

- NOTES:**
- THIS SITE PLAN IS BEING PROVIDED TO SATISFY THE REQUIREMENTS OF APPROVED ORDINANCE NO. 2680. THIS PLAN PROPOSES THE HIKE AND BIKE TRAIL, REQUIRED LANDSCAPING (CANOPY & NON-CANOPY TREES), AND TRAIL AMENITIES.
 - ONCE APPROVED THIS SITE PLAN WILL BE CONSTRUCTED WITH THE ROUNTREE'S ESTATES SUBDIVISION, NOT BEFORE OR SEPARATELY.
 - SEE ROUNTREE'S ESTATES PHASES 1 & 2 CONSTRUCTION PLANS FOR DETAILS ON STREETS, DRAINAGE STRUCTURE AND ALL INFRASTRUCTURE NOT RELATED TO LANDSCAPING AND AMENITIES.
 - PORTIONS OF THIS SUBDIVISION ARE LOCATED IN ZONE AE BY THE U.S. FEMA AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), MAP NO. 4804102025F, EFFECTIVE DATE APRIL 2, 2014, FOR BRAZOS COUNTY, TEXAS.

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	2' CALIPER	CEDAR ELM	ULMUS GRASSIFOLIA	32
	2' CALIPER	CREPE MYRTLE	LAGERSTROEMIA INDICA	24

REQUIREMENTS:

4 CANOPY TREES @ ENTRY MEDIAN
1 CANOPY TREE FOR EVERY 75 FEET OF STREET
(2 NON-CANOPY TREES MAY BE SUBSTITUTED FOR 1 CANOPY TREE)
1466 LF / 75 = 19.55', 19.55' * 2 = 39.11', 39.11' + 4 = 43.11'

PROVIDED:

32 CANOPY TREES
24 NON-CANOPY TREES
32+(24/2) = 44

- 6' WOODEN FENCE PER ORDINANCE NO. 2680
- 10' WIDE CONCRETE HIKE AND BIKE TRAIL
- STOP SIGN WITH STREET NAMES
- BENCH - DUMOR 140
- PEDESTRIAN LIGHTING - ALLEGRA 25'
- TRASH CAN - DUMOR 157
- PET WASTE STATION (BAG RECEPTACLE AND WASTE CAN)

REV	DESCRIPTION	DATE
1	ORIGINAL RELEASE	08/16/2024



ROUNTREE'S ESTATES

SITE PLAN

Tyler Freese
SIGNATURE DATE 07/03/2025

DESIGN	TWF
DRAFTED	TWF
CHECKED	TWF
PROJECT #	24-077-001
DRAWING #	1

GENERAL NOTES:

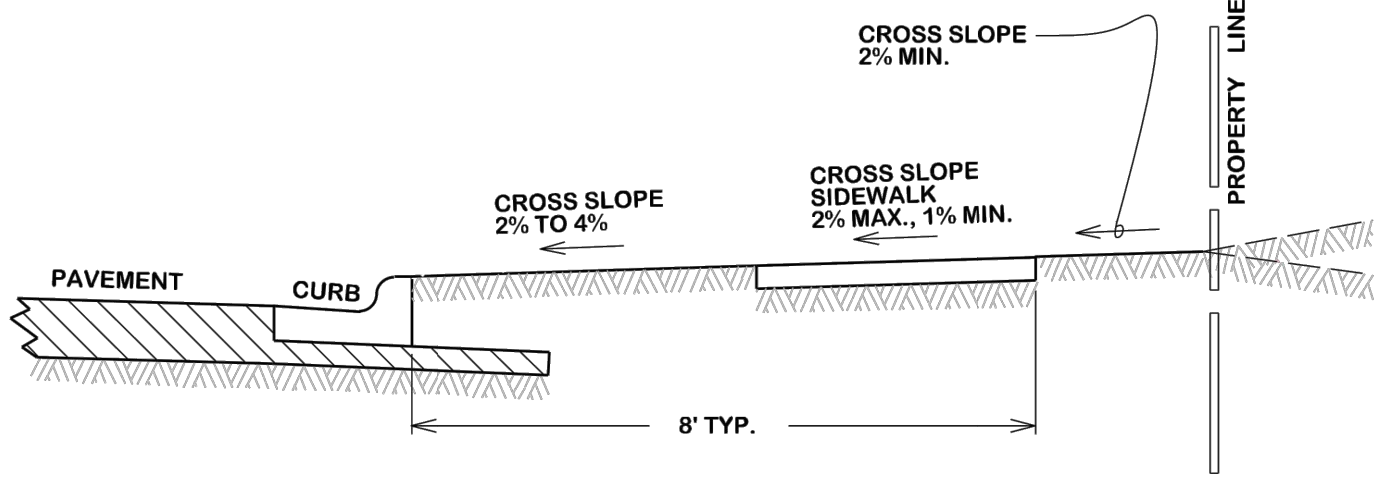
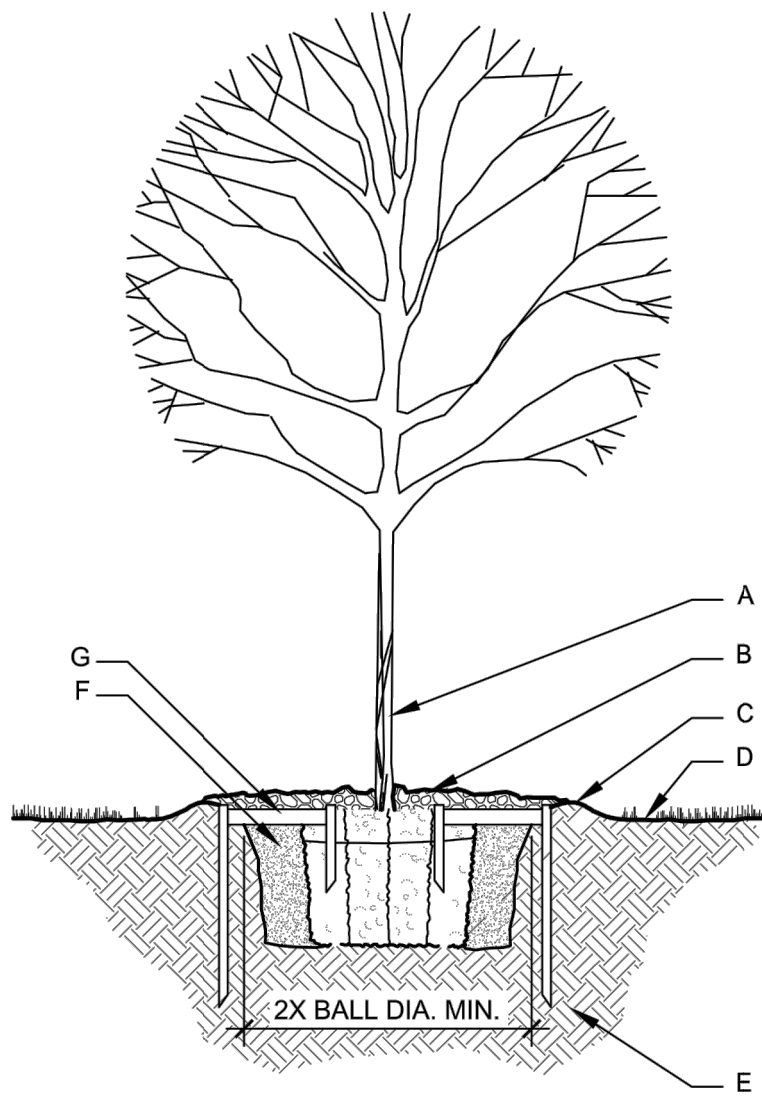
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE.
2. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
3. PLANTING PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED.

