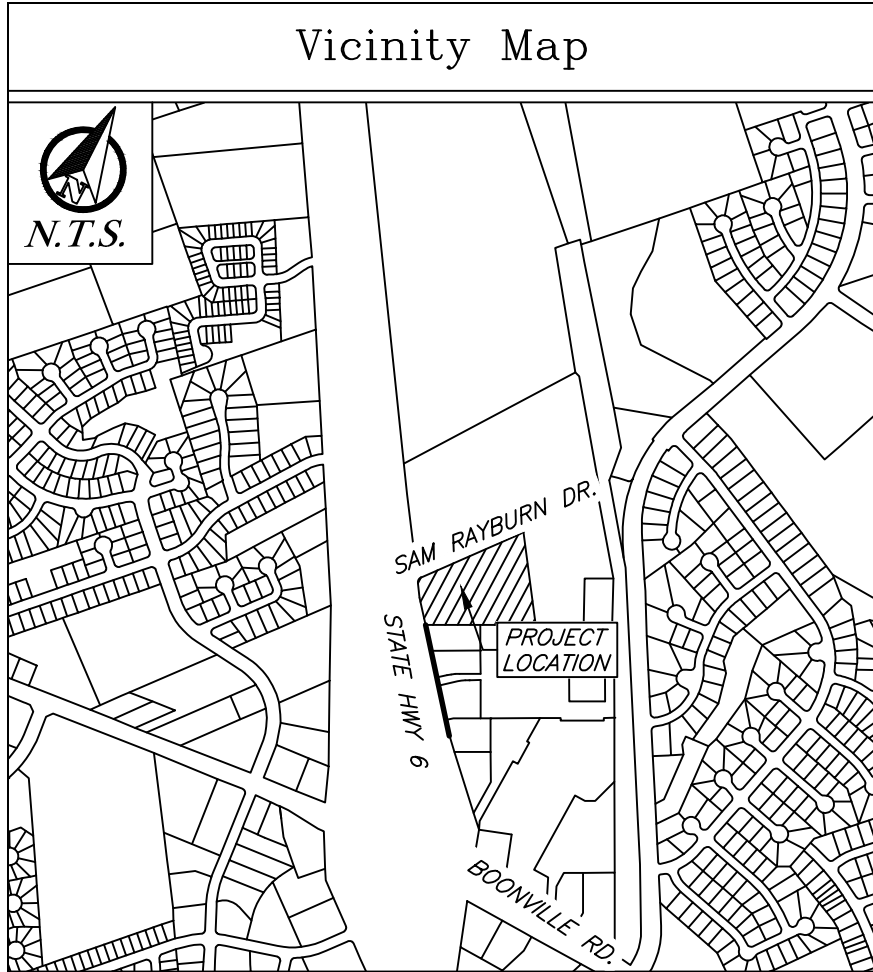




Site Specific Notes:

- The owner of the property is CREI Colony Land Acquisition LP III. The subject property is Lots 1R & 2R of the Colony North Subdivision, located at 922 N. Earl Rudder Freeway, Bryan, Brazos County, Texas.
- The proposed buildings are as follows:
 - 7,854 SF Office/Retail Building, FF: 325.63
 - 7,854 SF Office/Retail Building, FF: 326.13
 - 10,934 SF Office/Retail Building, FF: 326.63
 - 12,035 SF Office/ Retail Building, FF: 313.13
 - 15,000 SF Hotel
- The subject property is zoned Retail (C-2) & the intended use is Office/Retail.
- All buildings onsite will 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-yr floodplain according to the F.I.R.M. Maps Panel No. 48041C0215F, Revised Date, April 2, 2014.
- The developed area for this project is 5.805 acres (252,866 SF).
- Four dumpsters are proposed for this site.
- All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

Construction Notes:

- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, 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. Select fill is to be used in replacing objectionable material.
- Assure 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, appurtenances, appliances, and apparatus intended to serve some special function and that connects 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 testable double check valve assembly, and installed per City Ordinance.
- Each utility contractor is responsible for positioning 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 deepest first. 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 marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type 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 windblown litter 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 boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

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 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.

