

BRAZOS OAKS PHASE II

SITE PLAN CONSTRUCTION DOCUMENTS

5950 JONES ROAD, BRYAN, TX 77807

MAY 2026

ENGINEER:

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3204 EARL RUDDER FWY. S.
COLLEGE STATION, TEXAS 77845
(979) 260-6963

DEVELOPER:

TEEPLE PARTNERS, INC.
1302 S CAPITAL OF TEXAS HWY
SUITE A134
AUSTIN, TX 78746

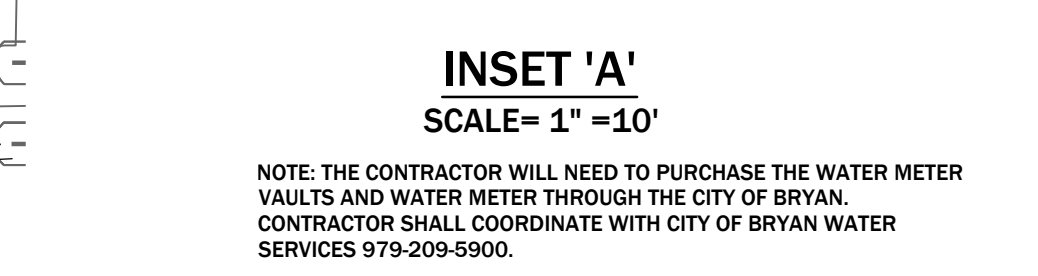
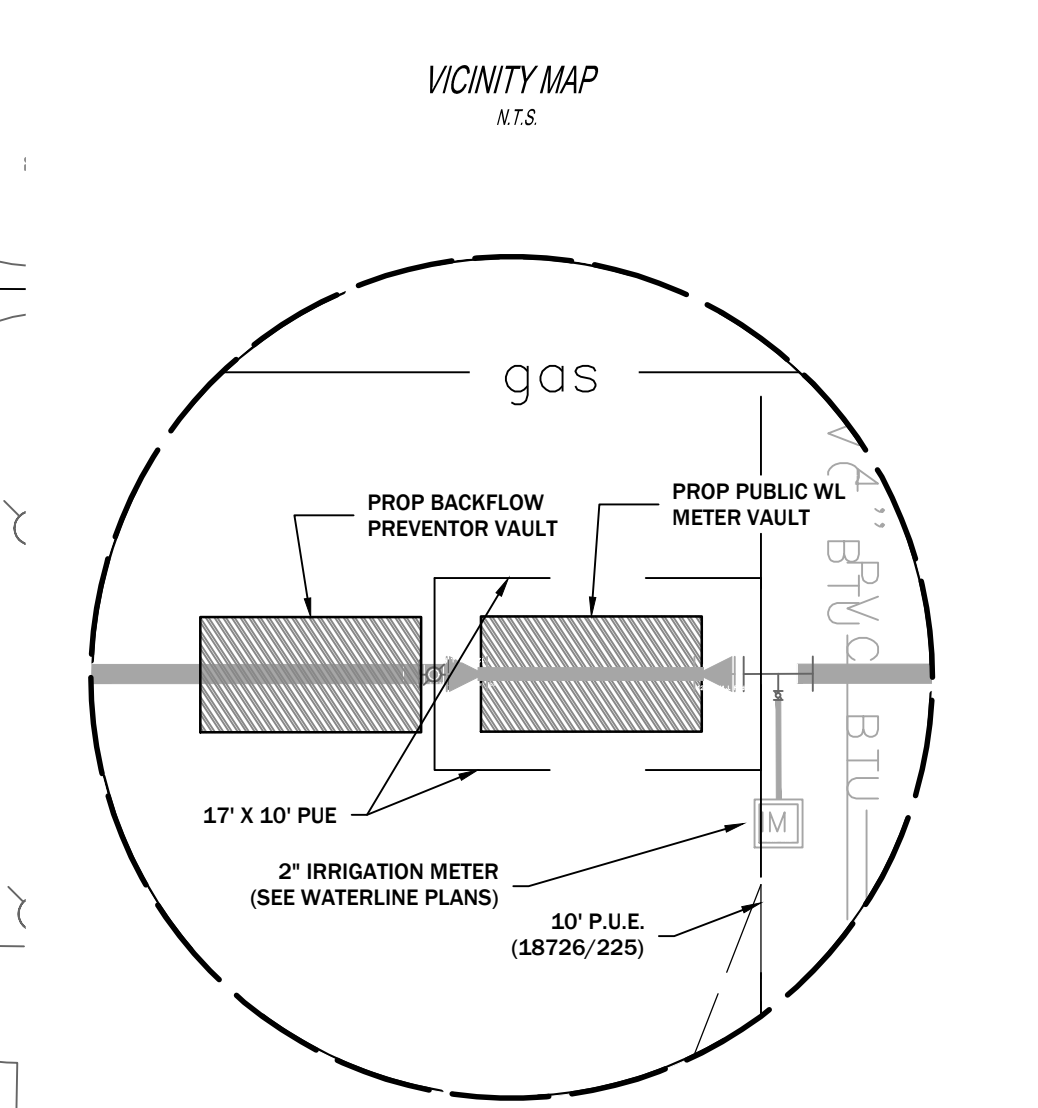
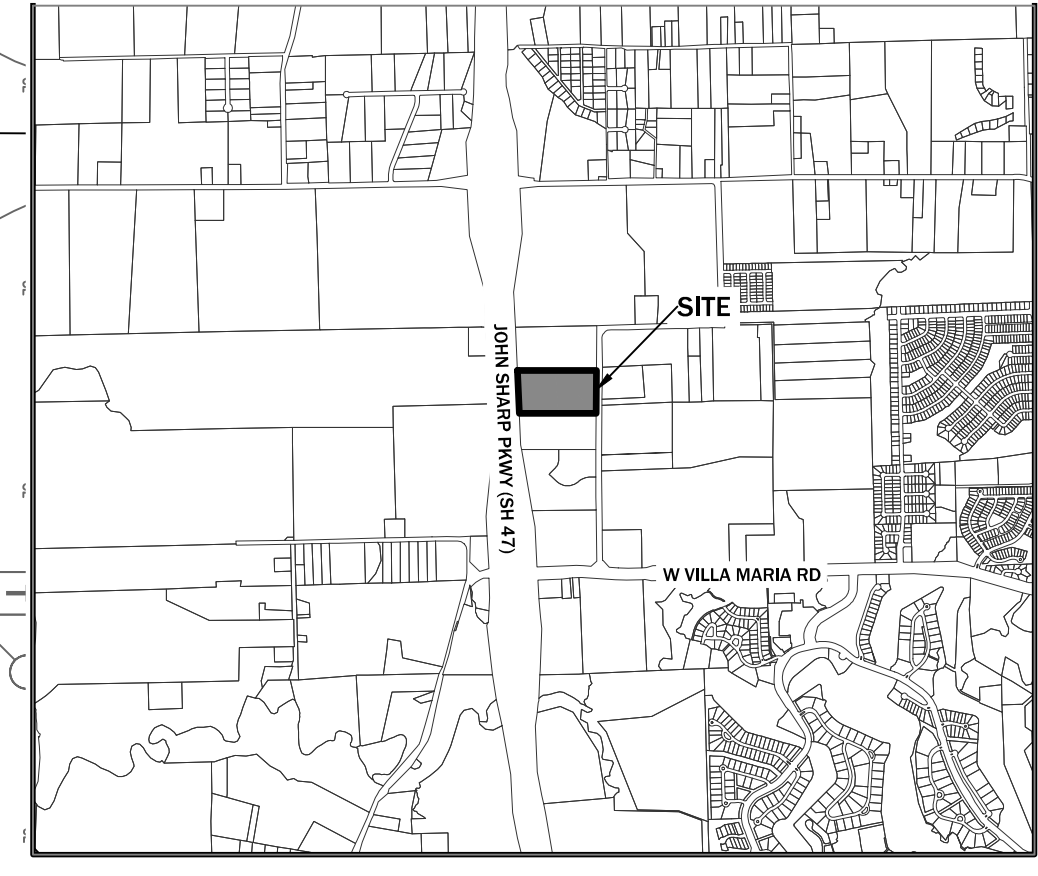
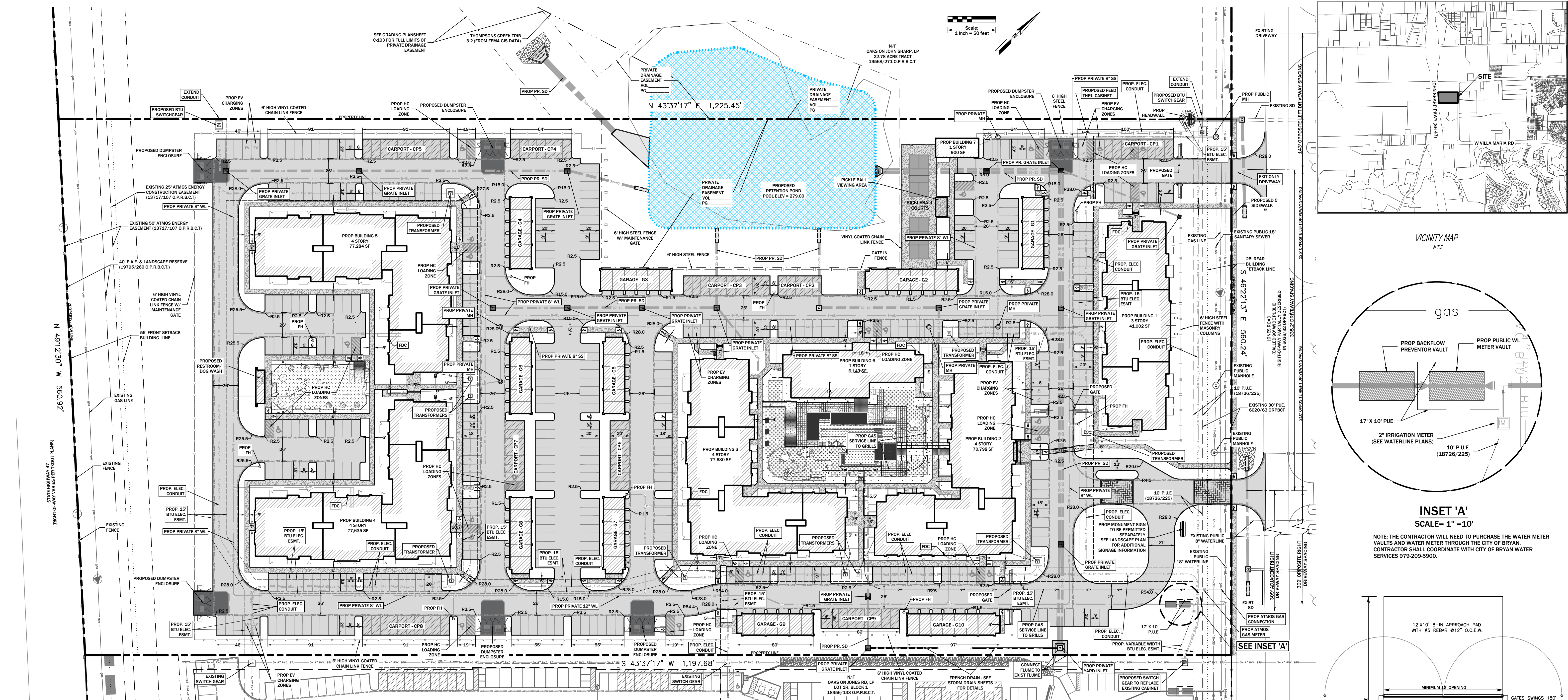


VICINITY MAP
N.T.S.

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4C	- LANDSCAPE CONSTRUCTION PLAN
4.1C	- LANDSCAPE CONSTRUCTION PLAN
5C	- LANDSCAPE CONSTRUCTION PLAN
6C	- LANDSCAPE CONSTRUCTION PLAN
7C	- LANDSCAPE CONSTRUCTION PLAN
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2P	- PLANTING PLAN
3P	- PLANTING PLAN
4P	- PLANTING PLAN



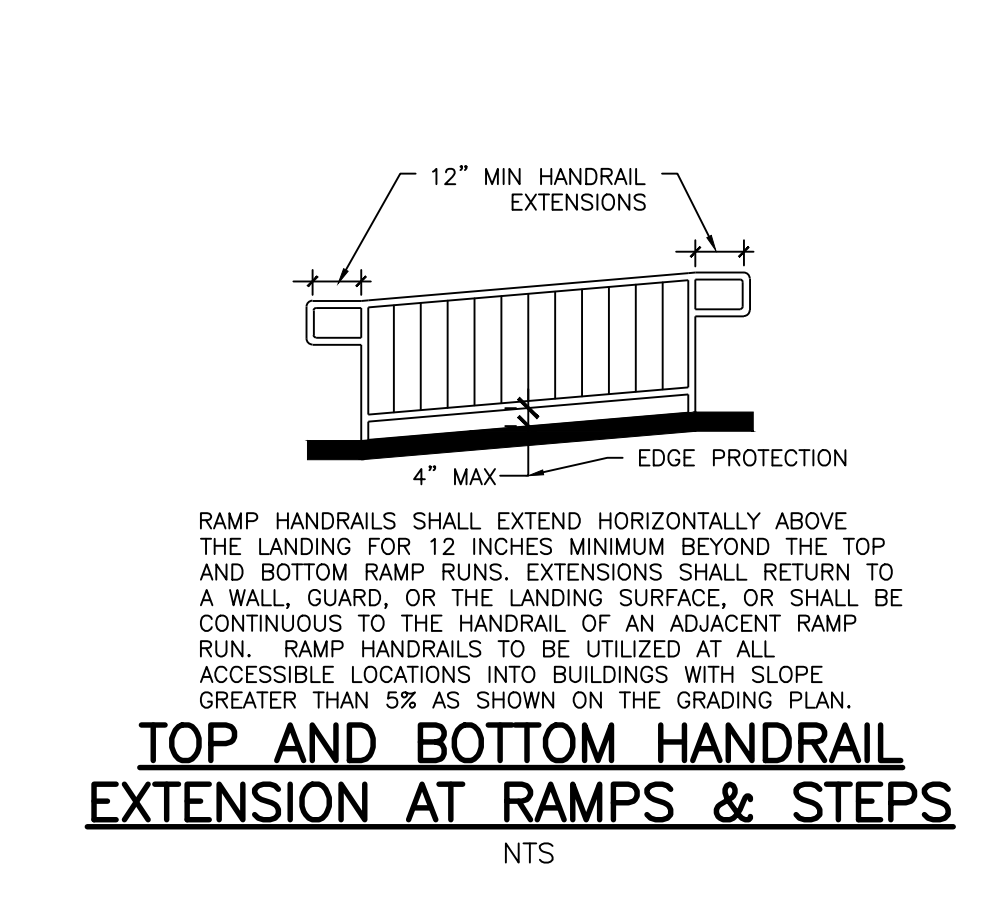
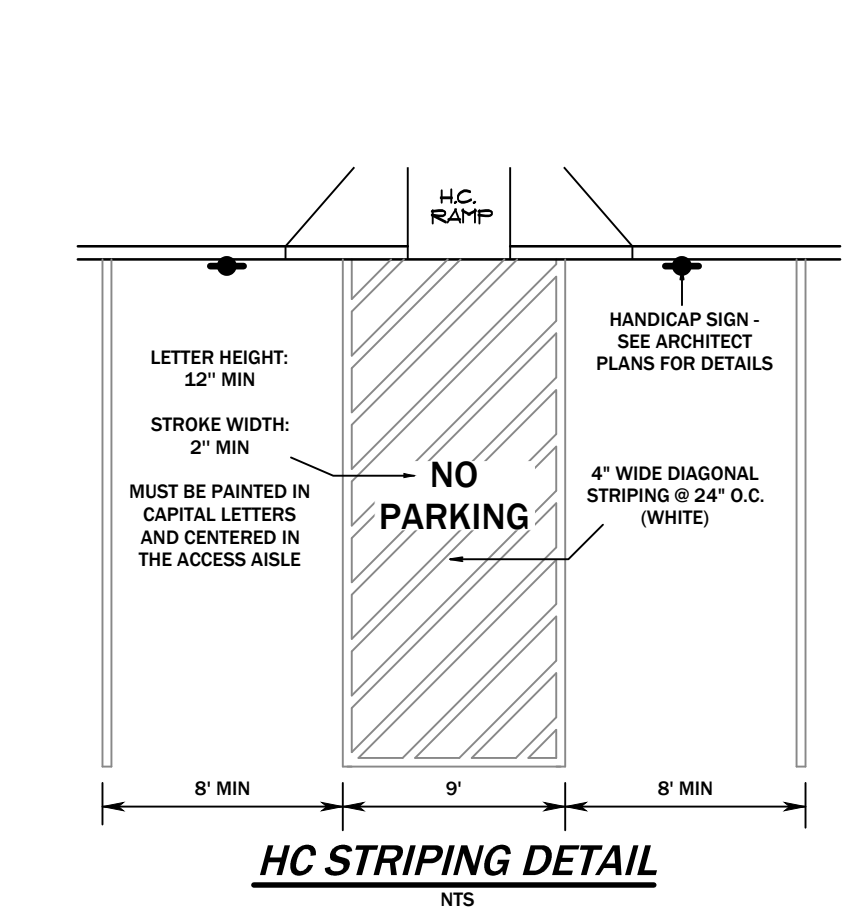


GENERAL CONSTRUCTION NOTES:

- The contractor is responsible for obtaining all applicable permits for work contemplated on these plans.
- It is the responsibility of the contractor to schedule a pre-construction meeting with the engineer of record and the regulatory agency inspector prior to commencing construction.
- It shall be the responsibility of the contractor to verify the exact location of ALL existing underground utilities. Furthermore, the contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Toss @ 1-800-344-8377
 - Contact Josh Norton @ ATMOS 979-774-2506
 - Contact Dan Augsburger @ Optimum Communications 979-204-8263
 - Contact Brandon Charanza @ BTU 979-821-5770
 - Contact Mac Ortiz @ Frontier 972-265-9198
 - Contact Kris Smith @ Metrolink 979-265-9198
 - Contact Jayson Barknecht @ COB (Water/Wastewater) 979-209-5959
- All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all Federal, state and local regulations.
- TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with Bryan Texas Utility (BTU).
- All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provided on these plans.
- All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
- Trenches may not be left open overnight.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Lines, Force Main, etc.
- The contractor shall coordinate with Atmos, Suddenlink Communications, BTU, CSU, and Frontier to adjust the location of existing facilities.
- Temporary spoil areas will be identified on site by owner.
- All materials storage and staging shall NOT be within the FEMA Floodplain.
- Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
- All storm sewer, sanitary sewer and waterline being constructed with this site plan will be private.
- All roof and ground mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject.
- All backflow devices must be installed and tested upon installation as per city Ordinance 2394.
- Outdoor lighting shall not exceed 1 lumen at all property lines. Light fixtures in parking lot shall not exceed a maximum height of 24 feet and pedestrian walkway fixtures shall not exceed a maximum height of 12 feet. Outdoor lighting shall also be shielded and provided with cutoff fixtures that are designed to have a cutoff angle of no more than 90 degrees.
- Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).
- The subject property is within the Innovation Corridor Overlay District as defined by Zoning Ordinance Section 130-27(b).
- Property owner shall have direct responsibility to operate, repair and maintain the private detention facilities. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- 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 PUE, and the right to ingress and egress on property adjacent to the PUE to access electric facilities.

SITE PLAN NOTES:

- Name of Project: Brazos Oaks Phase II
- Legal: Lot 2, Block 1 of the OAK CREEK RANCH SUBDIVISION
- Address: 15.58 ACRES, Vol. 19795/Pg.260
- Address: 6950 Jones Road, Bryan, Texas 77807
- Owner: Charles S. Teeple, Teeple Partners, Inc., 1302 S Capital of Texas Hwy, Suite A134, Austin, Texas 78746, (512) 329 5755
- Engineer: Mitchell & Morgan, L.L.P., 3204 Earl Rudder Fwy, S., College Station, Texas 77845, (979) 260-0963
- Zoning: ICHDR Innovation Corridor - High Density Residential
- Existing Use: Undeveloped/Vacant
- Proposed Use: Multi-Family
- Setbacks: Per City of Bryan Ordinances
- Overall Site Area: 15.58 Acres
- Dwelling Units/Acre = 20.0 DU/ACRE
- Water Demands:
 - Min. = 59 gpm
 - Avg. = 59 gpm
 - Peak = 236 gpm
- Sanitary Demands:
 - Avg. = 84.372 GPD
 - MAX. = 337,480 GPD
- All pavement shall have a 6 inch curb unless otherwise noted.
- This tract lies within FLOOD ZONE 'X' UNSHADED and does not currently lie within a special flood hazard area subject to the 1% Annual Chance Flood (100 YEAR FLOOD PLAIN) according to the Brazos County Flood Insurance Rate Map (FIRM) PANEL NO. 4804100285E, REVISED DATE: 05-16-2012.
- Signage shall be permitted separately.
- Buildings are greater than 30' at eave height.
- Contours associated with construction plans are shown on the grading plan sheets.
- Refer to architect's plans for dimensional criteria for dumpster layout.
- Contractor must contact City of Bryan Solid Waste @ 979-209-5900 for construction of dumpster enclosure. If any modifications to the dumpster enclosure are made during construction, the contractor shall notify the Solid Waste Department.
- The right turn lane at Jones Road/Villa Maria per the TIA must be constructed and completed prior to receiving any Certificate of Occupancy for any building in this phase.

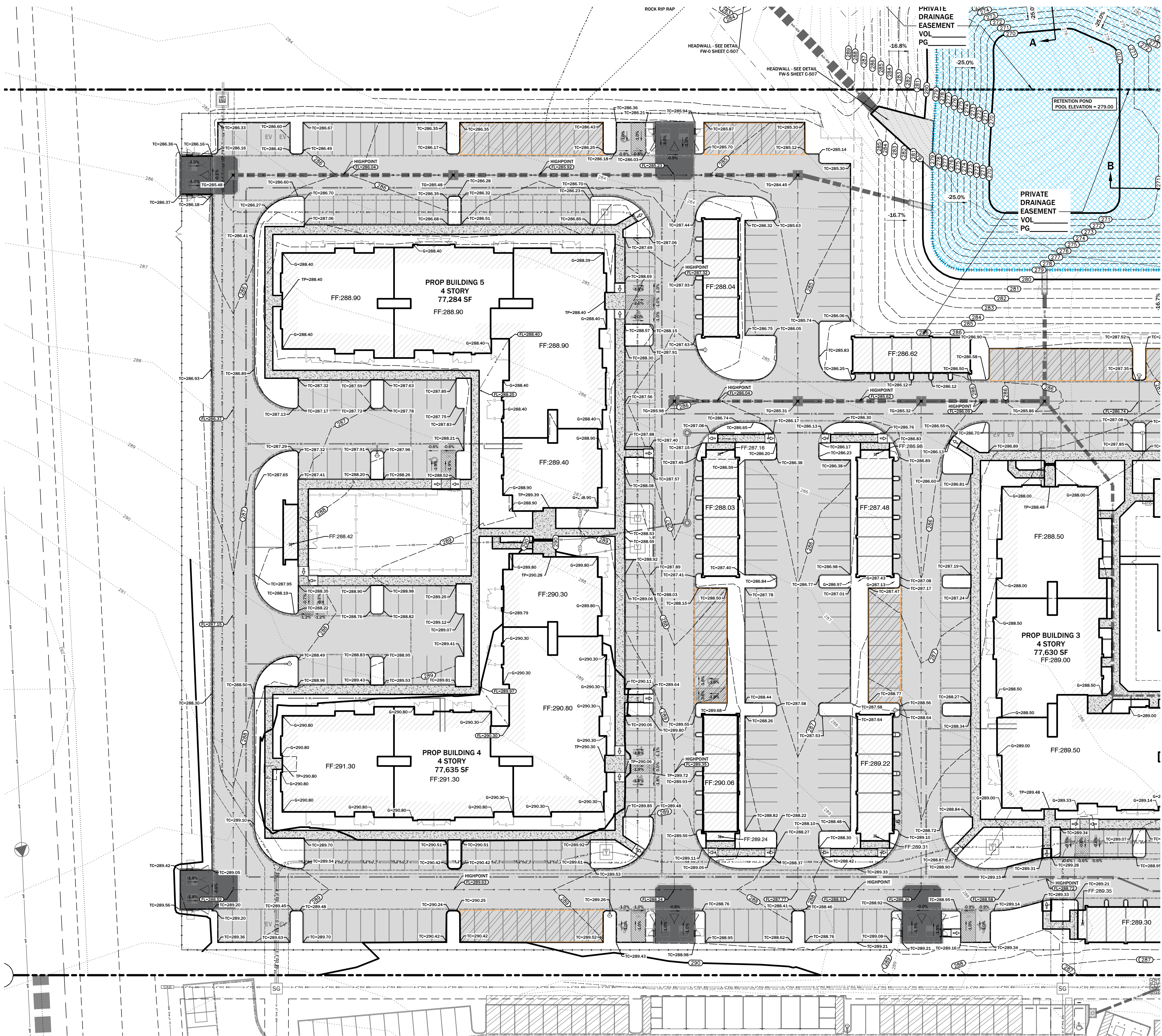


PARKING ANALYSIS

REQUIRED PARKING:	455
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PROVIDED PARKING:	STANDARD	ACCESSIBLE	TOTAL
SURFACE	329	19	348
VISITOR PARKING	19	2	21
DETACHED GARAGES	60	2	62
CARPORTS	71	2	73
TOTAL:	479	25	504

Unit Type	Description	BLDG I	BLDG II	BLDG III	BLDG IV	BLDG V	# of Units	# of Bedrooms in Unit	# of Bedrooms in Project	Parking Required (1/BR)	Reqd Parking
A1	1BR/1BR/LIVING	9	12	16	16	16	69	1	69	1	69
A2	1BR/1BR/LIVING/DINING	12	0	12	12	12	48	1	48	1	48
A3	1BR/1BR/LIVING/DINING	12	4	16	16	16	64	1	64	1	64
A4	1BR/1BR/LIVING/DINING	0	2	0	1	0	3	1	3	1	3
B1	2BR/2BR/LIVING/DINING	3	21	12	11	11	58	2	116	1	116
B2	2BR/2BR/LIVING/DINING	0	4	4	4	4	16	2	32	1	32
B3	2BR/2BR/LIVING/DINING	6	8	8	8	8	38	2	76	1	76
B4	2BR/2BR/LIVING/DINING	0	0	1	0	0	1	2	2	1	2
C1	3BR/2BR/LIVING/DINING	0	4	3	4	4	15	3	45	1	45
TOTAL		42	55	72	72	71	312		455		455



- GRADING PLAN NOTES:**
- The contractor shall place silt fence and other sediment trapping devices for the graded area and stockpile area prior to any land disturbing activities.
 - The contractor shall strip and stockpile the top 6" of soil for the entire graded area. Minimal stockpile areas are available on site. Stockpiles shall be placed in a manner which does not adversely affect drainage.
 - The contractor may then proceed with grading operations. General cut / fill soil shall be segregated from the topsoil in the stockpile area.
 - The finish grade in all landscape areas shall include at least 6" of topsoil.
 - Any stockpiled Material must be removed from the site prior to substantial completion.
 - All soil exposed by construction shall receive cellulose fibermulch seeding.
 - The contractor is responsible for ADA compliance. ALL sidewalks and buildings on the project shall be accessible.
 - Handrails at all drop offs will be required by building code.

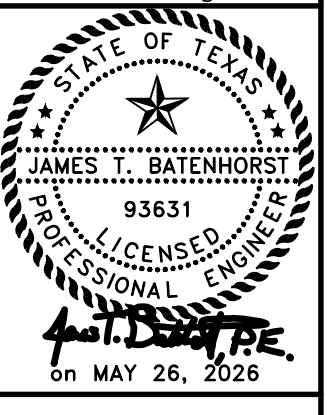
LEGEND

--- EX. CONTOURS	TC = Top of Curb
--- PROP. CONTOURS	FL = Flowline of Pavement/Ground
--- PROP. CONTOURS	TS = Top of Sidewalk
--- PVT. DR. EASEMENT	TG = Top of Grate
	G = Top of Ground

Scale: 1 inch = 30 feet

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 SITE PLANS SUBDIVISIONS
 www.mitchellandmorgan.com
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 LICENSED PROFESSIONAL ENGINEER
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 MAY 2026
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 Drawn by: RCB/JTB
 Checked by: JTB
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 512.329.5755
 Revisions
 GRADING PLAN 1 OF 3
 BRAZOS OAKS PHASE II
 C-101

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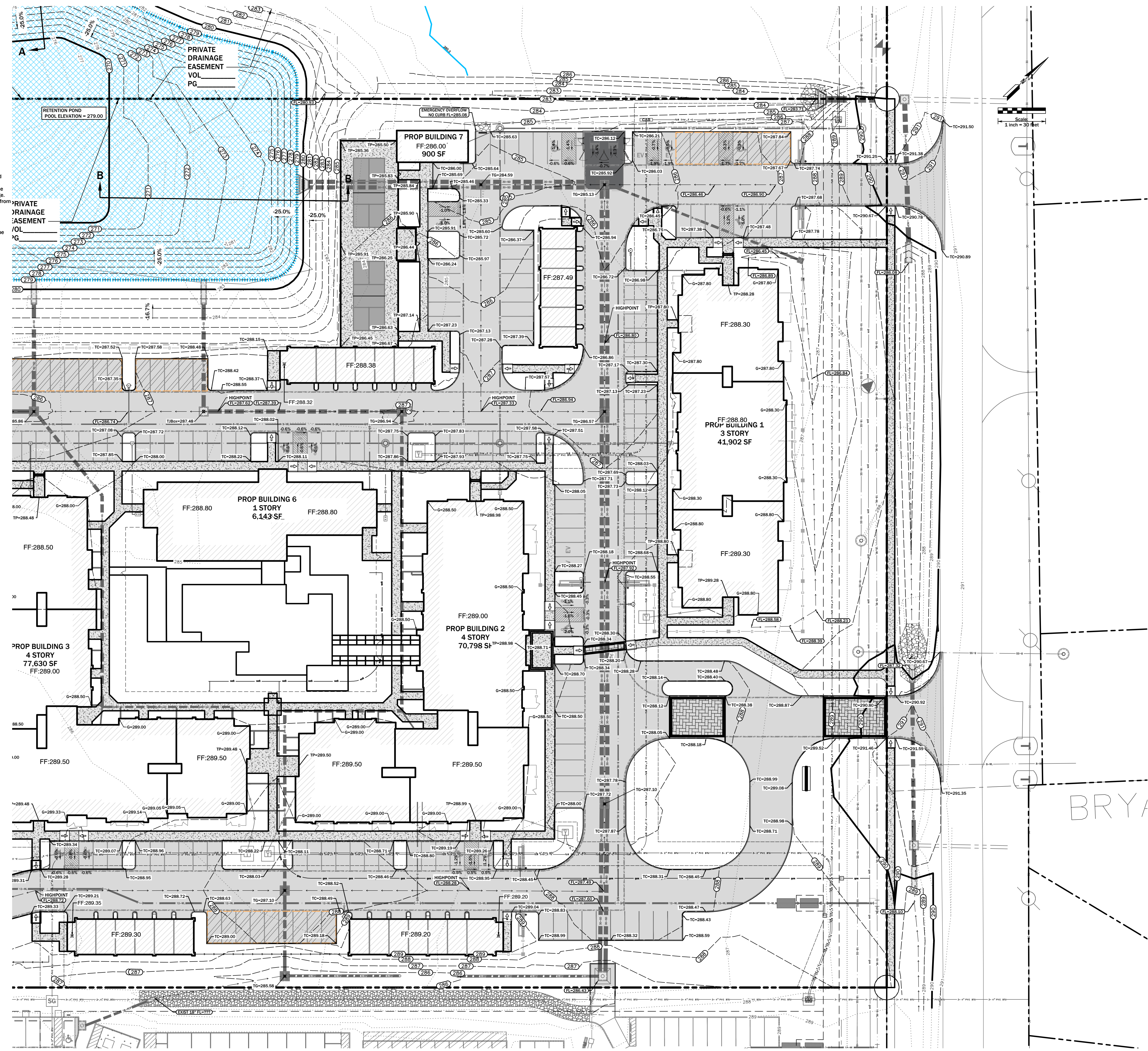


MAY 2026
Designed by: JTB
Drawn by: RJB
Checked by: JTB

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Revisions

**GRADING PLAN 2 OF 3
BRAZOS OAKS PHASE II**

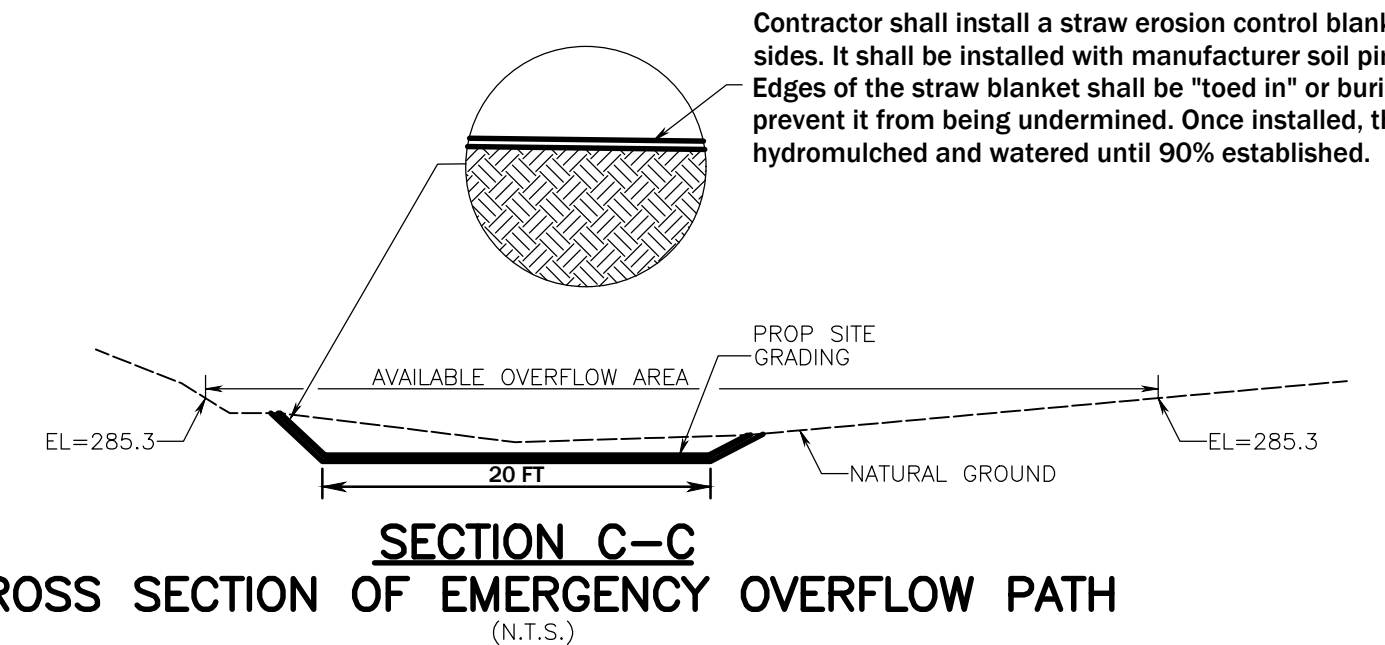
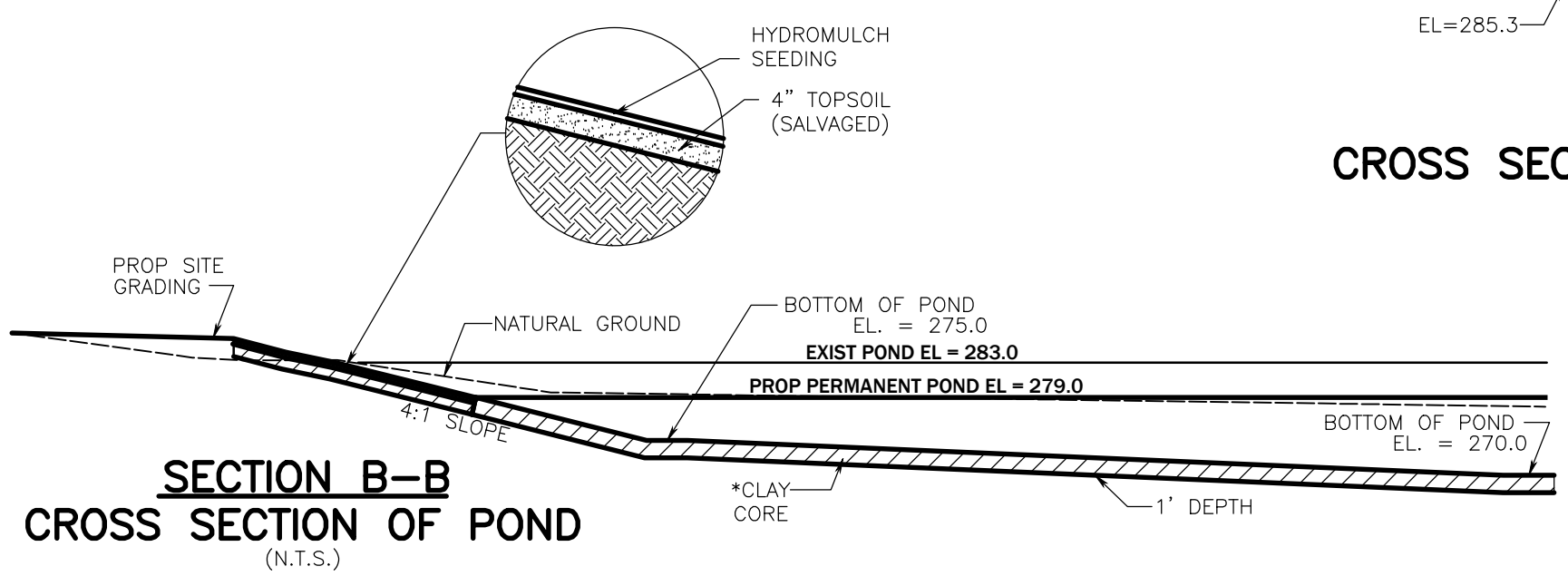
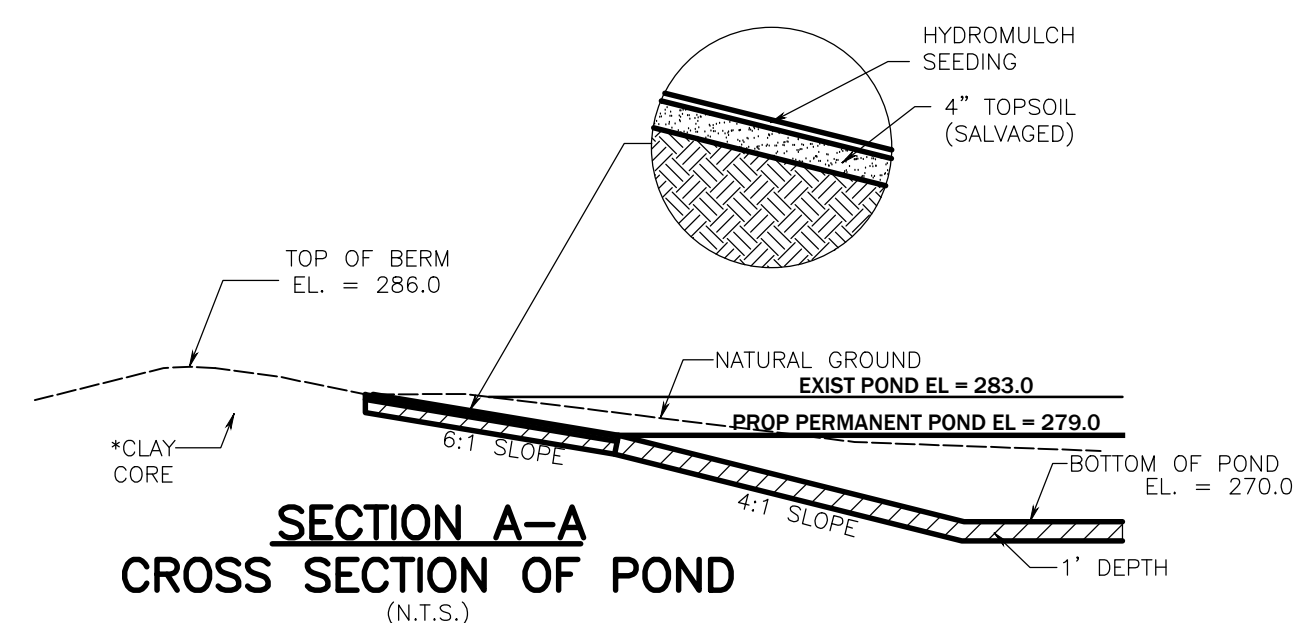


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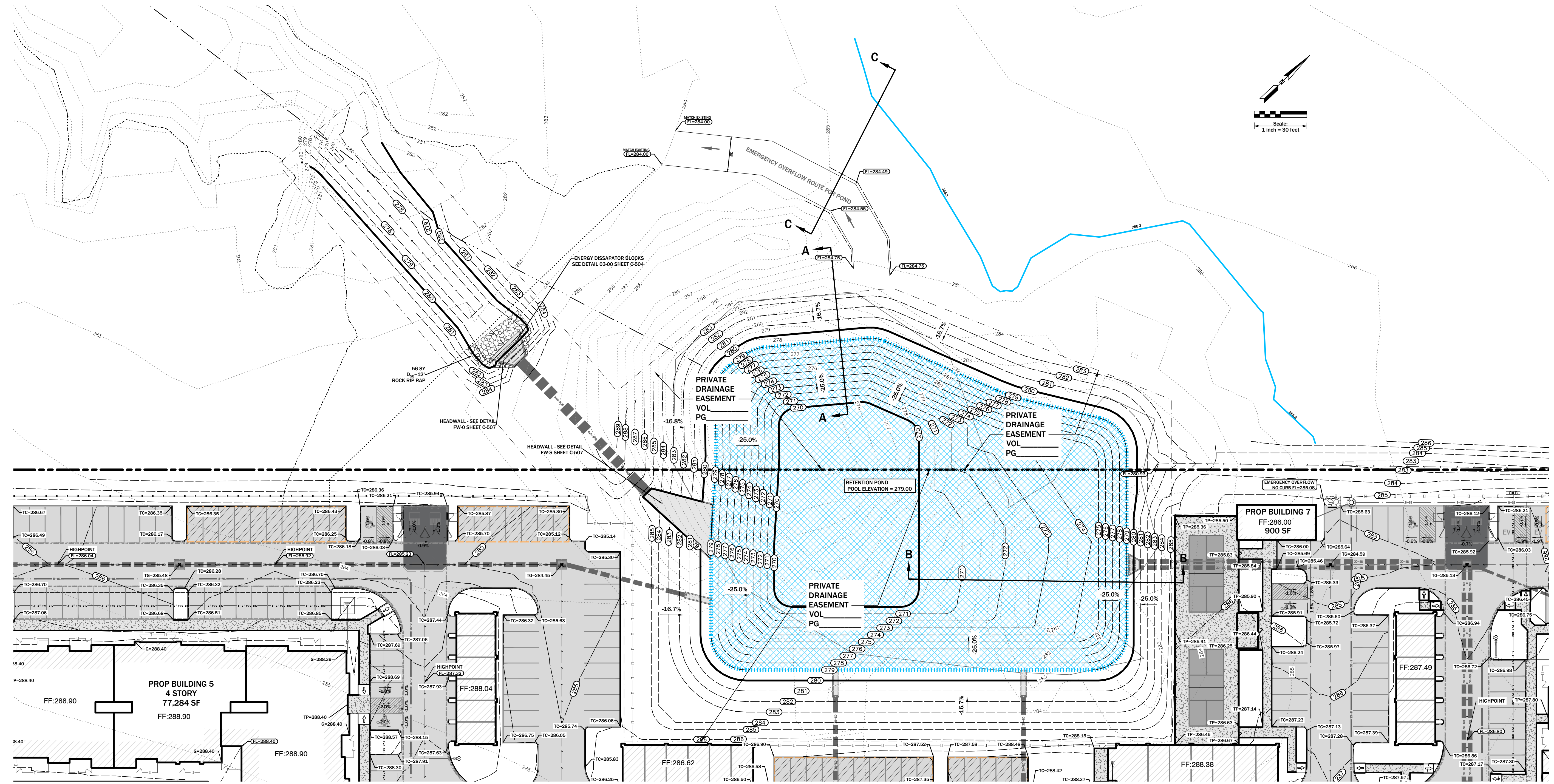
Contractor shall install a straw erosion control blanket on the channel bottom and sides. It shall be installed with manufacturer soil pins to hold the blanket in place. Edges of the straw blanket shall be "toed in" or buried on the edge to anchor it and prevent it from being undermined. Once installed, the disturbed area shall be hydromulched and watered until 90% established.

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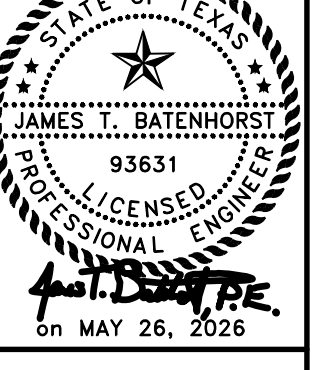
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* Clay Core as shown shall consist of soil group classification CH or CH/CL, as defined by ASTM D2487. Minimum PI of 30.
Compaction requirements for Clay Core: 95% maximum per ASTM D1557 @ 0% - 4% Wet of Optimum Moisture. Lifts shall not exceed 6" compacted lifts.



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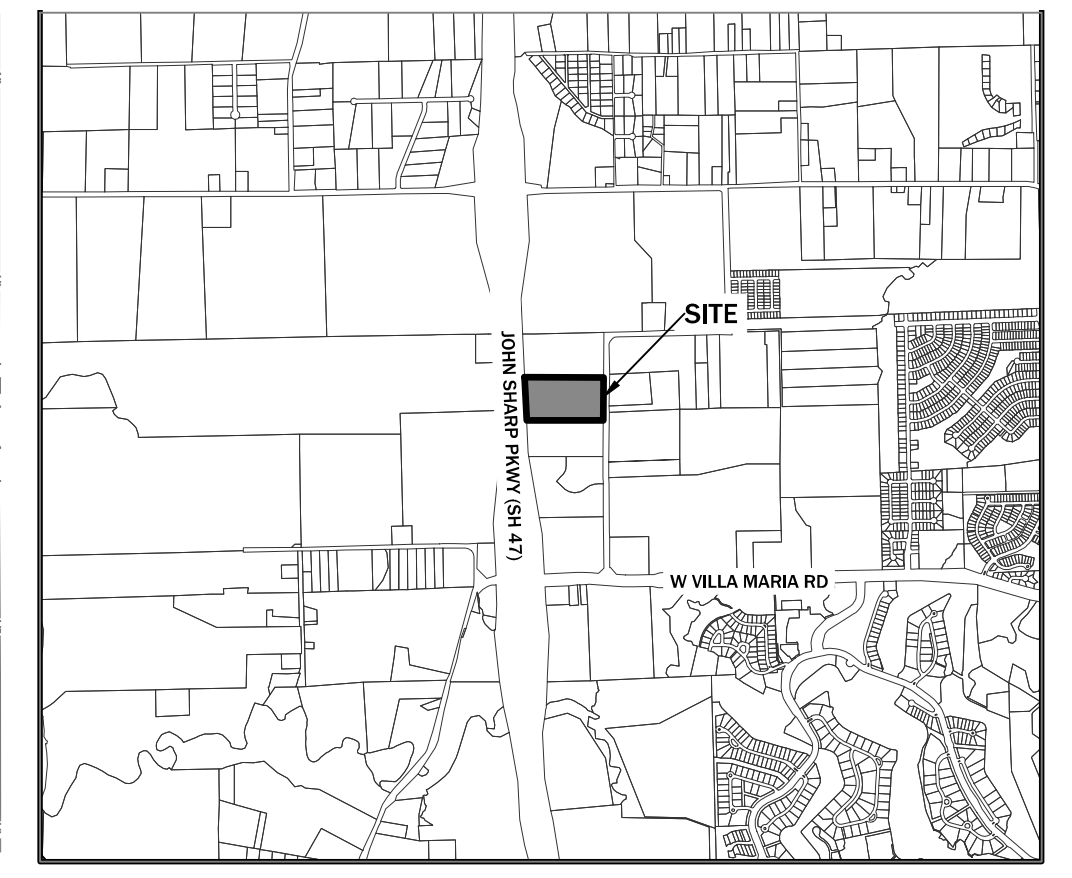
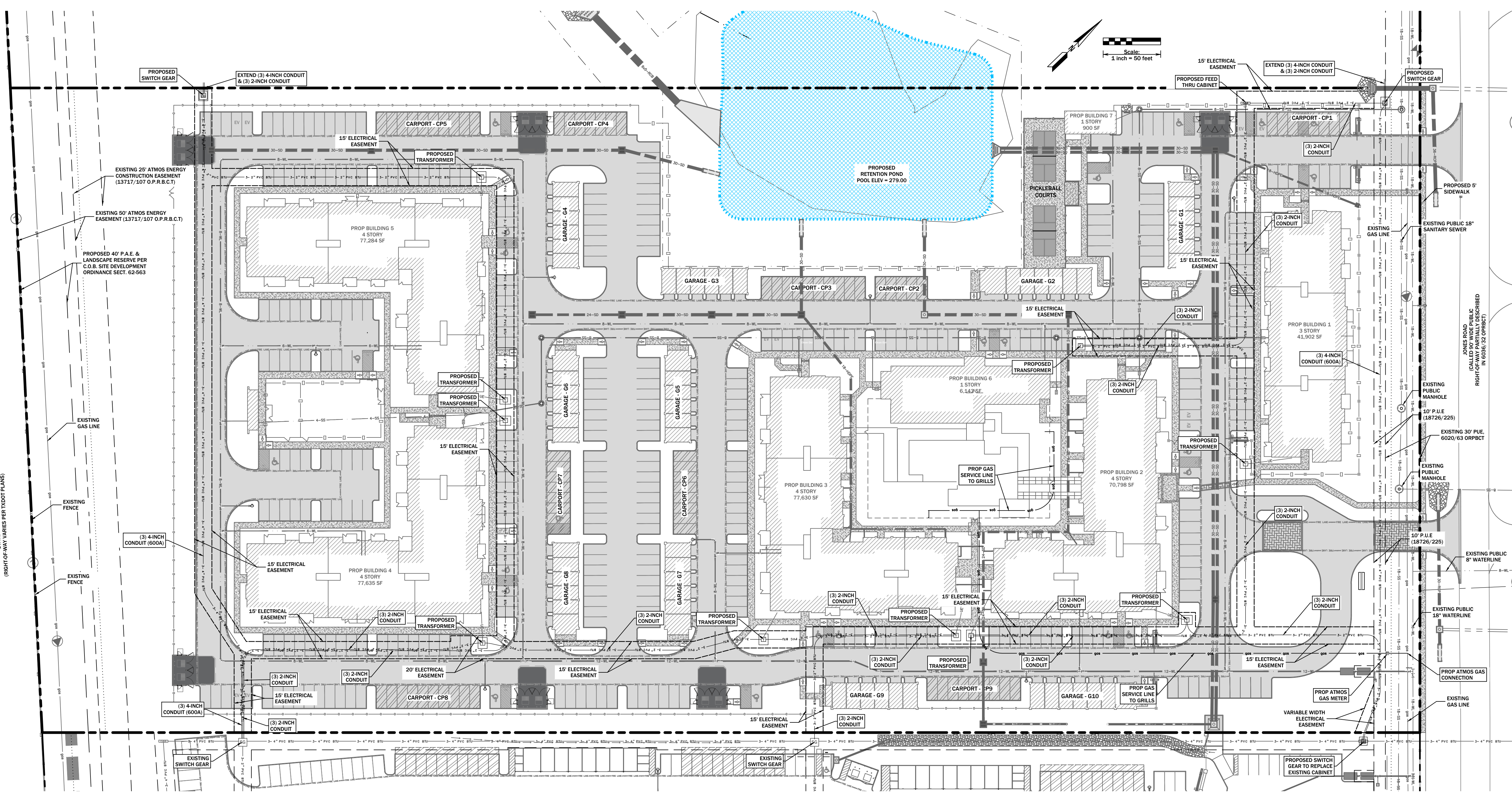


MAY 2026
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Revisions

**ELECTRICAL & GAS LINE PLAN
BRAZOS OAKS PHASE II**

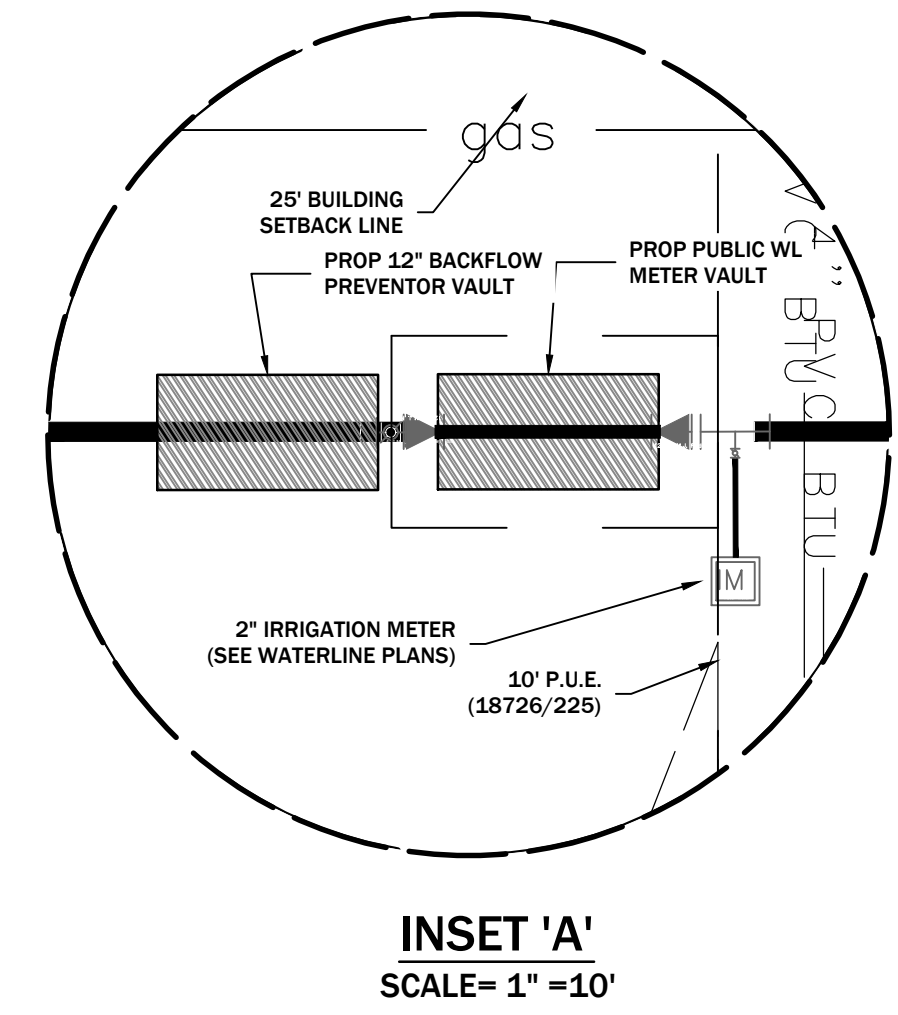
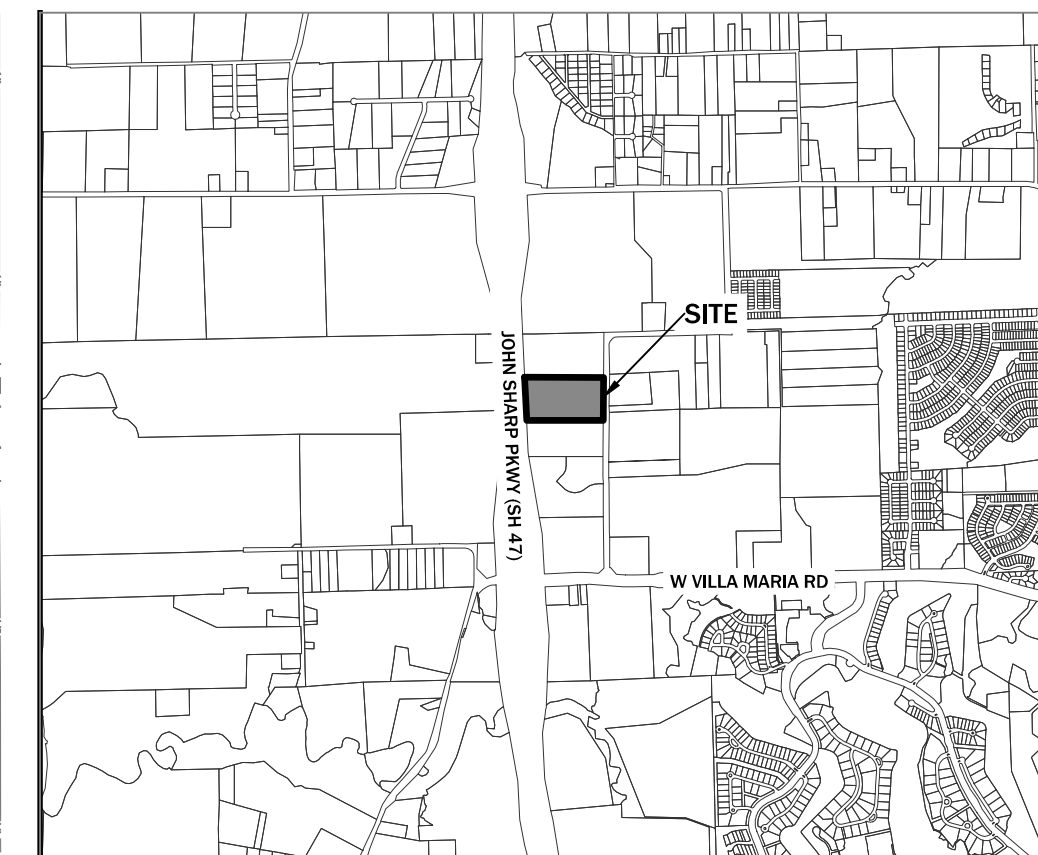
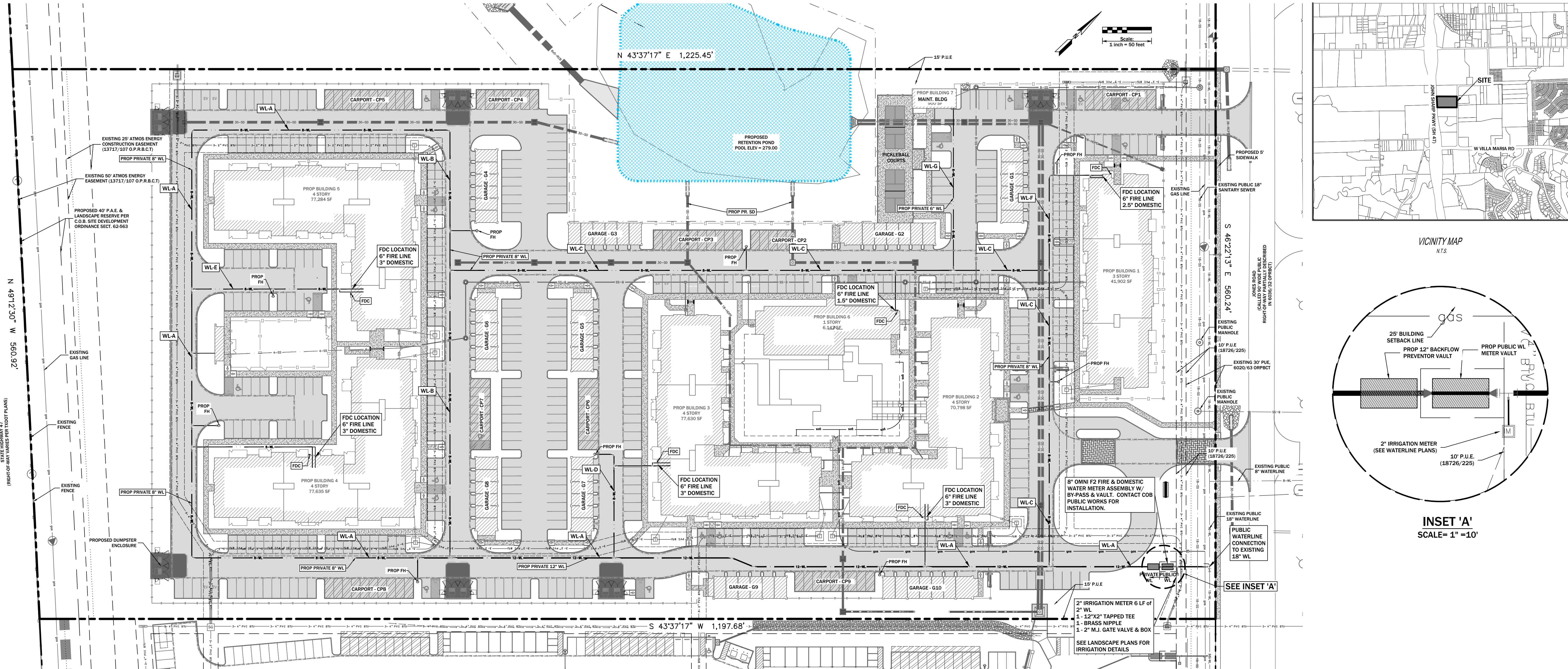


VICINITY MAP
N.T.S.

ATMOS GAS NOTES:
1. CONTRACTOR SHALL COORDINATE WITH ATMOS GAS FOR GAS SERVICE LINE INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR SERVICE LINE FROM METER TO SITE. ATMOS GAS SHALL SET METER AND CONNECT TO EXISTING ATMOS GAS LINE.

- BTU ELECTRICAL NOTES:**
1. CUSTOMER WILL INSTALL (3) 4" SCH 40 GREY ELECTRICAL CONDUIT FOR THE 600A RUNS. THE CONDUIT SHALL BE AT A DEPTH OF 60". REFER TO PAGE 15 OF THE 2020, 3RD EDITION, BTU CONDUIT INSTALLATION GUIDELINES MANUAL.
 2. CUSTOMER WILL NEED TO INSTALL (3) 2" SCH 40 GREY ELECTRICAL CONDUIT FOR THE LOOPS FOR THE 200A PRIMARY RUNS AT A DEPTH OF 50". REFER TO PAGE 15 OF THE 2020, 3RD EDITION, BTU CONDUIT INSTALLATION GUIDELINES MANUAL.
 3. PRIMARY RUNS IN EXCESS OF 300' AND WITH (3) OR MORE 90 DEGREE ELBOWS OR ALL RUNS IN EXCESS OF 500' SHALL HAVE ALUMINUM ELBOWS INSTALLED AT ALL DITCH LINE ELBOW LOCATIONS AND AT ALL EQUIPMENT LOCATIONS.
 4. CUSTOMER WILL WRAP ALL ALUM. ELBOWS WITH 3MTM SCOTCHWRAPTM ALL-WEATHER CORROSION PROTECTION TAPE 50. THE WRAP SHALL EXTEND 12" ABOVE AND 12" BELOW ALUM ELBOW.
 5. CUSTOMER WILL INSTALL 4" SCH 40 GREY ELECTRICAL CONDUIT FROM TRANSFORMER TO METERING POINT ON EACH BUILDING AT A DEPTH OF 33". REFER TO PAGE 16 & 19 OF THE 2020, 3RD EDITION, BTU CONDUIT INSTALLATION GUIDELINES MANUAL.
 6. CUSTOMER WILL CONTACT BTU INSPECTORS TO INSPECT CONDUIT BEFORE BACKFILLING DITCH.
 7. WHEN INSPECTION HAS BEEN COMPLETED AND APPROVED, CUSTOMER WILL BACKFILL DITCH 12" TO 18" AND INSTALL A 6" RED WARNING TAPE (BTU WILL PROVIDE WARNING TAPE AT TIME OF CONDUIT INSPECTION).
 8. ALL 2" & 4" ELBOWS FOR THE 600A FEEDTHRU CABINETS AND SWITCHGEARS WILL NEED TO BE LONG SWEEP ALUM. ELBOWS (45°).
 9. CUSTOMER WILL BUILD TRANSFORMER PADS TO BTU SPEC ON PAGE 24 OF THE BTU 2025 SERVICE ENTRANCE REQUIREMENTS MANUAL.
 10. CUSTOMER WILL BUILD SWITCHGEAR PADS TO BTU SPEC. THE 2-WAY SWITCHGEAR SPEC IS ON PAGE 22 OF THE BTU SERVICE ENTRANCE REQUIREMENTS MANUAL.
 11. THERE MUST BE 5" HORIZONTAL SEPARATION BETWEEN DRY UTILITIES AND WATER/WASTEWATER AND 2" VERTICAL SEPARATION AT CROSSINGS, WITH DRY UTILITIES BEING ON BOTTOM.
 12. CUSTOMER NEEDS TO INSTALL UTILITY ROPE IN ALL OF THE 2" AND 3" CONDUIT.

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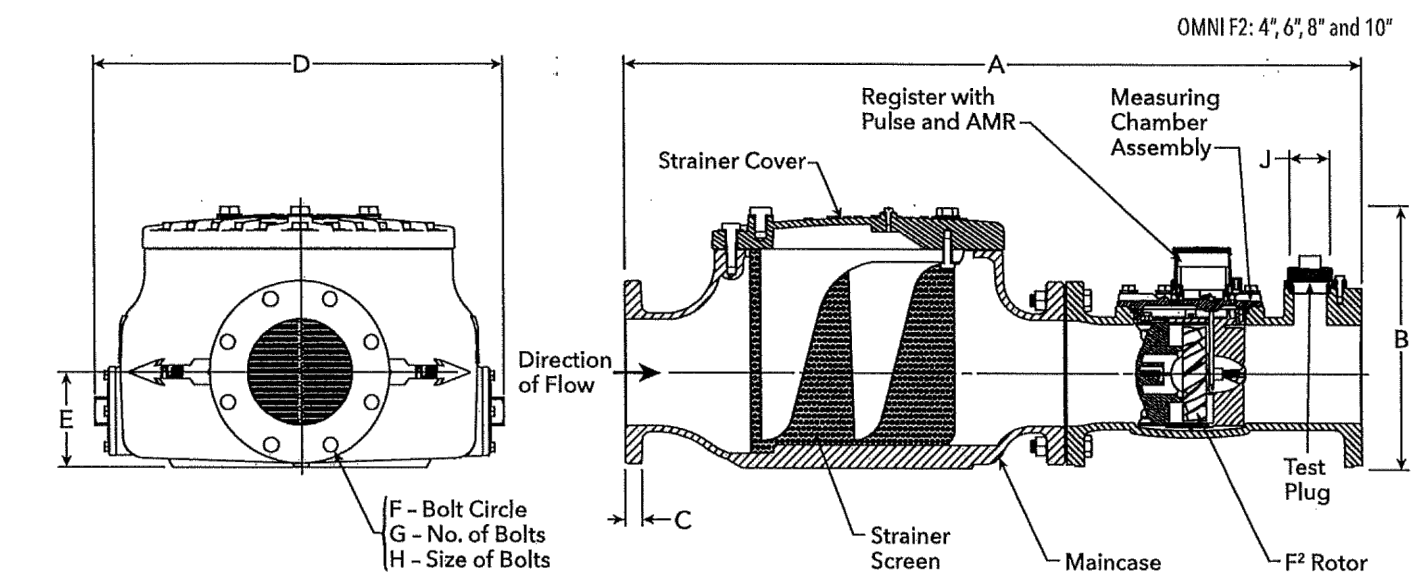
Revisions

OMNI™ Fireline (F2) Water Meter
4", 6", 8" and 10"

Strainer
The OMNI F2 meter includes the Sensus designed "V" shaped UL Listed/FM approved strainer which utilizes a stainless steel screen along with Floating Ball Technology (FBT) to create a design that provides greatly improved accuracy even in difficult settings. A removable strainer cover permits easy access to the screen for routine maintenance. Strainer drain ports allow for easy discharging of debris without the need to remove the cover.

AMR/AMI Systems
Meters and Electronic Registers are compatible with current Sensus AMR/AMI systems and other AMI communication systems that use the Sensus UI1203 protocol.

Maintenance
The OMNI F2 meter is designed for easy maintenance. Should any maintenance be required, the measuring chamber and/or strainer cover can be removed independently. Replacement parts or complete measuring chambers are available for repairs.



DIMENSIONS AND NET WEIGHTS

Meter and Pipe Size	Normal Operating Range	Connections	A	B	C	D	E	F	G	H	J	Net Weight	Shipping Weight	Standard Fireline	
4" DN 100 mm	1.5 gpm 34 m³/hr	1200 gpm 227 m³/hr	33"	13-11/16"	15-1/4"	22-25"	4-3/4"	7-1/2"	5"	8"	2"	212 lb	252 lb	51-7/8"	
6" DN 150 mm	3 gpm 681 m³/hr	2000 gpm 454 m³/hr	Flanged	45"	15-3/4"	15-7/8"	25-00"	5-3/4"	9-1/2"	8"	3/4"	394 lb	449 lb	67-3/8"	
8" DN 200 mm	4 gpm 91 m³/hr	3500 gpm 795 m³/hr	Flanged	53"	18-1/2"	11-1/4"	31-00"	6-3/4"	11-3/4"	8"	3/4"	736 lb	886 lb	77"	
10" DN 250 mm	5 gpm 111 m³/hr	5500 gpm 1249 m³/hr	Flanged	68"	22-1/4"	13-1/4"	37-50"	8-1/2"	14-1/4"	10"	3/4"	1155 lb	1215 lb	90"	
			Flanged	1727 mm	565 mm	17 mm	163 mm	216 mm	362 mm	12	22 mm	51 mm	524 kg	551 kg	2284 mm

*Standard Fireline lay length with optional spool piece added.

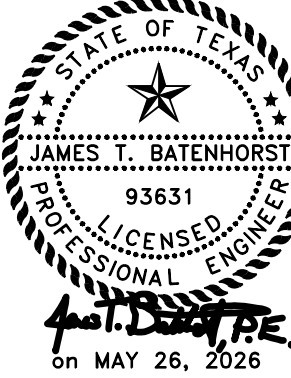
OMNI™ Fireline (F2) Water Meter
4", 6", 8" and 10"

SPECIFICATIONS

Service	Measurement of potable and reclaim water. Storage temperature: -22 °F (-30 °C) to 155 °F (68.3 °C)	Operating temperatures: Air: -22 °F (-30 °C) to 150 °F (65.6 °C) Water: 33 °F (0.6 °C) to 80 °F (26.7 °C)
Operating Range (100% ± 1.5%)	4": 1.5 - 1000 GPM (0.34 - 227 m³/hr) 6": 3 - 2000 GPM (0.68 - 454 m³/hr)	8": 4 - 3500 GPM (0.91 - 795 m³/hr) 10": 5 - 5500 GPM (1.1 - 1249 m³/hr)
Low flow (95% - 101.5%)	4": 0.75 GPM (0.17 m³/hr) 6": 1.5 GPM (0.34 m³/hr)	8": 2.5 GPM (0.57 m³/hr) 10": 3.5 GPM (0.79 m³/hr)
UL Minimum Flow	8": 97% @ 3 GPM (0.68 m³/hr) 10": 97% @ 4 GPM (0.91 m³/hr)	
Maximum Continuous Operation	4": 1000 GPM (227 m³/hr) 6": 2000 GPM (454 m³/hr)	8": 3500 GPM (795 m³/hr) 10": 5500 GPM (1249 m³/hr)
Maximum Intermittent Operation	4": 1250 GPM (284 m³/hr) 6": 2500 GPM (568 m³/hr)	8": 4700 GPM (1067 m³/hr) 10": 7000 GPM (1590 m³/hr)
Pressure Loss	4": 6.4 psi @ 1000 GPM (0.44 bar @ 227 m³/hr) 6": 6.7 psi @ 2000 GPM (0.46 bar @ 454 m³/hr)	8": 5 psi @ 3500 GPM (0.34 bar @ 795 m³/hr) 10": 7 psi @ 5500 GPM (0.48 bar @ 1249 m³/hr)
Maximum Operating Pressure	175 PSI (12 bar)	
Flange Connections	U.S. ANSI B16.1 / AWWA Class 125	
Test Ports	NPT	
Register	Fully electronic sealed register with programmable registration (Gal. / Cu. Ft. / Cu. Mtr. / Imp. Gal. / Acre Ft.)	Programmable AMR/AMI reading and pulse outputs Guaranteed 10-year battery life
NSF Approved Materials	Maincase: Coated Ductile Iron Measuring Chamber: Thermoplastic Rotor "Floating Ball": Thermoplastic Radial Bearings: Hybrid Thermoplastic Thrust Bearings: Sapphire/Ceramic Jewel	Magnets: Ceramic Strainer Screen: Stainless Steel Strainer Cover: Coated Ductile Iron Test Plug: Stainless Steel

- GENERAL NOTES:**
- CITY OF BRYAN FMC VALVETS WILL HAVE A FULL SIZED BYPASS THROUGH IT.
 - THE METER AND VALVETS WILL NEED TO BE PURCHASED / ORDERED THROUGH CITY OF BRYAN WATER SERVICES. CONTRACTOR SHALL COORDINATE WITH CITY OF BRYAN WATER SERVICES @ 979-209-5900.

OVERALL WATERLINE PLAN
BRAZOS OAKS PHASE II

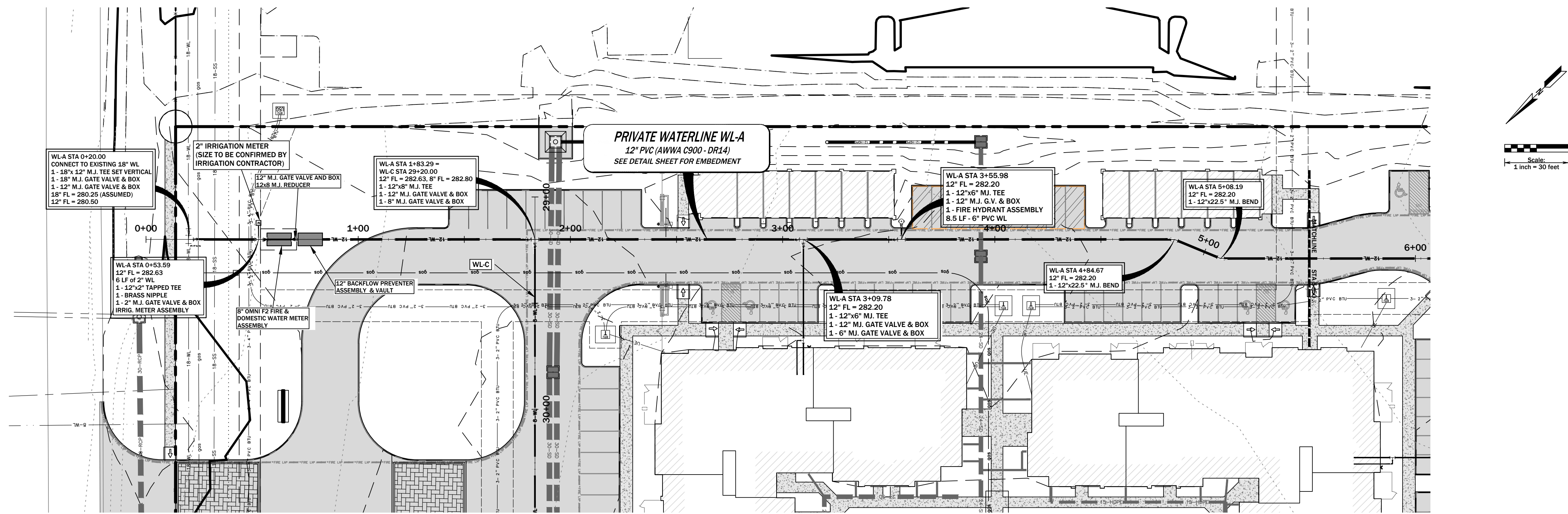


MAY 2026
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Drawn by: RGS/BB
Checked by: JTB

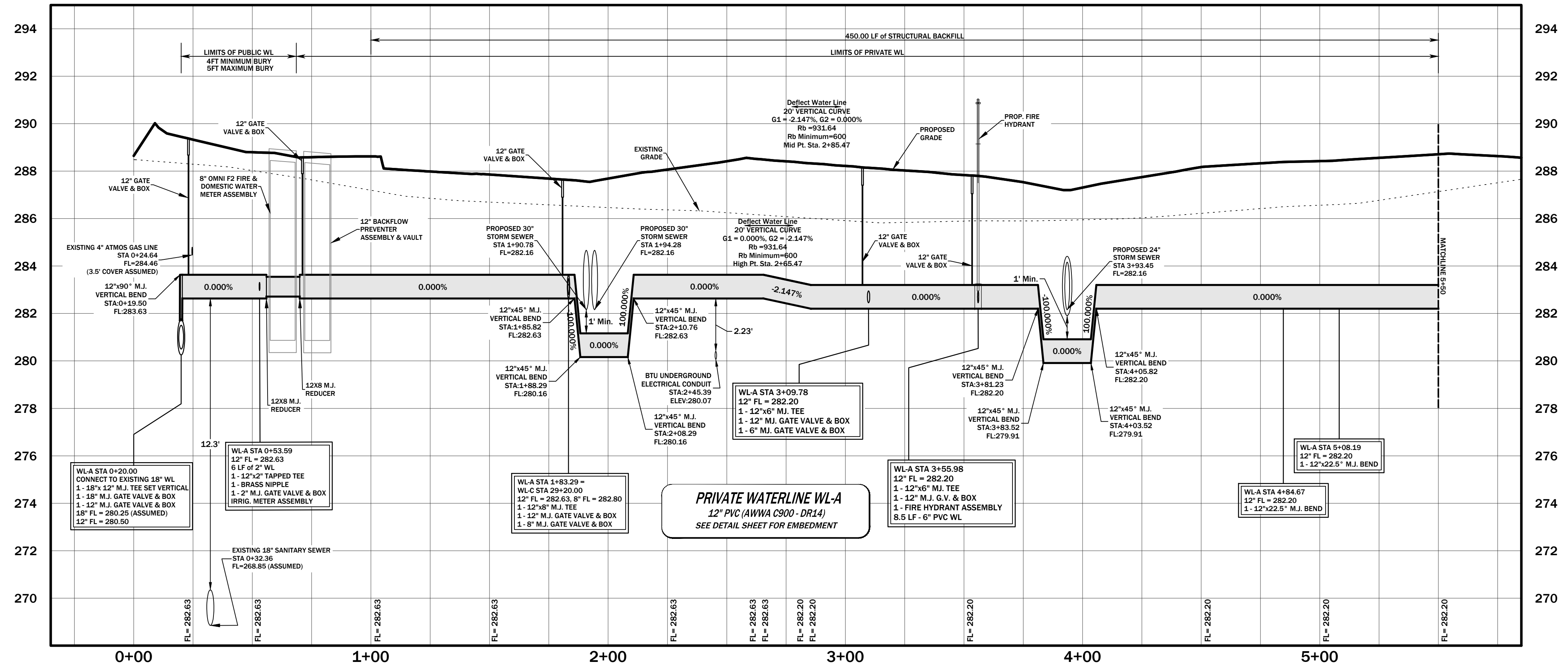
Prepared For:
TEEPLE PARTNERS, INC
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

Revisions

WL-A PLAN & PROFILE
STA. 0+00 TO STA. 5+50
BRAZOS OAKS PHASE II



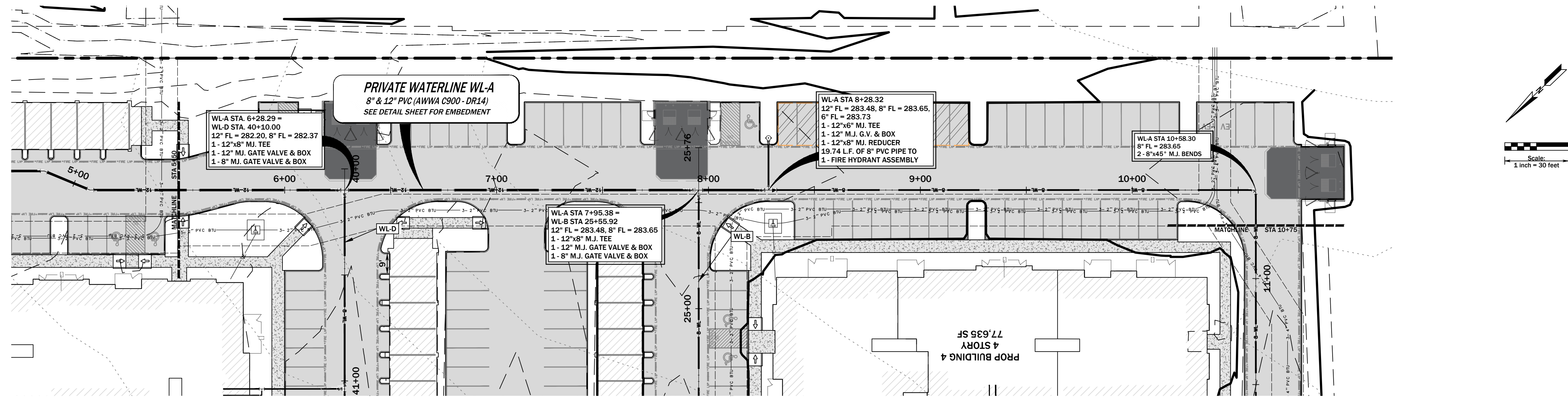
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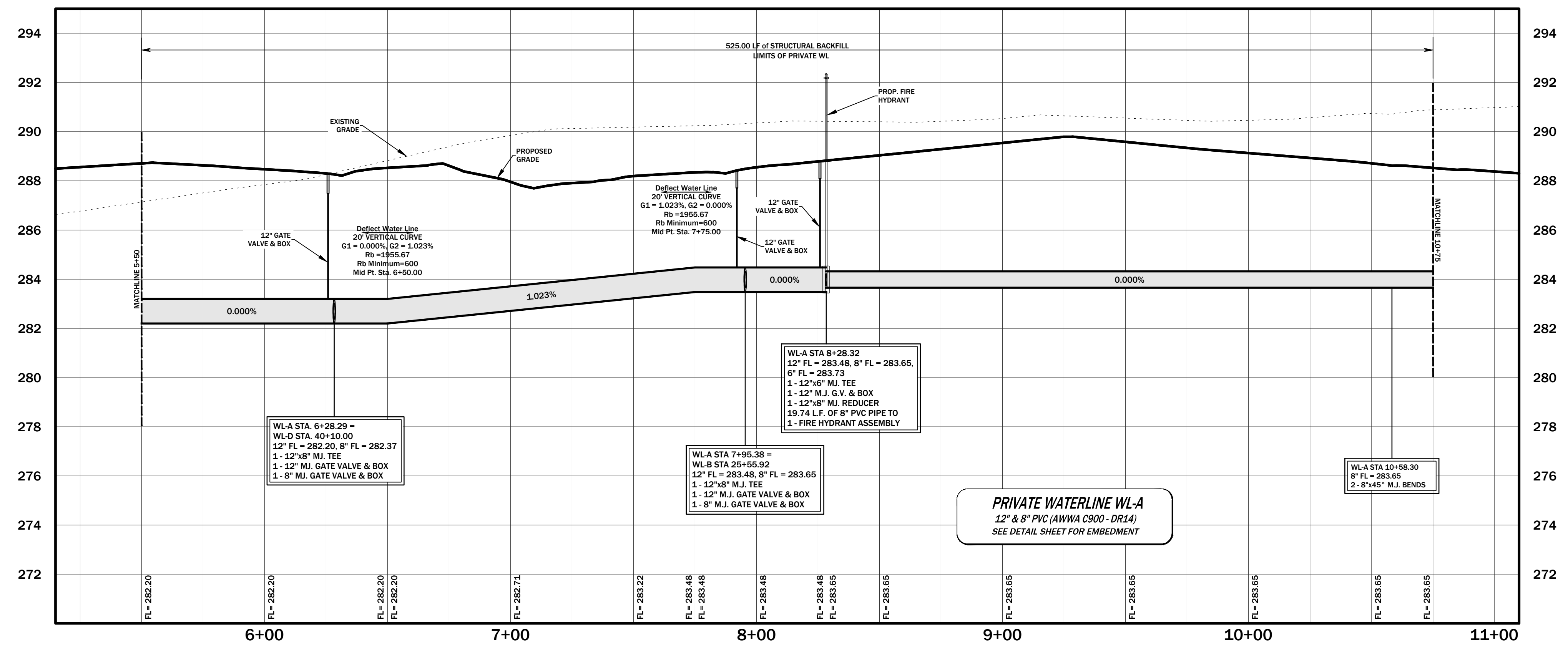
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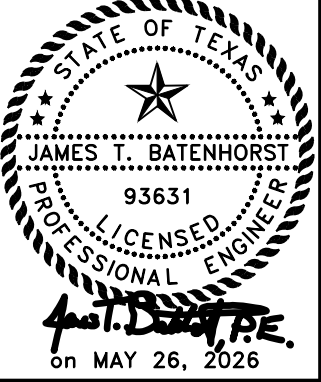
**WL-A PLAN & PROFILE
STA. 5+50 TO STA. 10+75
BRAZOS OAKS PHASE II**



