

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



VICINITY PLAN

OWNER/DEVELOPER:

*Aggie Hawk, LLC*  
*543 WD. Fitch Pkwy, Suite 115*  
*College Station, TX 77845*

| Sheet List Table |                               |
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| 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  |

ENGINEER:



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



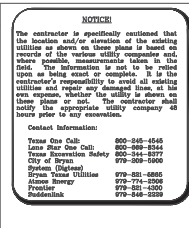
Know what's below.  
Call before you dig.



The seal on this document was authorized by Glenn Jones #37600 on this date, April 11, 2025. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

April 2025





**Utility Notes:**

1. Private water line and private sanitary sewer construction shall be in accordance with plumbing code. Cleanouts shall be installed plumbing code.
2. Private water and sewer line service materials to be in accordance with plumbing code.
3. Contractor shall coordinate conduit and/or installation for telecommunication providers for site.
4. Depth of the existing water and sewer lines to be verified by the contractor.
5. Where electric facilities are installed, BTU has right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, protect, enlarge, repair, remove, and replace said facilities upon, over and under, and across the property including in the PUE, and the right of ingress and egress including the right of the improvement to be installed.

**Parking Analysis:**

**Proposed Improvements:**

4 - 4 Bedroom Units

New Required Parking:

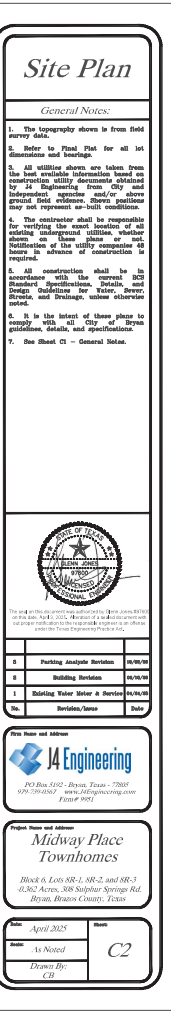
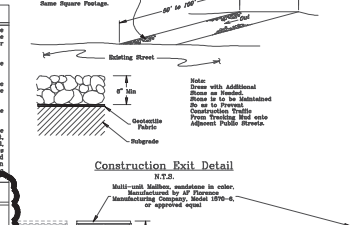
16... 1 Space per Bedroom

16... Total Required

Total Proposed Parking:

17... Straight in Parking

17... Total Provided

[illegible]

Landscape Notes:

1. All trees shall be provided as container grown trees.

2. All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.

3. The property owner is responsible for regular watering, pruning, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping shall be maintained in a healthy, growing condition at all times.

4. Plant material shown here is representative at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependent on growing conditions.

5. Contractor is to seed all disturbed areas left exposed and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or St. Augustine.

6. All water meters, hydrants, valves, manholes, and cleanouts, or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.

7. "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single largest stem.

8. Retaining Trees used for landscape credit must have a minimum trunk diameter of one and one-half inches or larger and be in a healthy photosynthetic state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 15.04(b)(1)(c). Retaining trees with a trunk diameter less than one and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.

9. Replacement of dead landscaping shall occur within 90 days of installation. Replacement materials must be of similar character to that of dead landscaping. Failure to replace dead landscaping as required by the zoning official or the/their designer, shall constitute a violation of this article subject to the general penalty provisions of City Code sections 1-1.4.

10. To ensure the growth of trees in end islands, a minimum 16-inch well depth next to the right foot of appropriate planting condition is required per tree, with topsoil contained in a water barrel.

Landscape Analysis:

Construction Activities:  
Disturbed Area (Parking, Permanent, Retention, Structure)  
  
Net Total: 11,219 SF  
(71.8% Impervious)

Requirements:  
Disturbed Area:  
11,219 SF @ 17%  
  
Net Total: 1,907 SF

Provided:  
Proposed Canopy Trees  
4 @ 500 SF  
Proposed Non-Canopy Trees  
12 @ 100 SF  
  
Net Total: 2,000 SF

| Symbol | Qty | Common Name  | Botanical Name       | Size      |
|--------|-----|--------------|----------------------|-----------|
|        | 4   | Cedar Elm    | Ulmus crinitellus    | >8" cal.  |
|        | 12  | Crape Myrtle | Lagerstroemia indica | 1/4" cal. |

1. Mark location w/ Subsequent Corridor Ball 8" x 12"

2. Retain Ball 12" Brown Concrete and Top Ball Side

3. Typical PVC Sleeve 2"x2"

4. Typical Tree in Ret Area, Per Plan

5. Dry Wire Through Garden Hose (TYP)

6. Bare Ball Area-to Test Hole

7. Proposed Bedding Ball Bedding (TYP)

8. Notes:  
1. Tree to be balled and balled in container or container grown.  
2. If container grown, remove container from tree before staking.  
3. Top of root ball to be 5" higher than final grade.  
4. Top of root ball to be exposed.

9. Tree Staking & Planting N.T.S.

10. Notes:  
1. All lumber shall be weather resistant.  
2. Posts are to be 1x4, top-nail, treated w/ 15% salt, evenly into 4 per connection.  
3. Posts shall be installed in a staggered, head-to-head, where adjacent posts are on opposite sides of the hole.  
4. Balls are to be set 16" apart w/ 2" gaps, where with 2" gap connection.  
5. Top are to be set placed 6" O.C. & set in 2400 PSI concrete.

11. Alternating Plank Screening Fence Detail N.T.S.

Landscape Plan

General Notes:

1. An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.

2. Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure backflow device, or a double-check backflow device and installed as per city ordinance 2394.

3. All backflow devices must be installed and tested upon installation as per city ordinance 2394.

4. 100% coverage of grass/cover, decorative paving, decorative retaining, and/or a permeable grass is required to parking lot islands, medians and driveway aprons, the parking lot islands, right-of-way, and adjacent property disturbed during construction.

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

6. See Sheet C1-General Notes.

Plan Name and Address:

14 Engineering

PO Box 1542 - Bryan, Texas 77801  
979-231-0067 - www.14engineering.com  
Plan of 10/1

Project Name and Address:

Midway Place Townhomes

Block A, Lots SR-1, SR-2 and SR-3  
6.362 Acres, SR Sulphur Springs Rd.  
Bryan, Brown County, Texas

Rev

April 2025

As Noted

Drawn By

CS

L1