Contact Information:

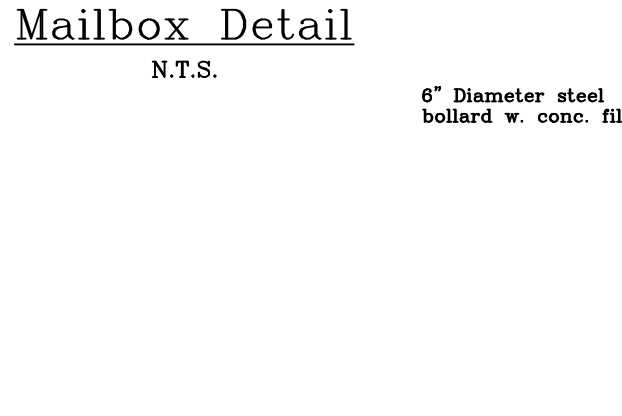
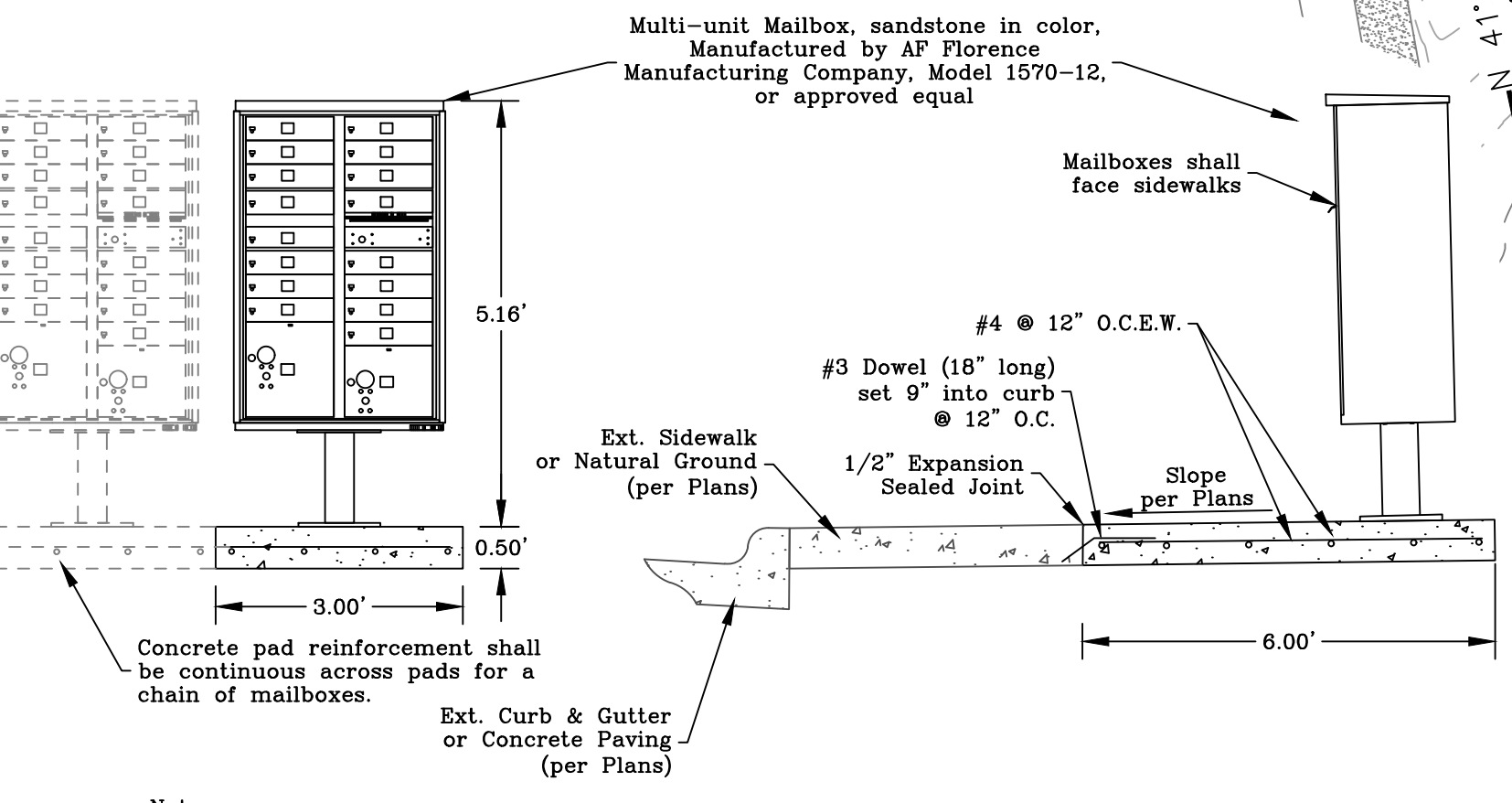
Texas One Call:	800-245-4545
Lone Star One Call:	800-869-8344
Texas Excavation Safety:	800-344-8377
City of Bryan:	979-209-5900
System (Digless):	
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Frontier:	979-821-4300
Suddenlink:	979-846-2229