WL-A



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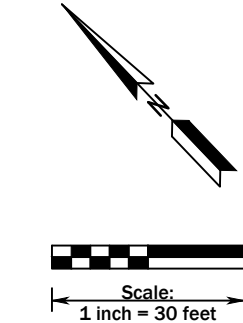
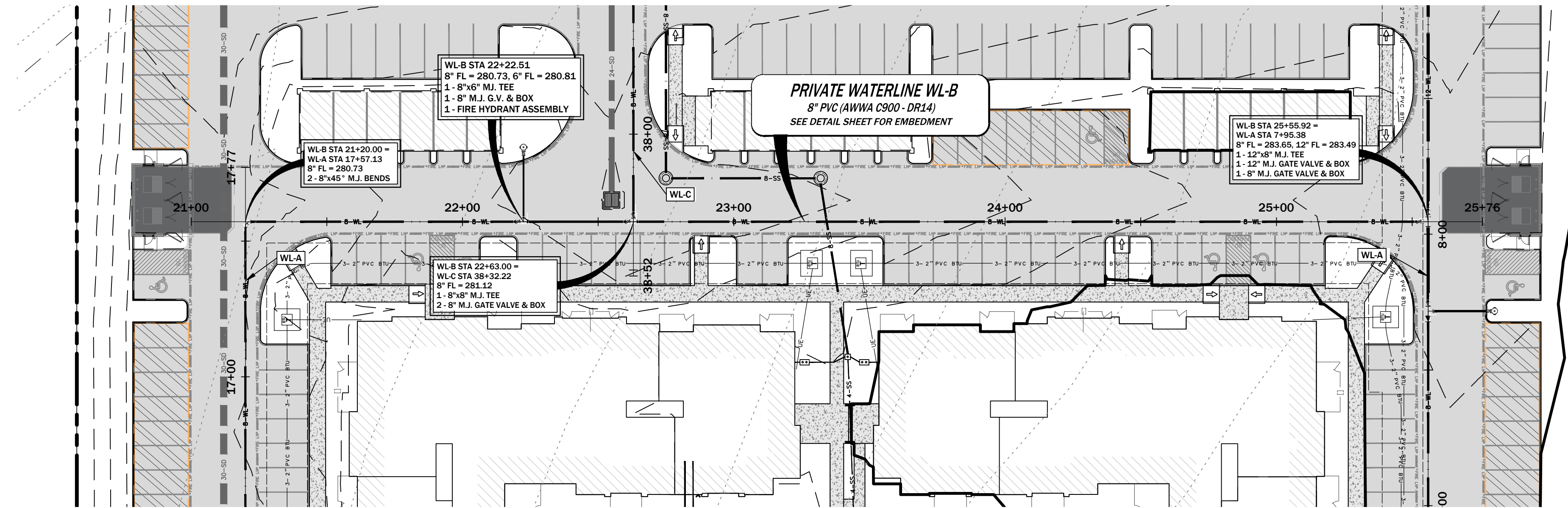
MAY 2026
Designed by: JTB
Drawn by: BJC/JTB
Checked by: JTB

Prepared For:
TEEPLE PARTNERS, INC.
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

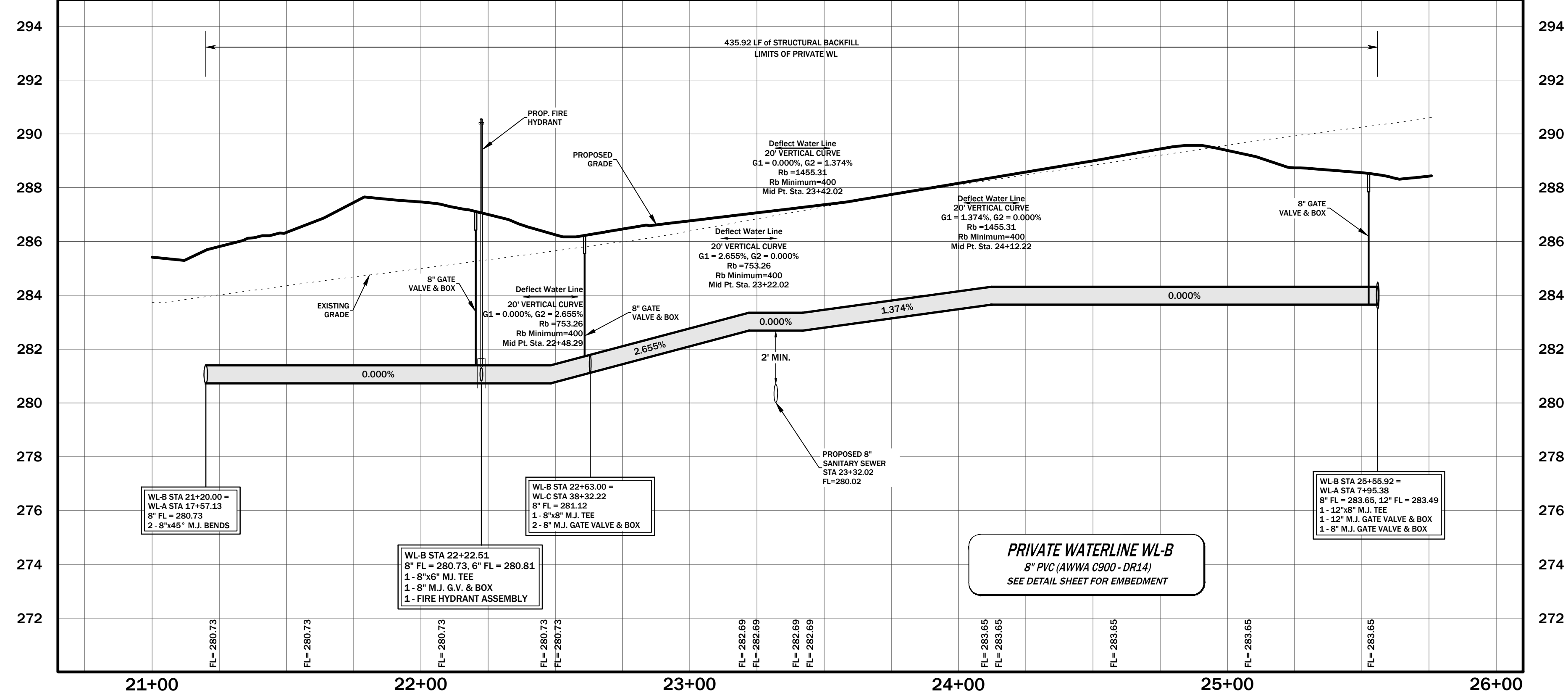
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WL-B PLAN & PROFILE
BRAZOS OAKS PHASE II

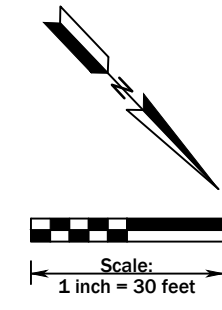
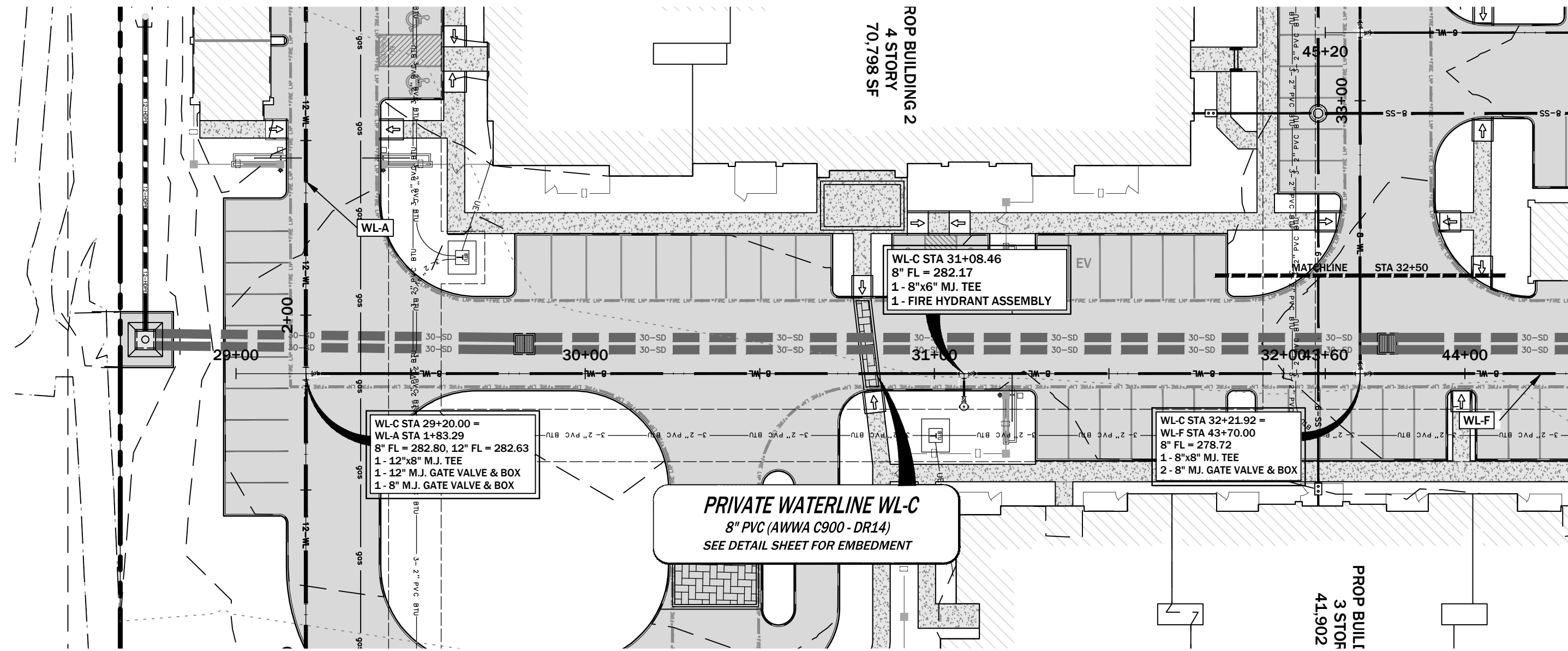
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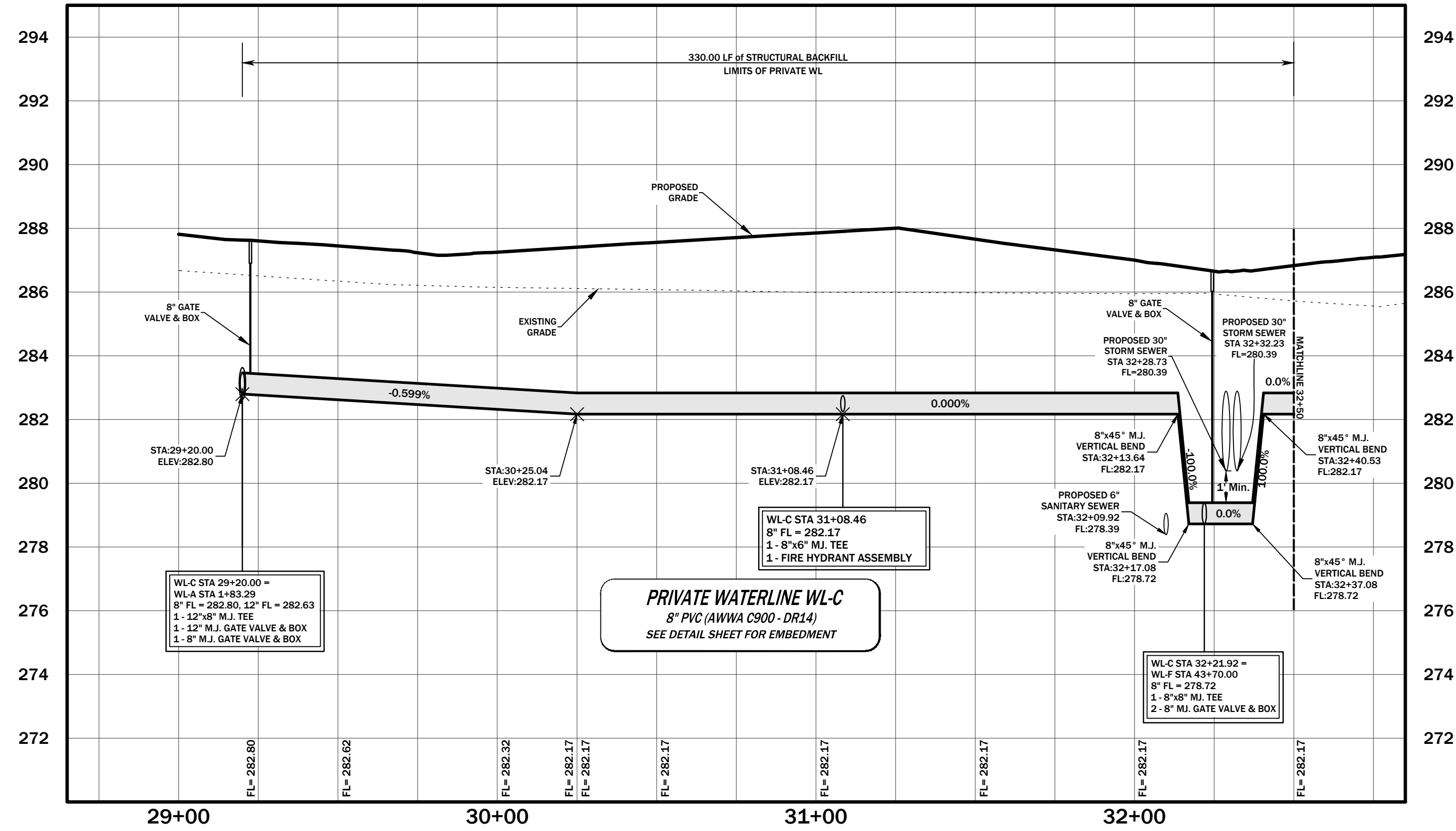
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WL-C



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MORGAN**

T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

www.mitchellandmorgan.com

DESIGNED BY: JTB
DRAWN BY: BCB/JSB
CHECKED BY: JTB
MAY 2026

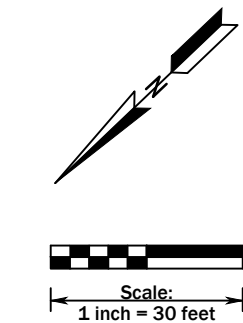
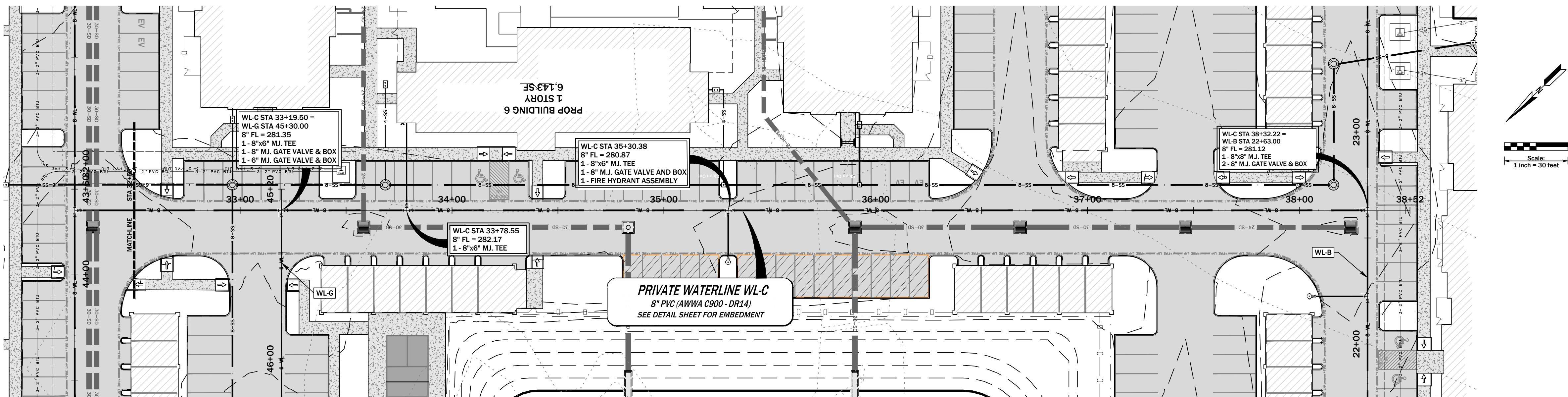
Prepared For:
TEOPLE PARTNERS, INC
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

Revisions

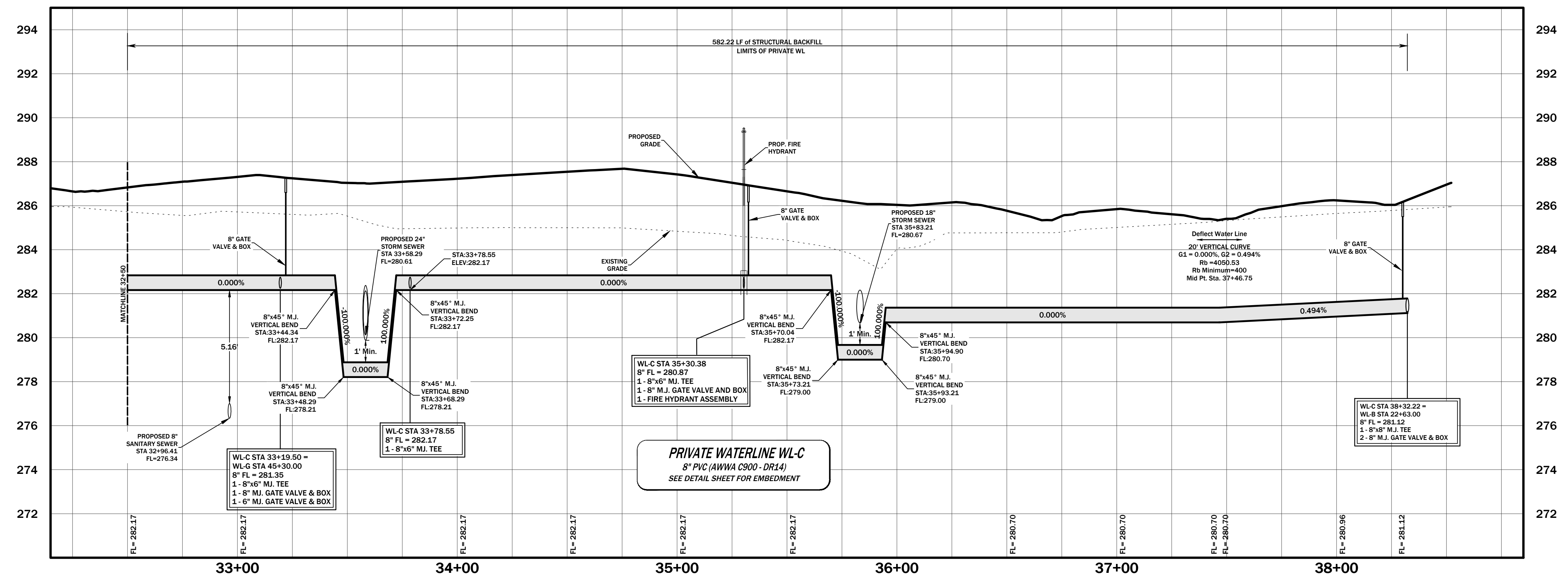
**WL-C PLAN & PROFILE
STA. 29+20 TO STA. 32+50
BRAZOS OAKS PHASE II**

C-205

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WL-C



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 TX. FIRM # F-1443
 3204 EARL RUDDY Fwy. S. COLLEGE STATION, TX 77845
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 www.mitchellandmorgan.com

JAMES T. BATENHORST
 93631
 LICENSED PROFESSIONAL ENGINEER
 AUSTIN, TEXAS
 on MAY 26, 2026

MAY 2026
 Designed by: JTB
 Drawn by: BCB/JTB
 Checked by: JTB

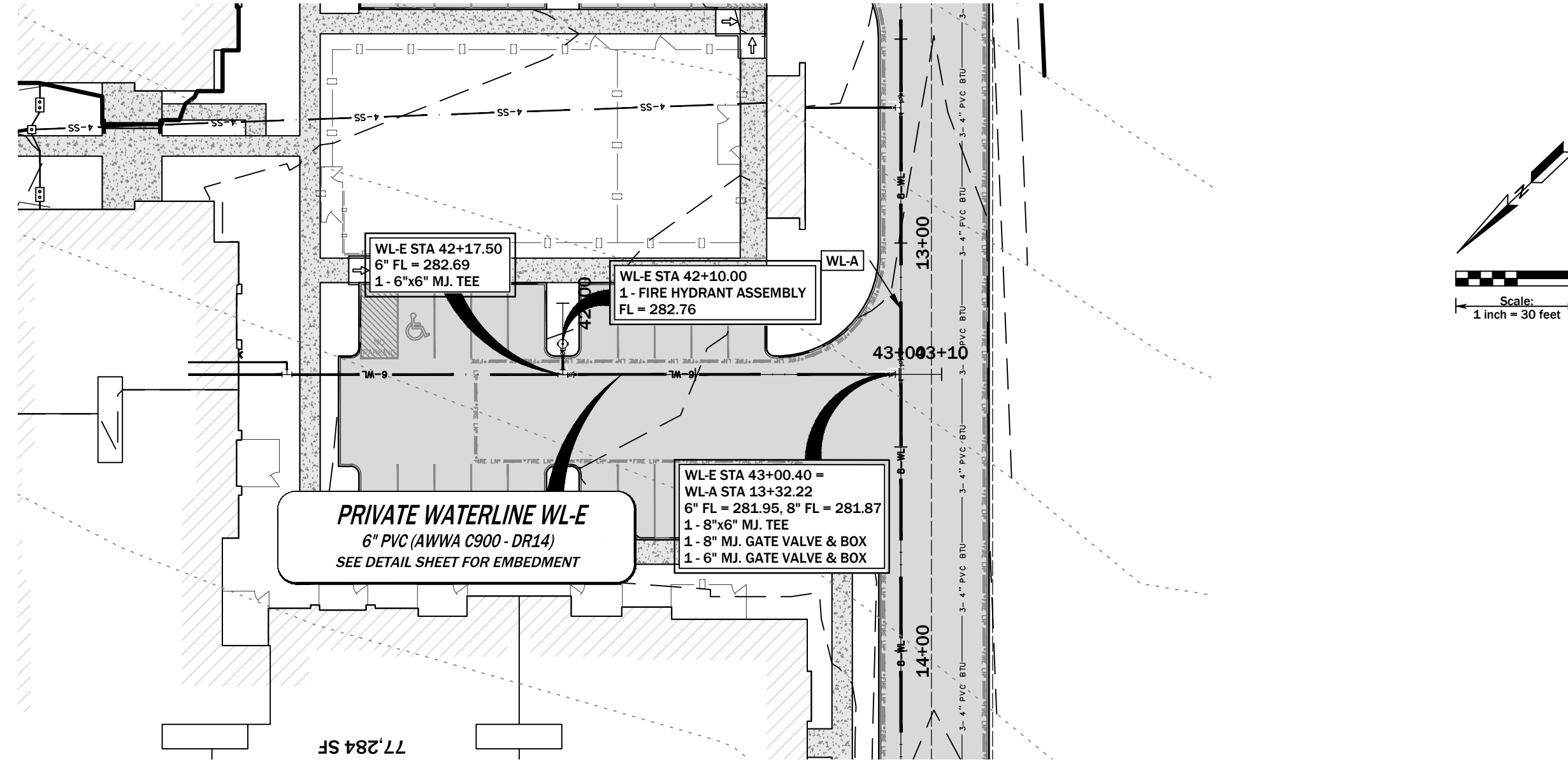
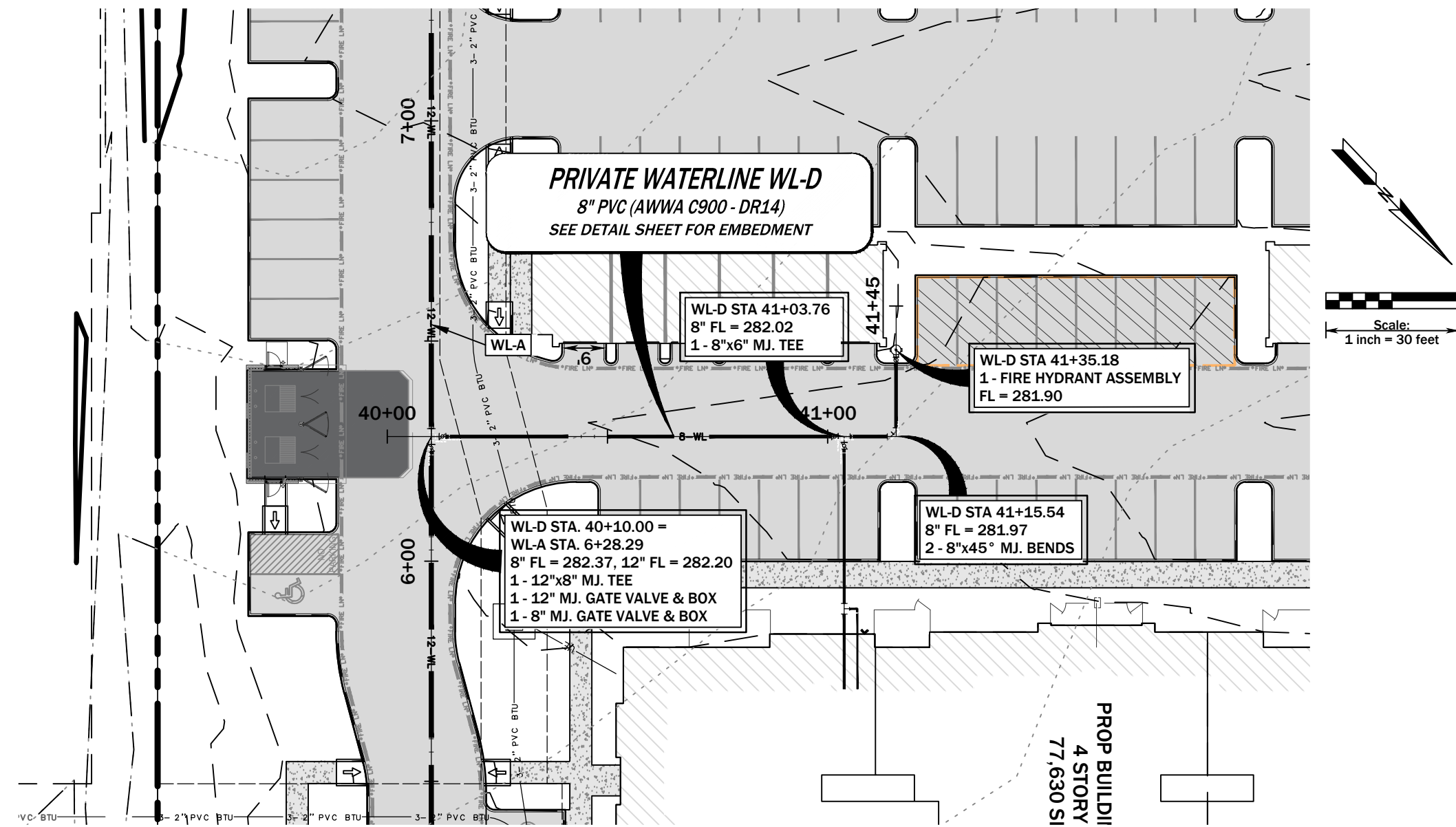
Prepared For:
 TEEPLE PARTNERS, INC.
 1302 S CAPITAL OF TEXAS HWY
 AUSTIN, TX 78746
 512.329.5755

Revisions

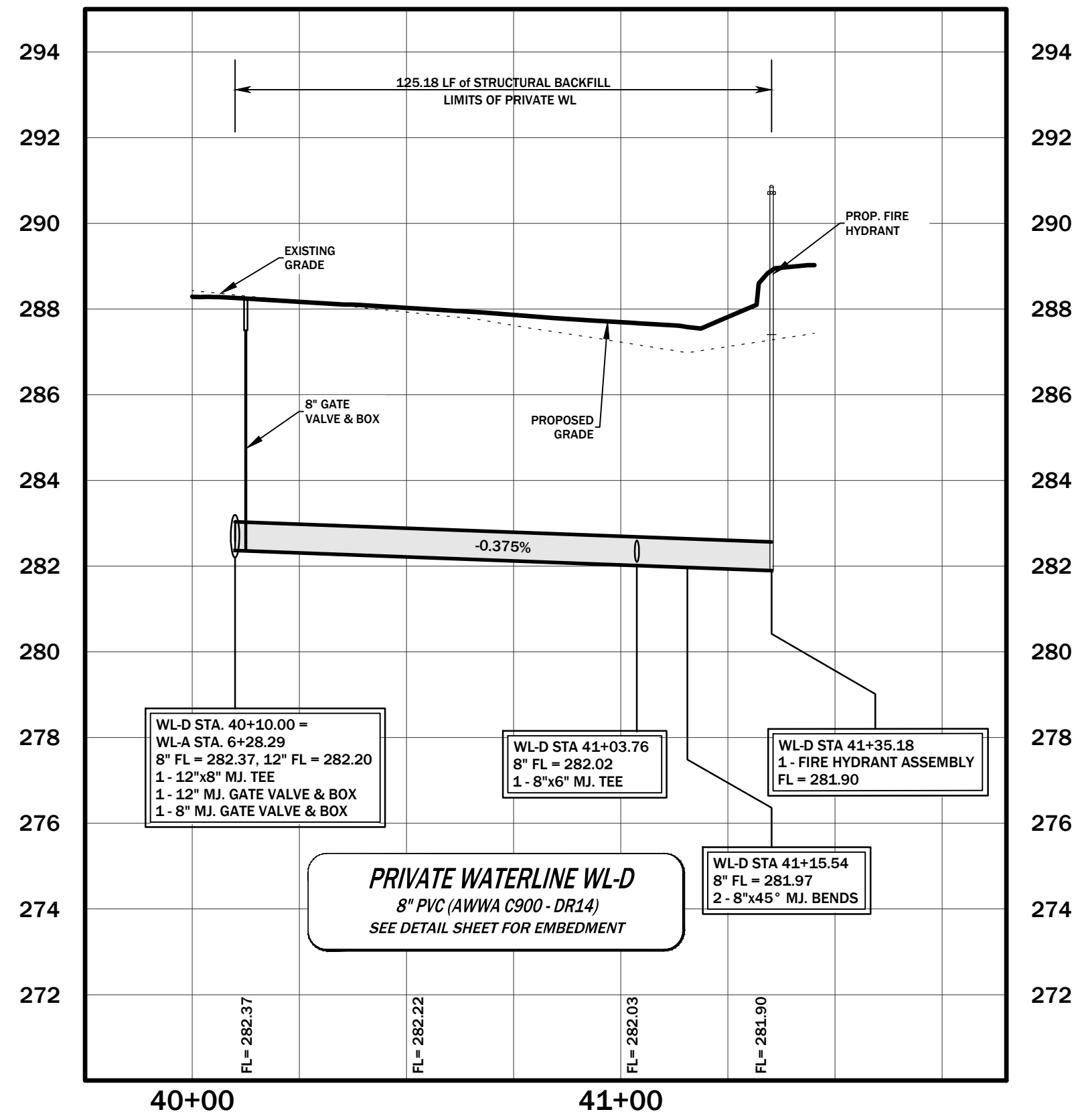
**WL-C PLAN & PROFILE
 STA. 32+50 TO END
 BRAZOS OAKS PHASE II**

C-206

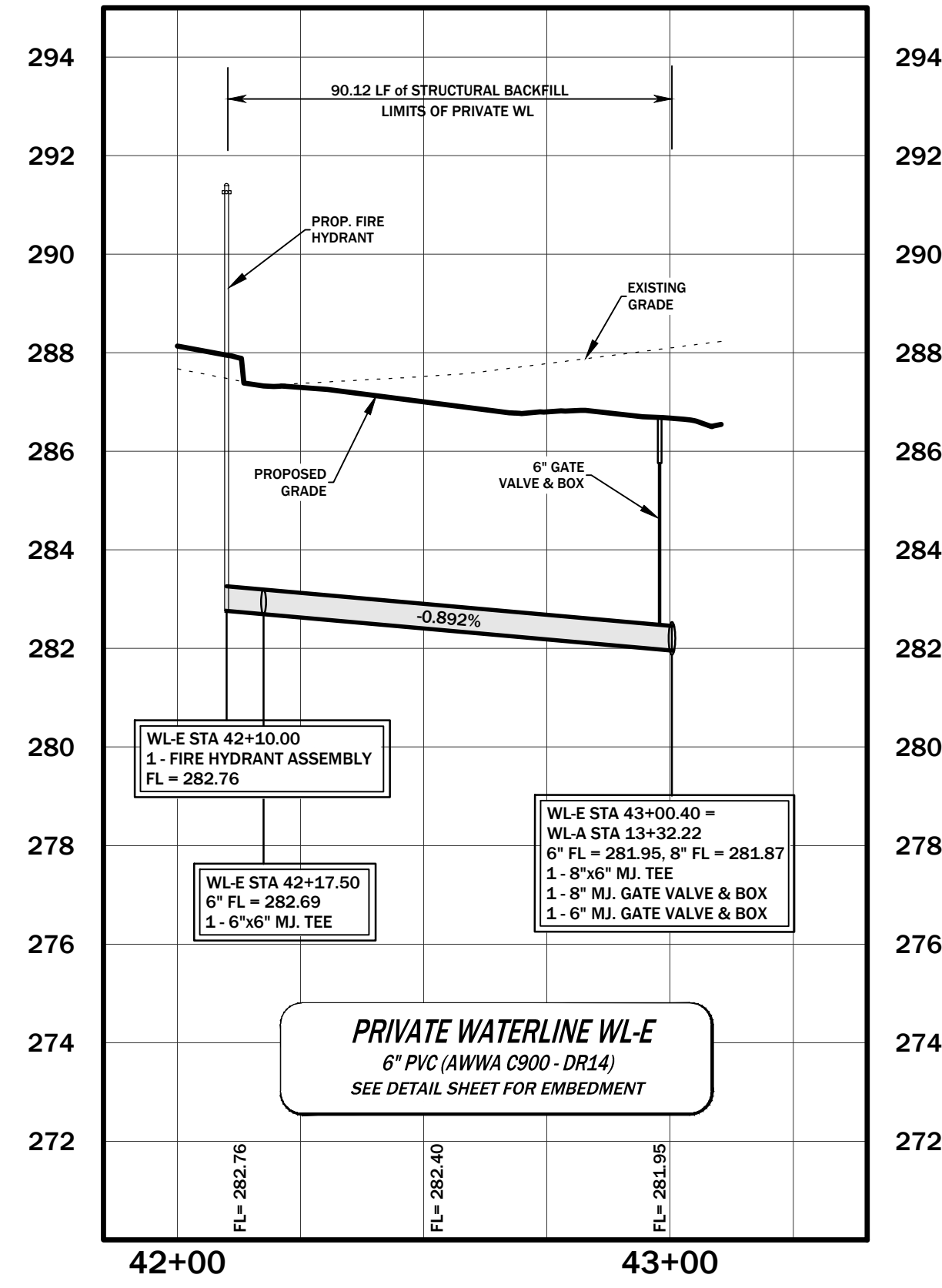
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WL-D



WL-E



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TX. FIRM # F-1443

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PLAN & DESIGN SPECIALISTS IN
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HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

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MAY 2026
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Drawn by: BCB/JTB
Checked by: JTB

Prepared For:
TEEPLE PARTNERS, INC.
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

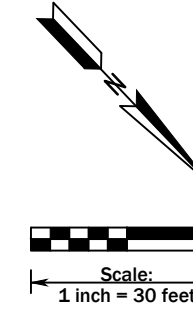
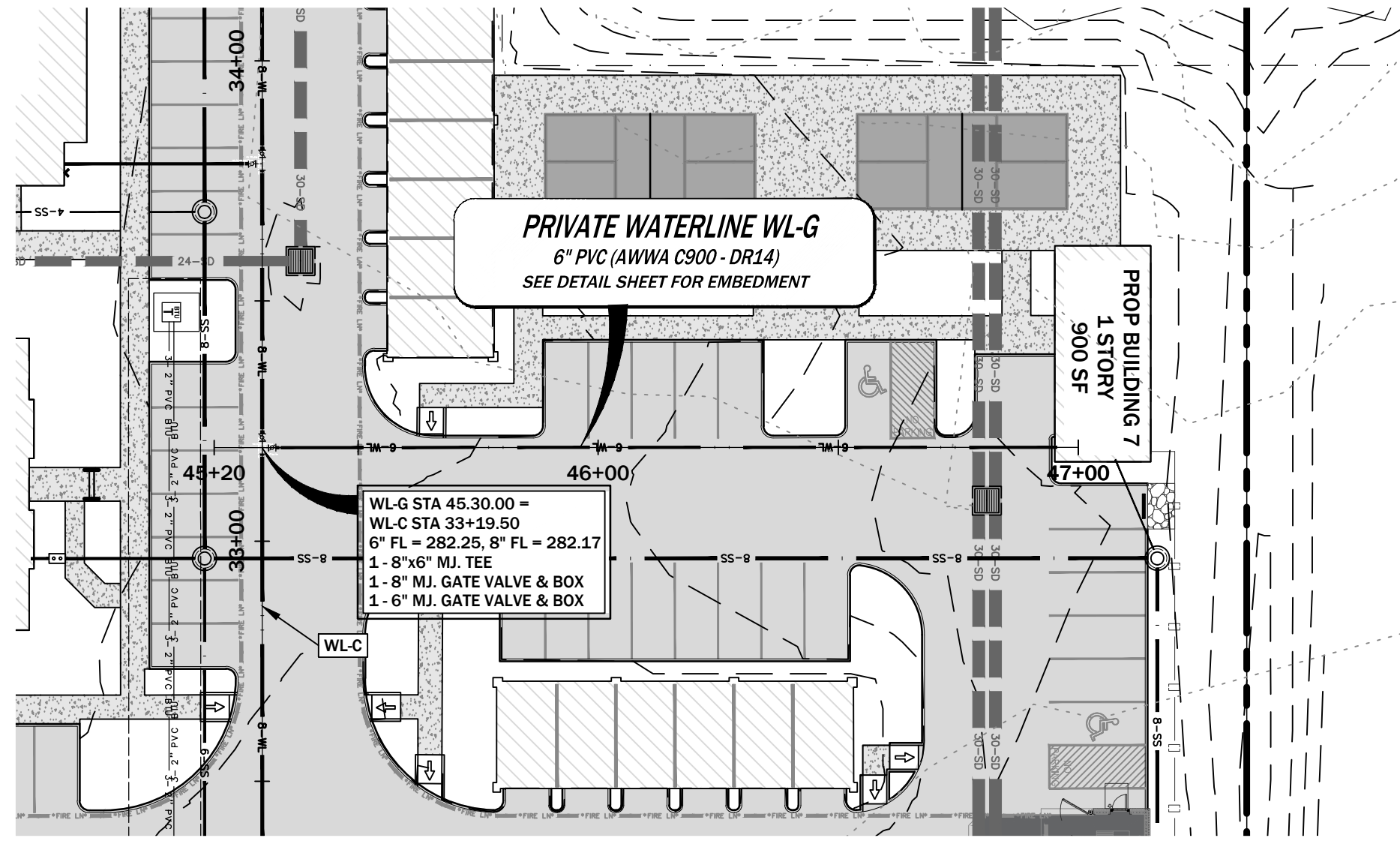
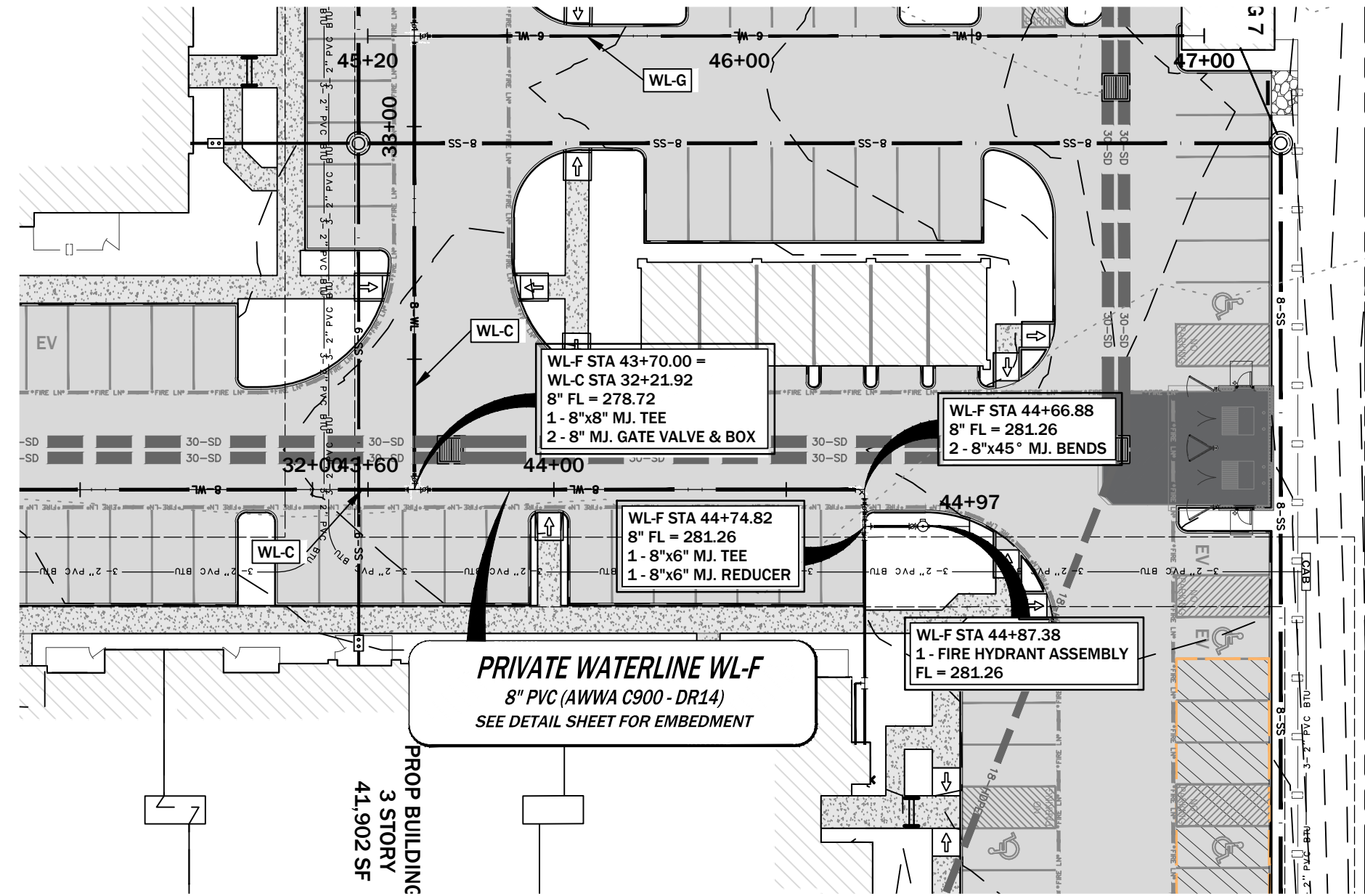
Revisions

WL-D & WL-E PLAN & PROFILE

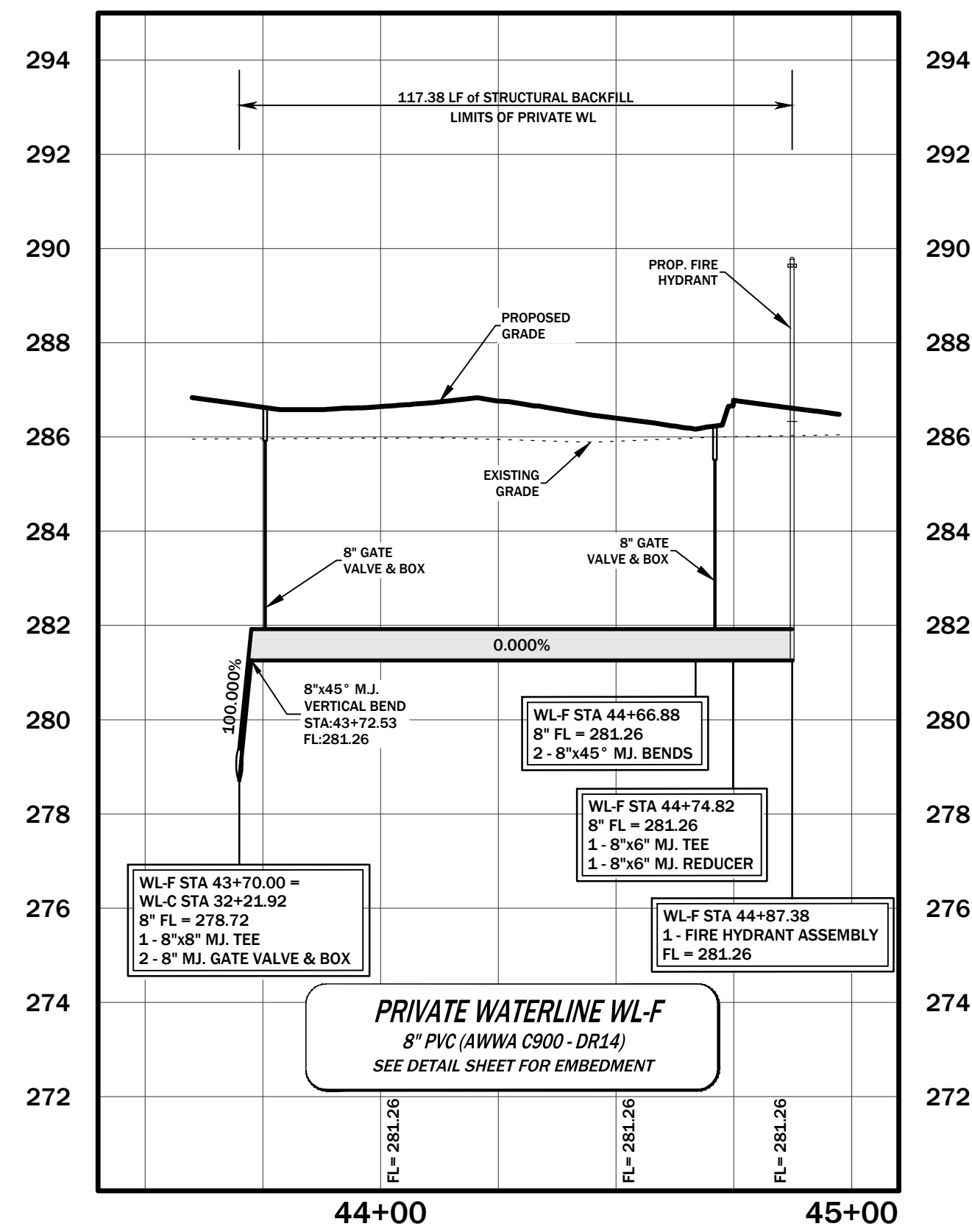
BRAZOS OAKS PHASE II

C-207

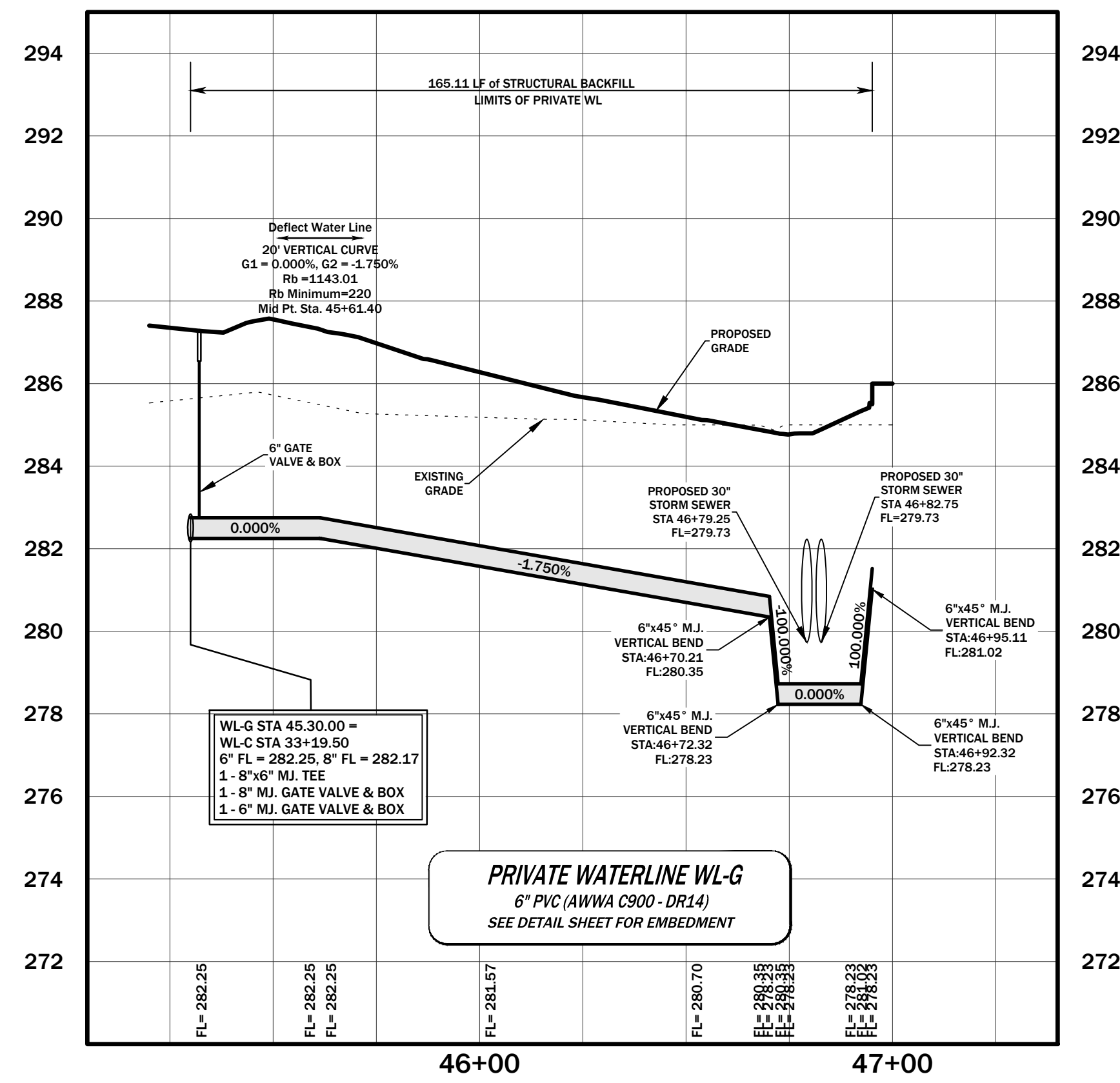
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WL-F



WL-G



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TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
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HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS
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JAMES T. BATHORST
93631
LICENSED PROFESSIONAL ENGINEER
MAY 26, 2026

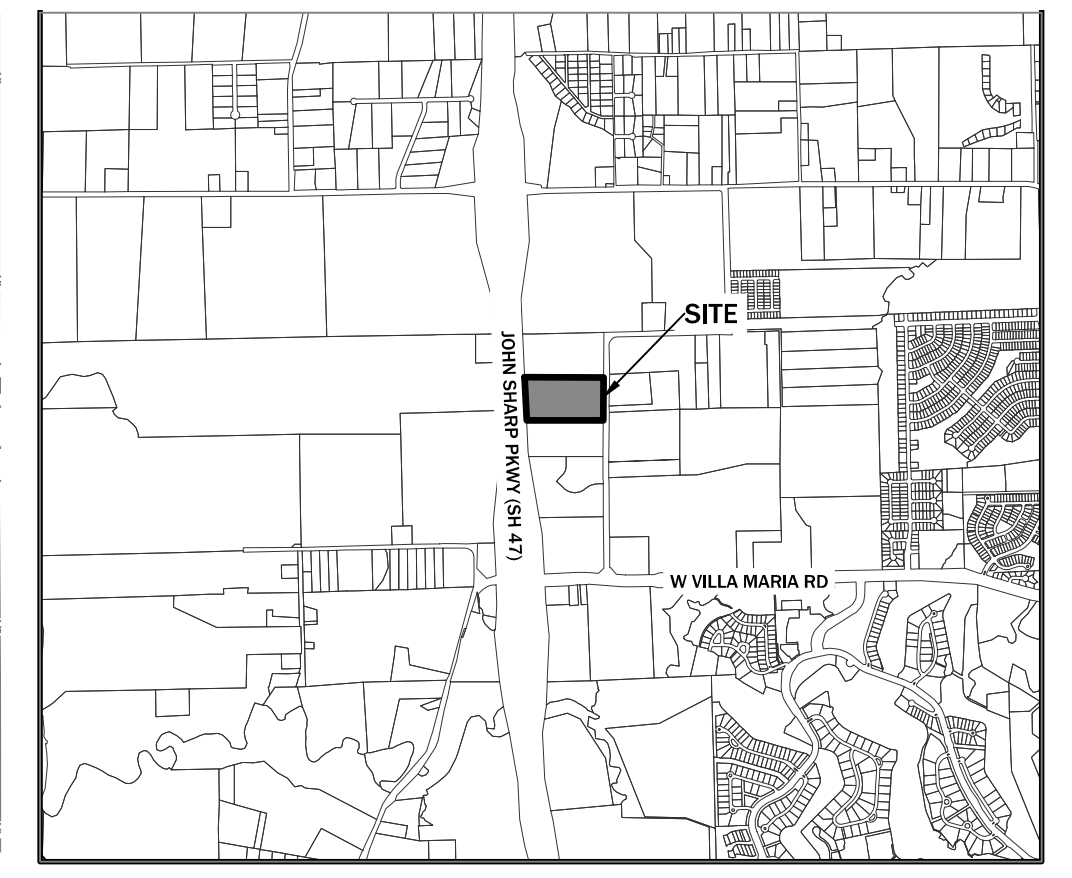
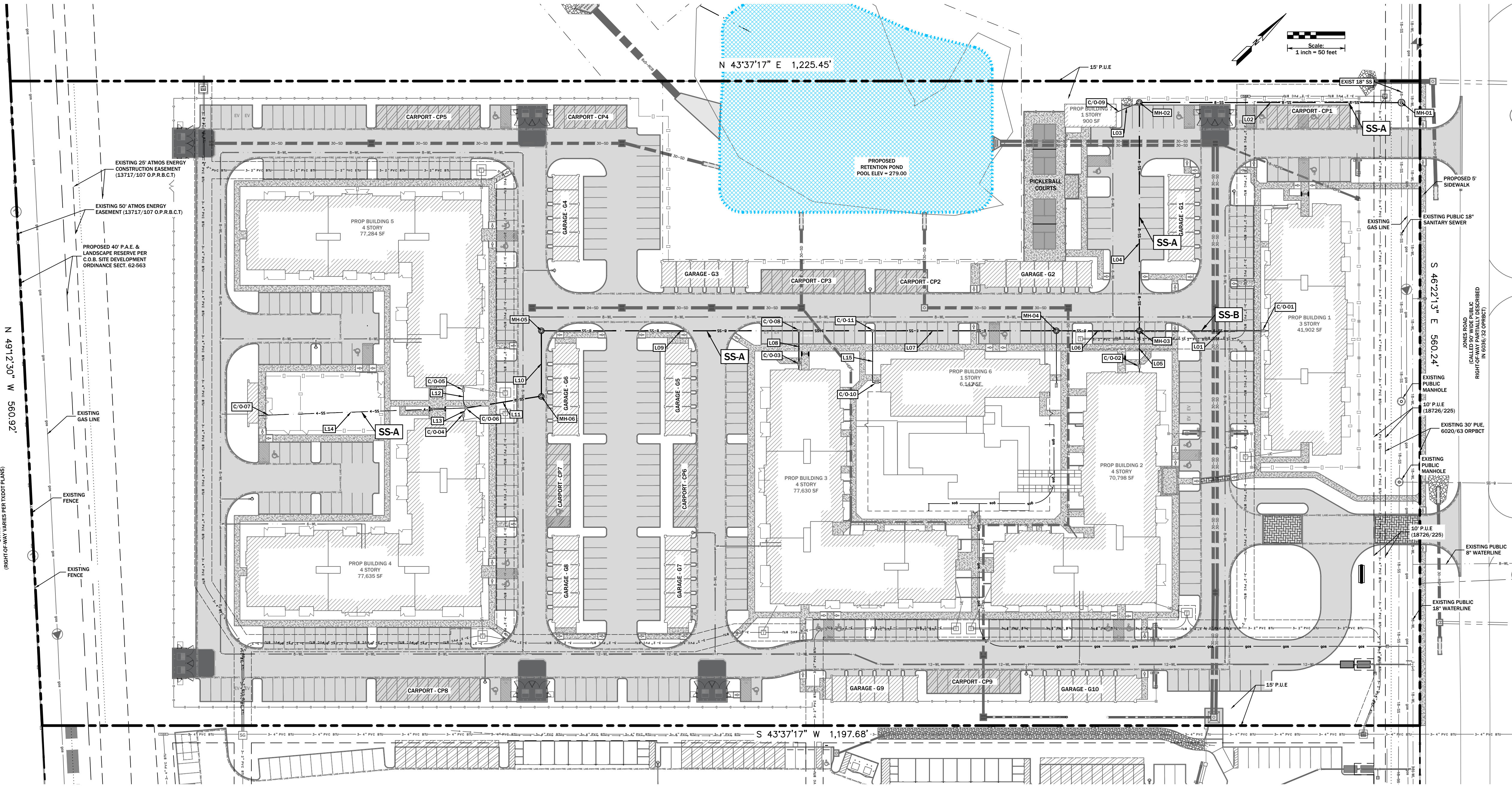
MAY 2026
Designed by: JTB
Drawn by: BJB
Checked by: JTB

Prepared For:
TEEPLE PARTNERS, INC
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

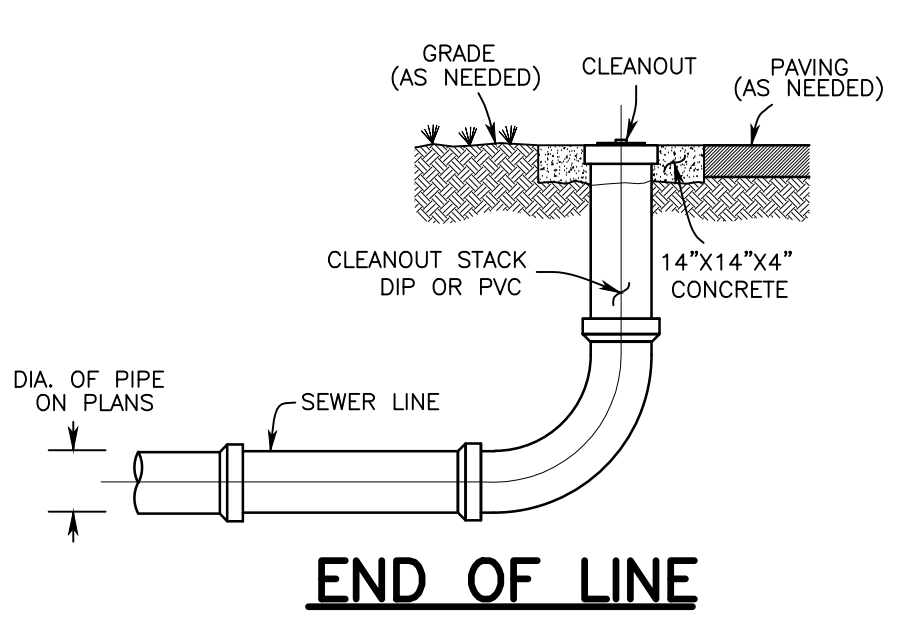
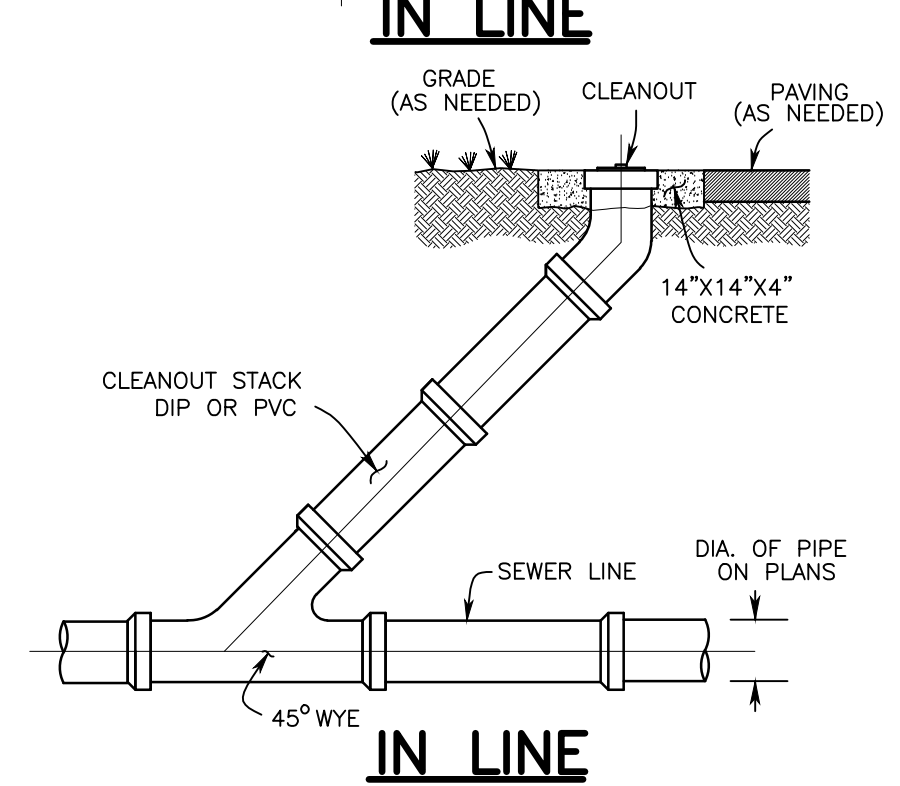
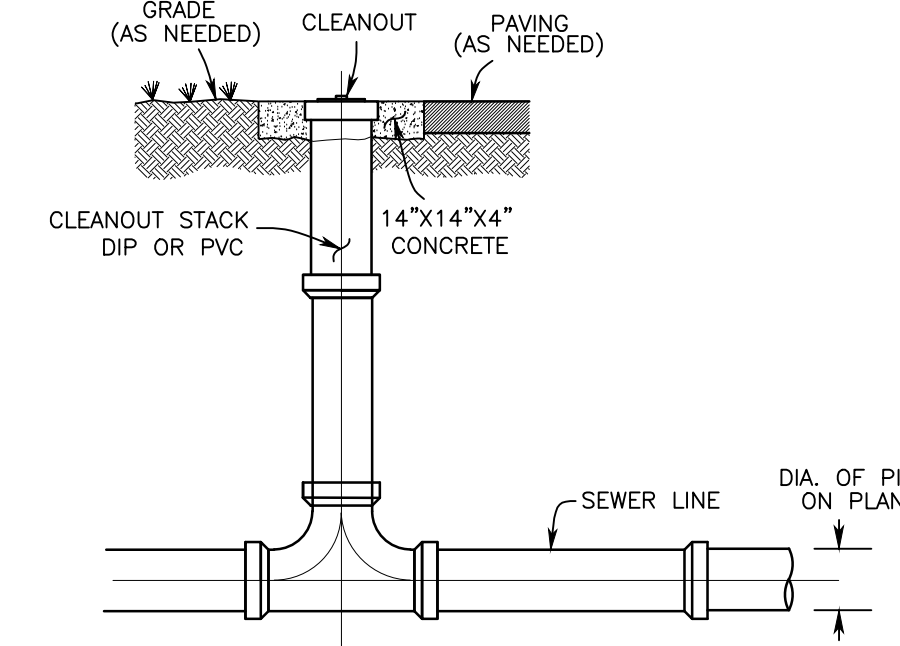
Revisions

WL-F & WL-G PLAN & PROFILE
BRAZOS OAKS PHASE II

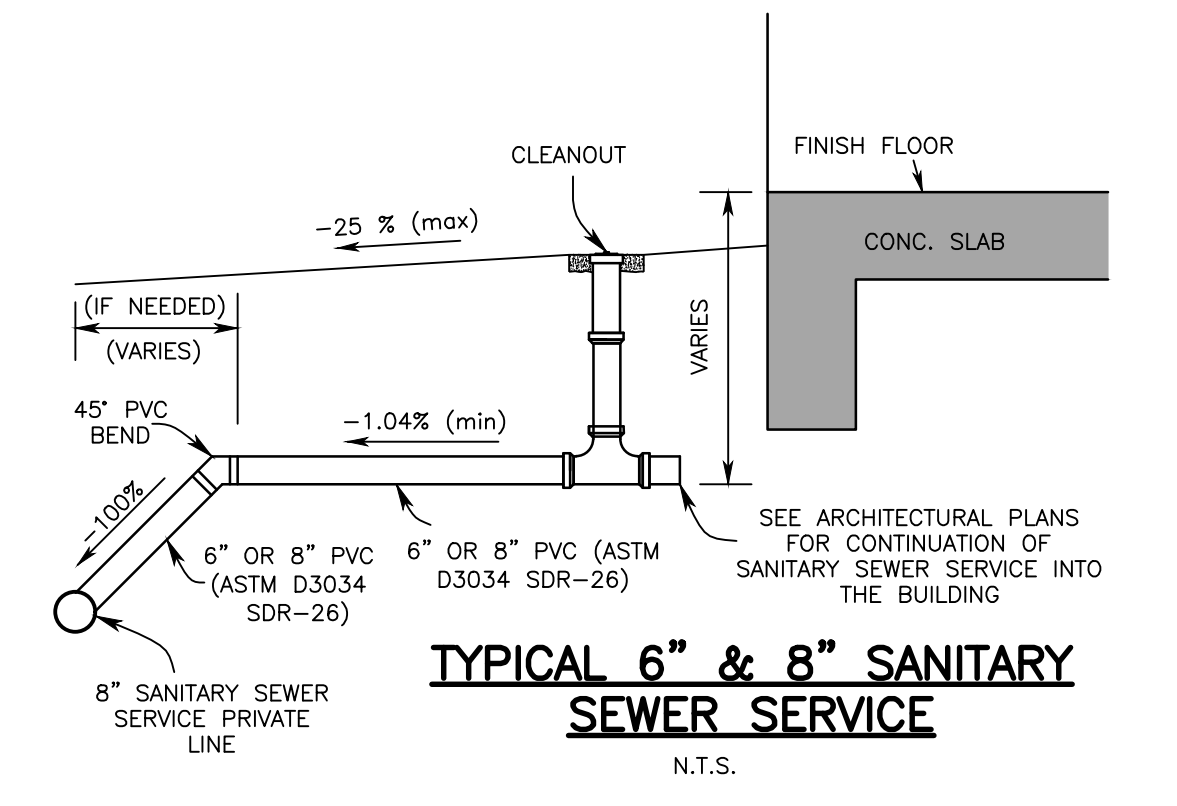
C-208



NOTES:
 ALL SANITARY SEWER SHOWN IS PRIVATE. ALL MANHOLE LIDS SHALL BE LABELLED AS PRIVATE AND SHALL NOT CONTAIN CITY OF BRYAN LOGO.
 ALL PIPE AND FITTINGS SHALL MEET SDR26-ASTM D3034. PIPE SHALL BE GREEN PVC.



ONE WAY CLEANOUT
N.T.S.



STANDARD MANHOLE
 BIC'S UNIFIED STANDARD DETAIL S1-00
 CITY OF BRYAN
 DECEMBER 2020

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE
 BIC'S UNIFIED STANDARD DETAIL S1-01
 CITY OF BRYAN
 DECEMBER 2020

STANDARD DROP MANHOLE
 BIC'S UNIFIED STANDARD DETAIL S2-02
 CITY OF BRYAN
 DECEMBER 2020

STANDARD MANHOLE RING AND COVER
 BIC'S UNIFIED STANDARD DETAIL S4-01
 CITY OF BRYAN
 JULY 2022

MITCHELL MORGAN
 T.979.260.6963
 F.979.260.3564
 TX. FIRM # F-1443
 3204 EARL RUDDER FWY., S. COLLEGE STATION, TX 77845

PLANNING & DESIGN SPECIALISTS IN CIVIL ENGINEERING, HYDRAULICS, HYDROLOGY, UTILITIES, STREETS, SITE PLANS, SUBDIVISIONS.
 www.mitchellandmorgan.com

JAMES T. BATHENHORST
 93631
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 on MAY 26, 2026

Prepared For:
TEEPLE PARTNERS, INC.
 1302 S CAPITAL OF TEXAS HWY
 AUSTIN, TX 78746
 512.329.5755

Revisions

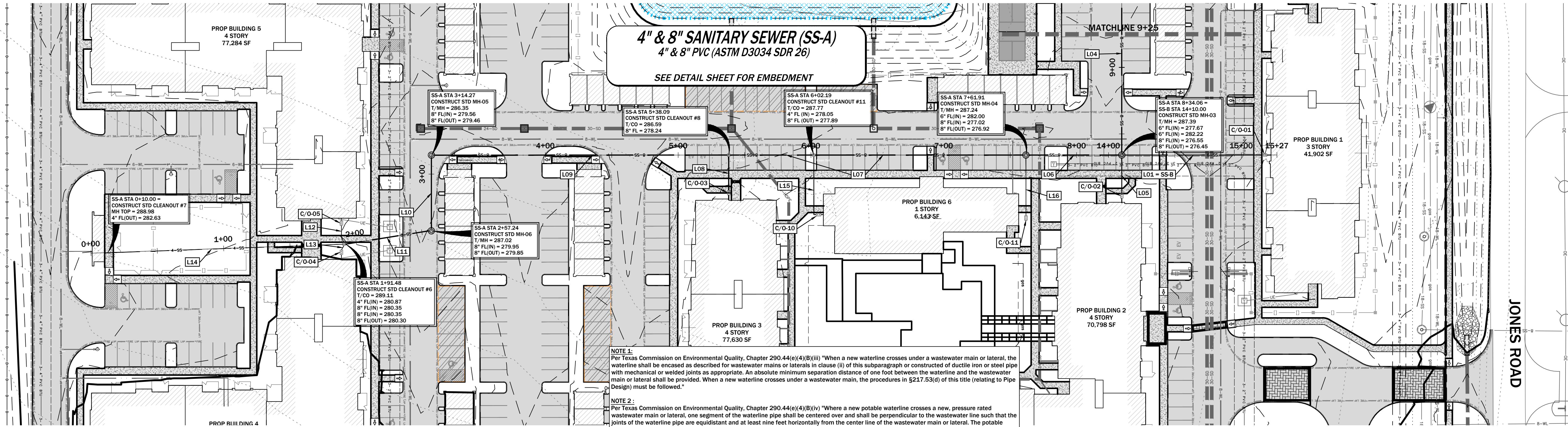
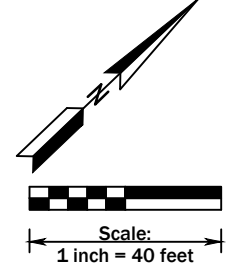
OVERALL SANITARY SEWERLINE PLAN
BRAZOS OAKS PHASE II

C-300

Revisions

SS-A PLAN & PROFILE
1 of 2
BRAZOS OAKS PHASE II

C-301



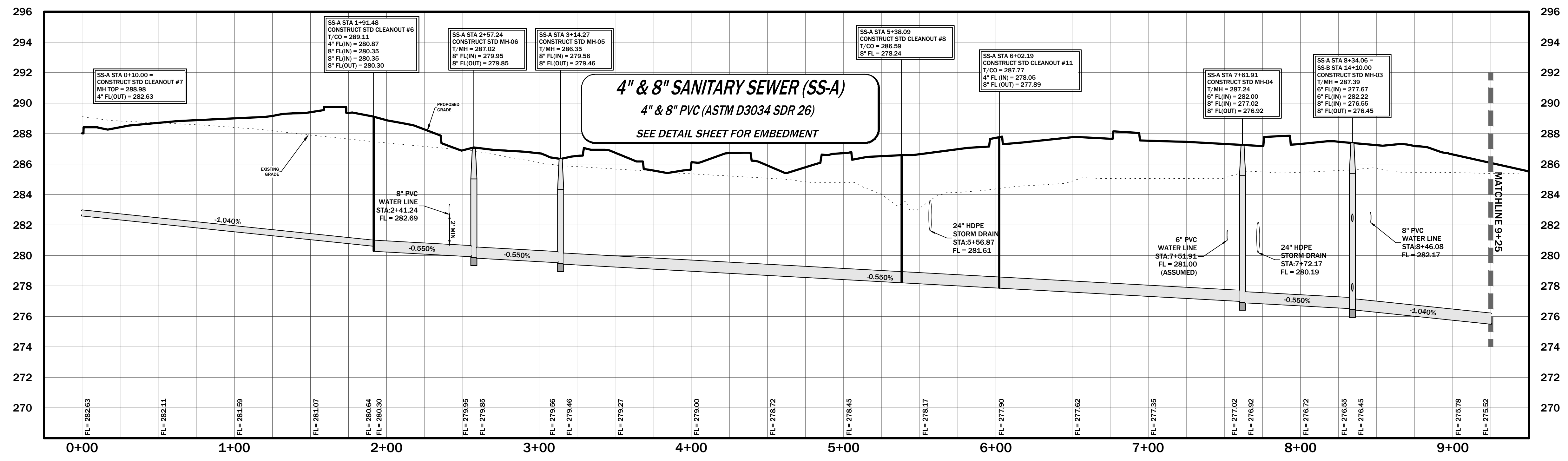
SS-A

NOTE 1:
Per Texas Commission on Environmental Quality, Chapter 290.44(e)(4)(B)(iii) "When a new waterline crosses under a wastewater main or lateral, the waterline shall be encased as described for wastewater mains or laterals in clause (ii) of this subparagraph or constructed of ductile iron or steel pipe with mechanical or welded joints as appropriate. An absolute minimum separation distance of one foot between the waterline and the wastewater main or lateral shall be provided. When a new waterline crosses under a wastewater main, the procedures in §217.53(d) of this title (relating to Pipe Design) must be followed."

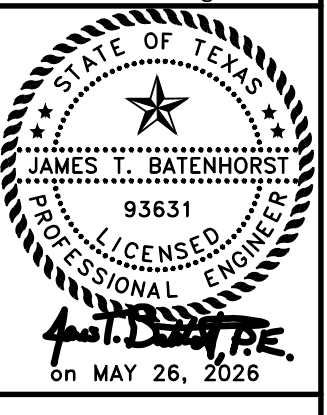
NOTE 2:
Per Texas Commission on Environmental Quality, Chapter 290.44(e)(4)(B)(iv) "Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end."

Pipe Segment	Pipe Diameter	Length	Pipe Slope %
L03	4	20.4	1.50
L05	8	29.4	1.04
L08	8	25.5	1.04
L12	8	16.1	1.50
L13	8	6.0	1.50
L15	4	45.7	1.50

Clean Out	T/CO	F/L Elevation
C02	288.50	277.00
C03	288.20	278.65
C04	289.80	280.59
C05	289.10	280.44
C09	285.50	277.00
C10	288.50	278.71
C11	288.56	279.47



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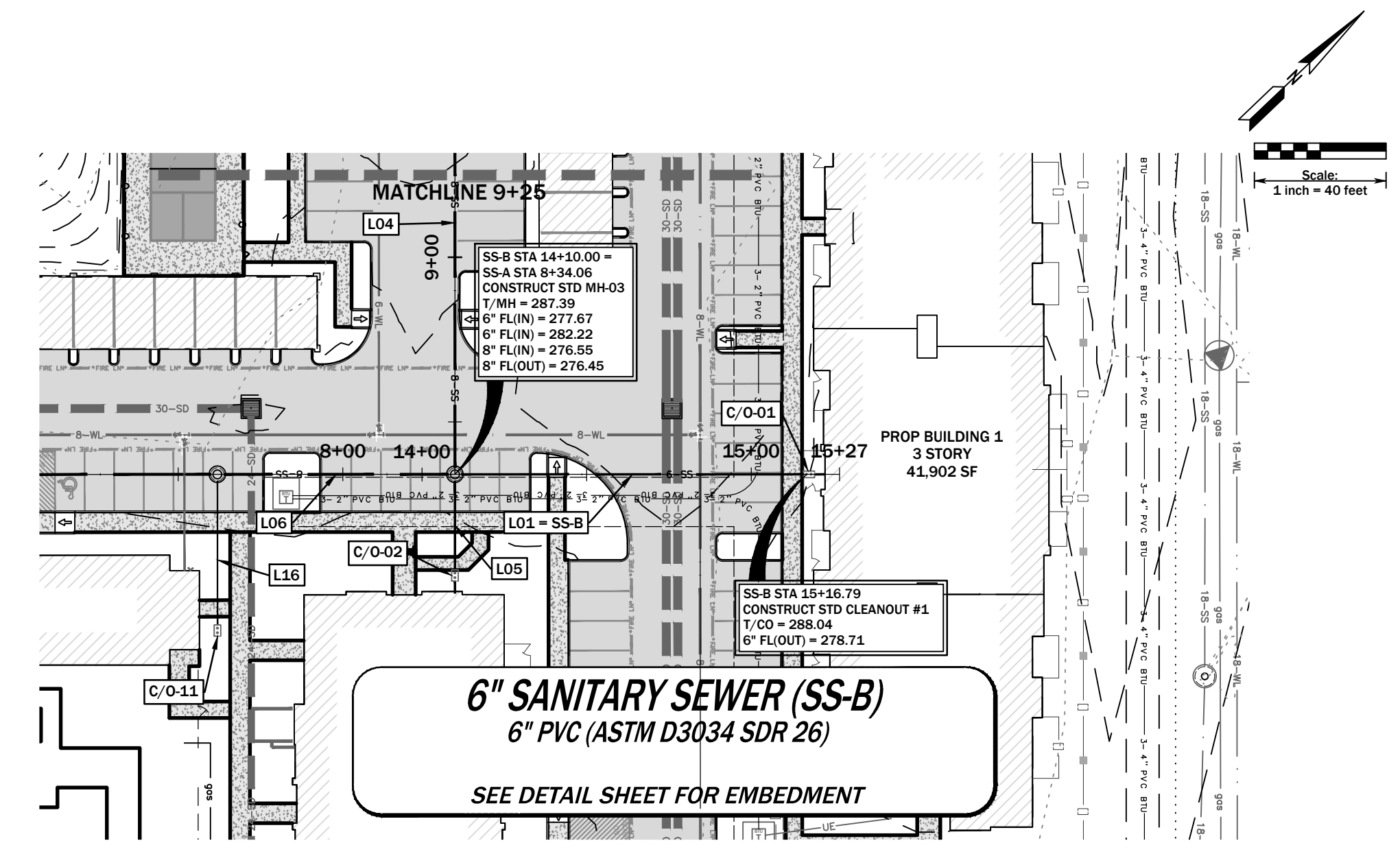
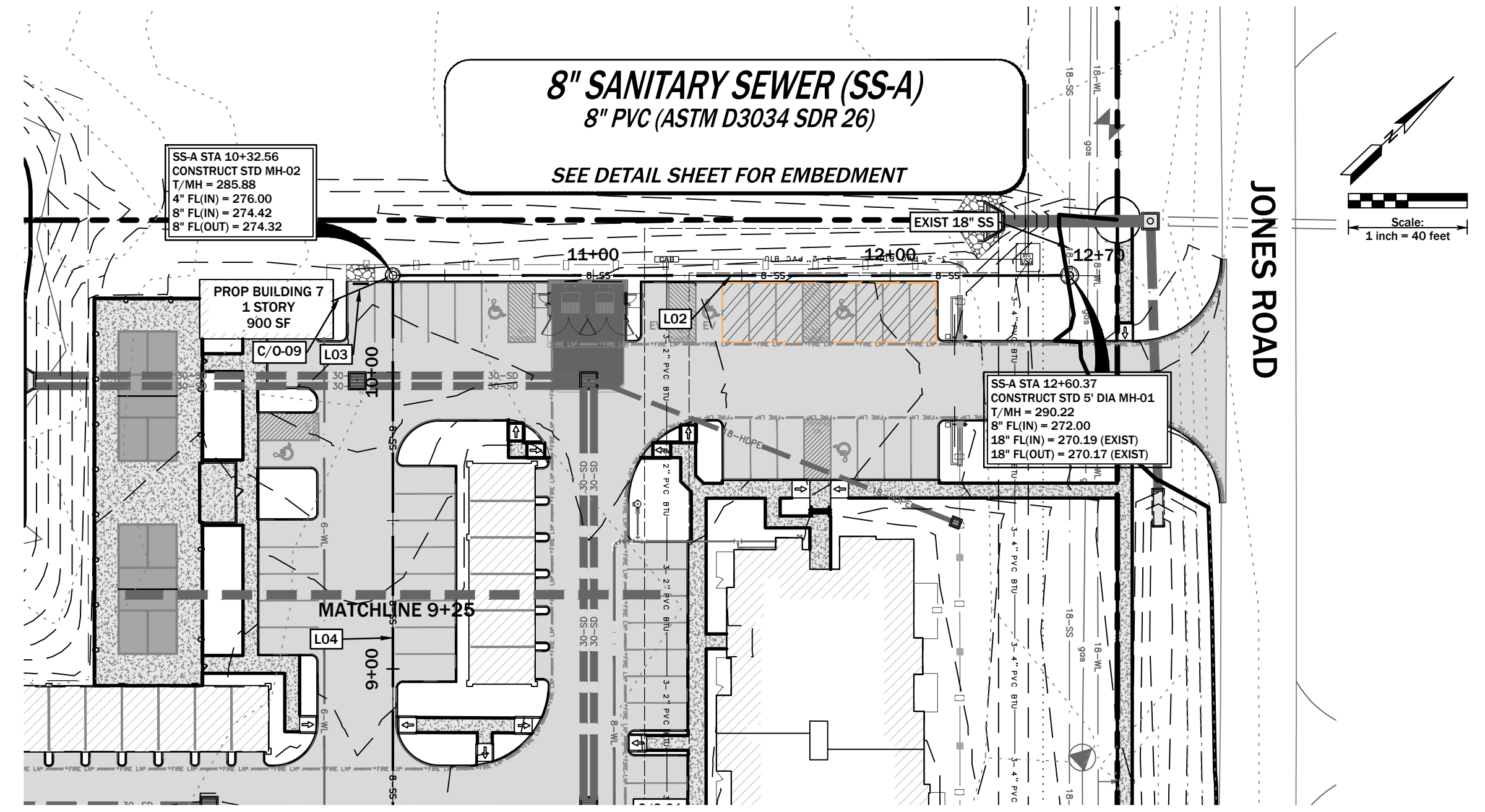
MAY 2026
Designed by: JTB
Checked by: BCB/JTB
Created by: JTB

Prepared For:
TEOPLE PARTNERS, INC
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

Revisions

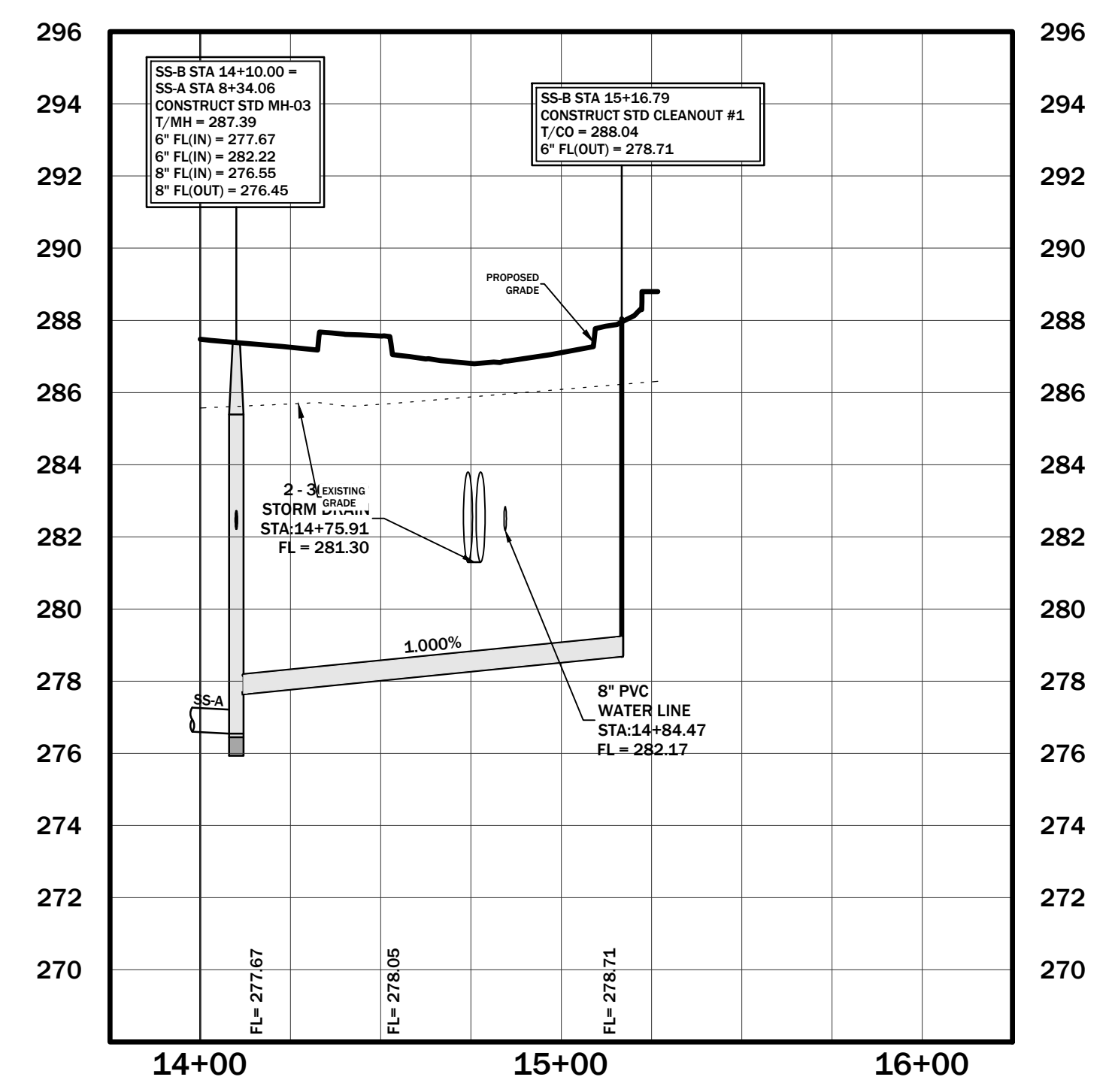
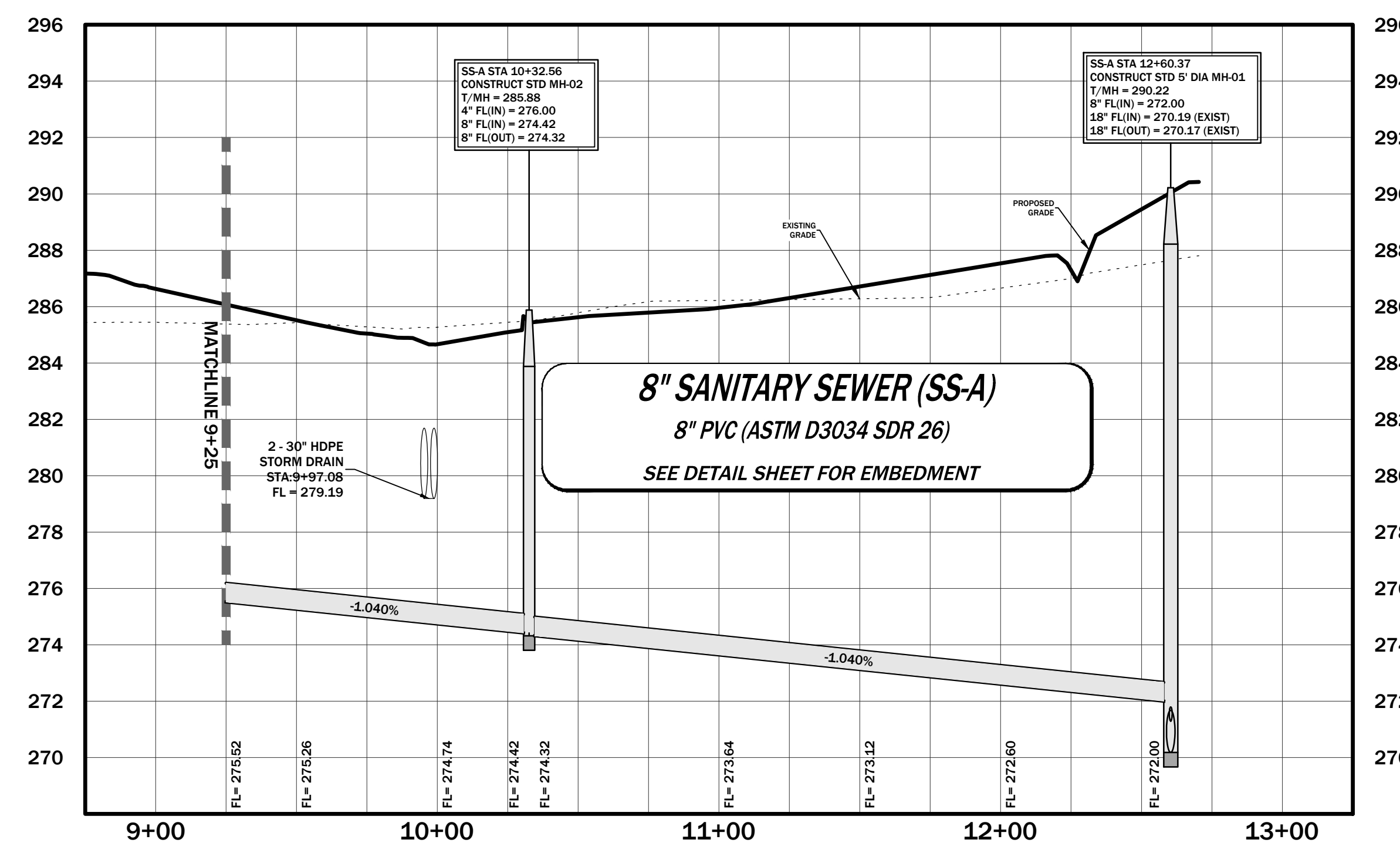
SSA & SSB PLAN & PROFILE
2 of 2
BRAZOS OAKS PHASE II

C-302



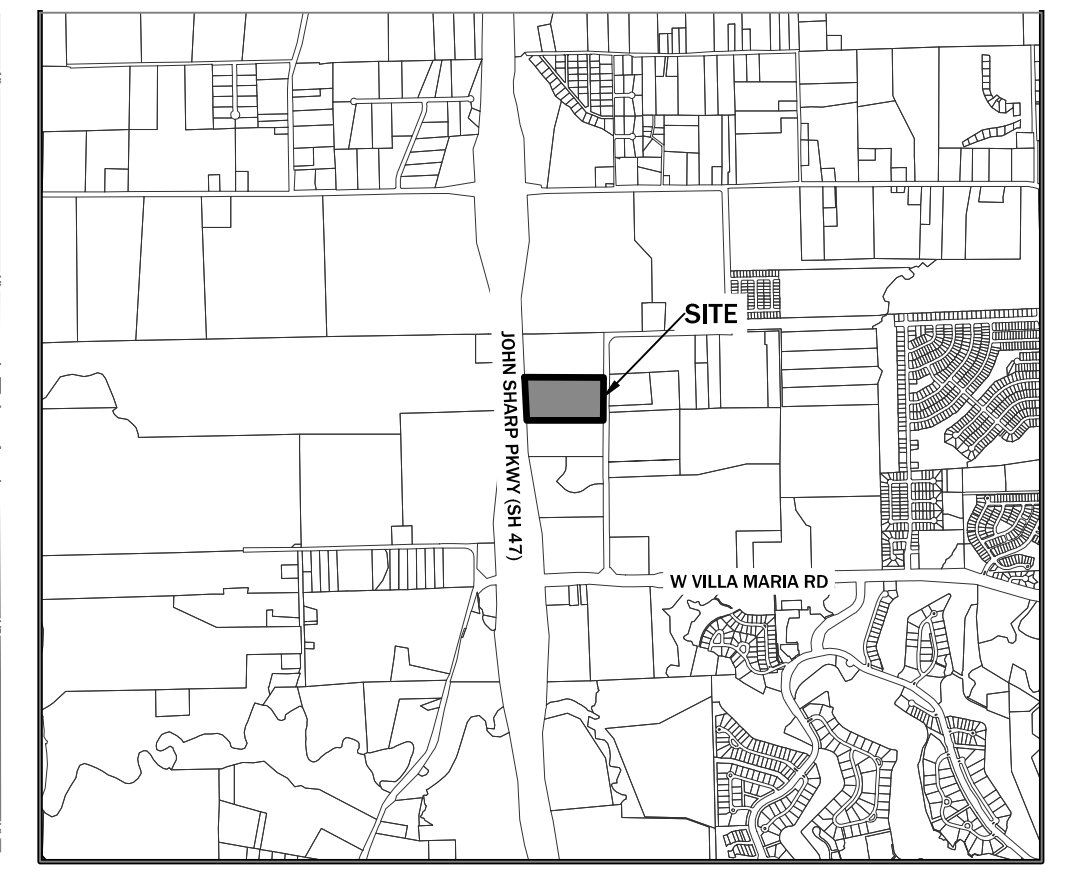
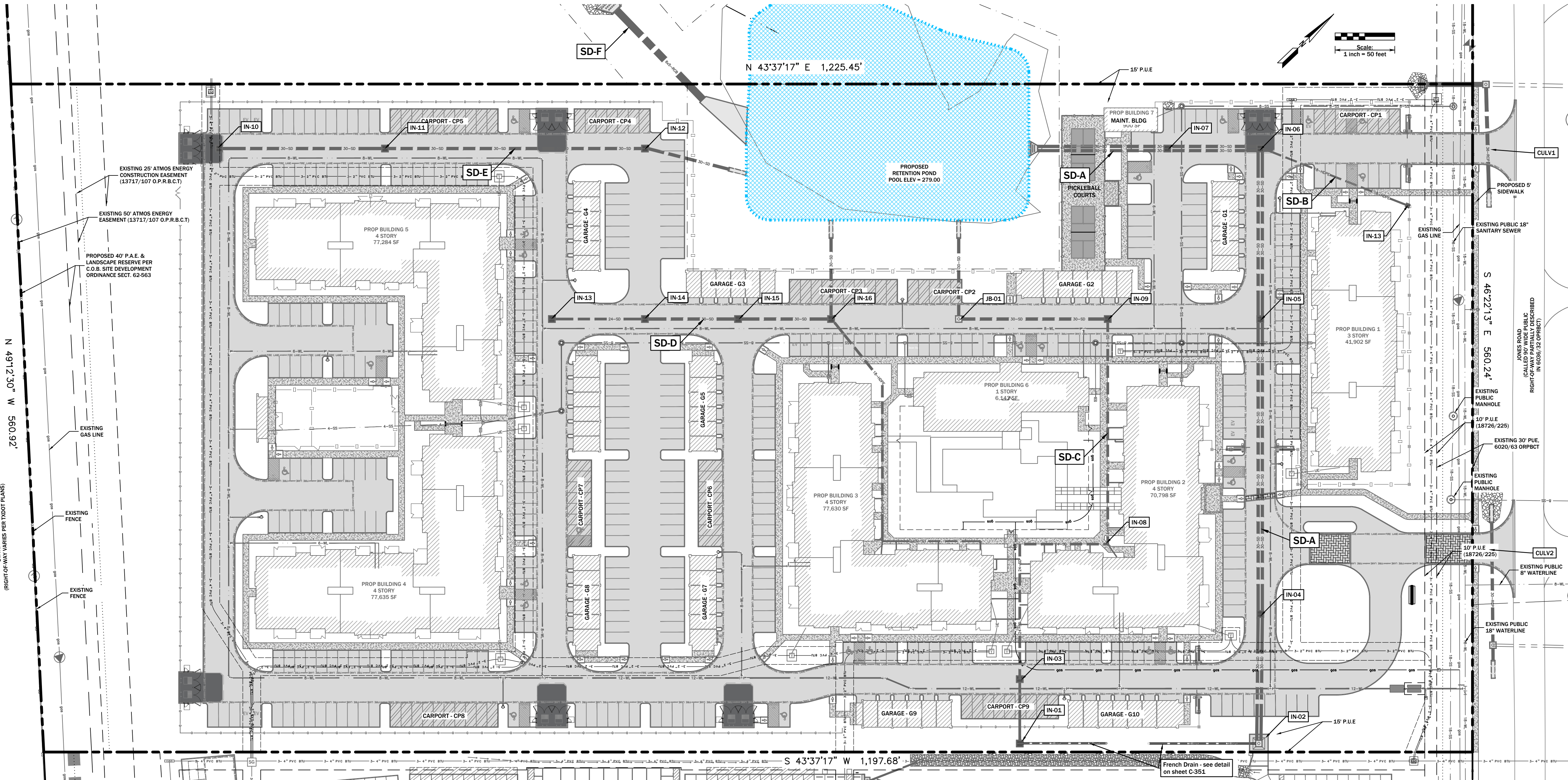
Pipe Segment	Pipe Diameter	Length	Pipe Slope %
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L05	8	29.4	1.04
L08	8	25.5	1.04
L12	8	16.1	1.50
L13	8	6.0	1.50
L15	4	45.7	1.50

Clean Out	T/CO	F/L Elevation
C02	288.50	277.00
C03	288.20	278.65
C04	289.80	280.59
C05	289.10	280.44
C09	285.50	277.00
C10	288.50	278.71
C11	288.56	279.47



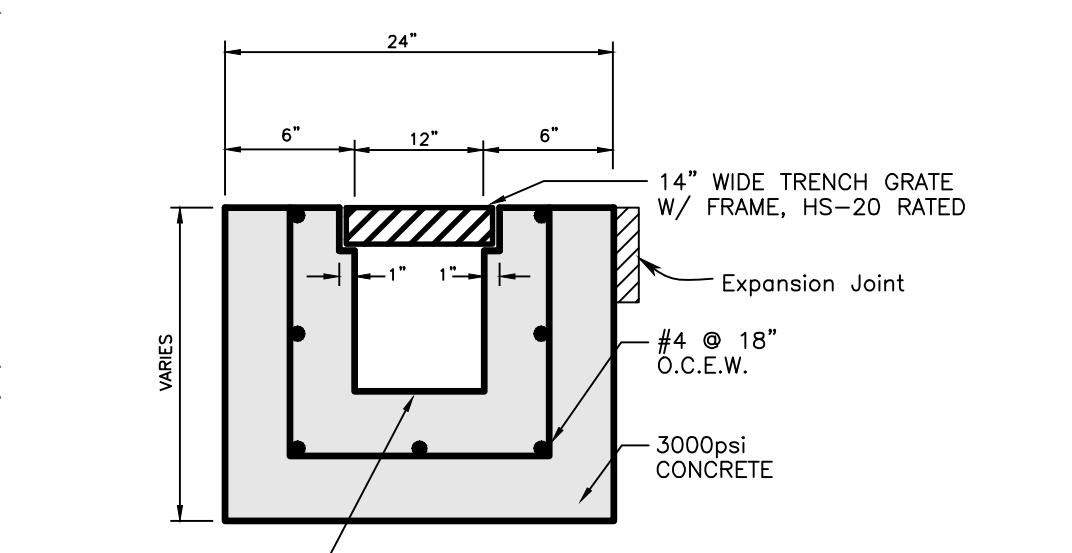
NOTE 1:
Per Texas Commission on Environmental Quality, Chapter 290.44(e)(4)(B)(iii) "When a new waterline crosses under a wastewater main or lateral, the waterline shall be encased as described for wastewater mains or laterals in clause (i) of this subparagraph or constructed of ductile iron or steel pipe with mechanical or welded joints as appropriate. An absolute minimum separation distance of one foot between the waterline and the wastewater main or lateral shall be provided. When a new waterline crosses under a wastewater main, the procedures in §217.53(d) of this title (relating to Pipe Design) must be followed."

