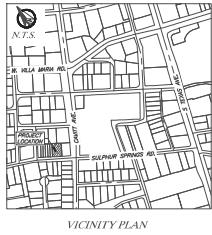


Midway Place Townhomes

Midway Place Addition

Block 6, Lots 8R-1, 8R-2, and 8R-3 - 0.362 AC
308 Sulphur Springs Rd.
Bryan, Brazos County, Texas



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567

April 2025

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Pavement & Grading Plan
C4	Water & Sewer Plan & Profiles
L1	Landscape Plan
S1	BCS Unified Sewer Details
S2	BCS Unified Sewer Details
W1	BCS Unified Water Details
W2	BCS Unified Water Details
SW	BCS Unified Sidewalk Details



The seal on this document was issued by the Texas State Seal Commission on this date, April 1, 2012. It is a copy of a sealed document with all the signatures and seals of the appropriate state agencies and offices under the Texas Engineering Practice Act.

JAE PROJECT No. 24-028

General Notes:

- The contractor shall promptly notify the engineer of any discrepancies between these plans and the actual site or drawing discrepancies if applicable.
- 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. It is the responsibility of the contractor to determine the exact location and to be relied upon as being exact or complete. It is the contractor's responsibility to determine the exact location of the existing utility lines and to determine whether the utility is shown on these plans or not. The contractor shall notify the engineer of any discrepancies if applicable. 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 concerning the protection of the environment.
- The contractor shall be responsible for the protection of all existing utilities or services lines are not, broken, or damaged, the contractor shall repair or replace the damaged lines in a timely manner and at the contractor's expense 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 condition. All debris and materials shall be removed from the project area as soon as possible and discarded in an approved manner. Any removal of materials shall be done to the satisfaction of the engineer and shall be submitted to the City of College Station and consulting engineer for review.
- Contractor is responsible for OSHA established trench safety as described in the Federal OSHA Standard 29 CFR 1926 Subpart P. Contractor shall maintain a competent person appointed prior to any and all excavation operations exceeding 4' deep. The competent person shall be responsible for the safety of the excavation and shall be submitted to the City of College Station and consulting engineer for review.

- A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of working drawings and a set of plans. Working drawings shall be marked up during the construction process to indicate changes and additions made to the plans during the execution of the project, including each sheet in the set as record drawings.
- The contractor shall be responsible for salvaging and protection all material and equipment used in the project. All salvaged material and equipment shall be delivered to the owner in a reusable manner in good condition and at the contractor's expense or better.
- Contractor shall store materials at locations agreed to by the contractor and the engineer to be stored overnight at locations as not to block a street or drive, or otherwise interfere with traffic or property.

- Contractor shall not 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 approvals from the appropriate authorities.
- Any adjacent property or right-of-way disturbed during construction will be returned to its original condition or better. The contractor agrees to repair any damage to property right-of-way in accordance with the applicable codes and regulations agency.
- All disturbed dirt surfaces shall be seeded, hydromulched, or sodded.
- The contractor shall not create a dirt, nuisance or safety hazard in any street or driveway. The pavement shall be cleaned daily.
- Adjusted drainage shall be maintained at all times during construction and any drainage conditions 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 instruments, trees plants and property corners during construction.
- The contractor must provide construction staking from the information provided on the plans.

General Utility Note (Private & Public):

- All excavation for underground utilities shall be made true to grade. Excavation shall be made with the minimum amount of digging required to place the utility in the proper position. A minimum of 12 inches of cover shall be maintained over the utility. All utility holes shall be tamped by hand or mechanical means to the density of 95% of dry sand. All utility holes and excavation shall be done in strict accordance with engineering drawings.
- 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 utility line.
- Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under concrete slabs, walls, etc.) utility installation shall be done in accordance with the structural system's manufacturer's recommendations for the specific system. Structural system's manufacturer's recommendations for the specific system.
- Rebar shall be placed flush with the pervious substrate and slopes. Anchors shall be placed in accordance with the manufacturers recommendations.
- Wherever dimensions are given, they shall be measured from the center line of the structural system.
- Unless otherwise specified, impermeable areas shall drain away from buildings so that the perimeter curb is a minimum of 6" higher than the building.
- Perimeter curb height shall be measured from the top of the concrete or curb.
- 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 plan. Minor deviations to the actual elevations shown on the grading plan may be required to match existing structures.
- Grade control shall be maintained at all times during construction and any deviation from the original grade line or structure disturbed during construction shall be restored to existing conditions or better.
- Adjusted 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 leading and unloading of all pipe and other accessories shall be in accordance with safe practices and standards of the industry. The contractor shall take care to avoid any damage to the materials. The contractor shall locate and provide proper support for all materials during handling.
- Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.
- This project shall be built by means of open cut except as noted on the drawings. The engineer shall determine the locations of bare piles in the field subject to the Inspector's approval.
- Structural backfill will be required for all excavation within 6 feet of public roadway shoulders.

