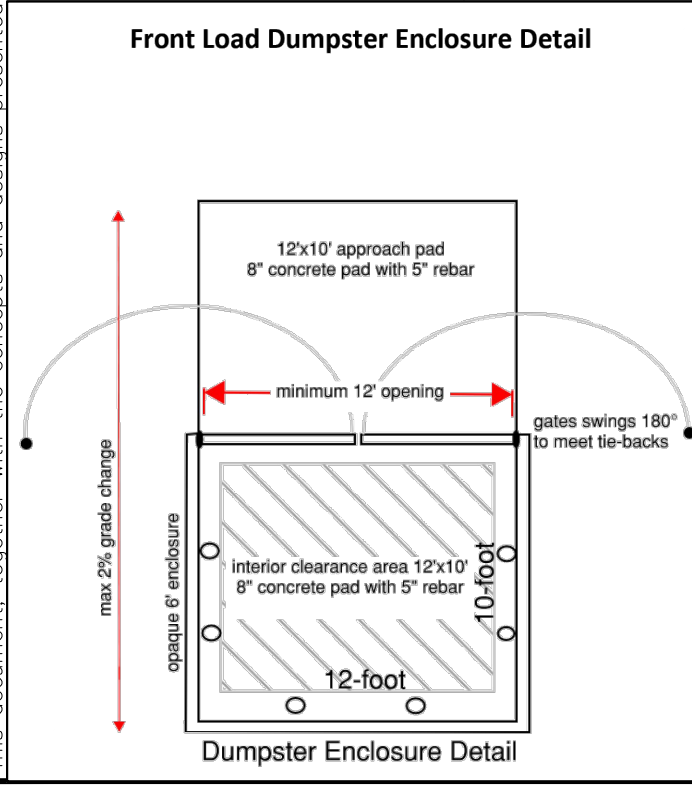
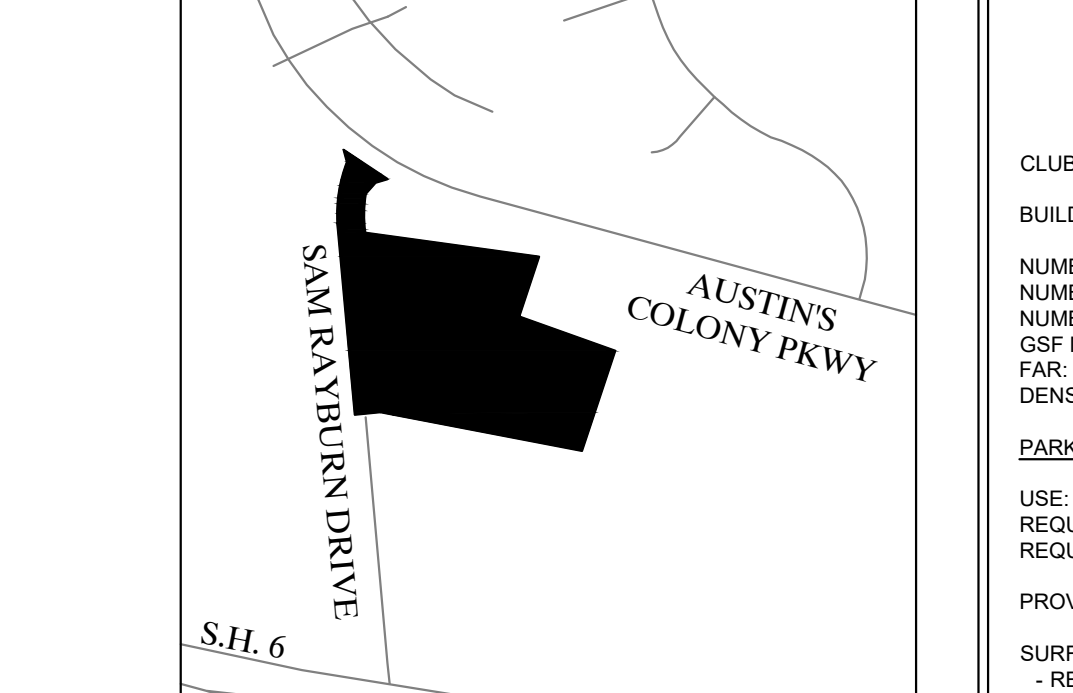
NUMBER OF MULTIFAMILY BUILDINGS: 5
NUMBER OF MULTIFAMILY UNITS: 150
NUMBER OF MULTIFAMILY BEDROOMS: 228
GSF MULTIFAMILY BUILDINGS: 161,638 SF
FAR: 0.66
DENSITY OF DWELLING UNITS PER ACRE: 28.82

