

# CONSTRUCTION PLANS

## FOR

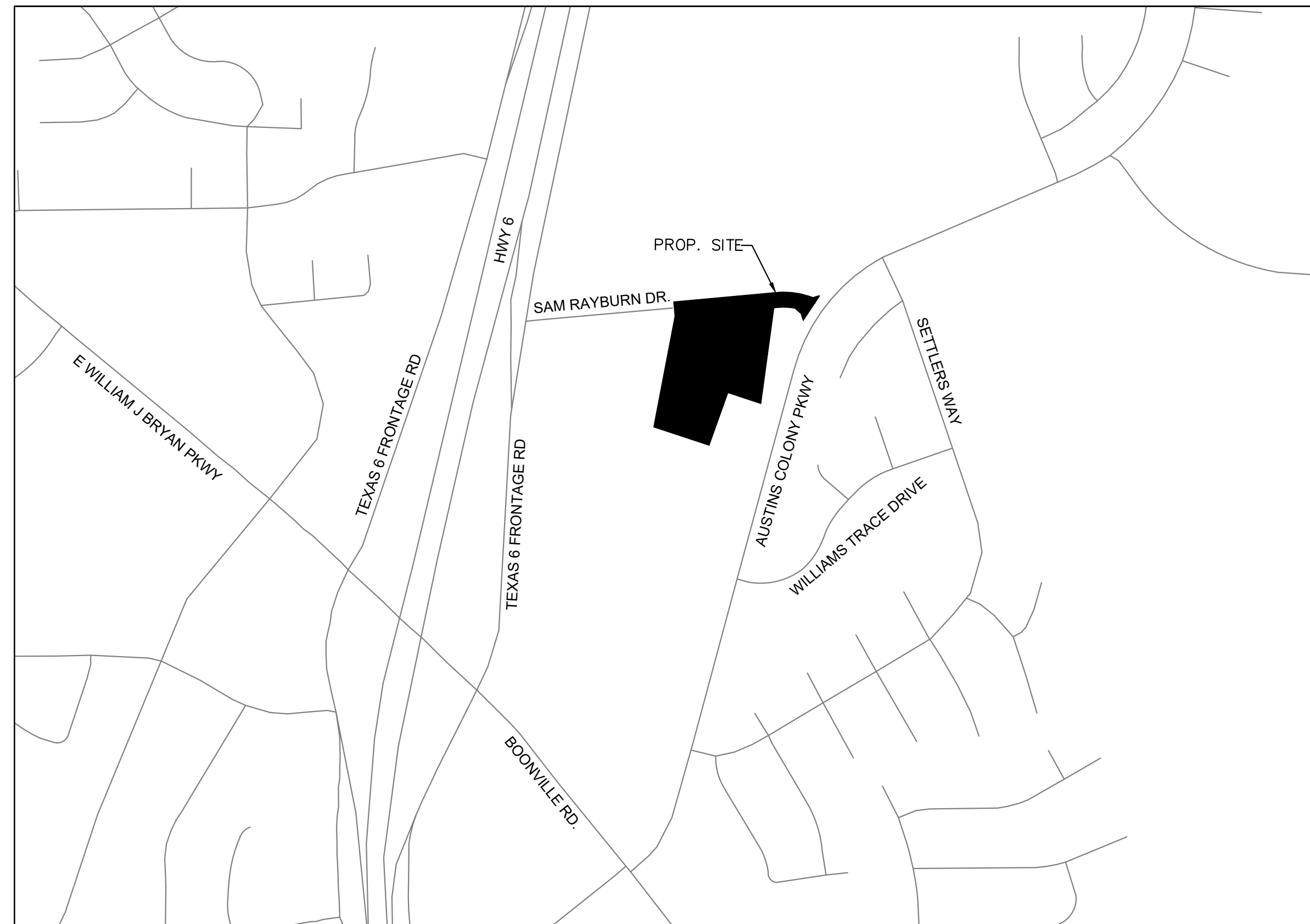
# COLONY RIDGE ESTATES

## 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
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/12/2025



VICINITY MAP  
N.T.S.

