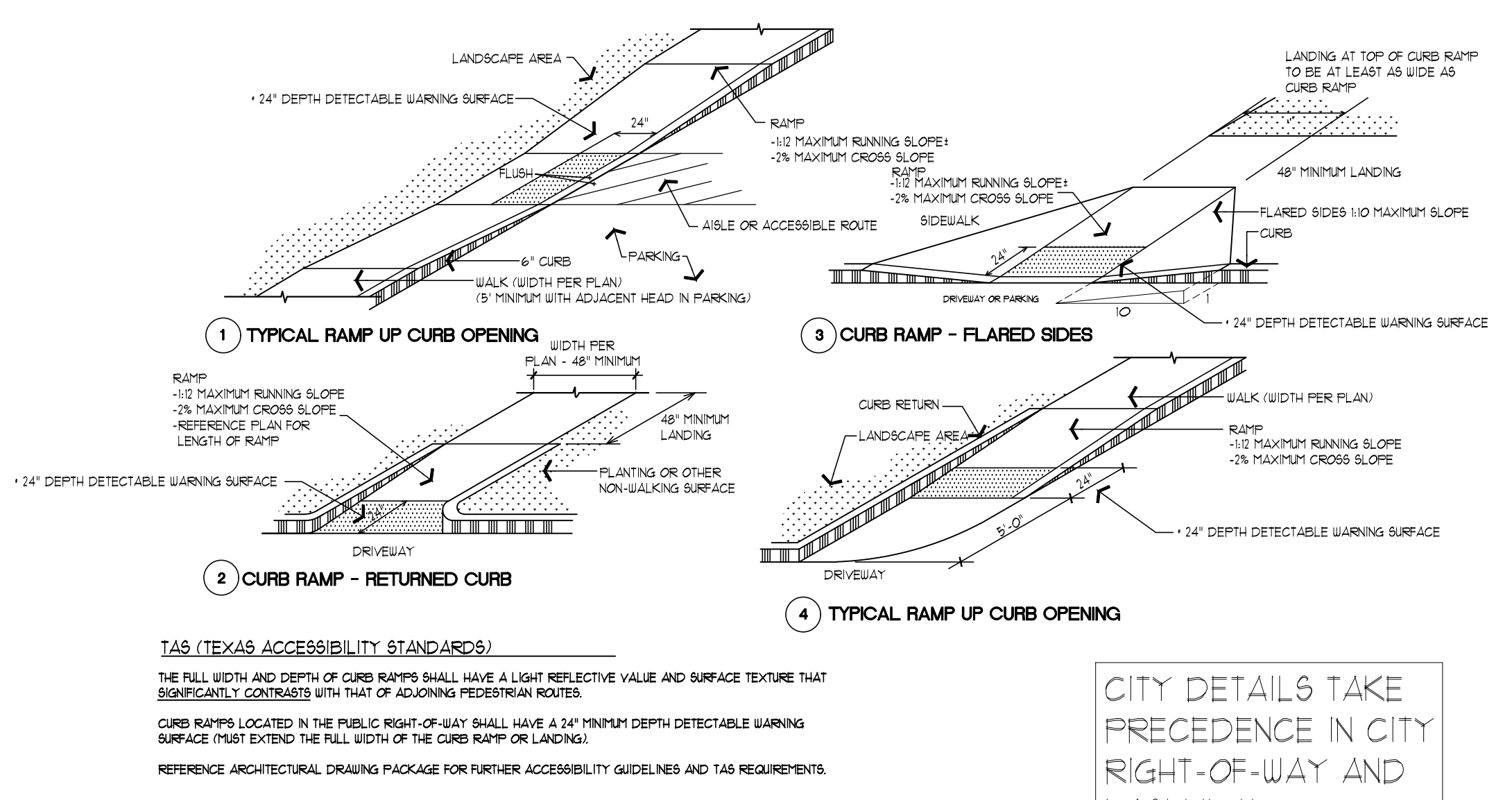


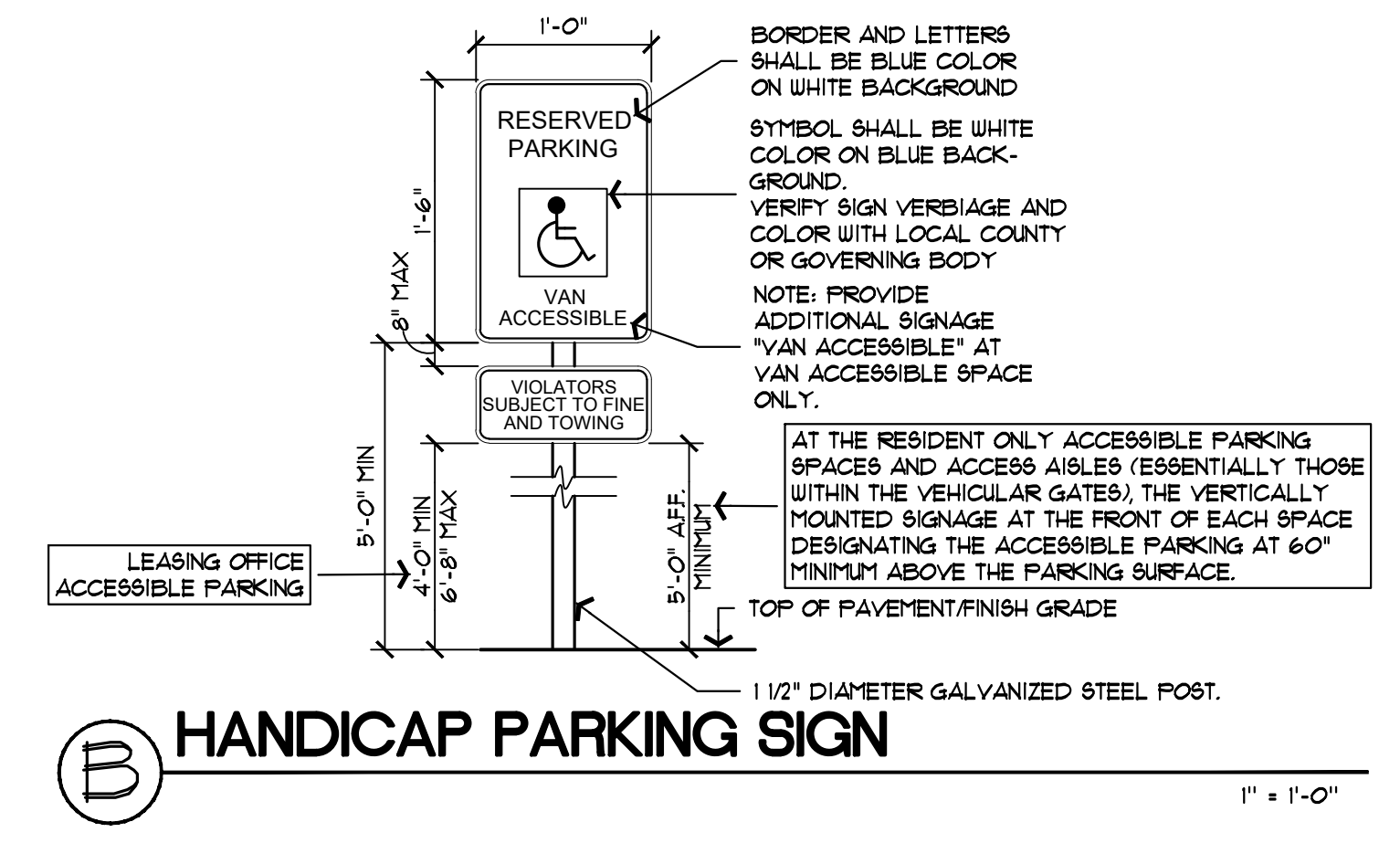
- ACCESSIBILITY NOTES:**
1. THE SLOPE ON ALL HANDICAP SPACES, AISLES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
  2. ALL BUILDING ENTRIES TO BE FLUSH WITH ADJACENT ENTRY WALK (TYPICAL).
  3. ACCESSIBLE ROUTES AND HANDICAP CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 3% RUNNING SLOPE 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.
  4. ALL HANDICAP RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
  5. 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).
  6. ALL RAMPS TO HAVE A FIVE (5) FOOT LANDING AT TOP AND BOTTOM WHICH SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  7. 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.
  8. OWNER SHALL MAINTAIN ACCESS ROUTES IN AN ACCEPTABLE MANNER AT ALL TIMES.
  9. OWNER TO COORDINATE AND DIRECT PLACEMENT OF ALL REQUIRED SIGNAGE FOR ACCESSIBLE ROUTES AND PARKING SPACES.
  10. 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.
  11. THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE 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 ACCESS AISLE ADJACENT TO THE PARKING SPACE.



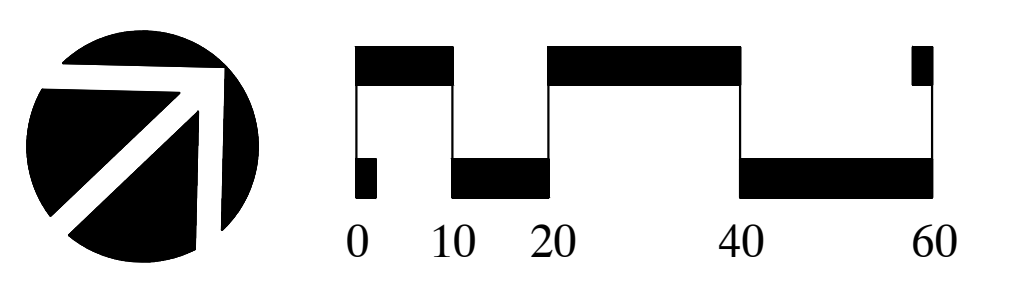
**TAS (TEXAS ACCESSIBILITY STANDARDS)**  
THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND SURFACE TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.  
CURB RAMPS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A 24" MINIMUM DEPTH DETECTABLE WARNING SURFACE (MUST EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING).  
REFERENCE ARCHITECTURAL DRAWING PACKAGE FOR FURTHER ACCESSIBILITY GUIDELINES AND TAS REQUIREMENTS.