PARKING REQUIREMENTS:

USE: MULTIFAMILY
 REQUIREMENT: 1 SPACE/BEDROOM
 REQUIRED PARKING: 226 (2 SPACE REDUCTION FOR 12 BIKE PARKING SPACES)

PROVIDED PARKING: 229 (SEE BREAKDOWN BELOW)

SURFACE: 172	142
- REGULAR	18
- ADA	8
- EV	4
CARPOT: 57	
- REGULAR	54
- ADA	3
TOTAL	229



BENCHMARKS

The bearing system for this survey is based on the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983, with a grid to surface scale factor of 1.00011316573897.

PROJECT BENCHMARK - CITY OF BRYAN MONUMENT GPS-32

N: 10230738.30	E: 3554337.43
N: 10231193.72	E: 3552358.60
N: 10233048.83	E: 3552378.22
N: 10232693.02	E: 3552581.66
N: 10232308.38	E: 3552468.57
N: 10232961.58	E: 3552343.96
N: 10233089.44	E: 3552440.99
N: 10233089.44	E: 3552308.28

811
 Know what's below.
 Call before you dig.

CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley-Horn

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 PHONE: 979-775-9595 FAX: 979-775-9599
 WWW.KIMLEY-HORN.COM FIRM NO. F-928

CITY SITE PLAN

COLONY RIDGE ESTATES PREPARED FOR CREI COLONY LAND ACQUISITION, LP BRYAN TEXAS

KHA PROJECT: 065007200
 DATE: 02/26/2025
 SCALE: AS SHOWN
 DESIGNED BY: PDU
 DRAWN BY: PDU
 CHECKED BY: JCH

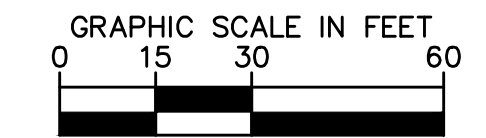
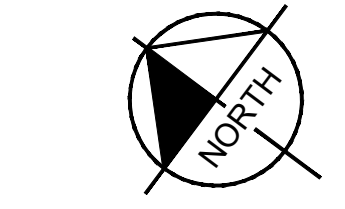
SHEET NUMBER: C2.2

REVISIONS: _____ DATE: _____ BY: _____

Plotted By: Malouf, Hannah - Sheet Set: Sam Rayburn, MF - Layout: C2.3 - February 26, 2025 - 08:33:29am - K:\CST\Civil\065007200 - Sam Rayburn, MF\Cad\PlanSheets\C - Site - Utilities - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AUSTIN'S COLONY PKWY

- NOTES**
- REFER TO SHEET C1.1 FOR GENERAL NOTES.
 - UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
 - VALVES 17" AND UNDER WILL BE RESILIENT SEAT GATE VALVES (RSKV).
 - SEE CITY OF BRYAN FOR UTILITY EMBEDMENT DETAILS.
 - WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPARTMENT AT OWNERS EXPENSE.
 - FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
 - TRANSFORMER LOCATIONS SUBJECT TO CHANGE.
 - REFER TO CITY OF BRYAN DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
 - ALL FITTINGS SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
 - REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 217 AND 290) FOR ALL UTILITY CROSSINGS.
 - WATER MAINS SHALL HAVE A MINIMUM OF 5 FEET OF COVER.
 - PROPOSED WATER LINES SHALL BE PVC (AWWA C900, DR-14) OR ADEQUATE OTHER PER APPROVED CITY OF BRYAN MATERIALS.
 - UTILITIES AND PIPE SIZES SHOWN FOR REFERENCE ONLY.
 - FOR STORM PLANS, SEE SHEETS C6.1 - C6.14.
 - FOR WATER PLANS, SEE SHEETS C7.1 - C7.2.
 - FOR SANITARY SEWER PLANS, SEE SHEETS C8.1 - C8.5.
 - FOR FRANCHISE UTILITY LAYOUT, SEE SHEET C9.1.
 - ANY UTILITIES NOT MARKED AS PUBLIC - "PUBL" ARE PRIVATE.