NOTE 2:
Per Texas Commission on Environmental Quality, Chapter 290.44(e)(4)(B)(iv) "Where a new potable waterline crosses a new, pressure rated wastewater main or lateral, one segment of the waterline pipe shall be centered over and shall be perpendicular to the wastewater line such that the joints of the waterline pipe are equidistant and at least nine feet horizontally from the center line of the wastewater main or lateral. The potable waterline shall be at least six inches above the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral. The wastewater pipe shall have a minimum pressure rating of at least 150 psi. The wastewater main or lateral shall be embedded in cement stabilized sand (see clause (v) of this subparagraph) for the total length of one pipe segment plus 12 inches beyond the joint on each end."



VICINITY MAP
N.T.S.

NOTE:
ALL GRATE INLETS LOCATED WITHIN PARKING/DRIVE AISLE PAVED AREAS SHALL BE CONSTRUCTED WITH TRAFFIC RATED GRATES.
ALL STORM DRAIN LINES ARE PRIVATE AND BOX LIDS SHALL BE LABELED AS PRIVATE. THEY SHALL NOT CONTAIN CITY OF BRYAN LOGO.



FL AS SHOWN ON PLANS (0.25% MIN)
SIDEWALK TRENCH GRATE DETAIL
N.T.S.

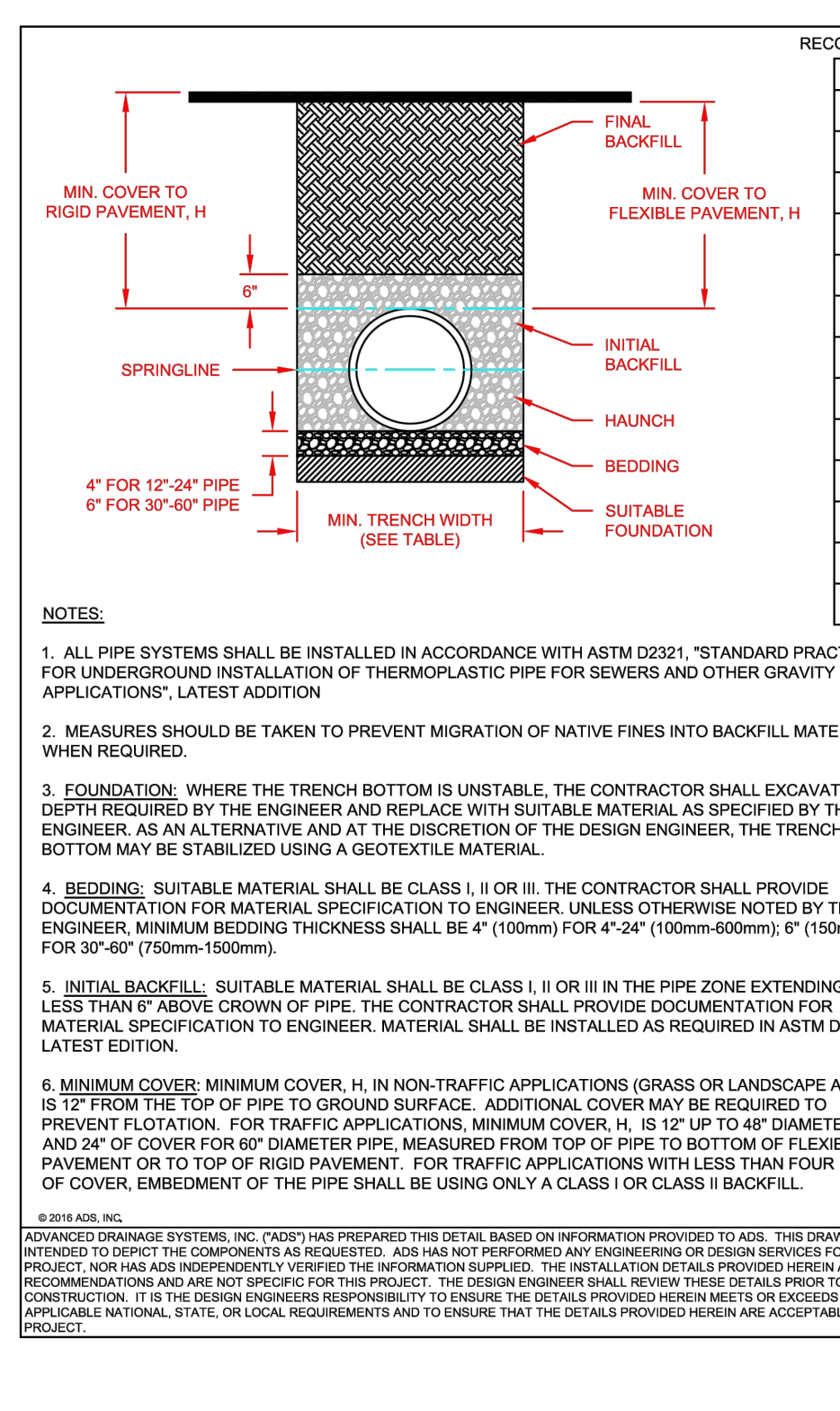
Note:
A cast-iron plate covering shall be installed in locations where the flume is constructed under the sidewalk. The cast-iron plate shall sit flush with the top of the sidewalk and be bolted in place. This shall be accomplished by constructing a recessed notch in the top inside edges of the flume.
Coordinate with landscape plan to place trench grates as necessary to convey roof drain runoff.

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MAY 26, 2026
Designed by: JTB
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Prepared For:
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Revisions

OVERALL STORM DRAIN PLAN
BRAZOS OAKS PHASE II



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	25"
8"	29"
10"	33"
12"	37"
15"	44"
18"	51"
24"	65"
30"	81"
36"	97"
42"	113"
48"	129"
60"	159"
80"	211"
100"	263"

MINIMUM RECOMMENDED COVER BASED ON SURFACE LIVE LOADING CONDITION*

PIPE DIAM.	SURFACE LIVE LOADING CONDITION*	
	H-20 (30k)	HEAVY CONSTRUCTION (20T AXLE LOAD)
4"	12"	48"
6"	15"	60"
8"	18"	72"
10"	21"	84"
12"	24"	96"
15"	27"	108"
18"	30"	120"
24"	36"	144"
30"	42"	168"
36"	48"	192"
42"	54"	216"
48"	60"	240"
60"	72"	288"
80"	84"	336"
100"	96"	384"

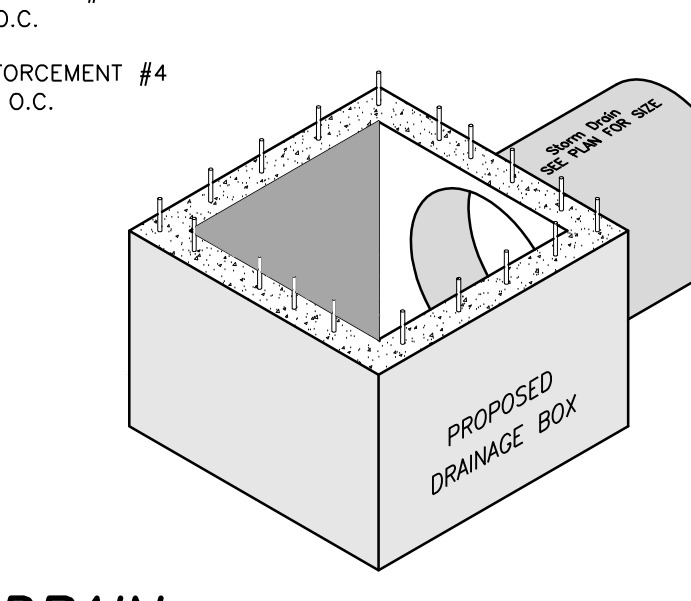
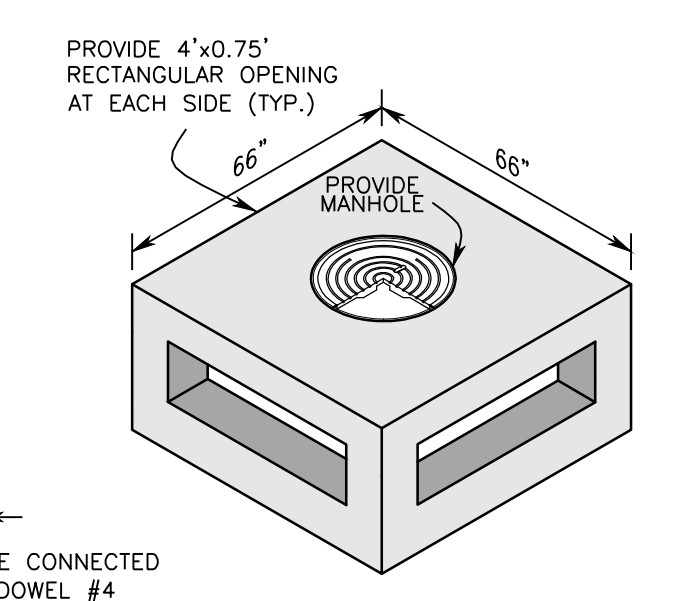
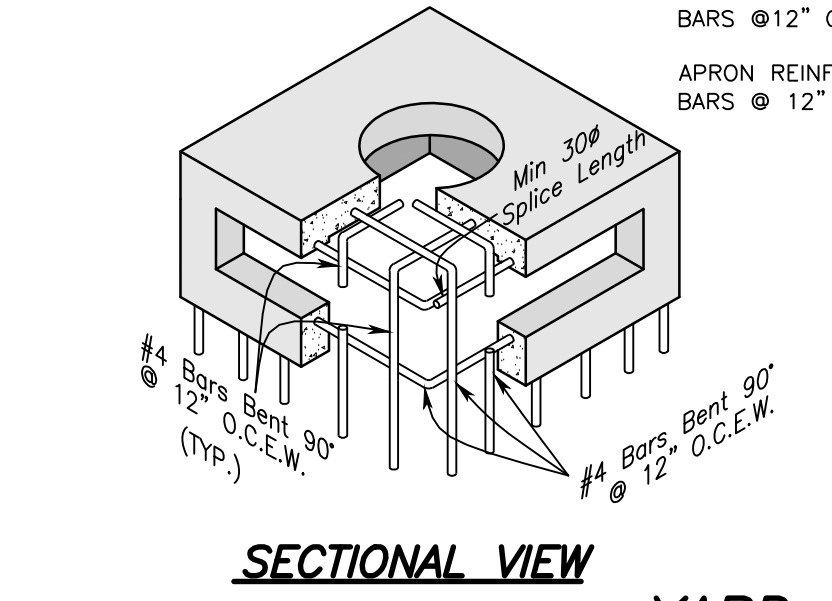
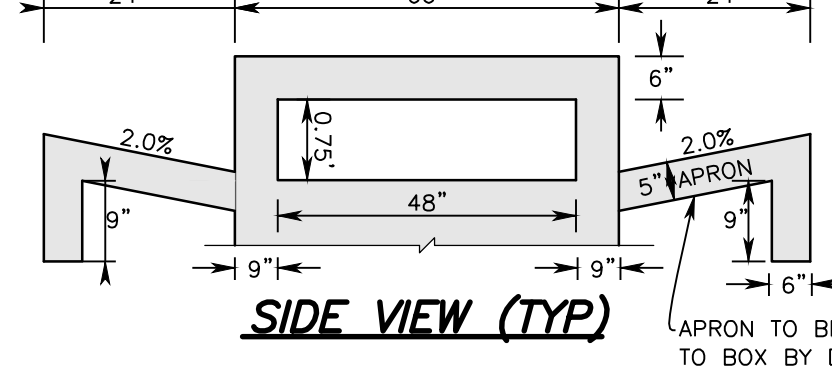
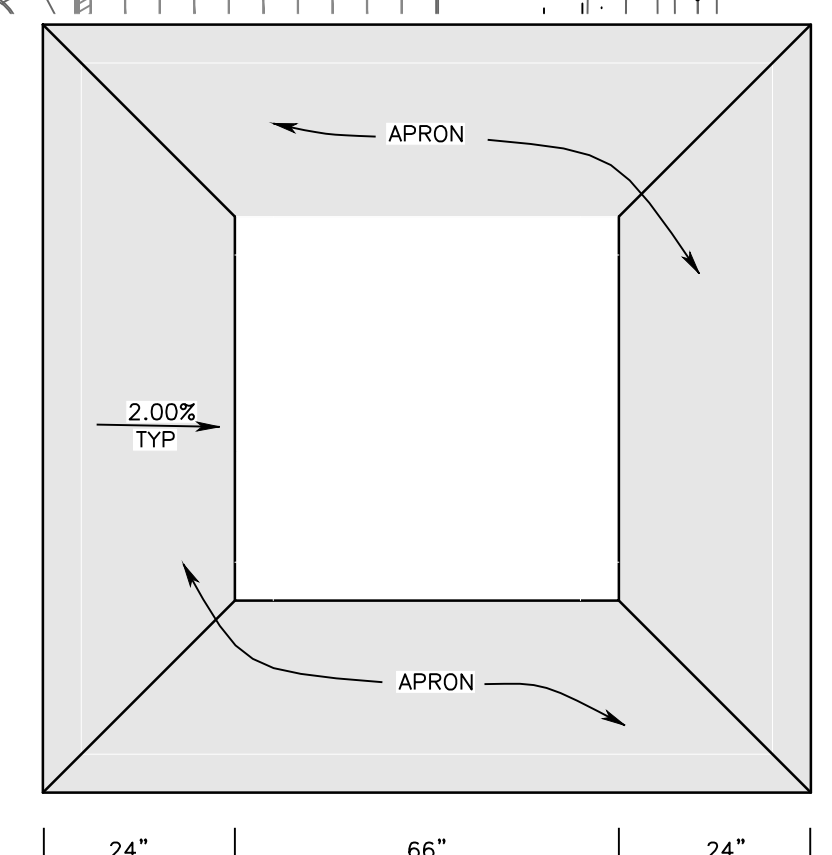
*VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I			CLASS II			CLASS III		
	COMPACTED	DUMPED	95%	90%	95%	90%	95%	90%	95%
4"	34	16	23	16	17	16	17	16	17
6"	40	19	27	19	20	19	20	19	20
8"	46	22	31	22	23	22	23	22	23
10"	52	25	35	25	26	25	26	25	26
12"	58	28	39	28	29	28	29	28	29
15"	67	33	45	33	34	33	34	33	34
18"	76	38	51	38	39	38	39	38	39
24"	90	46	60	46	47	46	47	46	47
30"	104	54	69	54	55	54	55	54	55
36"	118	62	78	62	63	62	63	62	63
42"	132	70	87	70	71	70	71	70	71
48"	146	78	96	78	79	78	79	78	79
60"	174	94	114	94	95	94	95	94	95
80"	202	110	132	110	111	110	111	110	111
100"	230	126	150	126	127	126	127	126	127

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF

4	6	8	10	12	15	18	24	30	36	42	48	60	80	100
4	6	8	10	12	15	18	24	30	36	42	48	60	80	100



NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION."
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

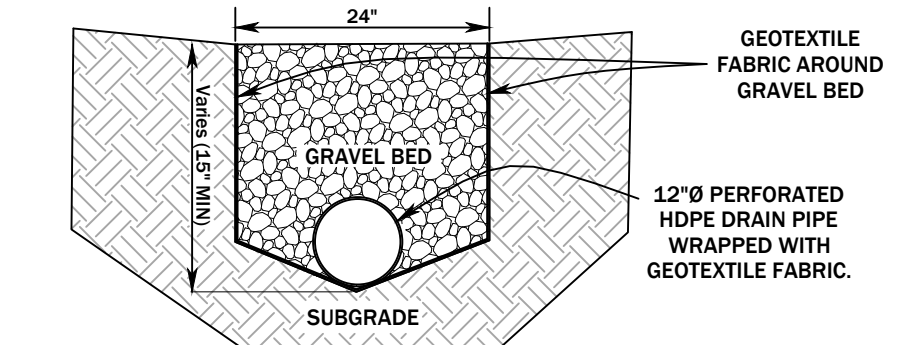
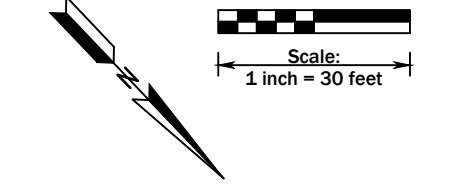
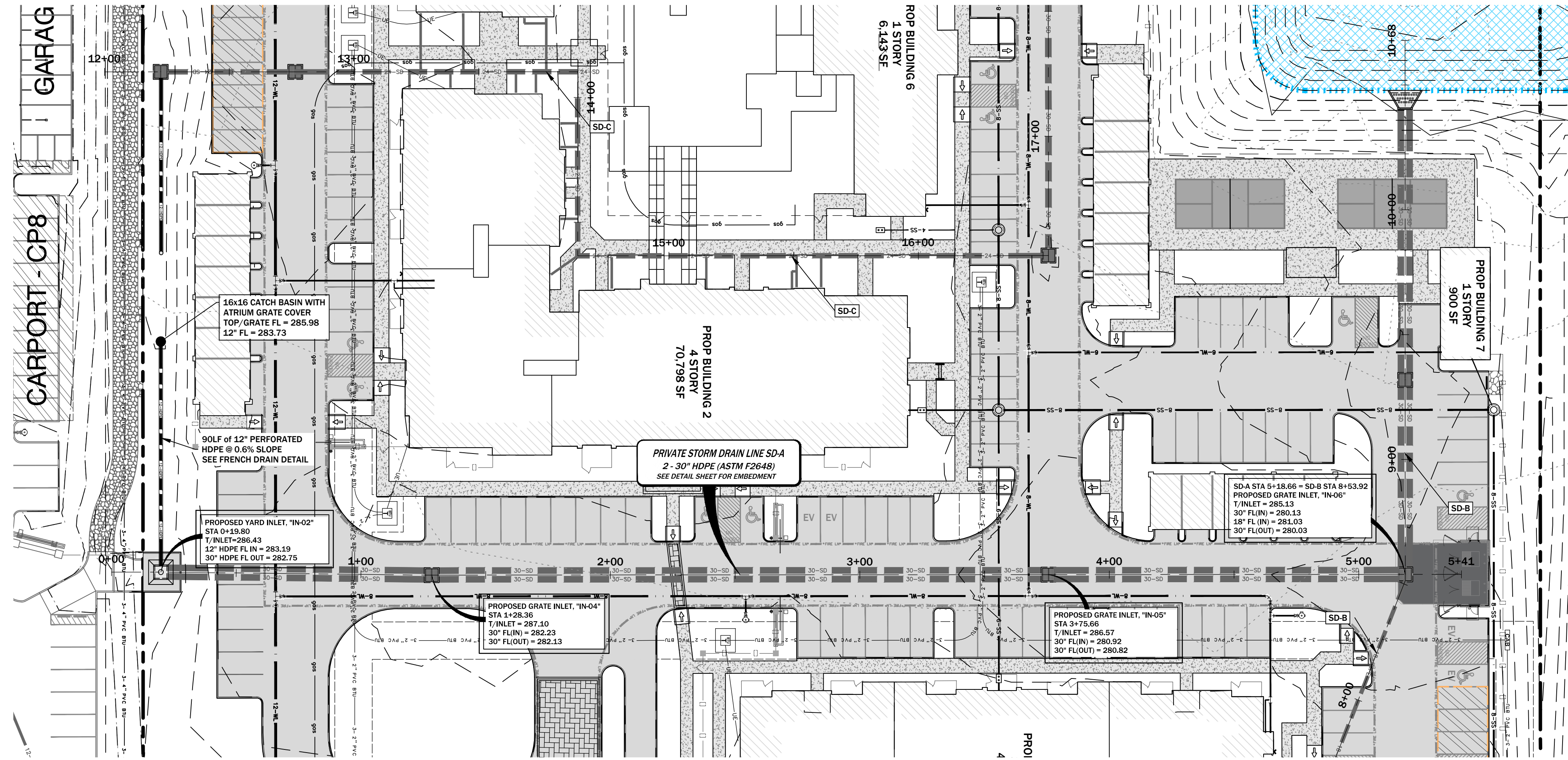
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ADS
4643 TRULIAN BLVD
HILLIARD, OHIO 43026
STANDARD DRAWING SYMBOLS
DRAWING NUMBER: STD-101A

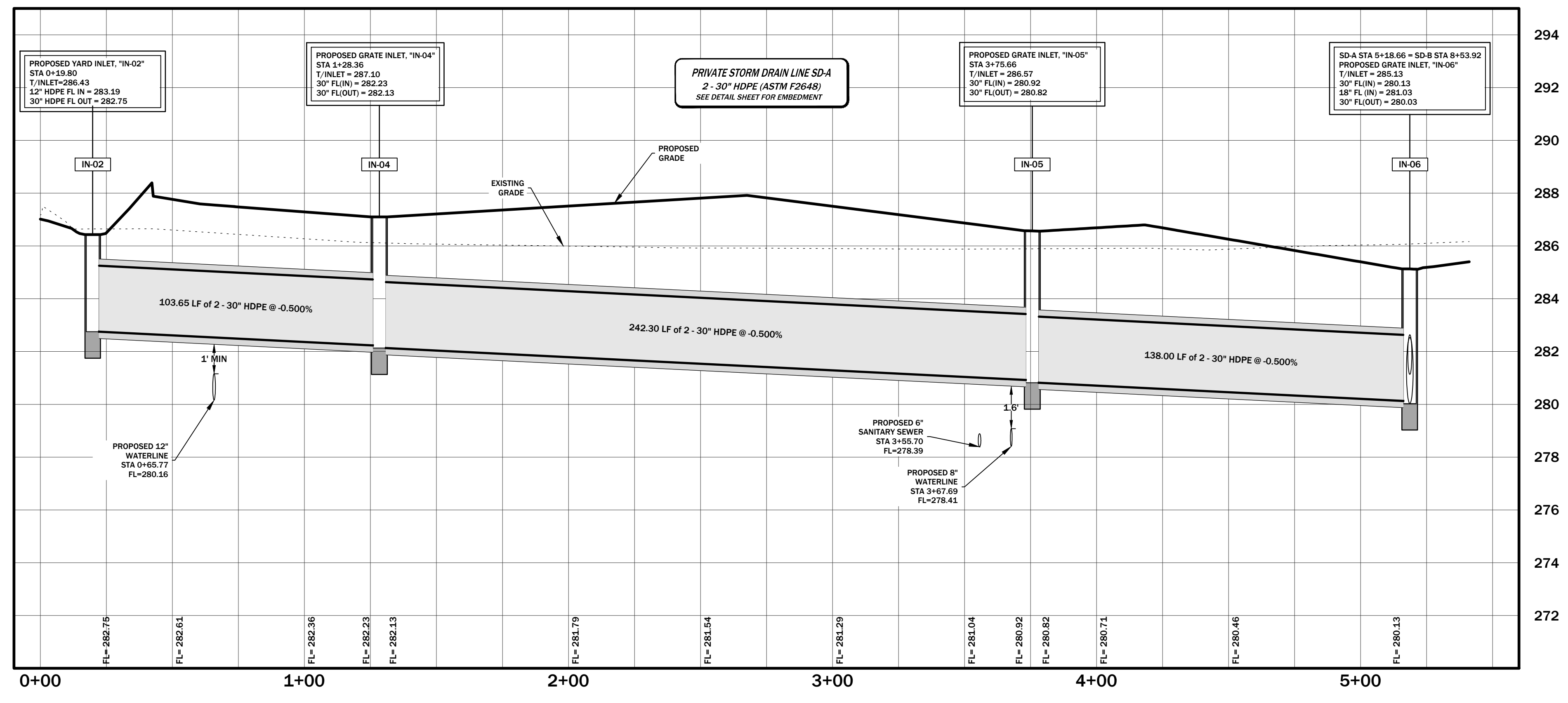
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5/15/13	

C-350

YARD DRAIN
N.T.S.



FRENCH DRAIN DETAIL
 NOTES:
 SUBGRADE TO DRAIN TOWARDS PERFORATED DRAIN PIPE
 GRAVEL BED TO CONSIST OF #3 ANGULAR CRUSHED STONE (1/2" - 2" NOMINAL)



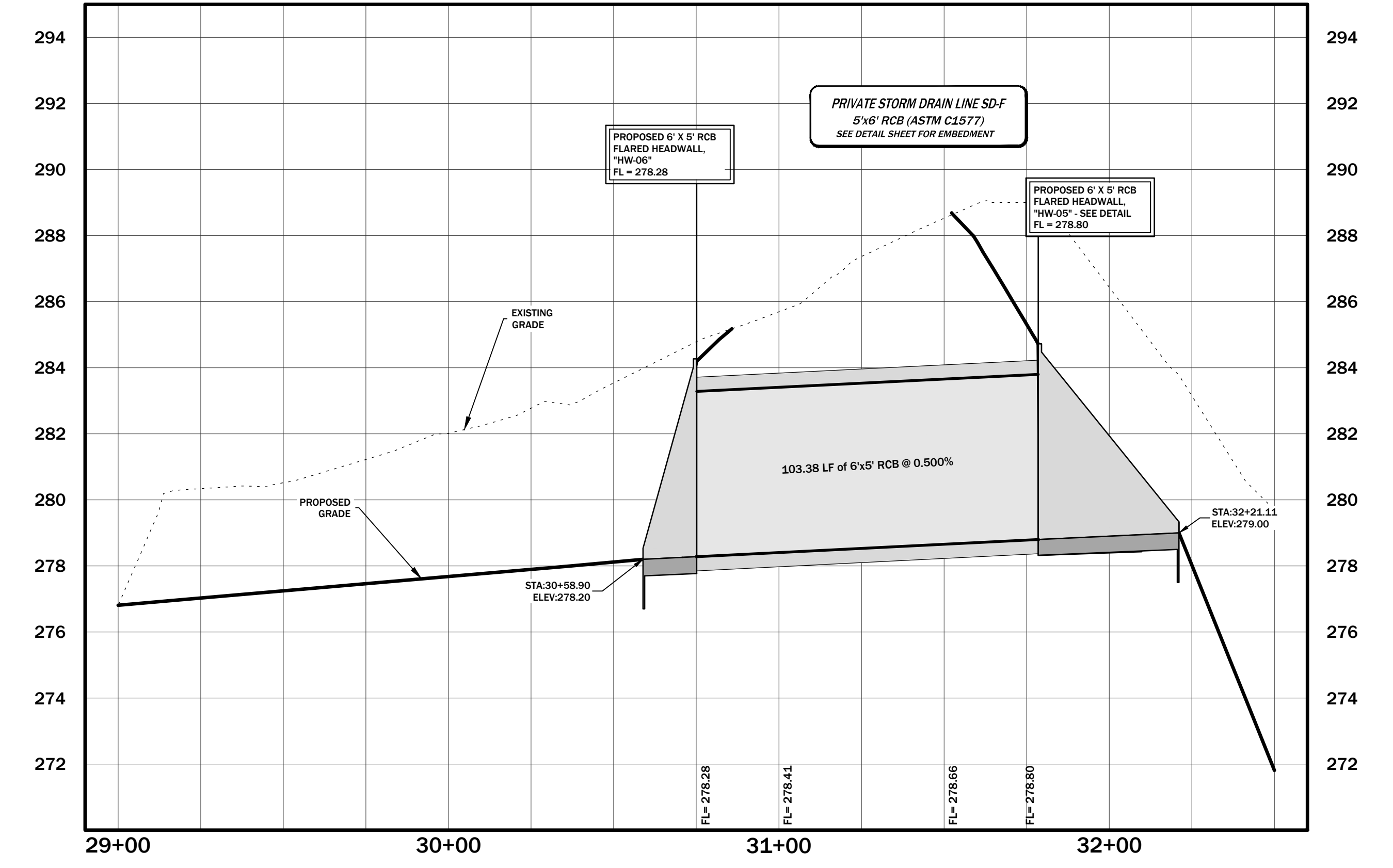
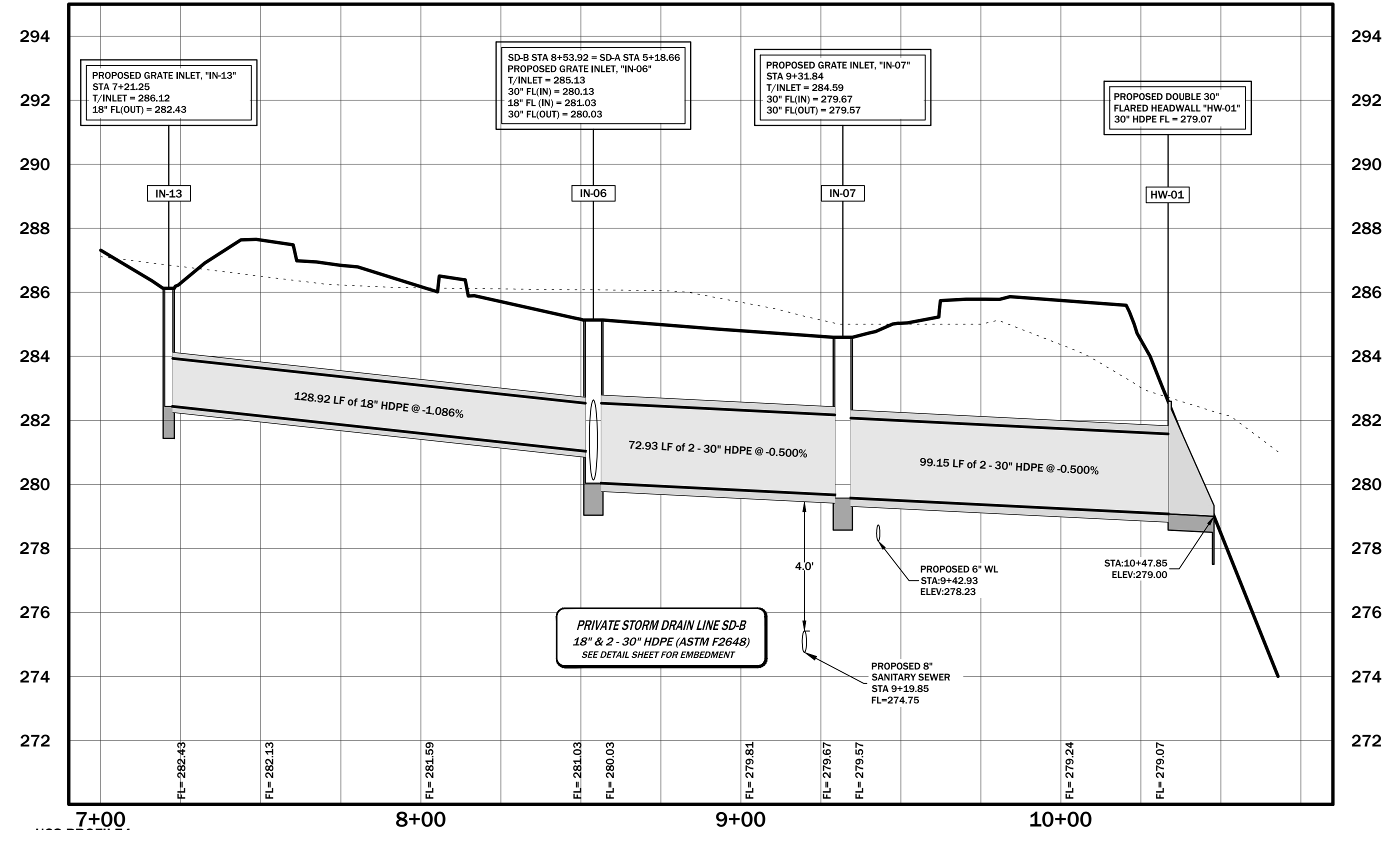
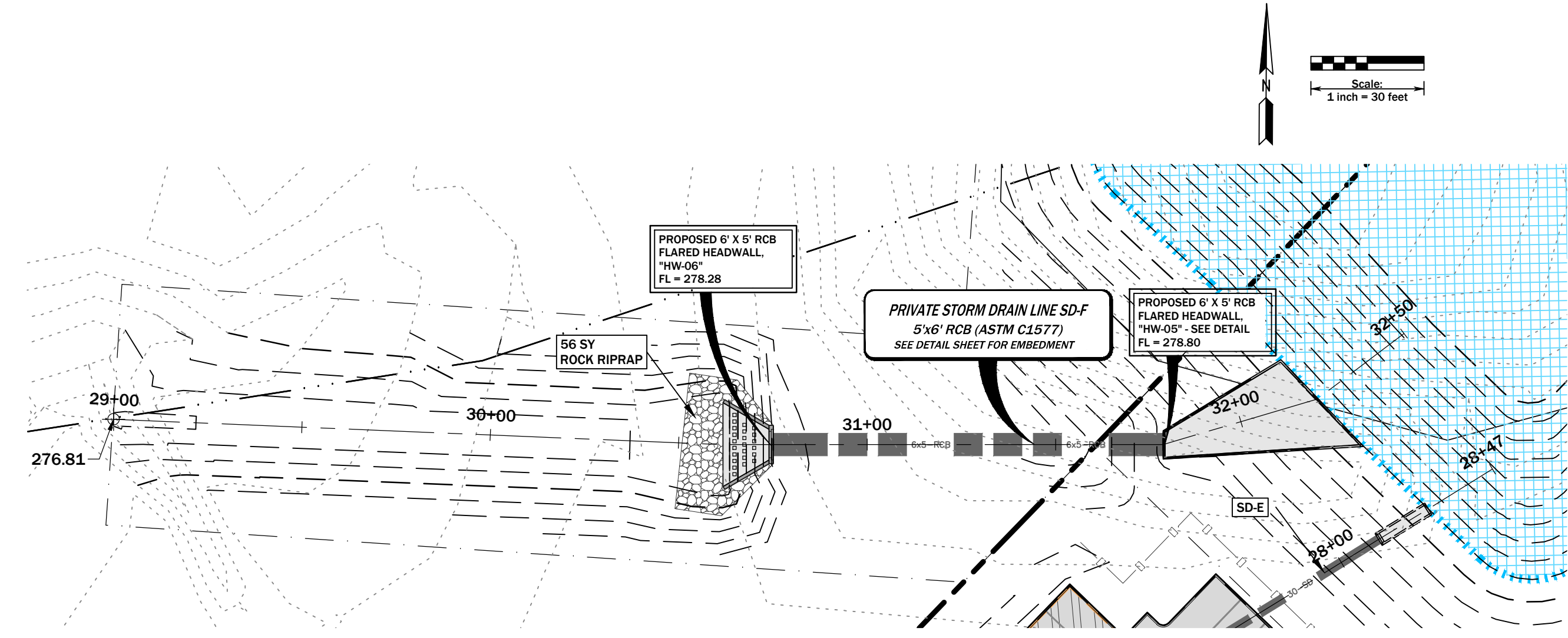
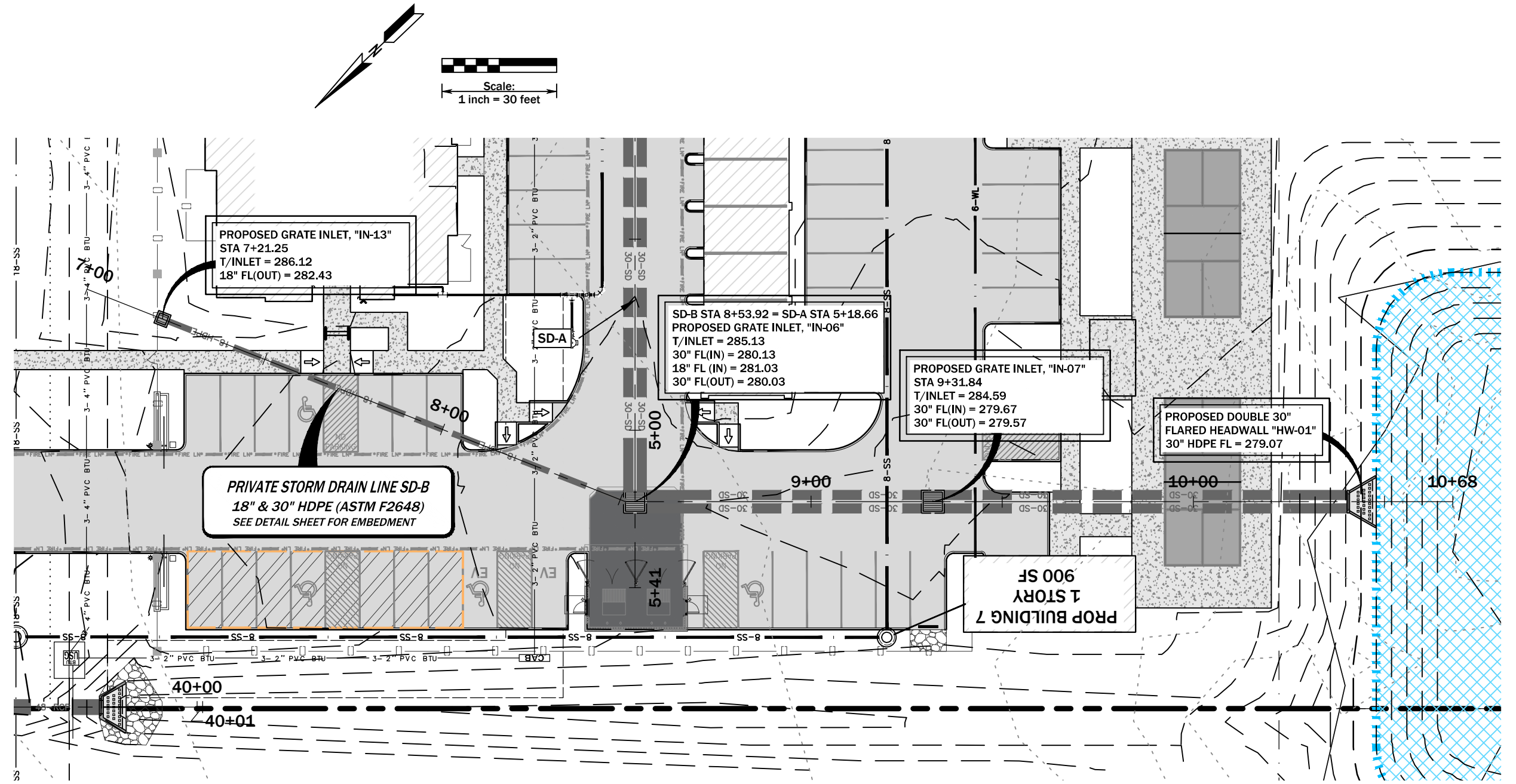
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 MAY 2026
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Revisions

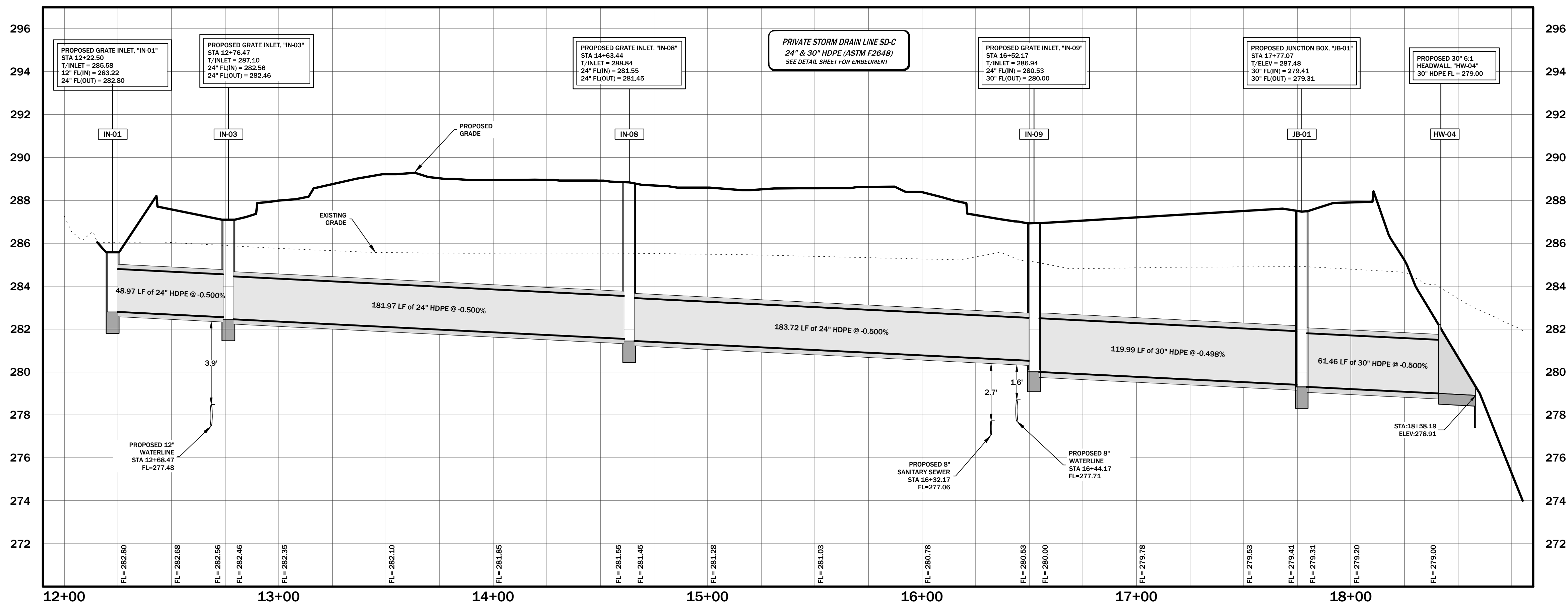
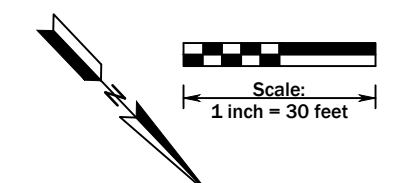
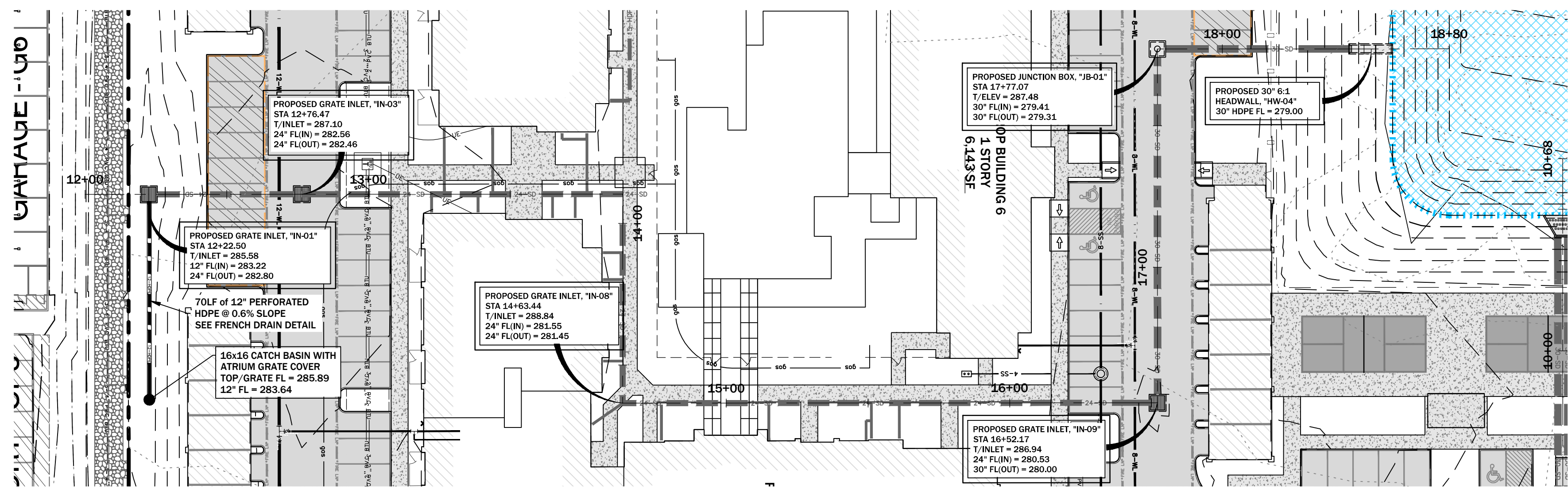
SDA PLAN & PROFILE
BRAZOS OAKS PHASE II

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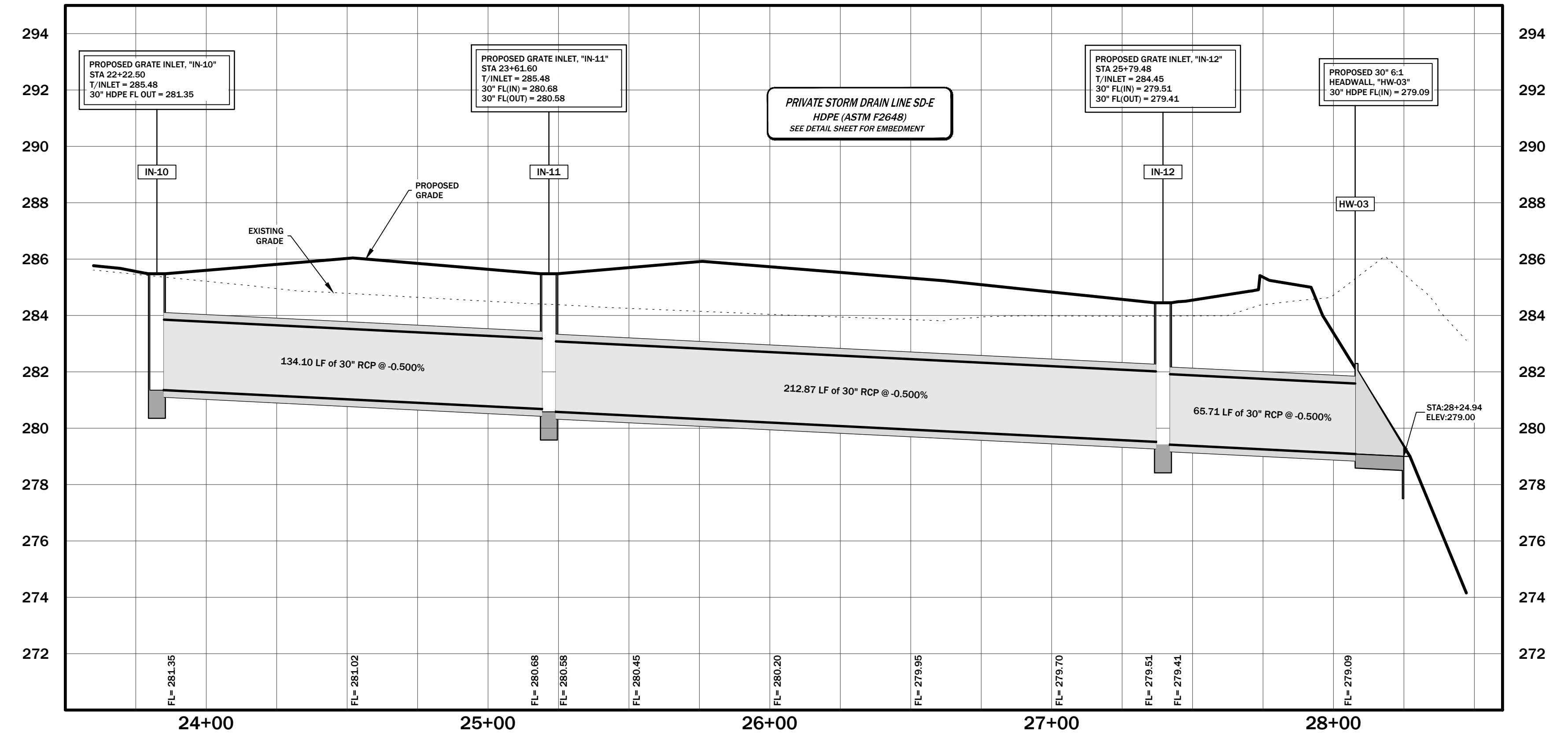
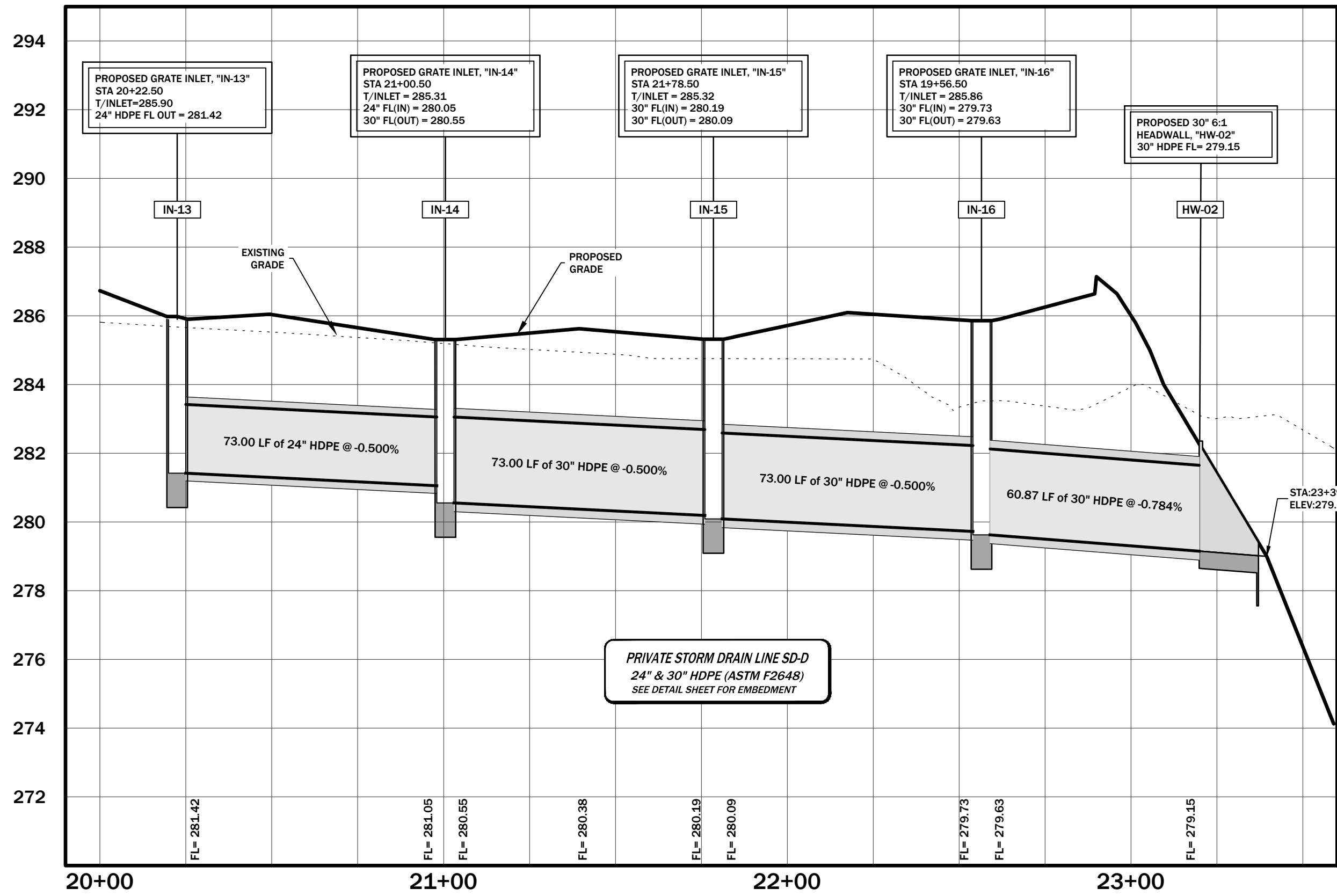
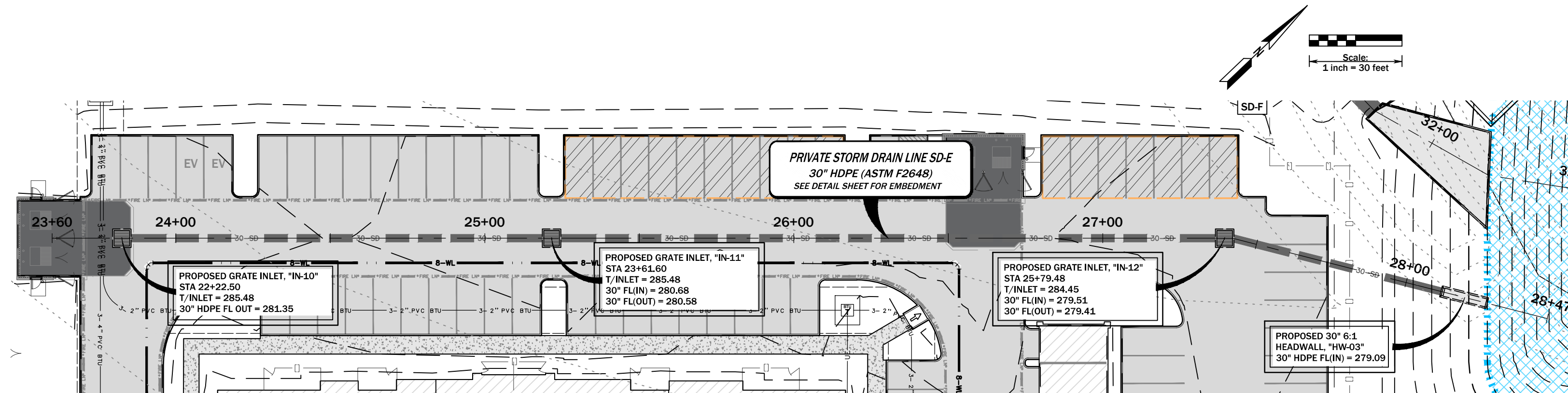
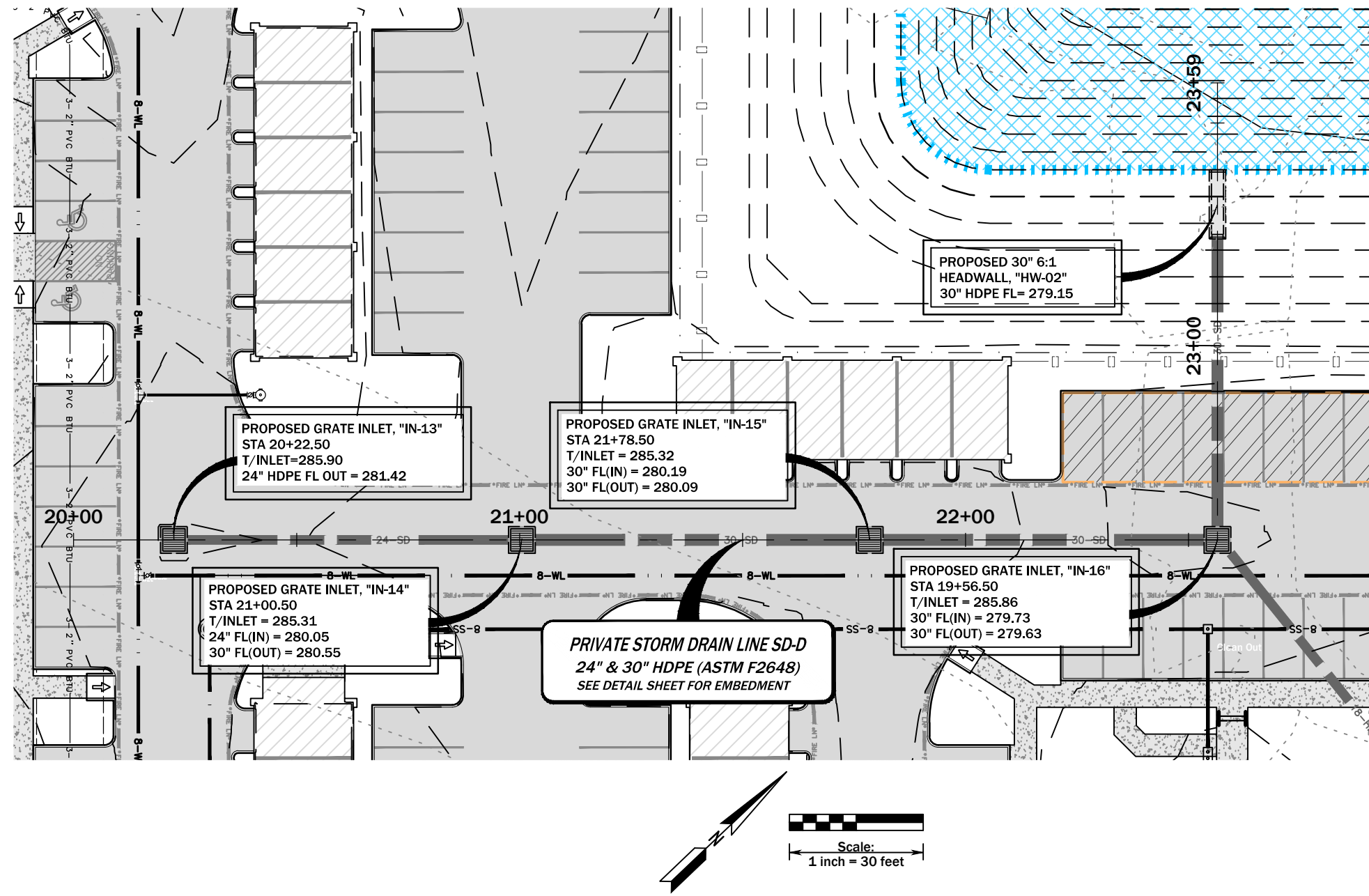
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Revisions

**SD-C PLAN & PROFILE
BRAZOS OAKS PHASE II**

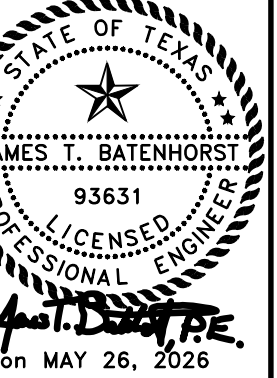
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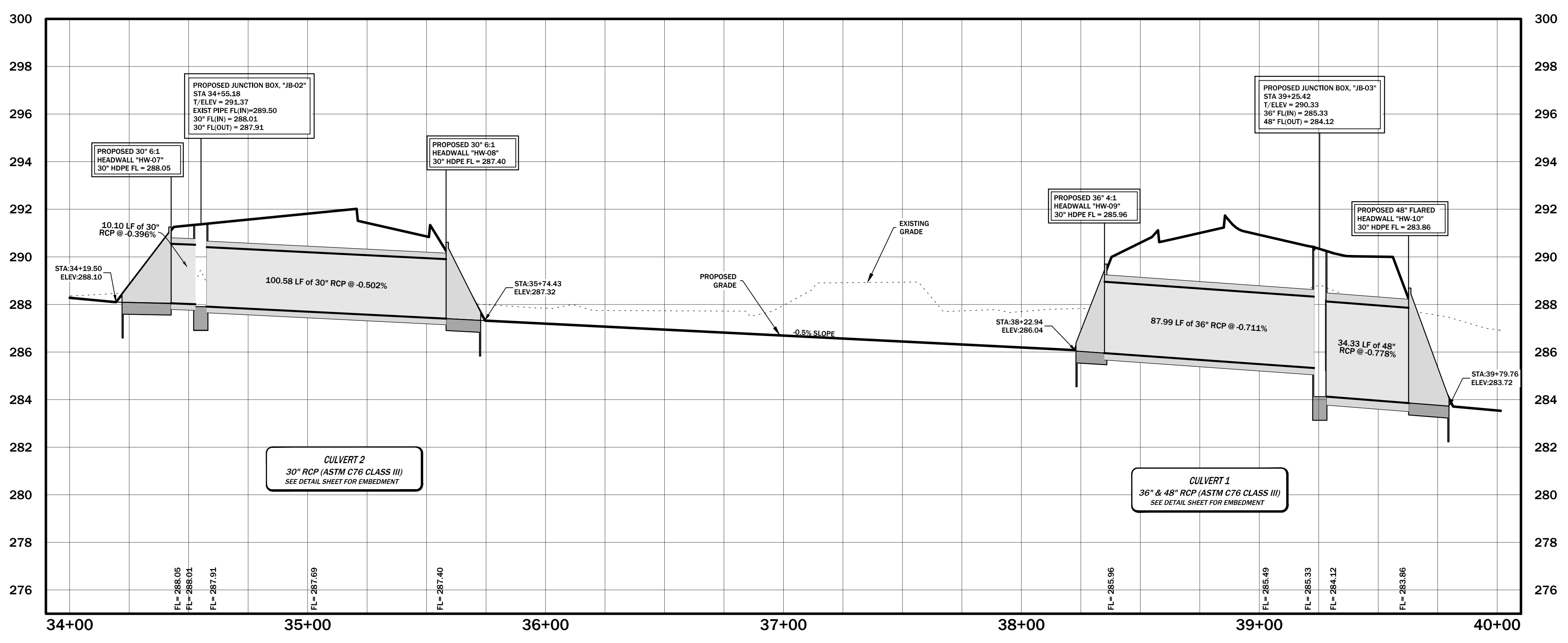
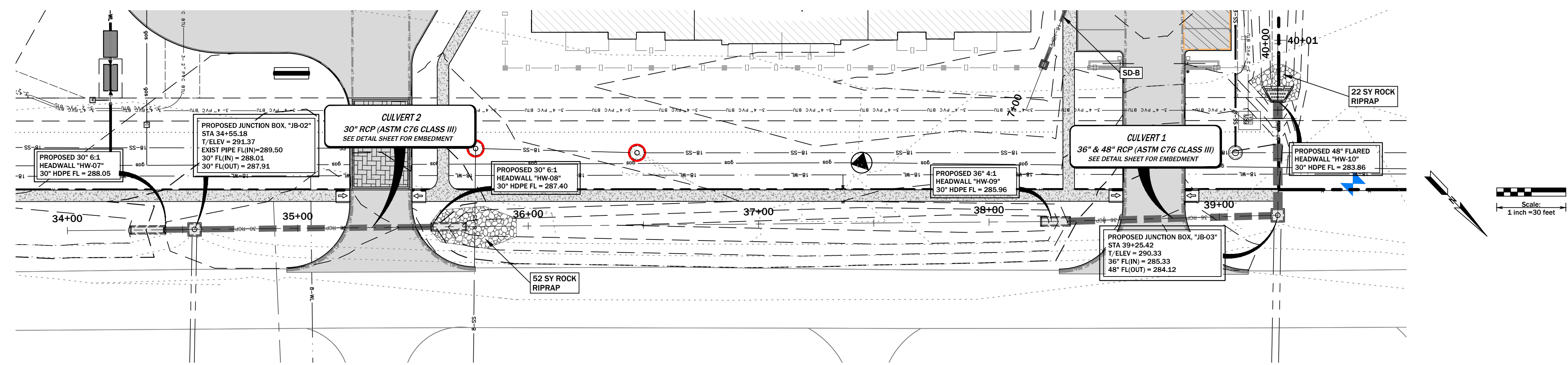
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BRAZOS OAKS PHASE II