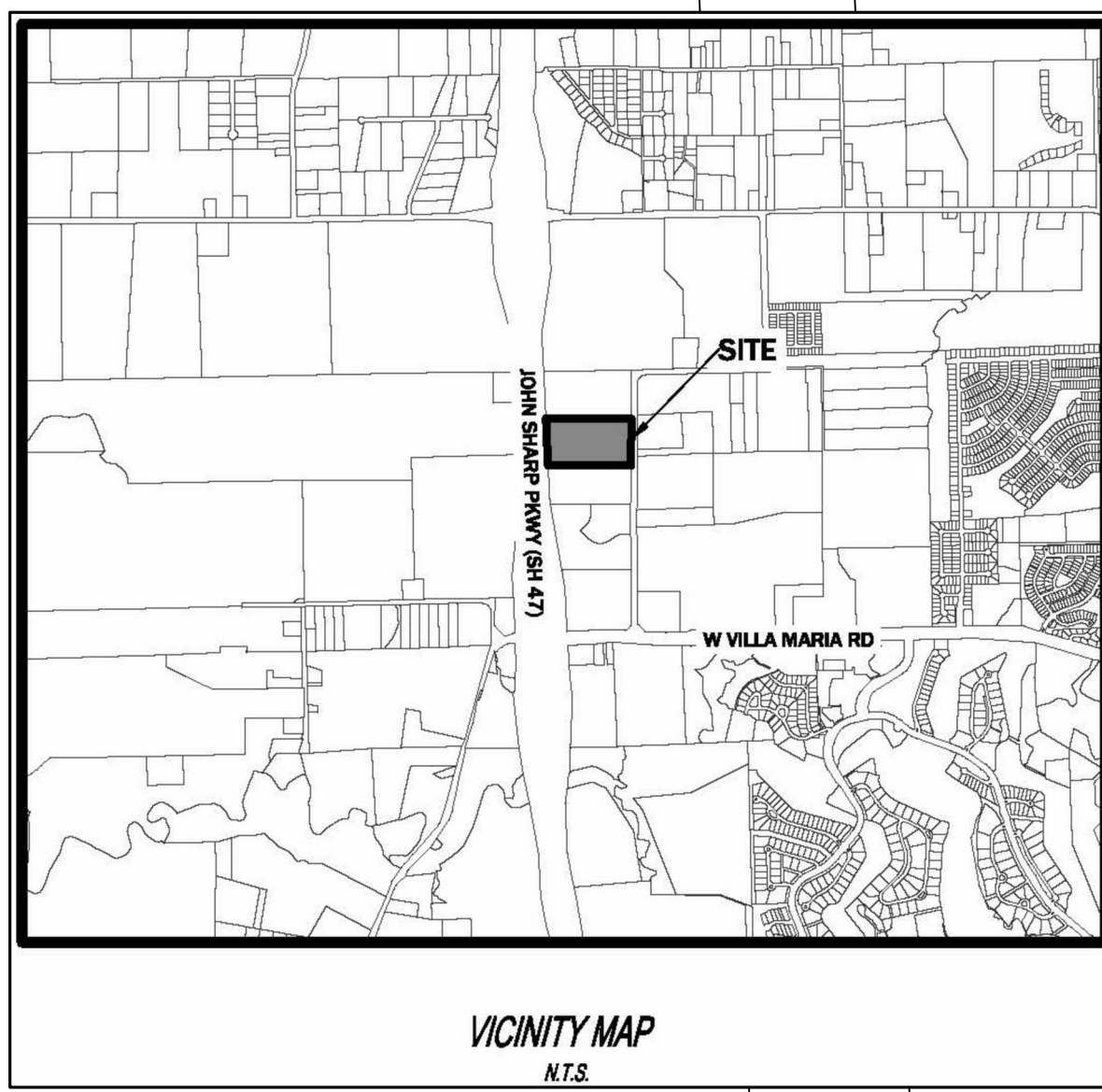
**A BARRIER FREE CURB RAMPS**

CITY DETAILS TAKE PRECEDENCE IN CITY RIGHT-OF-WAY AND EASEMENT

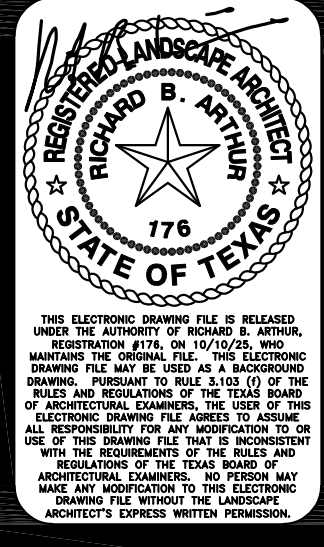
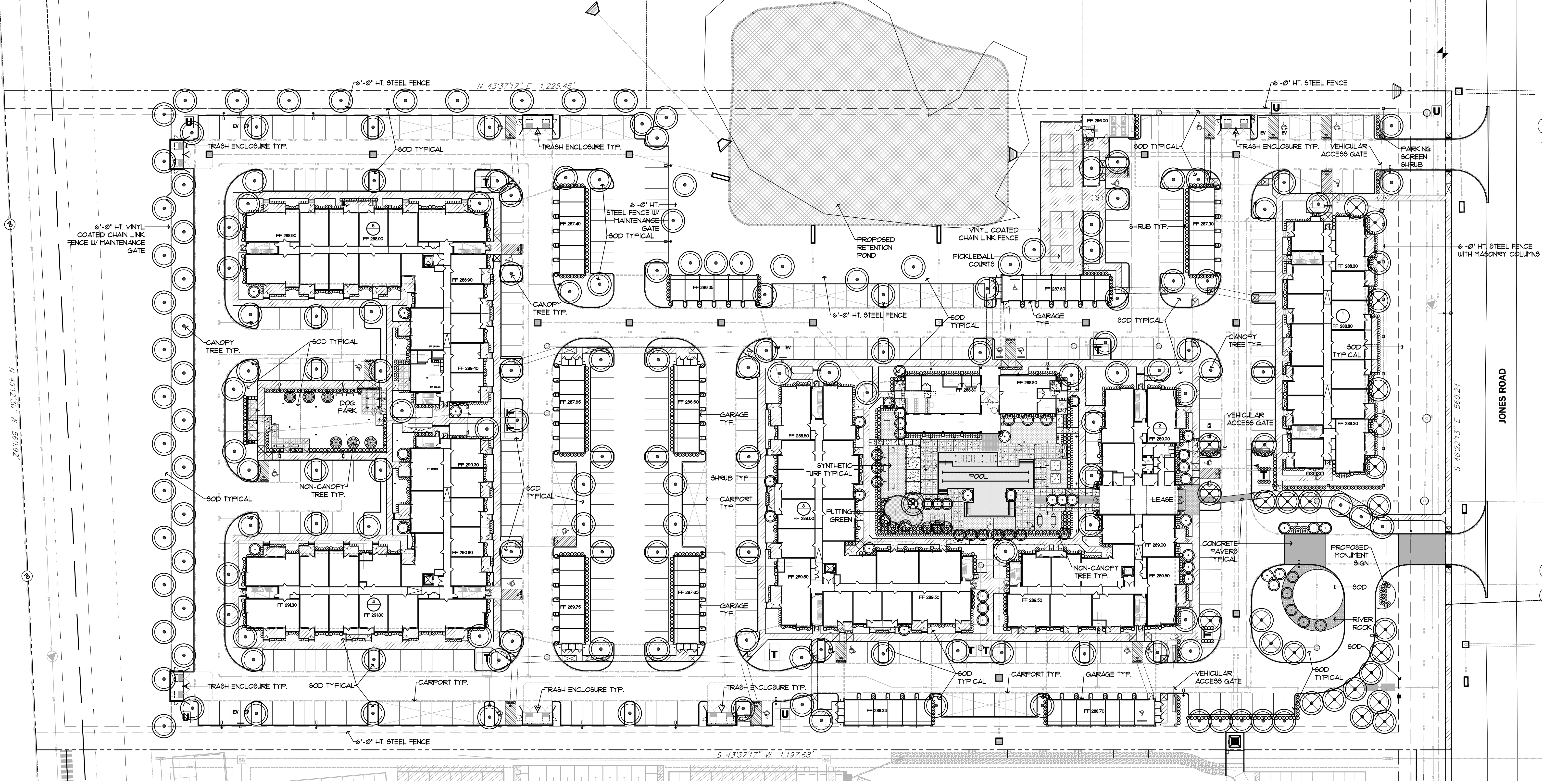