CONSTRUCTION NOTES:

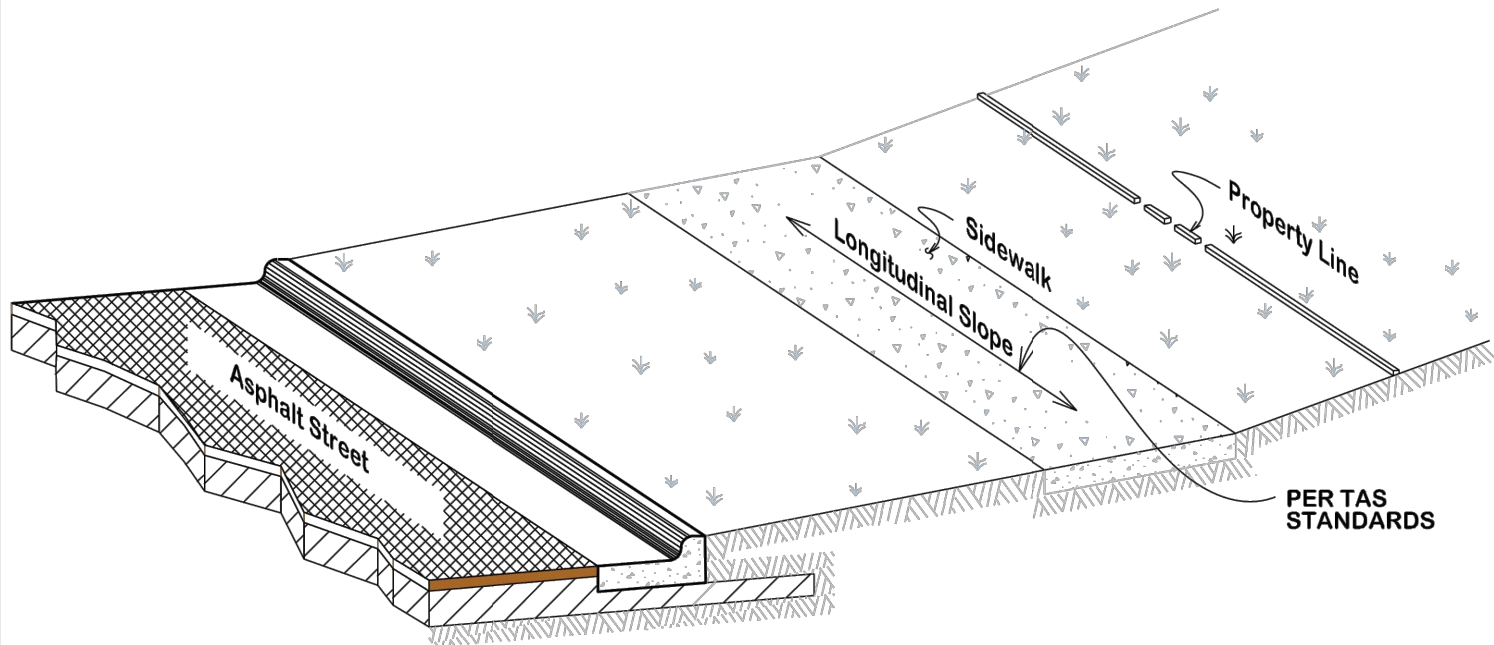
- A. TREE.
- B. 3" DEPTH OF BARK MULCH; NO MULCH WITHIN 2" OF TRUNK
- C. WATER RETENTION BASIN.
- D. FINISH GRADE
- E. UNDISTURBED SOIL BELOW ROOT BALL
- F. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- G. TREE STAPLE (3 PER TREE) - SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

*TREE STAPLES MAY BE REPLACED WITH 2 T-POST AND GUY WIRE THROUGH GARDEN HOSE TIED TO TREE

TREE PLANTING DETAIL
NTS



NOTE:
THIS DOES NOT TAKE INTO ACCOUNT DRAINAGE REQUIREMENTS - BERMS MAY BE REQUIRED OUTSIDE OF THE SIDEWALK.

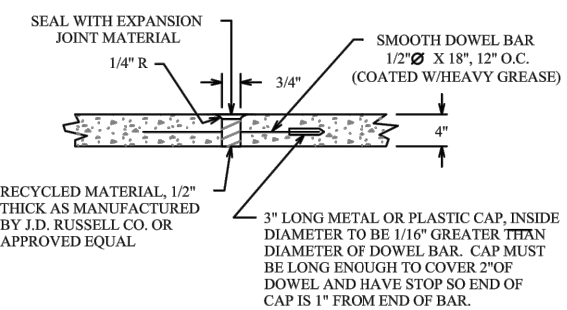


SIDEWALK SLOPE REQUIREMENTS

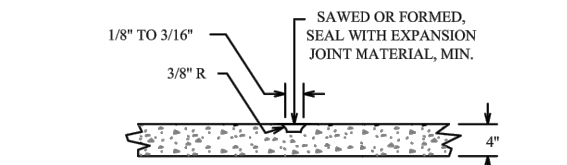
DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW1-00**



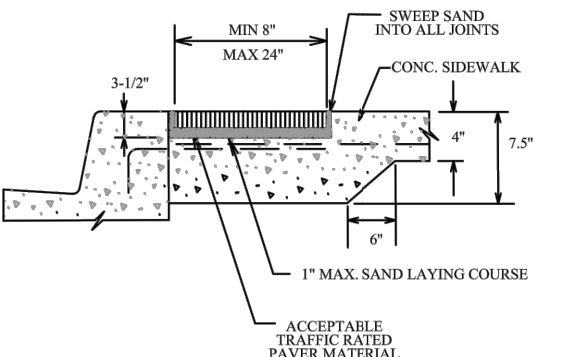
- NOTES:
1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH BCS UNIFIED DESIGN GUIDELINES.
 2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C. CONTRACTION JOINTS @ 4' O.C.
 3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
 4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT.
 5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