## MARCH 2025

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C2.2	CITY SITE PLAN
C2.3	CITY SITE PLAN - UTILITIES
C2.4	CITY SITE PLAN - FIRE PROTECTION
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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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WWW.KIMLEY-HORN.COM FIRM NO. F-928

FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley»Horn**  
Engineer: PRESTON D. JACKS  
P.E. No. 146013 Date: 03/12/2025

KHA PROJECT	065007200
DATE	03/12/2025
SCALE	AS SHOWN
DESIGNED BY	PDJ
DRAWN BY	PDJ
CHECKED BY	JCH

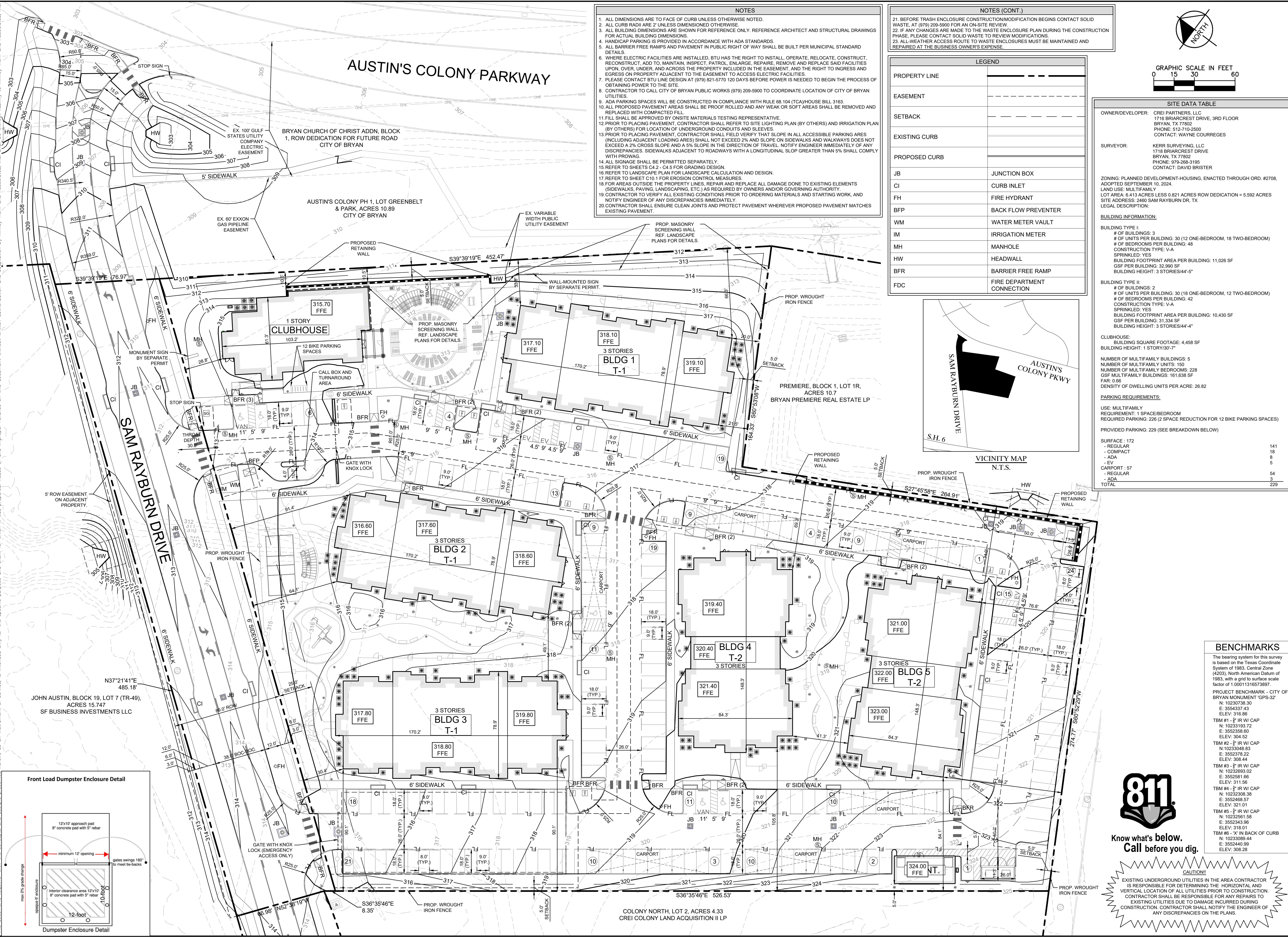
**COVER SHEET**

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

SHEET NUMBER  
**C1.0**



Plotted By: Melouf, Hannah - Sheet Set: Sam Rayburn, MF - Layout: C2.2 - March 11, 2025 - 04:19:41pm - K:\CST - Civil\055007200 - Sam Rayburn, MF - Coord\PlanSheets\C2 - Site.dwg  
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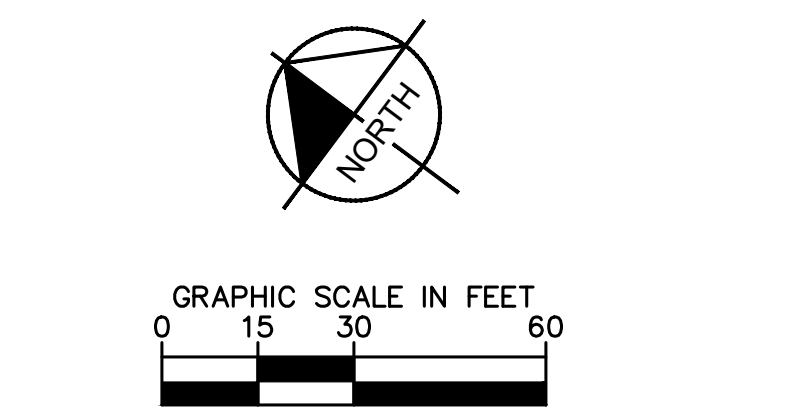
- ### NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
  3. ALL BUILDING DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFERENCE ARCHITECT AND STRUCTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
  4. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