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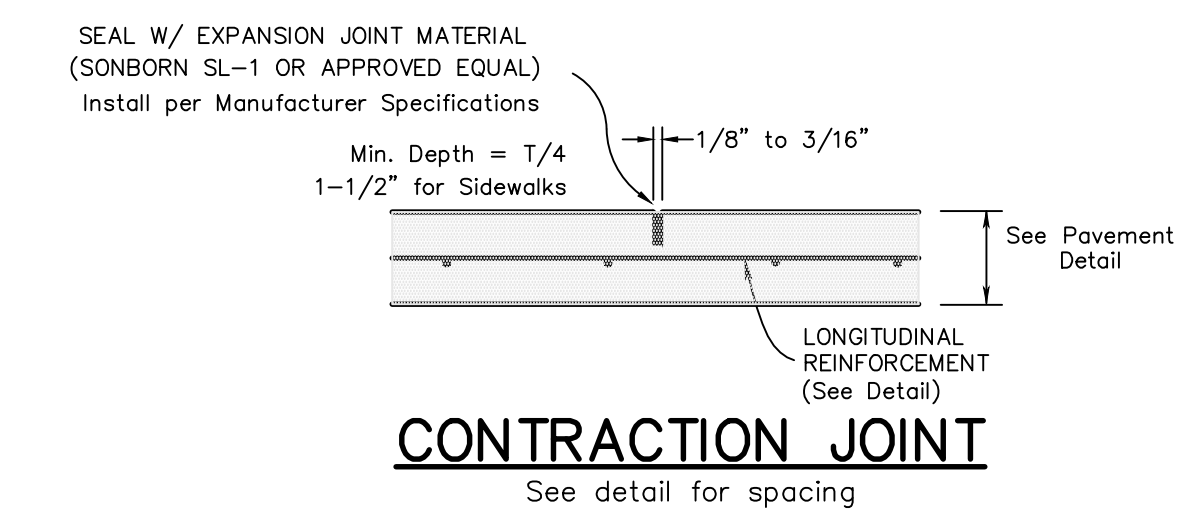
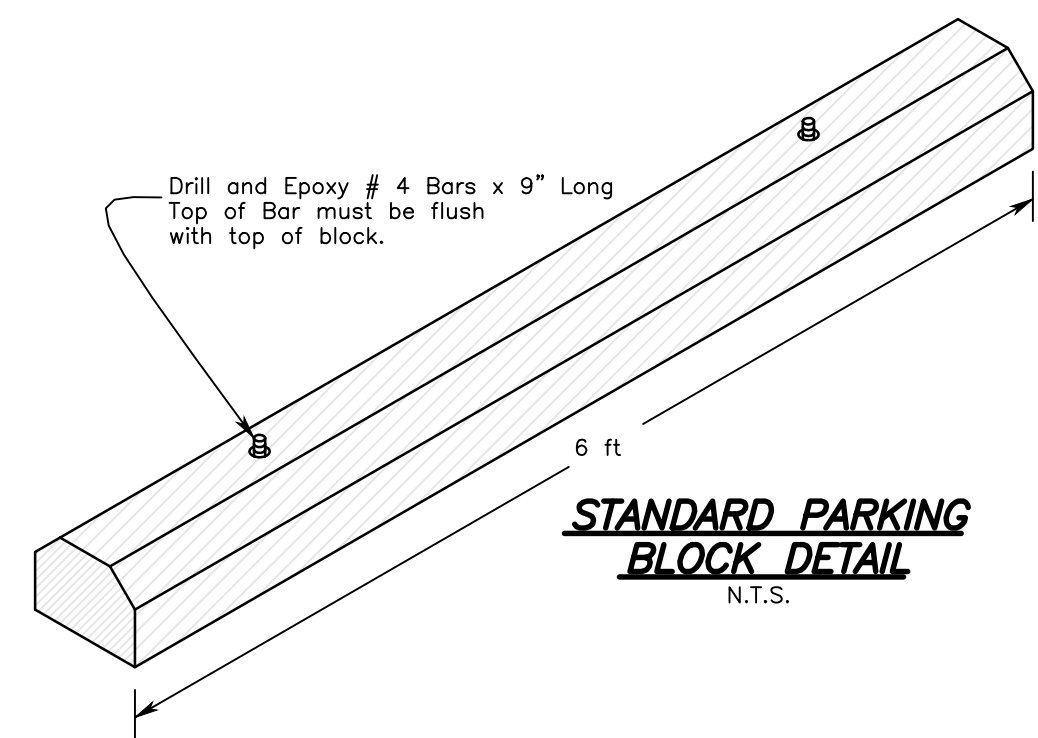
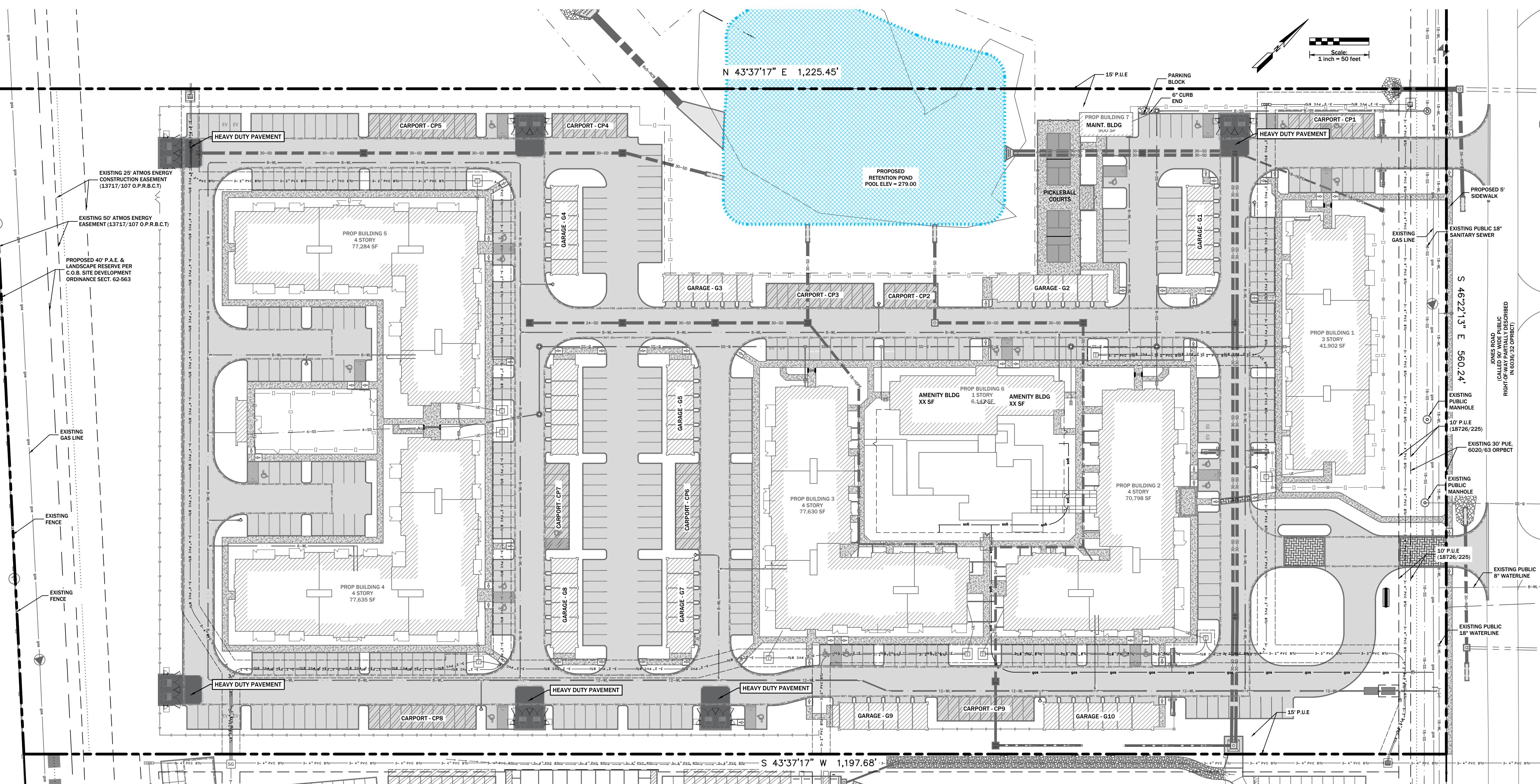
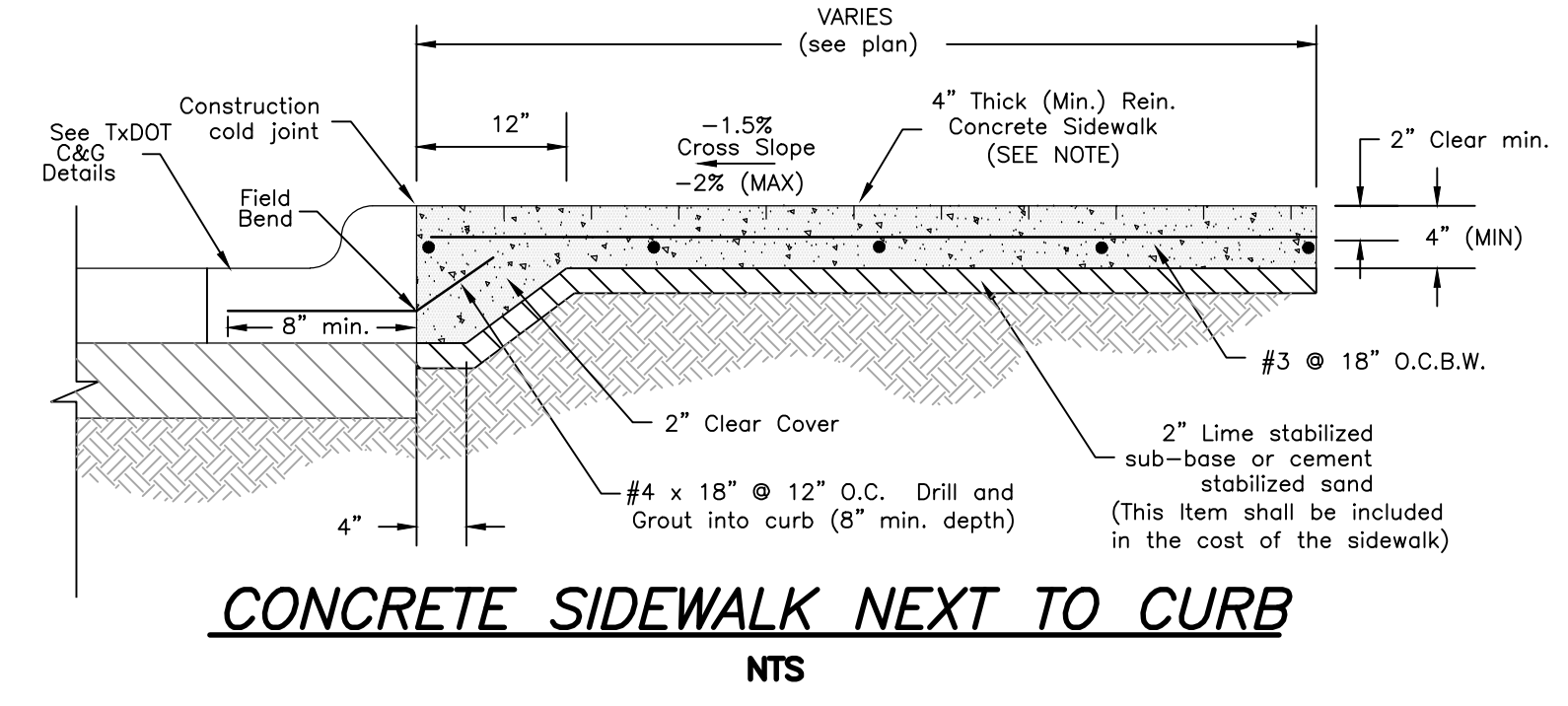
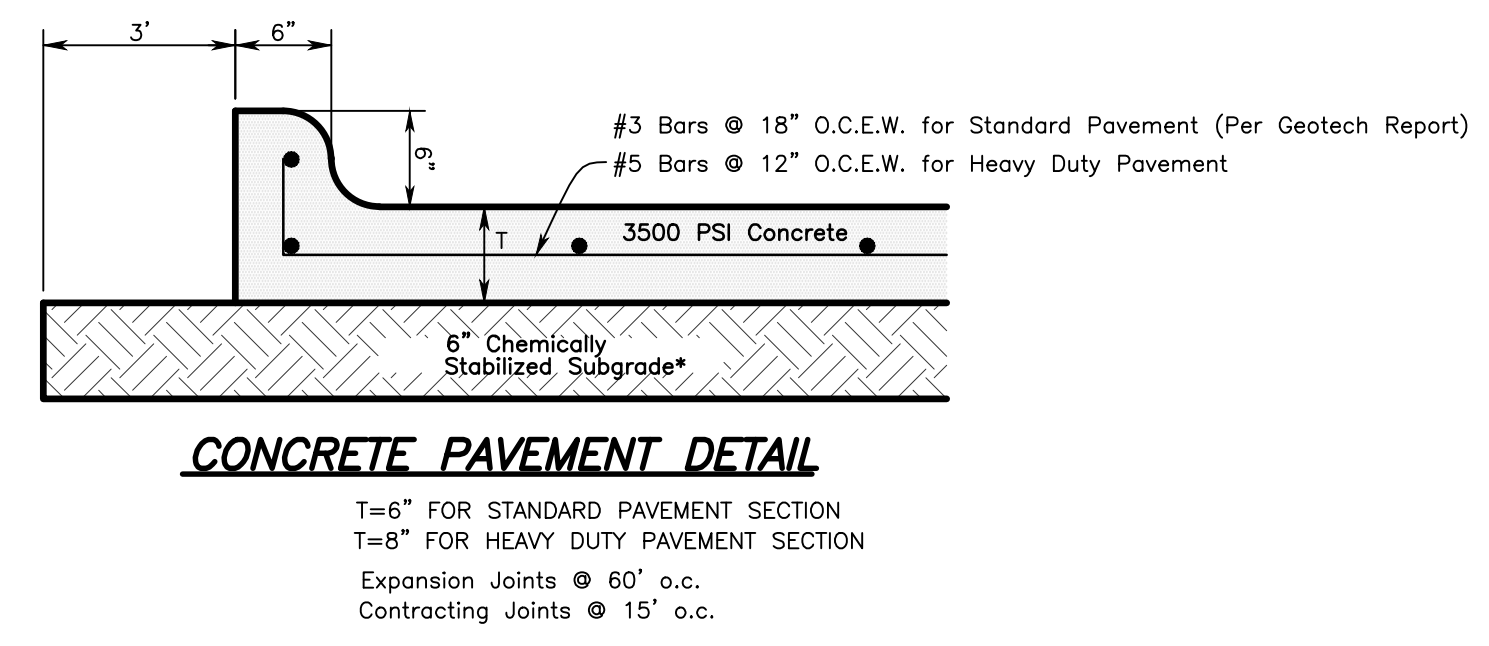
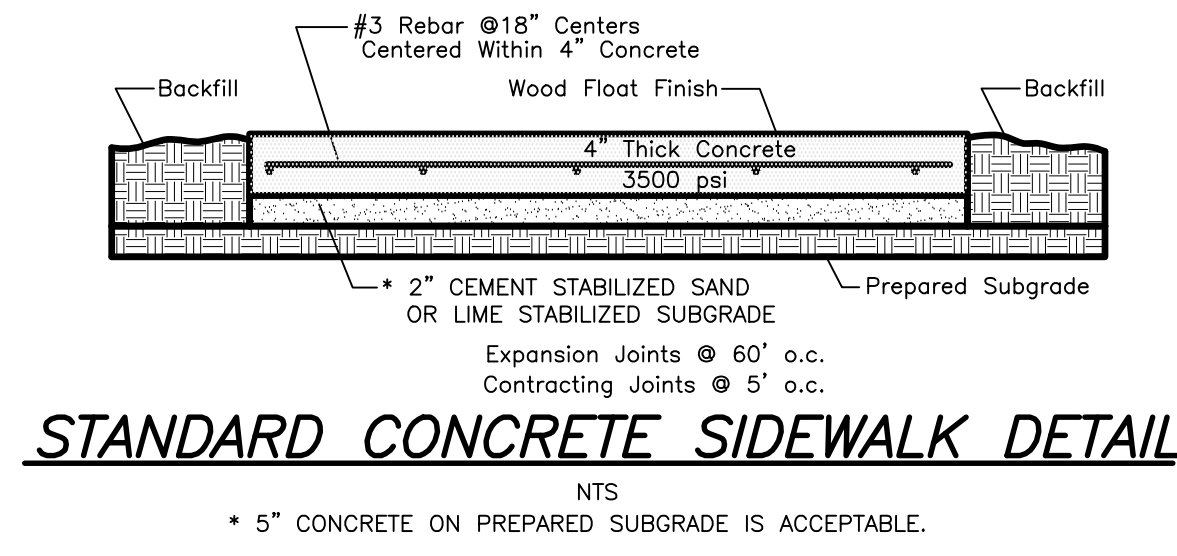
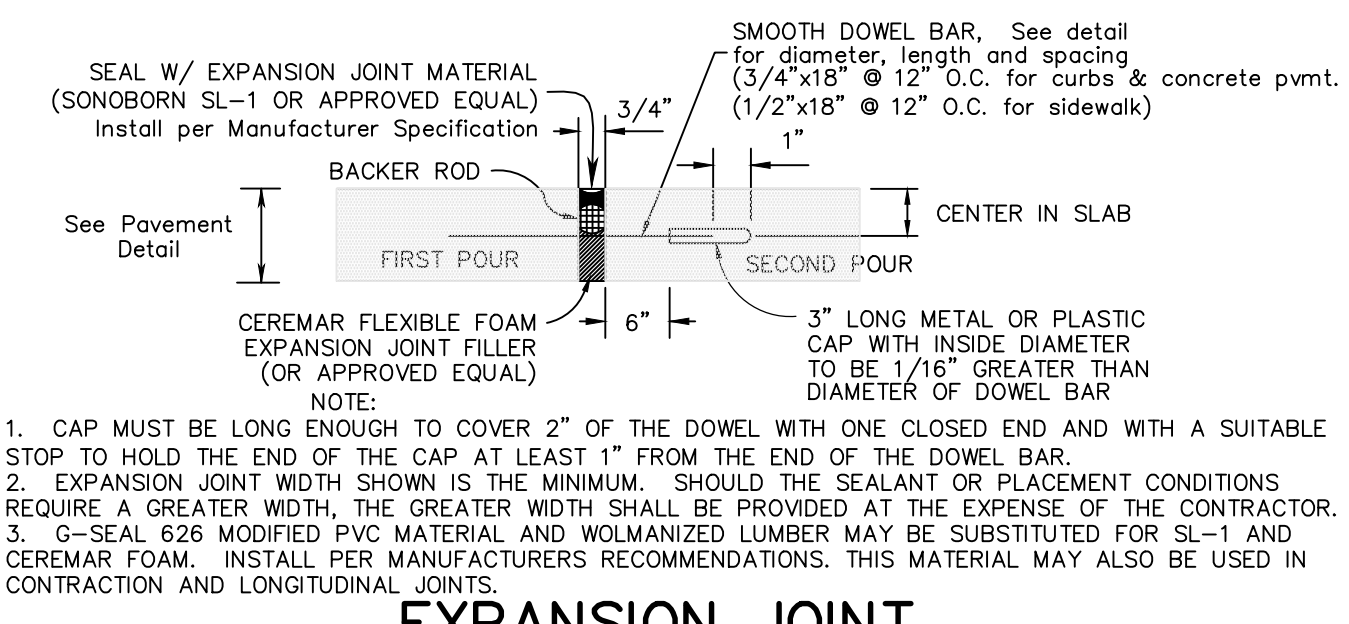
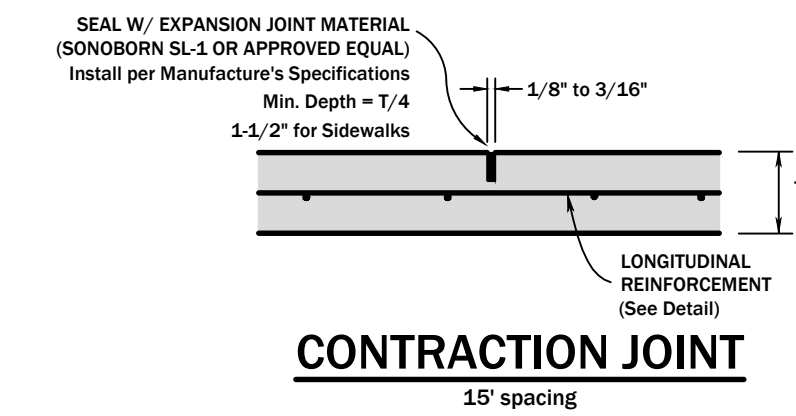
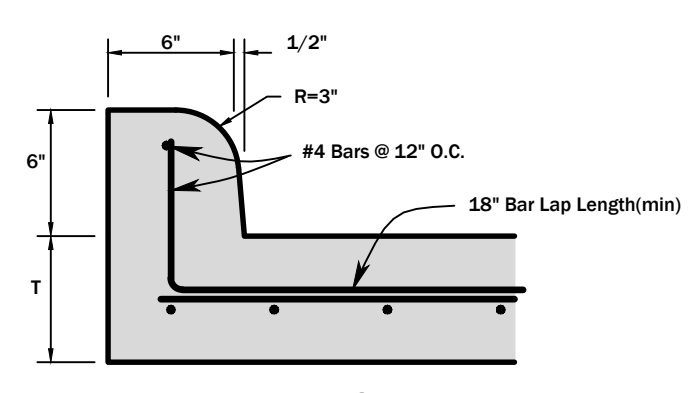
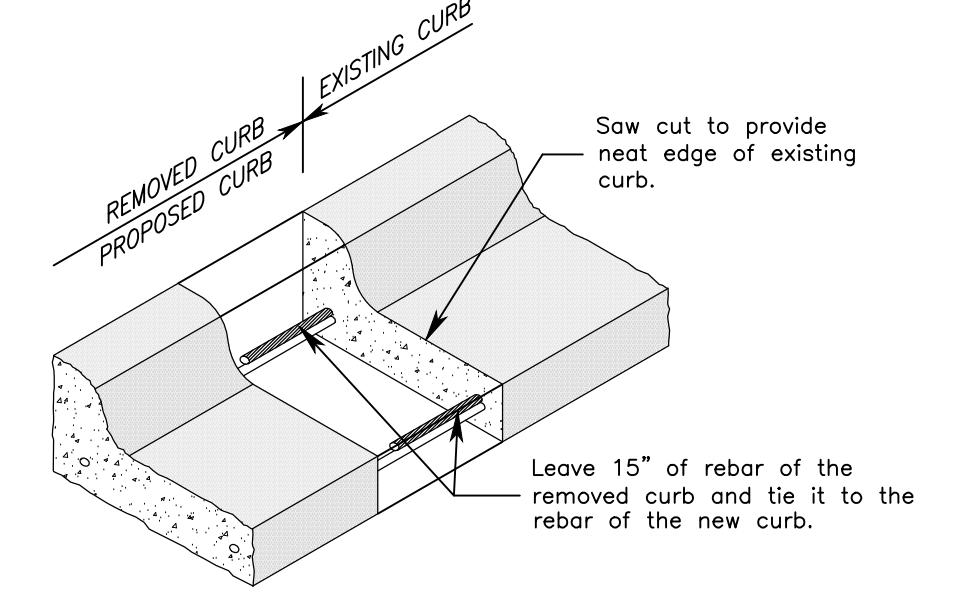
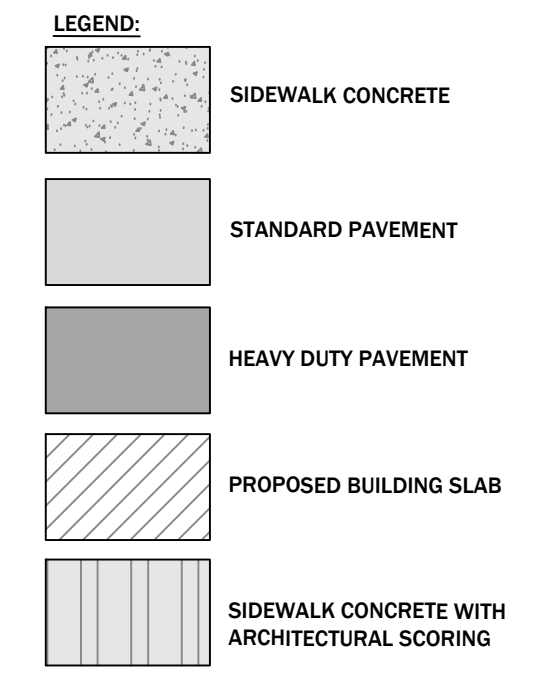
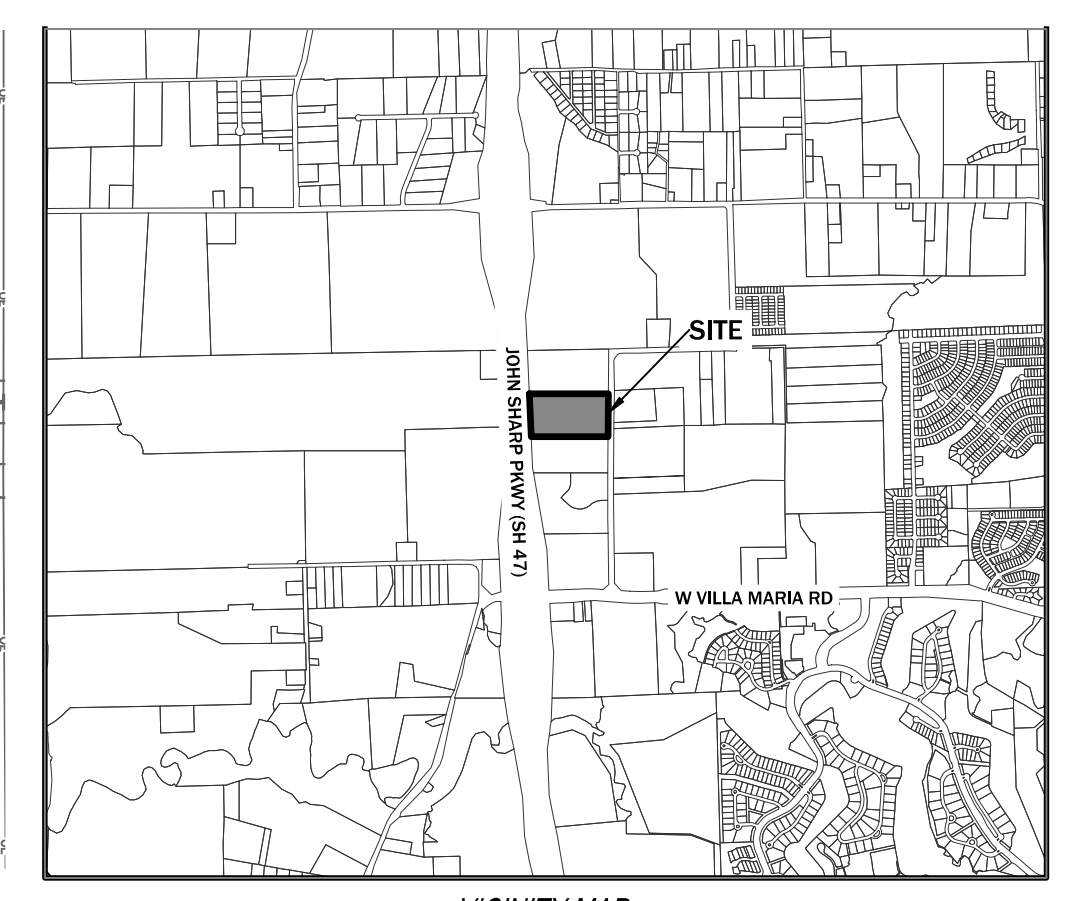
MAY 2026
Designed by: JTB
Drawn by: BJB
Checked by: JTB

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Revisions

**CULVERTS 1 & 2 PLAN & PROFILE
BRAZOS OAKS PHASE II**



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GENERAL REQUIREMENTS

OSHA STANDARD 29 CFR PART 1926, SUBPART P shall be used for design of trench shoring systems. Should there be any conflict between this drawing and OSHA 1926, SUBPART P, the OSHA Standard shall prevail.

Protection of employees in excavations against cave-ins and against falling rock, soil or material by use of an "adequate" system. An exception being when the excavation is in stable rock or when the excavation is less than 5 feet deep and examination by a competent person provides no evidence that a cave-in should be expected. Protection from falling rock, soil or material includes scaling to remove loose rock or soil, installation of protective barricades and other "adequate" protection. Material or equipment which might fall or roll into an excavation must be kept at least ten feet from the edge of excavation, or have retaining devices, or be prevented from falling with a combination of both precautions.

Daily inspections of excavations, adjacent areas, and protective systems by a competent person and the removal of exposed employees if evidence of possible cave-ins, failure of protective systems, hazardous atmosphere, or other hazardous conditions exist necessary precautions have been taken.

A competent person shall remain at the worksite continually while employees are within an open excavation where protective systems are being used.

Removal of or neutralization of surface encumbrances which may create a hazard.

Estimate location of underground installations (sewer, telephone, electrical, fuel and other lines; storage tanks, etc.) prior to digging; pinpoint actual locations as estimated locations are approached.

Ramps, runways, ladders or stairs as means of access/egress must be within 25 feet of an employee work area if a trench is four feet or more deep.

Warning systems for mobile equipment including barricades, hand or mechanical signals, or stop flags.

Testing and Controls for hazardous atmospheres including emergency rescue equipment and daily inspections for potentially hazardous conditions by a "competent person". Controls include individually attended lifelines during descent into bottom of pits or similar excavations.

Support systems such as shoring, bracing, or underpinning to ensure the stability of adjacent structures such as buildings, walls or sidewalks.

SOIL CLASSIFICATION

as per Appendix A to Subpart P, OSHA 29 CFR Part 1926

TYPE A

Type A means cohesive soils with an unconfined compressive strength of 1.5 tsf (144kPa) or greater. Examples of cohesive soils are: clay, silty clay, sandy clay, clay loam and in some cases, silty clay loam and sandy clay loam. Cemented soils such as caliche and hardpan are also considered Type A. However, no soil is Type A if:

- 1) The soil is fissured;
- 2) The soil is subject to vibration from heavy traffic, pile driving, or similar effects;
- 3) The soil has been previously disturbed;
- 4) The soil is part of a sloped, layered system where the layers dip into the excavation on a slope of four horizontal to one vertical (4H:1V) or greater; or
- 5) The material is subject to other factors that would require it to be classified as a less stable material.

TYPE B

1) Cohesive soil with an unconfined compressive strength greater than 0.5 tsf (48 kPa); or

2) Granular cohesionless soils including: angular gravel (similar to crushed rock), silty, silty loam, sandy loam and in some cases, silty clay loam and sandy clay loam.

3) Previously disturbed soils except those which would otherwise be classified as Type C soil.

4) Soil that meets the unconfined compressive strength or consolidation requirements for Type A, but is fissured or subject to vibration; or

5) Dry rock that is not stable; or

6) Material that is part of a sloped, layered system where the layers dip into the excavation on a slope less steep than four horizontal to one vertical (4H:1V), but only if the material would otherwise be classified as Type B.

TYPE C

1) Cohesive soil with an unconfined compressive strength of 0.5 tsf (48kPa) or less; or

2) Granular soils including gravel, sand and loamy sand; or

3) Submerged soil or soil from which water is freely seeping; or

4) Submerged rock that is not stable; or

5) Material in a sloped, layered system where the layers dip into the excavation on a slope of four horizontal to one vertical (4H:1V) or steeper.

REQUIREMENT FOR PROTECTIVE SYSTEMS

SLOPING AND BENCHING SYSTEMS (FOUR OPTIONS)

1) A slope of 34 degrees or less, in lieu of soil classification. A slope of this gradation or less is considered safe for any type of soil.

2) Maximum allowable slopes and allowable configurations for sloping and benching systems will be determined through use of Appendix A (Soil classification) and B (Sloping and Benching) of 29CFR Part 1926, Subpart P.

3) Designs of sloping or benching shall be selected from, and be in accordance with, data provided in written form. The text to identify. Criteria that affect the selection, the limits of use of the data, and sufficient explanatory data as necessary to assist in making a correct choice of a protective system.

At least one copy of the tabulated data identifying the Registered Professional Engineer who approved the information shall be maintained at the jobsite during the time the work is being carried out.

4) Excavations can be designed by a Registered Professional Engineer, put in written form and kept at the worksite, but must include, at least, the magnitude and configuration of the slopes determined to be safe for the project and the name of the RPE who approved the plan.

SUPPORT SHIELD AND OTHER PROTECTIVE SYSTEMS (FOUR OPTIONS)

1) Design for timber shoring in trenches set in accordance with the conditions and requirements determined by using Appendices A and C (timber shoring for trenches) of 29 CFR, Part 1926, Subpart P. For aluminum hydraulic shoring, Appendices A and D of 29 CFR, Part 1926, Subpart P, can be used if manufacturer's tabulated data is not available.

2) Designs of support systems, shield systems or other protective systems using manufacturer's tabulated data may be used, provided allowed only with specific, written approval of the manufacturer.

3) Designs of support systems, shield systems or other protective systems using other tabulated data may be used provided the data is in writing and includes: Explanatory information that to the user in making a selection, the criteria determining the selection, and the limits on the use of the data. At least one copy of the information, including the identity of the RPE, is to be kept at the worksite during construction of the protective system.

4) Design systems not using any of the three previously cited options must be approved by a Registered Professional Engineer, shall be in writing and include the identity of the RPE and details such as sizes, types and configurations of the materials to be used. At least one copy of the plan is to be at the job site during construction.

According to the new standard, information necessary for the safe installation, placement, use and removal of any trench support system must be available at the work site at all times.

TABLE OF MAXIMUM ALLOWABLE SLOPES

SOIL OR ROCK TYPE	MAXIMUM ALLOWABLE SLOPES (H:V) FOR EXCAVATIONS LESS THAN 20 FEET DEEP
STABLE ROCK	VERTICAL (90 deg)
TYPE A	3/4 : 1 (53 deg)
TYPE B	1 : 1 (45 deg)
TYPE C	1 1/2 : 1 (34 deg)

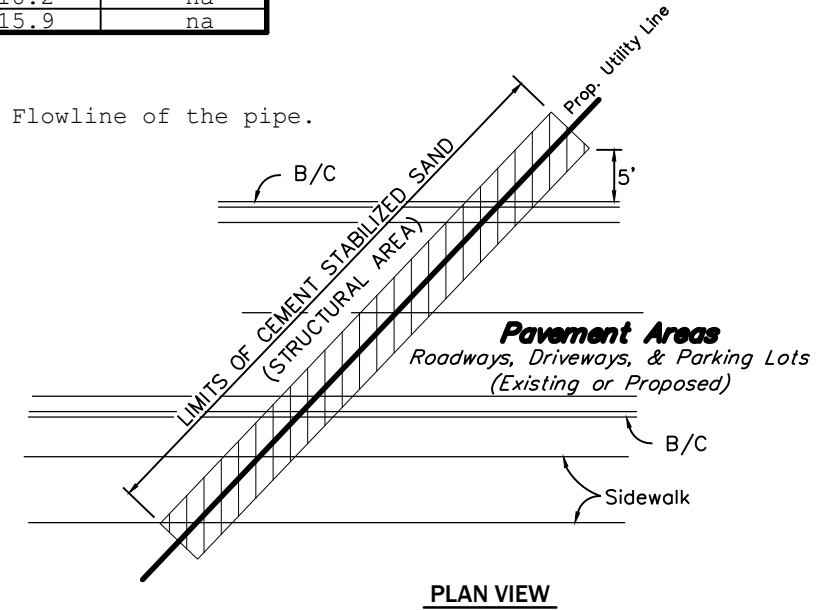
- NOTES:**
1. Numbers shown in parentheses next to maximum allowable slopes are angles expressed in degrees from the horizontal. Angles have been rounded off.
 2. A short-term maximum allowable slope of 1/2H:1V (63 deg) is allowed in excavations in Type A soil that are 12 feet (3.67m) or less in depth. Short-term maximum allowable slopes for excavations greater than 12 feet (3.67m) in depth shall be 3/4H:1V (53 deg).
 3. Sloping or benching for excavations greater than 20 feet deep shall be designed by a Registered Professional Engineer.
 4. For acceptable slope and benching configurations, see figure B-1 in OSHA Standard 29 CFR Part 1926, Subpart P.

Maximum Depth Chart Using Typical Water and Sewer Trench Detail

(see detail this sheet)

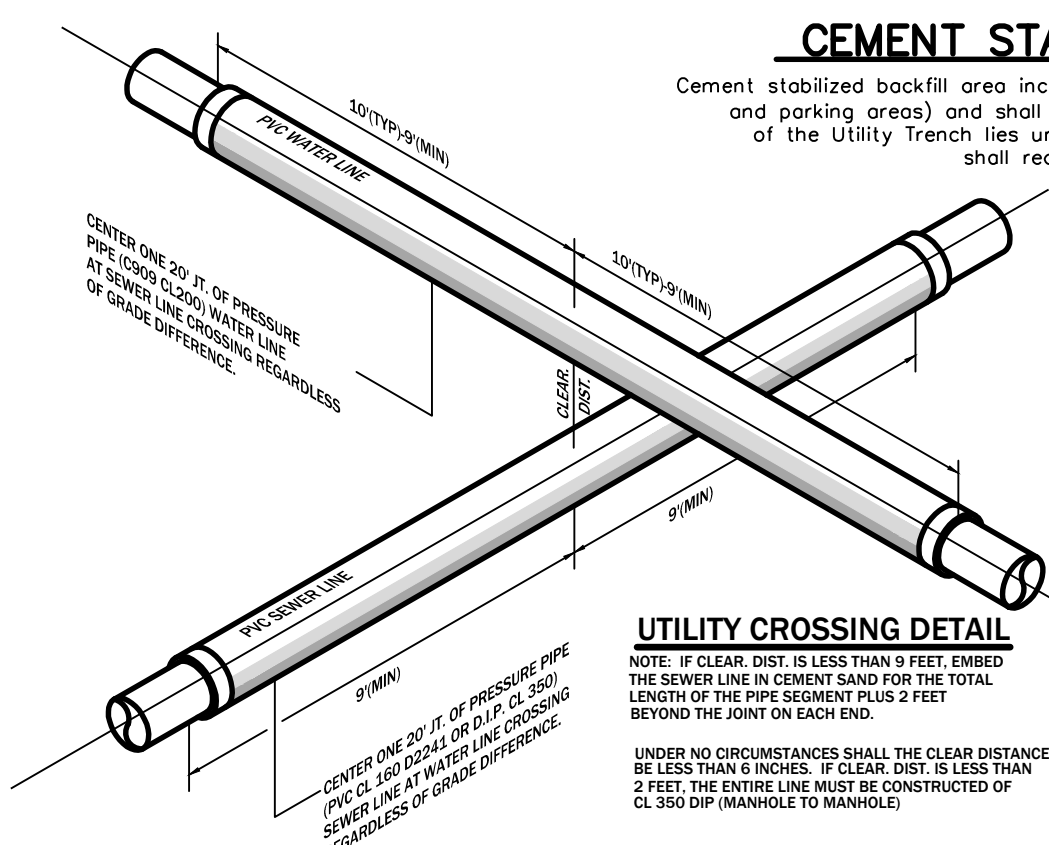
Slope	Sewer Line		Water Line	
	D30 x 4	D24 x 4	C30 x 5	C30 x 0
3:1	2.5	2.5	2.5	1.4
Class	nc	1.60	1.65	2.00
3:1.8	81.3	81.3	na	213.3
6"	34.5	31.5	na	152.5
8"	40.7	37.7	na	116.7
10"	33.5	32.8	na	95.8
12"	28.5	28	na	81
14"	na	25.7	24.7	na
15"	23.3	na	na	na
16"	na	na	21.8	na
18"	na	na	19.9	na
20"	na	na	18.2	na
24"	na	na	15.8	na

Depth of Bury in feet is measured to the Flowline of the pipe.
na = Not Available
nc = no pressure class



CEMENT STABILIZED BACKFILL AREA

Cement stabilized backfill area include all paved areas (sidewalks, streets, alleys, driveways and parking areas) and shall extend 5' beyond the curb line. Where any portion of the utility trench lies under a paved area, the entire width of the trench shall require cement stabilized backfill.



UTILITY CROSSING DETAIL

NOTE: IF CLEAR DIST. IS LESS THAN 9 FEET, EMBED THE SEWER LINE IN CONCRETE SAND FOR THE TOTAL LENGTH OF THE PIPE SEGMENT PLUS 2 FEET BEYOND THE JOINT ON EACH END.

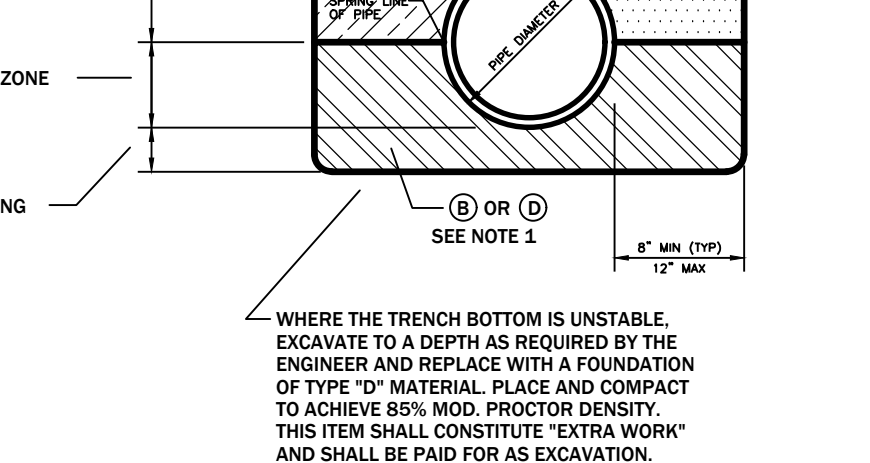
NOTE: UNDER NO CIRCUMSTANCES SHALL THE CLEAR DISTANCE BE LESS THAN 6 INCHES. IF CLEAR DIST. IS LESS THAN 2 FEET THE SHIELD LINE MUST BE CONSTRUCTED OF CL50 DIP (MANHOLE TO MANHOLE).

COMPACTION IN FINAL BACKFILL ZONE
COMPACTION OF ALL FILL SHALL BE AT A MOISTURE CONTENT EQUAL TO OPTIMUM AND UP TO A MAX. 4% ABOVE OPTIMUM. EACH LIFT SHALL NOT EXCEED 6" COMPACTED THICKNESS.

COMPACTION IN INITIAL BACKFILL ZONE
USE HAND TAMPERS OR IMPACT TAMPERS TO ACHIEVE DENSITY. MAINTAIN MOISTURE CONTENT NEAR OPTIMUM TO MINIMIZE COMPACTIVE EFFORT. AVOID CONTACT WITH PIPE AND MAINTAIN A MINIMUM OF 6" OVER PIPE CROWN WHEN USING SMALL MECHANICAL COMPACTORS.

INSTALL AND COMPACT IN 6" MAX LAYERS. WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.

INSTALL AND COMPACT IN 6" MAX LAYERS. WORK IN LEVEL FINAL GRADE BY HAND.



TYPICAL WATER AND SEWER TRENCH DETAIL FOR PVC, DIP, CMP, AND TYPE K COPPER

TRENCH AND EMBEDMENT TO BE SUBSIDIARY TO MAIN AND SERVICE LINE BID ITEMS.

BACKFILL MATERIAL LEGEND

CLASS OF MATERIAL	CLASS OF MATERIAL PER ASTM D2321-89	COMPACTION REQUIREMENTS	
		STRUCTURAL	NON-STRUCTURAL
(A)	IV A OR IV B	85% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE	85% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE
(B)	II, III, OR C	95% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE	85% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE
(C)	CEMENT STABILIZED SAND (SEE SPECIFICATION THIS SHEET)	95% MAX. PER ASTM D588 @ 0 TO 2% WET OF OPT. MOISTURE	95% MAX. PER ASTM D588 @ 0 TO 2% WET OF OPT. MOISTURE
(D)	IA OR IB	95% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE	85% MAX. PER ASTM D1557 @ 0 TO 4% WET OF OPT. MOISTURE
TESTING REQUIREMENTS		ONE TEST PER 200' OF TRENCH PER 2 FILL	

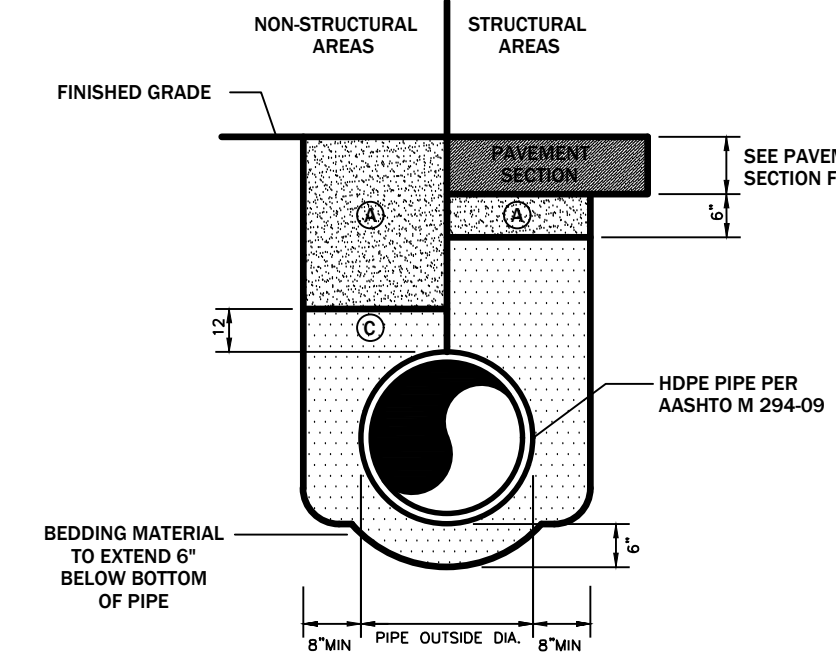
ASTM D2321-89

CLASSES OF EMBEDMENT & BACKFILL MATERIALS

- Class IA:** Angular, Crushed Rock, no fines.
- Class IB:** Angular, Crushed Rock and sand, well graded to minimize migration of adjacent soils. Little or no fines.
- Class II:** Coarse Grained Soils. Clean. Native soils from the trench generally do not meet this requirement. The contractor may use native materials from the trench only after providing soils laboratory test demonstrating compliance.
- Class III:** Coarse Grained Soils with Fines. Native soils from the trench generally do not meet this requirement. The contractor may use native materials from the trench only after providing soils laboratory test demonstrating compliance. Bank run sand generally meets this requirement.
- Class IV A:** Select Material from the Trench consisting of Fine-Grained Soils (inorganic). Inorganic clays of low to medium plasticity; gravelly clays, sandy clays, silty clays, lean clays. This material must have a liquid limit < 50 and a Plasticity Index > 7 and > "A" Line. See specification (ASTM D2321-89) for details.
- Class IV B:** Select Material from the Trench consisting of Fine-Grained Soils (inorganic). Inorganic clays of medium to high plasticity, fat clays, inorganic silts, fine sandy or silty, elastic silts.
- Class V:** Organic Soils. Material from the Trench which does not meet the requirements above. All rocks, lumps, and clods must be removed from this material prior to placement in the trench. This material is only appropriate for topsoil in the non-structural trench.

TYPICAL HDPE STORM DRAIN TRENCH DETAIL

TRENCH AND EMBEDMENT TO BE SUBSIDIARY TO UNIT PRICE OF PIPE.



Mixed oak or equiv. w/bending strength not less than 850 psi

Depth of Trench (feet)	SIZE (ACTUAL) AND SPACING OF MEMBERS **												
	Cross Braces				Wales				Uprights				
Horizontal Spacing (feet)	Width of Trench (Feet)			Vert. Spacing (ft)	Size (In)	Vert. Spacing (ft)	Close	2	3	4	5	6	8
	4	6	8										
5	Up To 5	4 x 4	4 x 4	6 x 6	6 x 6	4	8 x 10	5	2 x 6				
	Up To 10	4 x 4	4 x 4	6 x 6	6 x 6	4	8 x 10	5	2 x 6				2 x 8
10	Up To 10	4 x 6	4 x 6	6 x 6	6 x 6	4	8 x 8	4				2 x 6	
	Up To 15	4 x 4	4 x 4	6 x 6	6 x 6	4	8 x 10	5	2 x 6				3 x 8
15	Up To 15	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 10	4	3 x 6				
	Up To 20	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 8	4	3 x 6				
Over 20	Up To 20	8 x 8	8 x 8	8 x 8	8 x 8	4	8 x 10	4	3 x 6				
	Over 20	8 x 8	8 x 8	8 x 8	8 x 8	4	10 x 10	4	3 x 8				

TIMBER TRENCH SHORING - MINIMUM TIMBER REQUIREMENTS

Soil Type A

Pa=25xH+72 psf
(2 ft Surcharge)

Soil Type B

Pa=45xH+72 psf
(2 ft Surcharge)

Soil Type C

Pa=80xH+72 psf
(2 ft Surcharge)

Douglas fir or equiv. w/bending strength not less than 1500 psi

Depth of Trench (feet)	SIZE (ACTUAL) AND SPACING OF MEMBERS **												
	Cross Braces				Wales				Uprights				
Horizontal Spacing (feet)	Width of Trench (Feet)			Vert. Spacing (ft)	Size (In)	Vert. Spacing (ft)	Close	2	3	4	5	6	8
	4	6	8										
5	Up To 5	4 x 4	4 x 4	4 x 4	4 x 4	4	8 x 10	5	2 x 6				
	Up To 10	4 x 4	4 x 4	4 x 4	4 x 4	4	8 x 10	5	2 x 6				4 x 8
10	Up To 10	4 x 6	4 x 6	4 x 6	4 x 6	4	8 x 8	4				4 x 6	
	Up To 15	4 x 4	4 x 4	4 x 4	4 x 4	4	8 x 8	4				4 x 6	4 x 10
15	Up To 15	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 10	4	4 x 6			4 x 6	4 x 10
	Up To 20	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 8	4	3 x 6				
Over 20	Up To 20	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 8	4	3 x 6				
	Over 20	6 x 6	6 x 6	6 x 6	6 x 6	4	8 x 10	4	3 x 6				4 x 12

TRENCH SAFETY NOMENCLATURE

GENERAL NOTES FOR TIMBER TRENCH SHORING TABLES:

- (1) Member sizes at spacings other than indicated are to be determined as specified in (1) (2) (3) (4) (5) "Design of Protective Systems."
- (2) When conditions are saturated or submerged, use Tight Shoring. Tight Shoring refers to the use of specially-edged timber planks (e.g., tongue and groove) at least three inches thick, steel sheet piling, or similar construction that when driven or placed in position provide a tight wall to resist the lateral pressure of water and to prevent the loss of backfill material. Close Sheeting refers to the placement of planks side-by-side allowing as little space as possible between them.
- (3) All spacing indicated is measured center to center.
- (4) Wales to be installed with greater dimension horizontal.
- (5) If the vertical distance from the center of the lowest crossbrace to the bottom of the trench exceeds two and one-half feet, uprights shall be firmly embedded or a mudsill shall be used. Where uprights are embedded, the vertical distance from the center of the lowest crossbrace to the bottom of the trench shall not exceed 36 inches. When mudsills are used, the vertical distance shall not exceed 42 inches. Mudills are wales that are installed at the toe of the trench side.
- (6) Trench jacks may be used in lieu of or in combination with timber crossbraces.
- (7) Placement of crossbraces. When the vertical spacing of crossbraces is four feet, place the top crossbrace no more than two feet below the top of the trench. When the vertical spacing of crossbraces is five feet, place the top crossbrace no more than 2.5 feet below the top of the trench.

ALUMINUM HYDRAULIC SHORING

Depth of Trench (feet)	HYDRAULIC CYLINDERS		
	Maximum Horizontal Spacing (Feet)	Maximum Vertical Spacing (Feet)	Width of Trench (Feet)
Over 5 Up to 10	8 (Type A)	4	Over 8 Up to 12
	8 (Type B)		Over 12 Up to 15
Over 10 Up to 15	8 (Type A)	4	2 inch Diameter
	6.5 (Type B)		3 inch Diameter
Over 15 Up to 20	7 (Type A)	4	2 inch Diameter
	5.5 (Type B)		3 inch Diameter
Over 20	Note (1)		

Depth of Trench (feet)	WALERS SYSTEMS FOR SOIL TYPE B												
	WALERS				HYDRAULIC CYLINDERS				HYDRAULIC CYLINDERS				
Vertical Spacing (feet)	Section Modulus (In ³)	Width of Trench (Feet)			Vert. Spacing (ft)	Size (In)	Vert. Spacing (ft)	Close	2	3	4	5	6
		4	6	8									
Over 5 Up to 10	4	3.5	8.0	2 in	8.0	2 in	8.0	3 in	2 in	6.0	2 in	6.0	3 in
Over 10 Up to 15	4	3.5	6.0	2 in	6.0	2 in	6.0	3 in	2 in	4.0	2 in	4.0	3 in
Over 15 Up to 20	4	3.5	5.5	2 in	5.5	2 in	5.5	3 in	2 in	3.5	2 in	3.5	3 in
Over 20	Note (1)												

* Consult product manufacturer and/or qualified engineer for Section Modulus of available wales.

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HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

www.mitchellandmorgan.com

MAY 2026
Designed by: JTB
Drawn by: BJB
Checked by: JTB

Prepared For:
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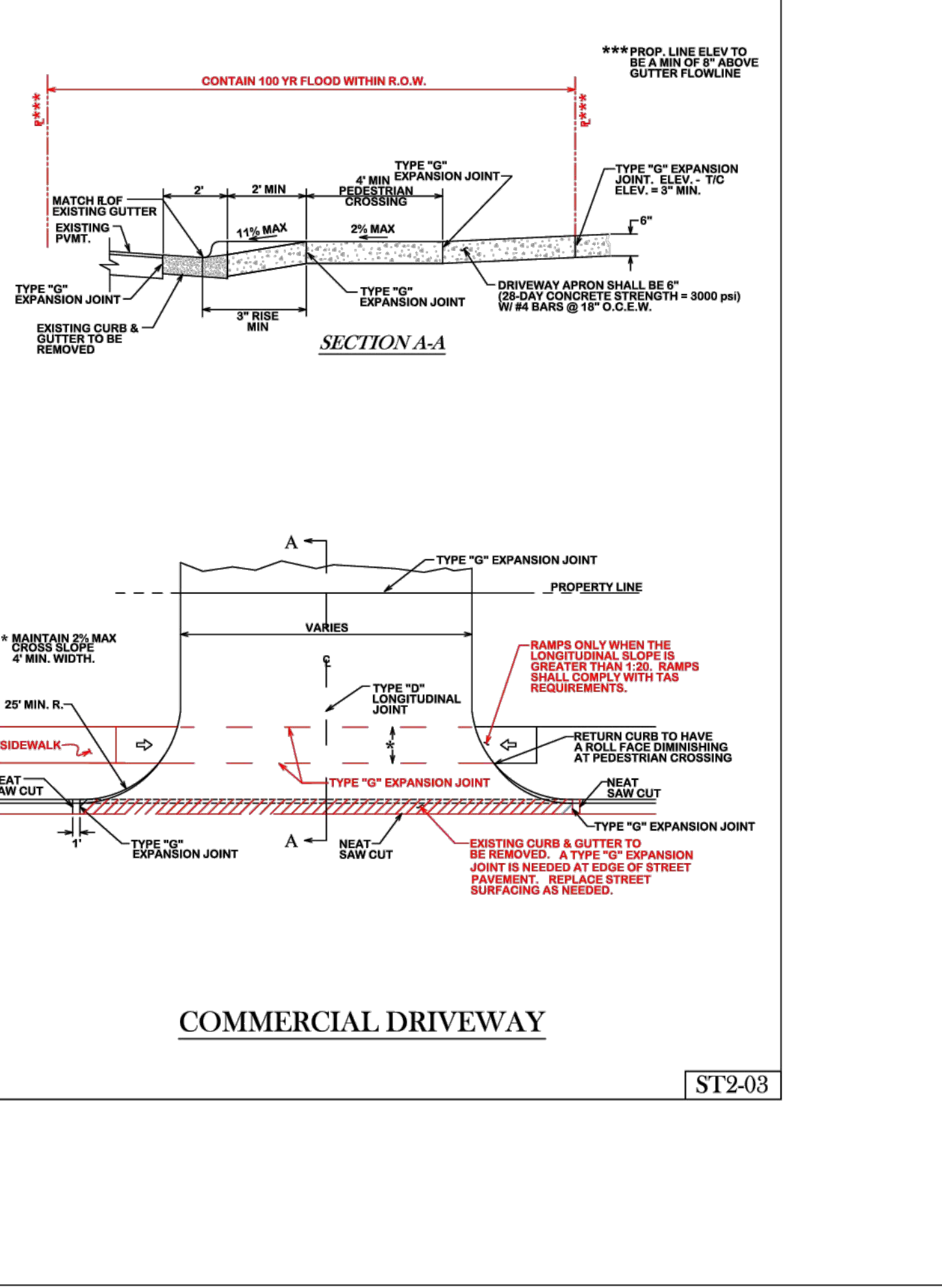
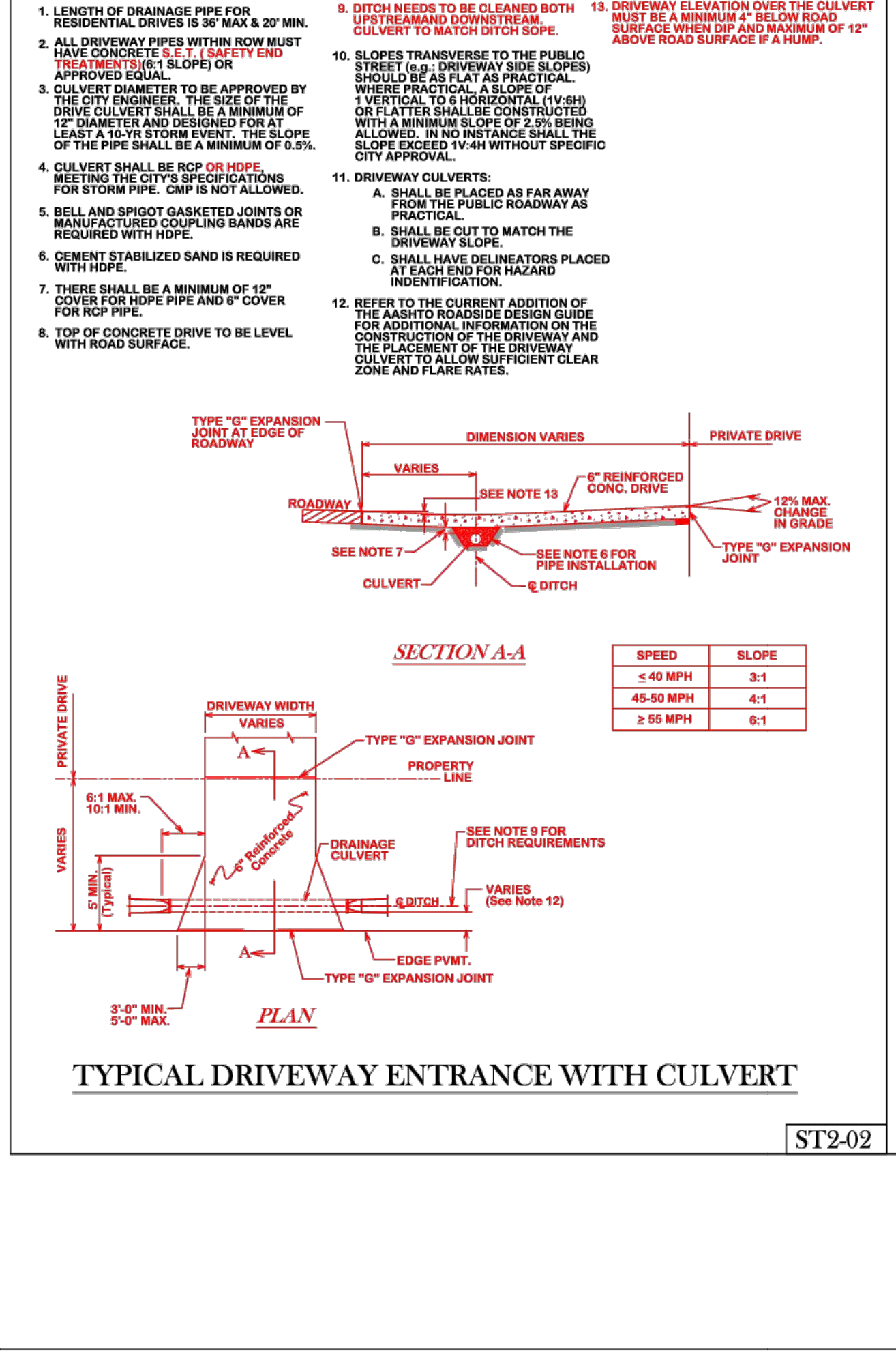
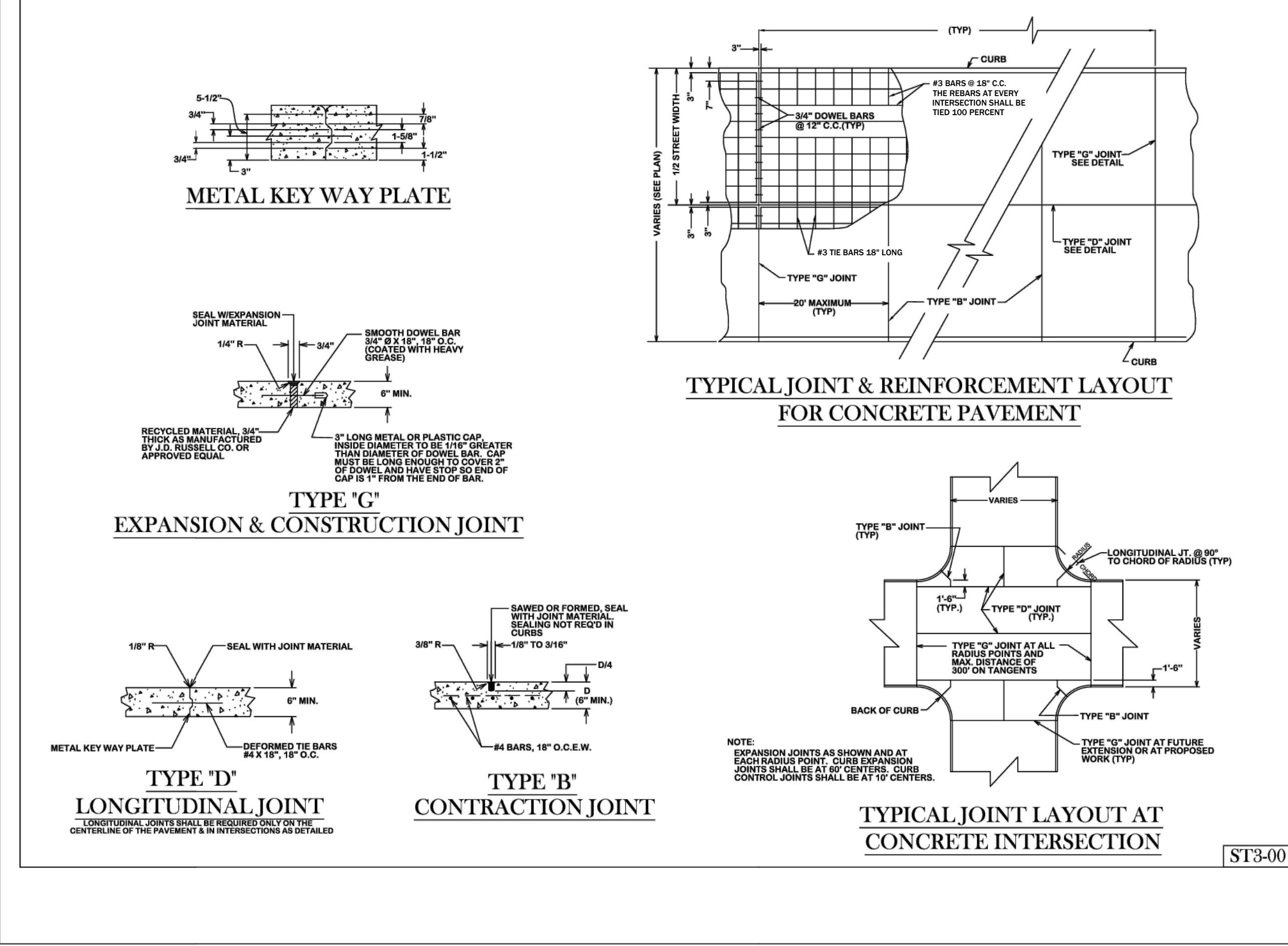
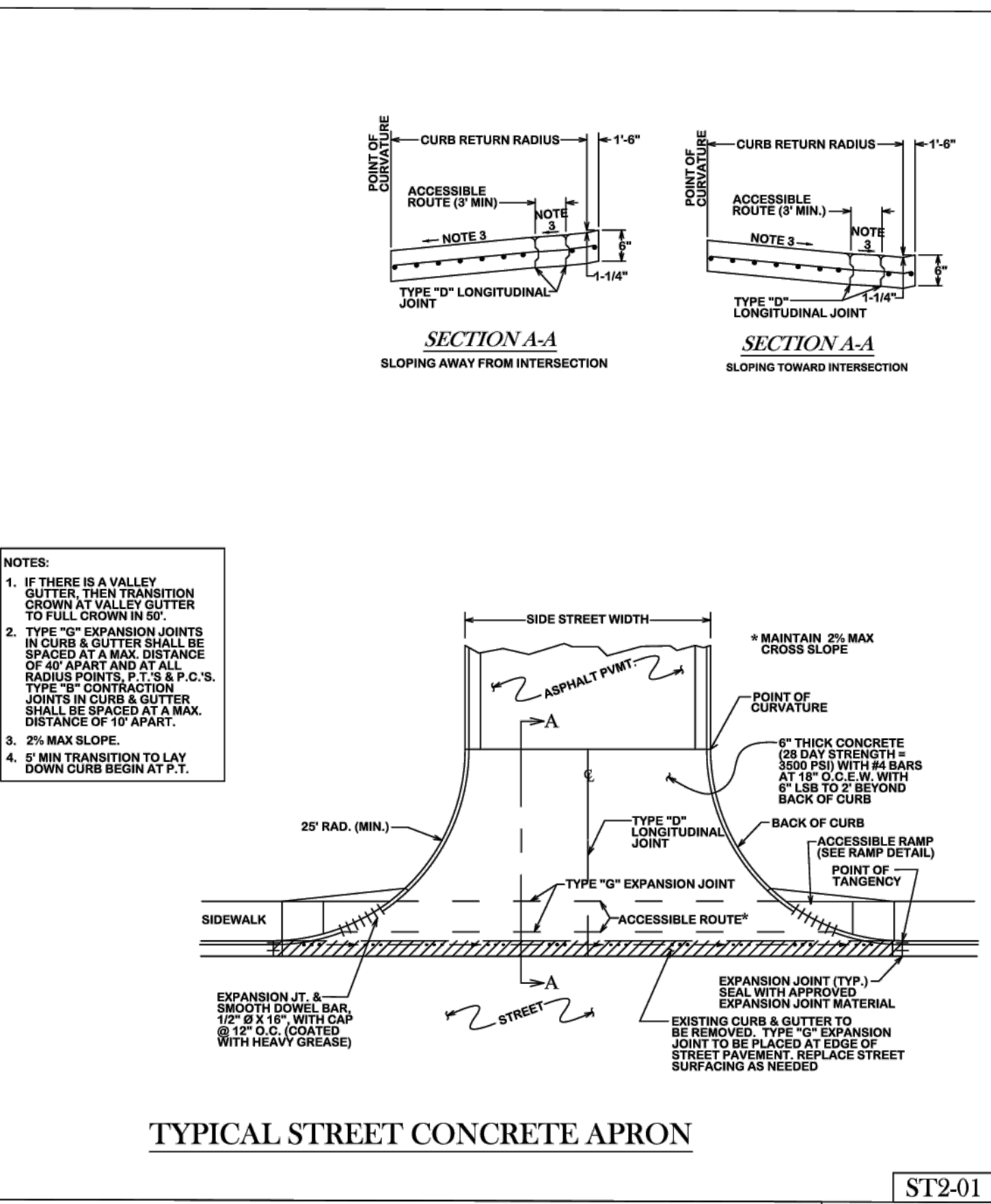
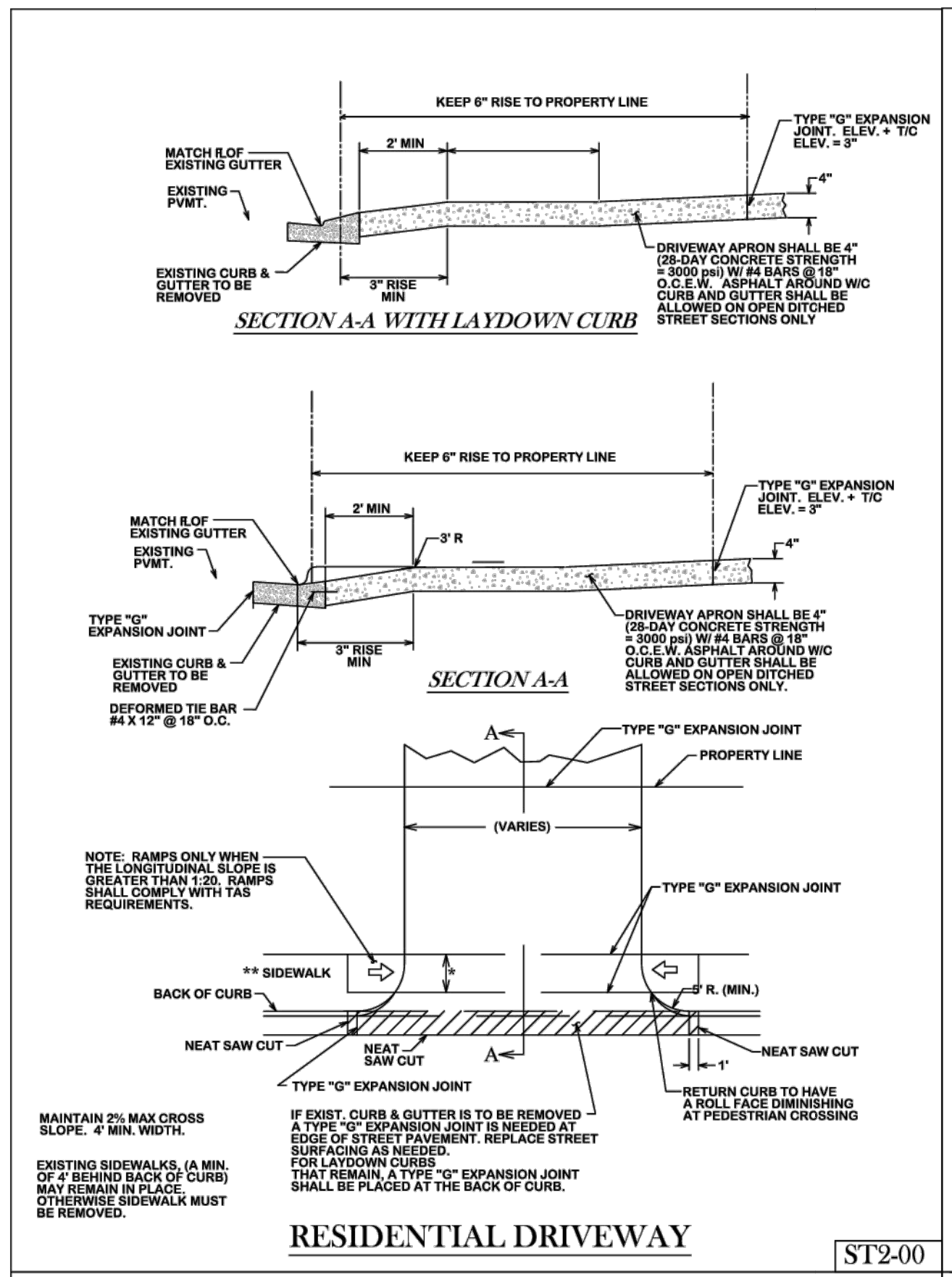
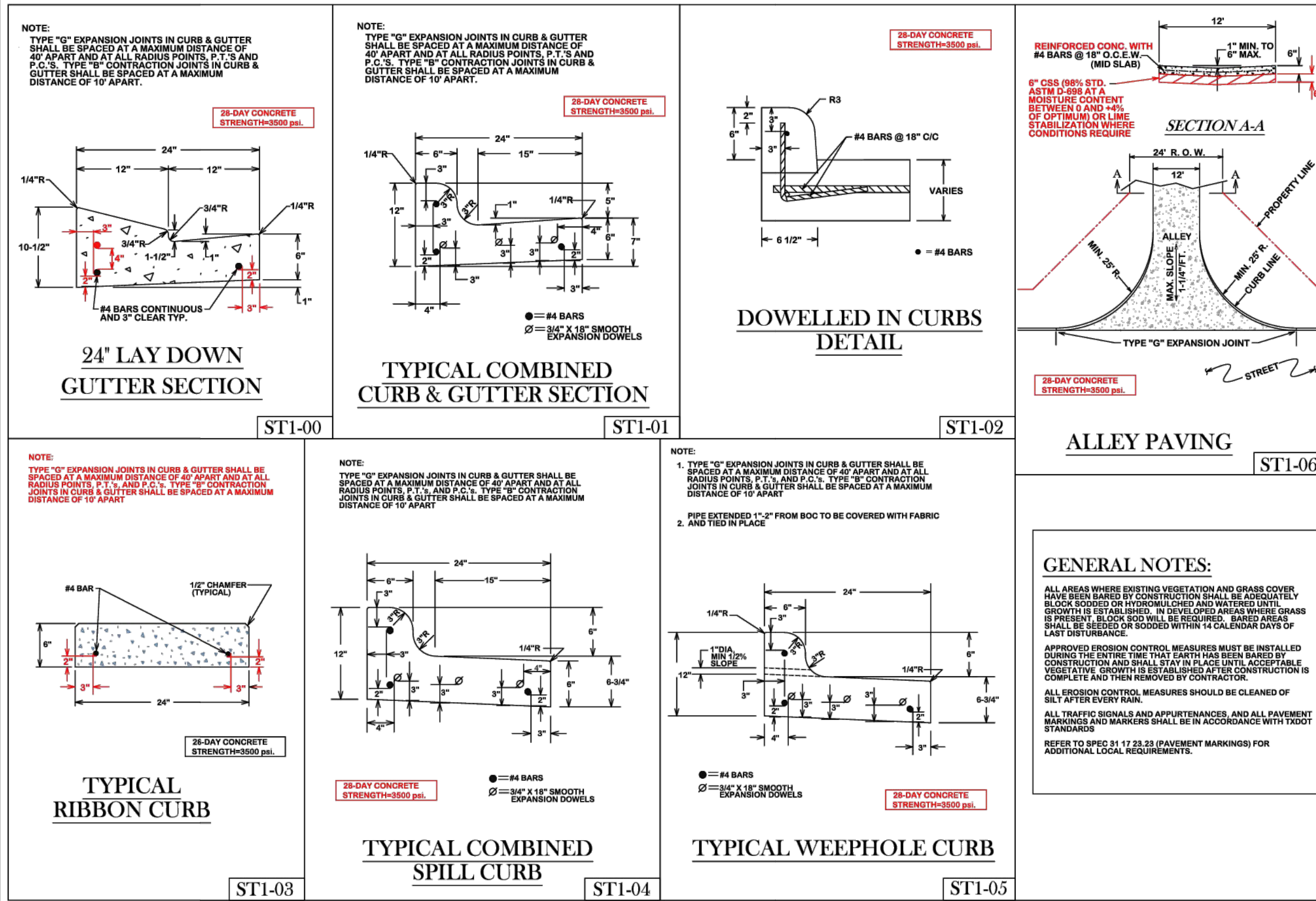
Revisions

EMBEDMENT & TRENCH SAFETY

BRAZOS OAKS PHASE II

C-402

NOTE: THESE STANDARD SHEETS HAVE BEEN IDENTIFIED UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.



REVISIONS:

**BRYAN - COLLEGE STATION
STANDARD STREET DETAILS**

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: B.I.
 DATE: 12/2020
 SCALE: N.T.S.
 APPROVED: W.P.K.

FIGURE:
ST1
 SHEET 1 OF 2

**MITCHELL
MORGAN**
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 HYDROLOGY, UTILITIES, STREETS,
 SITE PLANS, SUBDIVISIONS

www.mitchellandmorgan.com

JAMES T. BATHENHORST
 93631
 PROFESSIONAL ENGINEER
 LICENSE NO. 13847
 EXPIRES MAY 26, 2026

DESIGNED BY: JTB
 DRAWN BY: B.I./JTB
 CHECKED BY: JTB

MAY 2026

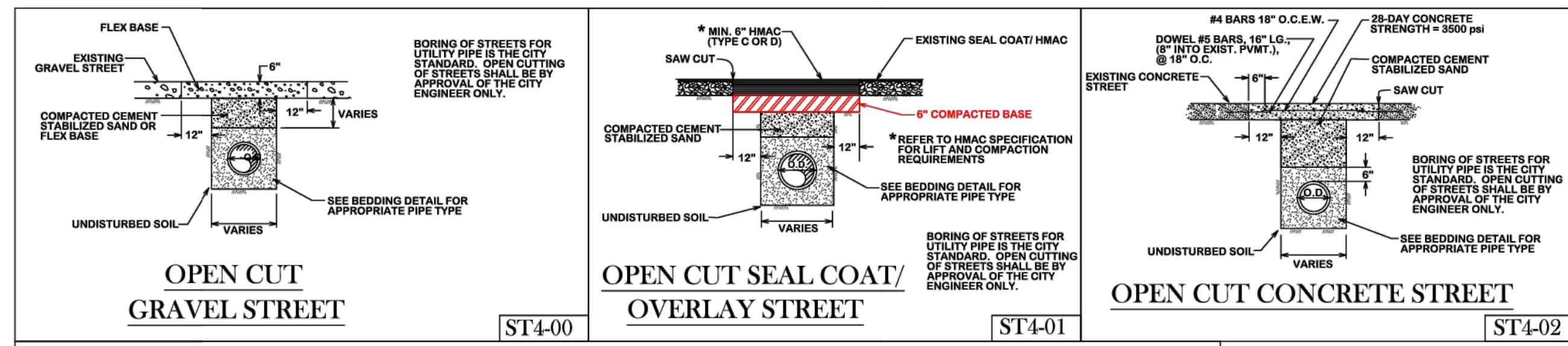
Prepared For:
TEEPLE PARTNERS, INC.
 13002 S CAPITAL OF TEXAS HWY
 AUSTIN, TX 78746
 512.329.5755

Revisions

**B/C/S STANDARD STREET DETAILS -1
BRAZOS OAKS PHASE II**

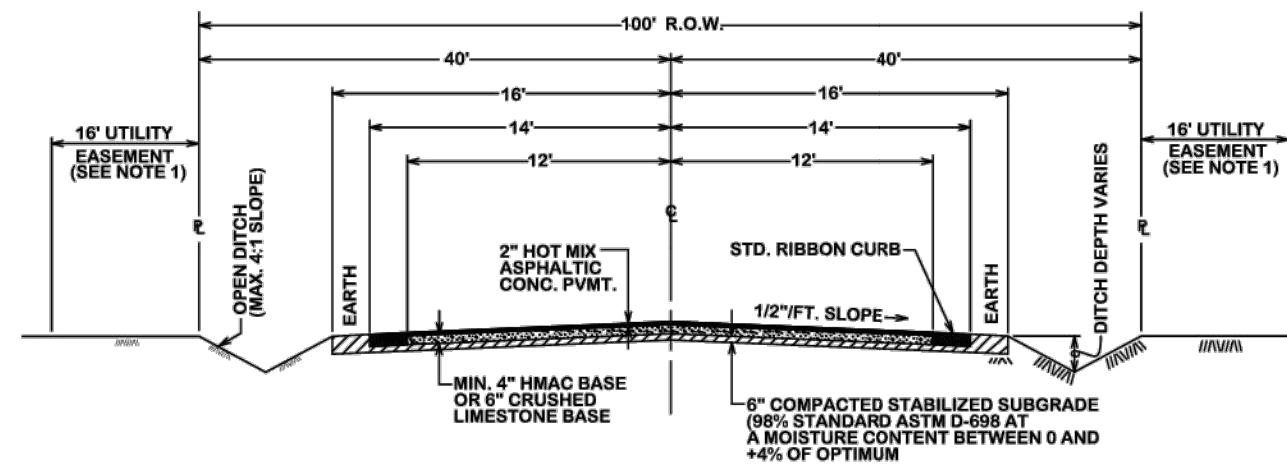
C-500

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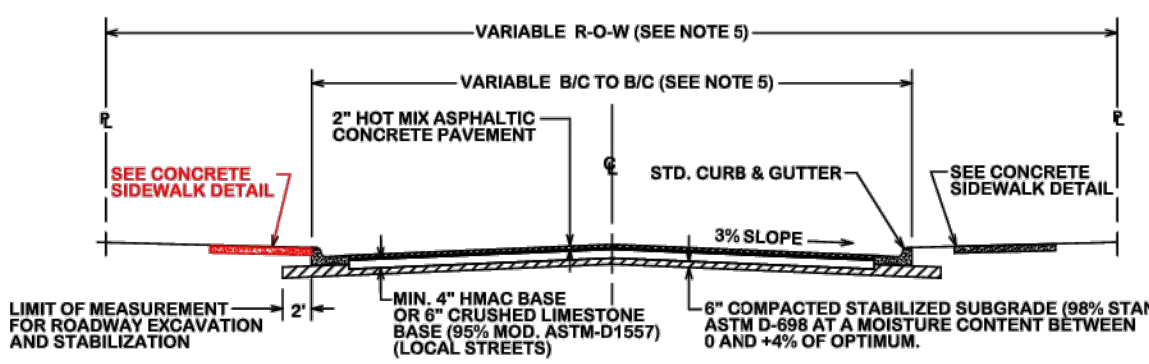
	RESIDENTIAL SECTION	COLLECTOR SECTION
PAVEMENT WIDTH	24	30
R.O.W. WIDTH	70	100

- NOTES:
- RURAL SECTIONS WILL NOT REQUIRE 16' EASEMENTS PARALLEL TO R.O.W. WITHIN CITY LIMITS.
 - WITHIN ETJ AREA, RURAL SECTIONS SHALL FOLLOW COUNTY SPECS AND STANDARDS.



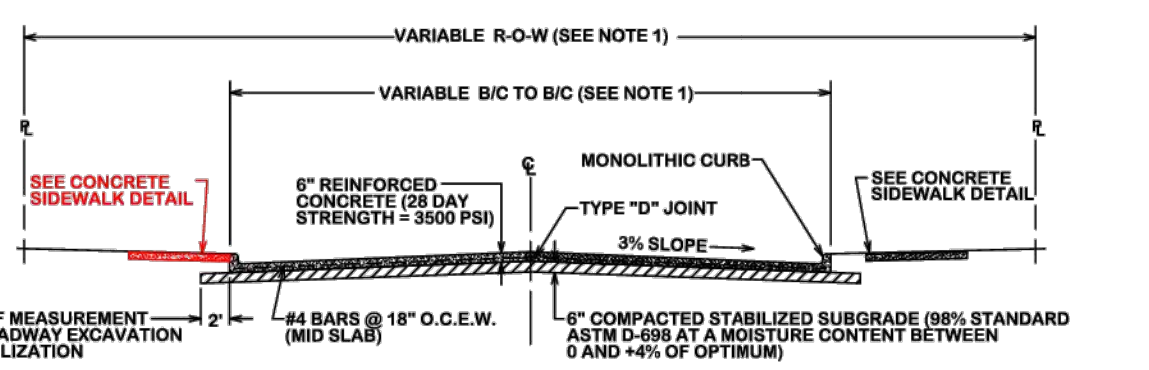
TYPICAL RURAL ROAD RIBBON CURB SECTION ST4-03

- NOTES:
- ALL SUBGRADES SHALL BE STABILIZED.
 - FOR SUBGRADES WITH PI > 15 AND % PASSING THE #200 SIEVE < 35%, USE LIME STABILIZATION.
 - FOR SUBGRADES WITH PI < 7 AND % PASSING THE #200 SIEVE < 35%, USE PORTLAND CEMENT STABILIZATION.
 - SIDEWALK PLACEMENT VARIES WITH EACH LOCATION AND WILL BE DETERMINED BY THE ENGINEER.
 - REFER TO B/C/S UNIFIED DESIGN GUIDELINE MANUAL FOR ACCEPTED RIGHT OF WAY AND PAVEMENT WIDTH.
 - COLLECTOR STREETS WILL BE REQUIRED TO USE 6" HMBC BASE OR 6" CRUSHED LIMESTONE BASE AND STABILIZED SUBGRADE IN ACCORDANCE WITH THE B/C/S UNIFIED DESIGN GUIDELINE MANUAL OR AS DIRECTED BY CITY ENGINEER.



TYPICAL STREET SECTION ASPHALTIC CONCRETE PAVEMENT ST4-04

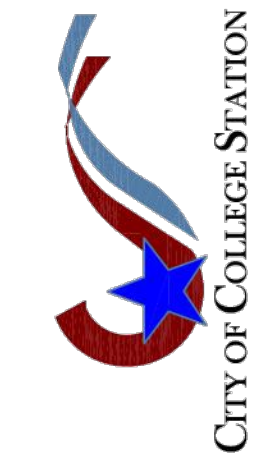
- NOTES:
- REFER TO B/C/S UNIFIED DESIGN GUIDELINE MANUAL FOR ACCEPTED RIGHT OF WAY AND PAVEMENT WIDTH.
 - COLLECTOR STREETS WILL BE REQUIRED TO USE 6" REINFORCED CONCRETE (28 DAY STRENGTH = 3500 PSI).



TYPICAL STREET SECTION REINFORCED CONCRETE PAVEMENT ST4-05

REVISIONS:

BRYAN - COLLEGE STATION
STANDARD STREET DETAILS

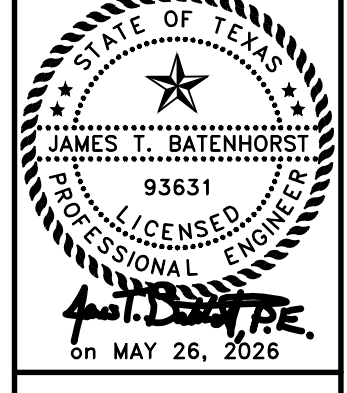


DRAWN BY: B.L.
DATE: 12/2020
SCALE: N.T.S.
APPROVED: W.P.K.