LEGEND	
PROPERTY LINE	---
PROPOSED WATER LINE	— W — W
EXISTING WATER LINE	- - - W - - -
PROPOSED SANITARY SEWER	— SS — SS
EXISTING SANITARY SEWER	- - - SS - - -
PROPOSED STORM SEWER	— S — S
EXISTING STORM SEWER	- - - S - - -
PROPOSED UNDERGROUND ELECTRIC LINE	— UE — UE
EXISTING UNDERGROUND ELECTRIC LINE	- - - UE - - -
PROPOSED COMMUNICATIONS LINE	— COM —
WATER VALVE	T
WATER BEND	⌋
WATER TEE	⊥
FIRE DEPARTMENT CONNECTION	⊕
FIRE HYDRANT	⊕
PROPOSED SANITARY SEWER MANHOLE	⊕
EXISTING SANITARY SEWER MANHOLE	⊕
CURB INLET	⊕
JUNCTION BOX	⊕
HEADWALL	⊕

LEGEND (CONTINUED)	
EASEMENT	---
JB	JUNCTION BOX
CI	CURB INLET
FH	FIRE HYDRANT
BFP	BACK FLOW PREVENTER
WM	WATER METER VAULT
IM	IRRIGATION METER
MH	MANHOLE
HW	HEADWALL
FDC	FIRE DEPARTMENT CONNECTION

BENCHMARKS

The bearing system for this survey is based on the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983, with a grid to surface scale factor of 1.00011316573897.

PROJECT BENCHMARK - CITY OF BRYAN MONUMENT - GPS-32
 N: 10230738.30
 E: 3554337.43
 ELEV: 316.86

TBM #1 - 1" IR W/ CAP
 N: 10233193.72
 E: 3552358.60
 ELEV: 304.52

TBM #2 - 1" IR W/ CAP
 N: 10233048.83
 E: 3552378.22
 ELEV: 308.44

TBM #3 - 1" IR W/ CAP
 N: 10232893.02
 E: 3552581.66
 ELEV: 311.56

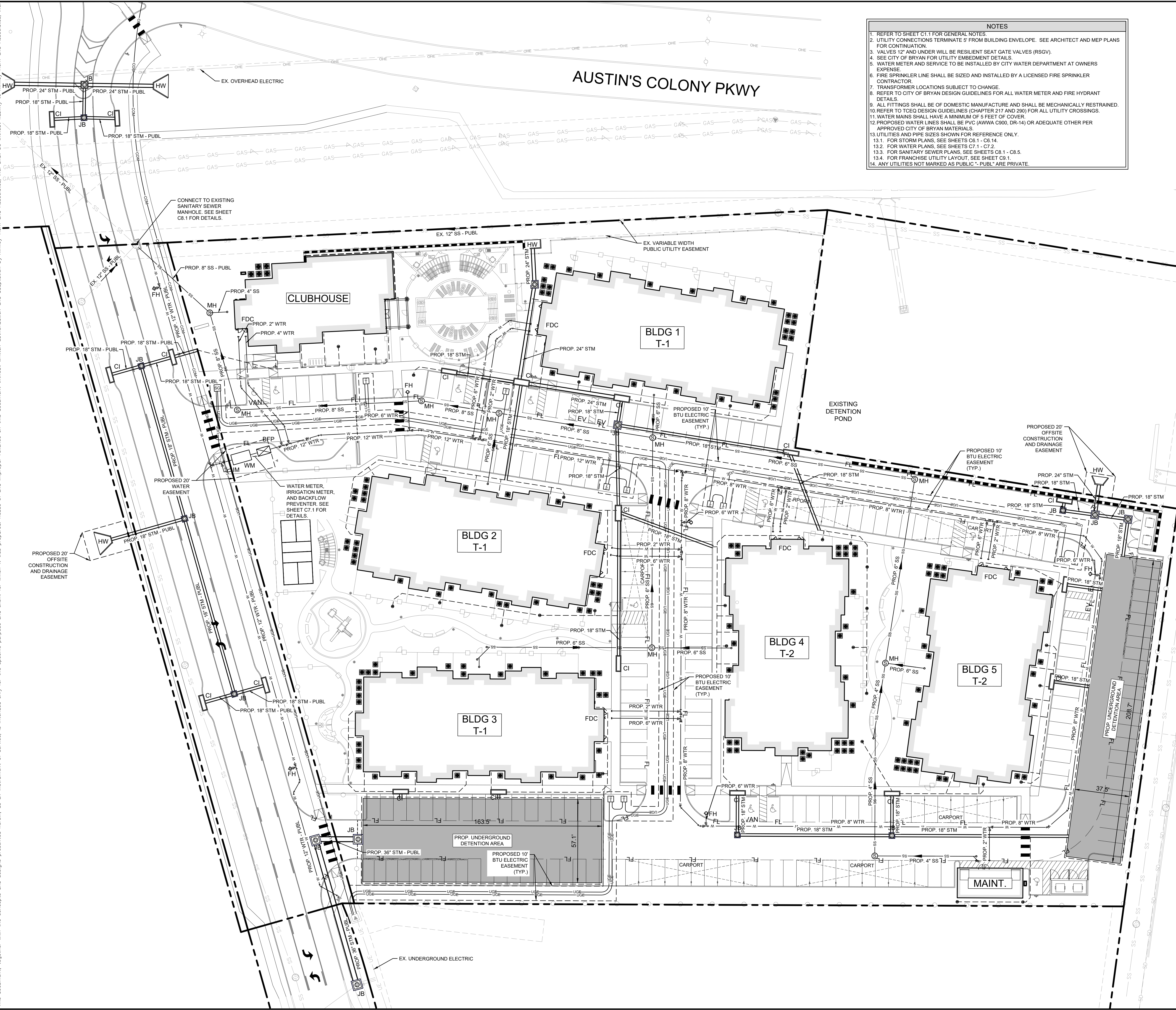
TBM #4 - 1" IR W/ CAP
 N: 10232308.38
 E: 3552468.57
 ELEV: 321.01