  5. ALL BARRIER FREE RAMPS 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. SIDEWALKS ADJACENT TO ROADWAYS WITH A LONGITUDINAL SLOPE GREATER THAN 5% SHALL COMPLY WITH PROWING.
  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: 2460 SAM RAYBURN DR, TX  
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'-4"

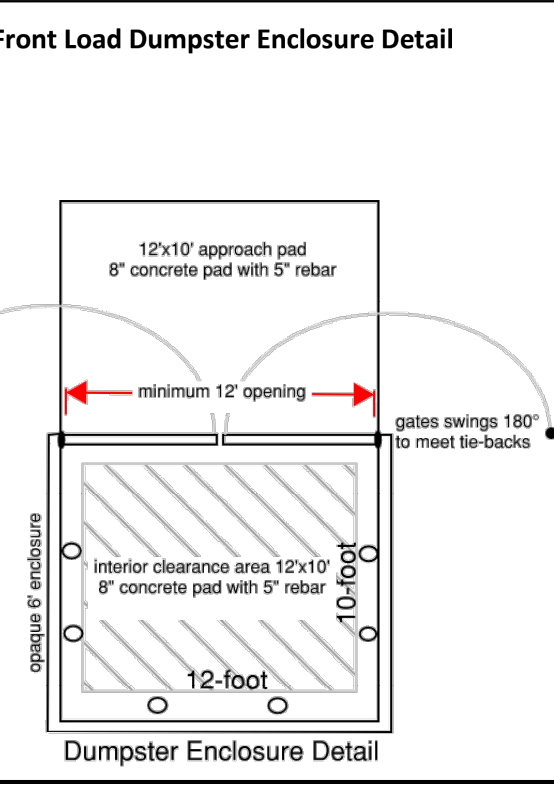
BUILDING TYPE II:  
# OF BUILDINGS: 2  
# OF UNITS PER BUILDING: 30 (18 ONE-BEDROOM, 12 TWO-BEDROOM)  
# OF BEDROOMS PER BUILDING: 42  
CONSTRUCTION TYPE: V-A  
SPRINKLED: YES  
BUILDING FOOTPRINT AREA PER BUILDING: 10,430 SF  
GSF PER BUILDING: 31,334 SF  
BUILDING HEIGHT: 3 STORIES/44'-4"

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	141
- REGULAR	172
- COMPACT	18
- ADA	8
- EV	5
CARPOT: 57	3
- 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
ELEV: 316.86	TM1 #1 - 5" IR W/ CAP
N: 10233193.72	E: 3552358.60
ELEV: 304.52	TM1 #2 - 5" IR W/ CAP
N: 10233048.83	E: 3552378.22
ELEV: 308.44	TM1 #3 - 5" IR W/ CAP
N: 10232993.02	E: 3552581.66
ELEV: 311.56	TM1 #4 - 5" IR W/ CAP
N: 10232308.38	E: 3552468.57
ELEV: 321.01	TM1 #5 - 5" IR W/ CAP
N: 10232561.58	E: 3552343.96
ELEV: 318.01	TM1 #6 - 5" IN BACK OF CURB
N: 10233089.44	E: 3552440.99
ELEV: 308.28	