**B HANDICAP PARKING SIGN**





STATE HIGHWAY 47



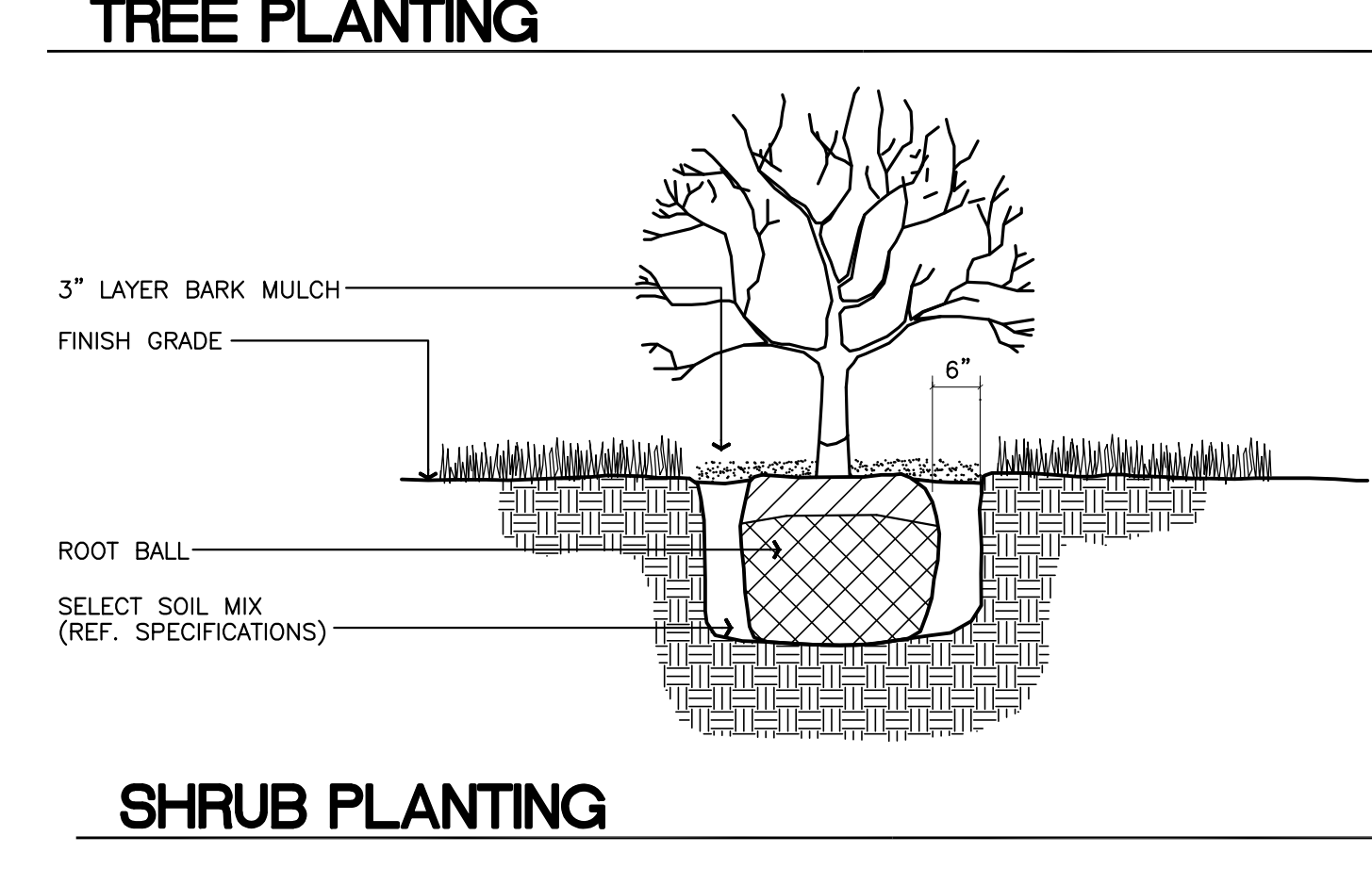
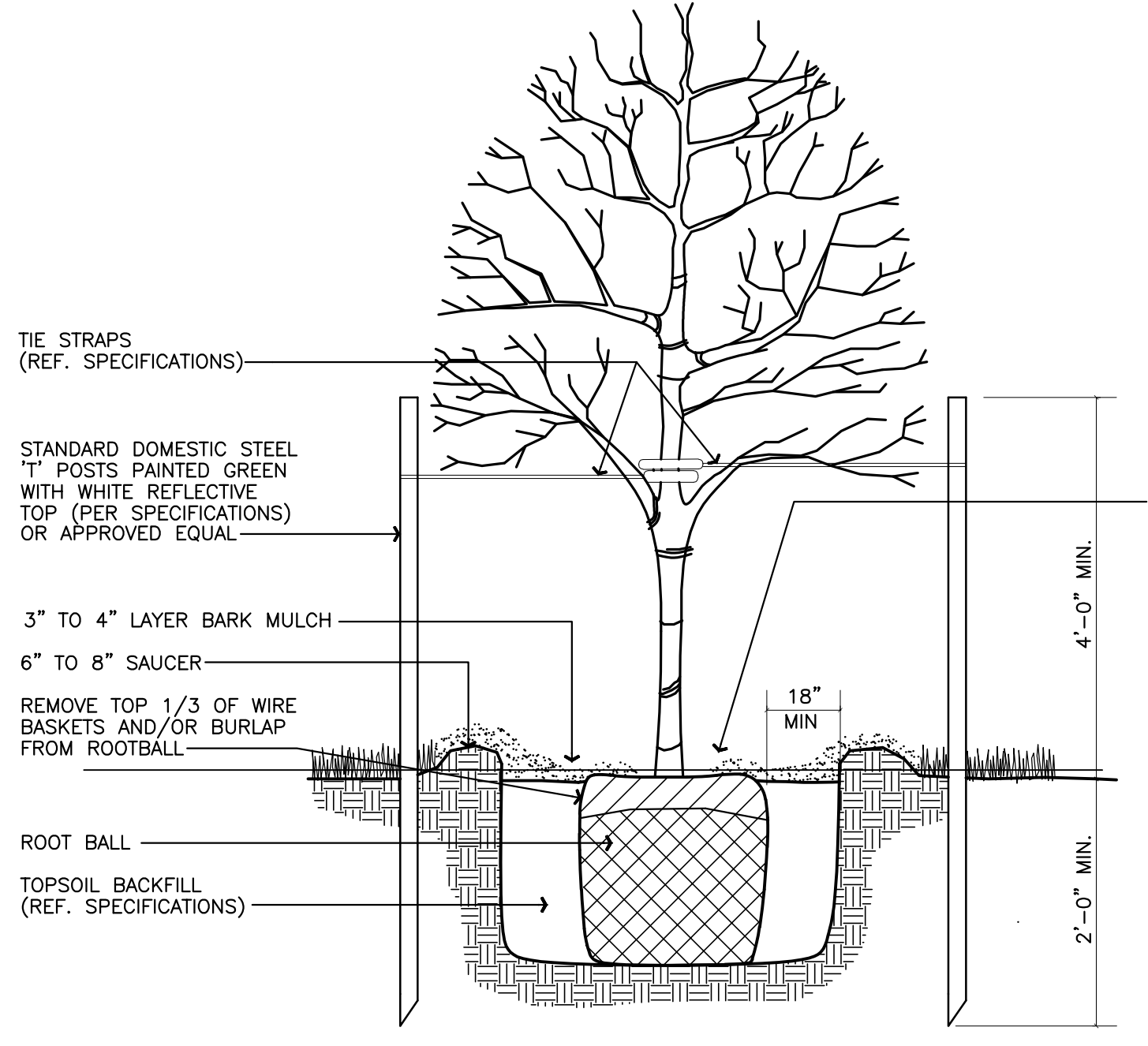
REVISIONS  
17 DEC 2025 CITY COMMENTS  
20 MAY 2025 CITY COMMENTS