TBM #5 - 1" IR W/ CAP
 N: 10232561.58
 E: 3552343.96
 ELEV: 318.01

TBM #6 - 1" IR W/ CAP
 N: 10233089.44
 E: 3552440.99
 ELEV: 308.28



CAUTION!
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NO.
REVISIONS
DATE

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PROFESSIONAL SEAL

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Kimley-Horn
 Engineer: PRESTON D. JACKS
 P.E. No. 146013 Date: 02/26/2025

KHA PROJECT	065007200
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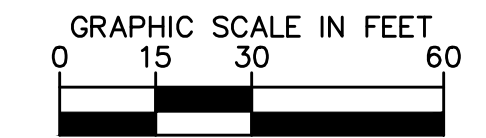
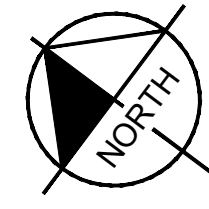
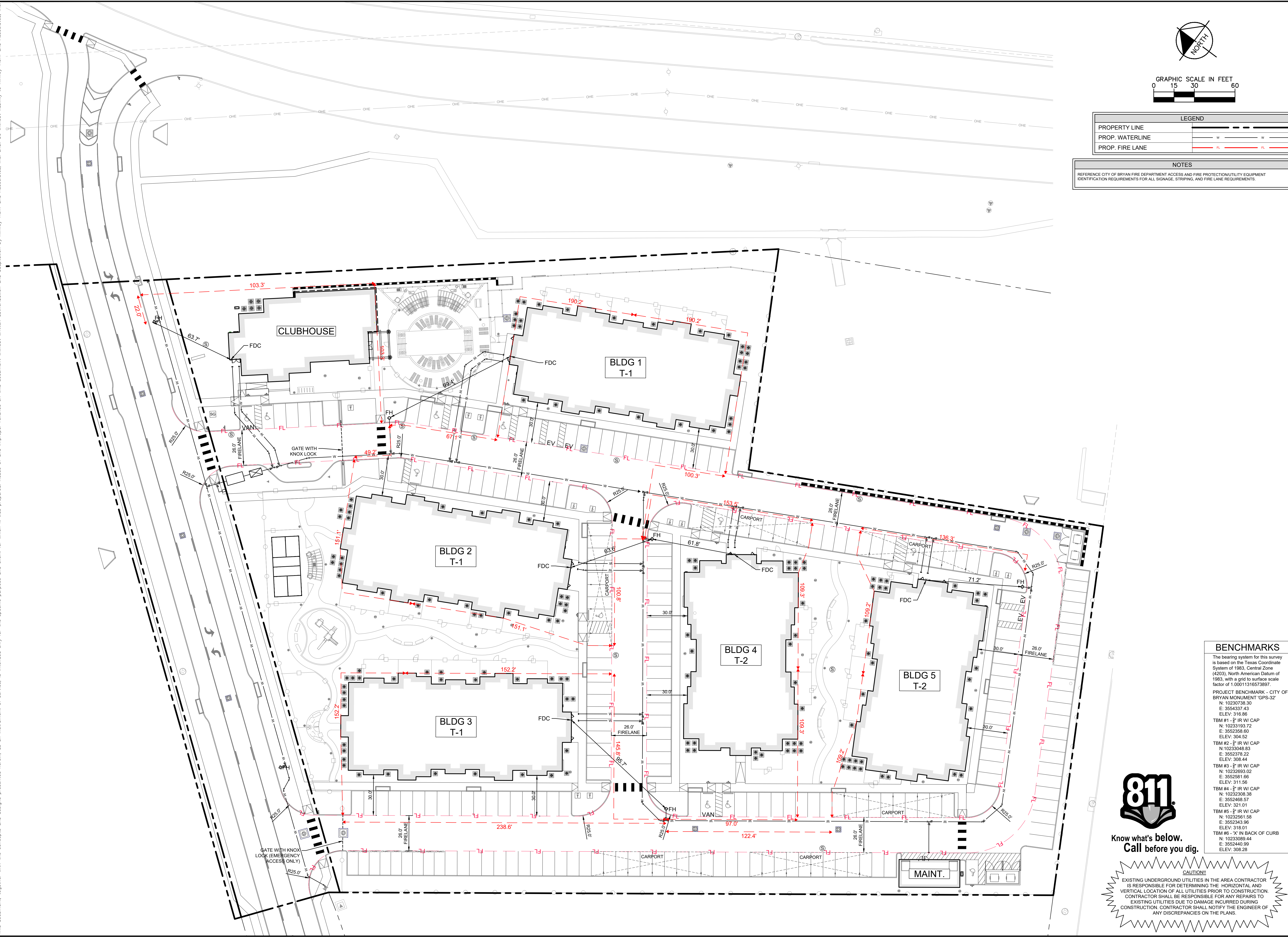
CITY SITE PLAN - UTILITIES

COLONY RIDGE ESTATES
 PREPARED FOR
 CREI COLONY LAND ACQUISITION, LP

BRYAN TEXAS

SHEET NUMBER
C2.3

Plotted By: Malout, Hannah - Sheet Set: Sam Rayburn, MF - Layout: C2.4 - February 26, 2025 - 08:34:47am - K:\CST\Civil\065007200 - Sam Rayburn, MF\Cad\PlanSheets\C-Site - FPP.dwg
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LEGEND	
PROPERTY LINE	---
PROP. WATERLINE	W