- The contractor shall install the private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private utility lines shall be installed in accordance with the plans and specifications. Should these drawings conflict with other utility company's specifications, these drawings shall supersede those of other utility company's specifications. The two sets of plans shall be used.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and approvals for all work shown.
- The contractor shall provide all installations of service lines, conduits, meters, etc. with the appropriated 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 CSD-DR4 and public services shall be copper.
- 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. It is the contractor's responsibility to determine the exact location and to be relied upon as being exact or complete. It is the contractor's responsibility to determine whether the utility is shown on these plans or not. The contractor shall notify the engineer of any discrepancies if applicable. 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 concerning the protection of the environment.
- The contractor shall be responsible for the protection of all existing utilities or services lines are not, broken, or damaged, the contractor shall repair or replace the damaged lines in a timely manner and at the contractor's expense 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 condition. All debris and materials shall be removed from the project area as soon as possible and discarded in an approved manner. Any removal of materials shall be done to the satisfaction of the engineer and shall be submitted to the City of College Station and consulting engineer for review.
- Contractor is responsible for OSHA established trench safety as described in the Federal OSHA Standard 29 CFR 1926 Subpart P. Contractor shall maintain a competent person appointed prior to any and all excavation operations exceeding 4' deep. The competent person shall be responsible for the safety of the excavation and shall be submitted to the City of College Station and consulting engineer for review.

- A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of working drawings and a set of plans. Working drawings shall be marked up during the construction process to indicate changes and additions made to the plans during the execution of the project, including each sheet in the set as record drawings.
- The contractor shall be responsible for salvaging and protection all material and equipment used in the project. All salvaged material and equipment shall be delivered to the owner in a reusable manner in good condition and at the contractor's expense.

- Contractor shall not 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 approvals from the appropriate authorities.
- Any adjacent property or right-of-way disturbed during construction will be returned to its original condition or better. The contractor agrees to repair any damage to property right-of-way in accordance with the applicable codes and regulations agency.
- All disturbed dirt surfaces shall be seeded, hydromulched, or sodded.
- The contractor shall not create a dirt, nuisance or safety hazard in any street or driveway. The pavement shall be cleaned daily.
- Adjusted drainage shall be maintained at all times during construction and any drainage conditions disturbed during construction shall be restored to existing conditions or better.

- The contractor must provide construction staking from the information provided on the plans.
- Contractor shall provide all instruments, trees plants and property corners during construction.
- The contractor shall coordinate all fence removal and replacement with the Owner.
- The contractor shall protect all instruments, trees plants and property corners during construction.
- The contractor must provide construction staking from the information provided on the plans.

Dimensional Control Notes:

- The contractor may obtain an electrostatic copy of these plans for construction purposes. The electrostatic file and formalization generated by the contractor shall be used to coordinate the project. When the plans are not available, it is recommended to use the horizontal or vertical to which the address is intended to be measured. Horizontal distances and perpendicular distances are not guaranteed to be accurate. The contractor shall be responsible for the protection of all utility lines that are to remain in place during construction.
- The contractor shall take all preventions to avoid damage to any existing road surfaces.
- All existing areas that are to remain in place which are damaged during construction should be restored to original condition, or better, at the sole expense of the contractor.
- Should any existing utility lines show or appear on these plans be found on site, the contractor shall contact the engineer immediately to discuss any possible contamination or other potential problems.

- 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.

- The contractor shall not create a dirt, nuisance or safety hazard in any street or driveway. The pavement shall be cleaned daily.