**BRAZOS OAKS PHASE II**  
TEEPLE PARTNERS  
BRYAN, TEXAS

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 7.76 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 10 = 10,000 s.f. 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 10 = 14,000 s.f. 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 SPRING BOUQUET VIBURNUM - VIBURNUM TINIS DESERT WILLOW - CHILOPSIS LINEARIS YAUPOH 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 SPRING BOUQUET VIBURNUM - VIBURNUM TINIS DIWARF WAX MYRTLE - MYRTICA CERIFERA TEXAS SAGE - LEUCOPHYLLUM FRUITESCENS INDIAN HAWTHORN - RAHPIOLEPSIS INDICA JAPANESE BOXWOOD - BUXUS MICROPHYLLA DIWARF YAUPOH HOLLY - ILEX VOMITORIA NANA HARBOR DIWARF NANDINA - NANDINA DOMESTICA DIWARF PITTOSPORUM - PITTOSPORUM TOBIRA SPIRAEA - SPIRAEA BIMALDA 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



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 MINIMUM THREE INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.



PREPARED FOR:  
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Contact: Charles S. Teeple

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ENVIRO DESIGN  
1424 Greenville Avenue  
Suite 200  
Dallas, Texas 75231  
(214) 967-3010  
Contact: Dick Arthur