SIDEWALK EXPANSION & CONSTRUCTION JOINT

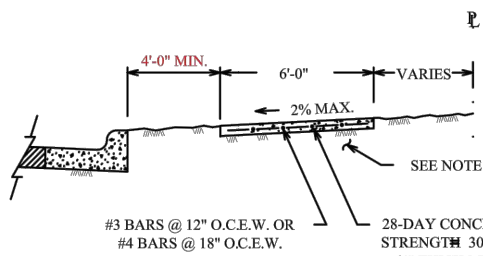


SIDEWALK CONTRACTION JOINT

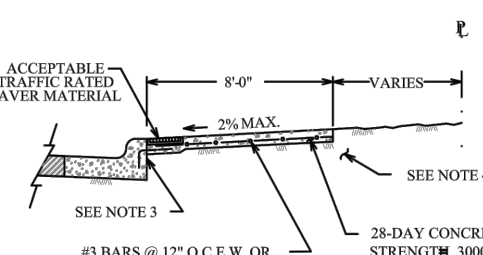


SIDEWALK PAVER SECTION

ALONG LOCAL STREETS



ALONG MINOR COLLECTORS AND LARGER



ALONG MINOR COLLECTORS AND LARGER



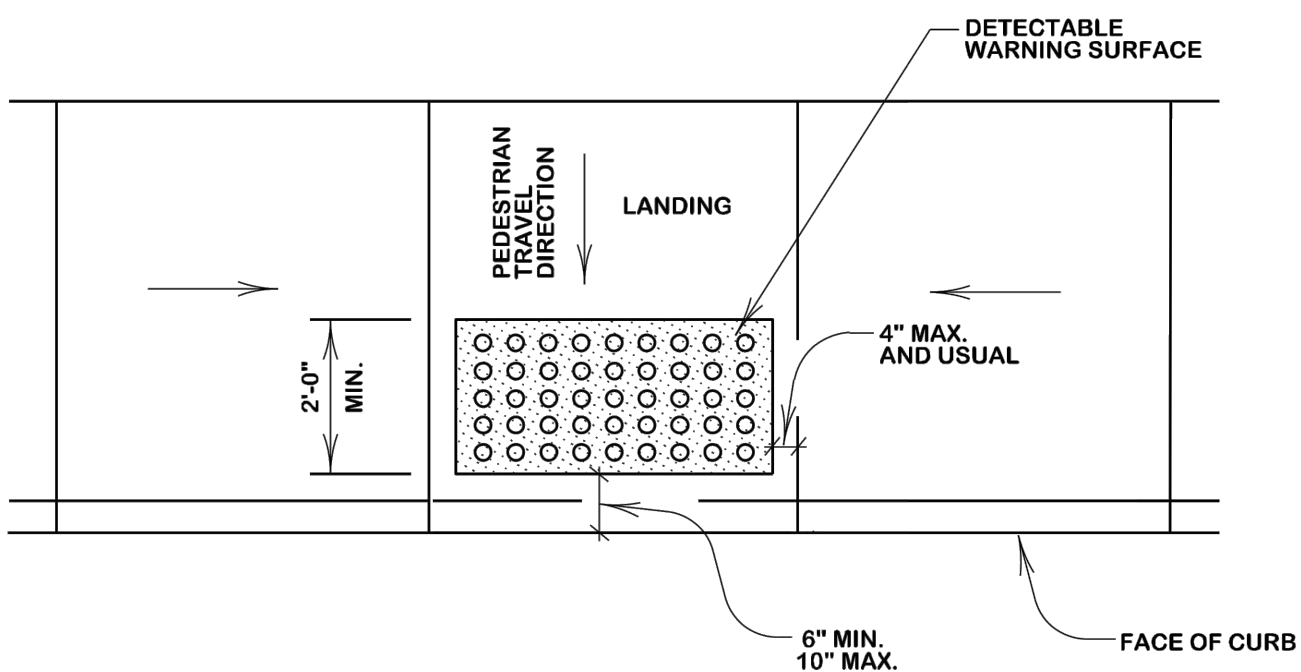
CONCRETE SIDEWALK

DATE **DECEMBER 2020** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW1-02**



DETECTABLE WARNINGS
GENERAL NOTES:

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.