PROP. FIRE LANE	FL

NOTES
 REFERENCE CITY OF BRYAN FIRE DEPARTMENT ACCESS AND FIRE PROTECTION/UTILITY EQUIPMENT IDENTIFICATION REQUIREMENTS FOR ALL SIGNAGE, STRIPING, AND FIRE LANE REQUIREMENTS.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 WWW.KIMLEY-HORN.COM FIRM NO. F-928

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Kimley»Horn
 Engineer: PRESTON D. LACKS
 P.E. No. 146013 Date: 02/26/2025

KHA PROJECT	065007200
DATE	02/26/2025
SCALE	AS SHOWN
DESIGNED BY	PDJ
DRAWN BY	PDJ
CHECKED BY	JCH

CITY SITE PLAN - FIRE PROTECTION

COLONY RIDGE ESTATES
 PREPARED FOR
CREI COLONY LAND ACQUISITION, LP
 TEXAS

SHEET NUMBER
C2.4

BENCHMARKS

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 N: 10232893.02
 E: 3552581.66
 ELEV: 311.56
 TBM #4 - 2" IR W/ CAP
 N: 10232308.38
 E: 3552488.57
 ELEV: 321.01
 TBM #5 - 2" IR W/ CAP
 N: 10232561.58
 E: 3552343.96
 ELEV: 318.01
 TBM #6 - "X" IN BACK OF CURB
 N: 10233089.44
 E: 3552440.99
 ELEV: 308.28



CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.