**CONSTRUCTION NOTES**

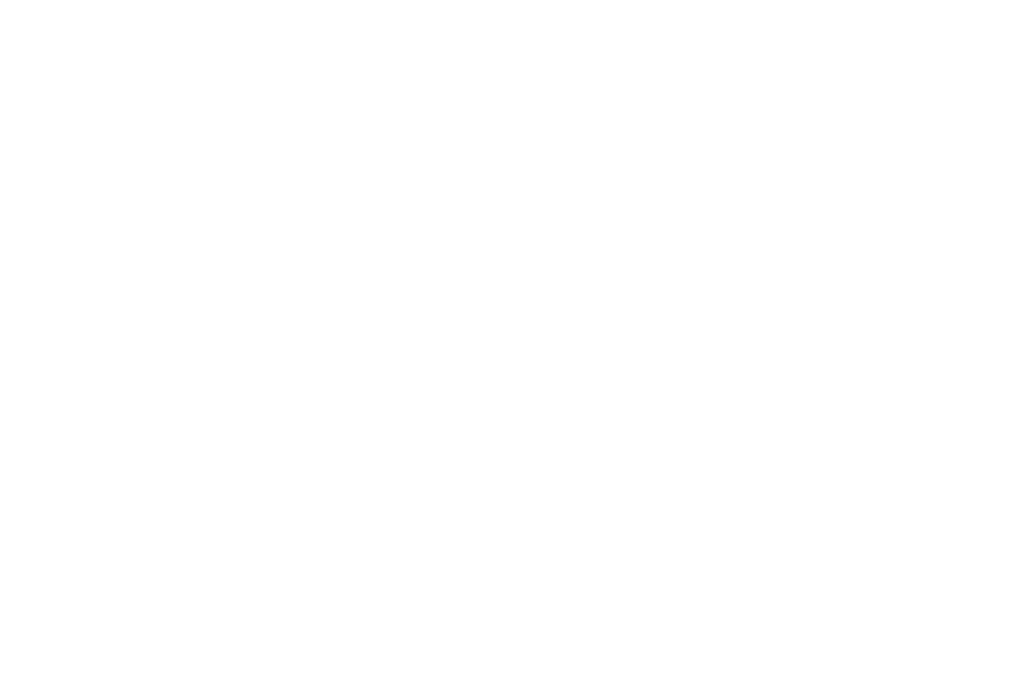
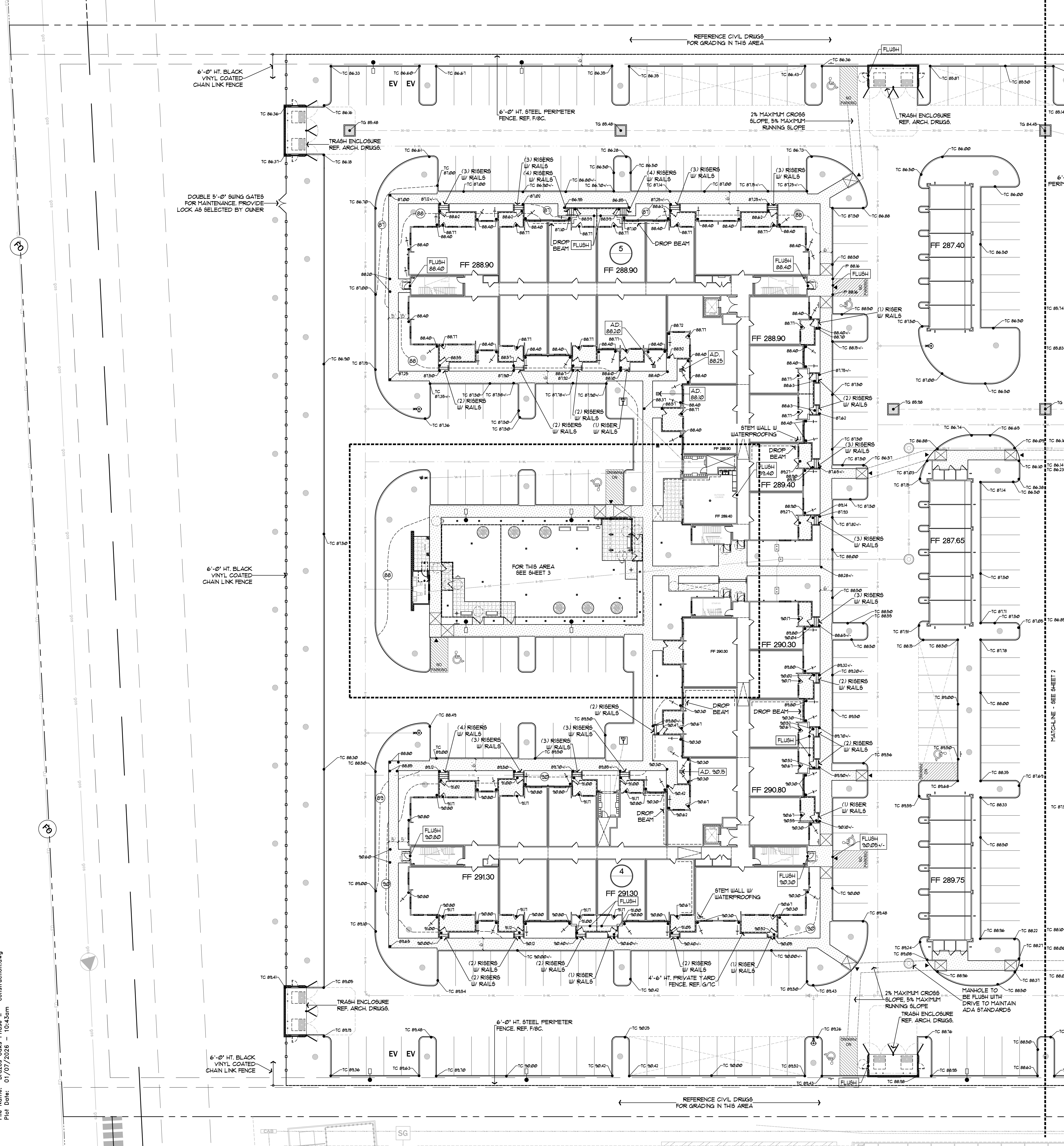
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SAVE ALL EXISTING VEGETATION POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY REMOVAL, QUESTION OR VARIED DESIGN 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