- Adjusted drainage shall be maintained at all times during construction and any drainage conditions disturbed during construction shall be restored to existing conditions or better.

- Contractor shall not 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 approvals from the appropriate authorities.
- Any adjacent property or right-of-way disturbed during construction will be returned to its original condition or better. The contractor agrees to repair any damage to property right-of-way in accordance with the applicable codes and regulations agency.
- All disturbed dirt surfaces shall be seeded, hydromulched, or sodded.
- The contractor shall not create a dirt, nuisance or safety hazard in any street or driveway. The pavement shall be cleaned daily.

- Adjusted drainage shall be maintained at all times during construction and any drainage conditions disturbed during construction shall be restored to existing conditions or better.

- The leading and unloading of all pipe and other accessories shall be in accordance with safe practices and standards of the industry. The contractor shall take care to avoid any damage to the materials. The contractor shall locate and provide proper support for all materials during handling.

- Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.

- This project shall be built by means of open cut except as noted on the drawings. The engineer shall determine the locations of bare piles in the field subject to the Inspector's approval.

- Structural backfill will be required for all excavation within 6 feet of public roadway shoulders.

- The contractor shall install the private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private utility lines shall be installed in accordance with the plans and specifications. Should these drawings conflict with other utility company's specifications, these drawings shall supersede those of other utility company's specifications.

- It shall be the responsibility of the contractor to pay for and obtain all required permits and approvals for all work shown.

- The contractor shall provide all installations of service lines, conduits, meters, etc. with the appropriated utility company.

Legend	
Line Types	
	Existing Water Line, Line Noted
	Proposed Water Line, Line Noted
	Existing Water Service
	Proposed Water Service
	Existing Sanitary Sewer Line, Line Noted
	Proposed Sanitary Sewer Line, Line Noted
	Existing Sanitary Sewer Service
	Proposed Sanitary Sewer Service
	Existing Storm Sewer Piping
	Proposed Storm Sewer Piping
	Existing Natural Gas Line
	Proposed Natural Gas Line
	Existing Underground Electrical Line
	Proposed Underground Electrical Line
	Existing Aerial Electrical Line
	Proposed Aerial Electrical Line
	Existing Aerial Residential Line
	Proposed Aerial Residential Line
	Existing Underground Telephone
	Proposed Underground Telephone
	Existing Contour, Elevation Noted
	Proposed Contour, Elevation Noted
	Existing Basement
	Proposed Basement
	Existing Chain Link Fence
	Proposed Chain Link Fence
	Existing Wire Fence
	Proposed Wire Fence
	Existing Board Fence
	Proposed Board Fence
Symbols	
	Hydrant
	Storm Drain
	S.E.T.
	Water Valve
	Water Manhole
	Water Meter
	Plumb Piping
	Sign
	Power Pole
Abbreviations	
TP	Top of Pavement
TC	Top of Curb
TO	Top of Ground
TW	Top of Walk
TI	Top of Inlet
TR	Top of Rail
FL	Flow Line
EG	Railing Grade
PG	Proposed Grade
OC	On Center
M	Minimum
N.L.	Not to Scale
P.I.	Point of Intersection
P.T.	Point of Tangency
P.C.	Point of Curvature
Sch	Schedule
ROW	Right of Way
W/	With
W/OUT	Without
S.E.V.	Stepped End Treatment
BM	Bench Mark
VBM	Temporary Bench Mark
SY	Square Yard
L'	Linear Foot
CO	Clean Out
OC	On Center
OC.W.Y.	On Center Back Wall
PVC	Polyvinyl Chloride
PPCP	Perforated Concrete Pipe
PWT	Pervious
H	Horizontal
V	Vertical

Notes

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

The notice on this document was given by the undersigned to the responsible party or parties on [REDACTED] for the purpose of giving them notice of the proposed action. The responsible party or parties were given the opportunity to respond to the proposed action before it is taken.