Parking Analysis:

Proposed Improvements:	38,677 SF Office/Retail Building 15,000 SF 80 Room Hotel
New Required Parking:	194 - 1 Space per 200 SF of Office/Retail 80 - 1 Space per Room of Hotel
	274 Total Required
Total Proposed Parking:	271 - Straight in Parking 12 - ADA Parking
	283 Total Provided

Solid Waste Notes:

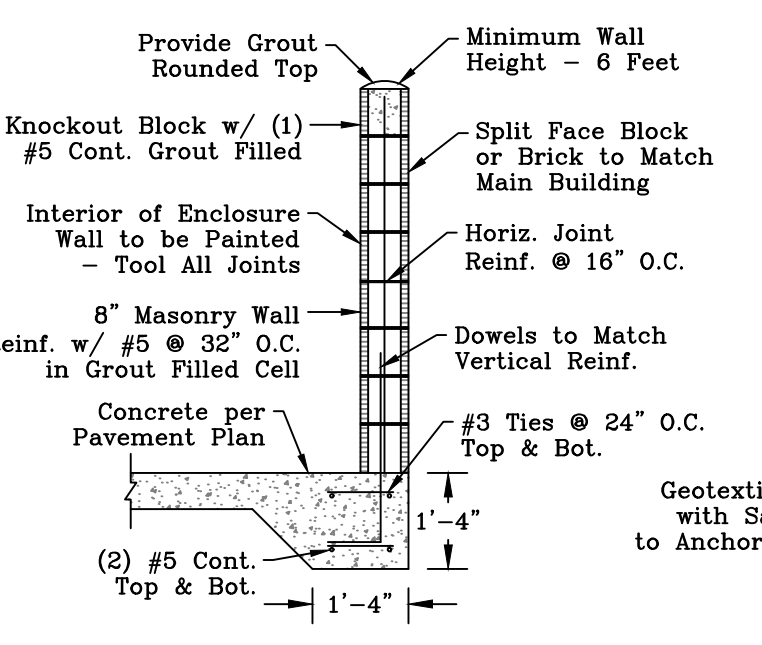
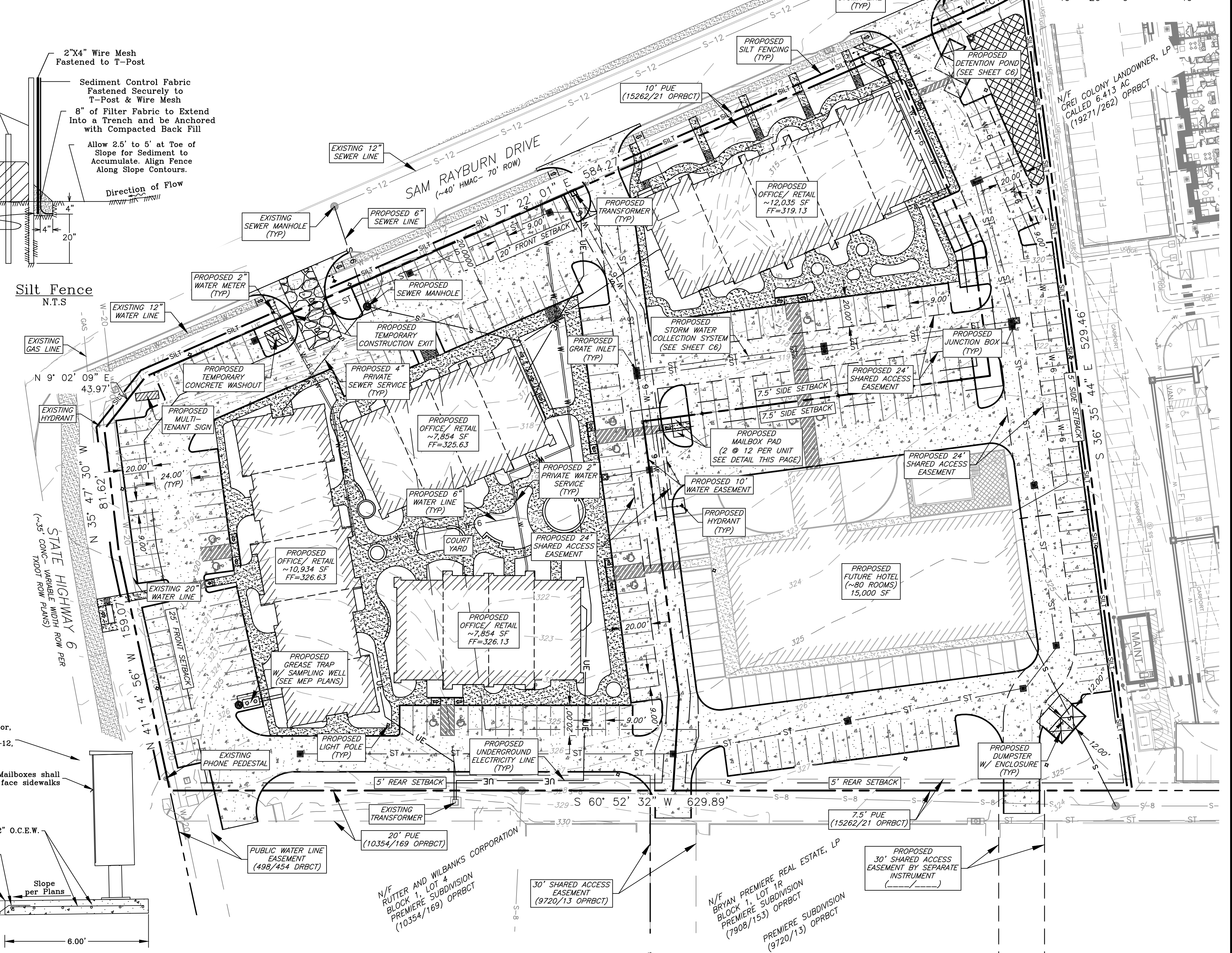
- Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
- If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
- Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" OCEW 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 lots, 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