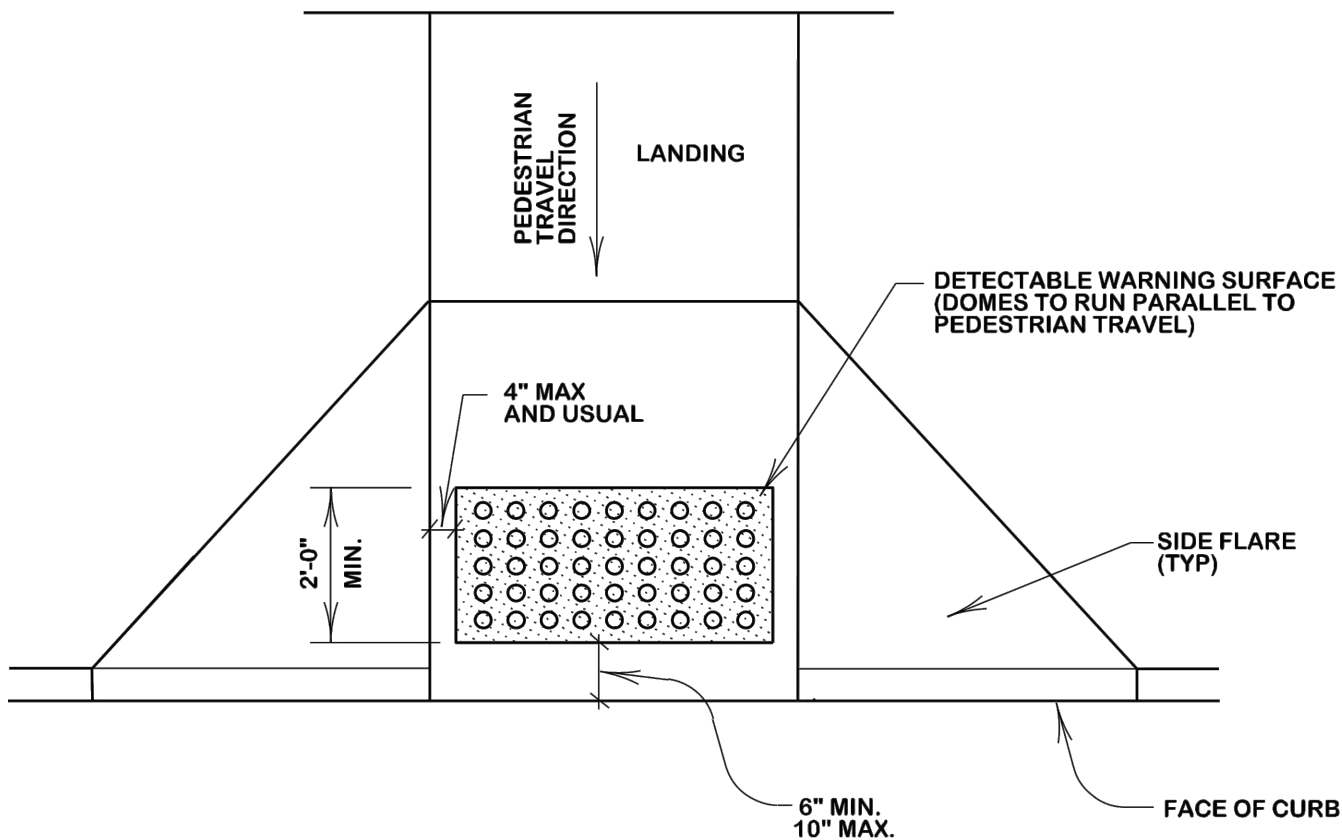
TYPICAL PLACEMENT OF
DETECTABLE WARNING
SURFACE ON LANDING
AT STREET EDGE

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-00**



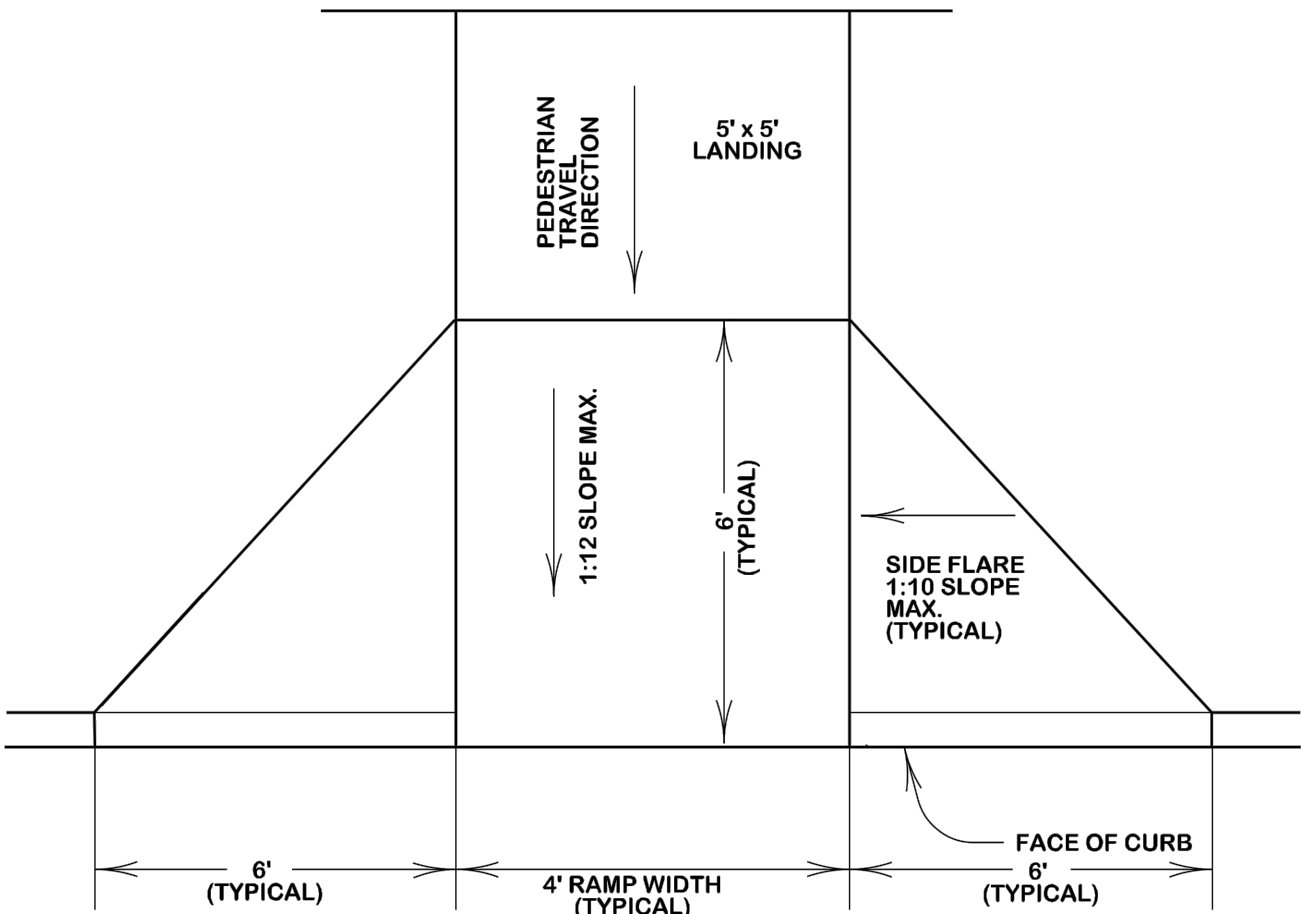
DETECTABLE WARNINGS
GENERAL NOTES:

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
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5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.