J4 Engineering
PO Box 5190, Bryan, Texas 77805
979.238.0500 | www.J4Engineering.com

Project Name and Address:

Midway Place Townhomes

Block 5, Lots 48-51, 48-52, and 48-53
0.362 Acres, 208 Sulphur Springs Rd.
Bryan, Brazos County, Texas

Date: April 2025
By: As Noted
Drawn By: CR

Printed:

Site Plan

General Notes:

- The topographic survey is from field survey.
- Refer to Plan Sheet for all lot numbers.
- All utility sheets are taken from the best available information based on the survey and field evidence. It is the responsibility of the contractor to verify existing underground utilities, whether or not indicated on the plan sheet. All ground field evidence, shown portioned and indicated by the utility company as needed.
- The contractor shall be responsible for all costs associated with verifying existing underground utilities, whether or not indicated on the plan sheet. All field evidence, shown portioned and indicated by the utility company as needed.
- Accurate construction shall be held responsible for all damage to existing underground utilities, whether or not indicated on the plan sheet. All field evidence, shown portioned and indicated by the utility company as needed.
- It is the intent of these plans to comply with applicable engineering guidelines, details, and specifications as noted.
- See C1 - General Notes.



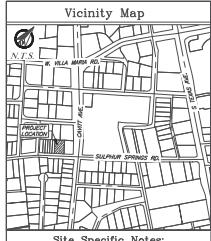
The seal of the state of Texas is shown above. It consists of a five-pointed star in the center, surrounded by a circular border with the words "THE STATE OF TEXAS".

The seal is used to indicate that the plans have been reviewed and approved by the appropriate authority.

14 Engineering
10100 S 152nd Street, Dallas, Texas - 75248
(972) 579-0625 | www.14engineering.com
Figure 14

Midway Place Townhomes
Block 6, Lots 5R-1, SR-2, and SR-3
0.25 Acres, 308 Sulphur Springs Rd.
Dallas, Texas County, Texas

Date	April 2025
Name	As Noted
Drawn By	CII



NOTICE
The contractor is specifically cautioned that locations and/or descriptions of the existing utilities as shown on these plans is based on the best available information available at the time of preparation. The contractor is advised upon as being exact or complete. It is the responsibility of the contractor to locate all utilities and repair any damaged lines, at his own expense, prior to commencing work on these plans or site. The contractor shall notify the utility companies and the utility company as soon as possible to any excavation.

Contact Information:
Tenn One Call: 800-945-5445
Lars One Call: 800-949-2544
City of Bryan: 979-838-2777
City of Bryan: 979-839-5000
Bryan Water Utilities: 979-831-6865
Bryan Sewer: 979-831-6250
Prostek: 979-836-5200
Prestonland: 979-836-5200

Site Specific Notes:

- The owner of the property is Agile Hawk, LLC. The address of the property is 1040 Sulphur Springs Rd., Lot 5 of Lot 6 of Midway Place, located at 908 Sulphur Springs Rd., Bryan, Texas 77802.
- The proposed building is a Two-story Type IV without fire sprays totaling 6,025 SF.
- The subject property is zoned Residential 2000 District (RD-5) & the intended use is nonresidential.
- Few fires occurred in 1000 gen. The existing building is a two-story type IV building. Sulphur Springs Road will provide this flow.
- No portion of this tract line within its original 100' width is shown on the Plat of Survey, Map Panel No. 48040100030, Revised Date, April 8, 2014.
- The developed area for this project is 0.365 acres (15,000 SF).
- One 50 gal roll off can for each unit for solid waste disposal.
- All minimum bearing depths shall be in accordance with City of Bryan Ordinances.

Construction Notes:

- All concrete to be constructed with 3,500 psi (60 cu. yds. of concrete required).
- Each unit to be removed during clearing grubbing. Removal set only the above ground structures and debris. All below ground encased material shall become the property of the Owner. All debris shall be disposed of off-site.
- Prior to grading operations, contractor is to advise the City of Bryan Construction Inspector of the location of the existing concrete foundation walls, piers, and columns. Contractor is responsible for removing any existing concrete structures.
- Access points for drainage across project site to the drainage system.
- Normal Domestic Wateruse is anticipated to be supplied by the City of Bryan.
- Potable Water Protection - All devices, apparatuses, appliances, and apparatus intended to connect to the water supply system, shall be provided with valves and fittings which will allow the water supply system, as noted in Texas Department of Health, to be isolated from the water system.
- Irrigation System - Potable water supply must be protected by either an atmospheric pressure valve assembly, or backflow preventer assembly, and installed per City Ordinance.
- Each utility contractor is responsible for individual and/or collective services. Each utility contractor is responsible for coordinating with paving contractor in the event of utility relocation. Utility contractor will only conduct prior to subgrade preparation. Under regulations, utility contractors shall not enter after lines not receiving slope control or elevation shall be established. Utility contractor shall be responsible for knowing final determination of individual utility requirements.
- Materials and methods for permanent marking shall conform to TxDOT Standard Specification for Construction and Maintenance of Highways (current edition), with the following exception: 1) Permanent marking shall be placed 10' from the edge of the shoulder or 10' from the centerline of the roadway, whichever is greater, from the Department, and 2) Chalk beads may be substituted for reflective materials during Type II markings.
- The Contractor shall be responsible for demolishing and proper disposal of all liquid and solid wastes generated during the project. Contractor shall use all means necessary to prevent unauthorized dumping of windblown litter from the project site.
- Demolition/Constructive Waste - Site is required to remove all debris generated during demolition and/or construction. Solid waste roll off boxes and containers shall be supplied by City to permitted contractor(s) only.
- Contractor is responsible for field verifying existing and proposed utility locations and reporting any inconsistencies to the Owner.

Utility Notes:

- Private water line and private sanitary sewer line shall be installed per plumbing code. Cleanouts shall be installed per plumbing code.
- Private water and sewer line service materials to be in accordance with plumbing code.
- Contractor shall coordinate conduit, and/or line location with telecommunications providers for site.
- Lengths of the existing water and sewer lines to be verified by the contractor.
- Where electric facilities are installed, BTU has the responsibility to inspect and/or re-inspect, as requested, and to maintain, inspect, patrol, and repair all electrical equipment, lines, fixtures, and apparatus, over, under, and across the property included in the boundaries of the proposed building.
- No portion of this tract line within its original 100' width is shown on the Plat of Survey, Map Panel No. 48040100030, Revised Date, April 8, 2014.
- The developed area for this project is 0.365 acres (15,000 SF).

Parking Analysis:

- Proposed Improvements:
4 - 4 Bedroom Units
New Required: 1 Space per Bedroom
18... Total Required
Total Proposed Parking:
17... Total Provided

- 4 - 4 Bedroom Units
New Required: 1 Space per Bedroom
18... Total Required
Total Proposed Parking:
17... Total Provided

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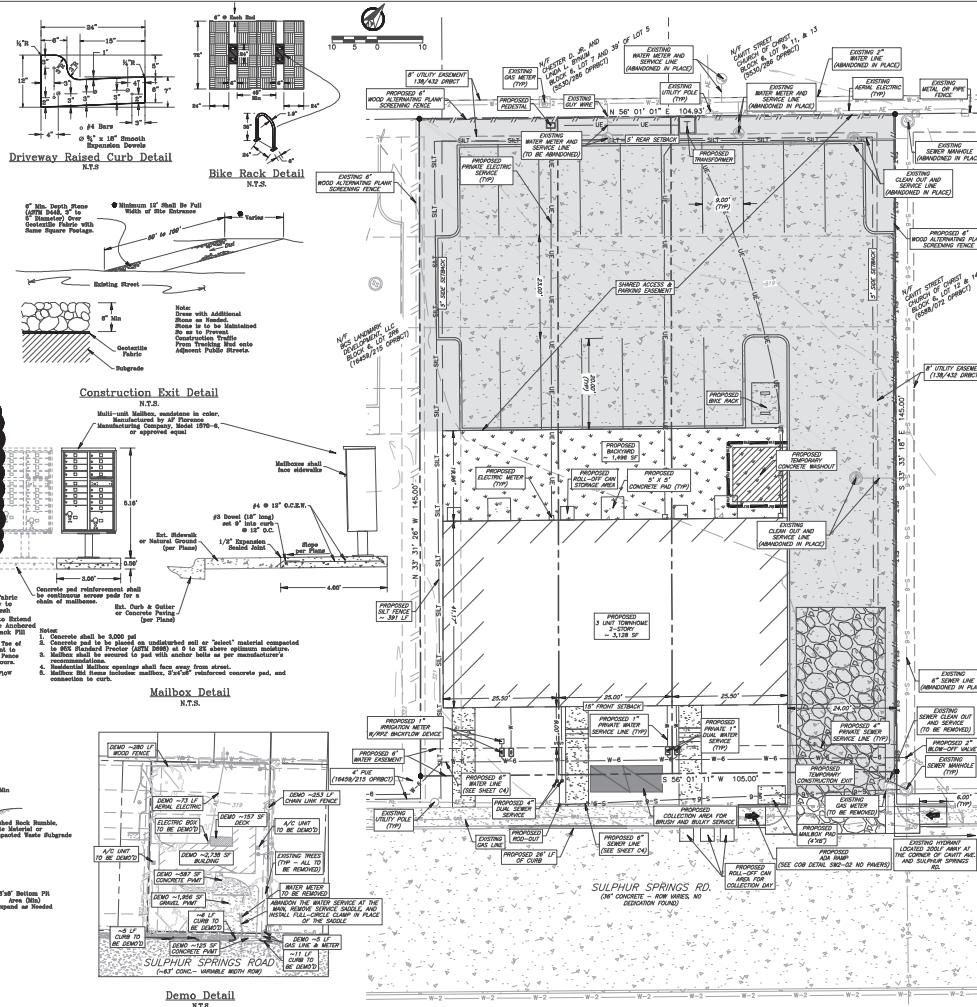
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Total Proposed Parking:
17... Total Provided