Typical Dumpster Enclosure - Plan

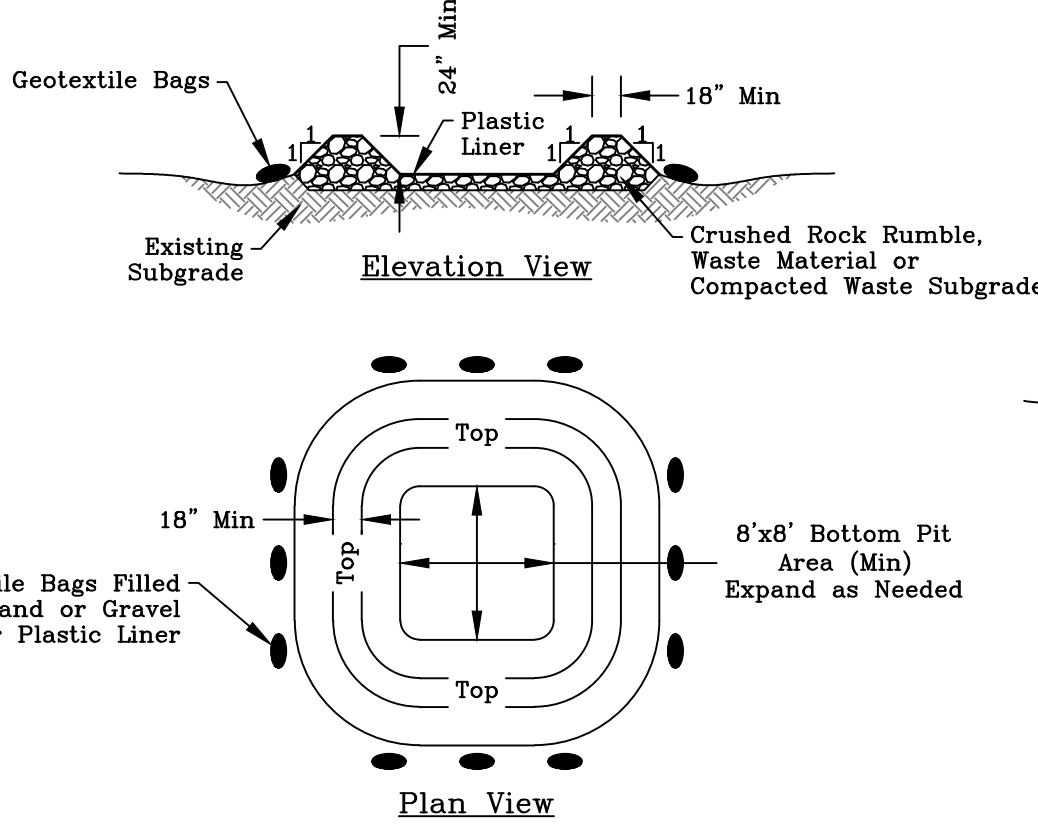
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.96'	395.00'	6° 40' 00"	N 34° 02' 01" E	45.93'