FIGURE:
ST2
SHEET 2 OF 2



T.979.260.6963
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3204 EARL RUDDER FWY. S.
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MAY 2026
Designed by: JTB
Drawn by: B.L.
Checked by: JTB

Prepared For:
TEEPLE PARTNERS, INC
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512.329.5755

Revisions

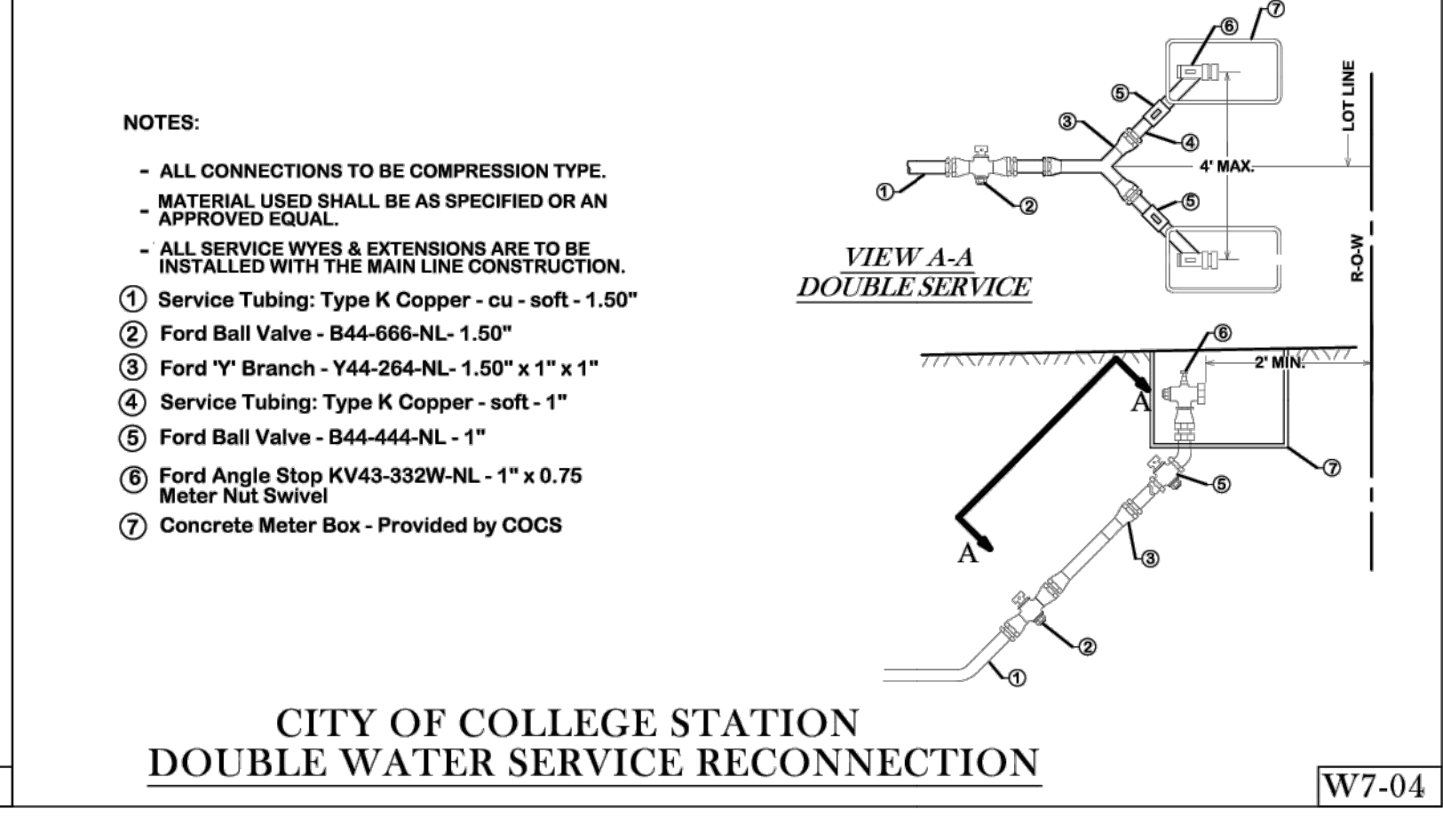
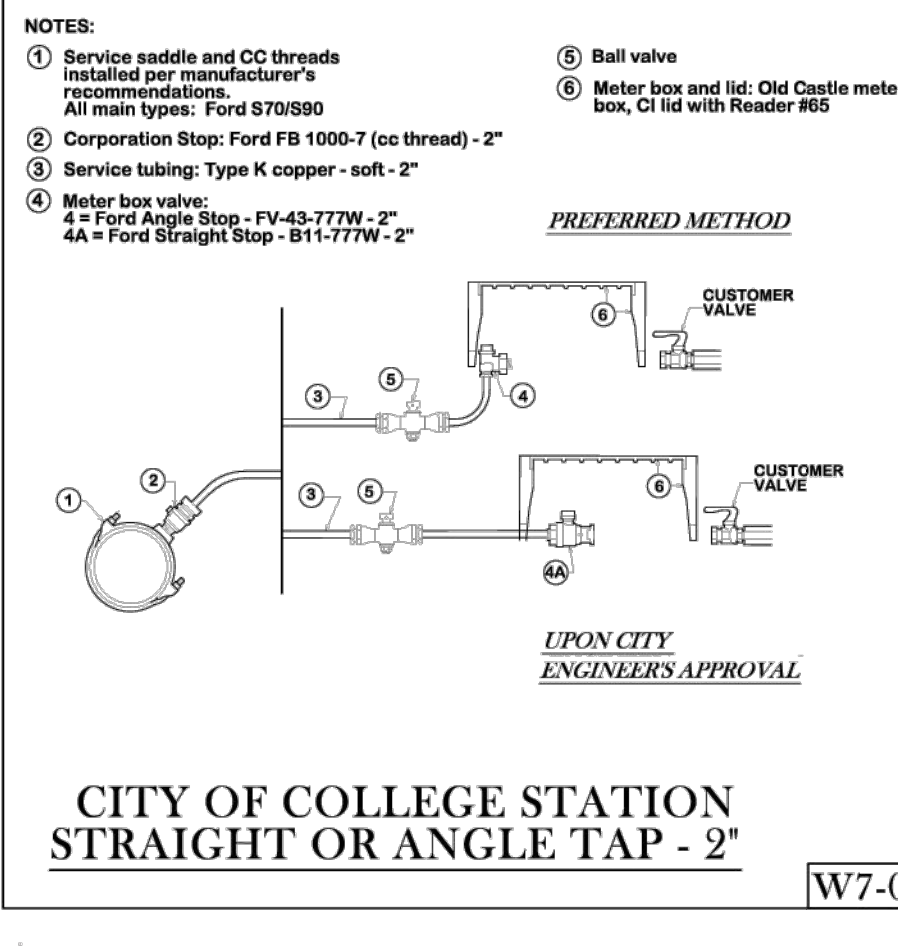
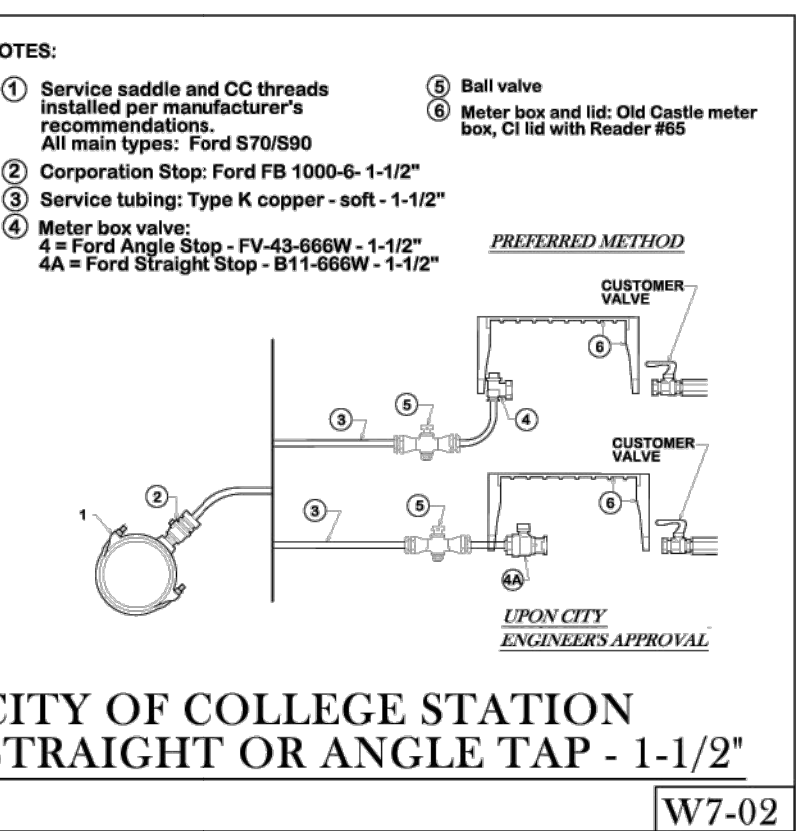
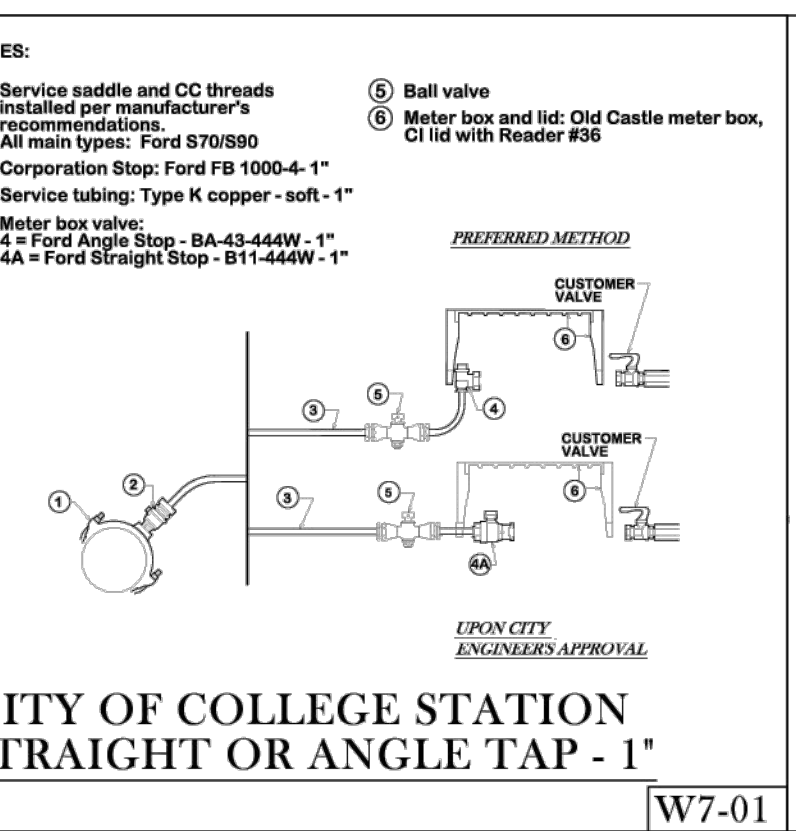
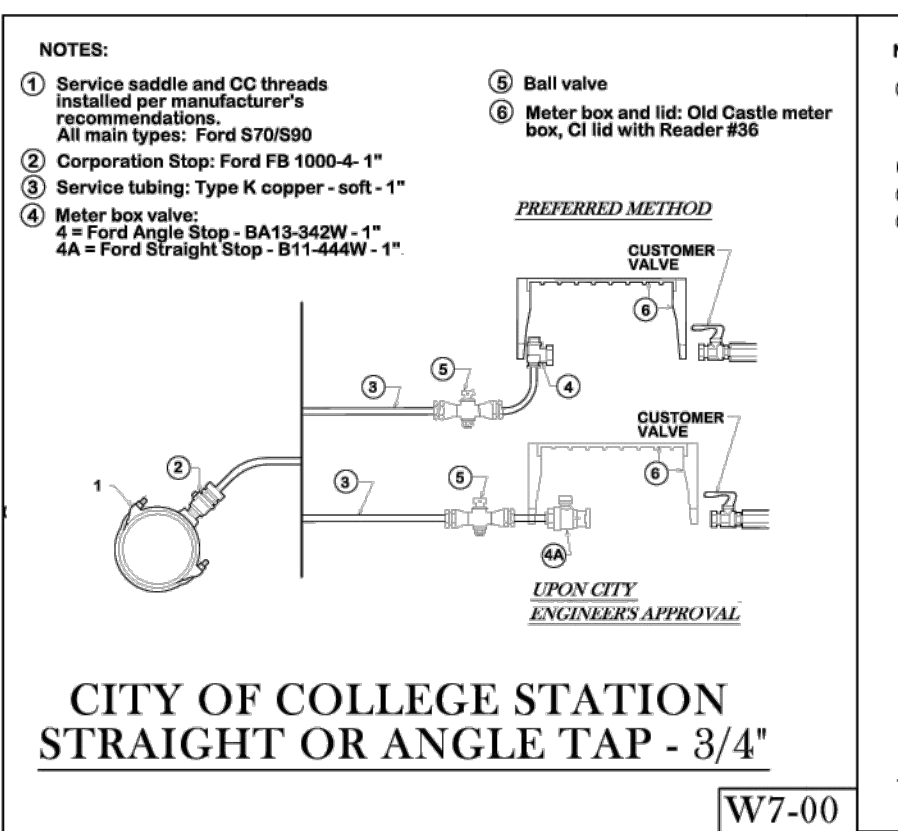
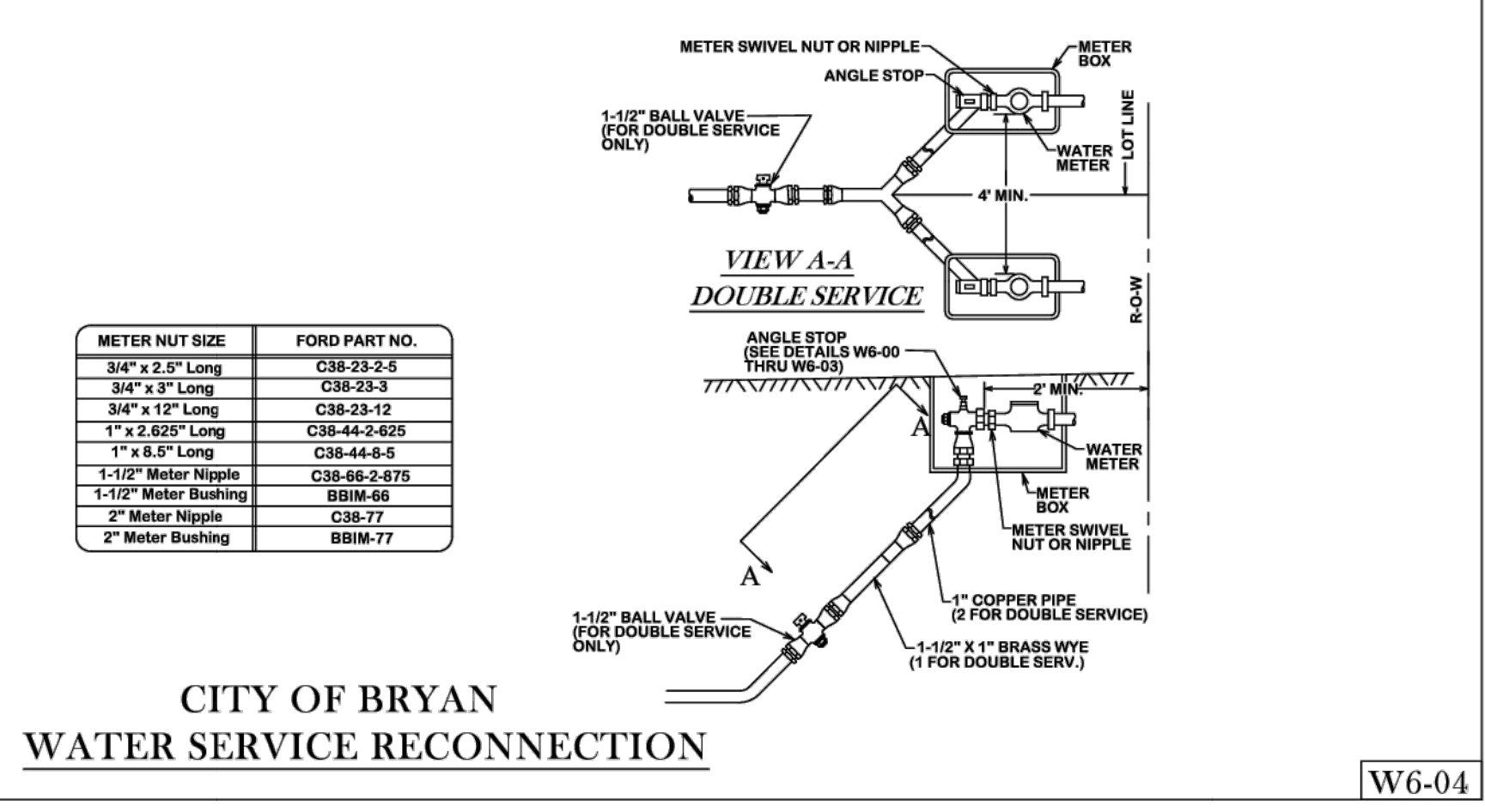
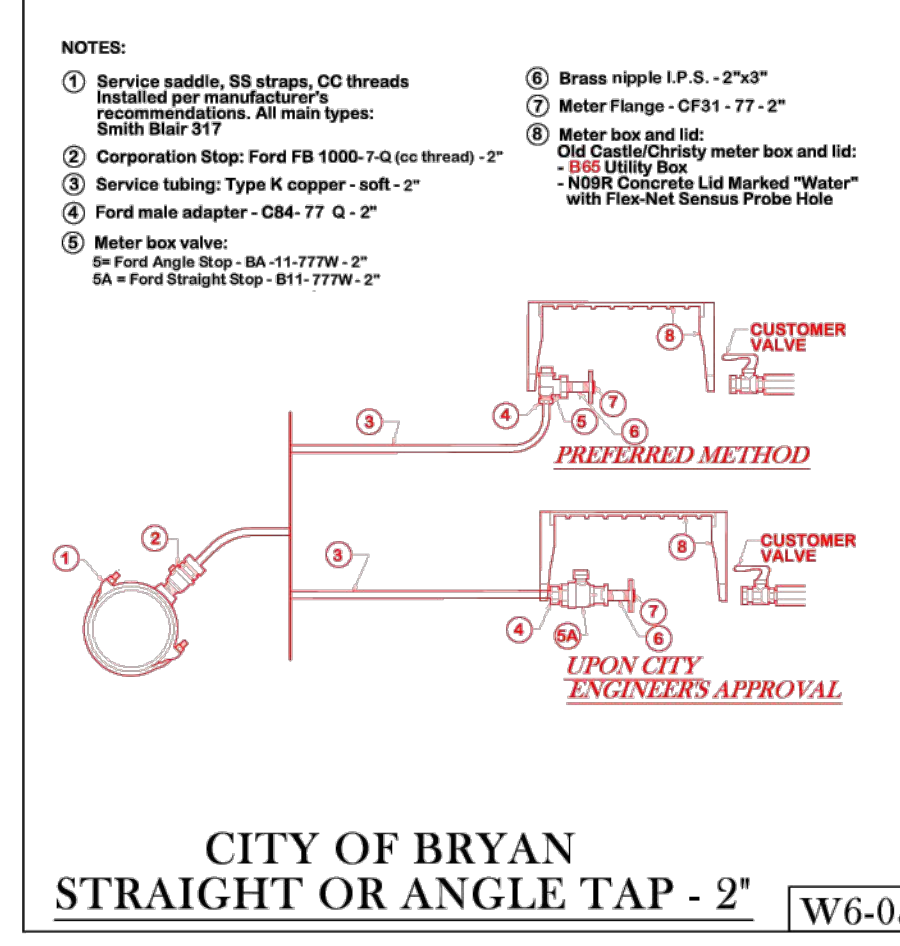
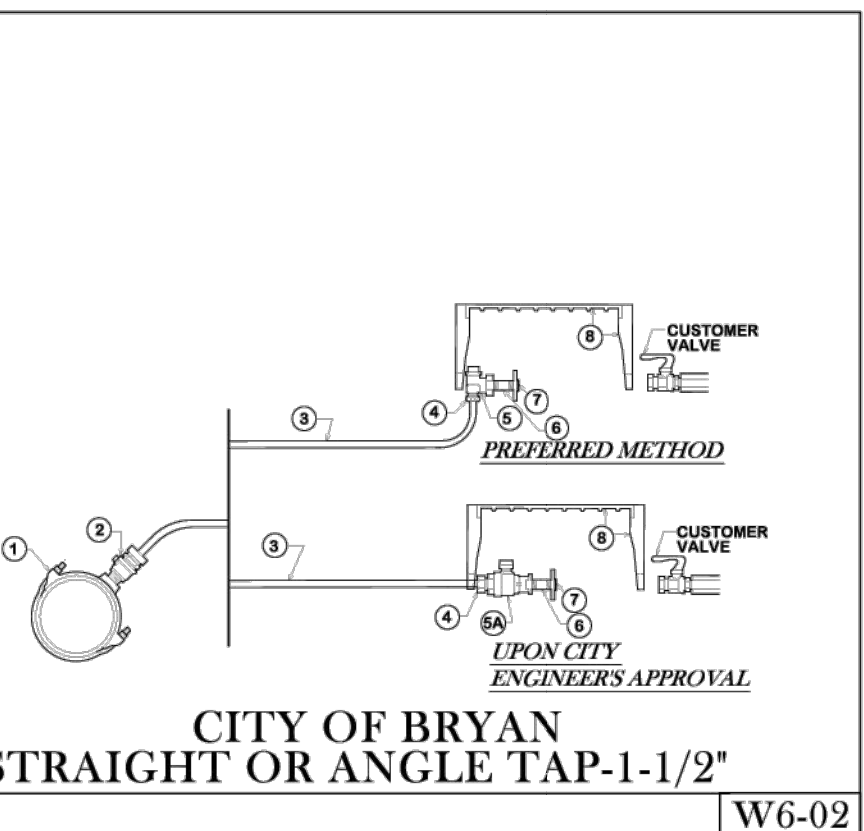
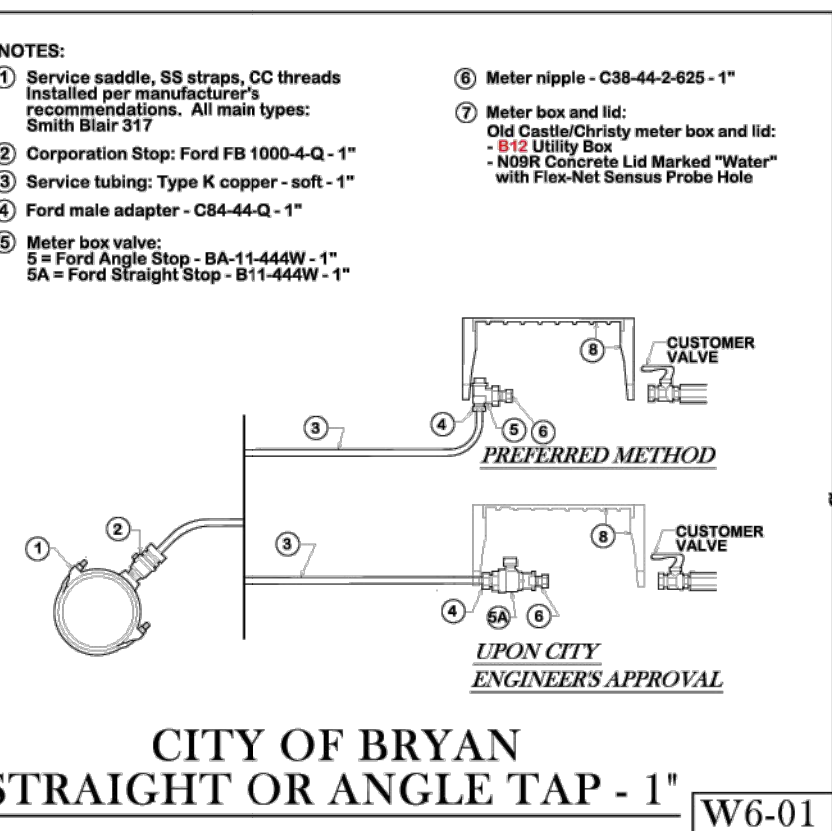
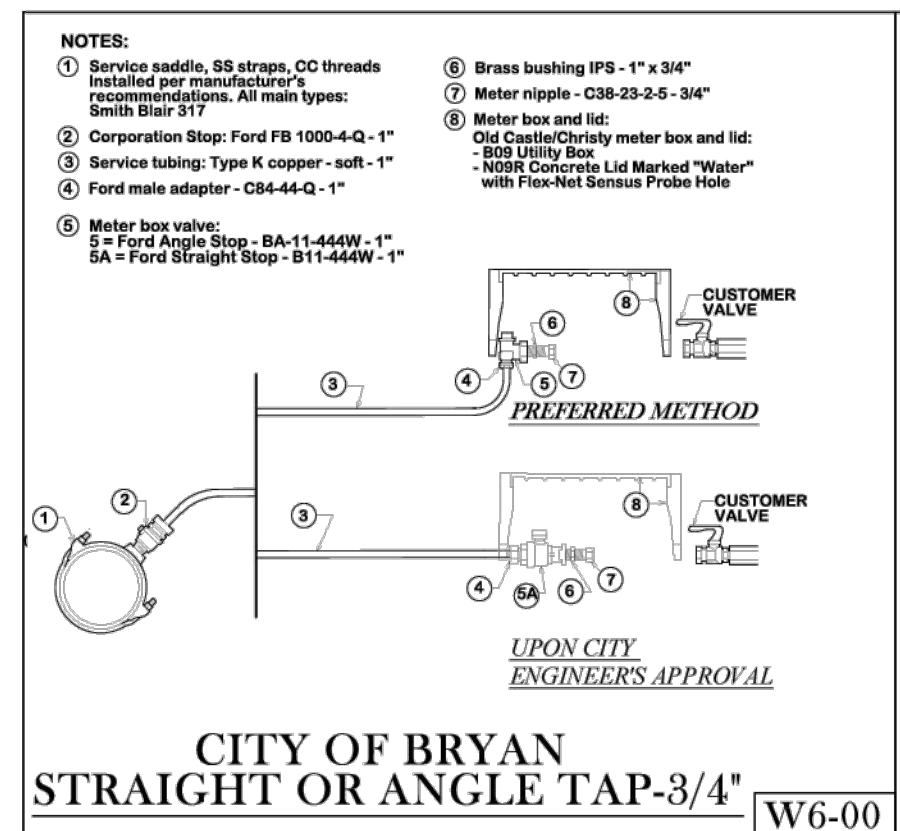
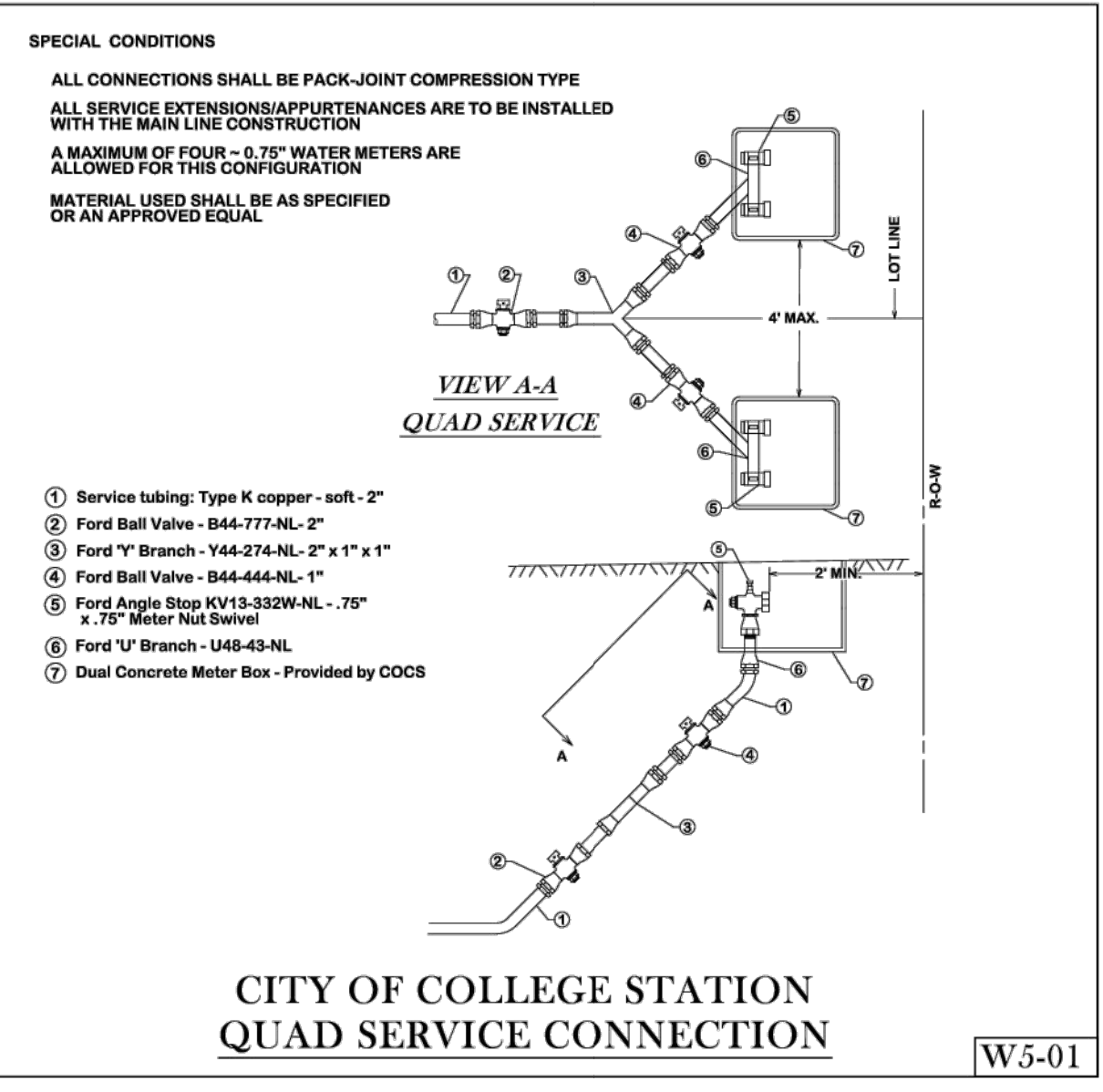
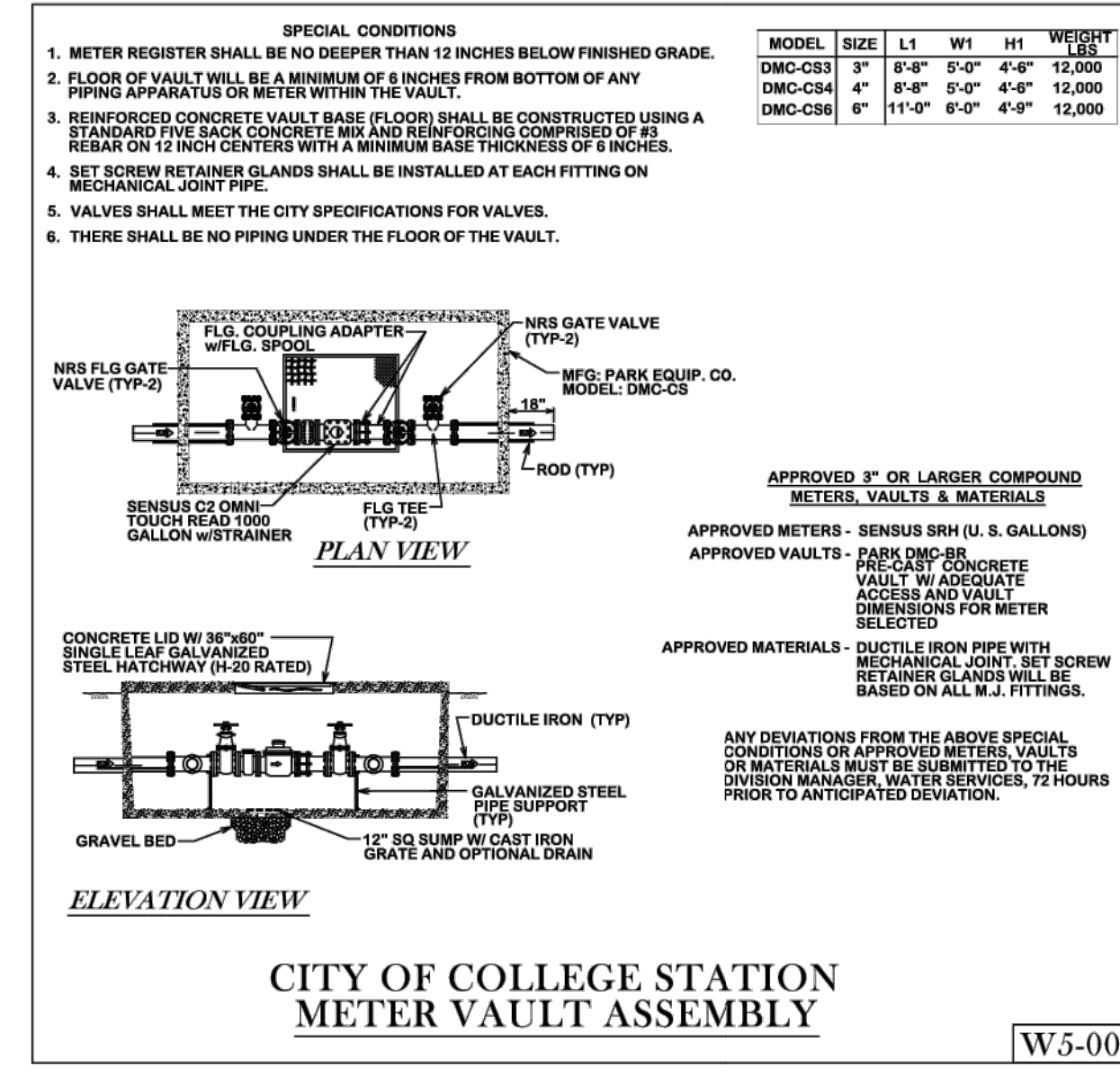
B/C/S STANDARD STREET DETAILS -2
BRAZOS OAKS PHASE II

C-501

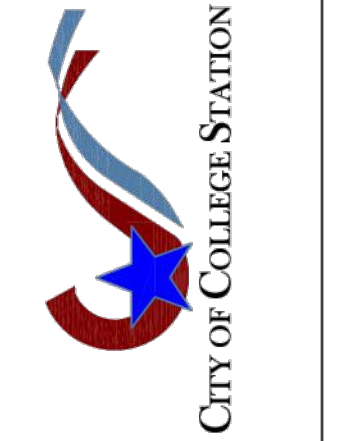
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REVISIONS:

7/1/2016 - Details W6-00 thru W6-04 Accepted for use by COB



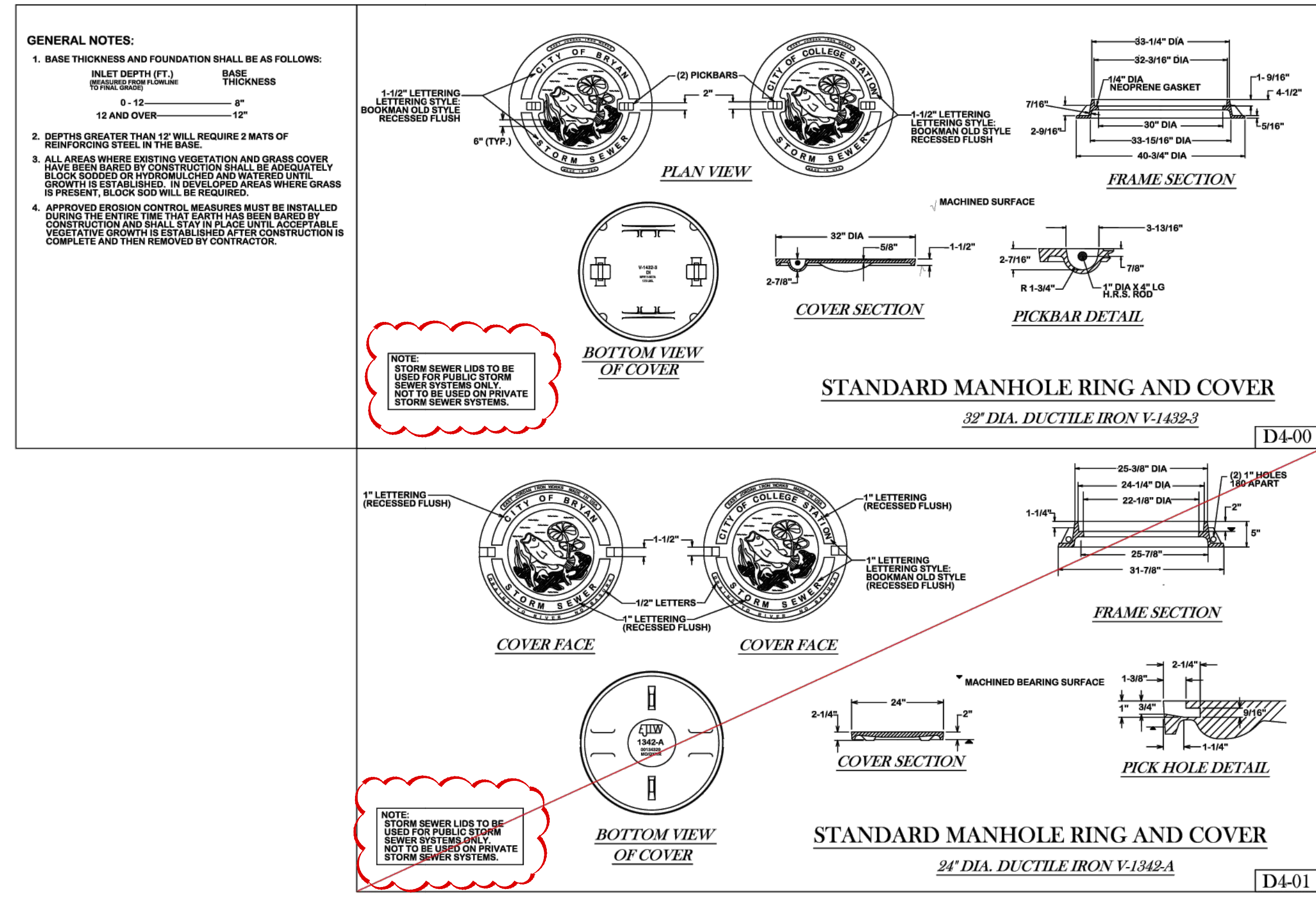
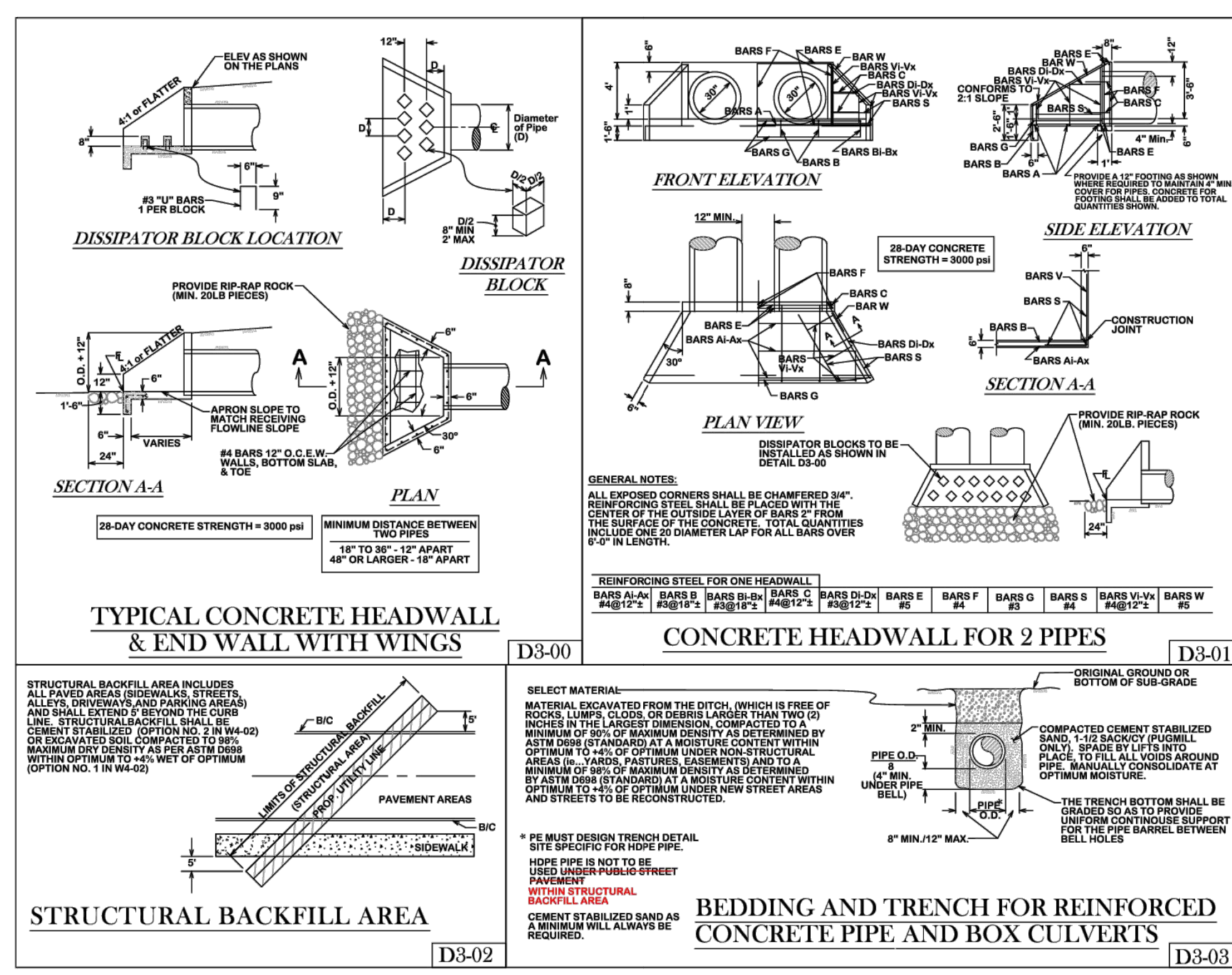
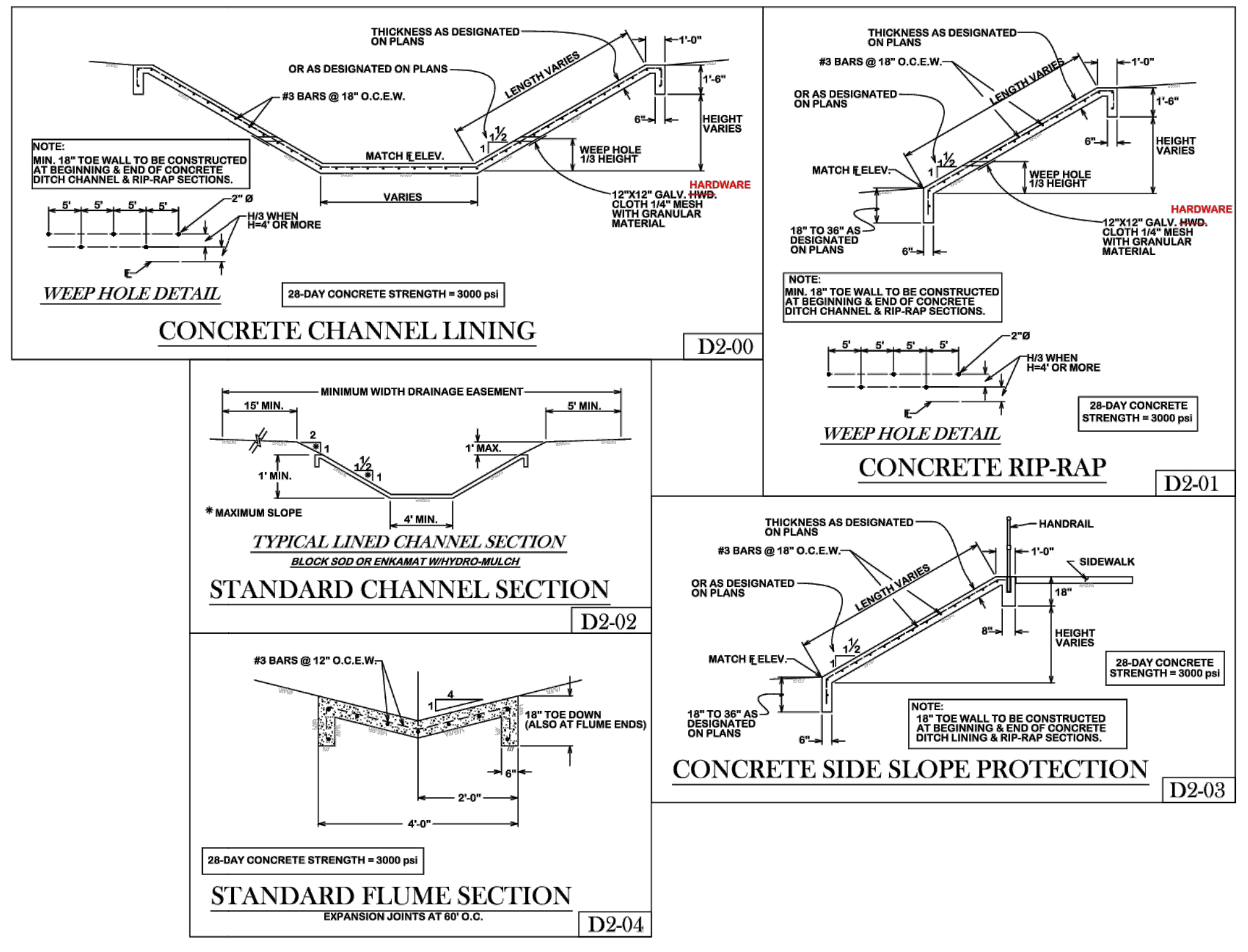
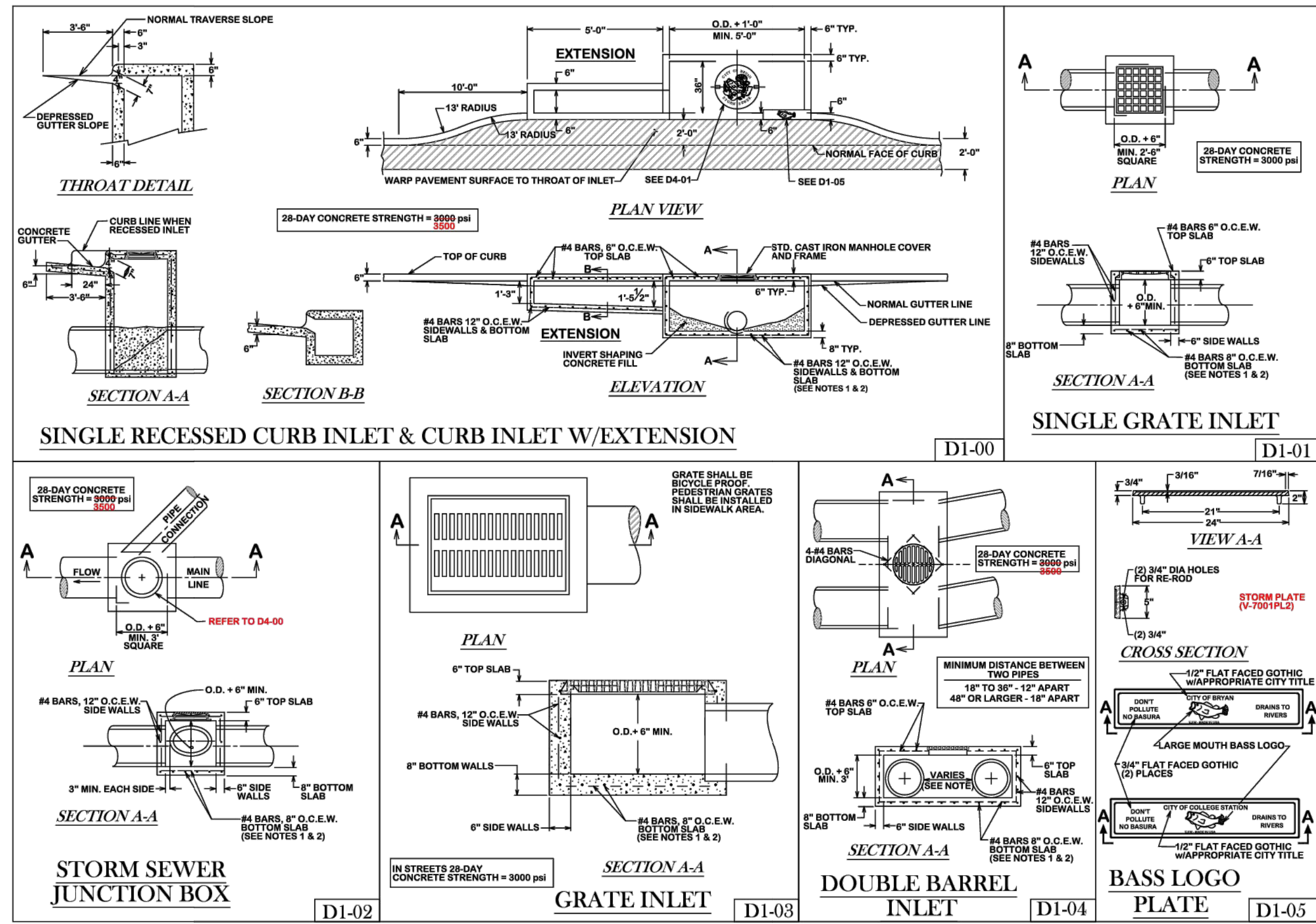
BRYAN - COLLEGE STATION
STANDARD WATER DETAILS



DRAWN BY:
DATE:
SCALE:
APPROVED:

W2

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BRYAN - COLLEGE STATION
STANDARD DRAINAGE DETAILS



DRAWN BY: B.I.
DATE: 12-2020
SCALE: N.T.S.
APPROVED: W.P.K.
FIGURE:
D
SHEET 1 OF 1

Revisions

B/C/S STANDARD DRAINAGE DETAILS
BRAZOS OAKS PHASE II

NOTE: THESE STANDARD SHEETS HAVE BEEN IDENTIFIED UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

REVISIONS:

BRYAN - COLLEGE STATION
STANDARD SIDEWALK DETAILS



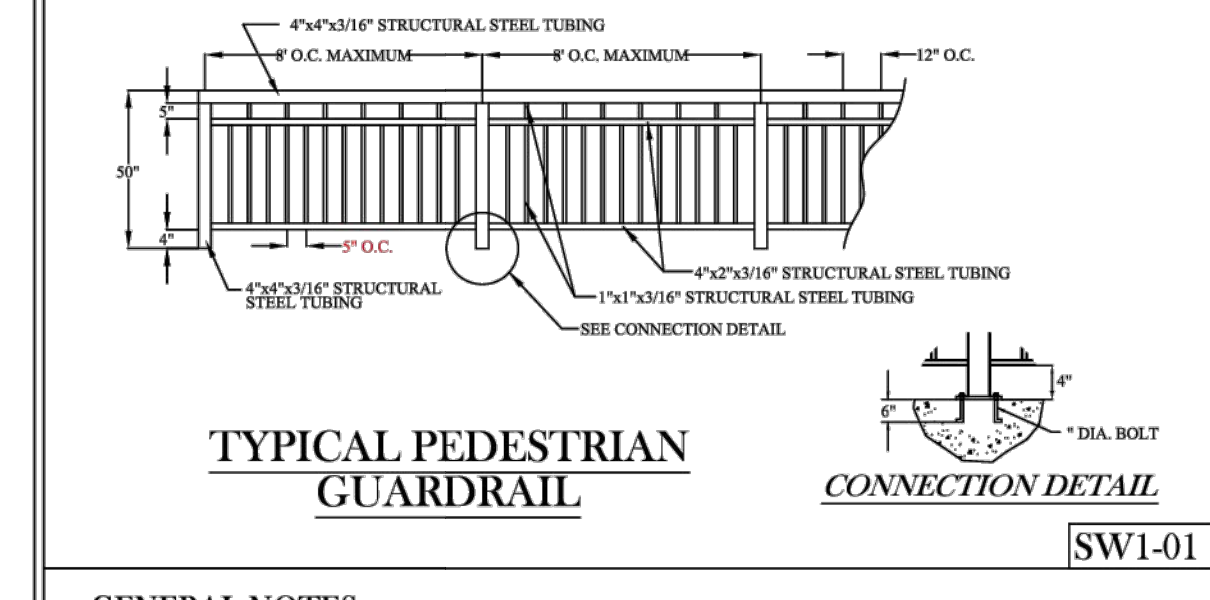
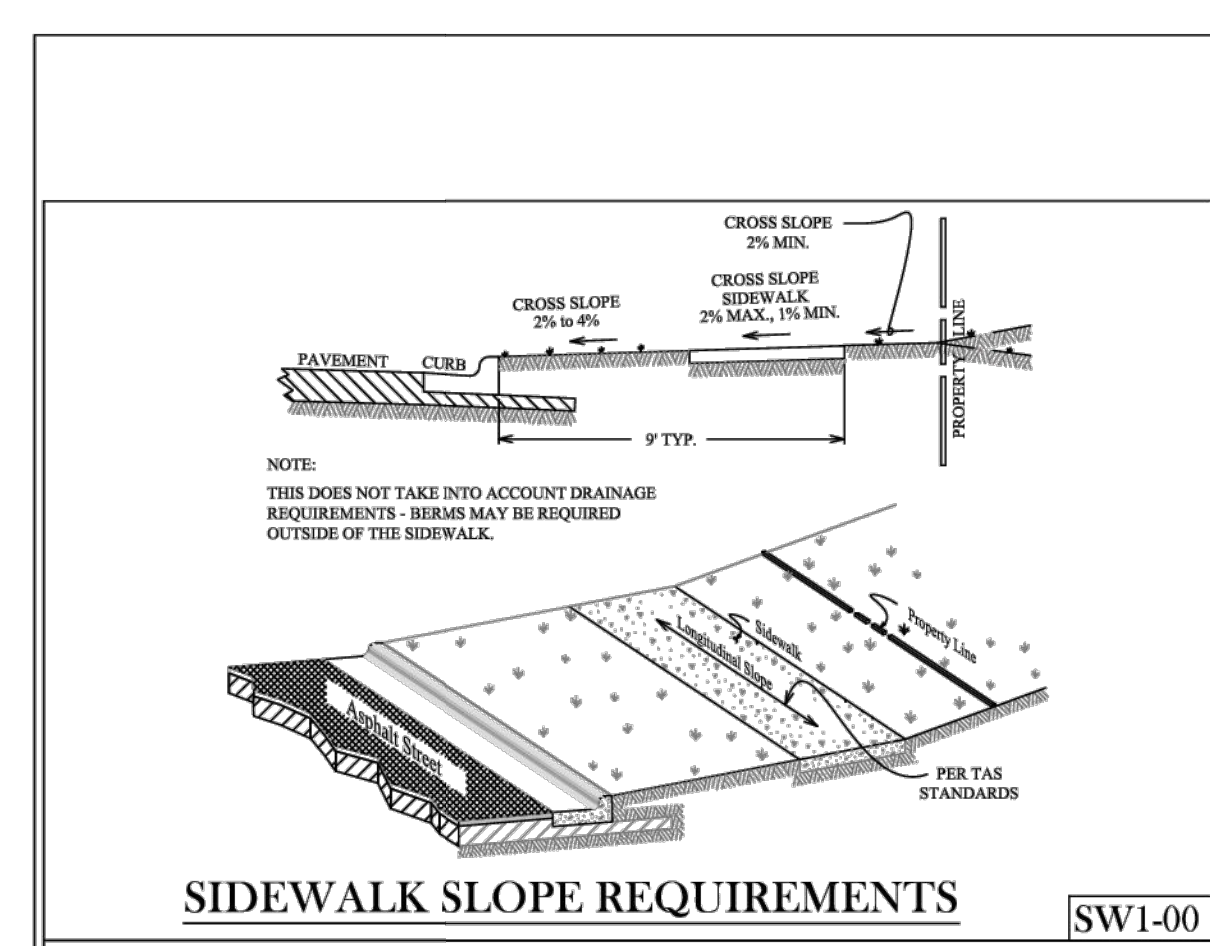
DRAWN BY: B.I.
DATE: 12/2020
SCALE: N.T.S.
APPROVED: W. P. K.

FIGURE:
SW1
SHEET 1 OF 1

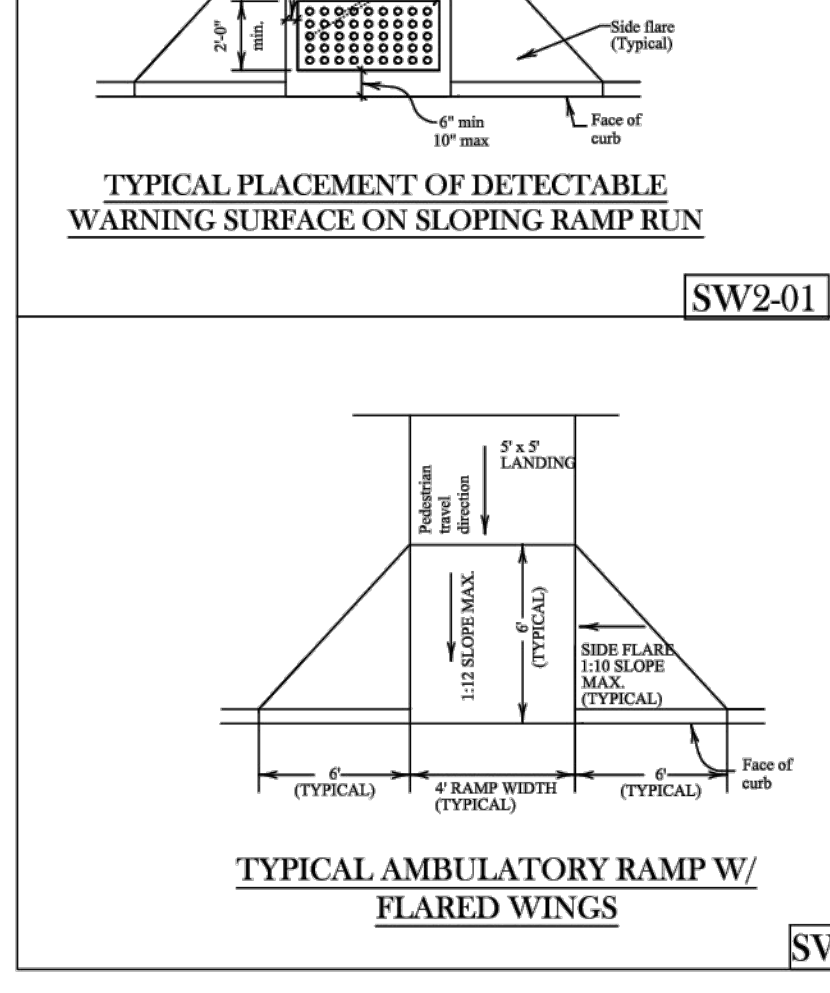
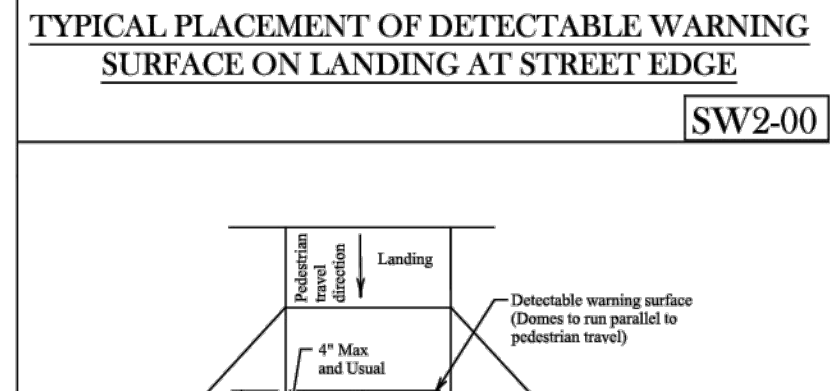
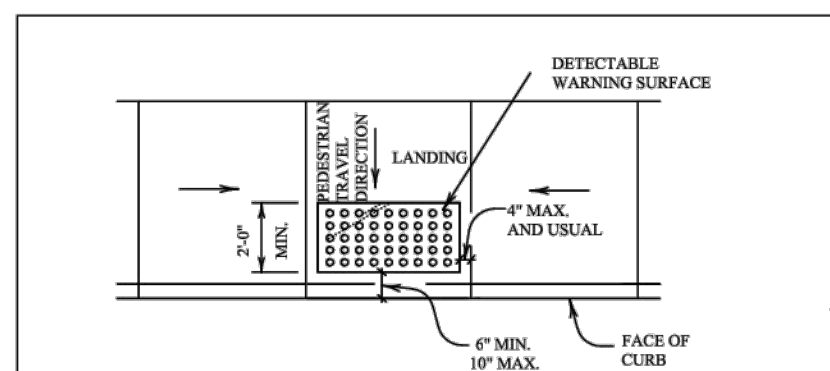
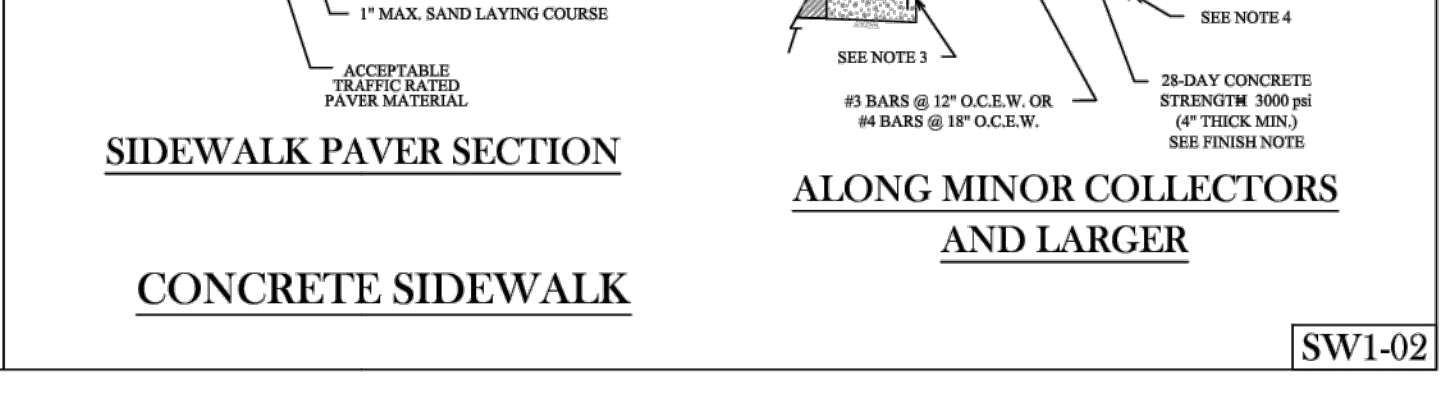
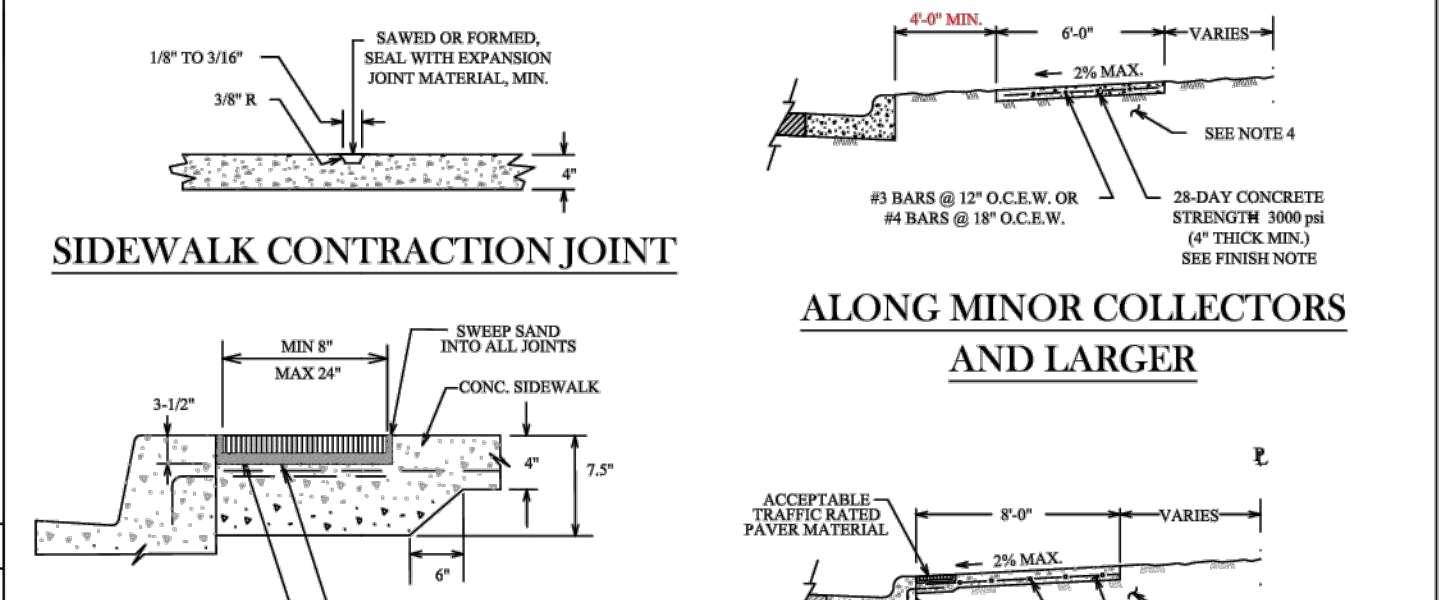
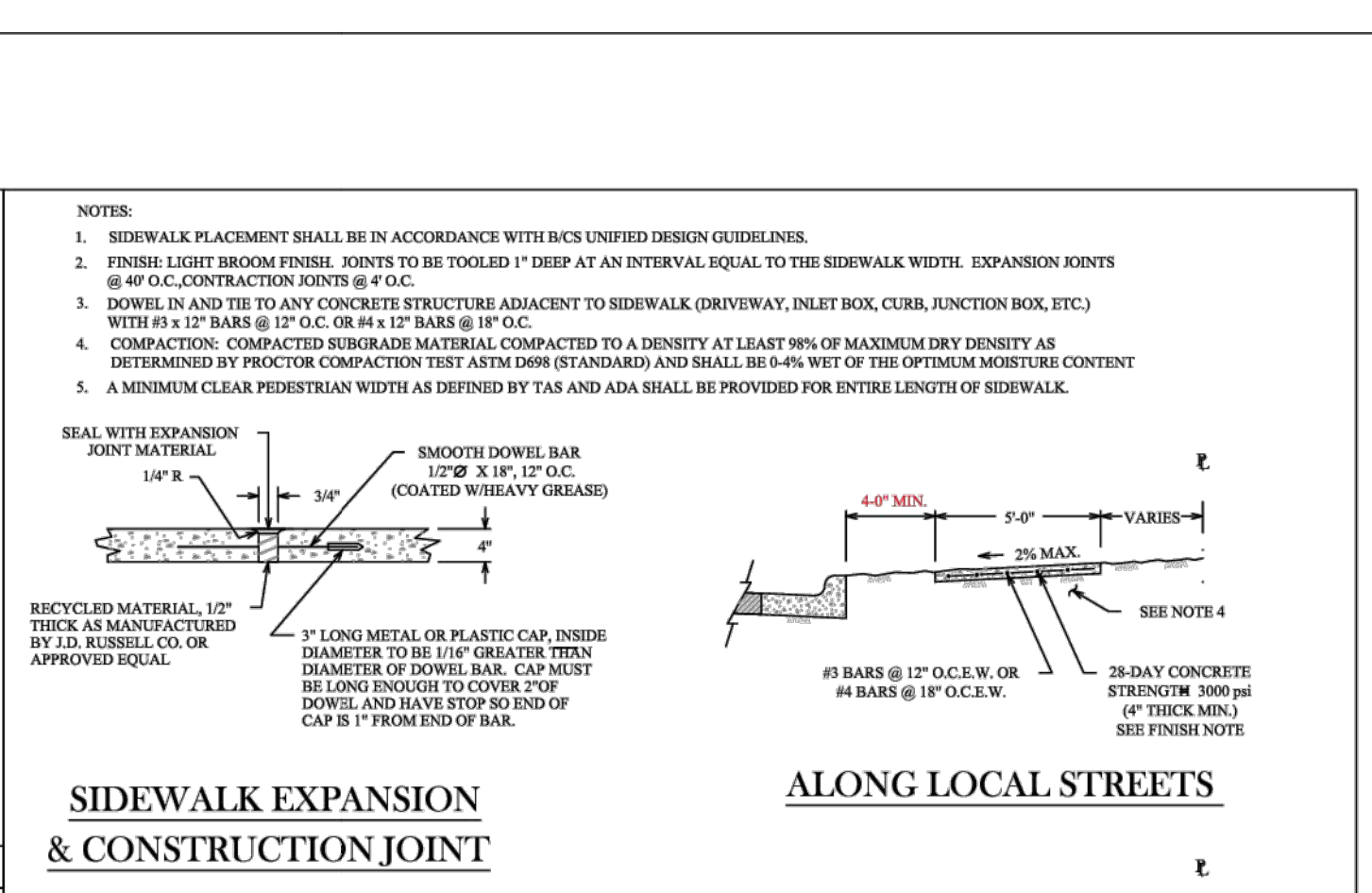
Revisions

B/C/S STANDARD SIDEWALK DETAILS
BRAZOS OAKS PHASE II

C-505



GENERAL NOTES:
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOGGED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOG WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SOGGED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED UP 48 HOURS AFTER EARTH BARK.
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TDOT STANDARDS.
REFER TO SPEC 11 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



DETECTABLE WARNINGS GENERAL NOTES

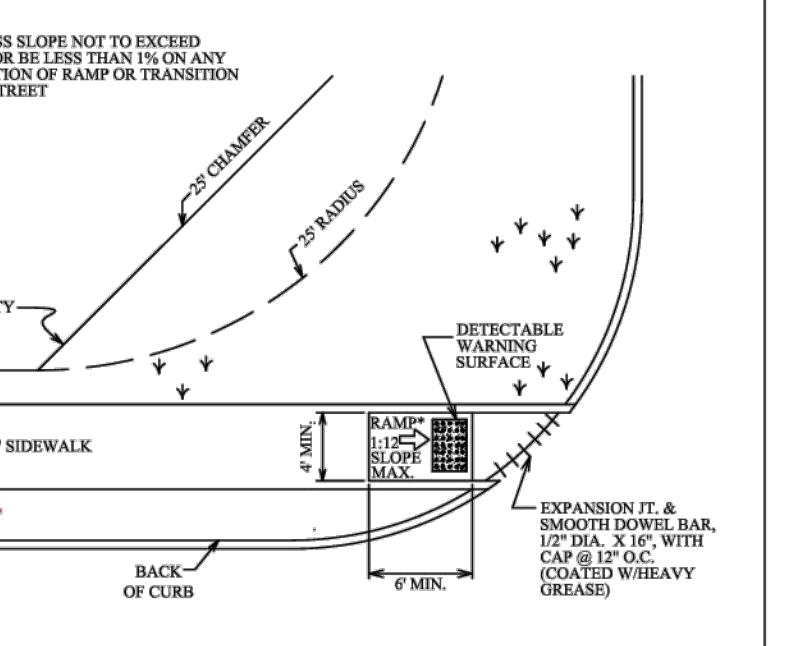
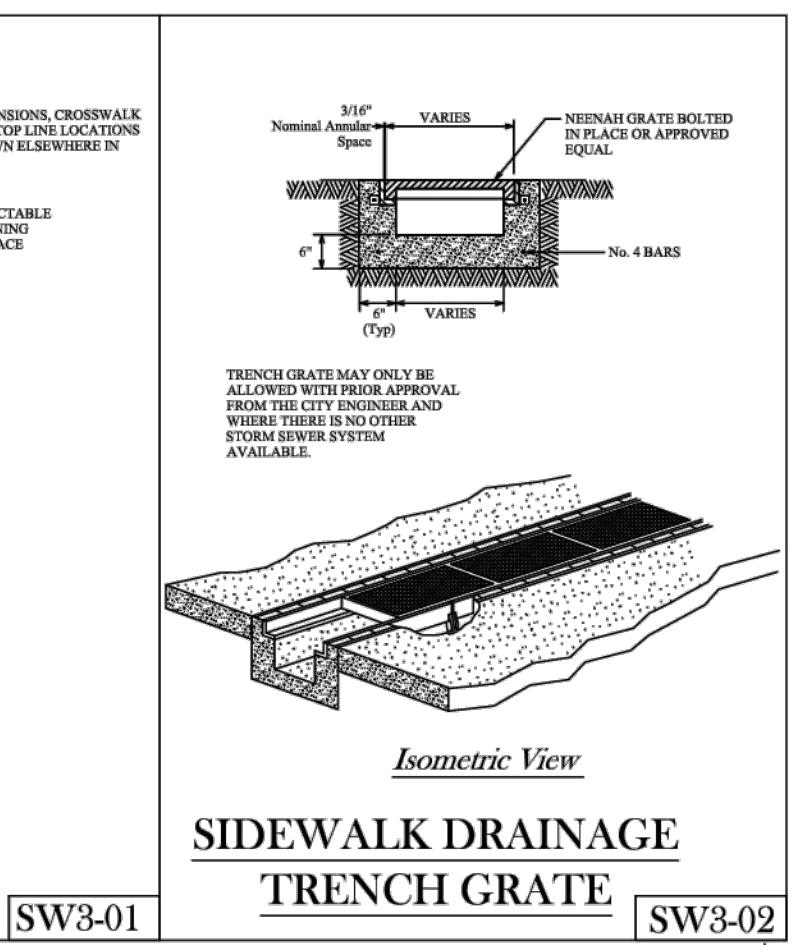
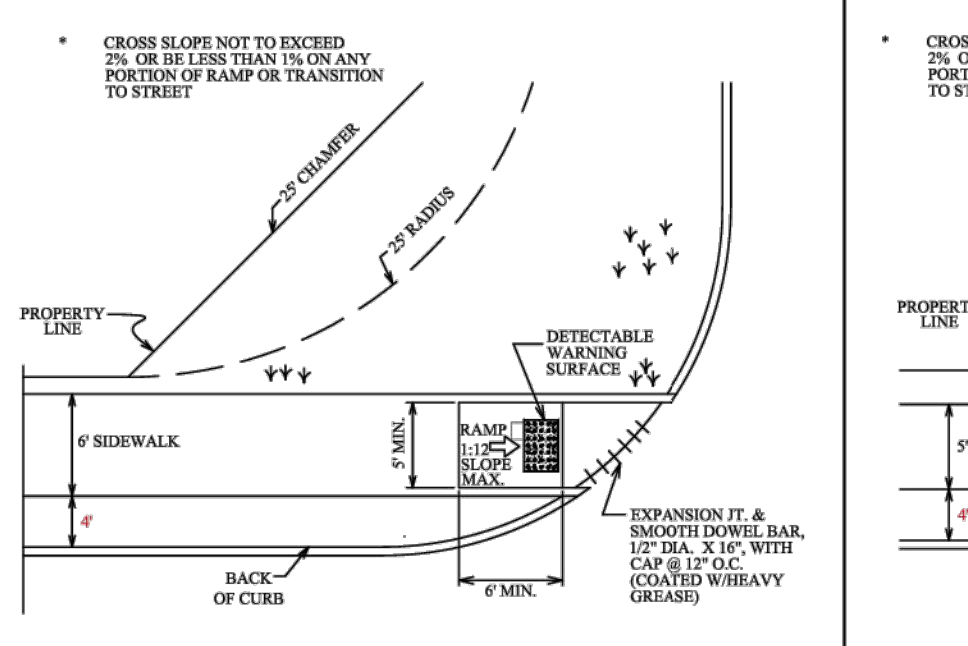
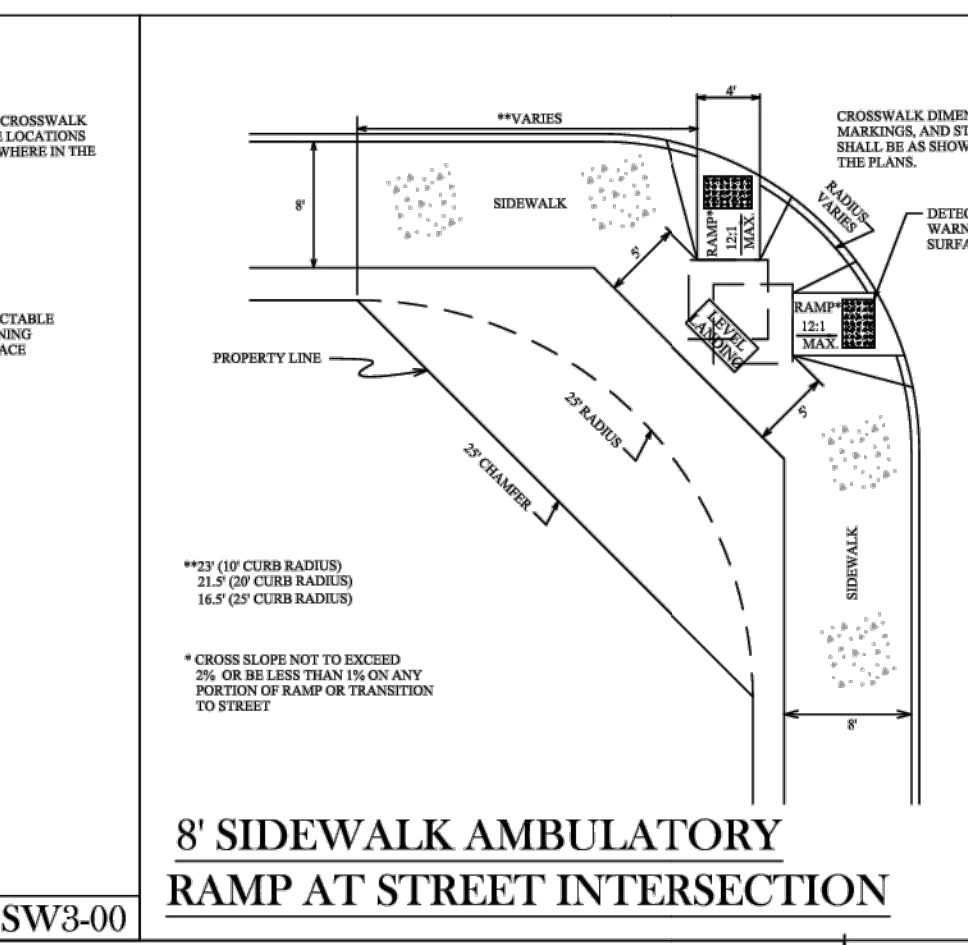
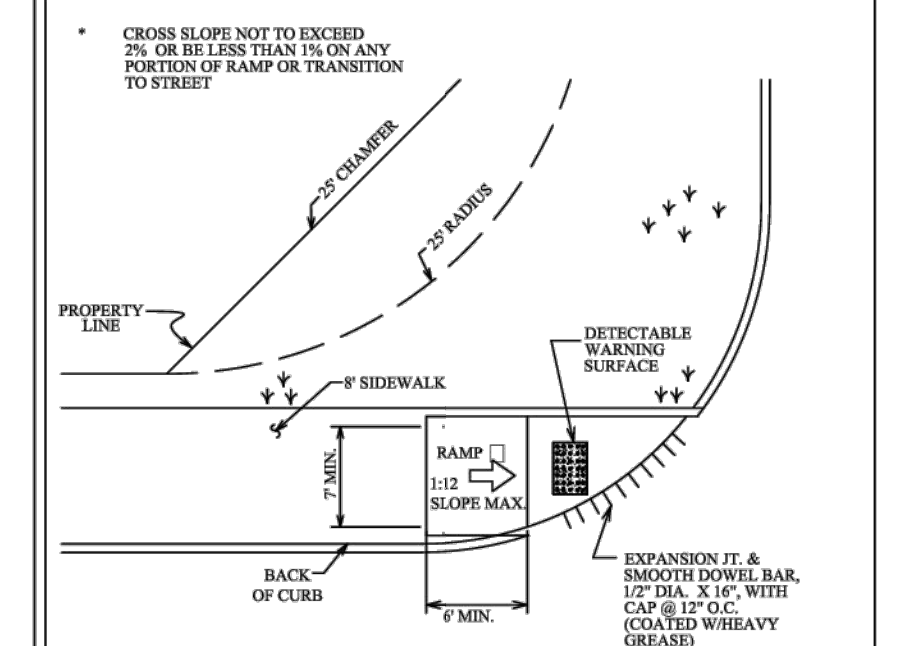
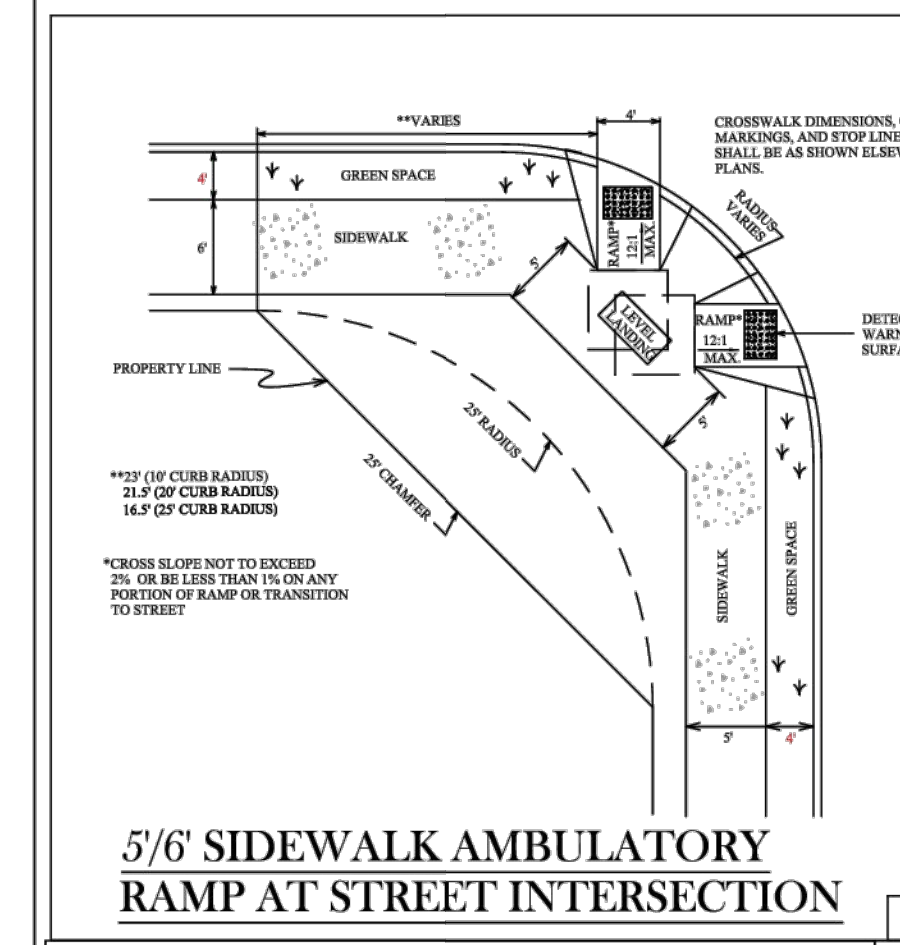
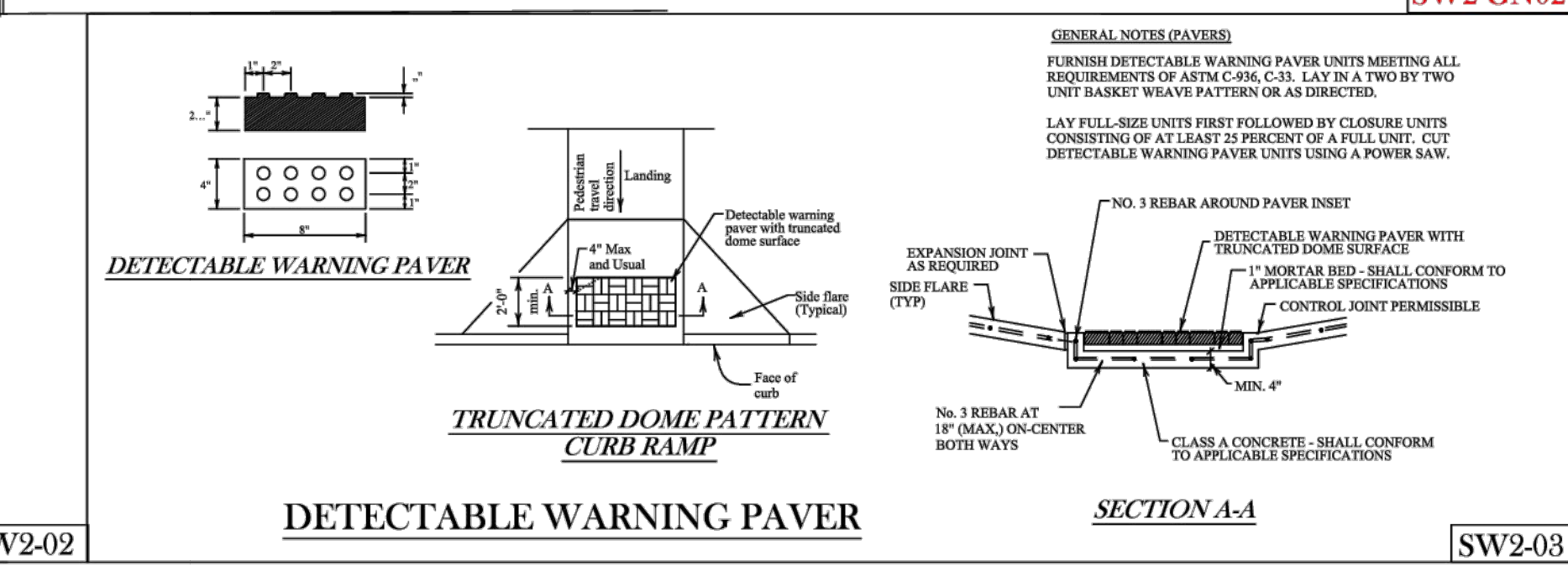
- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOME CURB WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJACENT SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO 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.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALONG TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL ENTERING THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROPRIATE LOCATION FOR THE DETECTABLE 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.
- 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 RADII.
- ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

CROSSWALKS GENERAL NOTES

- CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALK MARKING, HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.
- THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL OR "LADDER" STYLE. THE CITY OF COLLEGE STATION'S PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE. HOWEVER, IN THE WORKAREA AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL OR "LADDER" STYLE IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
- THE LONGITUDINAL "LADDER" STYLE MARKING SHALL BE 2" WIDE AND 8 FEET IN LENGTH SPACED 48-INCHES APART, CONSIST OF 12 WHITE LONGITUDINAL LINES SPACED 24-INCHES APART. LONGITUDINALLY, THESE MARKINGS SHALL EXTEND 8 FEET. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 2-INCH WIDE LINES SEPARATED BY 1 FEET MARKING SHALL ALWAYS MEET TDDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE BE THERMOPLASTIC UNLESS A DIFFERENT MATERIAL IS APPROVED BY THE CITY ENGINEER.
- ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.
- CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

PEDESTRIAN FACILITIES GENERAL NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS NECESSARY.
- LANDINGS SHALL BE A 9' X 9' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHILE CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VERTICAL TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE OF SIDEWALK AND CURB RAMP IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHER 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 REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND IF TAC 68.8E.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 9' 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 RAMPS 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 RAMPS. PROVIDE CURB RAMPS OVER OR ON ACCESSIBLE ROUTE CROSSINGS (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALKS AND ANY OTHER ELEMENTS WITH PENOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.



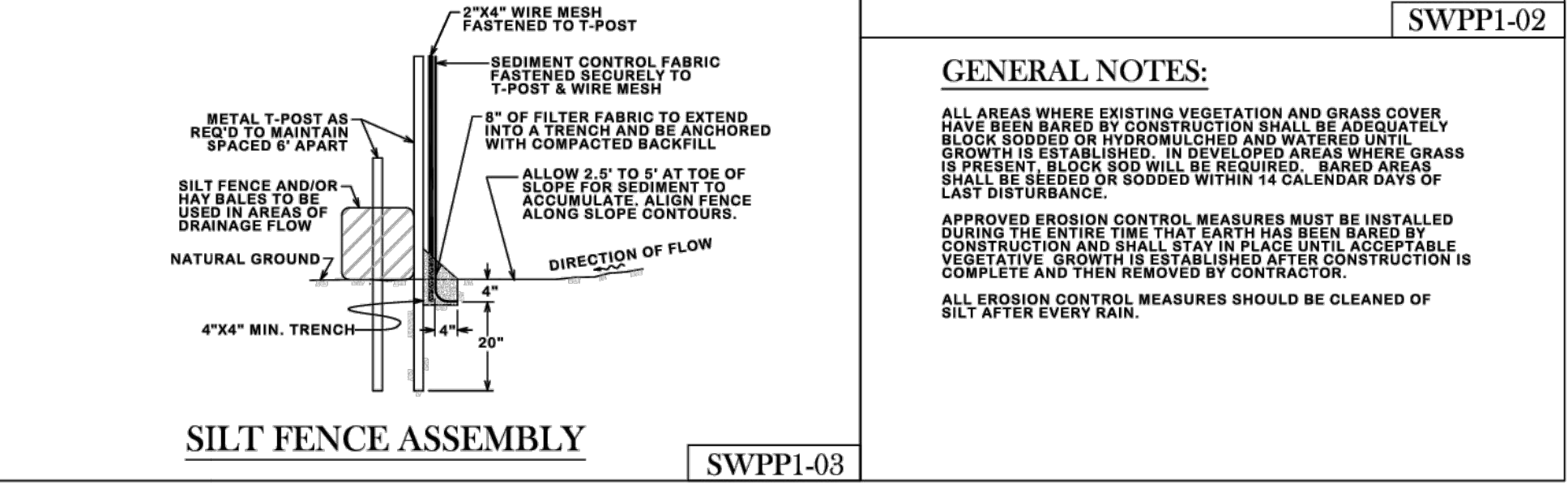
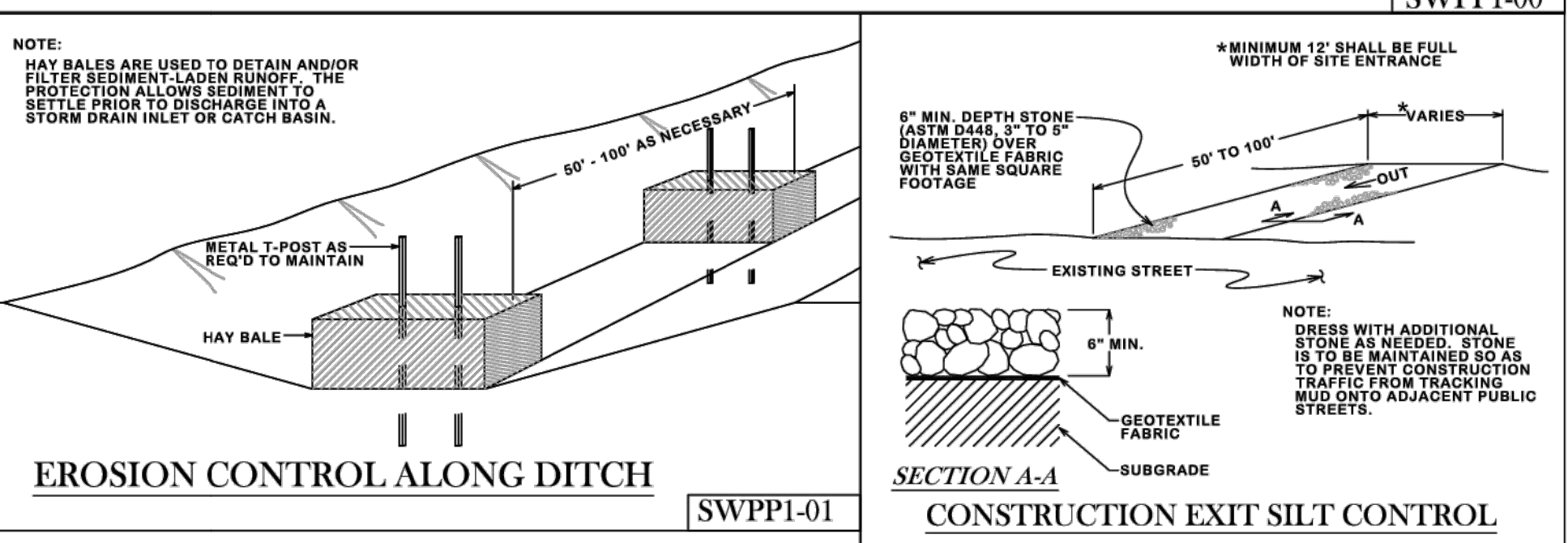
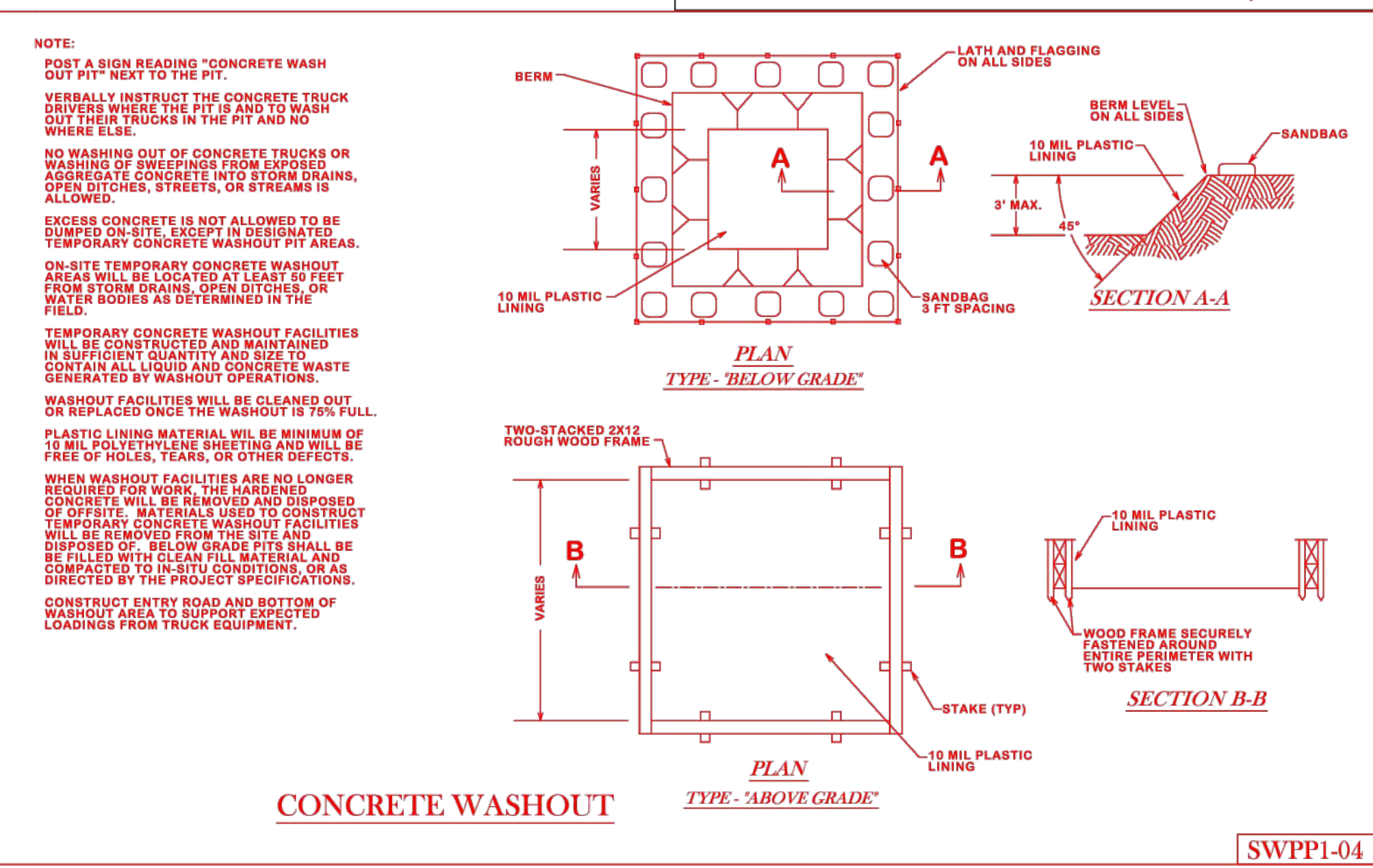
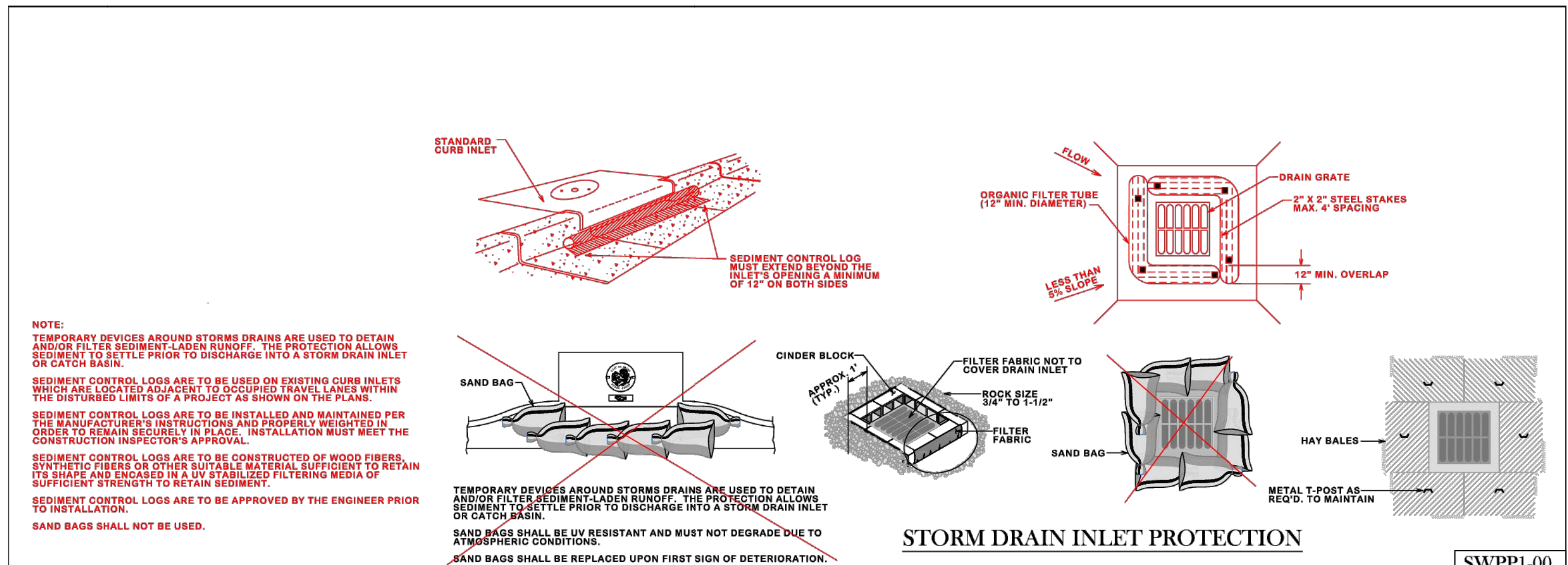
REVISIONS:

**BRYAN - COLLEGE STATION
STANDARD STORM WATER
POLLUTION PREVENTION DETAILS**



DRAWN BY: B.I.
DATE: 12/2020
SCALE: N T S
APPROVED: W.P.K.