TYPICAL PLACEMENT OF
DETECTABLE WARNING
SURFACE ON SLOPING
RAMP RUN

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-01**



TYPICAL AMBULATORY
RAMP W/ FLARED WINGS

DATE **AUG. 2012** B/C'S UNIFIED STANDARD DETAIL DETAIL NO. **SW2-02**



1	ORIGINAL RELEASE	08/16/2024
REV	DESCRIPTION	DATE



ROUNTREE'S ESTATES

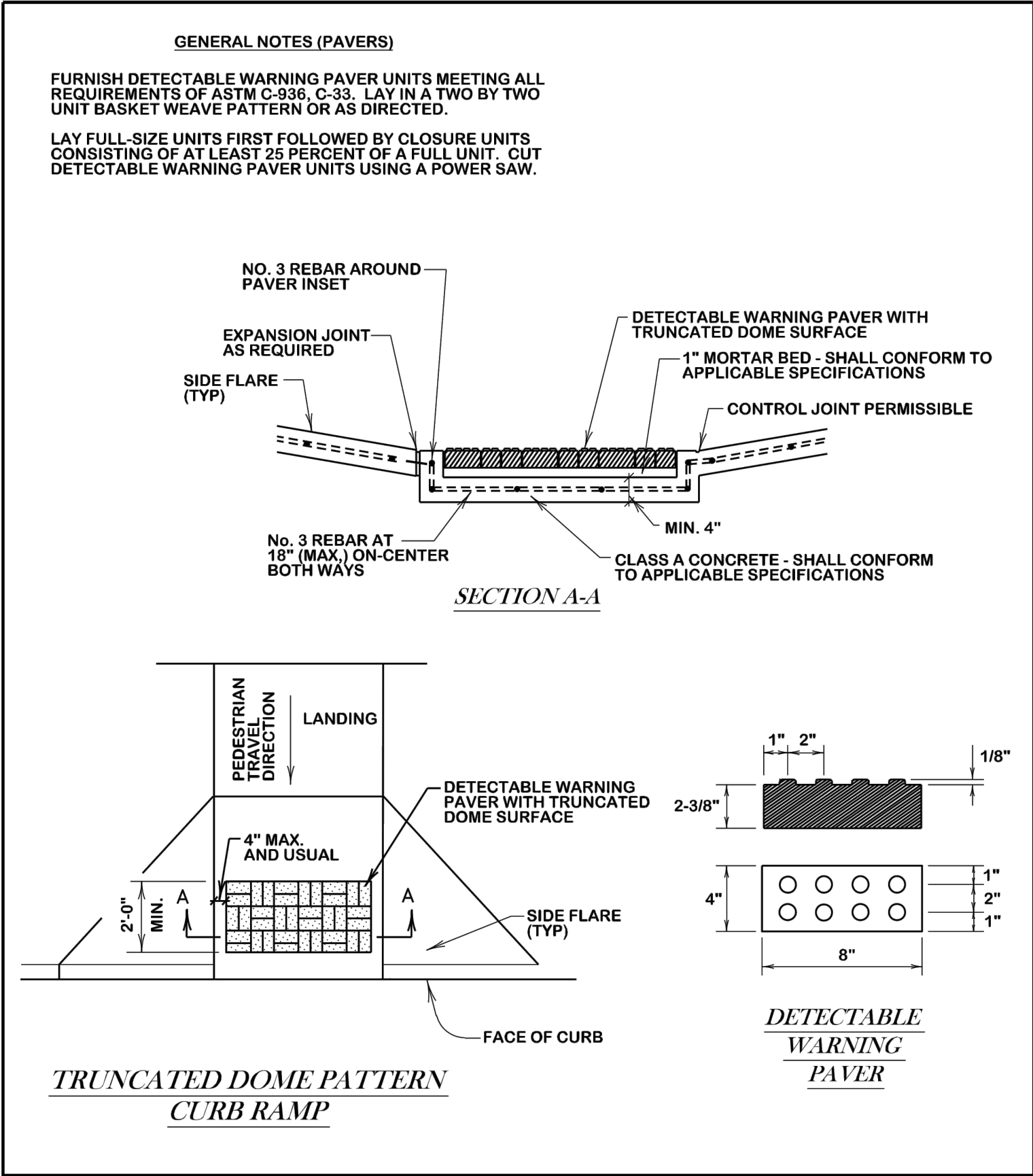
DETAILS I

Tyler Freese

07/03/2025





DESIGN	TWF
DRAWN	TWF
CHECKED	TWF
PROJECT #	24-077-001
DRAWING #	2



 CITY OF BRYAN <small>The Good Life. True Style.</small>	DETECTABLE WARNING PAVER (OPTIONAL)			 CITY OF COLLEGE STATION
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW2-03	

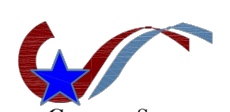
DETECTABLE WARNINGS GENERAL NOTES

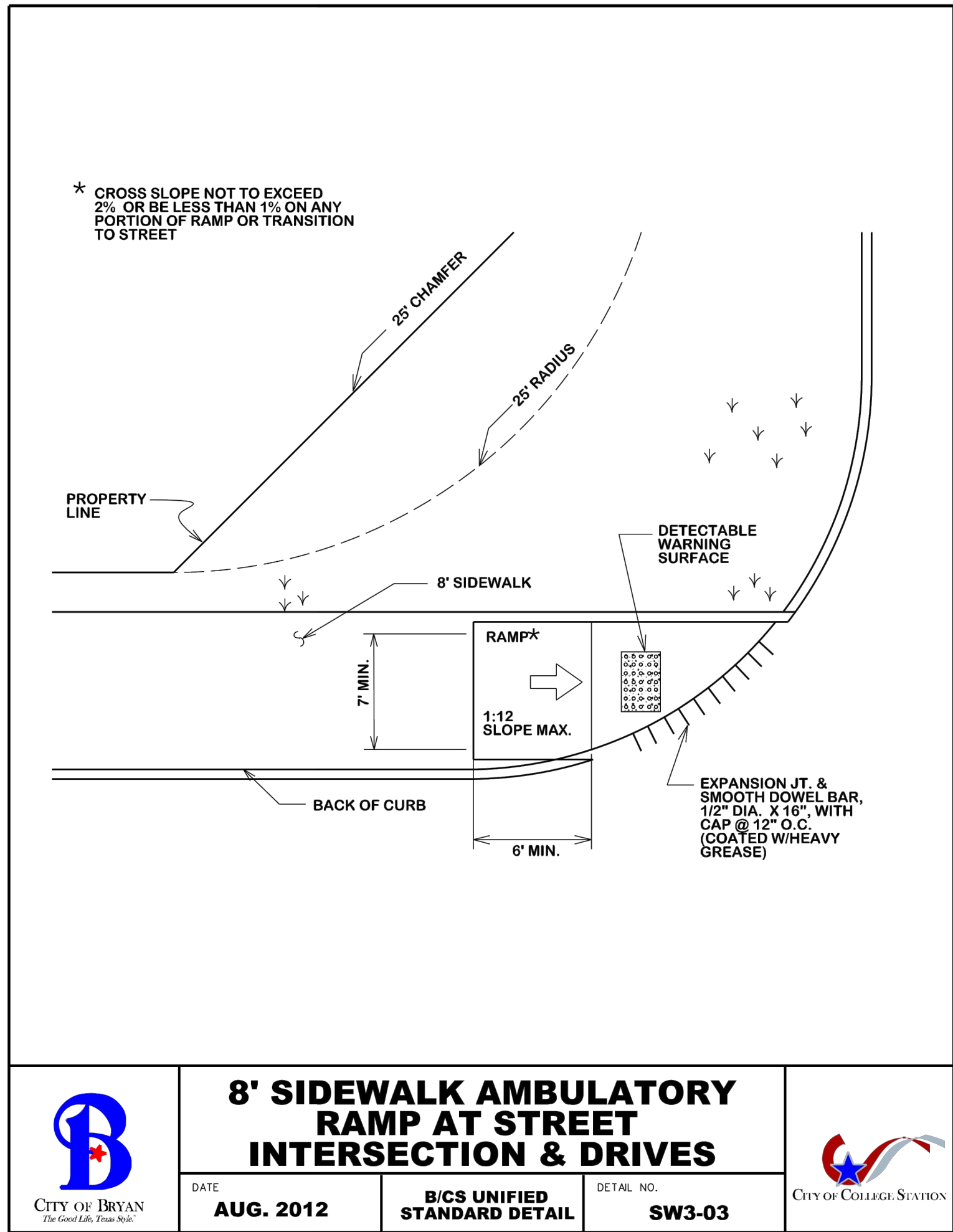
- CURB RAMP MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
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- ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