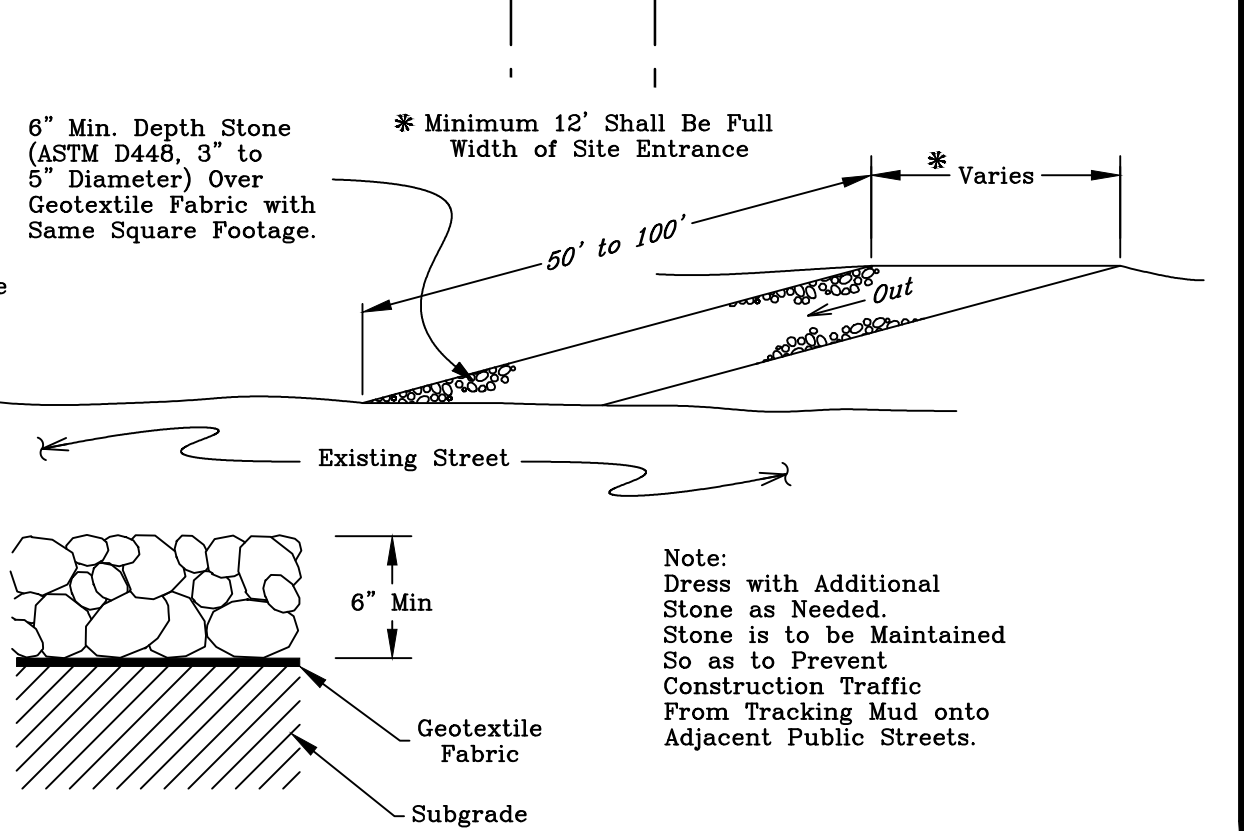
Dumpster Enclosure - Section

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 Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 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, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes.

Owner/Developer:
CREI Colony Land Acquisition LP III
13410 Ferrill Creek Road
Bryan, TX 77808

Preliminary Plans Only
Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 12-Aug-24. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

CREI Colony Land
Colony North Subdivision
Lots 1R & 2R -5.805 AC
922 N. Earl Rudder Freeway
Bryan, Brazos County, Texas

Date: October 2025	Sheet: C2
Scale: As Noted	
Drawn By: WS	