FIGURE:
SWPP
SHEET 1 OF 1



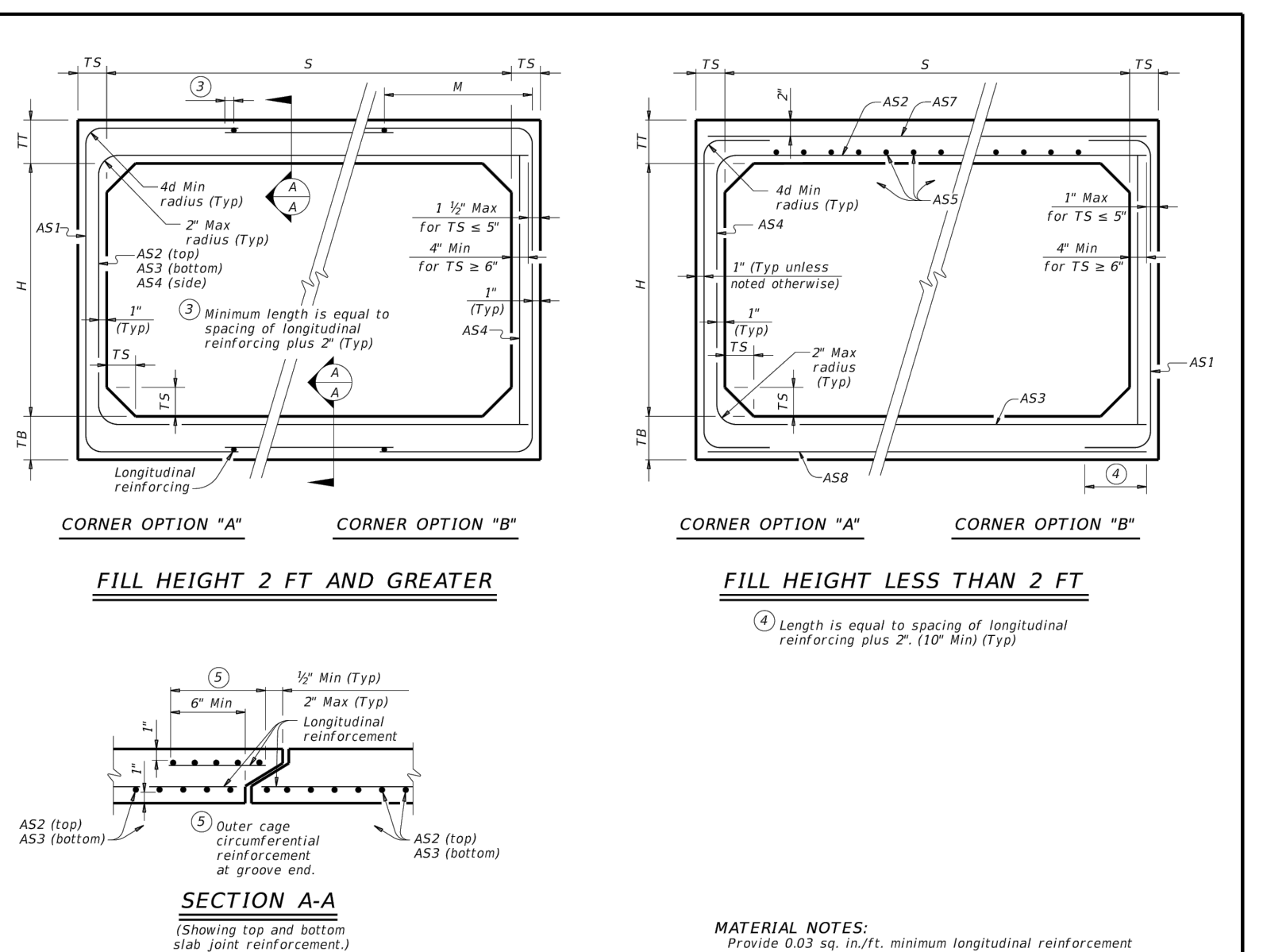
Revisions

B/C/S STANDARD STORM WATER POLLUTION
PREVENTION DETAILS
BRAZOS OAKS PHASE II

NOTE: THESE STANDARD SHEETS HAVE BEEN IDENTIFIED UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

BOX DATA

SECTION DIMENSIONS				Fill Height (ft.)	M (ft.)	REINFORCING (sq. in. / ft.)							Lift Weight (lb/ft)
S (ft.)	H (ft.)	TB (in.)	TS (in.)			AS1 (ft.)	AS2 (ft.)	AS3 (ft.)	AS4 (ft.)	AS5 (ft.)	AS7 (ft.)	AS8 (ft.)	
6	2	7	7	2	< 2	0.23	0.27	0.19	0.17	0.19	0.19	7.2	6.8
6	2	7	7	3	5	0.25	0.21	0.17	0.17	-	-	6.8	6.8
6	2	7	7	3	5	0.20	0.17	0.17	0.17	-	-	6.8	6.8
6	2	7	7	15	39	0.26	0.20	0.20	0.17	-	-	6.8	6.8
6	2	7	7	20	39	0.34	0.26	0.17	-	-	-	6.8	6.8
6	2	7	7	25	39	0.43	0.32	0.17	-	-	-	6.8	6.8
6	2	7	7	30	39	0.52	0.38	0.17	-	-	-	6.8	6.8
6	3	8	7	7	< 2	0.20	0.31	0.22	0.17	0.19	0.19	7.9	7.5
6	3	7	7	2	< 3	0.21	0.24	0.19	0.17	-	-	7.5	7.5
6	3	7	7	3	5	0.18	0.17	0.17	0.17	-	-	7.5	7.5
6	3	7	7	10	39	0.17	0.18	0.19	0.17	-	-	7.5	7.5
6	3	7	7	15	38	0.22	0.24	0.24	0.17	-	-	7.5	7.5
6	3	7	7	20	38	0.28	0.31	0.31	0.17	-	-	7.5	7.5
6	3	7	7	25	38	0.35	0.38	0.39	0.17	-	-	7.5	7.5
6	3	7	7	30	38	0.42	0.46	0.46	0.17	-	-	7.5	7.5
6	4	8	7	7	< 2	0.19	0.34	0.25	0.17	0.19	0.19	8.6	8.2
6	4	7	7	2	< 3	0.19	0.27	0.21	0.17	-	-	8.2	8.2
6	4	7	7	3	5	0.17	0.21	0.19	0.17	-	-	8.2	8.2
6	4	7	7	10	39	0.17	0.20	0.21	0.17	-	-	8.2	8.2
6	4	7	7	15	38	0.18	0.27	0.27	0.17	-	-	8.2	8.2
6	4	7	7	20	38	0.24	0.34	0.35	0.17	-	-	8.2	8.2
6	4	7	7	25	38	0.29	0.43	0.42	0.17	-	-	8.2	8.2
6	4	7	7	30	38	0.35	0.51	0.52	0.17	-	-	8.2	8.2
6	5	8	7	7	< 2	0.19	0.37	0.28	0.17	0.19	0.19	9.3	8.9
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6	5	7	7	10	39	0.17	0.22	0.23	0.17	-	-	8.9	8.9
6	5	7	7	15	38	0.17	0.28	0.29	0.17	-	-	8.9	8.9
6	5	7	7	20	38	0.20	0.37	0.38	0.17	-	-	8.9	8.9
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6	6	7	7	15	39	0.17	0.29	0.31	0.17	-	-	9.6	9.6
6	6	7	7	20	39	0.18	0.38	0.39	0.17	-	-	9.6	9.6
6	6	7	7	25	38	0.23	0.46	0.48	0.17	-	-	9.6	9.6
6	6	7	7	30	38	0.27	0.55	0.57	0.17	-	-	9.6	9.6



HL93 LOADING

Texas Department of Transportation
Bridge Division Standard

**SINGLE BOX CULVERTS
PRECAST
6'-0" SPAN**

SCP-6

Rev. CD-SCP6-2019
February 2020

1 For box length = 6'-0"

2 AS1 thru AS4 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.

TABLE OF DIMENSIONS AND REINFORCING STEEL
(2-wings)

Dimensions	Variable Reinforcing	Estimated Quantities					
W	X	Y	Z	Bars J1	Bars J2	Rein (lb/ft)	Conc (CY/ft)
2'-0"	2'-5"	1'-0"	9"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	#4	1'-0"	37.07	0.261
3'-0"	2'-5"	1'-0"	9"	#4	1'-0"	37.24	0.273
4'-0"	2'-5"	1'-0"	9"	#4	1'-0"	38.41	0.285
4'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	45.09	0.343
5'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-0"	#5	1'-0"	60.19	0.486
9'-0"	4'-2"	2'-0"	1'-0"	#5	1'-0"	61.49	0.535
10'-0"	5'-2"	2'-0"	2'-0"	#5	1'-0"	67.25	0.584
11'-0"	5'-2"	2'-0"	2'-0"	#6	1'-0"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-0"	#7	1'-0"	162.29	0.721
13'-0"	6'-2"	3'-0"	2'-0"	#7	1'-0"	178.80	0.856
14'-0"	7'-2"	3'-0"	3'-0"	#8	1'-0"	216.78	0.959
15'-0"	7'-2"	4'-0"	3'-0"	#9	1'-0"	283.06	1.068
16'-0"	8'-2"	4'-0"	3'-0"	#9	1'-0"	297.02	1.234

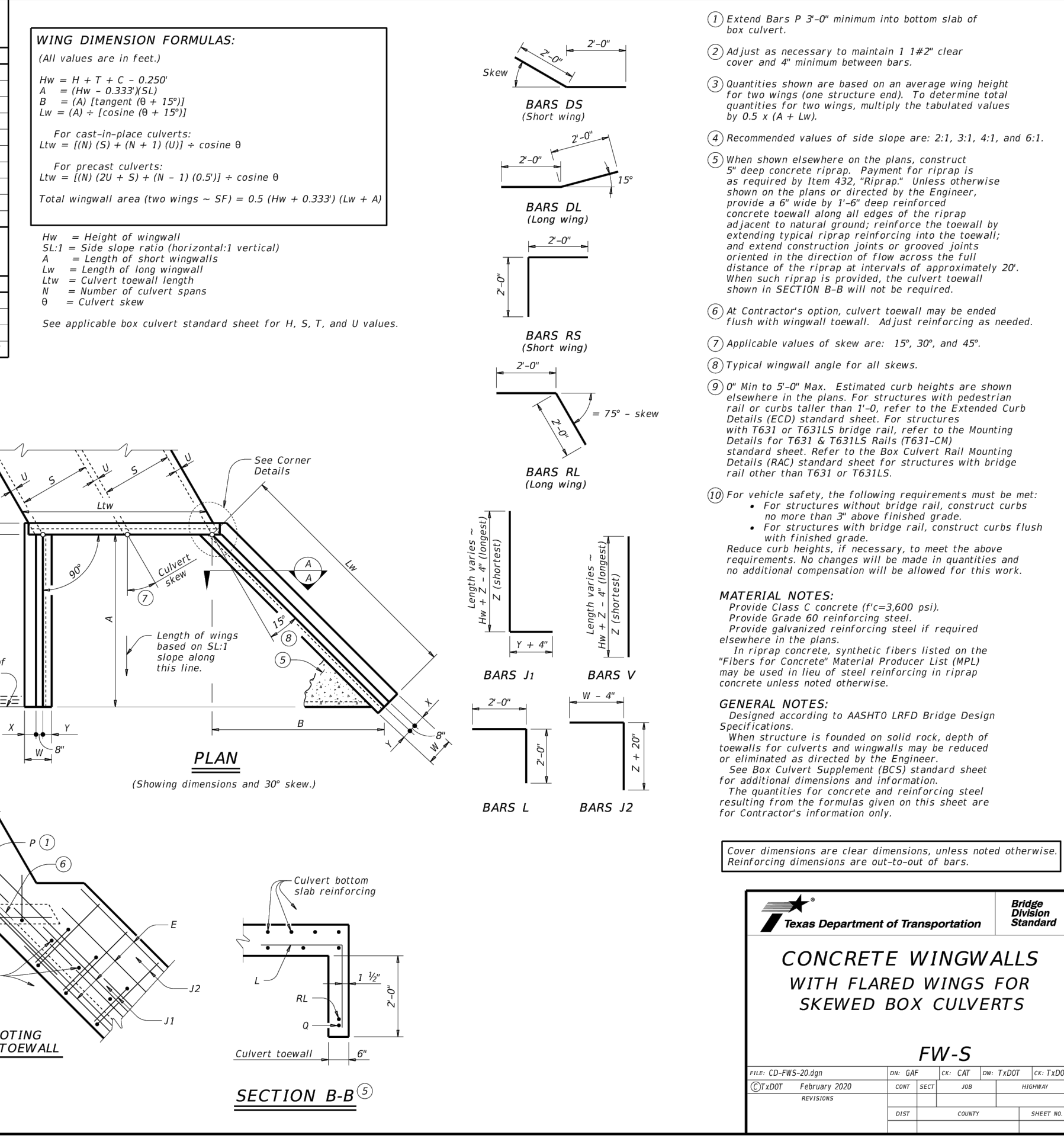
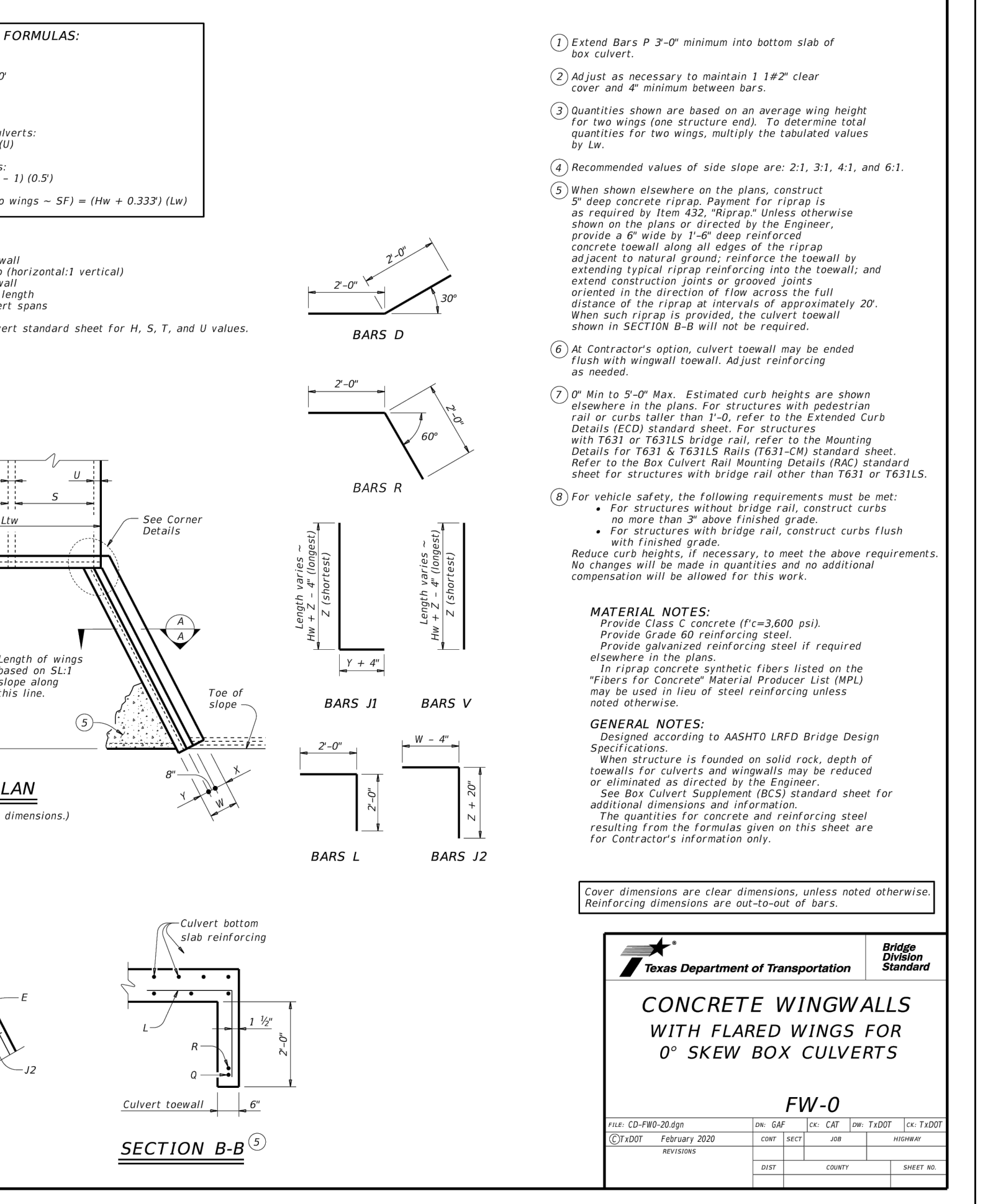


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5'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	45.09	0.343
5'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-0"	1'-0"	#4	1'-0"	46.42	0.367
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9'-0"	4'-2"	2'-0"	1'-0"	#5	1'-0"	61.49	0.535
10'-0"	5'-2"	2'-0"	2'-0"	#5	1'-0"	67.25	0.584
11'-0"	5'-2"	2'-0"	2'-0"	#6	1'-0"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-0"	#7	1'-0"	162.29	0.721
13'-0"	6'-2"	3'-0"	2'-0"	#7	1'-0"	178.80	0.856
14'-0"	7'-2"	3'-0"	3'-0"	#8	1'-0"	216.78	0.959
15'-0"	7'-2"	4'-0"	3'-0"	#9	1'-0"	283.06	1.068
16'-0"	8'-2"	4'-0"	3'-0"	#9	1'-0"	297.02	1.234



Revisions

TxDOT RCB STANDARDS
BRAZOS OAKS PHASE II

C-507

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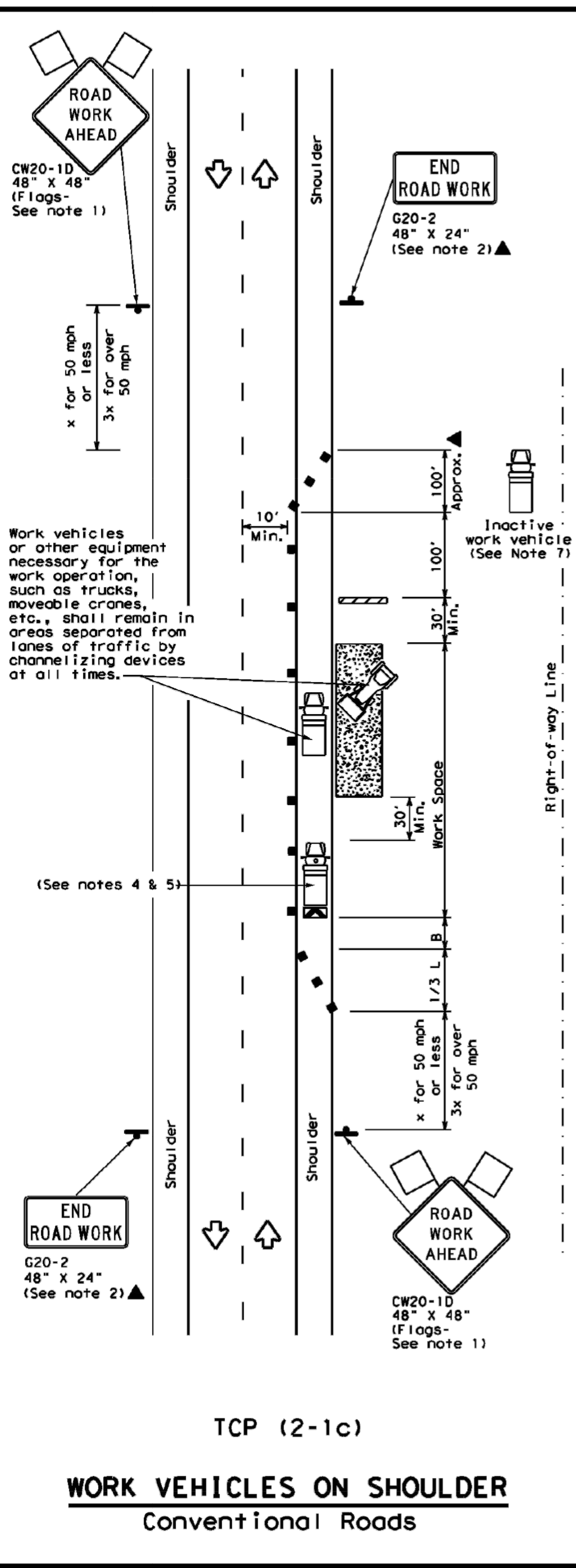
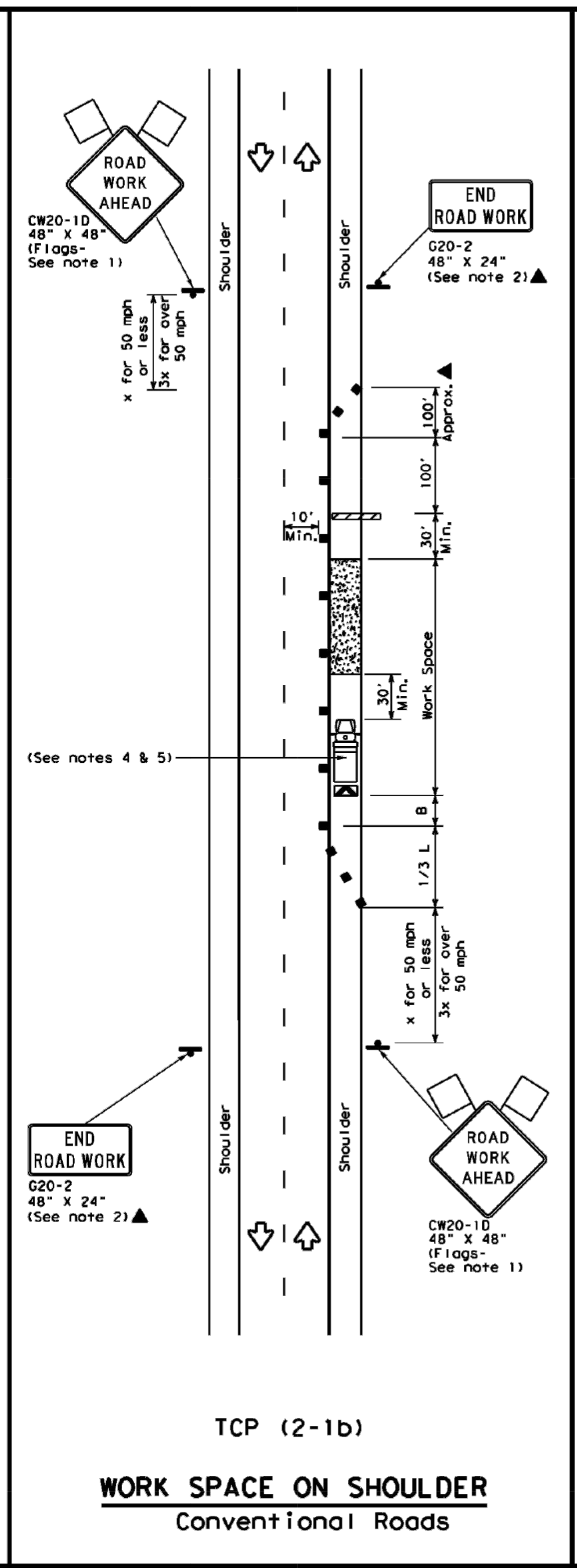
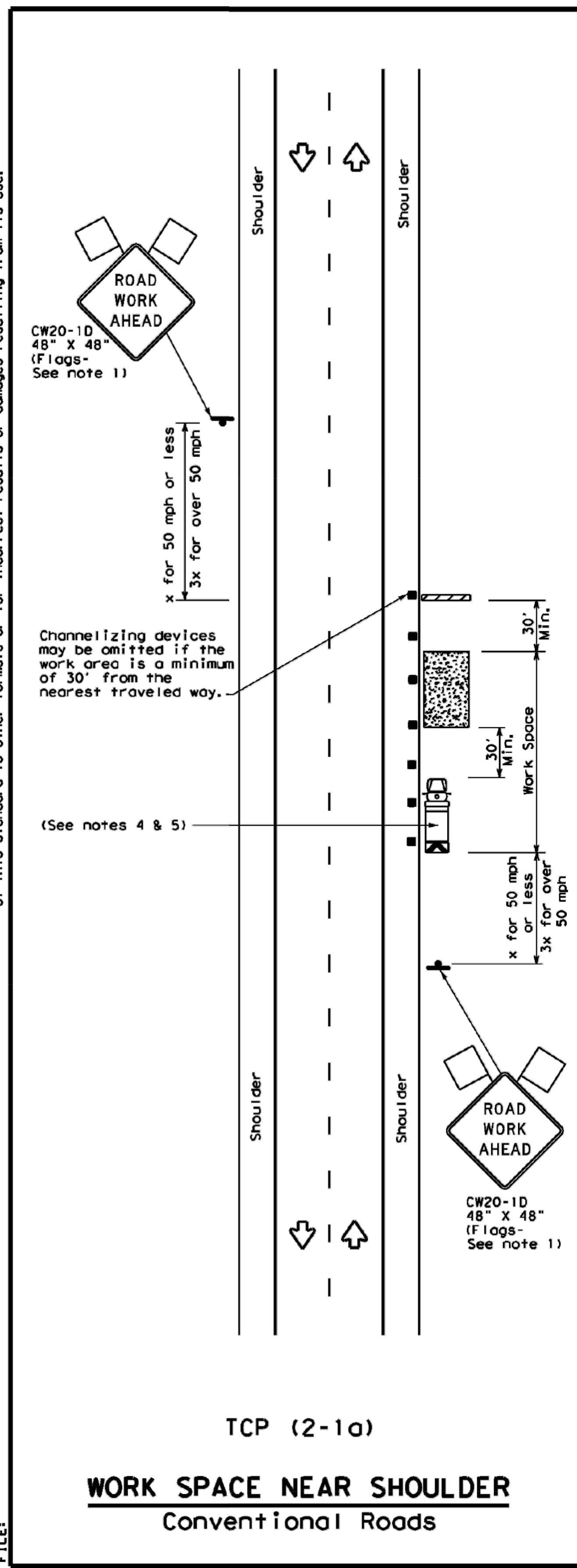
JAMES T. BATHENORST
LICENSED PROFESSIONAL ENGINEER
on MAY 26, 2026

MAV 2026
Designed by: JTB
Checked by: RBG
Created by: JTB

Prepared For:
TEPLE PARTNERS, INC
1302 S CAPITAL OF TEXAS HWY
AUSTIN, TX 78746
512.329.5755

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LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x"	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	L = WS ² / 60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70	700'	770'	840'	70'	140'	800'	475'	
75	750'	825'	900'	75'	150'	900'	540'	

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

- GENERAL NOTES**
- Flags attached to signs where shown, are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
 - Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
 - Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
 - See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
 - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
 - CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation
Traffic Operations Division Standard

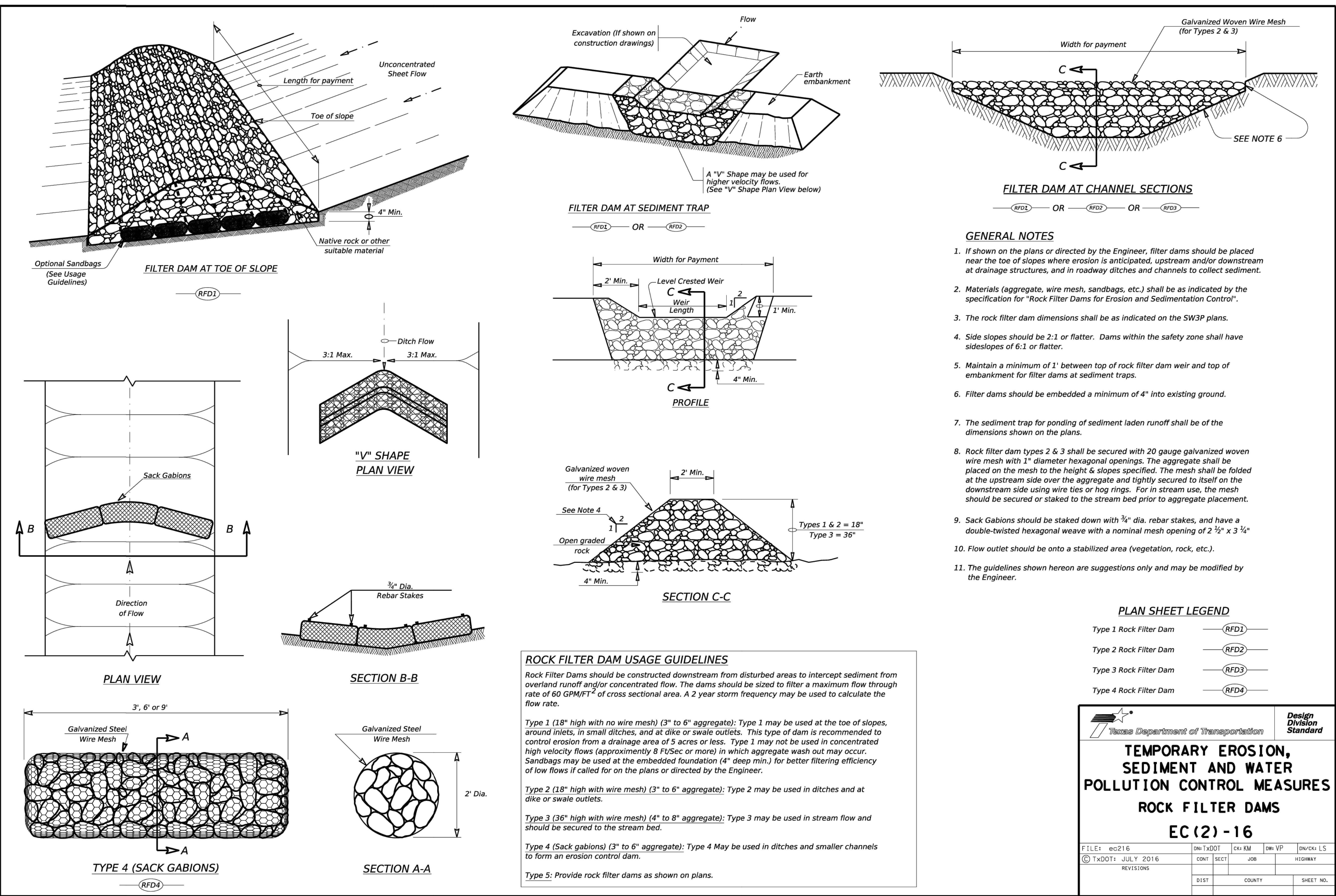
**TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK**

TCP (2-1) - 18

FILE: tcp2-1-18.dgn	DATE: December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS					
2-94	4-98				
8-95	2-12				
1-97	2-18				
DIST COUNTY SHEET NO.					

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DATE:
FILE:



GENERAL NOTES

- If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
- Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
- The rock filter dam dimensions shall be as indicated on the SW3P plans.
- Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
- Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
- Filter dams should be embedded a minimum of 4" into existing ground.
- The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
- Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
- Sack Gabions should be staked down with 3/4" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 1/2" x 3 1/4".
- Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
- The guidelines shown hereon are suggestions only and may be modified by the Engineer.

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT² of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximately 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.

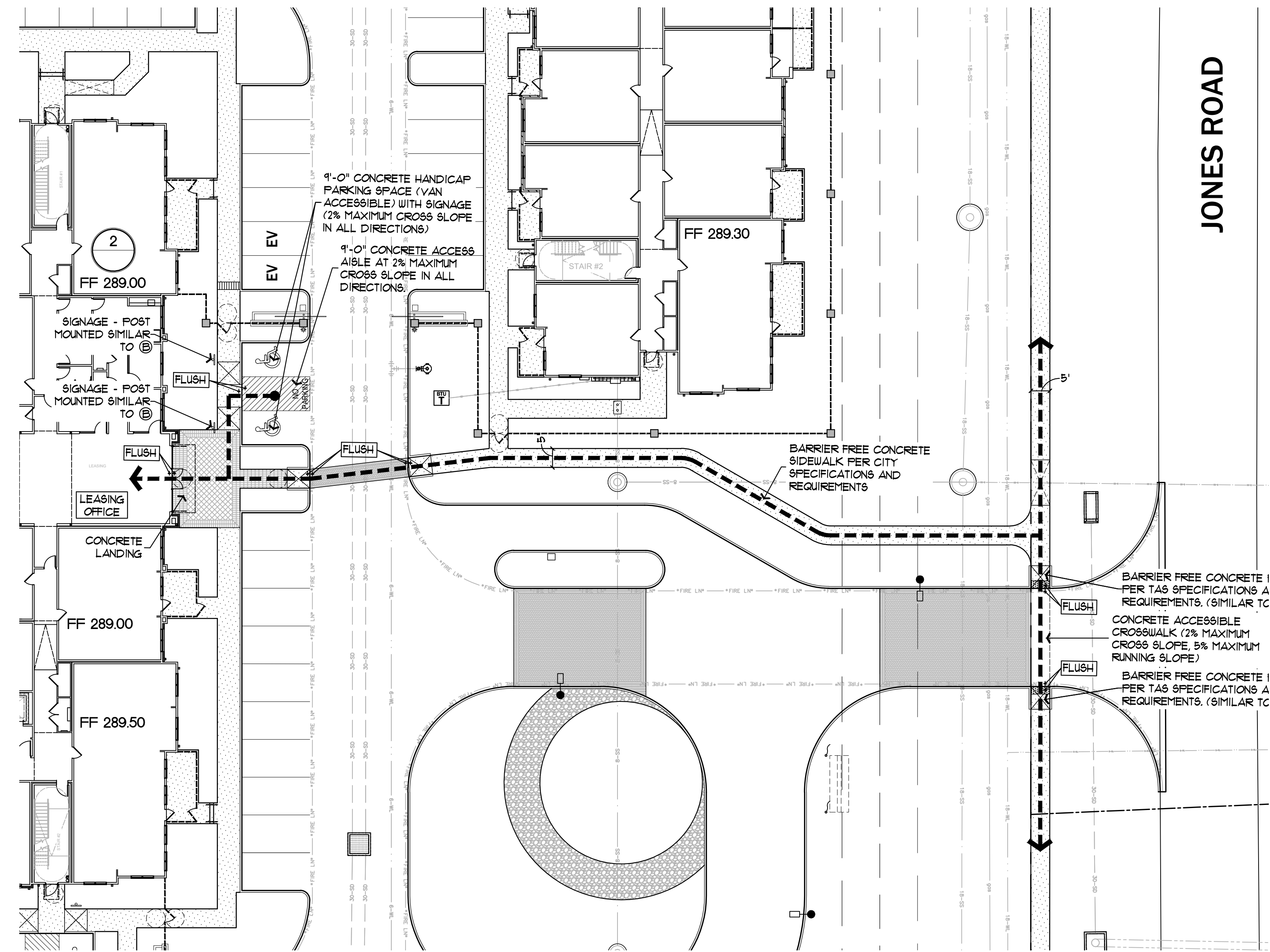
PLAN SHEET LEGEND

- Type 1 Rock Filter Dam (RFD1)
- Type 2 Rock Filter Dam (RFD2)
- Type 3 Rock Filter Dam (RFD3)
- Type 4 Rock Filter Dam (RFD4)

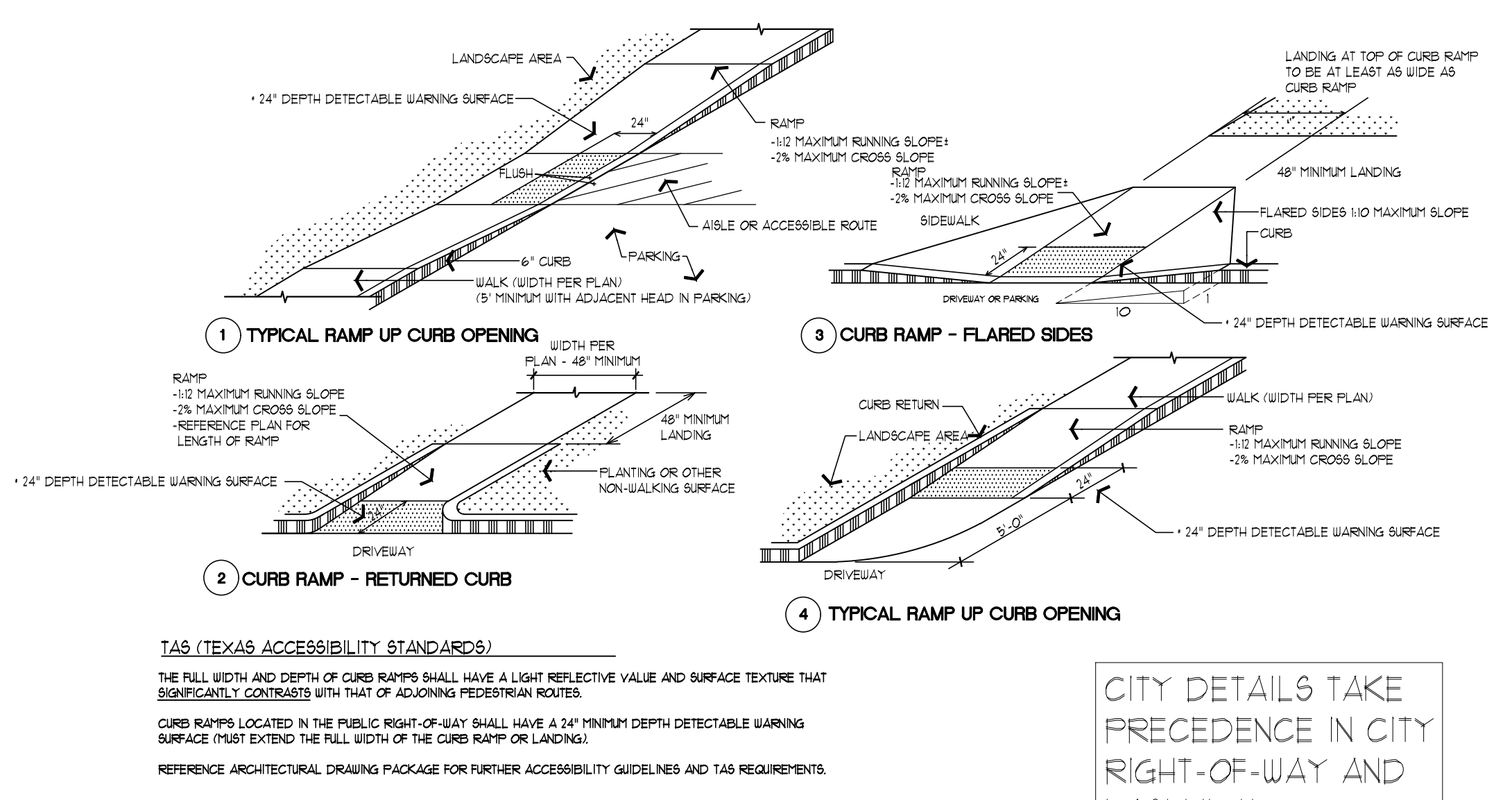
Texas Department of Transportation
Design Division Standard

**TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES
ROCK FILTER DAMS
EC (2) - 16**

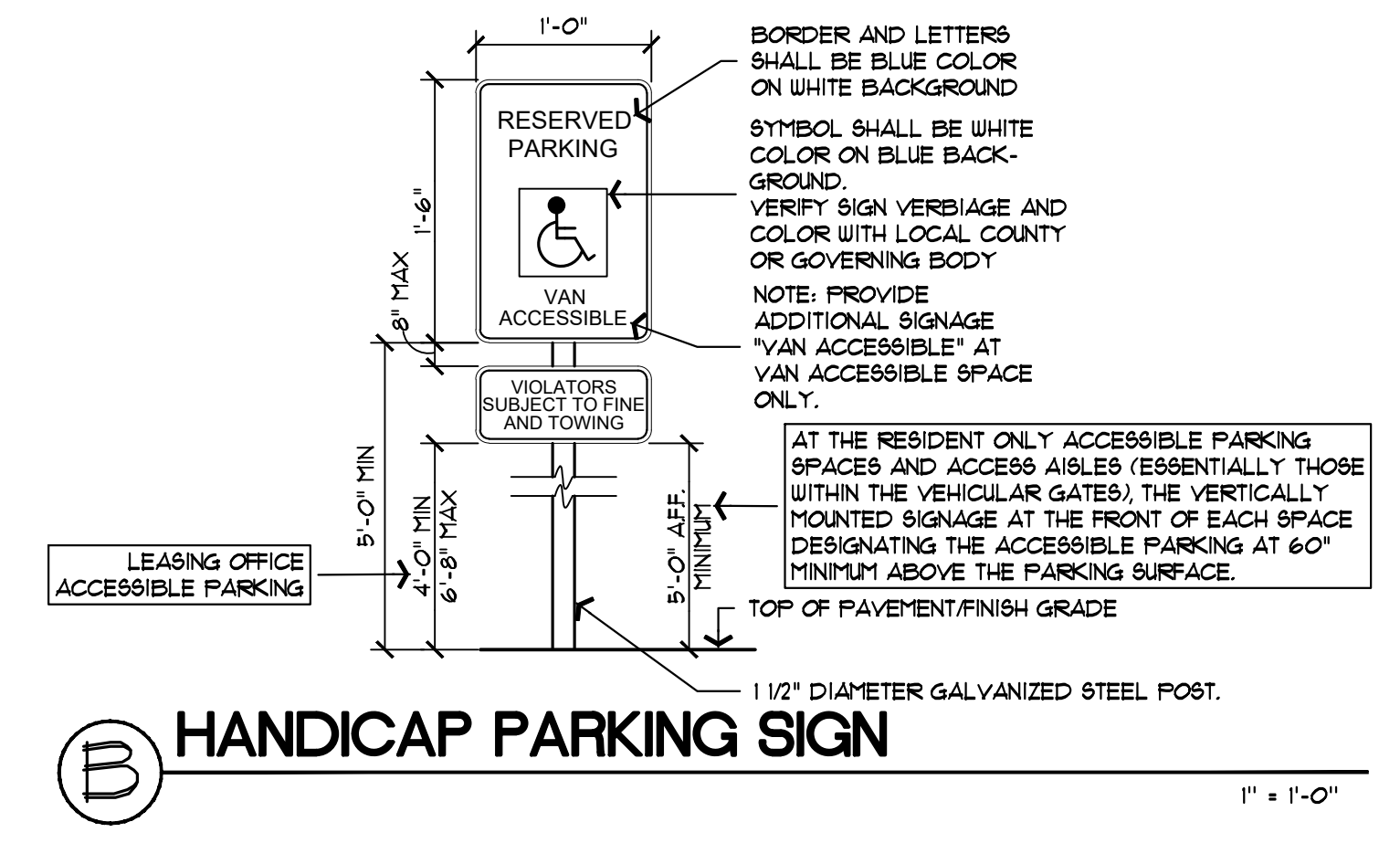
FILE: ec216	DN: TxDOT	CK: KM	DN: VP	DN/CK: LS
© TxDOT: JULY 2016	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY	SHEET NO.	



- ACCESSIBILITY NOTES:**
- THE SLOPE ON ALL HANDICAP SPACES, AISLES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
 - ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 3% RUNNING SLOPE WHERE SIDEWALKS/CONNECTORS INTERSECT OR CHANGE DIRECTION OR AT DOOR/GATE MANEUVERING CLEARANCES OR RAMP LANDINGS OCCUR. THE SLOPE MUST BE 2% MAXIMUM IN ALL DIRECTIONS.
 - ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
 - ALL GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION A4.5 GROUND AND FLOOR SURFACES (ANSI).
 - ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - ALL STEPS WITH TWO (2) OR MORE RISERS SHALL HAVE HANDRAILS INSTALLED ON EACH SIDE OF STEPS. ALL STEPS TO HAVE A 44" MINIMUM LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
 - OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
 - ALL HANDICAP PARKING SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED CONSPICUOUSLY ON THE SURFACE OF THE PARKING SPACE IN A COLOR THAT CONTRASTS TO PAVEMENT.
 - THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESSIBLE ADJACENT TO THE HANDICAP PARKING SPACE IN ALL CAPITAL LETTERS, WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE.

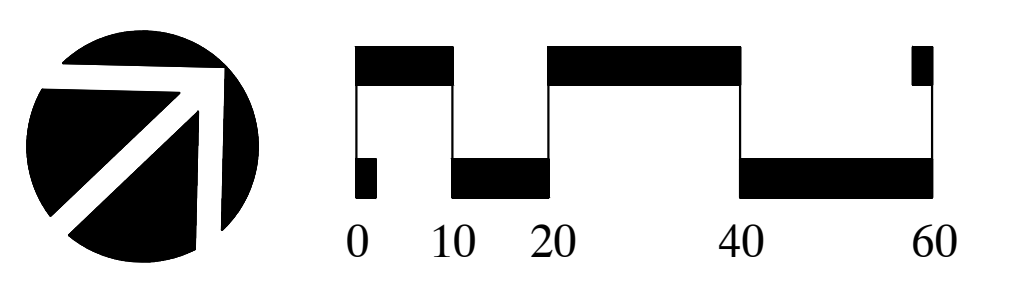


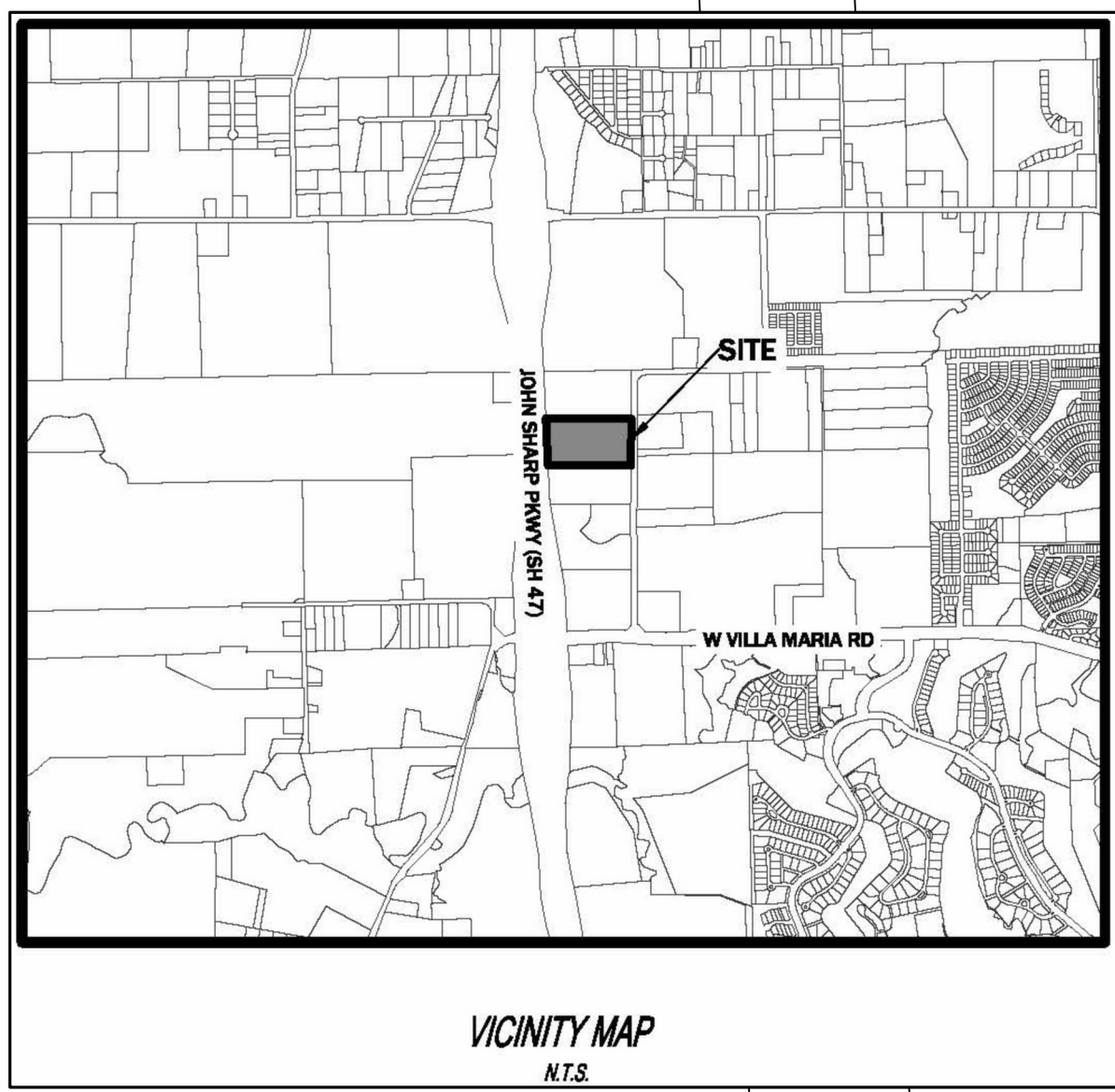
TAS (TEXAS ACCESSIBILITY STANDARDS)
THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND SURFACE TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 24\"/>



A BARRIER FREE CURB RAMPS
SCALE - NONE

B HANDICAP PARKING SIGN
1" = 1'-0"

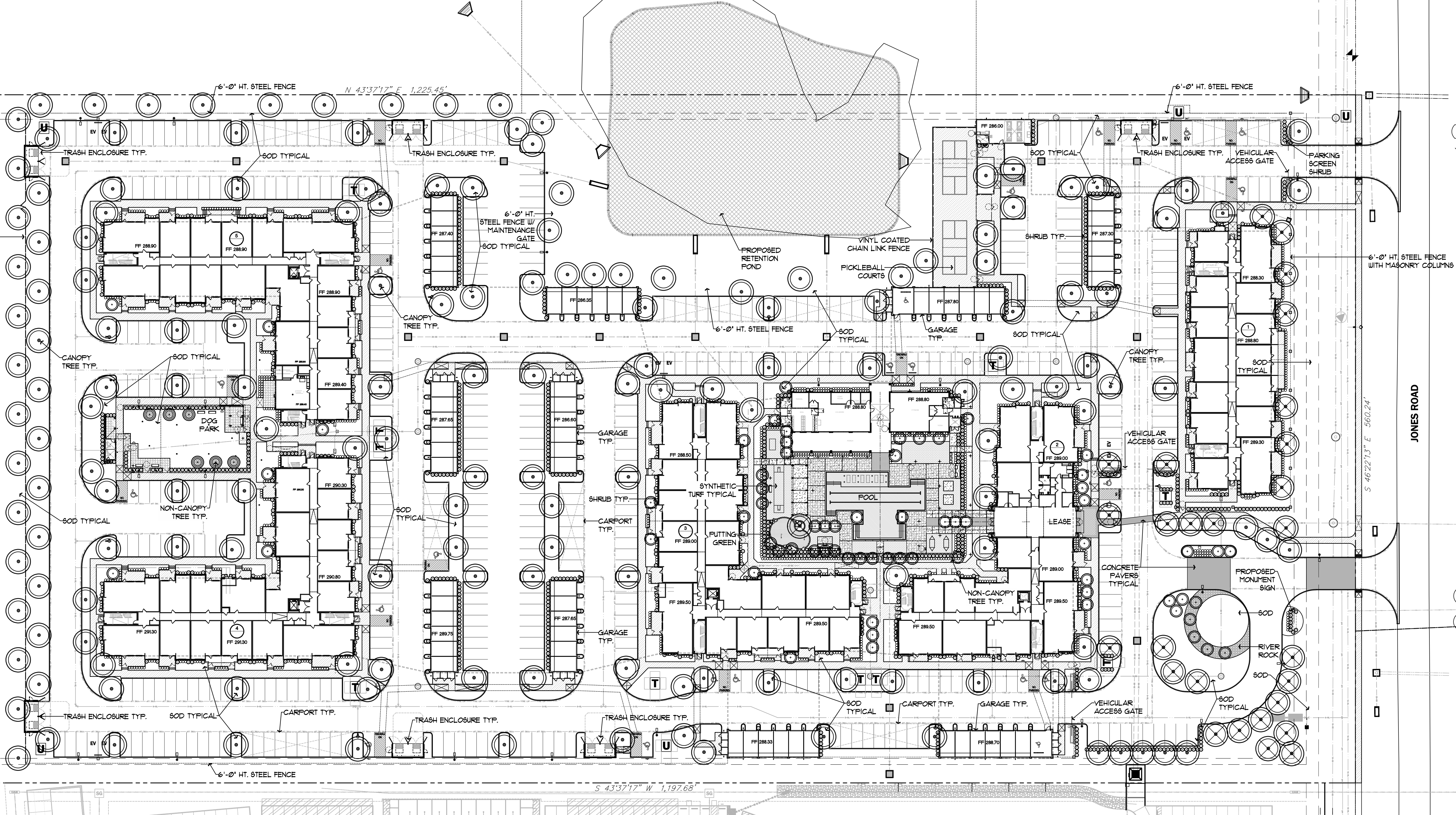




STATE HIGHWAY 47

26,095' N 05,216' E

6'-0" HT. VINYL COATED CHAIN LINK FENCE W/ MAINTENANCE GATE



JONES ROAD

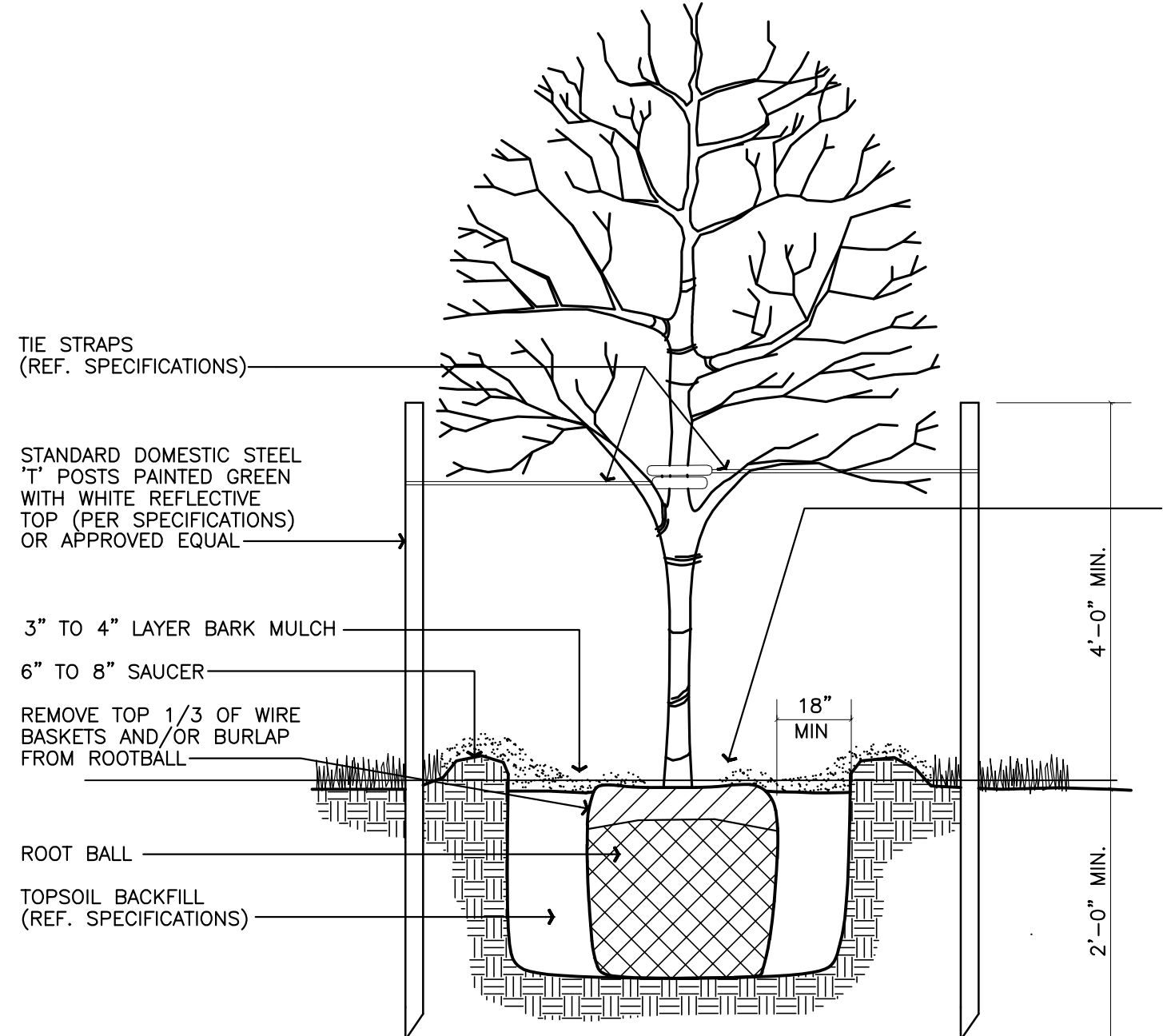
5,462,213' E 590,24'

5,433,717' W 1,197,68'

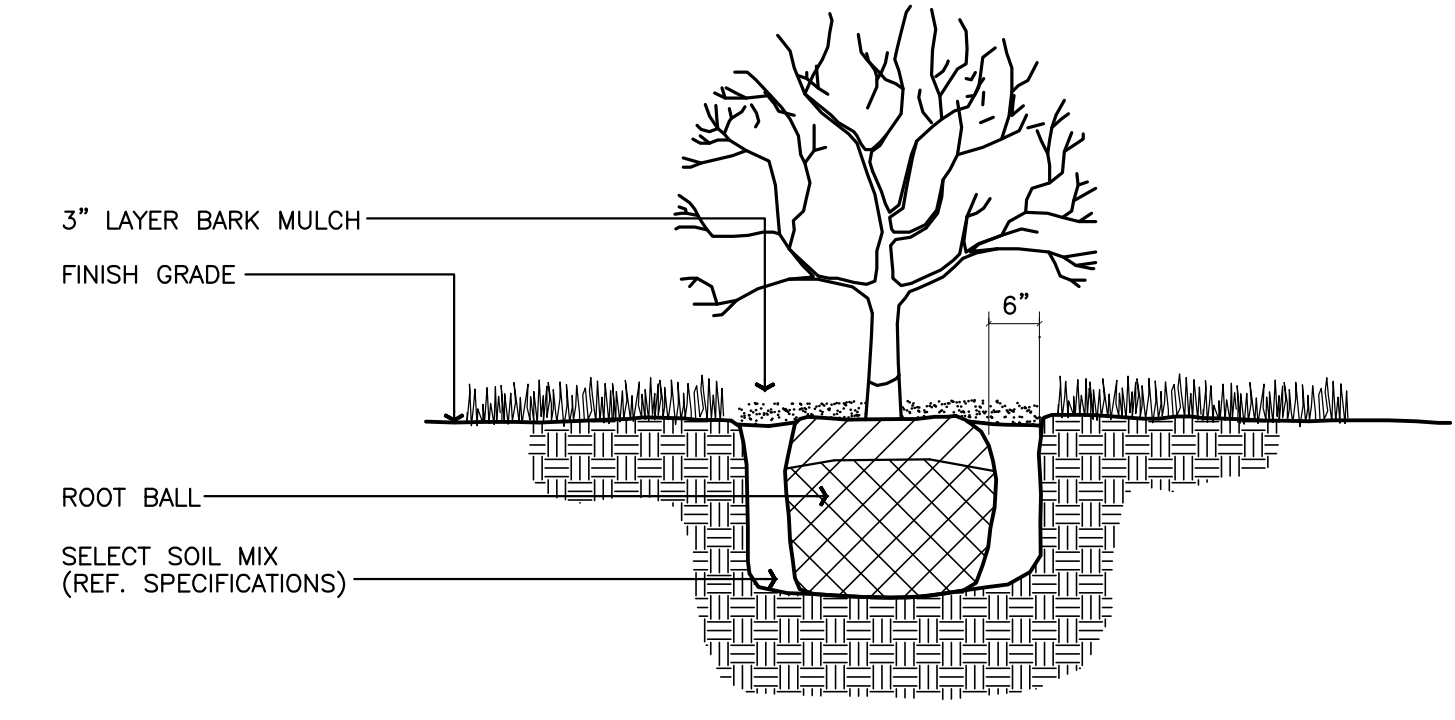
LANDSCAPE TABULATIONS for Bryan, TX PROPERTY SPECIAL ZONING DISTRICT - IC-HDR (INNOVATION CORRIDOR HIGH-DENSITY RESIDENTIAL)	
LANDSCAPING REQUIREMENT	
1. A minimum of 25% of the developed area (building site) shall be landscaped.	
2. Screening is required along the street where parking abuts the public right of way.	
3. Not less than 50% of the area to be landscaped shall be planted in trees. Not less than 50% of the trees planted shall be canopy trees.	
4. The center point of each parking space shall be no more than 50 feet away from the trunk of a tree.	
5. 70% of the required landscape shall be located between the front building line of the structure and the right-of-way. The property along each side of the property is considered frontage area.	
Square Feet Coverage	
a) newly planted canopy trees (15'-3') = 200 s.f.	
b) newly planted canopy trees (3'-4') = 250 s.f.	
c) newly planted non canopy trees (15'-3') = 100 s.f.	
d) shrubs (less than 2 gallons) = 5 s.f.	
e) shrubs (2-15 gallons) = 10 s.f.	
f) 100 s.f. of grass = 10 s.f. (not to exceed 15% of overall landscape required)	
Site Area = 337,966 s.f.	
REQUIRED	PROVIDED
25% of developed area 7.16 acres (337,966 s.f.) = 84,492 s.f. landscaping	(28) canopy trees (3'-4') x 250 s.f. = 7,000 s.f. (111) canopy trees (15'-3') x 200 s.f. = 34,200 s.f. (14) non-canopy trees (15'-3') x 100 s.f. = 1,400 s.f. (2,564) shrubs (3-5 gal) x 10 = 25,640 s.f.
Not less than 50% of required area shall be trees - 42,246 s.f. (47,000 s.f. provided)	(200,000) grass/100 x 1,000 x 10 = 20,000 84,492 s.f. x 15% = 12,673 s.f. maximum towards landscape requirements
Not less than 50% of trees planted shall be canopy trees - 21,123 s.f. (23,600 s.f. provided)	
All parking islands must have a canopy tree.	
TOTAL AREA REQUIRED = 84,492 s.f.	TOTAL LANDSCAPE AREA PROVIDED = 86,913 s.f.
FRONTAGE LANDSCAPE	
REQUIRED	PROVIDED
84,492 x 10% = 8,449 s.f. required	(28) canopy trees (3'-4') x 250 s.f. = 6,250 s.f. (12) canopy trees (15'-3') x 200 s.f. = 2,500 s.f. (28) non-canopy trees (15'-3') x 100 s.f. = 2,800 s.f. (1183) shrubs (3-5 gal) x 10 = 11,830 s.f. (140,000) grass/100 x 1,400 x 10 = 14,000 12,673 s.f. maximum towards landscape requirements
TOTAL AREA REQUIRED = 8,449 s.f.	TOTAL LANDSCAPE AREA PROVIDED = 59,153 s.f.

PARKING SCREENING	
1. Parking areas shall be screened from adjacent right-of-way.	
2. Planting strips shall be located 2' from any parking area.	
3. Shade or evergreen trees moderate of rapid growth are required for every landscaped parking lot and island.	
4. The remainder of all parking lot islands shall be landscaped with shrubs, grass, groundcover or other approved by the city.	
REQUIRED	PROVIDED
screening	screening
** AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT **	
** NO EXISTING TREES ON SITE TO BE PRESERVED **	

PLANT LIST					
SYMBOL	SIZE	OFFICIAL NAME	QUANTITY	SF VALUE	TOTAL
(X)	CANOPY TREE 3.0' CALIPER	LIVE OAK - QUERCUS VIRGINIANA LACEBARK ELM - ULMUS PARVIFOLIA	28	250	7,000
(O)	CANOPY TREE 15'-3.0' CALIPER	LIVE OAK - QUERCUS VIRGINIANA CEDAR ELM - ULMUS CRASSIFOLIA LACEBARK ELM - ULMUS PARVIFOLIA WINGED ELM - ULMUS ALATA WATER OAK - QUERCUS NIGRA TEXAS ASH - FRAXINUS TEXENSIS BALD CYPRESS - TAXODIUM DISTICHUM CHINKAPIN OAK - QUERCUS MUEHLBERGERII	111	200	34,200
(O)	NON-CANOPY TREE 15'-3.0' CALIPER	CHERRY LAUREL - PRUNUS CAROLINIANA CREAMERY TURTLE - LAGERSTROEMIA INDICA DESERT WILLOW - CHILOPSIS LINEARIS YAUFON HOLLY - ILEX VOMITORIA FOSSUM-HAW HOLLY - ILEX DECIDUA MEXICAN PLUM - FRAXINUS MEXICANA TEXAS MOUNTAIN LAUREL - SOPHORA SECUNDFLORA REDBUD - CERCIS CANADENSIS	14	100	1,400
(O)	SHRUB 3-5 GALLON	DIWARF BURFORD HOLLY - ILEX CORNUTA 'BURFORDII NANA' SPRING BOUQUET VIBURNUM - VIBURNUM TINIS 'SPRING BOUQUET' DIWARF WAX MYRTLE - MYRTICA CERIFERA TEXAS SAGE - LEUCOPHYLLUM FRUITESCENS INDIAN HAWTHORN - RAPHIOLEPSIS INDICA JAPANESE BOXWOOD - BUXUS MICROPHYLLA 'JAPONICA' DIWARF YAUFON HOLLY - ILEX VOMITORIA NANA HARBOR DIWARF NANDINA - NANDINA DOMESTICA DIWARF PITTOSPORUM - PITTOSPORUM TOBIRA 'WHEELERS DIWARF' SPIRAEA - SPIRAEA BIMALDA 'ANTHONY WATERER' WAXLEAF LIGUSTRUM - LIGUSTRUM JAPONICUM DIWARF EUONYMUS - EUONYMUS JAPONICA	2,564	10	25,640
(O)	COVER (15% MAX)	BERMUDA GRASS	200,000/100	10	12,673 SF



TREE PLANTING

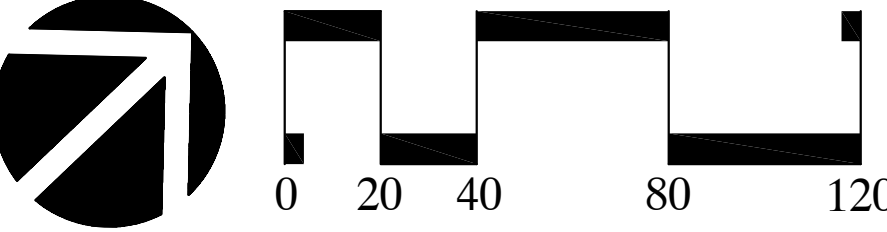


SHRUB PLANTING

ALTERNATE: IF SELECTED BY OWNER PROVIDE TREE ROOT BARRIER AT LOCATIONS WHERE PROPOSED TREE IS WITHIN 10 FEET OF BUILDING FOUNDATION. ROOT BARRIER TO BE MODEL NO. UB 36-1, AVAILABLE FROM DEEPROOT (DEEPROOT.COM) OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR LINEAR APPLICATION.

GENERAL NOTES

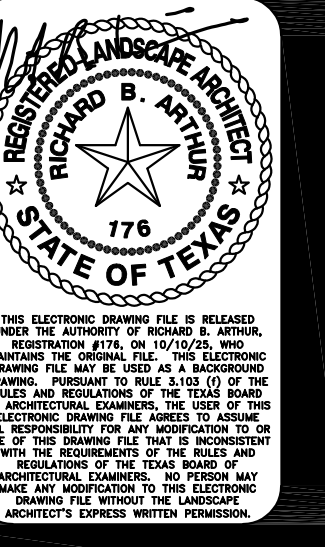
- AN UNDERGROUND AUTOMATIC POP-UP TYPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS. ADJUSTMENTS TO SYSTEM WILL LIMIT OVERSPRAY ONTO ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSING DEVICE AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
- ADDITIONAL PLANT MATERIAL WILL BE INSTALLED ON-SITE BY OWNER, IN ACCORDANCE WITH THE CITY OF BRYAN LANDSCAPE STANDARDS. MATERIAL SHOWN ON THIS PLAN IS TO MEET MINIMUM CITY OF BRYAN LANDSCAPE ORDINANCE REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR DROPPED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEELSTOPS OR OTHER PERMANENT BARRIERS.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERBERUDA, BUFFALO GRASS OR ST. AUGUSTINE GRASS LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE SANITARY SEWER AND UTILITY EASEMENTS.
- REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS, PROPOSED GRADES AND HARDSCAPE LAYOUT. GENERAL INTENT WILL BE MAINTAINED.
- TREES TO HAVE A CLEAR BRANCHING HEIGHT OF 7'-0" OVER PARKING AND SIDEWALKS.
- A THIN 1/2" THREE INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.



LANDSCAPE PLAN
BRAZOS OAKS PHASE II
BRYAN, TEXAS

PREPARED FOR:
TEEPLE PARTNERS
1301 S. Capital of Texas Hwy
Suite A134
Austin, Texas 78746
(512) 329-5155
Contact: Charles S. Teeple

PREPARED BY:
ENVIRO DESIGN
1424 Greenville Avenue
Suite 200
Dallas, Texas 75231
(214) 987-3010
Contact: Dick Arthur



REVISIONS
17 DEC 2025
CITY COMMENTS
20 MAY 2025
CITY COMMENTS

BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

SCALE
1" = 40'-0"

DATE
10 OCT 2025

TITLE
LANDSCAPE PLAN

SHEET
1LP OF 1

CONSTRUCTION NOTES

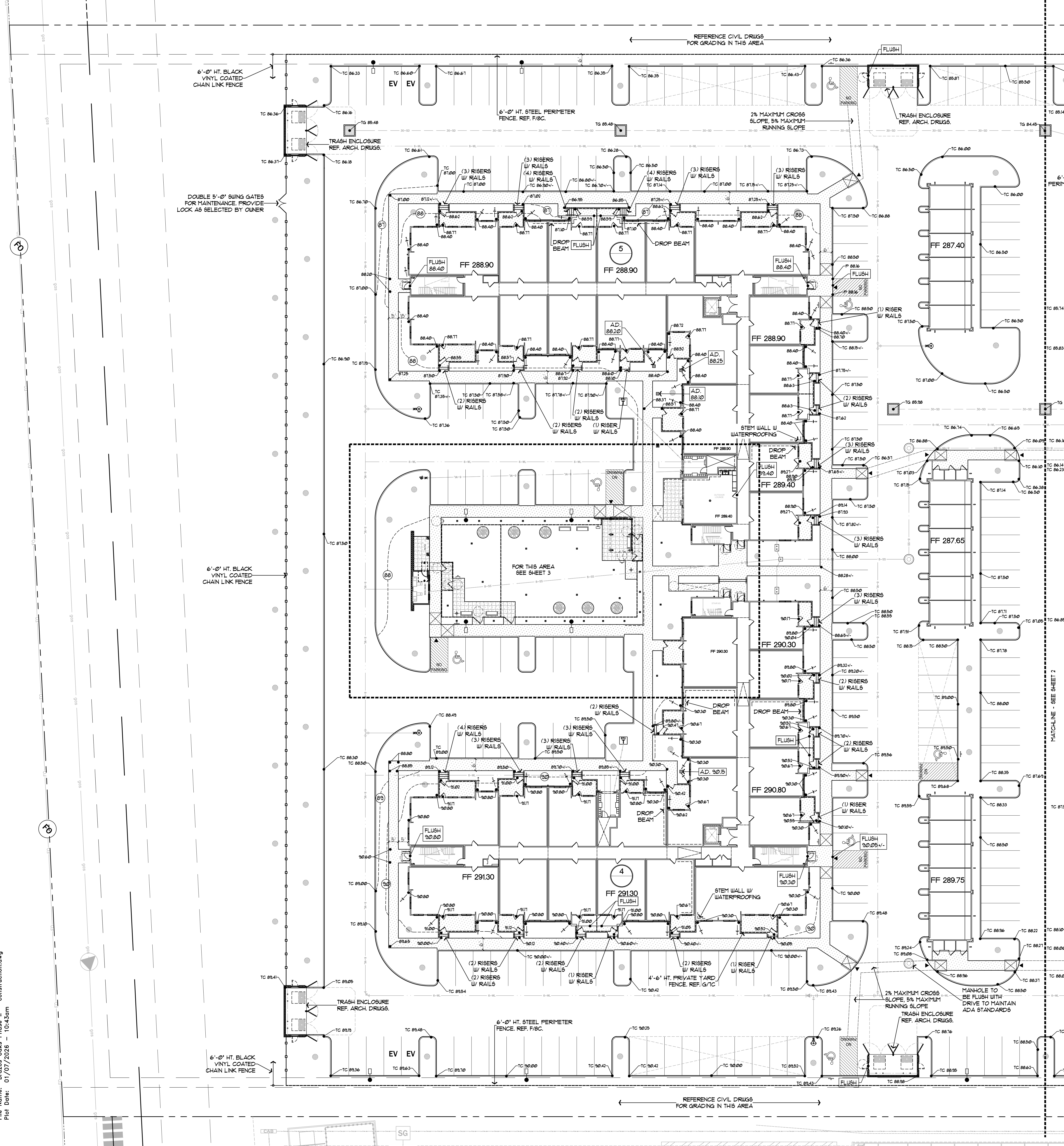
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SAVE ALL EXISTING VEGETATION POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY REMOVAL, QUESTION OR VARIED DESIGN LAYOUT.
- ALL CONCRETE WALKS, UNLESS NOTED OTHERWISE, SHALL HAVE A LIGHT BROOM FINISH. CONTROL JOINTS SHALL BE INSTALLED IN ALL WALKS AT 5'-0" ON CENTER MAXIMUM OR AS SHOWN ON PLANS. EXPANSION JOINTS SHALL BE INSTALLED AT 20'-0" ON CENTER MAXIMUM WITH PINS TO PREVENT UPLIFTING.
- ALL WALKS TO BE 4'-0" WIDE UNLESS NOTED OTHERWISE, WITH A MAXIMUM CROSS-SLOPE OF 2%. WALKS ON PARKING THAT NOT BE DRAIN TO SCALE WALKS AT FRONT OF HEAD-IN CAR PARKING TO BE 5'-0" MINIMUM FROM BACK OF CURB.
- RAILINGS ON WALLS AND WALKS ARE SHOWN AS A GUIDE ONLY. OWNER'S REPRESENTATIVE ARE TO DETERMINE ACTUAL CODE REQUIREMENTS. HANDRAILS SHALL BE PROVIDED AT STEPS OF TWO OR MORE RISERS AND AT RAMPS AS REQUIRED BY STATE AND LOCAL CODES. HANDRAILS TO EXTEND A MINIMUM OF 12" BEYOND TOP RISERS AND 12" BEYOND BOTTOM RISER OR WIDTH OF TREAD IF GREATER THAN 12" ON ALL SETS OF STAIRS. GUARD RAILS ARE REQUIRED AT DROPS OF 30 INCHES OR MORE.
- ALL SIDEWALK CONNECTIONS TO BUILDING FOUNDATION AND ENTRY SLABS TO BE FLUSH LINELESS A STEP IS NOTED.
- ALL WALKS TO BE 4.99% RUNNING SLOPE OR LESS, UNLESS INDICATED AS A RAMP.
- RAMPS TO BE A MAXIMUM OF 0.3% RUNNING SLOPE WITH RAILINGS EXCEPT AT CURB CUTS OR OTHER 6" RAMPS WHERE RAILINGS IS NOT REQUIRED. LEVEL 5'-0" LANDINGS WITH 2% MAXIMUM SLOPE IN ANY DIRECTION SHALL BE LOCATED AT THE TOP AND BOTTOM OF RAMP.
- AREA DRAIN AND/OR DECK DRAIN SIZE AND PVC DRAIN LINE SIZE, LOCATIONS AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS.
 - DECK DRAINS (LOCATED IN PAVED AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" ROUND GRATE.
 - PLANTER DRAINS (LOCATED IN SHRUB AND/OR GROUND COVER BEDS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 6" ATRIUM GRATE.
- CONNECT AREA DRAINS TO STORM SEWER. AREA DRAINS AND CONNECTING DRAIN LINES TO BE ROUTED AND SIZED BY THE CIVIL ENGINEER. EXACT LOCATION TO BE FIELD VERIFIED TO AVOID CONFLICTS WITH EXISTING OR PROPOSED VEGETATION AND OTHER UNDERGROUND UTILITIES. REFERENCE CIVIL ENGINEER PLANS FOR LOCATION OF STORM SEWER. ALL DRAINS AND DRAIN LINES TO BE SIZED BY CIVIL ENGINEER.
- ALL FINISH DIRT GRADES TO BE A MINIMUM SIX INCHES BELOW FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PAY SPECIAL ATTENTION TO DRAINAGE AND FIELD VERIFY POSITIVE FLOW AWAY FROM ALL BUILDINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN LOCATION OF AIR CONDITIONERS, TRANSFORMERS OR OTHER ON-SITE ITEMS.
- IT IS THE INTENT OF THIS PLAN TO MEET ALL HANDICAP ACCESSIBILITY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE DETECTED. CONTRACTOR AND OWNER SHALL VERIFY THAT ALL REQUIREMENTS AND STANDARDS ARE MET OR EXCEEDED.
- DESIGN AND CONSTRUCTION OF BARRIER-FREE RAMPS SHALL COMPLY WITH THE STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS - SECTION 'J'. BARRIER-FREE CROSSWALKS TO BE IN ACCORDANCE WITH CITY AND ADA REQUIREMENTS AND STANDARDS.
- LIGHT LOCATION, AS INDICATED ON PLANS, ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT-CANDLE INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
- REFER TO ARCHITECTURAL AND STRUCTURAL ENGINEER PLANS FOR STEM WALL AND DROP BEAM LOCATIONS AND DETAILS. REFER TO STRUCTURAL ENGINEER PLANS FOR RETAINING WALL AND FOOTING STRUCTURAL DETAILS.
- SITE CONFIGURATION, BUILDING AND PARKING LAYOUT, PROPOSED ENGINEERING GRADING, SPACE LIMITATIONS, ACCESSIBILITY REQUIREMENTS AND RELATED CODES DO NOT ALLOW US TO ACHIEVE THE DRAINAGE RECOMMENDATIONS LISTED IN THE P.U.I. INTERNATIONAL BUILDING CODE. MANY GEOTECHNICAL REPORTS, AND OTHER DRAINAGE PUBLICATIONS, SOME GEOTECHNICAL REPORTS RECOMMEND THAT NEW TREES NOT BE PLACED CLOSER THAN 10' OF THEIR MATURE HEIGHT TO THE BUILDING FOUNDATION. THE ITEMS LISTED ABOVE AND CITY LANDSCAPE CODE REQUIREMENTS DO NOT ALLOW US TO MEET THIS RECOMMENDATION.
- THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER SHOULD REVIEW OUR LANDSCAPE CONSTRUCTION DRAWINGS AND APPROVE THE DRAINAGE CONDITIONS AND TREE PLACEMENT OR PROVIDE AN ALTERNATIVE FOR MITIGATION.
- TOP OF CURB GRADES, FINISH FLOORS AND PAVEMENT GRADES PROVIDED BY CIVIL ENGINEER. BUILDING ENTRY GRADES PROVIDED BY ARCHITECT.
- ALL HANDICAP SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE.

ACCESSIBILITY NOTES:

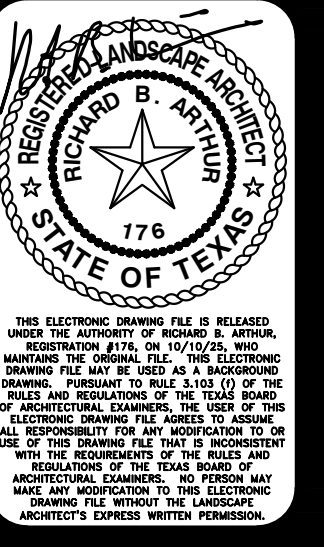
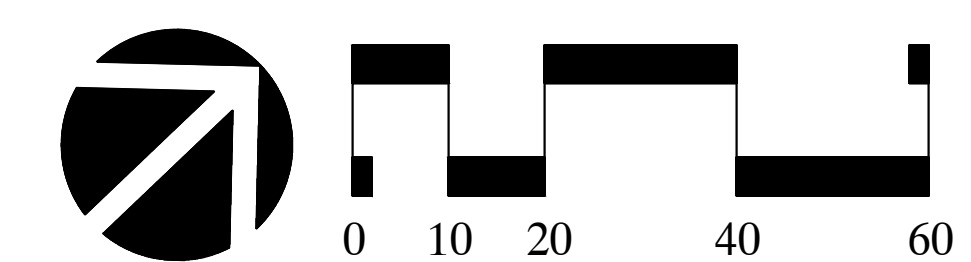
- THE SLOPE ON ALL HANDICAP SPACES, AISLES, SIDEWALK LANDINGS AND THE SLOPE WITHIN REQUIRED DOOR/GATE MANEUVERING CLEARANCE AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
- ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
- ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- ALL GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION A4.5 GROUND AND FLOOR SURFACES (ANSI).
- ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ALL STEPS WITH TWO (2) OR MORE RISERS SHALL HAVE HANDRAILS INSTALLED ON EACH SIDE OF STEPS. ALL STEPS TO HAVE A 44" MINIMUM LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
- OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
- ALL HANDICAP PARKING SPACES TO BE DESIGNATED WITH POLE MOUNTED OR WALL MOUNTED SIGNAGE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED CONSPICUOUSLY ON THE SURFACE OF THE PARKING SPACE IN A COLOR THAT CONTRASTS TO PAVEMENT.
- THE WORDS 'NO PARKING' SHALL BE PAINTED ON ANY ACCESSIBLE ADJACENT TO THE HANDICAP PARKING SPACE IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE.

CONSTRUCTION LEGEND

- TOP OF CURB GRADE TC XXXX
- PAVEMENT GRADE P XXXX
- PROPOSED GRADE XXXX
- TOP OF WALL GRADE TU XXXX
- AREA DRAIN ELEVATION AD XXXX
- AREA DRAIN DECK DRAIN ELEVATION D.D. XXXX
- SUB-SURFACE DRAIN
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- STONE WALL
- BRICK WALL
- SLOPED WALL
- BRUSH FINISH CONCRETE
- SPECIAL PAVING (REFERENCE PLAN)
- SYNTHETIC TURF
- RIVER ROCK
- BLACK VINYL COATED CHAIN LINK FENCE
- STEEL PERIMETER FENCE W/ MASONRY COLUMN
- HANDRAIL / RAILING
- POST LIGHT
- BOLLARD LIGHT
- LED LANDSCAPE ACCENT LIGHT
- WALL MOUNTED SCONCE LIGHT
- 6FT LENGTH BENCH
- TRANSFORMER
- ELECTRICAL METERS
- BARRIER-FREE RAMP AND CURB OPENING
- BARRIER-FREE RAMP
- ACCESSIBLE ROUTE 1:20 MAX. SLOPE
- CURB OPENING
- IRRIGATION SLEEVE
- PROPOSED TREE BALL
- 5x5 CLEAR LANDING (2% MAXIMUM CROSS SLOPE)
- PVC DRAINLINE



MATCHLINE - SEE SHEET 2



REVISIONS
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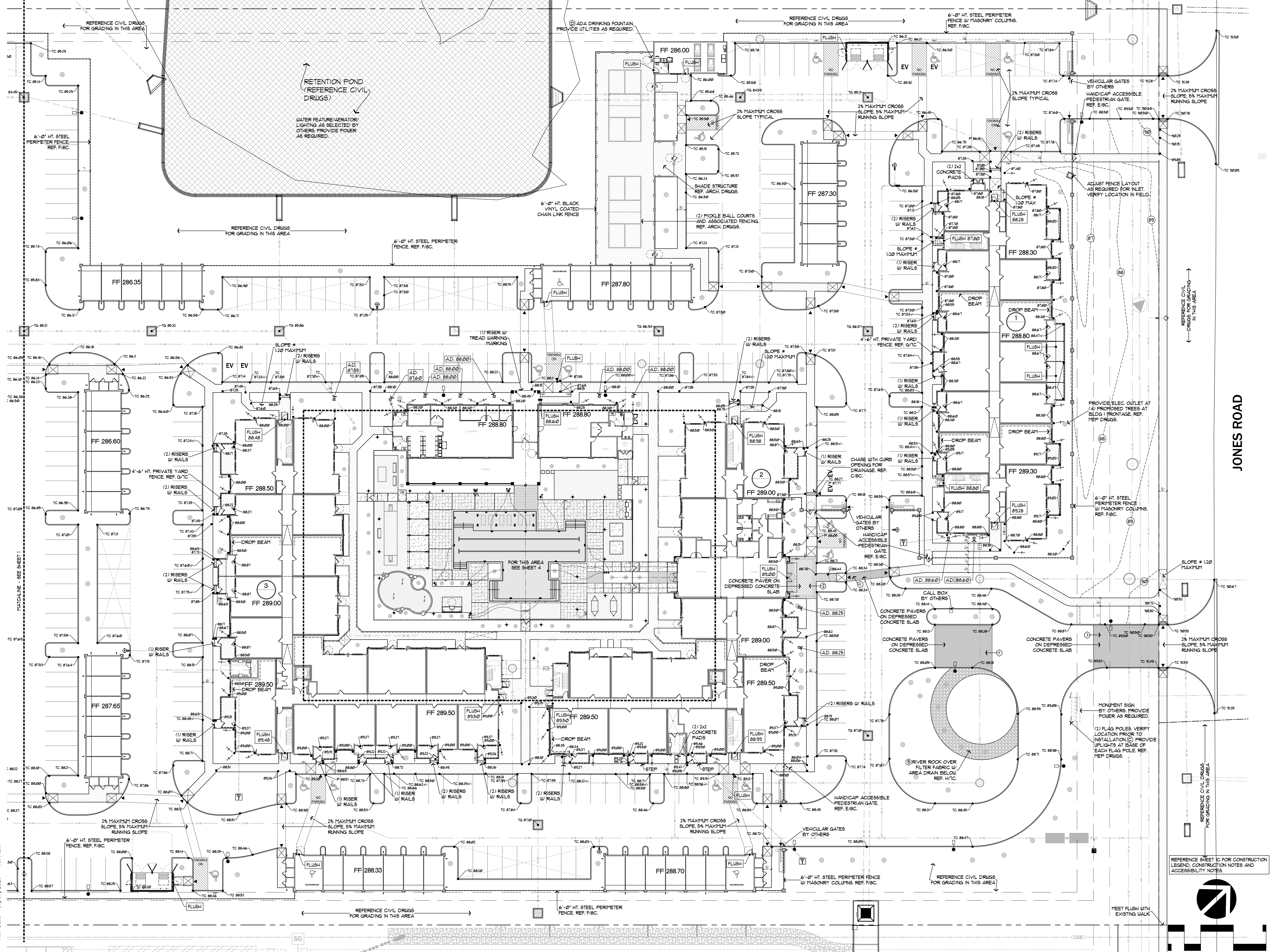
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10-10-2025

TITLE
CONSTRUCTION

SHEET
1C OF 8

File Name: Brazos Oaks Phase II - construction.dwg
Plot Date: 01/07/2026 - 10:44am



ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING

7421 Greenhill Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

REVISIONS
A 01-07-26
VE UPDATES

BRAZOS OAKS PHASE II

TEEPLE PARTNERS
BRYAN, TEXAS

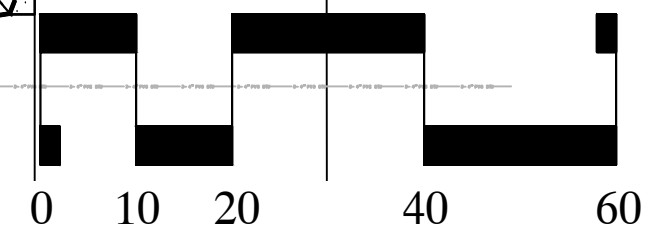
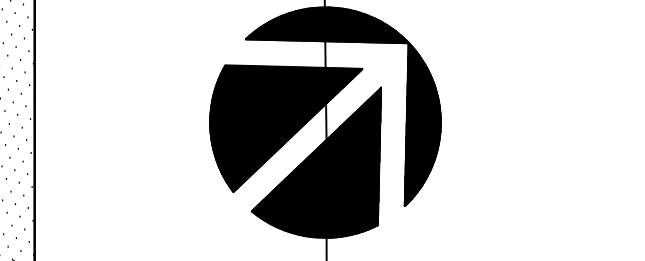
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TITLE
CONSTRUCTION

SHEET
2C OF 8

REFERENCE SHEET TC FOR CONSTRUCTION
LEGEND, CONSTRUCTION NOTES AND
ACCESSIBILITY NOTES.