 CITY OF BRYAN <small>The Good Life. True Style.</small>	DETECTABLE WARNING GENERAL NOTES			 CITY OF COLLEGE STATION
	DATE DECEMBER 2020	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW2-GN00	

PEDESTRIAN FACILITIES GENERAL NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE A 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
- CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT SELECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16-TAC 68.1B2.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMP SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMP. PROVIDE CURB RAMP WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMP CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

 CITY OF BRYAN <small>The Good Life. True Style.</small>	PEDESTRIAN FACILITIES GENERAL NOTES			 CITY OF COLLEGE STATION
	DATE DECEMBER 2020	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW2-GN02	



1	ORIGINAL RELEASE	10/29/2024
REV.	DESCRIPTION	DATE



ROUNTREE'S ESTATES

DETAILS II

Tyler W. Freese

07/03/2025

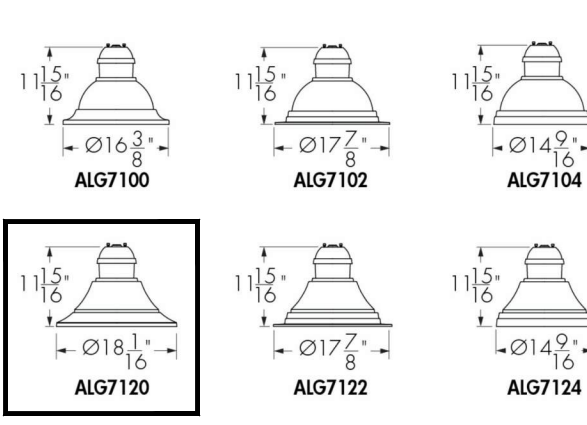


PM	TWF
DESIGN	TWF
DRAFTED	TWF
CHECKED	TWF
PROJECT #	24-077-001
DRAWING #	3

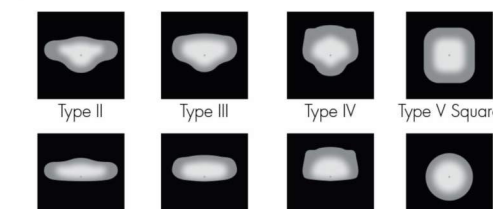
Specification Sheet

Allegra
Allegra Small

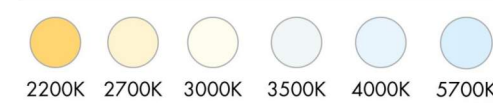
Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Distribution



Colors and Color Temperatures



Control

ON/OFF 0-10V

Rating

IP66 (optical chamber)

Certifications



Description

The Allegra Small is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, colour temperatures, and distributions, the Allegra Small is elegance personified.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions Type II, Type III or Type IV (with or without backlight shield), Type V square and Type V Softail

Option Corrosion-resistant Coating for Hostile Environments
Surge Protector

Mounting Options Pendant Small (3-Bolt Tenon Adaptor)

Warranty 5-year limited warranty

Performance

Output (Nominal Lumens) Minimum 3000lm / Maximum 8000lm

Color Rendering 3 SDCM for CRI 70+ and 2 SDCM for CRI 80+

Lumen Maintenance TM-21 L70 L57,000 hrs (projected, To 77 °F), 36,000 hrs (reported, To 77 °F)

DarkSky DarkSky Approved (2200K, 2700K and 3000K color temperatures, BUG rating of 0)

Physical

Housing Material Die cast low copper 360 aluminum alloy

Lens Material Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)