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

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

**CITY SITE PLAN**

KHA PROJECT: 065007200  
DATE: 03/12/2025  
SCALE: AS SHOWN  
DESIGNED BY: PDJ  
DRAWN BY: PDJ  
CHECKED BY: JCH

REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_

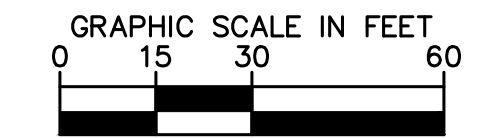
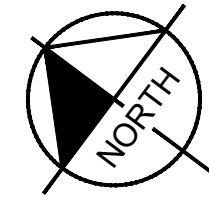
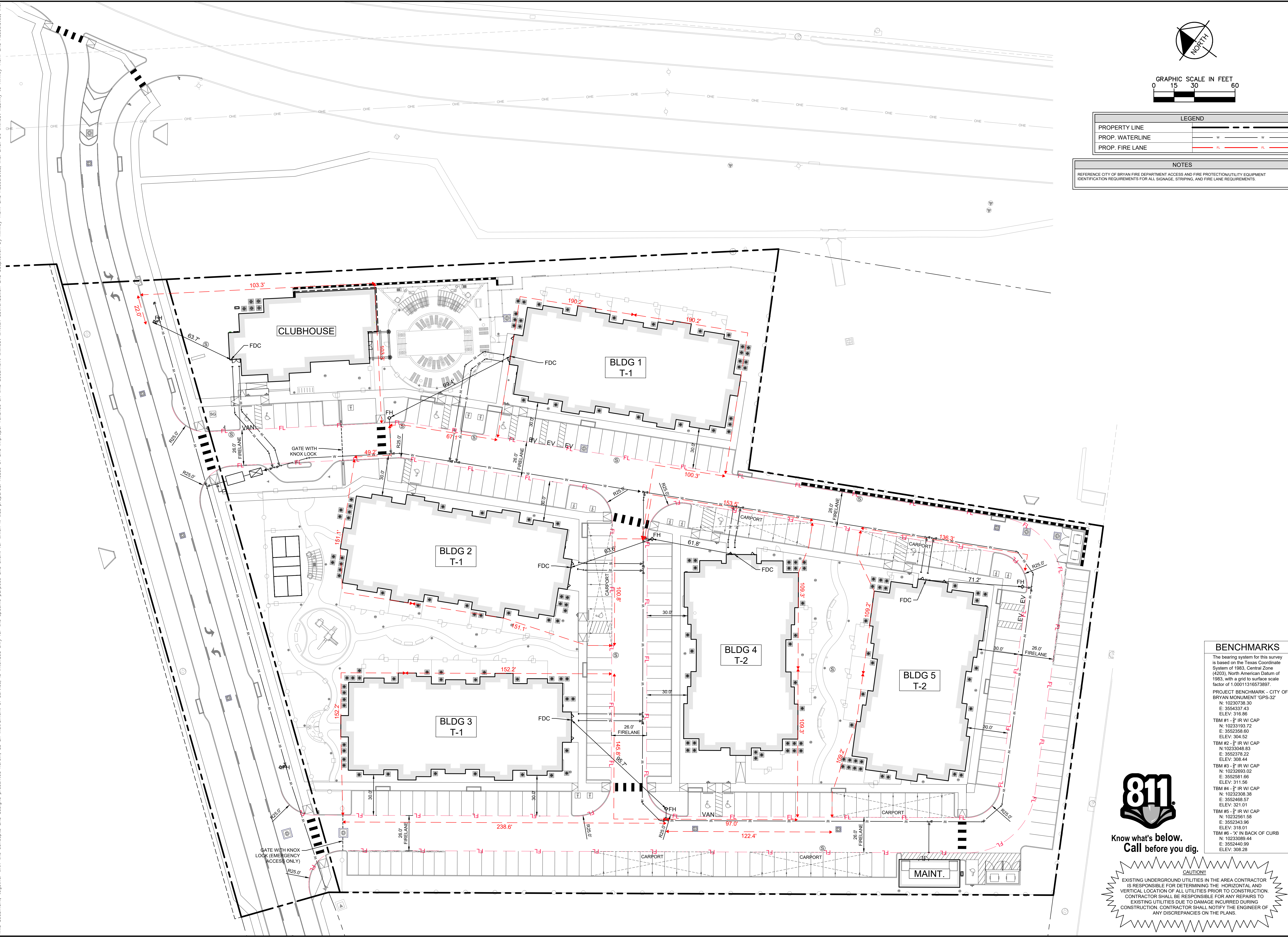
SHEET NUMBER: C2.2







Plotted By: Malout, Hannah - Sheet Set: Sam Royburn, MF - Layout: C2.4 - March 11, 2025 - 04:25:22pm - k:\CST\_Civil\065007200 - Sam Royburn, MF\Cad\PlanSheets\C2.4 - FFP.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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 Engineer: PRESTON D. JACKS  
 P.E. No. 146013 Date: 03/12/2025

KHA PROJECT	065007200
DATE	03/12/2025
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**

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.  
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 E: 3552378.22  
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 E: 3552581.66  
 ELEV: 311.56  
 TBM #4 - 2" IR W/ CAP  
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 E: 3552468.57  
 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



Know what's below.  
 Call before you dig.

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