- 4 - 4 Bedroom Units
New Required: 1 Space per Bedroom
18... Total Required
Total Proposed Parking:
17... Total Provided



Landscape Plan

General Notes:

- An irrigation system to service all new plantings will be installed by the contractor for maintenance of all new plantings.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all disturbed areas until the area is covered with a minimum of 3 inches of soil.
- The required landscaping must be maintained in a healthy condition at all times.
- Plant material shown here is represented at its mature size. Plantings to be installed will be determined by the contractor and may not be expected to reach maturity for several years depending on species.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until the area is covered with a minimum of 3 inches of soil or Ryegrass/Semirain mixture.
- All trees, shrubs, vines, mulches, and elements, on or adjacent to the property, must remain in place until the completion of necessary grading and landscaping.
- "Cal." indicates caliber or 1/2" above the ground. Total height of a tree or larger can be measured with the single, largest cane.
- Existing Trees used for landscaping credit must have a minimum diameter of 12 inches or larger and be in a healthy physical state. These trees will be measured at the ground surface. They shall be replaced with new trees according to the replacement ratio of 1:1. Existing trees less than 12 inches in diameter and less than four and one-half feet tall will receive a one-half landscaping credit as that given to newly planted trees with similar characteristics.
- Replacement of dead landscaping shall occur within 60 days of notification. Replacement material must be similar to existing material. If the contractor fails to replace dead landscaping within 60 days of notification, the architect or his/her designer, shall issue a notice of non-compliance and a fine of the general penalty provided of City Code section 1-1-1.
- To ensure the growth of trees in new islands, a minimum of 12 inches of soil over a minimum of 12 inches of appropriate planting medium is required per tree, with topsoil needed to a center height.

7. It is the intent of these plans to conform to applicable codes, laws, and guidelines, specifications, & details.

8. See Sheet 1-General Notes.

Landscape Notes:

- All trees shall be provided as container grown trees.
- All landscape plantings shall be installed within 60 days from the date of issuance by architect or three days of issuance by the contractor for maintenance of all new plantings.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all disturbed areas until the area is covered with a minimum of 3 inches of soil.
- The required landscaping must be maintained in a healthy condition at all times.
- Plant material shown here is represented at its mature size. Plantings to be installed will be determined by the contractor and may not be expected to reach maturity for several years depending on species.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until the area is covered with a minimum of 3 inches of soil or Ryegrass/Semirain mixture.
- All trees, shrubs, vines, mulches, and elements, on or adjacent to the property, must remain in place until the completion of necessary grading and landscaping.
- "Cal." indicates caliber or 1/2" above the ground. Total height of a tree or larger can be measured with the single, largest cane.
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- To ensure the growth of trees in new islands, a minimum of 12 inches of soil over a minimum of 12 inches of appropriate planting medium is required per tree, with topsoil needed to a center height.