Weight Up to 1.4 lbs

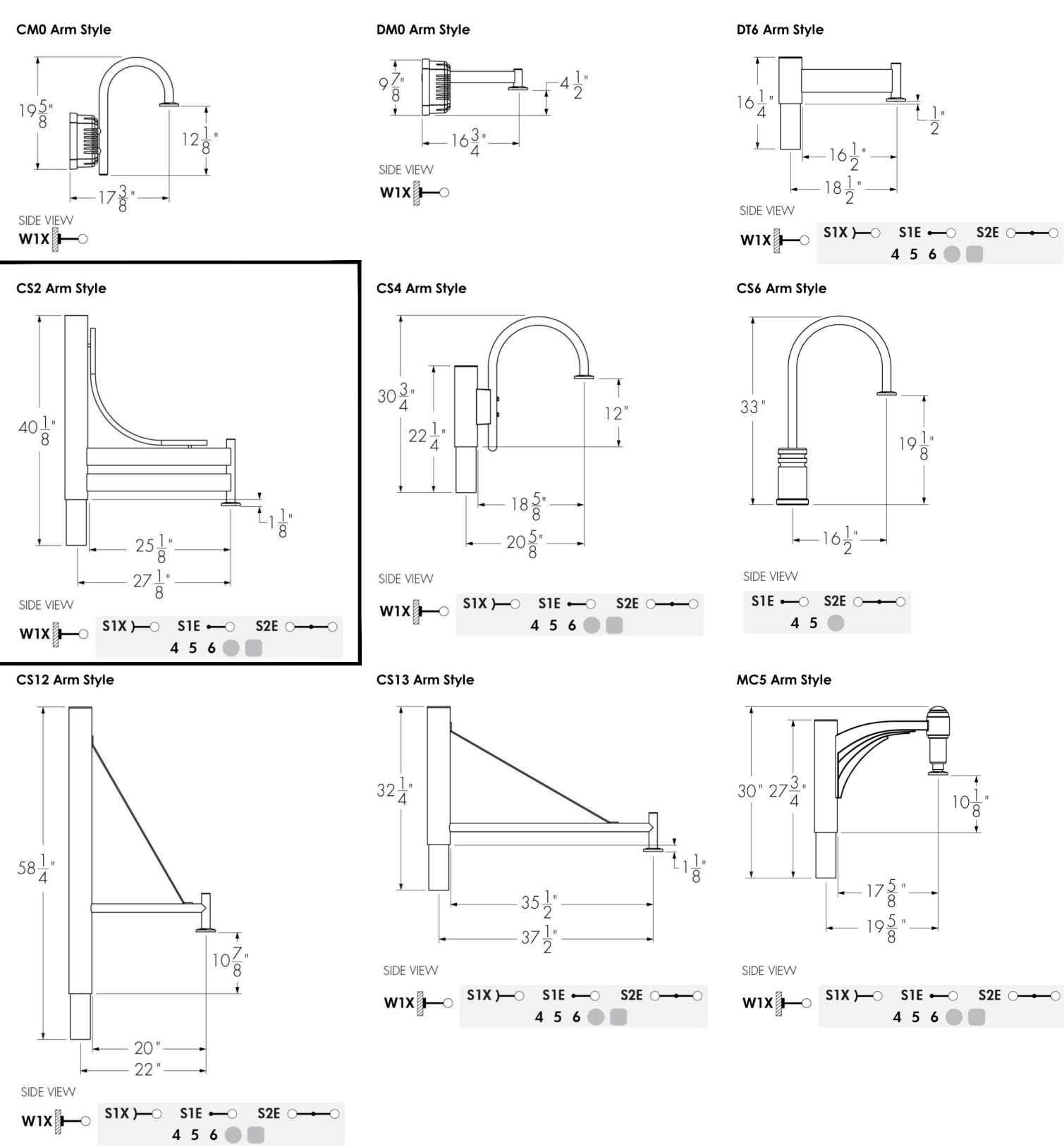
EPA 0.5 ft²

lumenpulse™ 1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9, CAN | T 514.937.3003 | Toll-Free 1.877.937.3003 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/product/2708
LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately. 1 / 9
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Specification Sheet

Allegra
Allegra Small

P3 - Pendant Small (3-Bolt Tenon Adaptor) Arm Style Dimensions

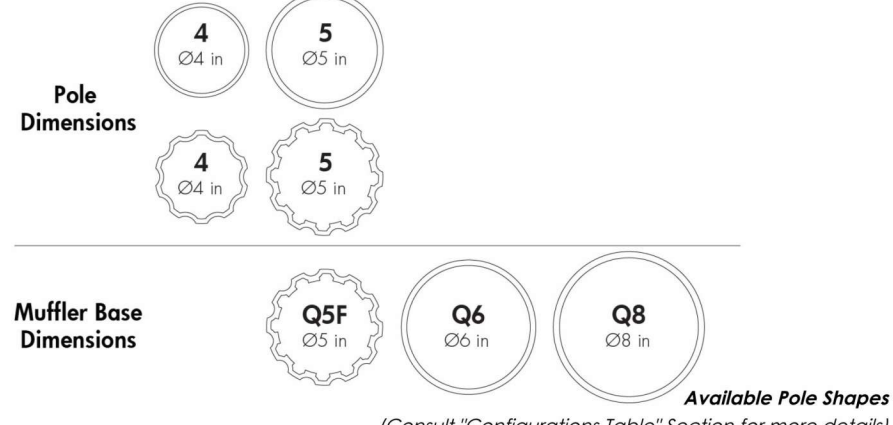


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www.lumenpulse.com www.lumenpulse.com/product/2708
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Specification Sheet

Poles, Arms & Accessories
Muffler Pole

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Base cover options



Certifications



Description

Lumenpulse Muffler Poles are available in steel or aluminum of various diameters and profiles to suit your outdoor design. Our Muffler Poles are suitable for use with our accessories, such as Banner Arms and Bracket Holders. Lumenpulse Muffler Poles have a molded base plate and are available in multiple finishes.

Features

Pole dimensions 4 in and 5 in Straight or Fluted Pole

Muffler base dimension 5 in Fluted Muffler Base, 6 in and 8 5/8 in Straight Muffler Base

Height Up to 30 ft, to specify height in 1 ft increments (consult configurations table for maximum height information)

Option Ground Fault Duplex Receptacle
Ground Fault Duplex Receptacle (while in use)
Tamper-Proof Screws
Corrosion-resistant Coating for Hostile Environments
Galvanized Steel
Universal Yoke drilling pattern
Pressure Gland drilling pattern

Warranty 5-year limited warranty

Physical

Material Aluminum, Steel

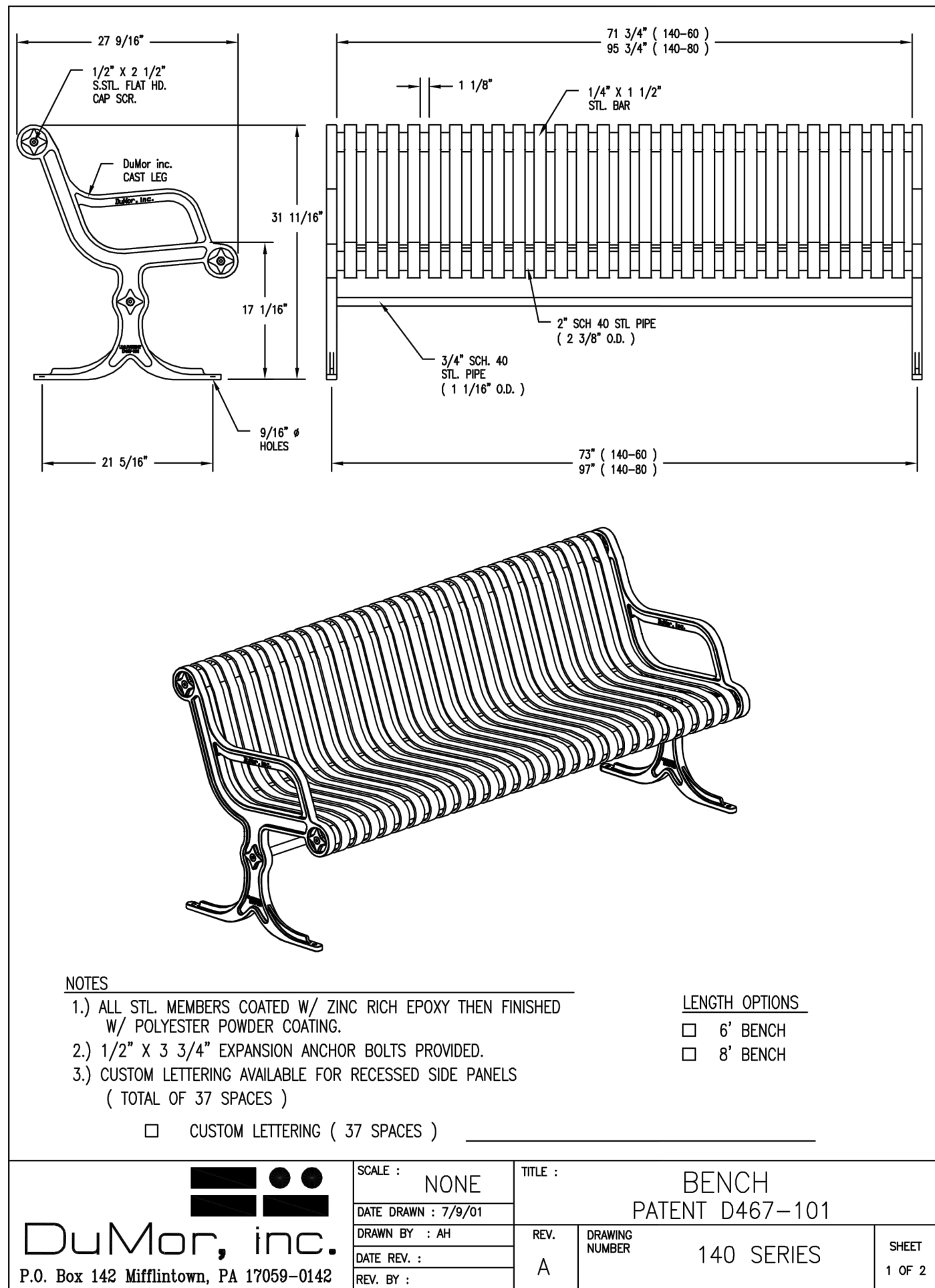
Access Door Dimensions 4 1/8 in x 9 1/4 in for 6 in muffler base, 4 1/4 in x 10 1/8 in for 8 in muffler base