JONES ROAD

MEET FLUSH WITH
EXISTING WALK

MONUMENT SIGN
BY OTHERS PROVIDE
LOCATION PRIOR TO
INSTALLATION. PROVIDE
UPLIGHTS AT BASE OF
EACH FLAG POLE. REF.
MEP DRUGS.

(2) FLAG POLES. VERIFY
LOCATION PRIOR TO
INSTALLATION. PROVIDE
UPLIGHTS AT BASE OF
EACH FLAG POLE. REF.
MEP DRUGS.

(2) RIVER ROCK OVER
FILTER FABRIC W/
AREA DRAIN BELOW.
REF. H/W/C.

CONCRETE PAVERS
ON DEPRESSURED
CONCRETE SLAB

CONCRETE PAVERS
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ON DEPRESSURED
CONCRETE SLAB

VEHICULAR GATES
BY OTHERS
HANDICAP ACCESSIBLE
PEDESTRIAN GATE.
REF. E/B/C.

VEHICULAR GATES
BY OTHERS
HANDICAP ACCESSIBLE
PEDESTRIAN GATE.
REF. E/B/C.

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BY OTHERS
HANDICAP ACCESSIBLE
PEDESTRIAN GATE.
REF. E/B/C.

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REF. E/B/C.

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REF. E/B/C.

VEHICULAR GATES
BY OTHERS
HANDICAP ACCESSIBLE
PEDESTRIAN GATE.
REF. E/B/C.

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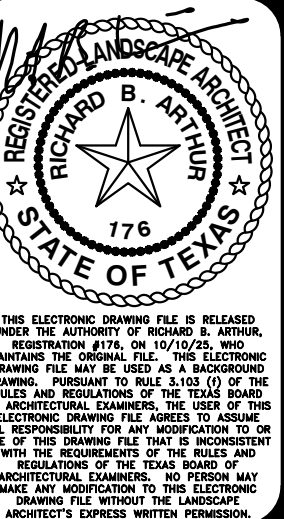
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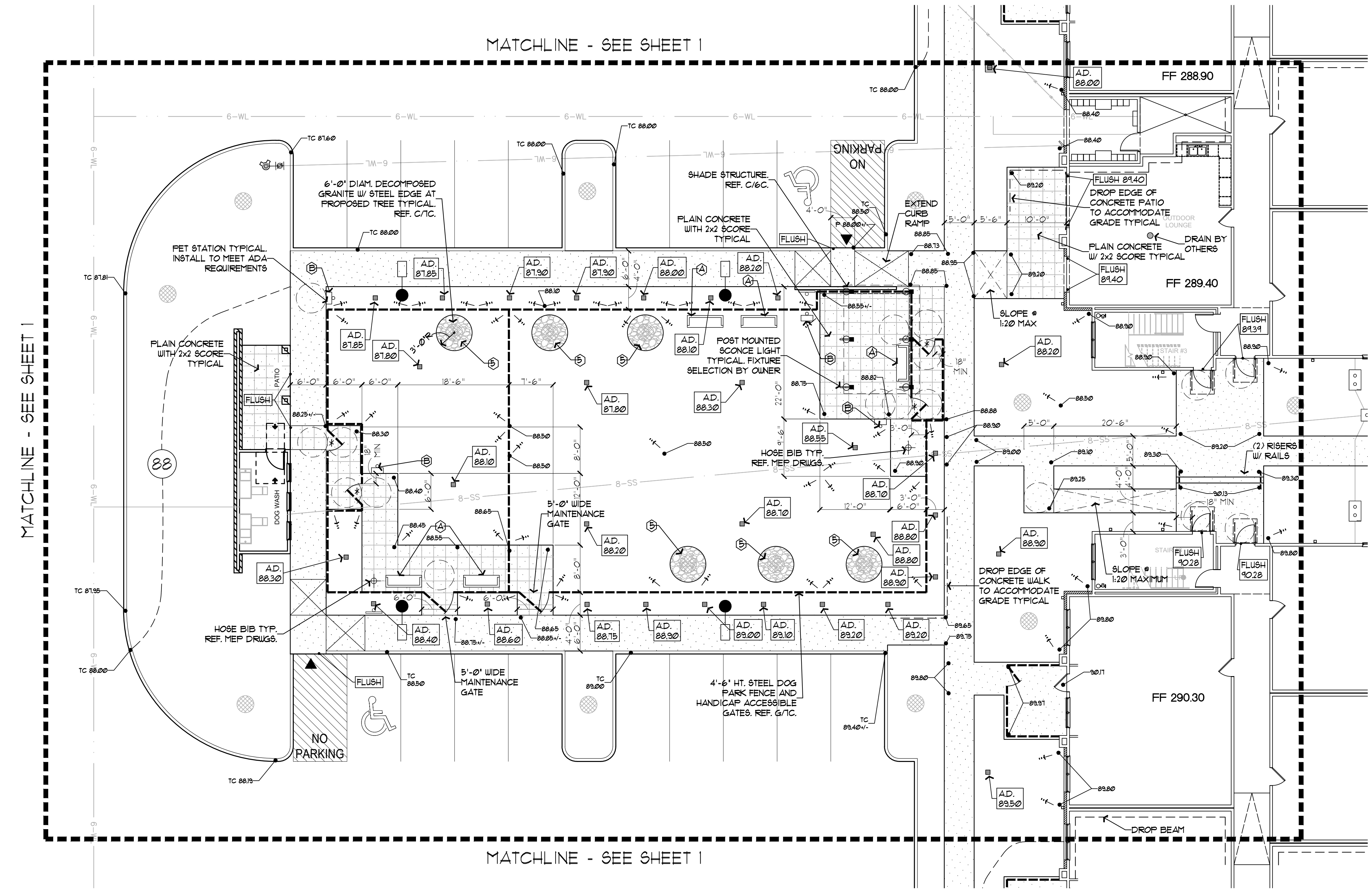
BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

SCALE
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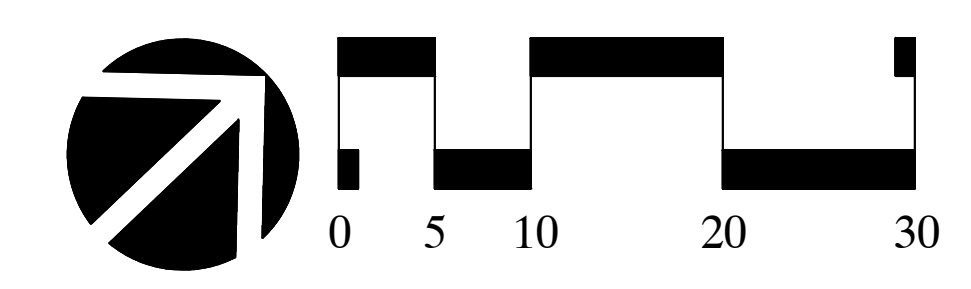
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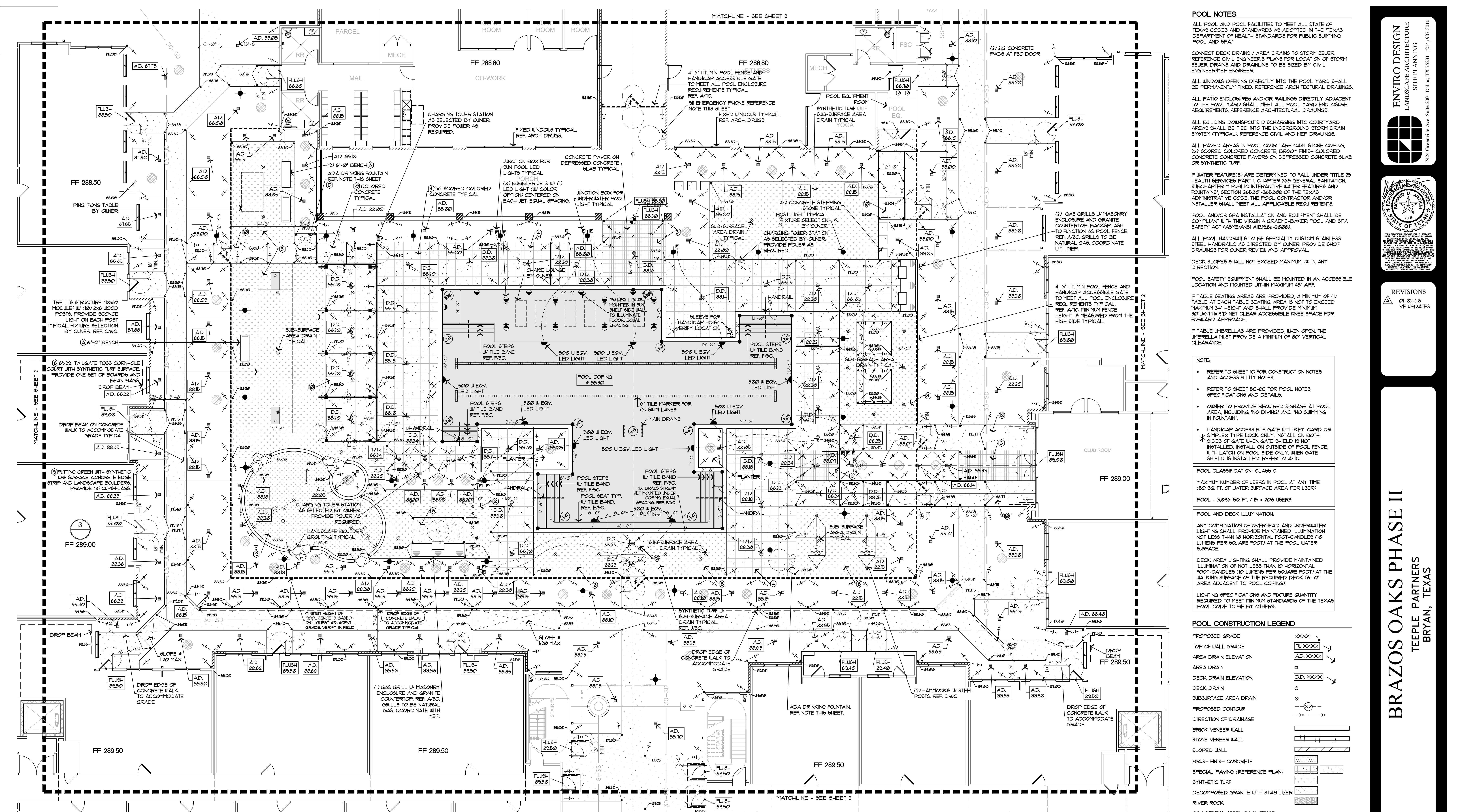
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CONSTRUCTION

SHEET
3C OF 8



DOG PARK





POOL NOTES

ALL POOL AND POOL FACILITIES TO MEET ALL STATE OF TEXAS CODES AND STANDARDS AS ADOPTED IN THE TEXAS DEPARTMENT OF HEALTH STANDARDS FOR PUBLIC SWIMMING POOL AND SPA.

CONNECT DECK DRAINS / AREA DRAINS TO STORM SEWER. REFERENCE CIVIL ENGINEER'S PLANS FOR LOCATION OF STORM SEWER DRAINS AND DRAINLINE TO BE SIZED BY CIVIL ENGINEER/MEP ENGINEER.

ALL WINDOWS OPENING DIRECTLY INTO THE POOL YARD SHALL BE PERMANENTLY FIXED. REFERENCE ARCHITECTURAL DRAWINGS.

ALL PATIO ENCLOSURES AND/OR RAILINGS DIRECTLY ADJACENT TO THE POOL YARD SHALL MEET ALL POOL YARD ENCLOSURE REQUIREMENTS. REFERENCE ARCHITECTURAL DRAWINGS.

ALL BUILDING DOWNSPOUTS DISCHARGING INTO COURTYARD AREAS SHALL BE TIED INTO THE UNDERGROUND STORM DRAIN SYSTEM (TYPICAL). REFERENCE CIVIL AND MEP DRAWINGS.

ALL PAVED AREAS IN POOL COURT ARE CAST STONE COPING, 2" SCORED COLORED CONCRETE, BRUSH FINISH COLORED CONCRETE PAVERS ON DEPRESSED CONCRETE SLAB OR SYNTHETIC TURF.

IF WATER FEATURE(S) ARE DETERMINED TO FALL UNDER TITLE 25 HEALTH SERVICES PART 1 CHAPTER 245 GENERAL SANITATION, SUBCHAPTER M PUBLIC INTERACTIVE WATER FEATURES AND FOUNTAINS, SECTION 265.301-265.308 OF THE TEXAS ADMINISTRATIVE CODE, THE POOL CONTRACTOR AND/OR INSTALLER SHALL MEET ALL APPLICABLE REQUIREMENTS.

POOL AND/OR SPA INSTALLATION AND EQUIPMENT SHALL BE COMPLIANT WITH THE VIRGINIA GRABER-BAKER POOL AND SPA SAFETY ACT (AS/EA/NS) A12.19.84-2020S.

ALL POOL HANDRAILS TO BE SPECIALLY CUSTOM STAINLESS STEEL HANDRAIL QUONER, PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL.

DECK SLOPES SHALL NOT EXCEED MAXIMUM 2% IN ANY DIRECTION.

POOL SAFETY EQUIPMENT SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION AND MOUNTED WITHIN MAXIMUM 48" AFF.

IF TABLE SEATING AREAS ARE PROVIDED, A MINIMUM OF (1) TABLE AT EACH TABLE SEATING AREA IS NOT TO EXCEED MAXIMUM 34" HEIGHT AND SHALL PROVIDE MINIMUM 30" W/18" D NET CLEAR ACCESSIBLE KNEE SPACE FOR FORWARD APPROACH.

IF TABLE UMBRELLAS ARE PROVIDED, WHEN OPEN, THE UMBRELLA MUST PROVIDE A MINIMUM OF 80" VERTICAL CLEARANCE.

NOTE:

- REFER TO SHEET IC FOR CONSTRUCTION NOTES AND ACCESSIBILITY NOTES.
- REFER TO SHEET 5C-8C FOR POOL NOTES, SPECIFICATIONS AND DETAILS.
- OWNER TO PROVIDE REQUIRED SIGNAGE AT POOL AREA, INCLUDING "NO DIVING" AND "NO SWIMMING IN FOUNTAIN".
- HANDICAP ACCESSIBLE GATE WITH KEY, CARD OR SIMPLEX TYPE LOCK ONLY. INSTALL ON BOTH SIDES OF GATE WHEN GATE SHIELD IS NOT INSTALLED. INSTALL ON OUTSIDE OF POOL FENCE, WITH LATCH ON POOL SIDE ONLY, WHEN GATE SHIELD IS INSTALLED. REFER TO A/C.

POOL CLASSIFICATION: CLASS C

MAXIMUM NUMBER OF USERS IN POOL AT ANY TIME (50 SQ. FT. OF WATER SURFACE AREA PER USER)

POOL - 3,296 SQ. FT. / 15 x 206 USERS

POOL AND DECK ILLUMINATION:

ANY COMBINATION OF OVERHEAD AND UNDERWATER LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION NOT LESS THAN 10 HORIZONTAL FOOT-CANDLES (10 LUMENS PER SQUARE FOOT) AT THE WALKING SURFACE OF THE EQUIPPED DECK (6'-0" AREA ADJACENT TO POOL CORING).

DECK AREA LIGHTING SHALL PROVIDE MAINTAINED ILLUMINATION OF NOT LESS THAN 10 HORIZONTAL FOOT-CANDLES (10 LUMENS PER SQUARE FOOT) AT THE WALKING SURFACE OF THE EQUIPPED DECK (6'-0" AREA ADJACENT TO POOL CORING).

LIGHTING SPECIFICATIONS AND FIXTURE QUANTITY REQUIRED TO MEET MINIMUM STANDARDS OF THE TEXAS POOL CODE TO BE BY OTHERS.

POOL CONSTRUCTION LEGEND

PROPOSED GRADE	XXXXX
TOP OF WALL GRADE	TU XXXXX
AREA DRAIN ELEVATION	AD XXXXX
DECK DRAIN ELEVATION	DD XXXXX
DECK DRAIN	⊗
SUBSURFACE AREA DRAIN	⊗
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	---
BRICK VENEER WALL	[Symbol]
STONE VENEER WALL	[Symbol]
SLOPED WALL	[Symbol]
BRUSH FINISH CONCRETE	[Symbol]
SPECIAL PAVING (REFERENCE PLAN)	[Symbol]
SYNTHETIC TURF	[Symbol]
DECOMPOSED GRANITE WITH STABILIZER	[Symbol]
RIVER ROCK	[Symbol]
ORNAMENTAL STEEL POOL FENCE	[Symbol]
HANDRAIL / RAILING	[Symbol]
WALL MOUNTED LED STEP LIGHT	[Symbol]
POST LIGHT	[Symbol]
WALL MOUNTED SCONCE LIGHT	[Symbol]
LED LANDSCAPE ACCENT LIGHT	[Symbol]
POOL LIGHT (LED)	[Symbol]
LED LIGHT	[Symbol]
PVC DRAIN LINE	[Symbol]
JUNCTION BOX	[Symbol]
PROPOSED TREE BALL	[Symbol]
POOL DEPTH (FEET AND INCHES)	[Symbol]
POOL DIMENSIONS	[Symbol]
BARRIER-FREE RAMP	[Symbol]
ACCESSIBLE ROUTE 1:20 MAX. SLOPE	[Symbol]
IRRIGATION SLEEVE	[Symbol]

POOL MATERIALS AND EQUIPMENT

POOL/SUN POOL/CONVERSATION POOL COPING: CAST STONE COPING (12" WIDTH) COLOR TO BE DETERMINED.

POOL DECK FIELDS: 2X2 SCORED COLORED CONCRETE AND BRUSH FINISH COLORED CONCRETE COLOR TO BE DETERMINED.

POOL DECK ACCENT FIELDS: CONCRETE PAVERS ON DEPRESSED CONCRETE SLAB COLOR(S) TO BE DETERMINED. MOST PAVERS WHERE ACTING AS EDGE PAVERS AVAILABLE FROM KEYSTONE HARDSCAPES, 214-684-4421, OR APPROVED EQUAL.

POOL/SUN POOL/CONVERSATION POOL TILE: NOBLE TILE SUPPLY GLASS TILE COLOR(S) TO BE DETERMINED.

POOL ELASTIC: NPT STONE/SCAPES FINISH COLOR: FRENCH GRAY MINI

EMERGENCY TELEPHONE: (1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED. MODEL: EMERGENCY SPEAKER PHONE 9544000. MANUF: RATH MICROTECH 1800451460

OR APPROVED EQUAL: VERIFY QUANTITY OF PHONES AND SIGNAGE REQUIRED BY CODE. ENSURE 5'x5' CLEAR AREA FOR H/C ACCESS. INSTALL TO MEET ALL ACCESSIBILITY CODES AND ENSURE CONTROLS ARE WITHIN 48" AFF.

ADA DRINKING FOUNTAIN: ACCESSIBLE DRINKING FOUNTAIN IS LOCATED INSIDE BUILDING AT RESTROOM/FITNESS CORRIDOR. REFERENCE ARCHITECTURAL DRAWINGS. PROVIDE DIRECTIONAL SIGNAGE IN POOL COURTYARD TO DRINKING FOUNTAIN. IN ADDITION, PROVIDE ADA DRINKING FOUNTAIN ON POOL DECK AT LOCATIONS SHOWN. MODEL: 440891. COLOR: TO BE DETERMINED. MANUF: MOST DEPENDABLE FOUNTAINS 901-861-0039

OR APPROVED EQUAL: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE UTILITIES AND FREEZE PROTECTION AS REQUIRED. INSTALL TO MEET ADA REQUIREMENTS.

HARDSCAPE MATRIX - SITE MATERIALS LIST

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
1	CITYSTONE 1 1/2 x 2, 60MM 10 DEGREE HERRINGBONE MILL WITH SINGLE OR DOUBLE STACK HEADER CORSE PICTURE FRAME BORDER	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421. PORTLAND PAVES WHERE ACTING AS EDGE.
2	CITYSTONE 1 1/2 x 2, 60MM STACK INFILL LAID 45 DEGREE TO BUILDING FACE AT LEASE FRONT DOOR WITH CITYSTONE 1 1/2 x 2, 60MM HLT STACK BANDING IN DIRECTION SHOWN	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421. PORTLAND PAVES WHERE ACTING AS EDGE.
3	CITYSTONE 1 1/2 x 2, 60MM 10 DEGREE STACK IN DIRECTION SHOWN	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421. PORTLAND PAVES WHERE ACTING AS EDGE.
4	COLORED CONCRETE WITH 2X2 SCORE	SALT FINISH	TBD	PER PLAN	DAVIS COLORS, 800-356-4848 (DAVISCOLORS.COM), OR APPROVED EQUAL.
5	RIVER ROCK 3"-5" SIZE	N/A	SALT/PEPPER	PER PLAN	ALAMO STONE (ALAMOSTONE.COM), 800-501-0803 OR APPROVED EQUAL. 3" MINIMUM DEPTH INSTALLED OVER FILTER FABRIC. PROVIDE STEEL EDGE WHERE PAVEMENT EDGE IS NOT AVAILABLE.
6	DECOMPOSED GRANITE WITH STABILIZER SOLUTION	NATURAL	NATURAL	PER PLAN	ALAMO STONE (ALAMOSTONE.COM), 800-501-0803 OR APPROVED EQUAL. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE.
7	LANDSCAPE LIMESTONE BOLLIDER 36"x42" GENERAL SIZE	WEATHERED	WEATHERED	PER PLAN	TEXAS STONE SUPPLY (TXSTONESUPPLY.COM), 817-511-0000 OR APPROVED EQUAL. PARTIALLY BURY BOLLIDER FOR STABILITY. INSTALL BOLLIDERS TO BE STABLE WITH NO ROCKING MOTION.
8	FLATIRUM HEALTHMAXX 41 SYNTHETIC TURF	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4165 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE. SYNTHETIC TURF TO BE NYLON MATERIAL AND HAVE MINIMUM 680 DENIER YIELD POINT AND MAXIMUM 1 PILE HEIGHT.
9	SPORTMAXX 36 200 SYNTHETIC TURF (PUTTING GREEN ONLY)	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4165 (GOGREENSYNTHETIC.COM) OR APPROVED EQUAL. TURF TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL TO MEET ADA REQUIREMENTS FOR AN ACCESSIBLE SURFACE. SYNTHETIC TURF TO BE NYLON MATERIAL WITH HIGH HEAT TOLERANCE AND APPROXIMATE 3/8" PILE HEIGHT.
10	COLORED CONCRETE, SCORED AS SHOWN	BRUSH FINISH	TBD	PER PLAN	DAVIS COLORS, 800-356-4848 (DAVISCOLORS.COM), OR APPROVED EQUAL.

HARDSCAPE MATRIX - SITE FURNISHINGS LIST

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
1	FORMS - SURFACES FLOAT BENCH	POWDER COATED	ALUMINUM TEXTURE	8	FORMS - SURFACES FLOAT BENCH, BACKED - NO DIVIDER. 8610-1200. POWDER COAT ALUMINUM TEXTURE. THERMALLY MODIFIED RED OAK. HARDWOOD, FREESTANDING MOUNT (FORMS-SURFACES.COM)
2	DOGPOOT ALUMINUM FET STATION, ITEM 1003-BULK (WITH STEEL TRASH RECEPTACLE)	N/A	BLACK	4	THE PARK CATALOG, 866-780-9994 (WWW.THEPARKCATALOG.COM). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ANSI A117.1, ENSURE ADA ACCESSIBILITY FOR USER IS PLANTAINED.
3	LIBERTY 25 FT ALUMINUM FLAGPOLE	SATIN ALUMINUM	N/A	2	LIBERTY FLAGPOLES 25 FT ALUMINUM, EXTERNAL HALLYARD, COMMERCIAL GRADE, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4	ADA DRINKING FOUNTAIN MODEL NO. 440891	N/A	BLACK	2	MOST DEPENDABLE FOUNTAINS, 800-582-6331, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTE: LANDSCAPE CONTRACTOR TO PROVIDE A DESIGN/BUILD FRENCH DRAIN SYSTEM TIED TO CIVIL STORM LINE ALL AROUND POOL DECK.

REFERENCE SHEET IC FOR CONSTRUCTION LEGEND, CONSTRUCTION NOTES AND ACCESSIBILITY NOTES.

ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7124 Greenville Ave Suite 200 Dallas, TX 75221 (214) 987-3010

STATE OF TEXAS
Professional Seal of a Landscape Architect

REVISIONS
01-02-20 VE UPDATES

BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

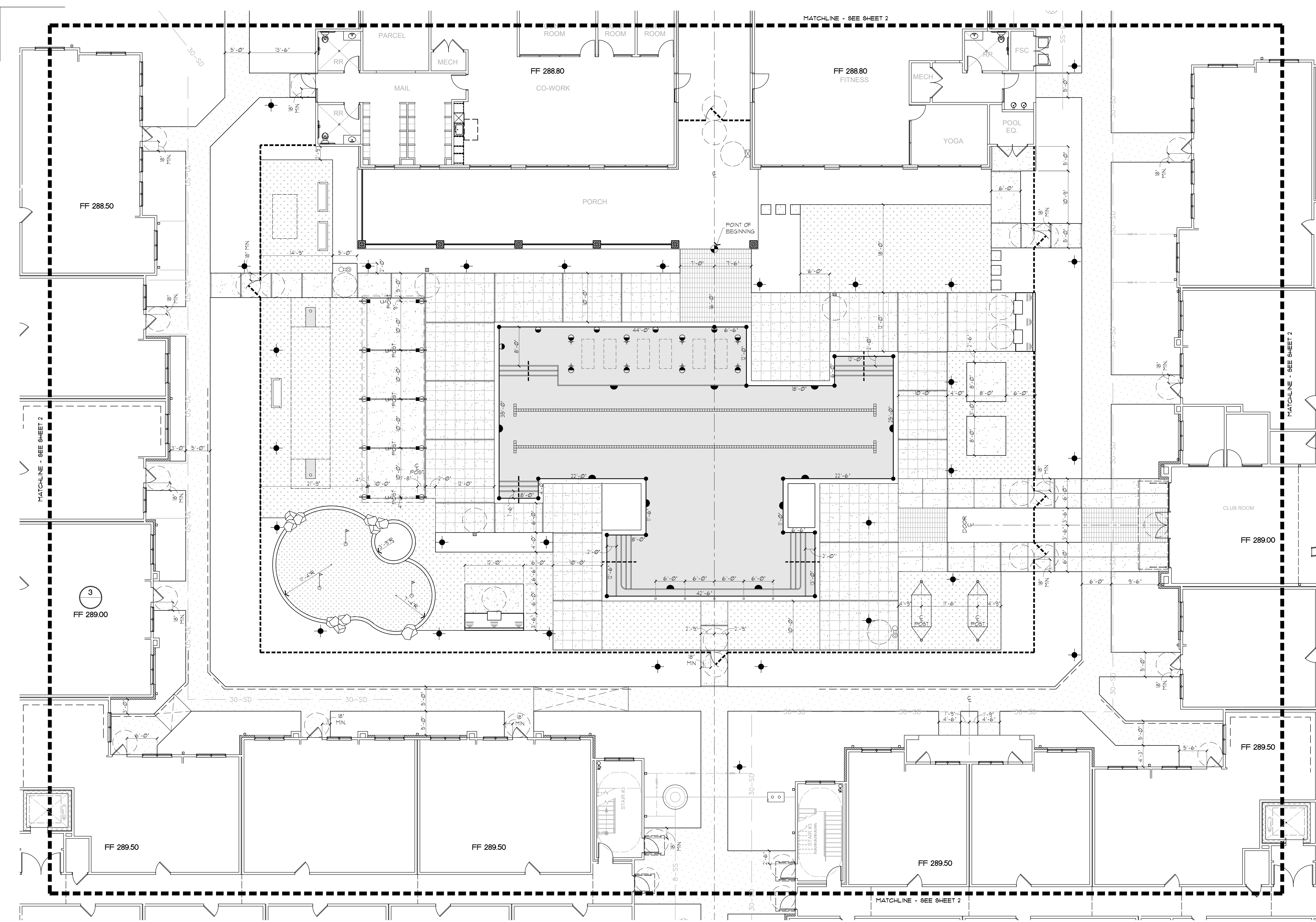
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BRAZOS OAKS PHASE II
 TEEPLE PARTNERS
 BRYAN, TEXAS

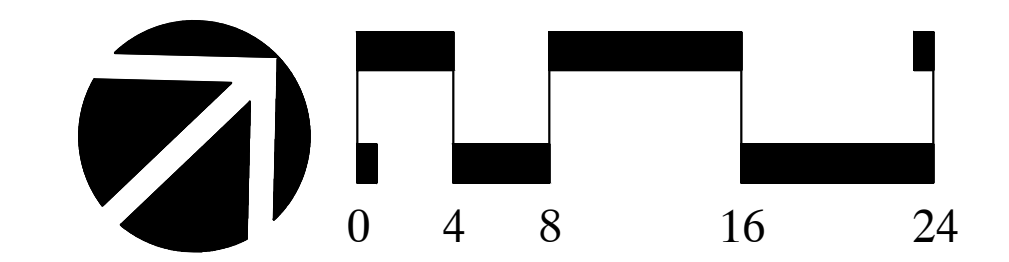
SCALE
 1/8" = 1'-0"

DATE
 PERMIT SET
 10-10-2025

TITLE
 CONSTRUCTION

SHEET
 4.1C OF 8

REFERENCE SHEET 1C FOR CONSTRUCTION
 LEGEND, CONSTRUCTION NOTES AND
 ACCESSIBILITY NOTES.

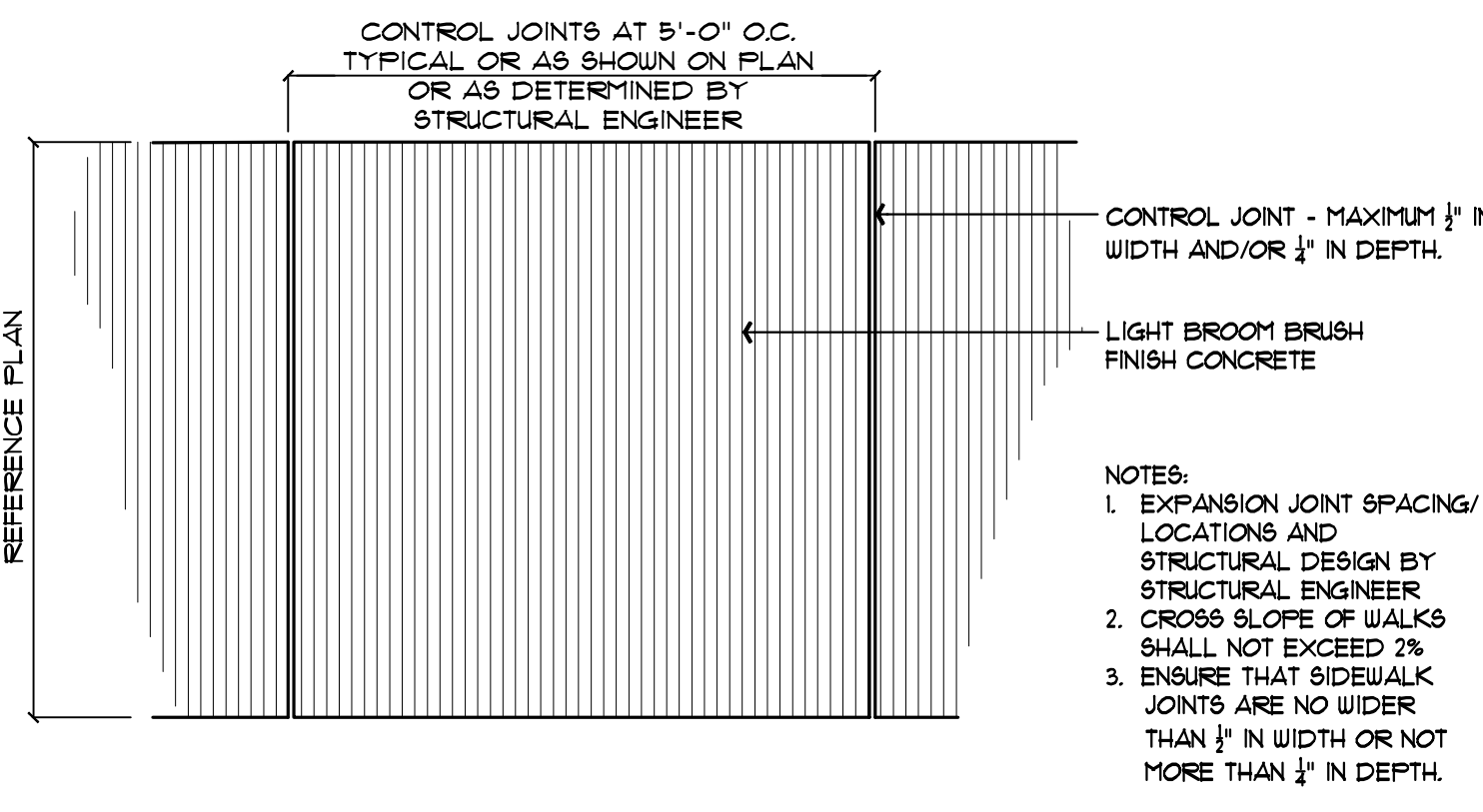


POOL SPECIFICATIONS

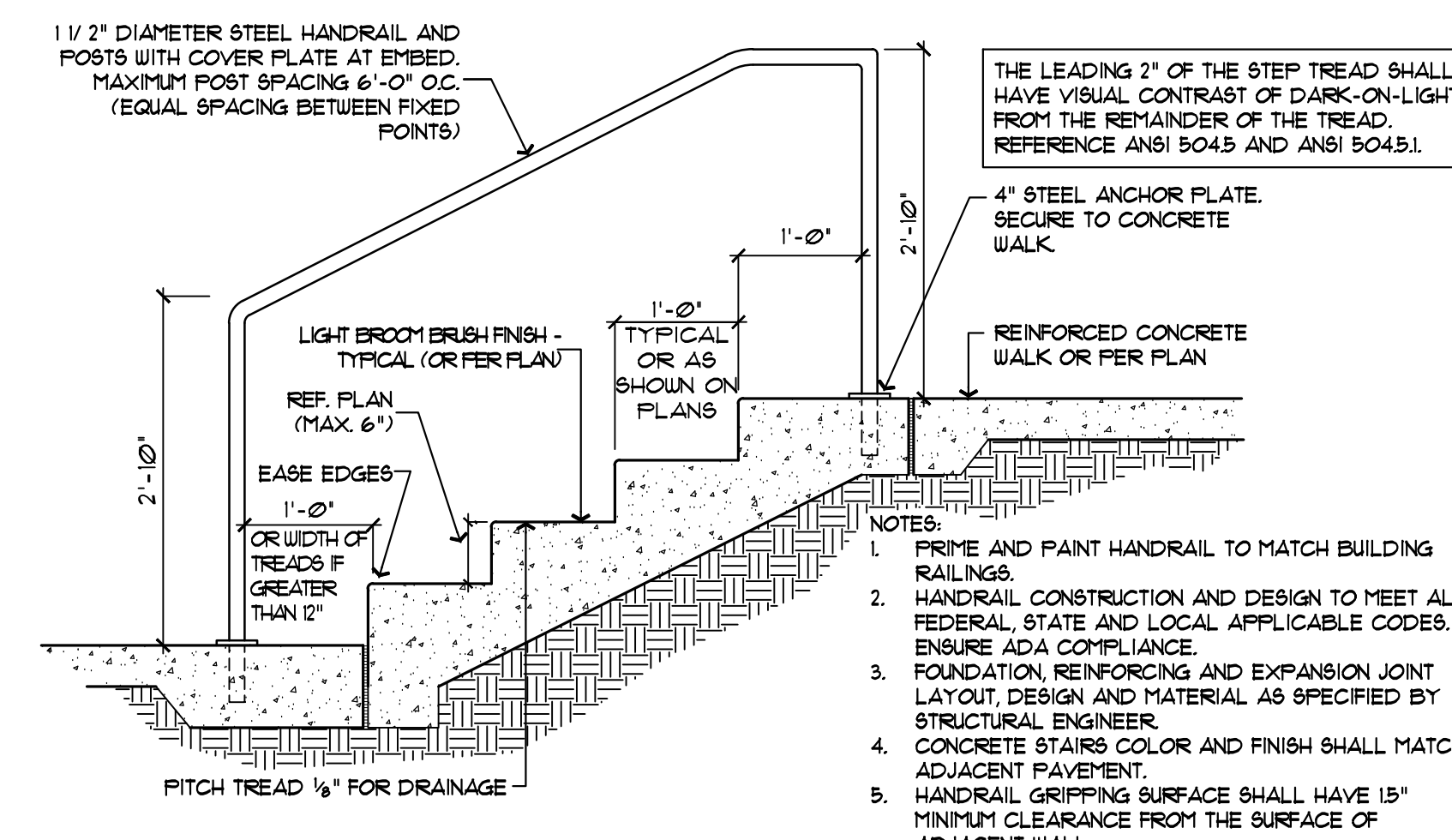
- PART 1 - GENERAL**
- 1.01 SCOPE
 - A. PROVIDE COMPLETE INSTALLATION AS DETAILED.
 - 1.02 QUALITY ASSURANCE
 - A. POOL CONTRACTOR SHALL VERIFY THAT THIS DESIGN COMPLIES WITH ALL APPLICABLE BUILDING, PLUMBING AND ELECTRICAL CODES BEFORE CONSTRUCTION. ANY DISCREPANCY BETWEEN THE POOL DESIGN AND/OR SPECIFICATIONS AND THE GOVERNING CODES SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY. IN WRITING TO THE OWNER AND THE LANDSCAPE ARCHITECT, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DISCREPANCIES NOT REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER.
 - 1.03 PERMITS
 - A. POOL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING ALL APPLICABLE PERMITS FOR CONSTRUCTION OF, BUT NOT LIMITED TO THE FOLLOWING: ALL POOL EQUIPMENT, FINISH, POOL SHELL, TILE, DEPTH MARKERS, POOL HANDRAILS, POOL STEPS, COPING, ELECTRICAL WORK AND ANY OTHER POOL RELATED ITEMS.
 - 1.04 SUBMITTALS
 - A. POOL EQUIPMENT, PIPING AND STEEL REINFORCING SCHEDULE IS TO BE SUBMITTED WITH THE POOL BID. THE STEEL REINFORCING SCHEDULE IS TO BE APPROVED AND SEALED BY AN ENGINEER AND STATE THAT IT WILL MEET THE PARTICULAR SITE CONDITIONS. STRUCTURAL, MECHANICAL AND ELECTRICAL ASPECTS OF THE POOL DESIGN SHALL BE DESIGNED BY PROFESSIONAL ENGINEERS CERTIFIED TO PERFORM SUCH WORK.
 - B. UPON COMPLETION, PROVIDE COMPLETE OPERATIONS MANUAL AND EQUIPMENT BROCHURES, NEATLY BOUND IN BINDER TWO COPIES.
 - C. POOL CONTRACTOR TO SUBMIT A LIST OF MATERIALS WITH PROPOSAL. FINAL SELECTION OF MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE CONSTRUCTION. MATERIALS TO BE SUBMITTED FOR APPROVAL INCLUDE DECK FINISHES, DECK DRAINS, EXPANSION JOINT MATERIAL, POOL WALL FINISH AND COLOR, POOL COPING, POOL TILE, DEPTH MARKERS, HANDRAILS, INLETS AND LIGHTS. CHANGE ORDERS SHALL BE ISSUED FOR ANY SELECTIONS BY THE OWNER THAT DIFFER FROM ITEMS BID, OR REPRESENT AN INCREASE IN COST.
 - 1.05 SITE CONDITIONS
 - A. THE POOL CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN SITE AND PLAN TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 - B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA TO WITHIN SIX INCHES OF THE FINISHED GRADE BEFORE POOL EXCAVATION.
 - C. UTILITIES TO THE PUMP ROOM LOCATION WILL BE PROVIDED BY THE GENERAL CONTRACTOR.
 - 1.06 WARRANTY
 - A. PROVIDE A MINIMUM FIVE-YEAR WRITTEN GUARANTEE FOR THE POOL SHELL AGAINST FAILURE TO PERFORM. GUARANTEE POOL EQUIPMENT FOR A MINIMUM OF ONE YEAR AFTER FINAL ACCEPTANCE.
- PART 2 - PRODUCTS**
- 2.01 SAND FILTER
 - A. MEETS NATIONAL SANITATION FOUNDATION STANDARDS.
 - 2.02 GINITE
 - A. CONTRACTOR TO VERIFY CONCRETE SPECIFICATIONS WITH A STRUCTURAL ENGINEER FOR SPECIFIC SITE CONDITIONS.
 - 2.03 HAIR AND LINT CATCHER
 - A. INSTALL ON THE SUCTION SIDE OF THE PUMP. AREA OF CATCHER TO BE A MINIMUM OF FOUR TIMES THE CROSS SECTIONAL AREA OF INLET PIPE.
 - 2.04 MAIN DRAIN OUTLET
 - A. BY MAINPUMP OR APPROVED EQUAL WITH HYDROSTATIC RELIEF VALVE AND PERFORATED COLLECTION TUBE.
 - B. ALL MAIN DRAIN SECTION PIPES MUST COME FROM AT LEAST TWO (2) SOURCES. REFERENCE LOCAL, STATE AND NATIONAL CODES.
 - 2.05 PVC PIPING
 - A. SCHEDULE 40, WITH SCHEDULE 40 FITTINGS.
 - 2.06 PLASTER
 - A. SUBMIT COLOR SAMPLES OR EXISTING POOL EXAMPLES FOR APPROVAL.
 - 2.07 PUMP
 - A. MUST BE OF ADEQUATE SIZE TO TURN OVER POOL WATER CAPACITY WITHIN FIVE HOURS OR PER LOCAL OR STATE CODES.
 - B. VERIFY MINIMUM POOL CODE REQUIREMENTS.
 - 2.08 SKIMMER
 - A. BY MAINPUMP, U-3 OR APPROVED EQUAL AUTOMATIC SURFACE SKIMMER. ONE PER 500 SQUARE FEET MINIMUM. VERIFY MINIMUM POOL CODE REQUIREMENTS.
 - 2.09 UNDERWATER LIGHTING
 - A. AS SHOWN ON MATERIALS LIST, OR PLAN AND DETAILS.
 - 2.10 DECK MATERIAL
 - A. DECK SURFACE SHALL BE TEXTURED FOR POSITIVE FOOT TRACTION.
 - 2.11 DEPTH MARKERS
 - A. DEPTH MARKERS AND "NO DIVING" NOTATIONS SHALL BE MADE IN ACCORDANCE WITH GOVERNING CODES. AT A MINIMUM, DEPTH MARKERS SHALL BE INSTALLED FLUSH WITH THE POOL DECK AND ON POOL TILES IN LOCATIONS AROUND THE POOL, MARKING THE DEPTH AT EVERY SIX (6) INCHES OF CHANGE.
 - 2.12 AUTOMATIC WATER LEVELER
 - A. SPAS AND FOUNTAINS INDEPENDENT OF THE MAIN POOL SHALL HAVE AN AUTOMATIC WATER LEVELER INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND PER APPLICABLE POOL CODES. LEVELER TO BE NOTED POOL, TIEER OR EQUIVALENT.
- PART 3 - EXECUTION**
- 3.01 STAKING
 - A. STAKE OUT POOL AND FINISHED GRADES NOTIFY LANDSCAPE ARCHITECT AND RECEIVE APPROVAL PRIOR TO EXCAVATION. VERIFY EXISTING CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - 3.02 TREE PROTECTION
 - A. PROTECT EXISTING TREES. DO NOT CUT OR RILL BENEATH TREES UNLESS SPECIFICALLY SHOWN ON THE PLANS. DO NOT TRENCH WITHIN DRIP LINE OF TREES.
 - 3.03 EXCAVATION
 - A. SOIL IS UNCLASSIFIED.
 - 3.04 STEEL
 - A. CONTRACTOR TO SUBMIT SCHEDULE, APPROVED AND SEALED BY STRUCTURAL ENGINEER WITH PROPOSAL.
 - 3.05 GINITE
 - A. TO BE DONE IN CONTINUOUS OPERATION OR AS APPROVED BY STRUCTURAL ENGINEER.
 - B. POOL TO BE GROUNDED PER CODE.
 - C. POOL WALLS, FLOOR AND BEAMS TO BE GINITE.
 - 3.06 PIPING
 - A. ALL PIPING SHALL BE ROUTED AROUND TREES THAT ARE TO BE PLANTED ADJACENT TO THE POOL.
 - 3.07 JUNCTION BOXES
 - A. INSTALL AS SHOWN ON PLANS.
 - 3.08 LINES
 - A. PROVIDE POOL FILL LINES AND POOL OVERFLOW LINES.
 - 3.09 PLASTER
 - A. TROWEL TO SMOOTH, DENSE IMPERVIOUS SURFACE FREE FROM BLEMISHES. MINIMUM THICKNESS OF 1/2 INCH.
 - 3.10 ADJUSTING
 - A. SUPPLY ALL REQUIRED START UP CHEMICALS AND BALANCE POOL. MEET WITH OWNER'S REPRESENTATIVE TO DISCUSS POOL OPERATION.
 - 3.11 CLEANING
 - A. KEEP PREMISES NEAT AND ORDERLY. REMOVE DEBRIS FROM SITE AND LEAVE AREAS IN A BROOM CLEAN CONDITION.
 - 3.12 CONFORMANCE
 - A. CONTRACTOR TO CONFIRM THAT THE ABOVE SPECIFICATIONS AND ALL POOL CONSTRUCTION WORK MEETS OR EXCEEDS ALL GOVERNMENT CODES AND REGULATIONS.

POOL NOTES
(ONLY AS APPLICABLE TO GARAGE ROOF DECK POOL CONSTRUCTION)

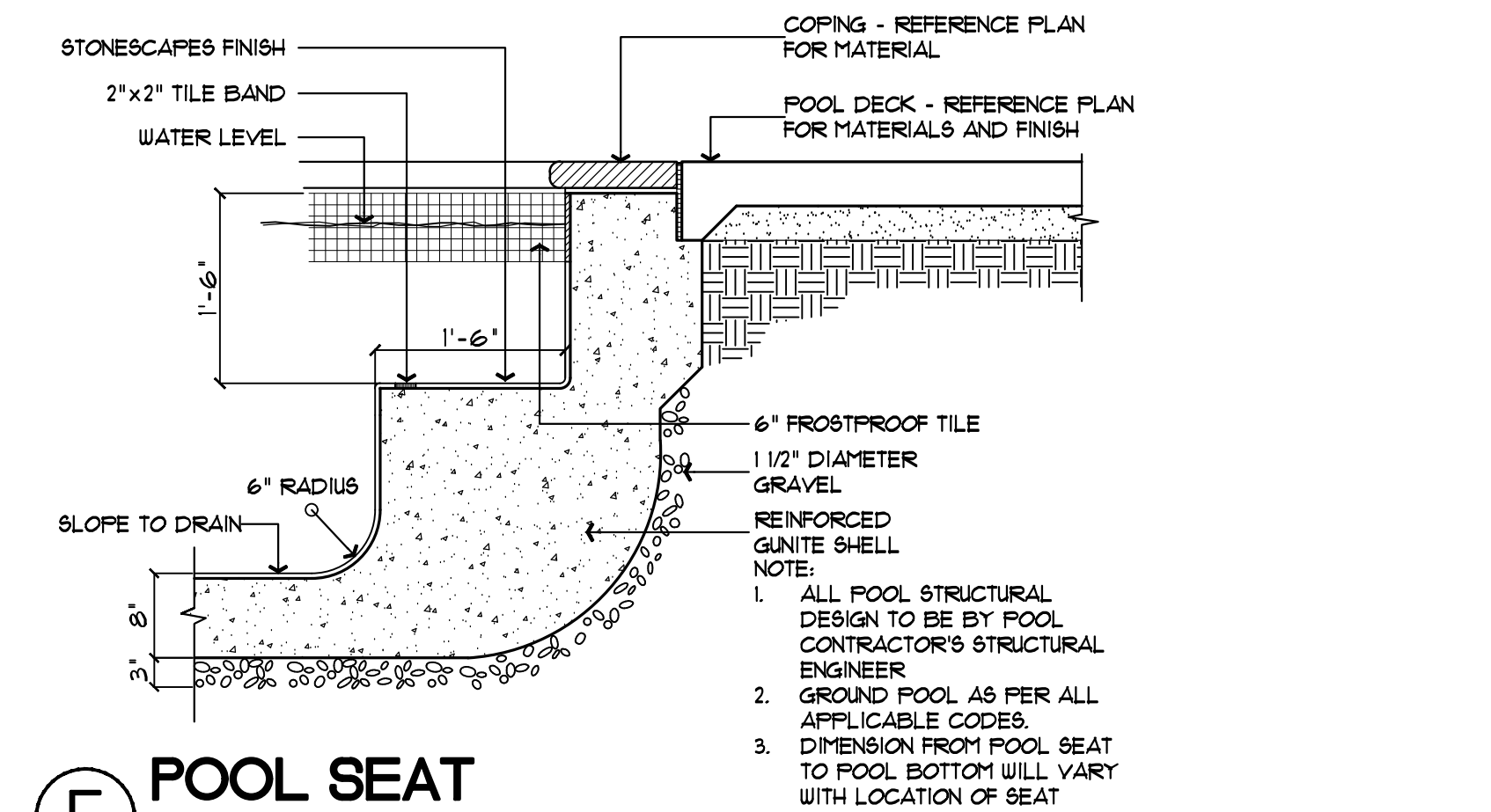
1. POOL CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP, SUPERINTENDENCE AND SCHEDULING OF WORK UNDER HIS AND THE SUBCONTRACTORS AGREEMENT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THIS WORK AND SHALL PROMPTLY CORRECT (AT CONTRACTOR'S EXPENSE) WORK DURING THE CONSTRUCTION OF THE PROJECT OR THE WARRANTY PERIOD THEREAFTER. POOL CONTRACTOR IS RESPONSIBLE FOR EMPLOYING A STRUCTURAL ENGINEER FOR REQUIRED POOL ENGINEERING.
2. THE POOL CONTRACTOR SHALL PROVIDE CONSTRUCTION METHODS AND COMPATIBLE COMPONENTS REQUIRED FOR COMPLETE AND OPERABLE SYSTEMS FOR SUPPLYING POOL, ROENTAN AND/OR SPA INCLUDING, BUT NOT LIMITED TO, EXCAVATION, DEWATERING OF CONSTRUCTION AREA, AND REMOVAL OF EXCESS EARTH FROM SITE.
3. THE OWNER OR OWNER'S MANAGEMENT SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF POOL WARNING SIGNS AND SAFETY EQUIPMENT IN THE POOL AREA TO COMPLY WITH STATE AND LOCAL CODES, AND STATE AND LOCAL CODE GUIDELINES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING IN THE POOL AREA. THE GRADE PROVIDED SHALL BE WITHIN SIX INCHES OF FINISHED GRADE BEFORE POOL EXCAVATION BEGINS.
5. THE POOL CONTRACTOR WILL STAKE OUT THE POOL AND SET THE FINISHED GRADE. THE LANDSCAPE ARCHITECT OR OWNER WILL BE NOTIFIED AND APPROVE THIS WORK PRIOR TO EXCAVATION.
6. POOL LIGHTS AND JUNCTION BOXES TO BE INSTALLED PER FEDERAL, STATE AND LOCAL CODES BY POOL CONTRACTOR. POOL DECK LIGHTING SHALL FULLY ILLUMINATE THE POOL DECK AND BE IN ACCORDANCE WITH THE GOVERNING STANDARDS. UNDERWATER LIGHTING SHALL BE IN ACCORDANCE WITH GOVERNING CODES. ALL POOL LIGHTS AND LANDSCAPE LIGHTING SHALL BE A MINIMUM OF 12" FROM POOL WATER'S EDGE OR AS REQUIRED BY LOCAL CODES AND GUIDELINES.
7. REQUIRED UTILITIES AT THE POOL FILTER/EQUIPMENT LOCATION TO BE SUPPLIED BY THE GENERAL CONTRACTOR.
8. AREA DRAIN SIZE AND PVC DRAIN LINE SIZE AND GRADE TO BE DETERMINED BY CIVIL ENGINEER AND SHALL MEET MINIMUM REQUIREMENTS.
 - *DECK DRAINS (LOCATED IN PAVED AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" ROUND GRATE.
 - *PLASTER DRAINS (LOCATED IN SHRUBS AND/OR GROUND COVER AREAS) - ALL DRAINS TO BE CAPPED WITH A MINIMUM 4" STREET GRATE.
9. ALL POOL ENCLOSURE GATES AND FENCES TO COMPLY WITH STATE AND LOCAL CODES.
10. ALL PIPING SHALL BE 24" DEEP MINIMUM IN ALL PLANTING AREAS, AND ROUTED AROUND PROPOSED OR EXISTING TREES.
11. POOL CONTRACTOR IS RESPONSIBLE FOR TEMPORARY FENCING DURING CONSTRUCTION.
12. FINISH GRADES NEXT TO WALKS AND POOL DECKS SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR.
13. POOL CONTRACTOR SHALL PROVIDE SUPPLYING POOL, HANDICAP LIFTER ANCHOR BEEVES AS SHOWN ON THE DRAWINGS AS AN ALTERNATE. POOL CONTRACTOR TO ALSO PROVIDE A PRICE FOR SUPPLYING POOL LIFTER AND RELATED ITEMS. HYDRO SUPPLYING POOL LIFT MODEL NUMBER 56-HRP-1 OR EQUAL, AVAILABLE FROM PATENTLIFTUSA (PATENTLIFTUSA.COM), 888-826-4423. IF ALTERNATE IS SELECTED BY OWNER, THE PORTABLE LIFT SHALL BE KEPT BY MANAGEMENT UNTIL REQUIRED FOR USE.
14. HANDICAP ACCESSIBLE GATE WITH KEY CARD OR SIMPLEX TYPE LOCK ACCESS ONLY SHALL BE INSTALLED AT LOCATION SHOWN BY 1/8" ON PLAN, REFERENCE DETAILS.
15. LIGHT LOCATIONS AS INDICATED ON PLANS ARE RECOMMENDED LOCATIONS ONLY. FINAL FIXTURE QUANTITY AND LOCATIONS MAY VARY DUE TO OWNER'S SELECTION OF LAMP TYPE, LAMP WATTAGE, FOOT CANDLE INTENSITY AND HEIGHT OF FIXTURE. OWNER OR OWNER'S LIGHTING CONSULTANT TO DETERMINE REQUIRED ILLUMINATION.
16. "911 EMERGENCY TELEPHONE" TO BE READILY ACCESSIBLE TO SUPPLYING POOL FOR EMERGENCY USE. REFERENCE PLAN FOR LOCATION, PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED.
17. ALL STRUCTURAL DESIGN AND DETAILS BY OTHERS.
18. SHOWER REQUIREMENTS FOR POOL FACILITIES TO BE CONFIRMED BY THE LOCAL HEALTH DEPARTMENT OR OTHER AUTHORIZED AGENCY.



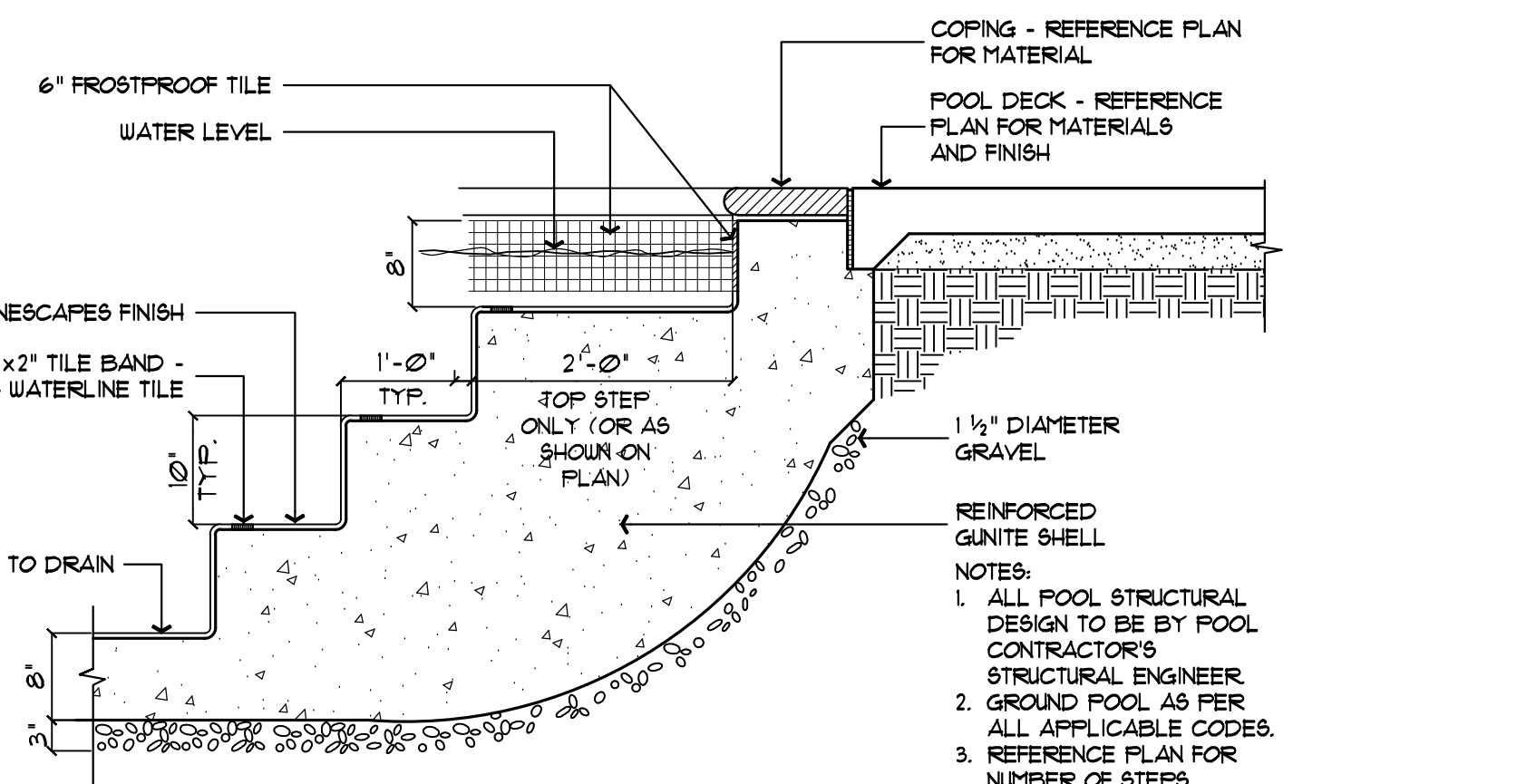
C SIDEWALK
BRUSH FINISH CONCRETE - TYPICAL PLAN VIEW
3/4" x 1'-0"



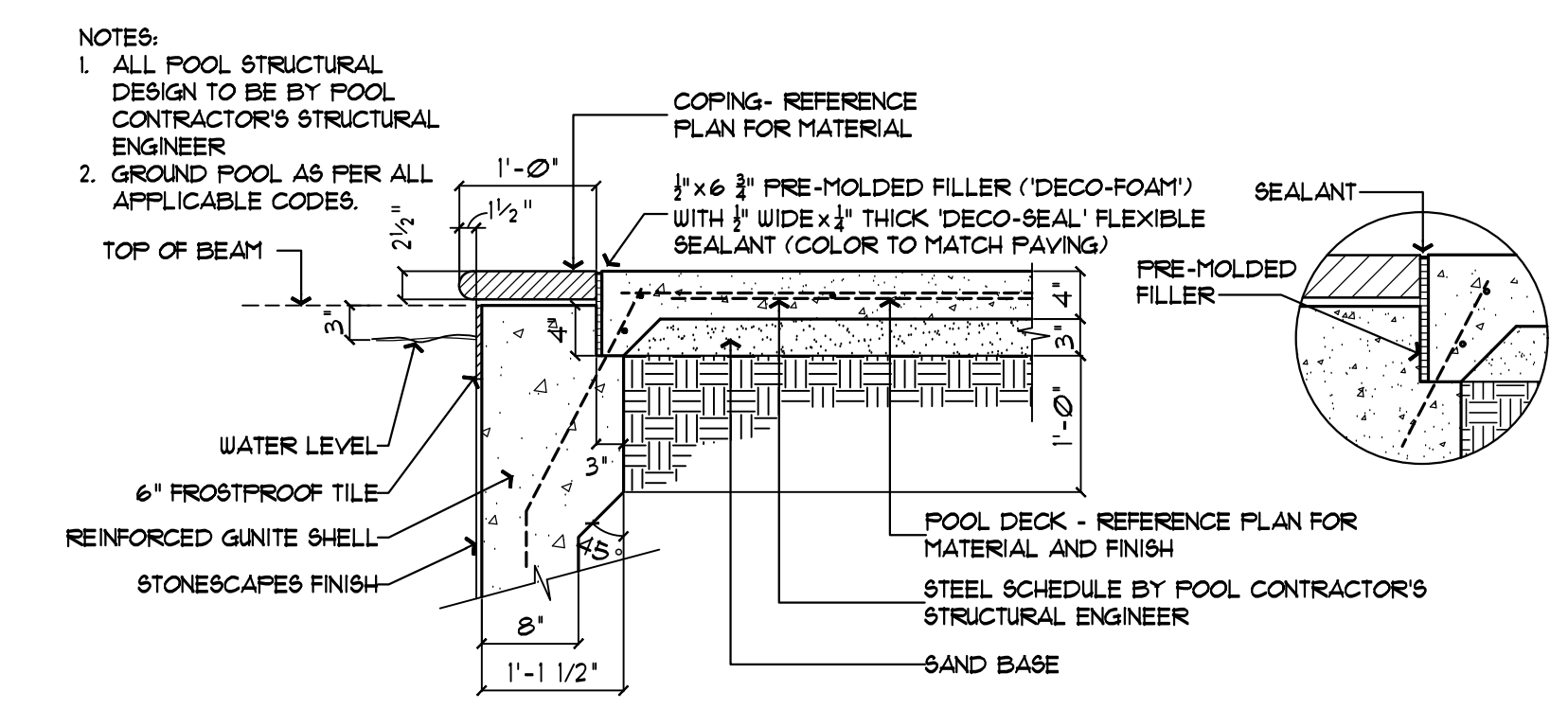
D STAIR AND HANDRAIL
3/4" x 1'-0"



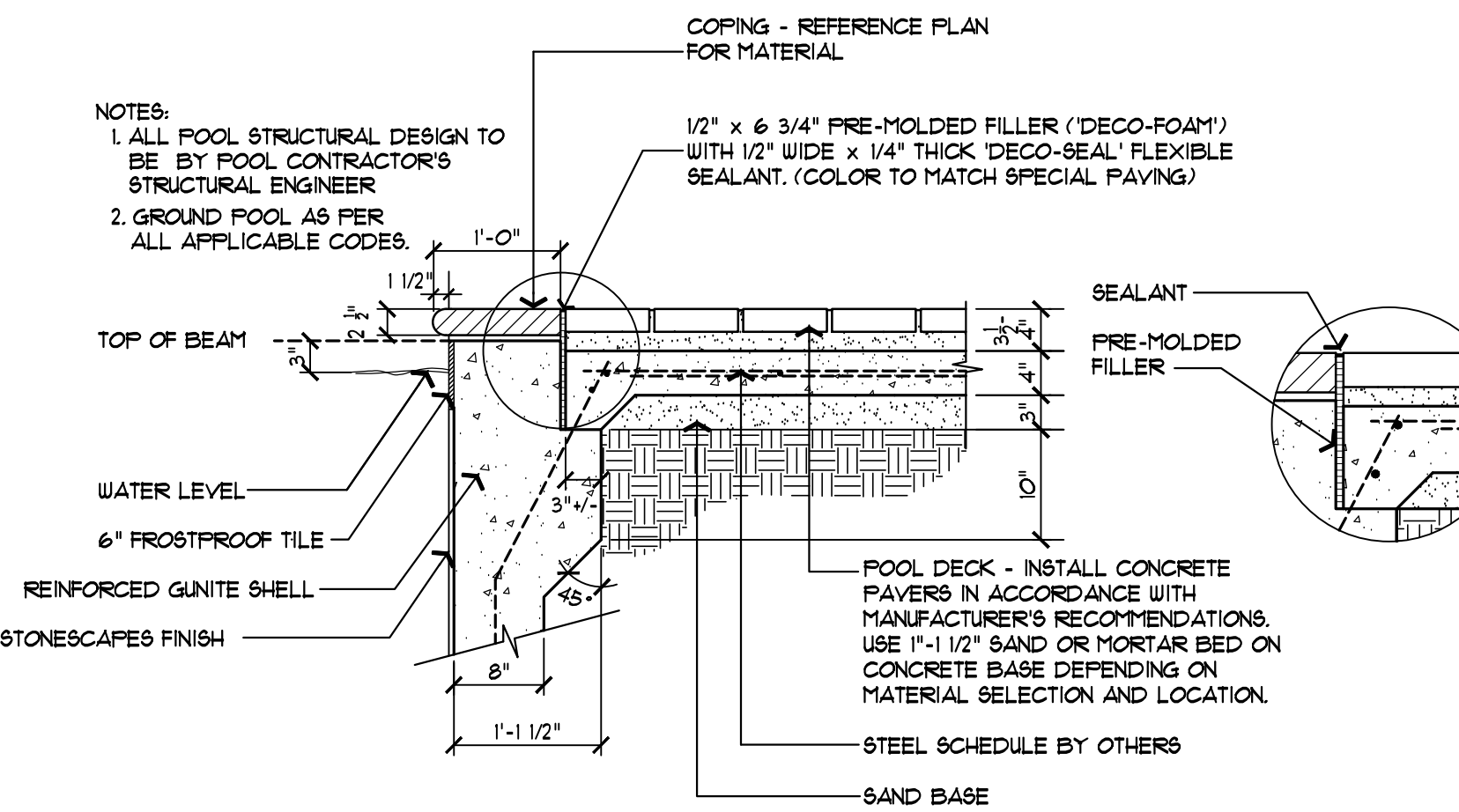
E POOL SEAT
3/4" x 1'-0"



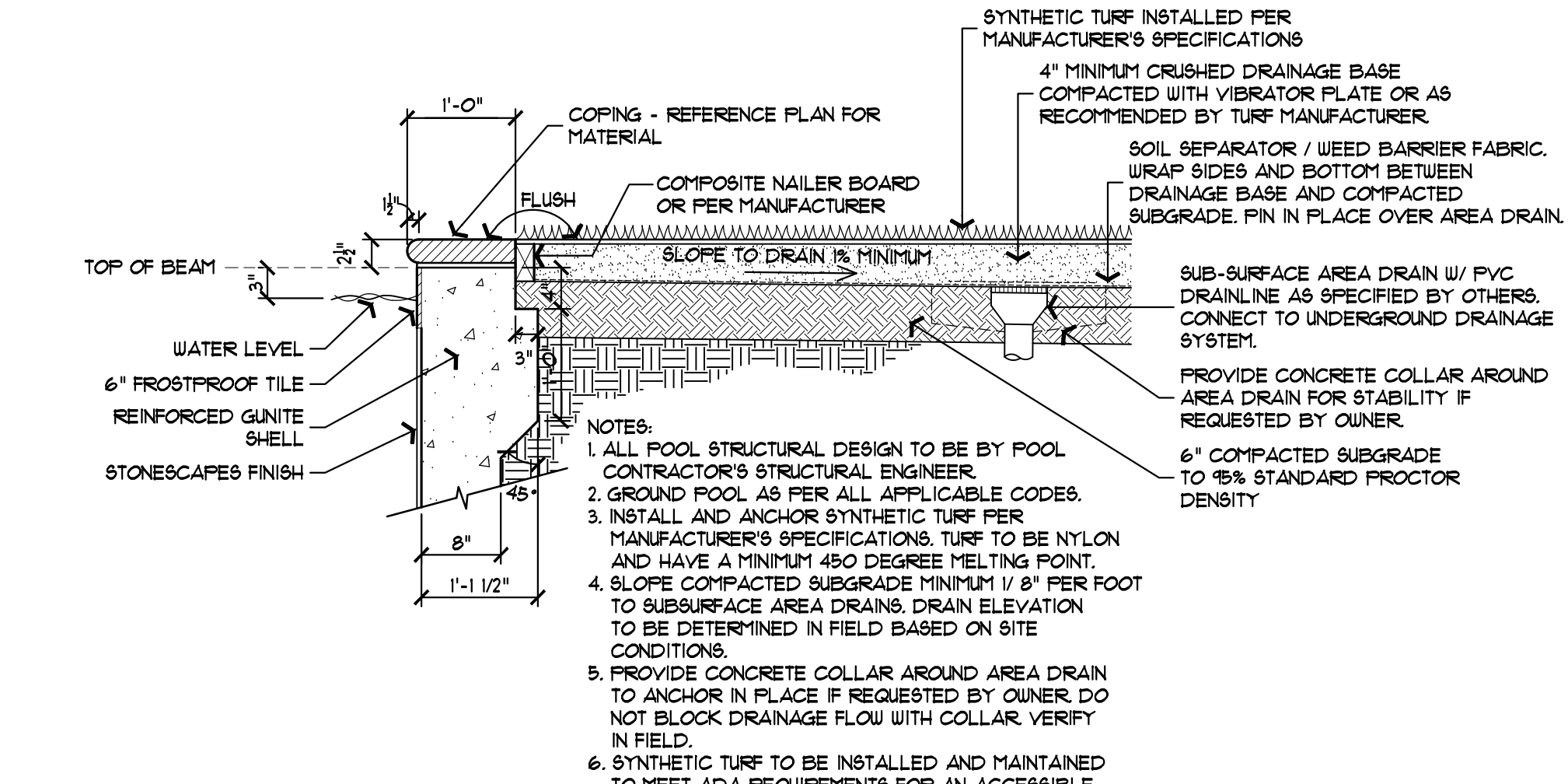
F POOL STEPS
3/4" x 1'-0"



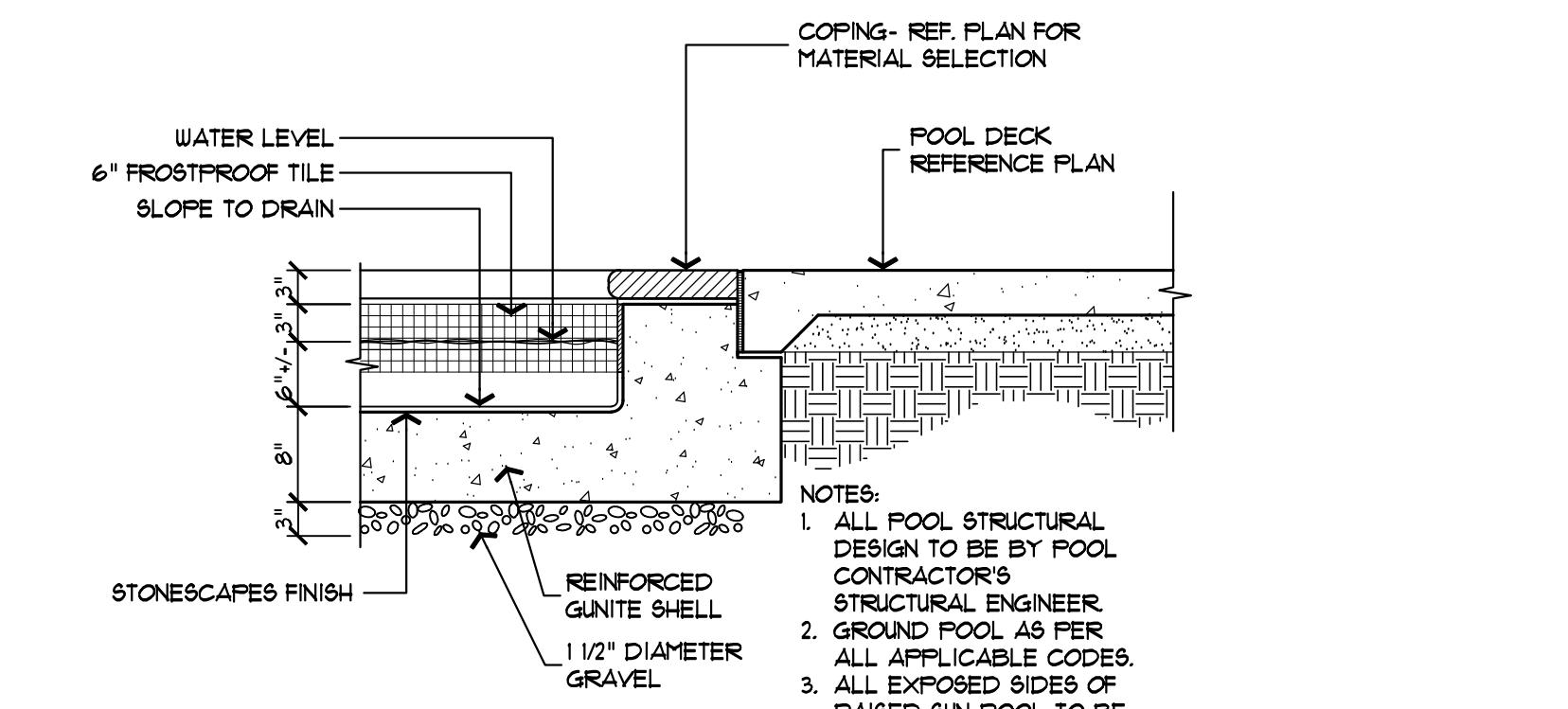
G COPING AT POOL DECK
3/4" x 1'-0"



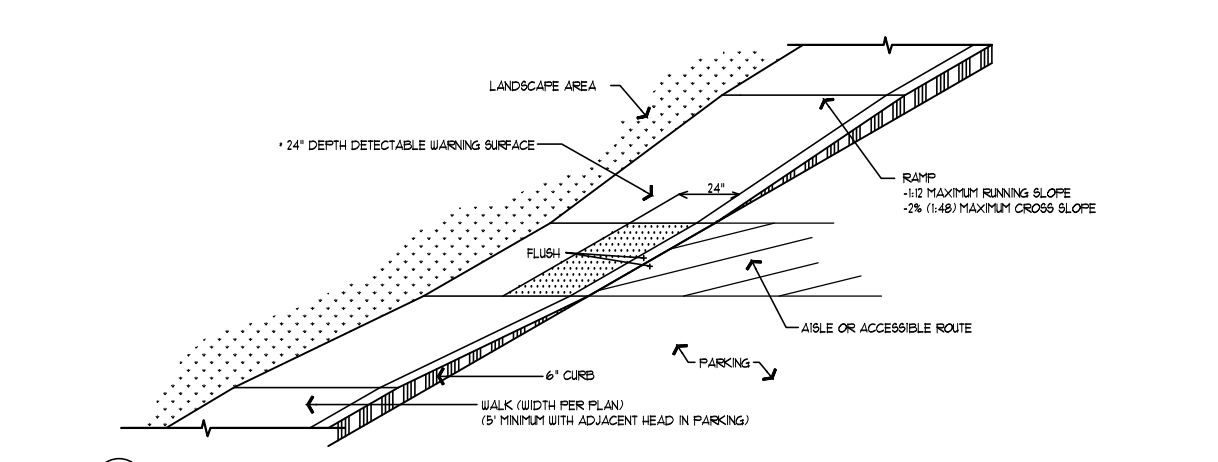
H COPING AT POOL DECK - SPECIAL PAVING
3/4" x 1'-0"



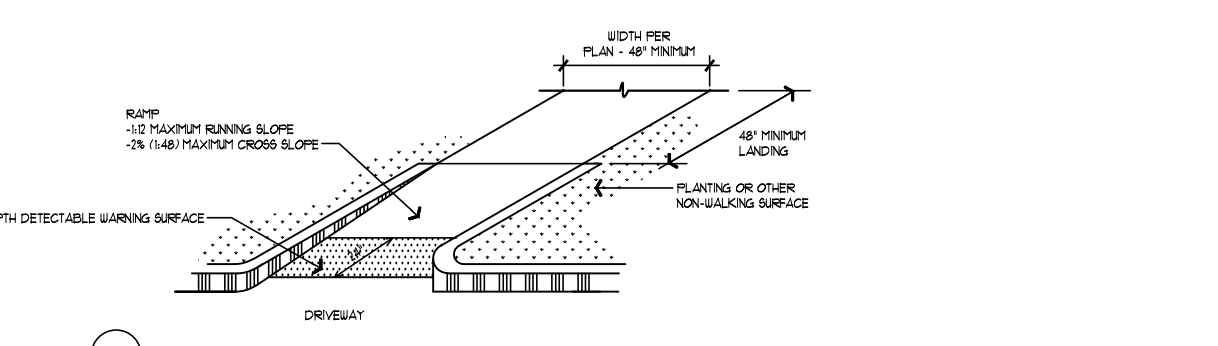
J COPING AT SYNTHETIC TURF
3/4" x 1'-0"



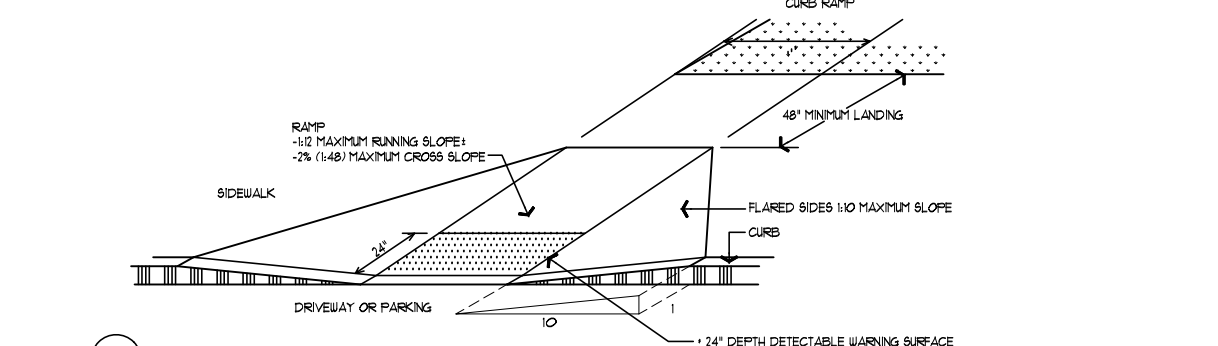
K SUN POOL
3/4" x 1'-0"



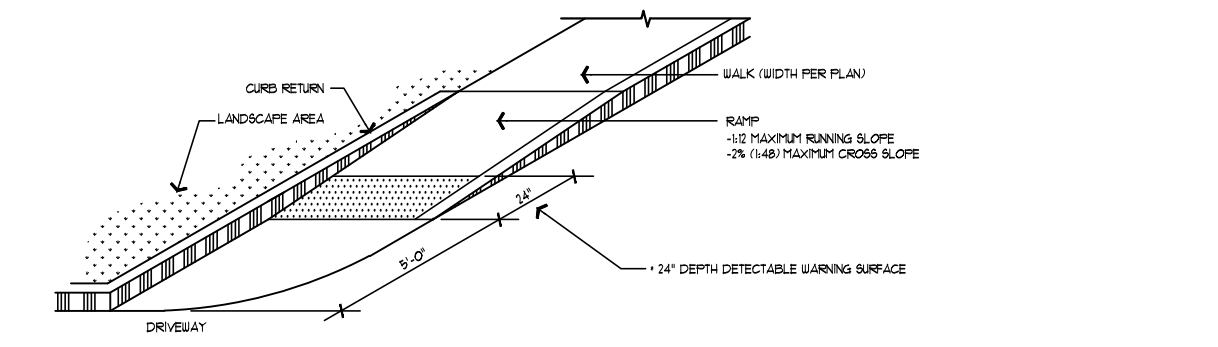
1 TYPICAL RAMP UP CURB OPENING



2 CURB RAMP - RETURNED CURB



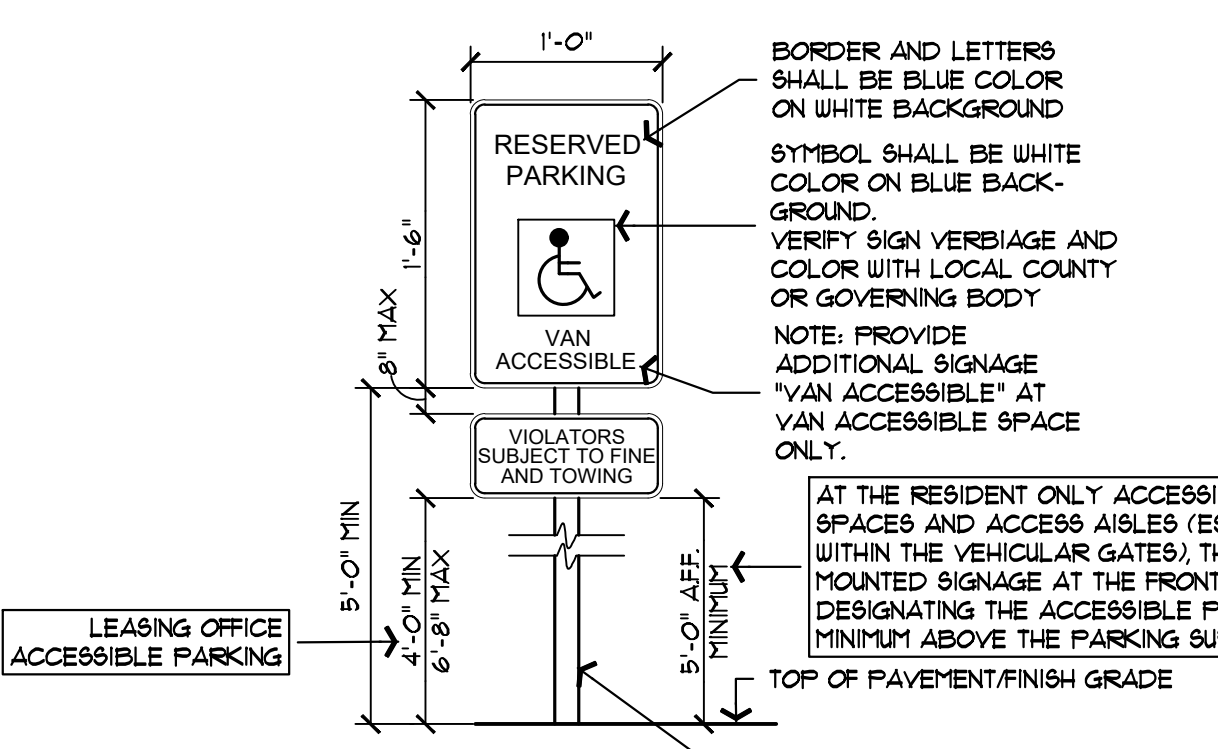
3 CURB RAMP - FLARED SIDES



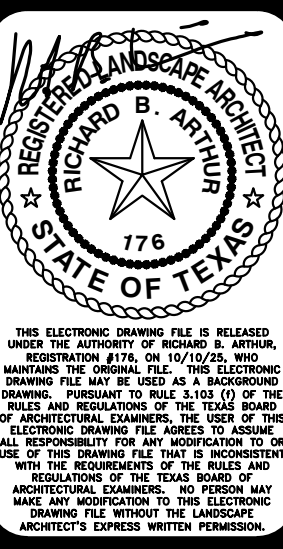
4 TYPICAL RAMP UP CURB OPENING

202 TAA (TEXAS ACCESSIBILITY STANDARDS) - SECTION 406 CURB RAMPS
CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 24" MINIMUM DETECTABLE WARNING SURFACE (TYP. EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING).
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND TAA REQUIREMENTS.