Landscape Analysis:

Construction Activities:
Disturbed Area (Parking, Pavement, Sidewalk, Structures)
Net Total = 11,218 SF
(7.8% Impervious)

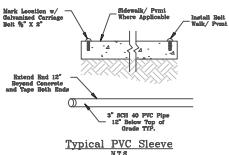
Requirements:

Disturbed Area
11,218 SF @ 17% Net Total = 1,905 SF

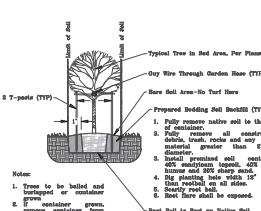
Provided:

Proposed Canopy Trees
4 @ 200 SF - 800 SF
Proposed Non-Canopy Trees
12 @ 100 SF - 1,200 SF
Net Total = 3,000 SF

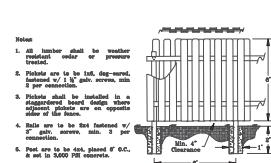
Symbol	Qty.	Common Name	Botanical Name	Size
	4	Cedar Elm	Ulmus crassifolia	>5' cal.
	12	Crepe Myrtle	Lagerstroemia indica	19' cal



Typical PVC Sleeve
N.T.S



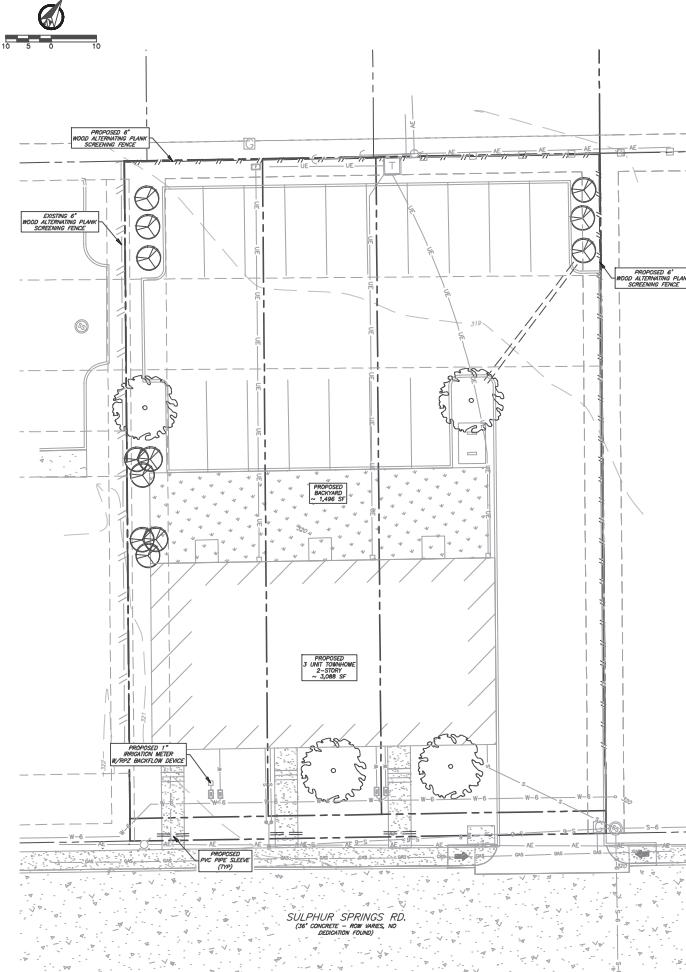
Typical Tree in Bed Area, Per Plane
N.T.S



Tree Staking & Planting
N.T.S



10 5 0 10



New Plan set Address
 JA Engineering
PO Box 5192 - Bryan, Texas - 77805
979-791-0500 | www.JAEngineering.com
Engineering Services

Project Name and Address
Midway Place Townhomes

Block 5, Lots 48-1, 48-2, and 48-3
0.362 Acres, 205 Sulphur Springs Rd.
Bryan, Brazos County, Texas

Date	April 2025
Notes	As Noted
Drawn By:	CB
Sheet	L1