Wall Thickness 1/8 in, 3/16 in, 1/4 in, 5/16 in

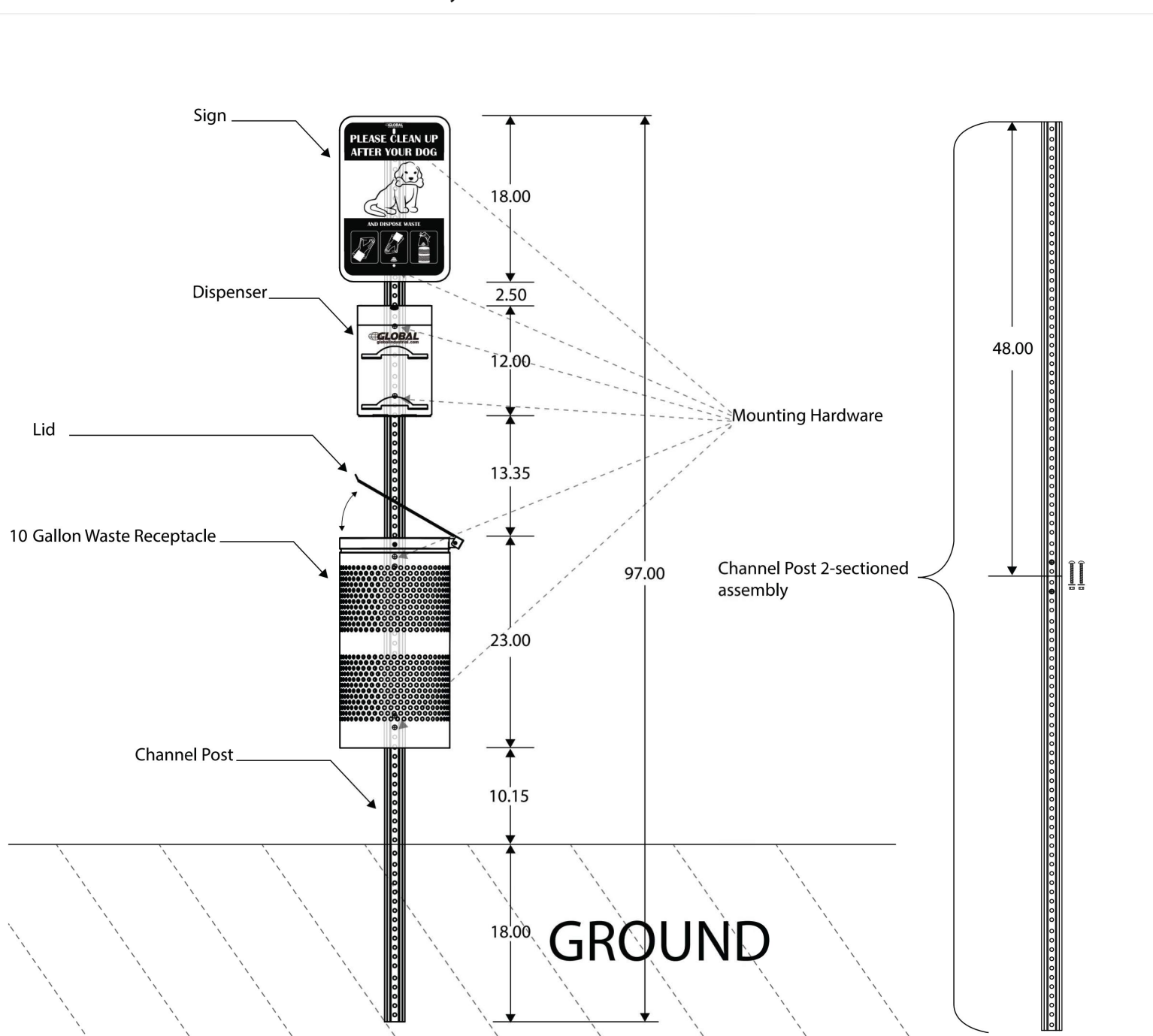
Anchor Bolt Material Carbon steel partially galvanized

Hardware Material Stainless steel

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www.lumenpulse.com www.lumenpulse.com/product/2708
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PET WASTE STATION , RECEPTACLE WITH SIGN AND POST



1	ORIGINAL RELEASE	01/03/2024
REV	DESCRIPTION	DATE

TYLER W. FREESSE
127376
LICENSED PROFESSIONAL ENGINEER

ROUNTREE'S ESTATES

DETAILS III

Tyler W. Freesse
07/03/2025
DATE

DESIGN	TWF
DRAFTED	TWF
CHECKED	TWF
PROJECT #	24-077-001
DRAWING #	4