**ENVIRO DESIGN**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
7424 Greenhill Ave. Suite 200 Dallas, TX 75231 (214) 987-3010

**REVISIONS**

01-02-26	VE UPDATES
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**BRAZOS OAKS PHASE II**  
TEEPLE PARTNERS  
BRYAN, TEXAS

SCALE  
1" = 20'-0"

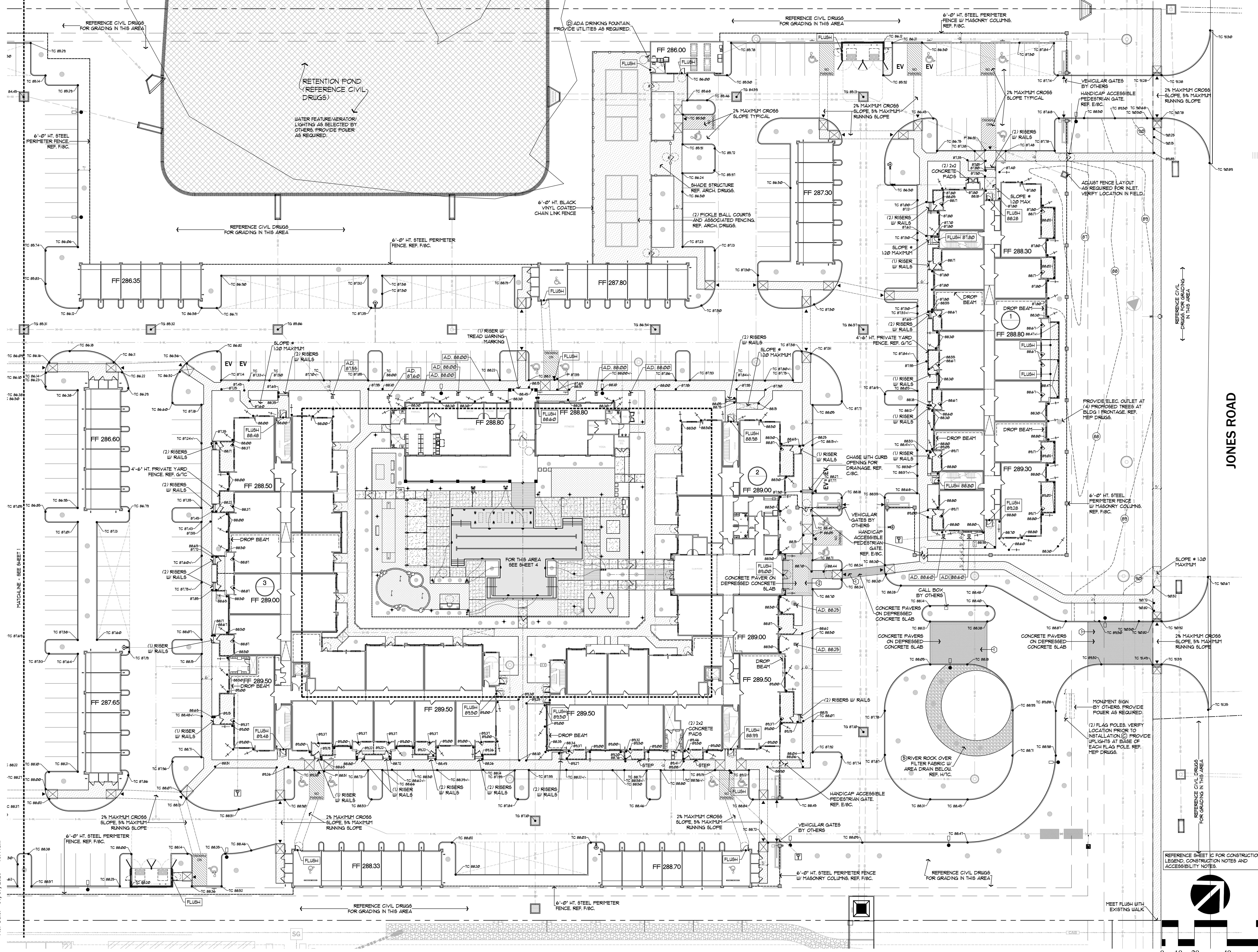
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10-10-2025