A BARRIER FREE CURB RAMPS
SCALE - NONE



B HANDICAP PARKING SIGN
(WALL MOUNT SIGN IS SIMILAR)
1" x 1'-0"



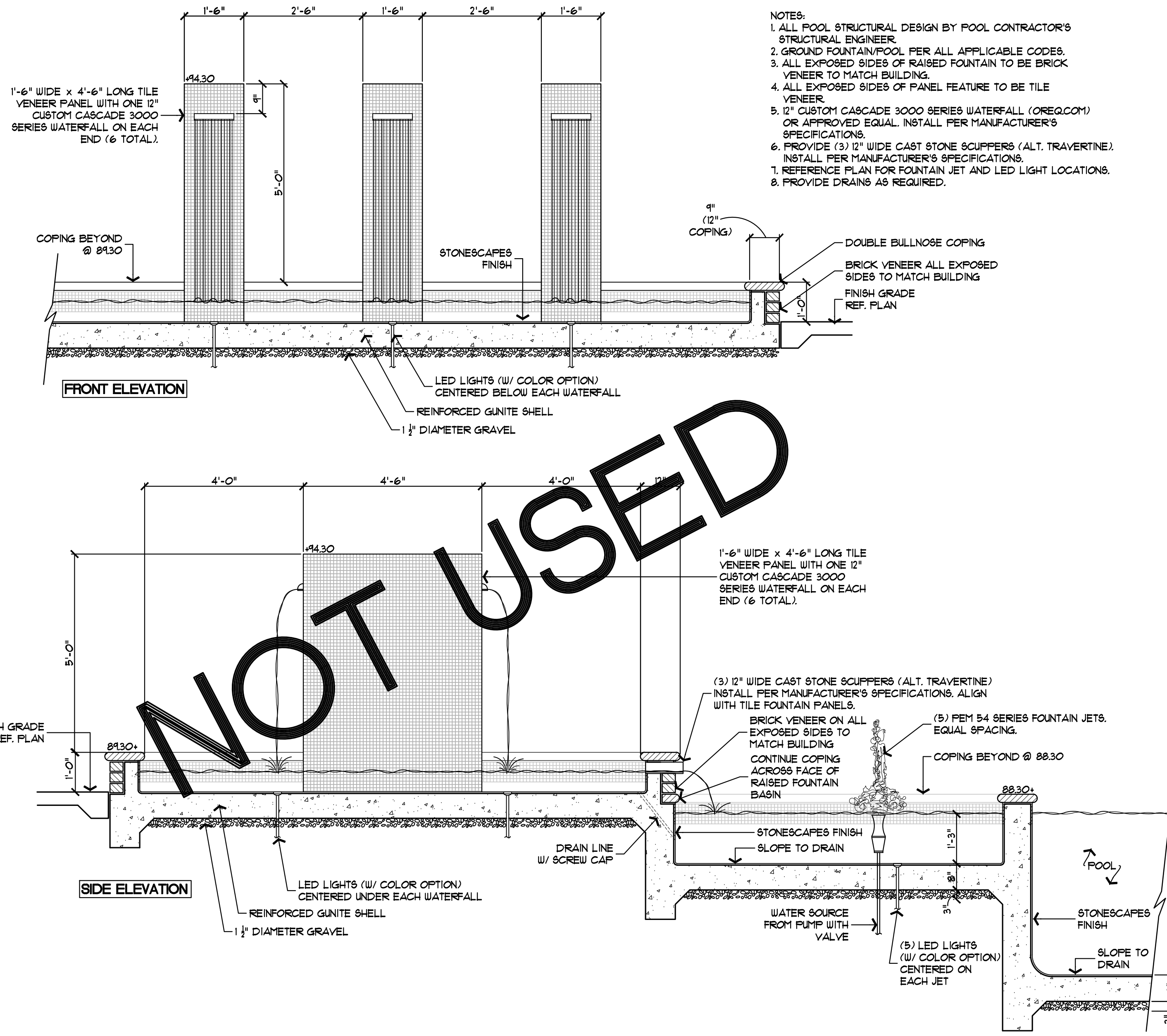
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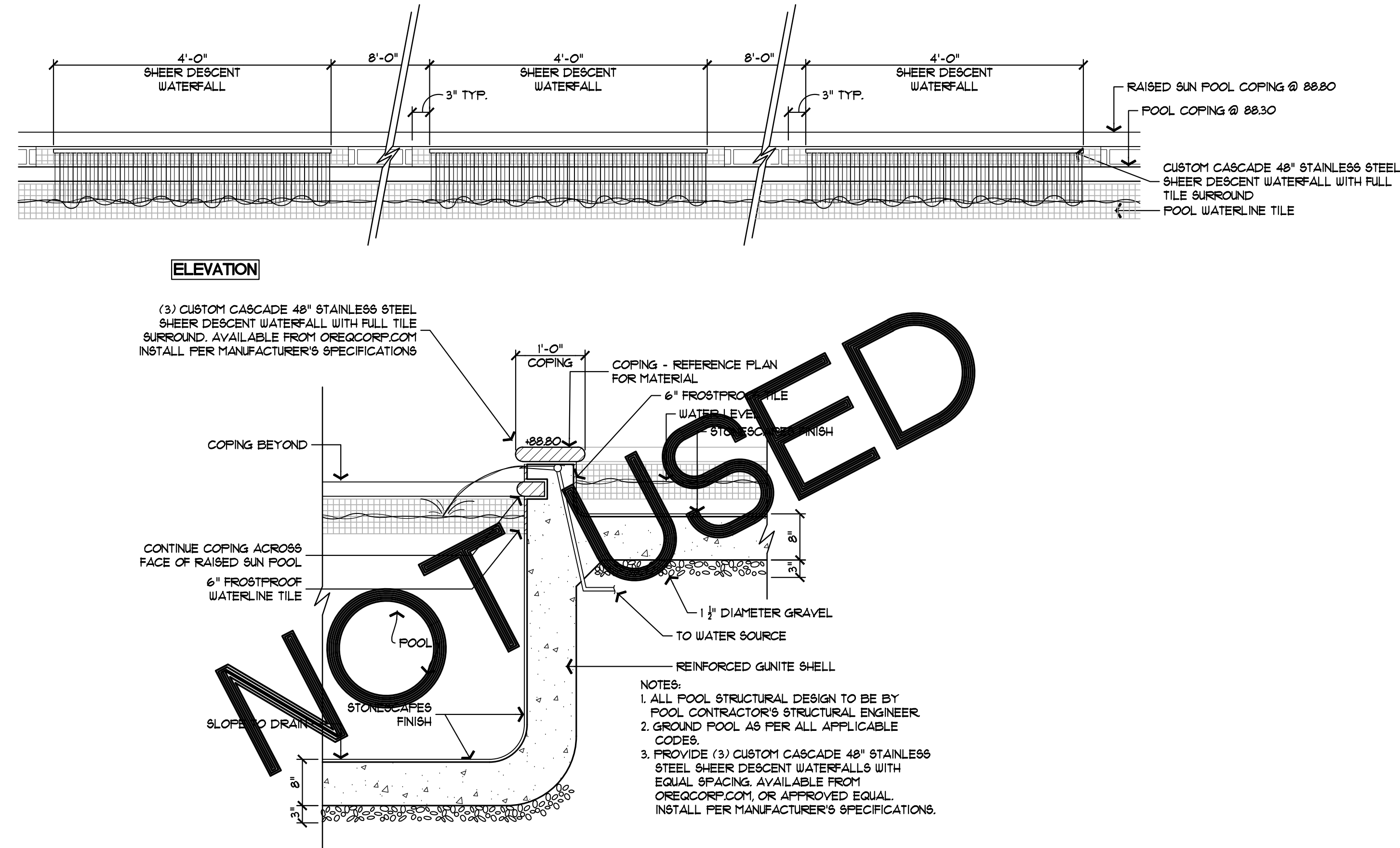
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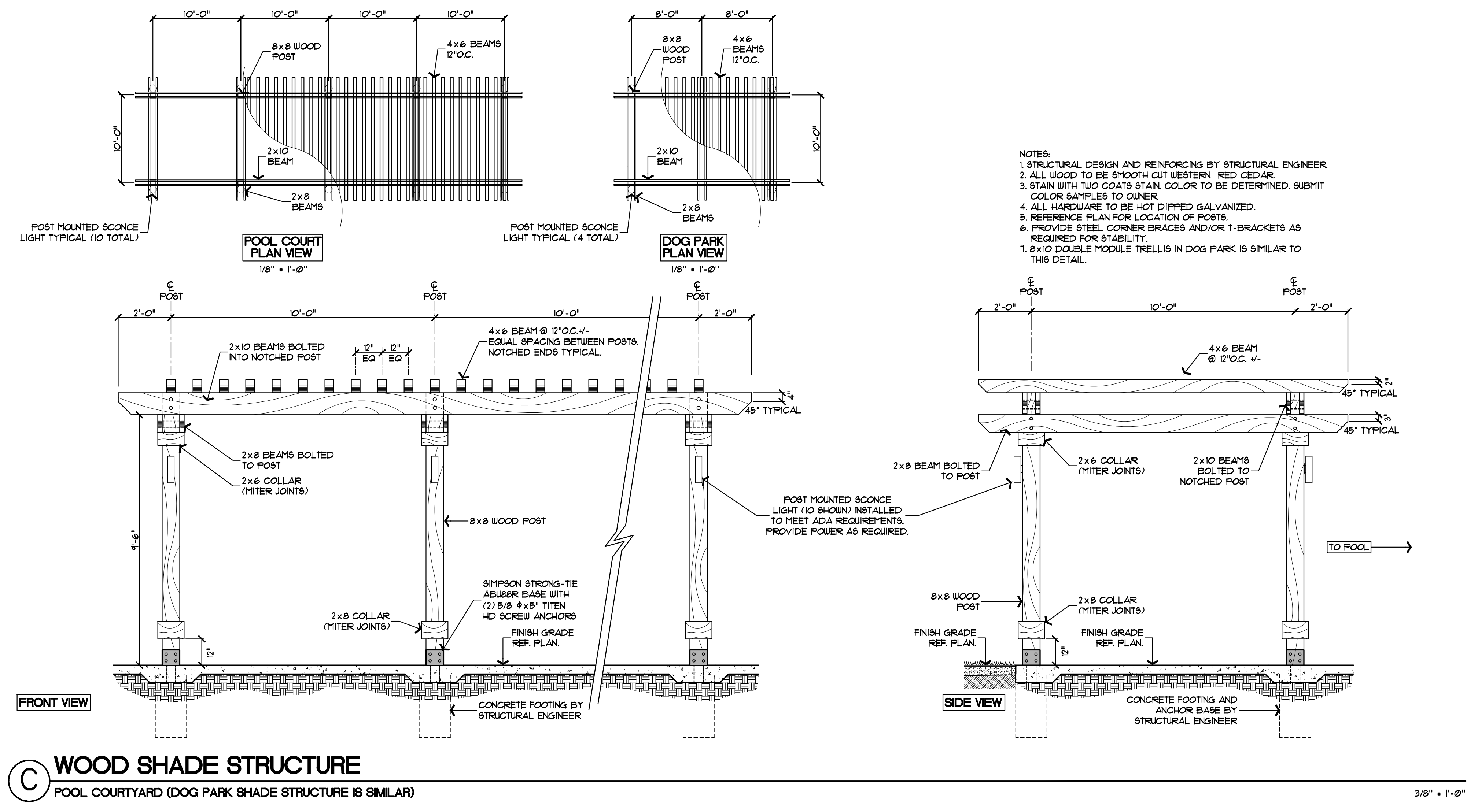
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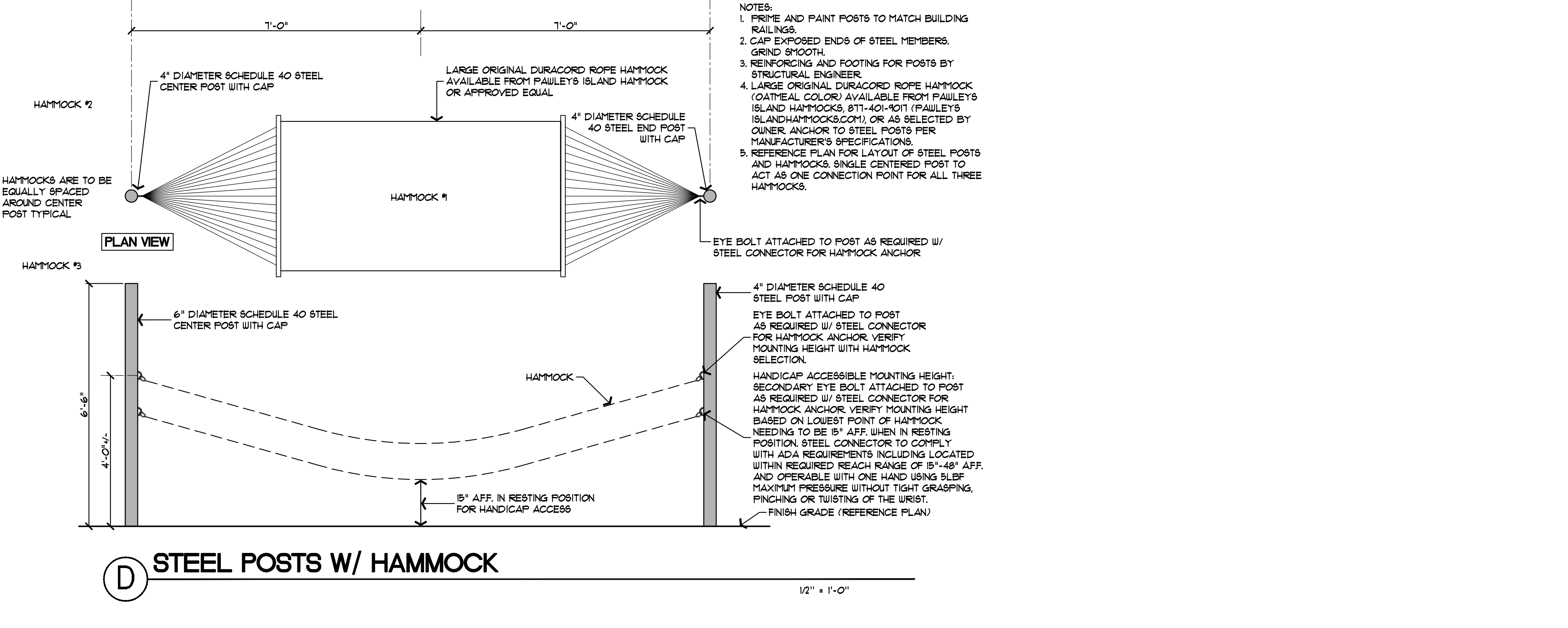
A WATERFALL PANELS / JETS / SCUPPERS AT RAISED FOUNTAIN BASIN 1/2" = 1'-0"



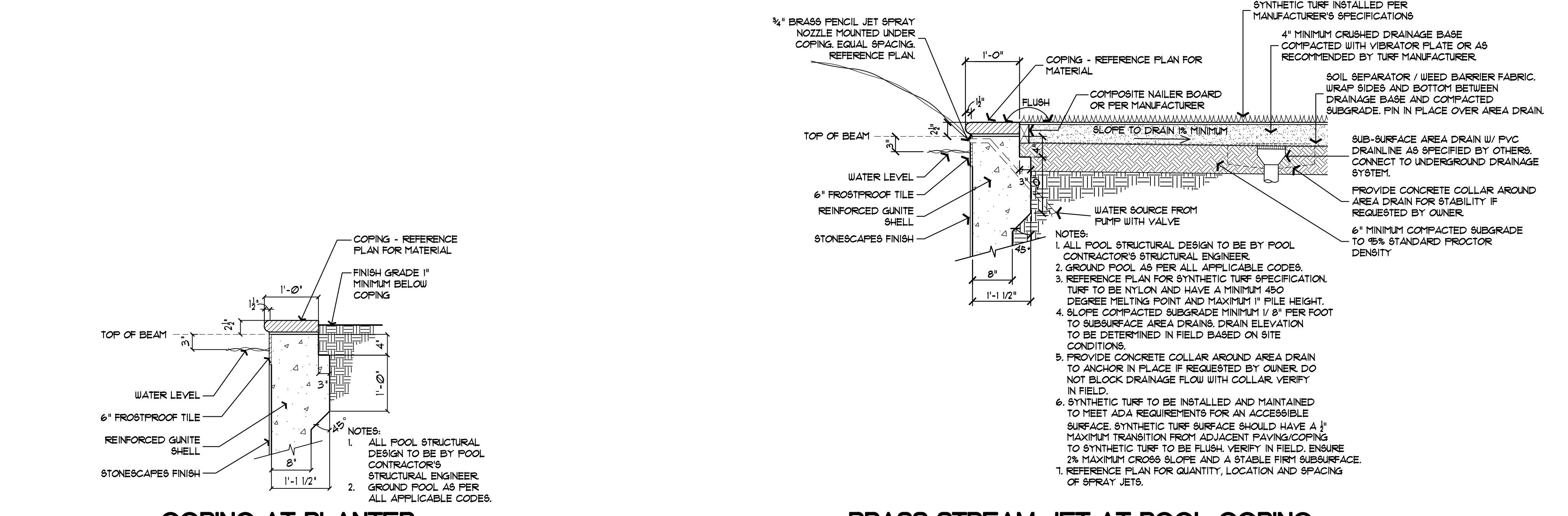
B SHEER DESCENT WATERFALL • RAISED SUN POOL 3/4" = 1'-0"



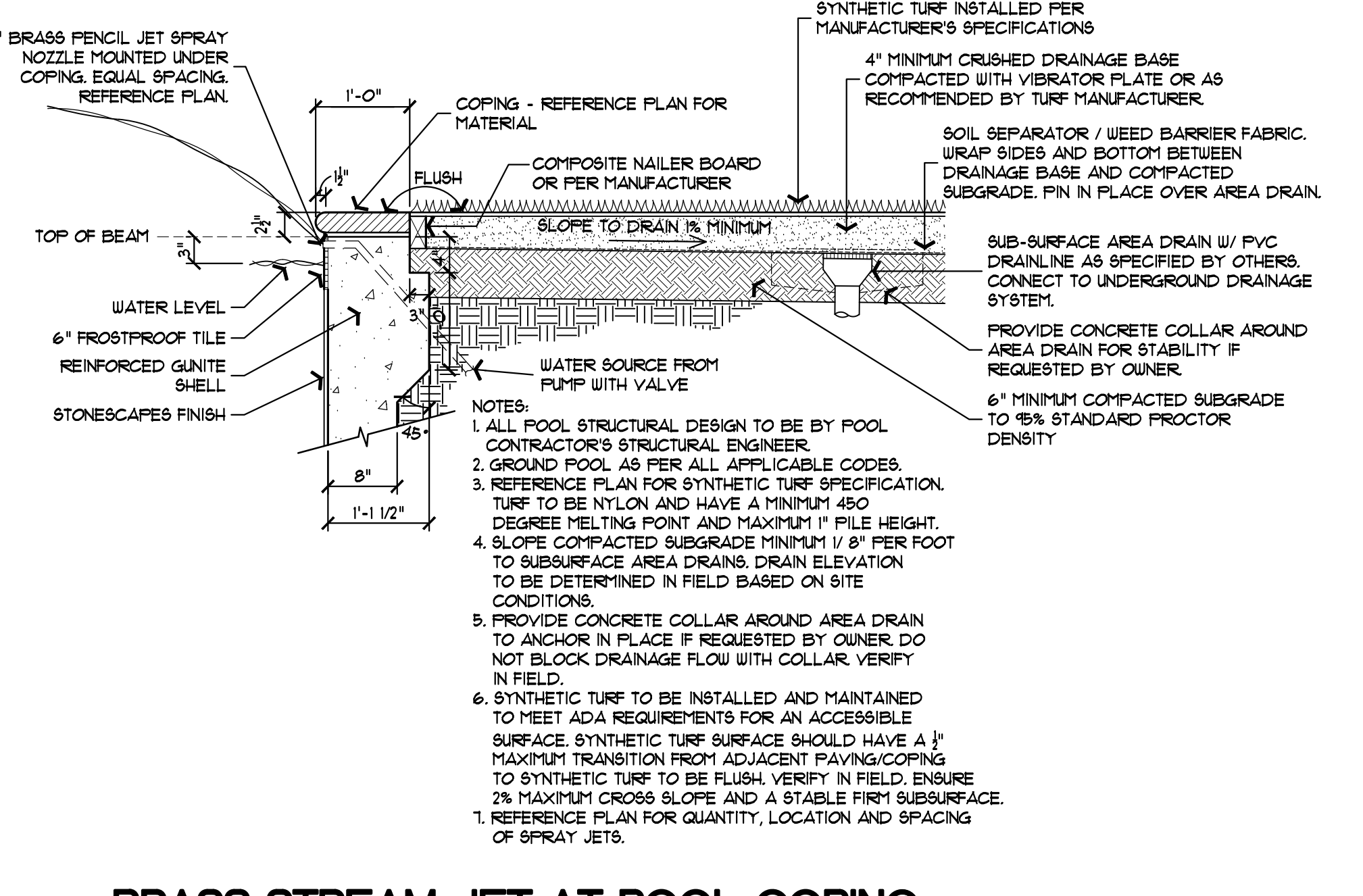
C WOOD SHADE STRUCTURE
POOL COURTYARD (DOG PARK SHADE STRUCTURE IS SIMILAR) 3/8" = 1'-0"



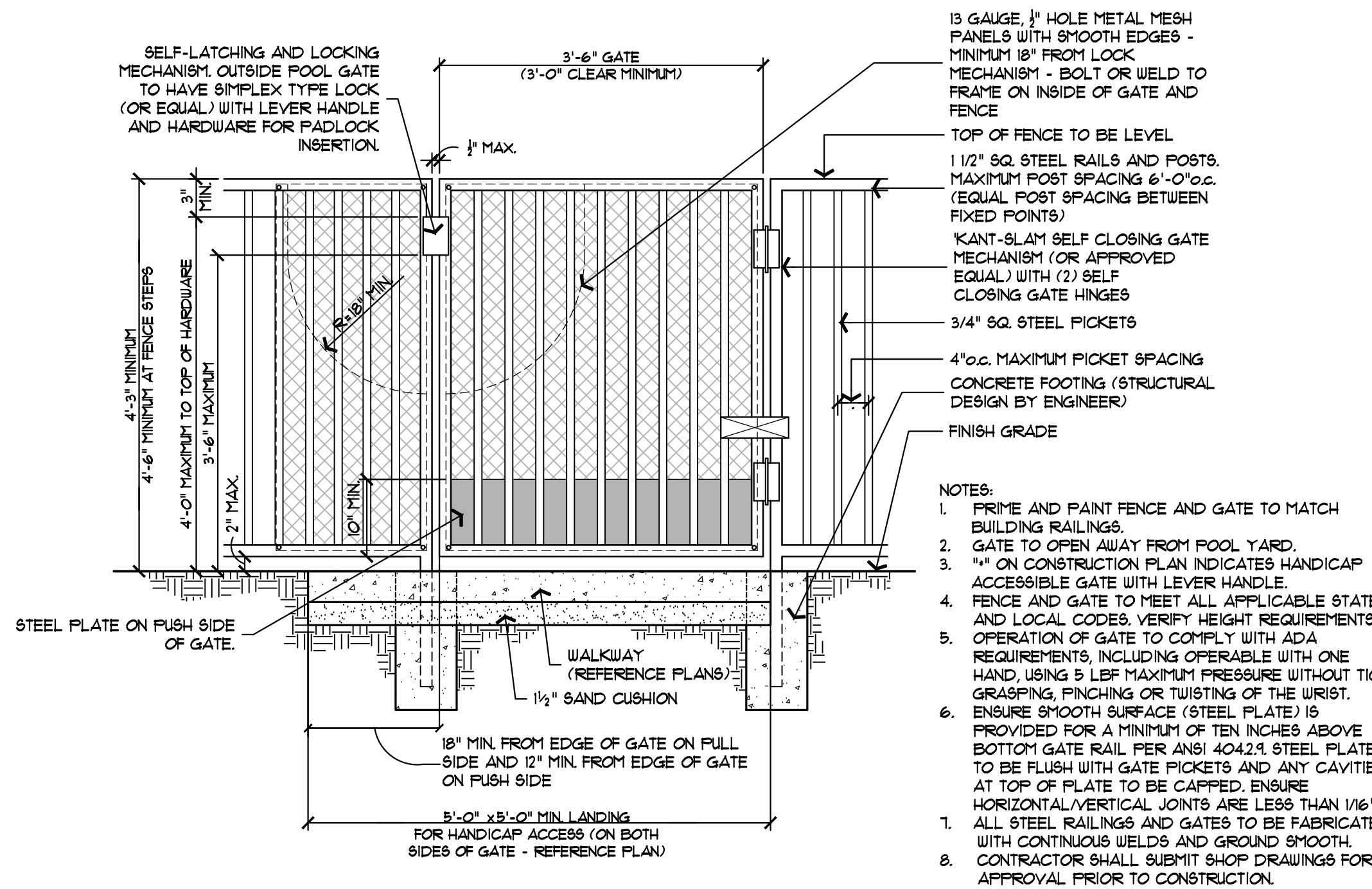
D STEEL POSTS W/ HAMMOCK 1/2" = 1'-0"



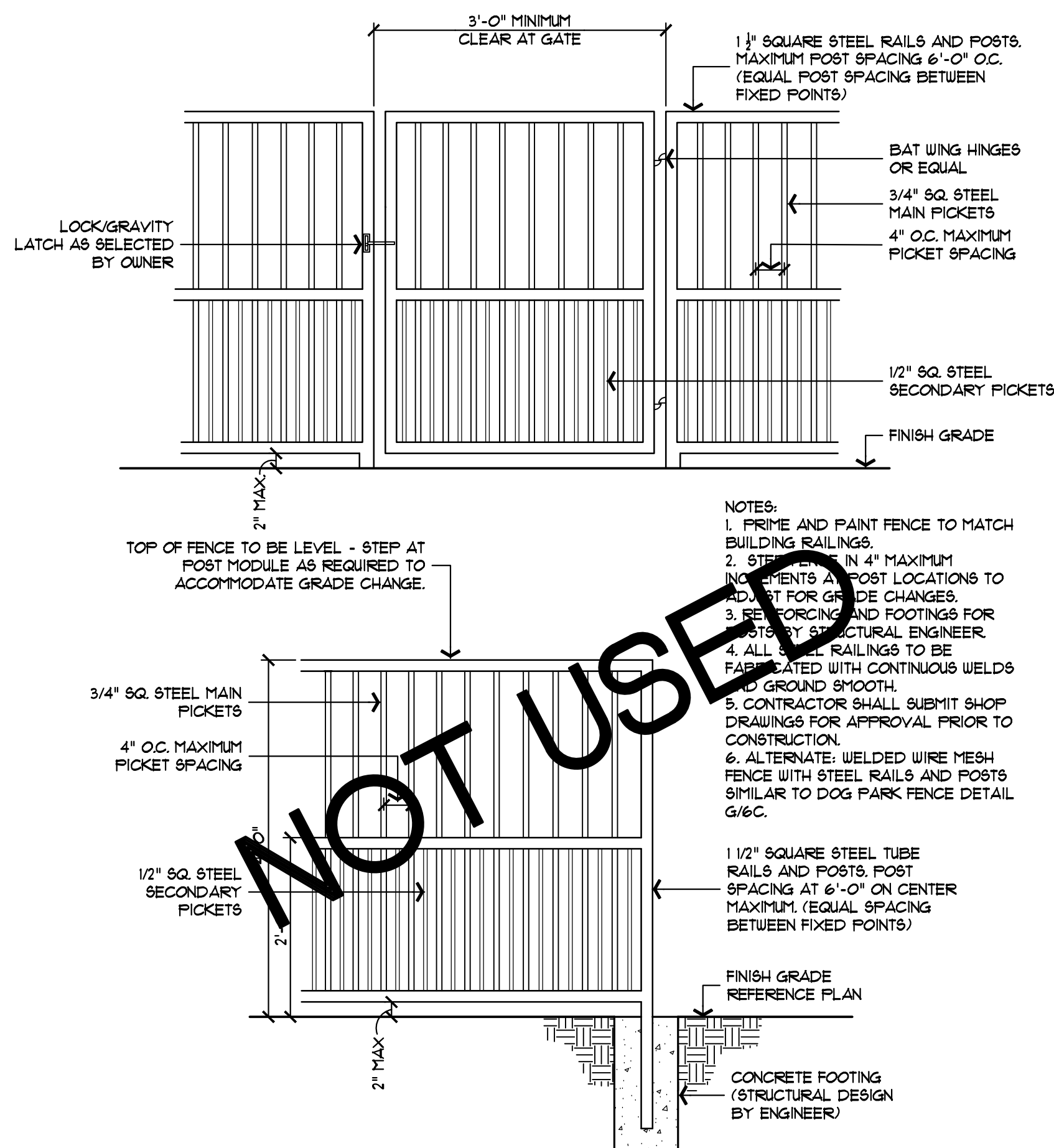
E COPING AT PLANTER 3/4" = 1'-0"



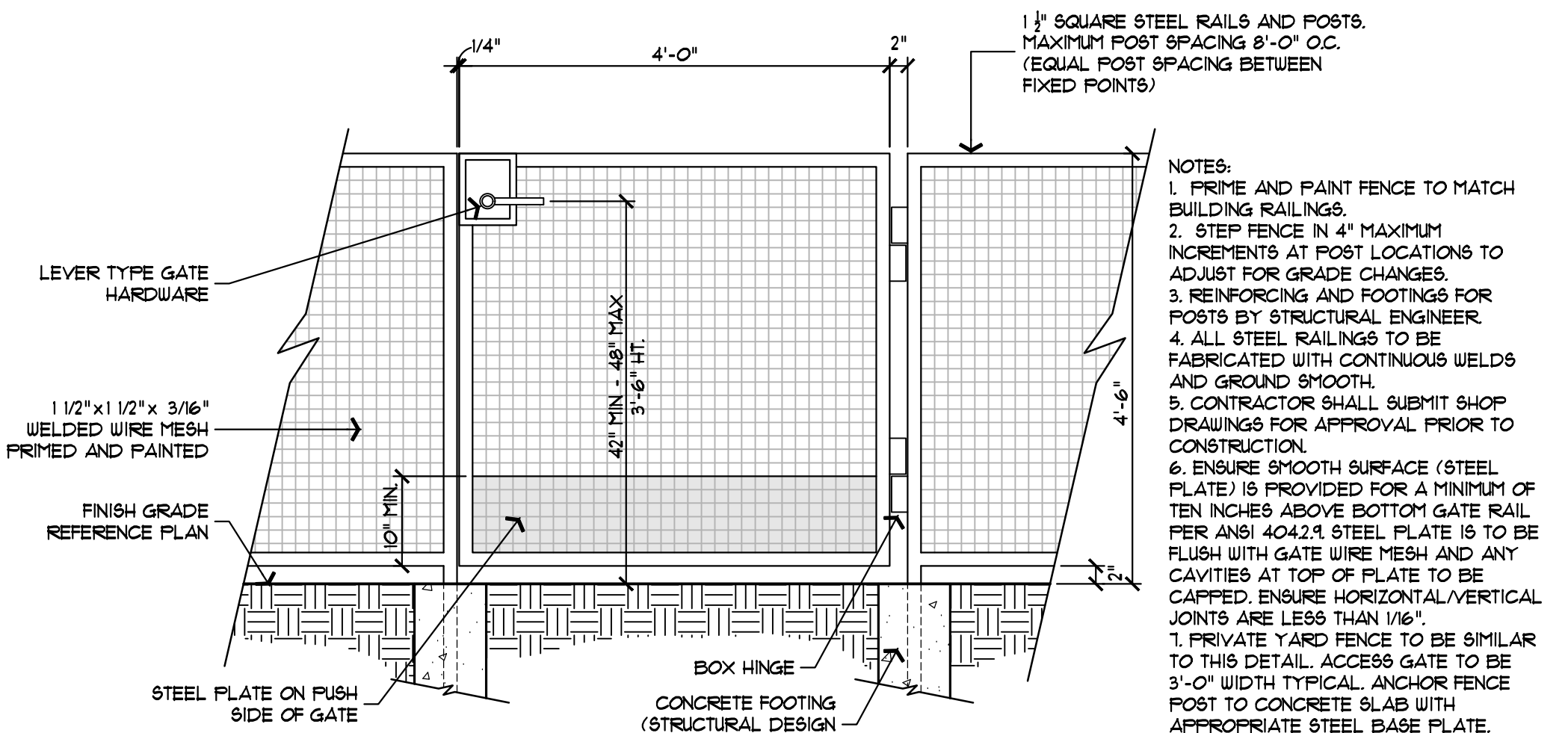
F BRASS STREAM JET AT POOL COPING 3/4" = 1'-0"



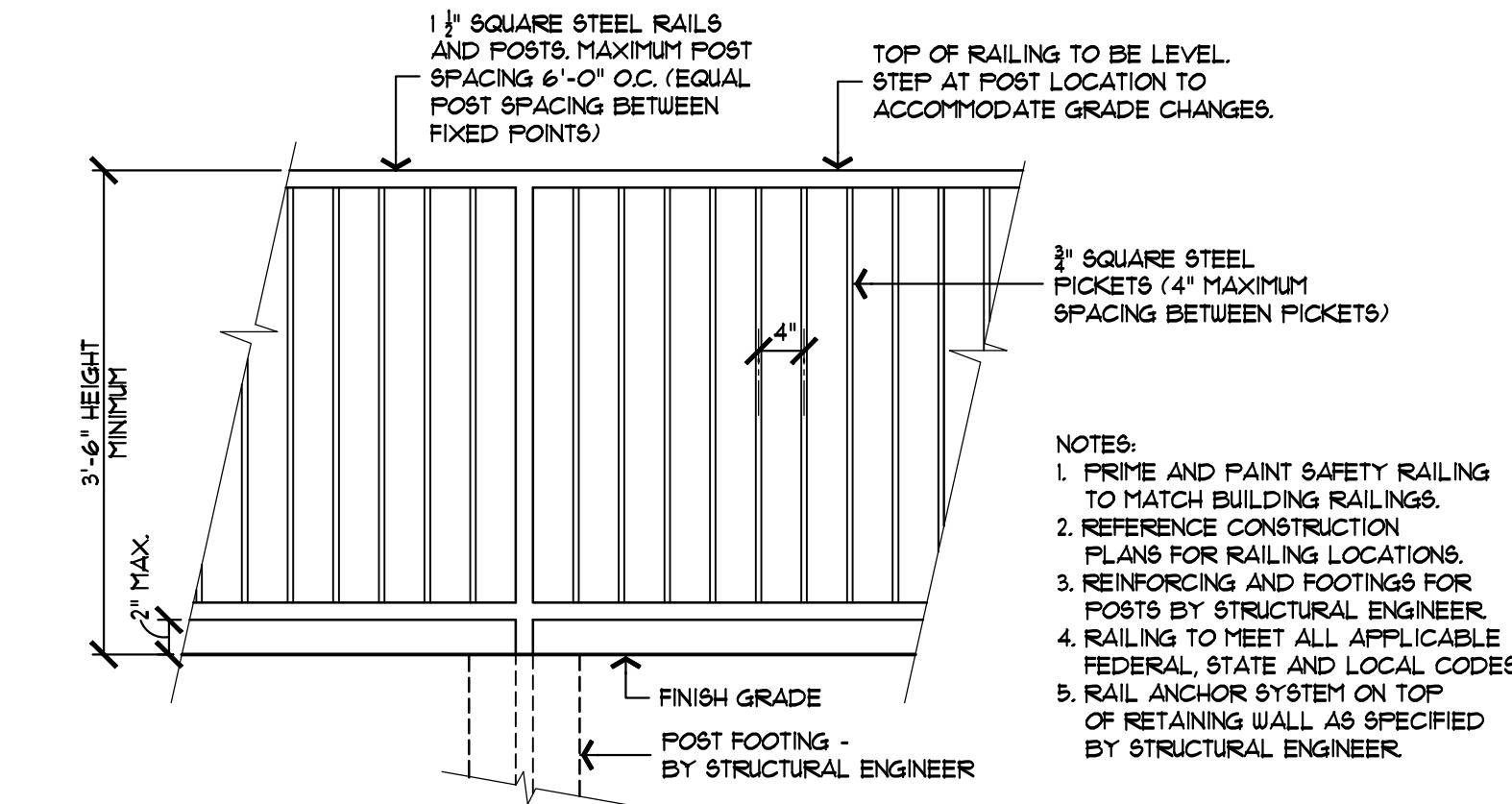
A POOL FENCE AND GATE
3/4" x 1'-0"



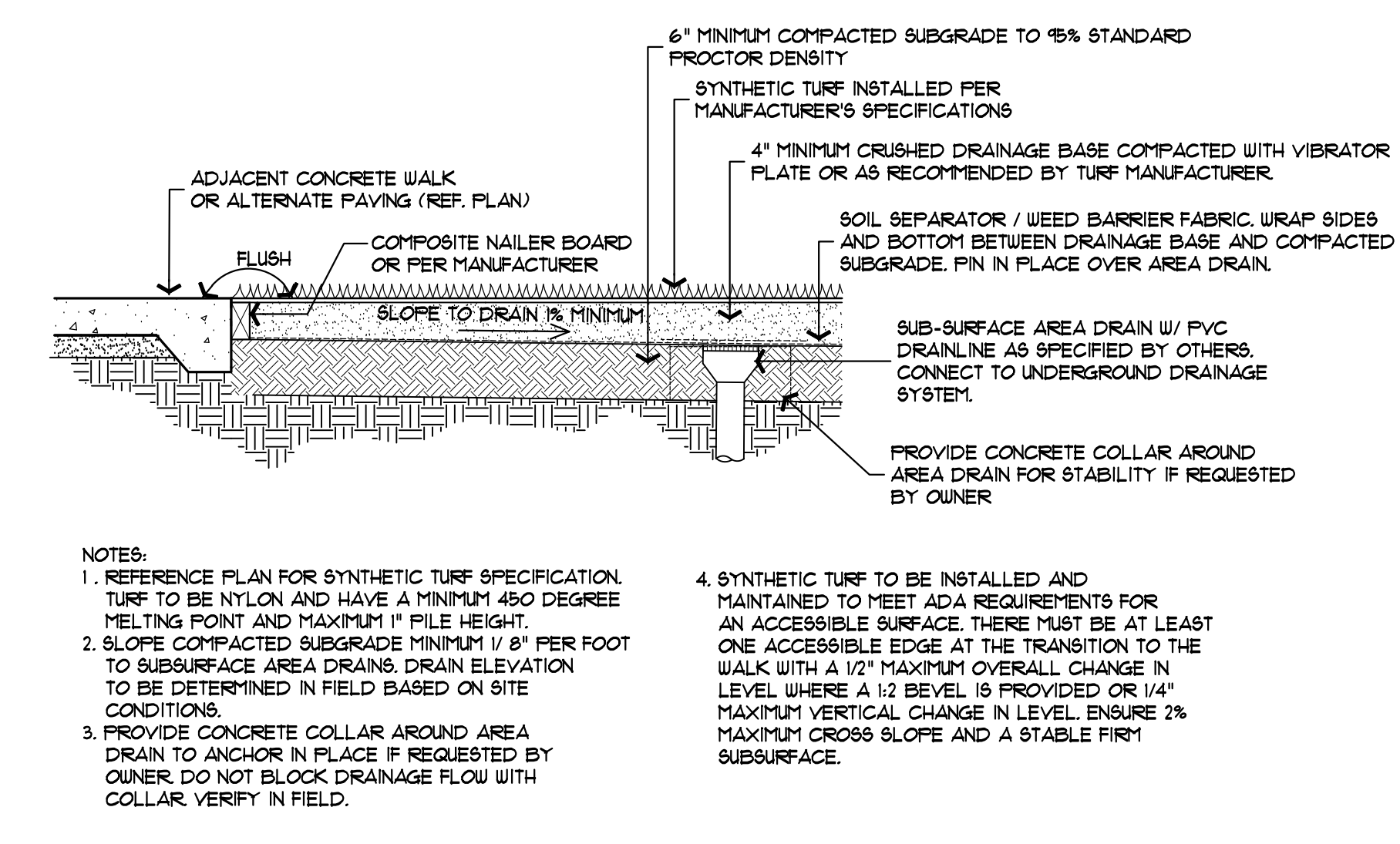
D 4'-0" HT. PRIVATE YARD FENCE
3/4" x 1'-0"



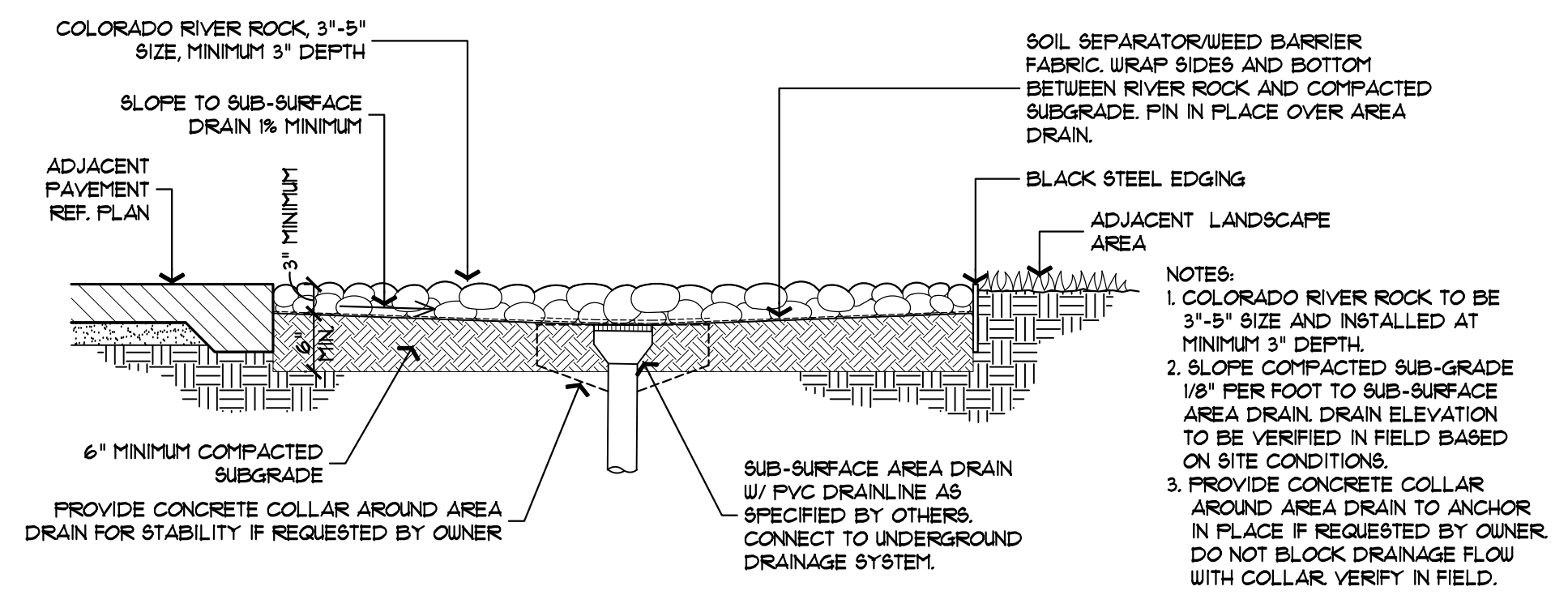
G 4'-6" HT. DOG PARK FENCE AND GATE
PRIVATE YARD FENCE TO BE SIMILAR WITH 3'-0" GATE
3/4" x 1'-0"



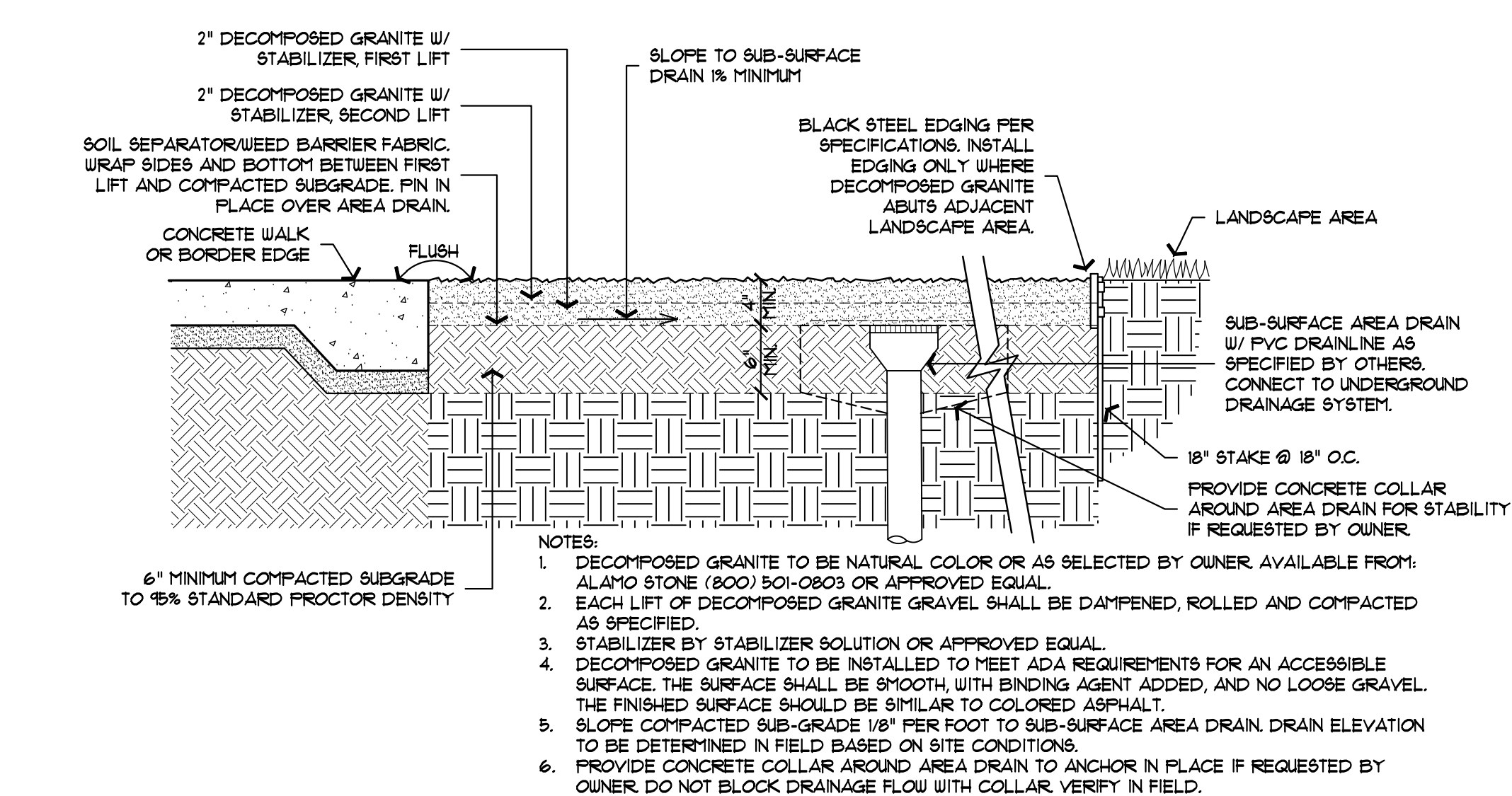
B SAFETY RAILING
3/4" x 1'-0"



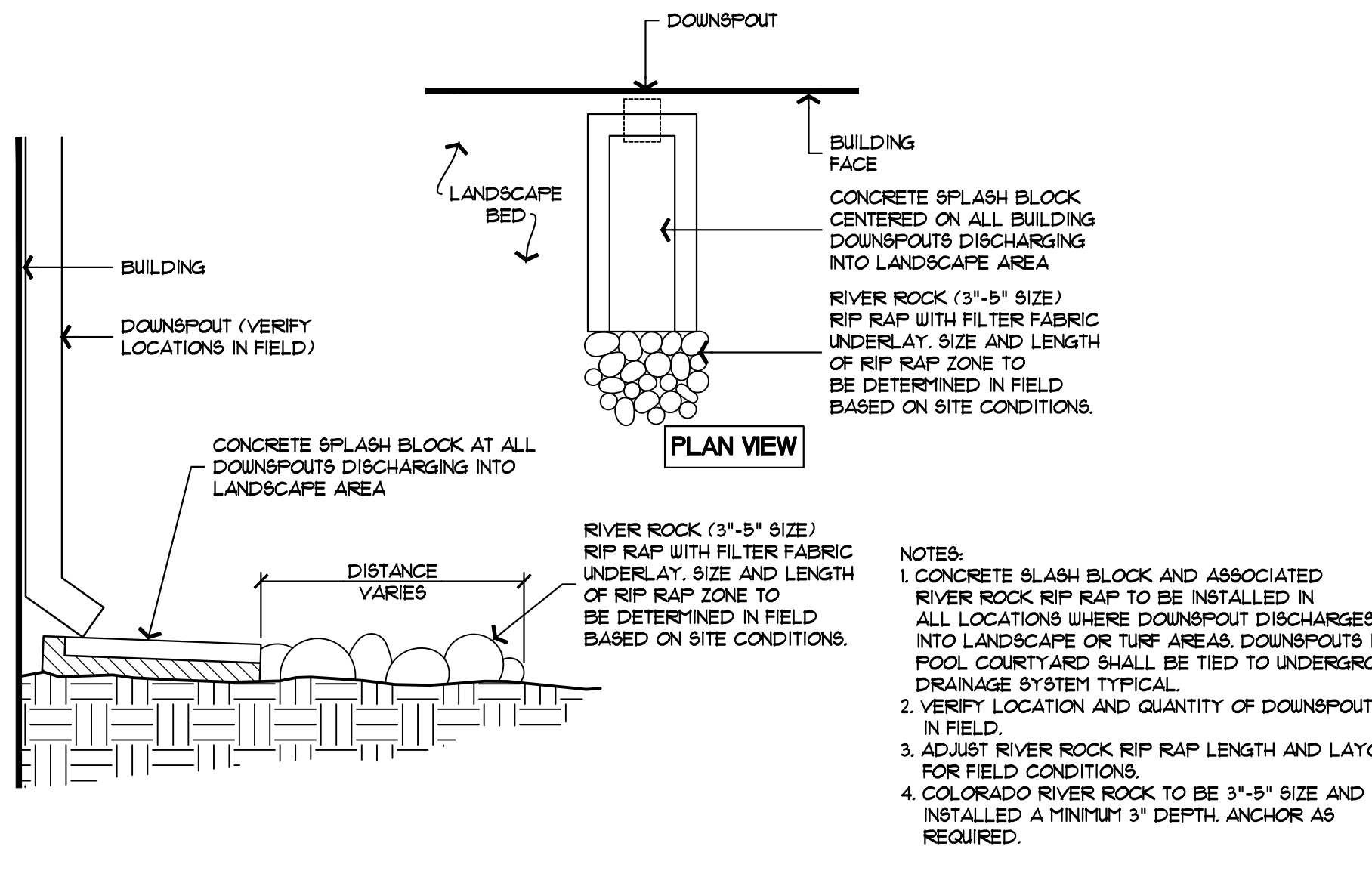
E SYNTHETIC TURF AT CONCRETE WALK
3/4" x 1'-0"



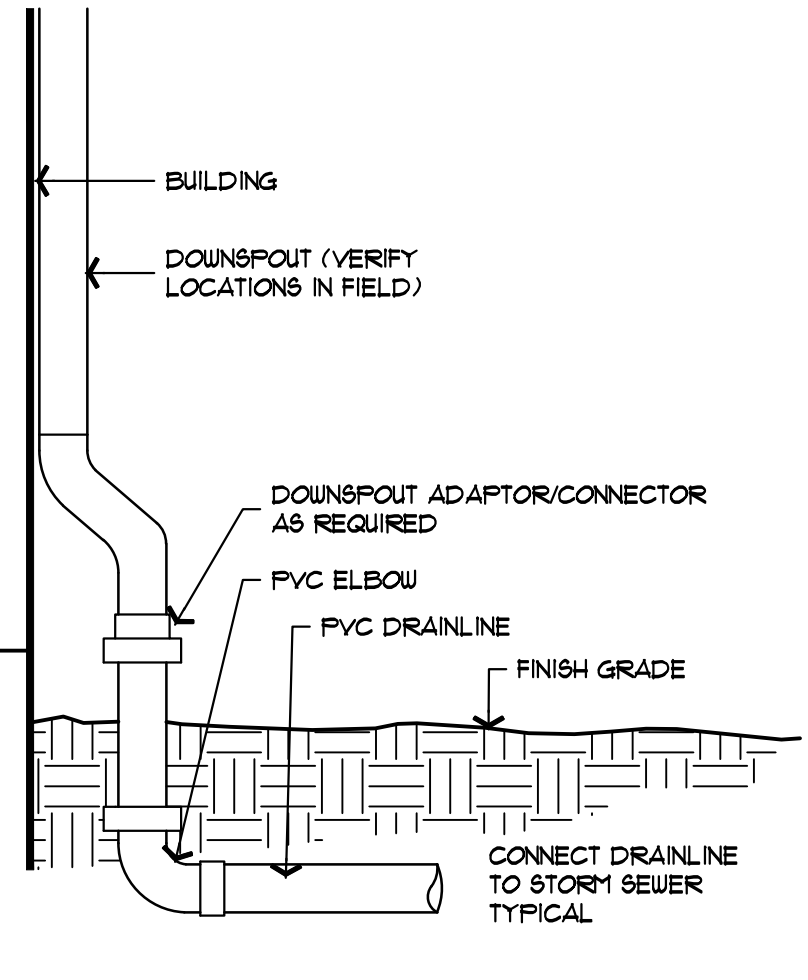
H COLORADO RIVER ROCK WITH SUB-SURFACE AREA DRAIN
3/4" x 1'-0"



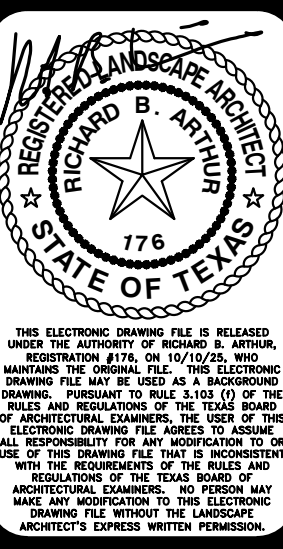
C DECOMPOSED GRANITE AT CONCRETE WALK AND/OR LANDSCAPE AREA
1" x 1'-0"



F DOWNSPOUT TREATMENT CONCRETE SPLASH BLOCK / TIE-IN TO STORM SEWER
3/4" x 1'-0"



H DOWNSPOUT TREATMENT WITH PVC ELBOW
3/4" x 1'-0"



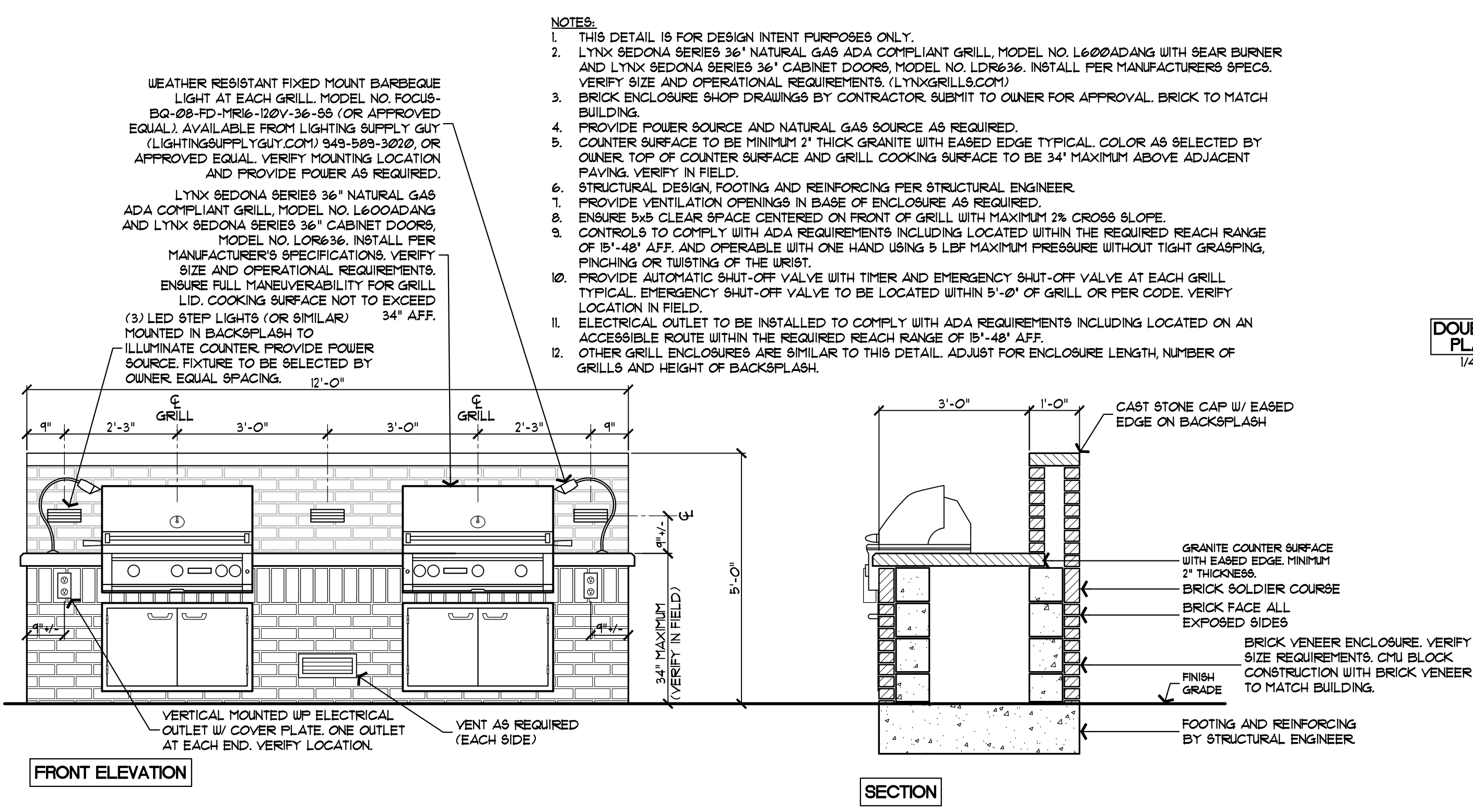
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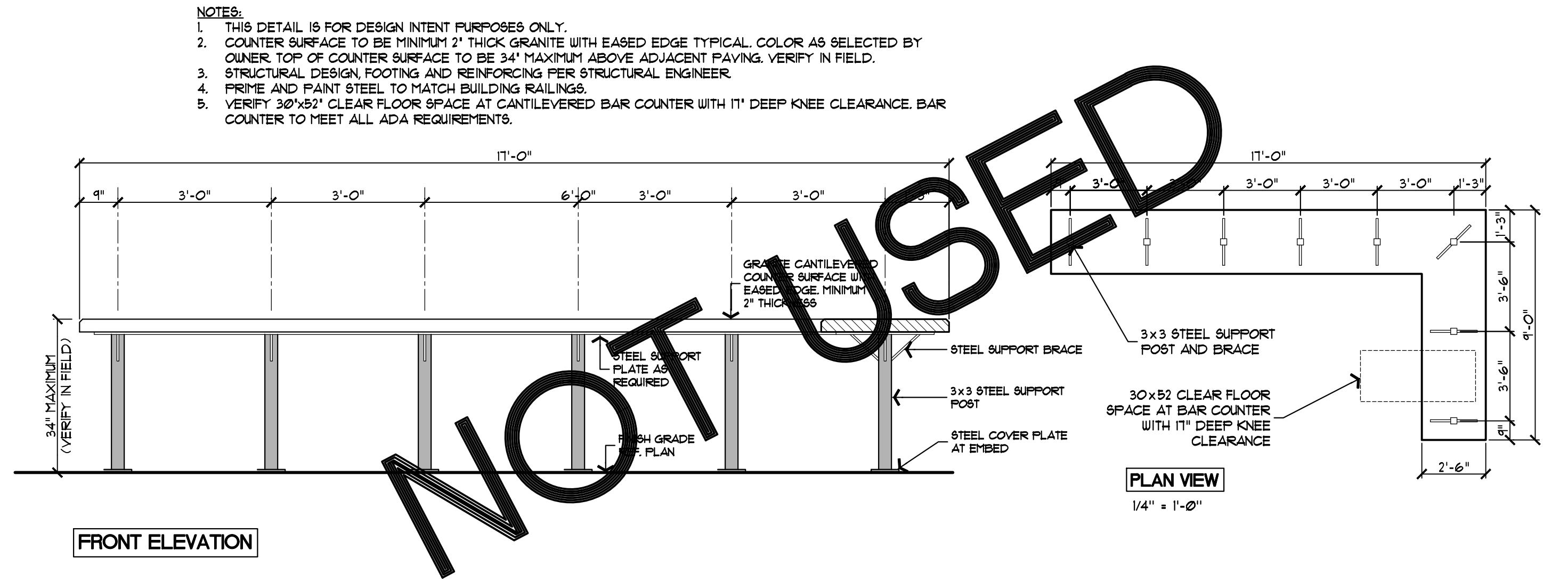
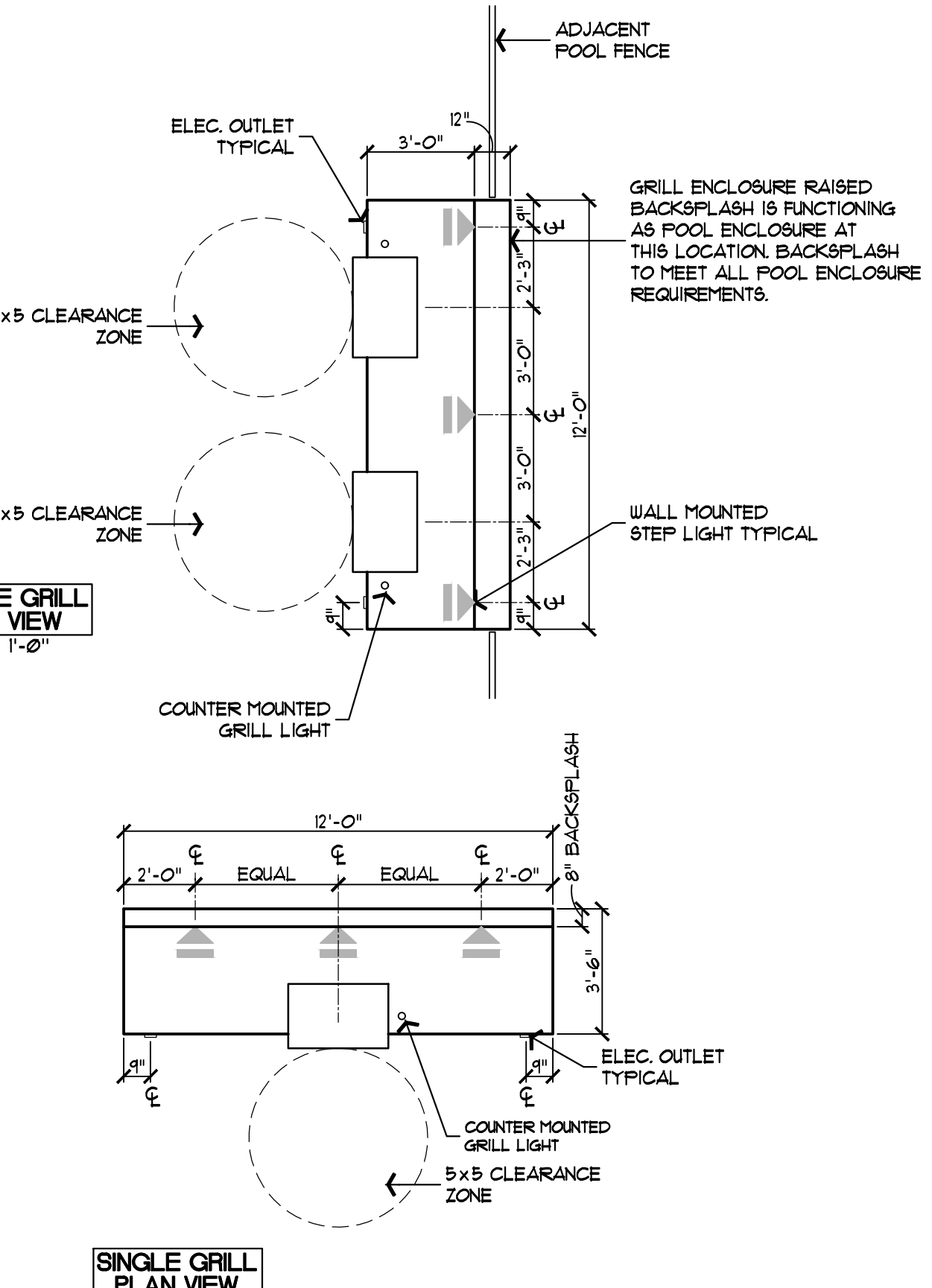
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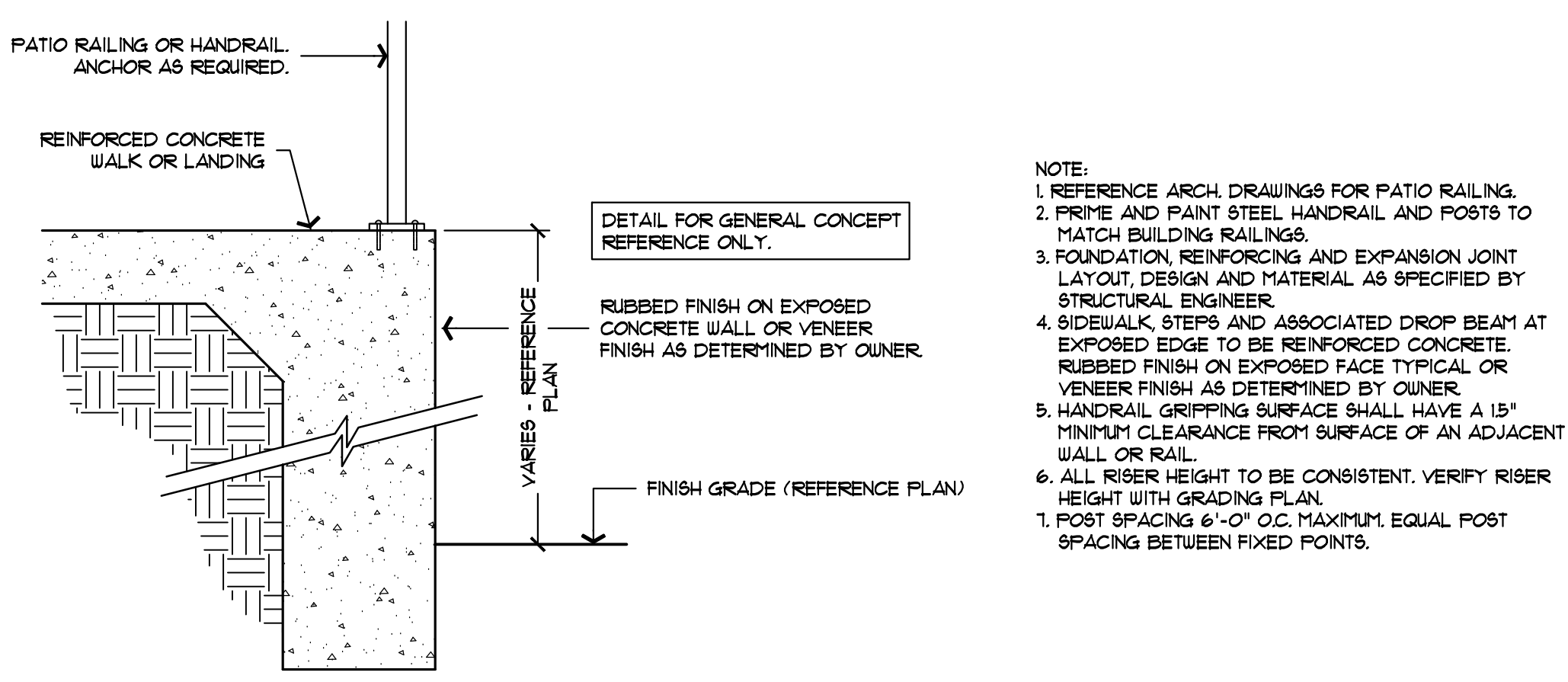
SHEET
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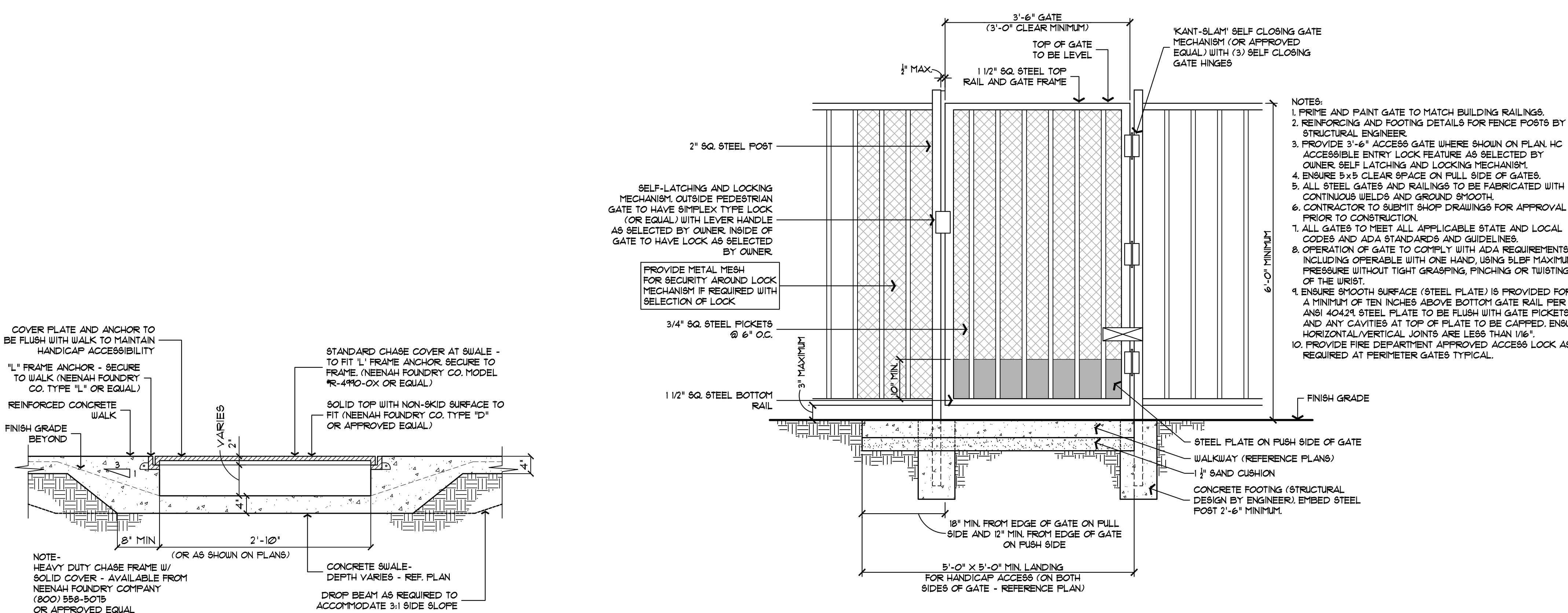
A GAS GRILL BRICK ENCLOSURE
1/4" = 1'-0"



D CANTILEVERED COUNTER AT GRILL
1/2" = 1'-0"

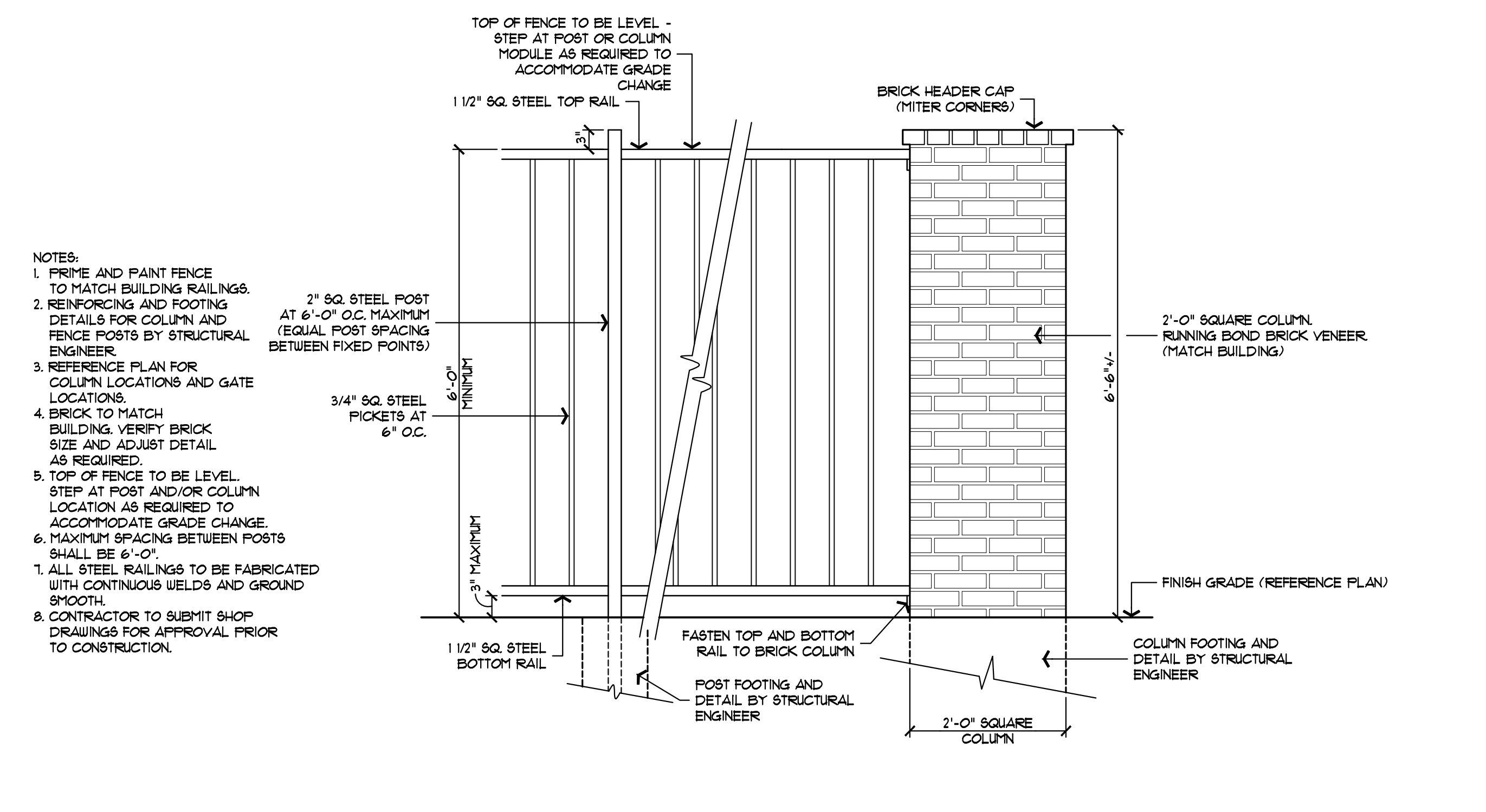


B FINISH VENEER AT STEP/WALK DROP BEAM CONDITIONS
1" = 1'-0"

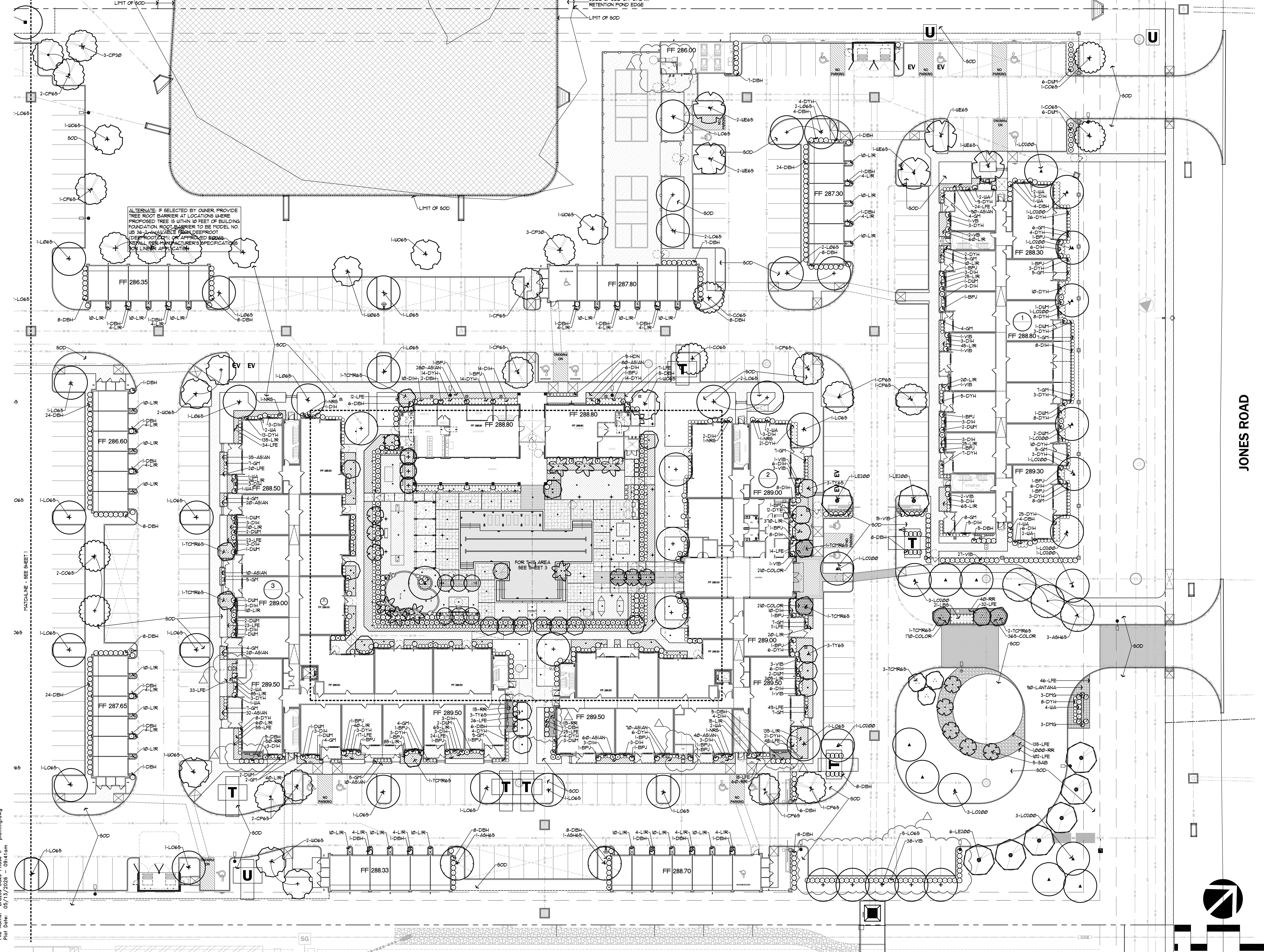


C SIDEWALK CHASE FOR DRAINAGE
3/4" = 1'-0"

E STEEL PEDESTRIAN GATE AT PERIMETER FENCE
3/4" = 1'-0"



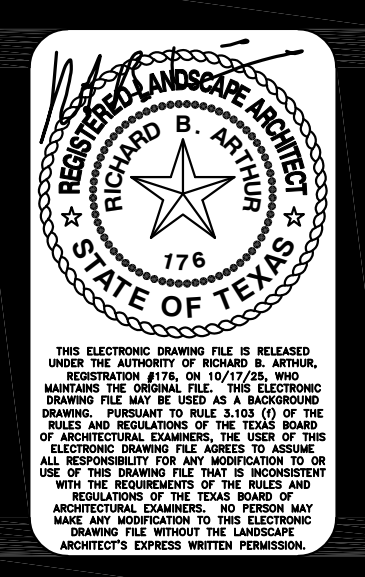
F STEEL PERIMETER FENCE w/ MASONRY COLUMN
3/4" = 1'-0"



ALTERNATE: IF SELECTED BY OWNER PROVIDE TREE ROOT BARRIER AT LOCATIONS WHERE PROPOSED TREE IS WITHIN 10 FEET OF BUILDING FOUNDATION. ROOT BARRIERS TO BE MODEL NO. UB 36-2 AVAILABLE FROM DEEPROOT (DEEPROOT.COM) OR APPROVED EQUALS. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR LINEAR APPLICATION.

FOR THIS AREA SEE SHEET 3

File Name: Brazos Oaks Phase II - planting.dwg
Plot Date: 05/13/2026 - 09:41am



REVISIONS

△	05-02-26	VE UPDATES
△	05-13-26	UPDATED PLANTING

BRAZOS OAKS PHASE II
TEEPLE PARTNERS
BRYAN, TEXAS

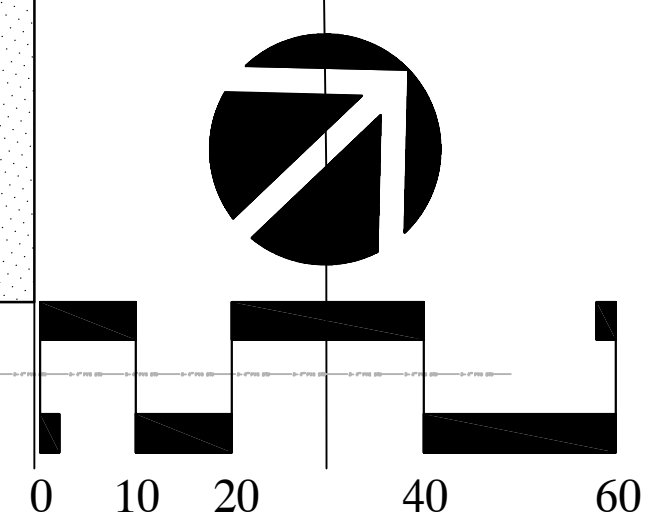
SCALE
1" = 20'-0"

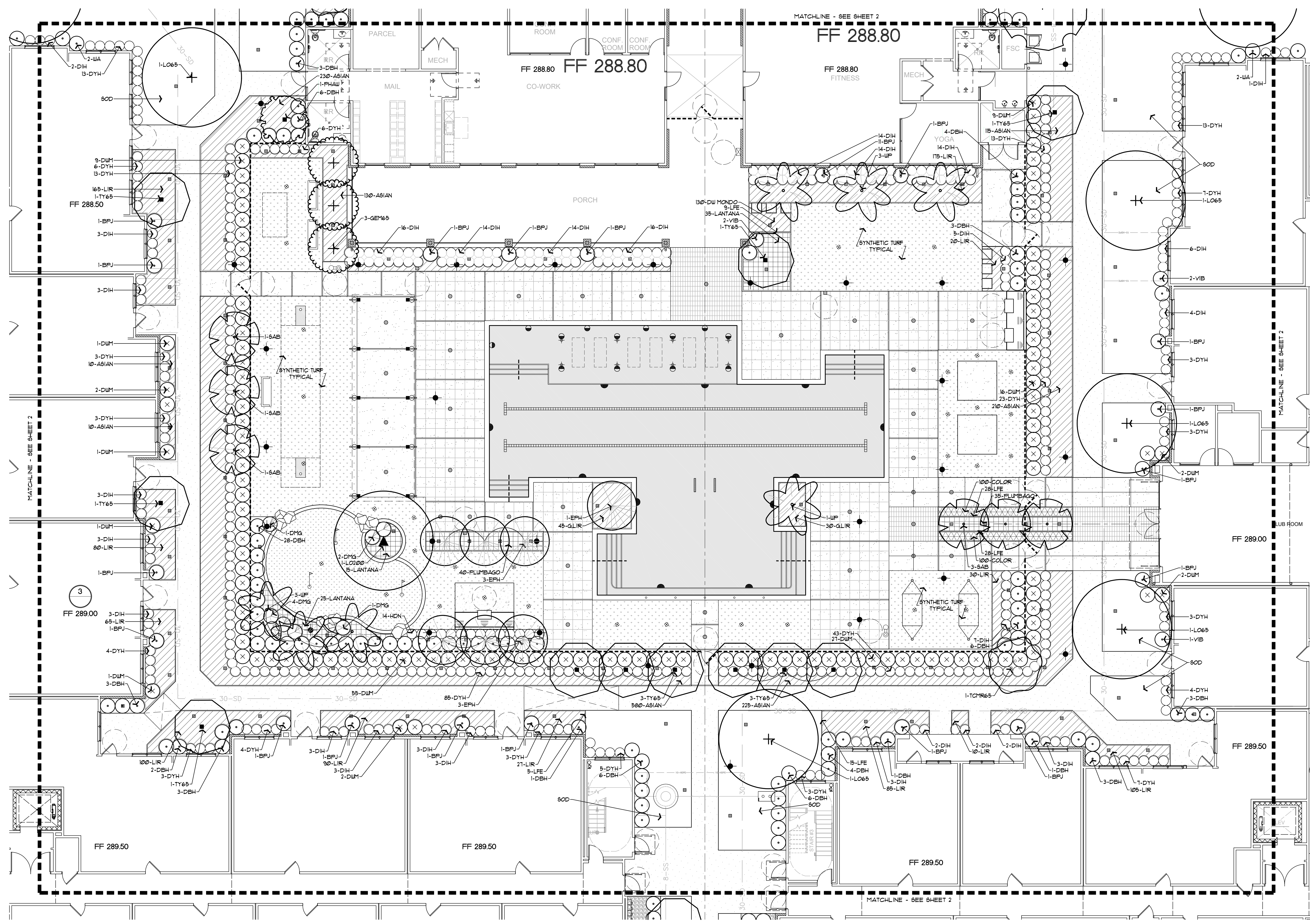
DATE
PERMIT SET
10-17-2025

TITLE
PLANTING

SHEET
2P OF 4

JONES ROAD





ALTERNATE IF SELECTED BY OWNER PROVIDE TREE ROOT BARRIER AT LOCATIONS WHERE PROPOSED TREE IS WITHIN 10 FEET OF BUILDING FOUNDATION. ROOT BARRIER TO BE MODEL NO. UB 36-2, AVAILABLE FROM DEEPROOT (DEEPROOT.COM) OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR LINEAR APPLICATION.