TITLE  
CONSTRUCTION

SHEET  
1C OF 8

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Plot Date: 01/07/2026 - 10:43am

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Plot Date: 01/07/2026 - 10:44am



**ENVIRO DESIGN**  
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**STATE OF TEXAS**  
Professional Seal of a Landscape Architect

**REVISIONS**  
01-07-26  
VE UPDATES

**BRAZOS OAKS PHASE II**  
TEEPLE PARTNERS  
BRYAN, TEXAS

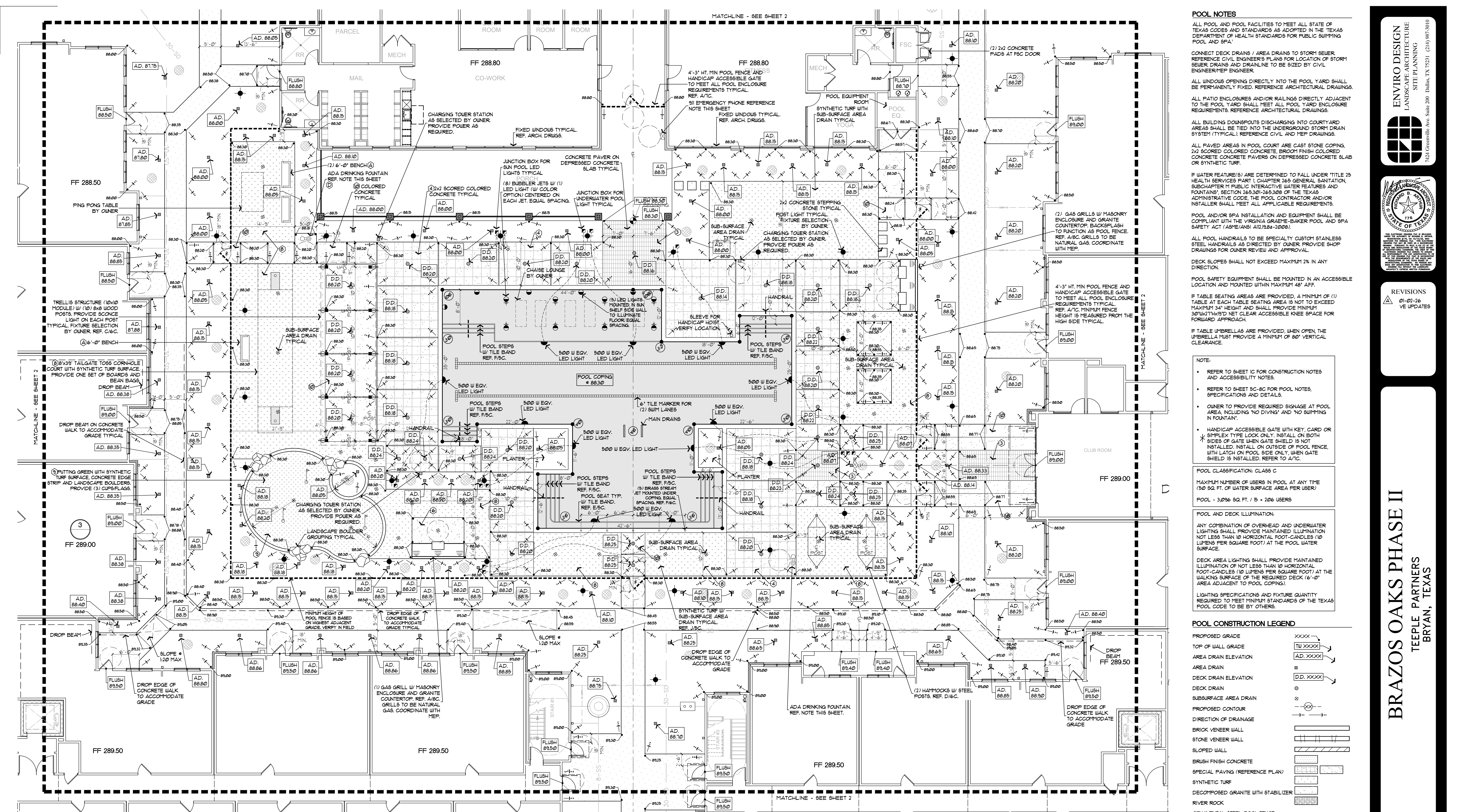
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1" = 20'-0"

**DATE**  
PERMIT SET  
10-10-2025

**TITLE**  
CONSTRUCTION

**SHEET**  
2C OF 8





**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]

**HARDSCAPE MATRIX - SITE MATERIALS LIST**

KEY	ITEM	FINISH	COLOR	QUANTITY	REMARKS
1	CITYSTONE 1 1/2" x 2 1/2" x 12" 60MM 10 DEGREE HERRINGBONE MILL WITH SINGLE OR DOUBLE STACK HEADER CORSE PICTURE FRAME BORDERS	STANDARD	TBD	PER PLAN	SAND-SET ON CONCRETE SUB-SLAB. KEYSTONE HARDSCAPES (KEYSTONEHARDSCAPES.COM), JOEY GUEDEA 214-684-4421, PORTLAND PAVEMENT ACTING AS EDGE.
2	CITYSTONE 1 1/2" x 2 1/2" 60MM STACK INFL LAD 45 DEGREE TO BUILDING FACE AT LEASE FRONT DOOR WITH CITYSTONE 1 1/2" x 12" 60MM INFL 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 PAVEMENT ACTING AS EDGE.
3	CITYSTONE 1 1/2" x 2 1/2" 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 PAVEMENT 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" x 42" GENERAL SIZE	WEATHERED	WEATHERED	PER PLAN	TEXAS STONE SUPPLY (TXSTONESUPPLY.COM), 817-511-0200 OR APPROVED EQUAL. PARTIALLY BURY BOLLIDER FOR STABILITY. INSTALL BOLLIDERS TO BE STABLE WITH NO ROCKING MOTION.
8	FLATINUM HEALTHMAXX 41 SYNTHETIC TURF	N/A	BLADE COLOR PER MANUFACTURER	PER PLAN	GO GREEN SYNTHETIC LAWN SOLUTIONS, 844-368-4166 (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, 844-368-4166 (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 PET STATION, ITEM 1003-BULK (WITH STEEL TRASH RECEPTACLE)	N/A	BLACK	4	THE PARK CATALOG, 866-780-9966 (WWW.THEPARKCATALOG.COM). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ANSI A117.1. ENSURE ADA ACCESSIBILITY FOR USER IS PLANTANED.
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. 44081	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.

**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. PORTLAND PAVEMENT 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 STONESCAPES FINISH COLOR: FRENCH GRAY MINI

**EMERGENCY TELEPHONE:** (1) WALL MOUNT WITH APPROPRIATE SIGNAGE. VERIFY LOCATION AND PROVIDE UTILITIES AS REQUIRED. MODEL: EMERGENCY SPEAKER PHONE 954-400-1000 MANUF: RATH MICROTECH 1800-451-1460

**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: 44081 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.

**ENVIRO DESIGN**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
7524 Greenville Ave. Suite 200 Dallas, TX 75221 (214) 987-3010

**STATE OF TEXAS**  
Professional Seal of Landscape Architect

**REVISIONS**  
01-02-20 VE UPDATES

**BRAZOS OAKS PHASE II**  
TEEPLE PARTNERS  
BRYAN, TEXAS

**SCALE**  
1/8" = 1'-0"

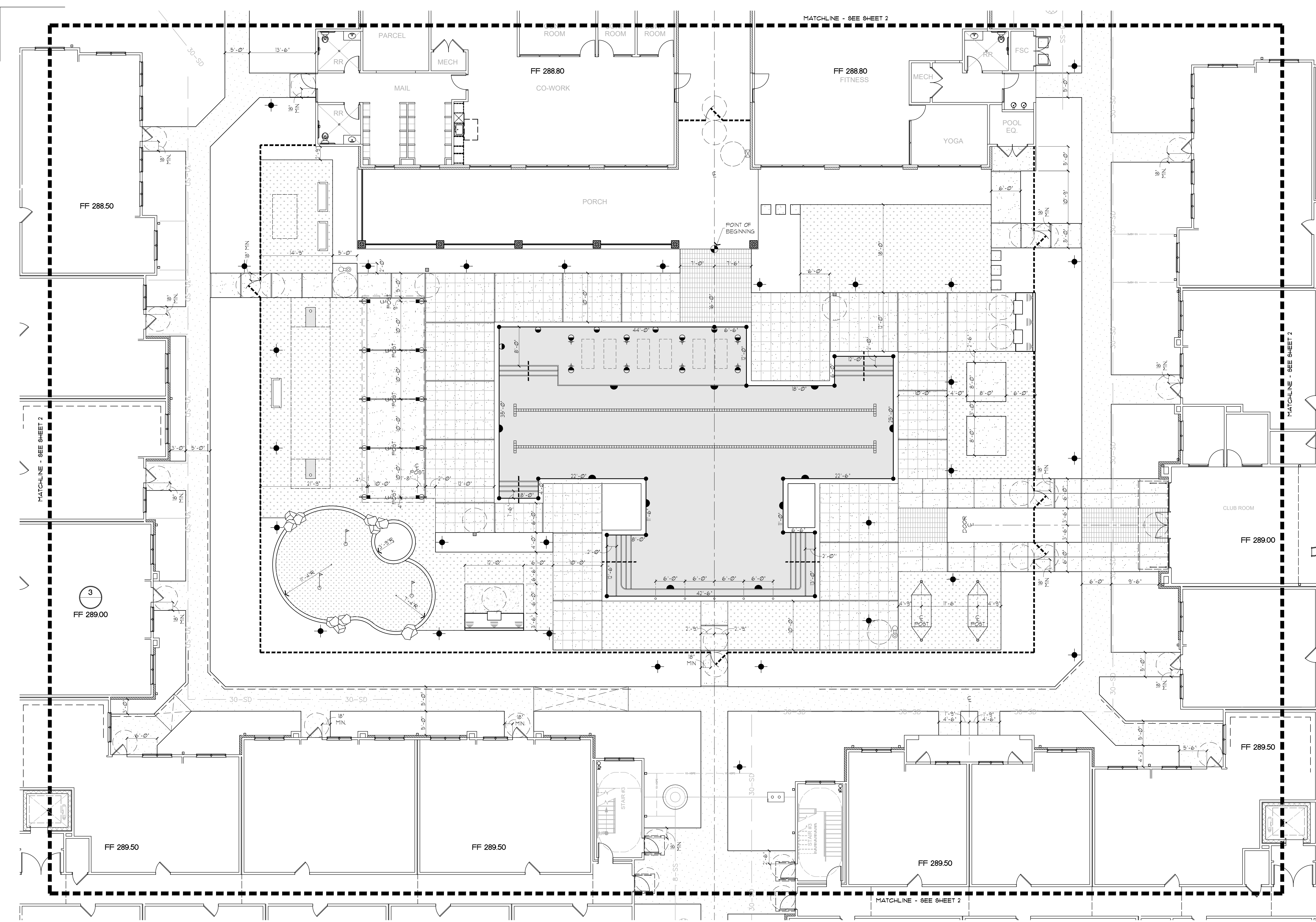
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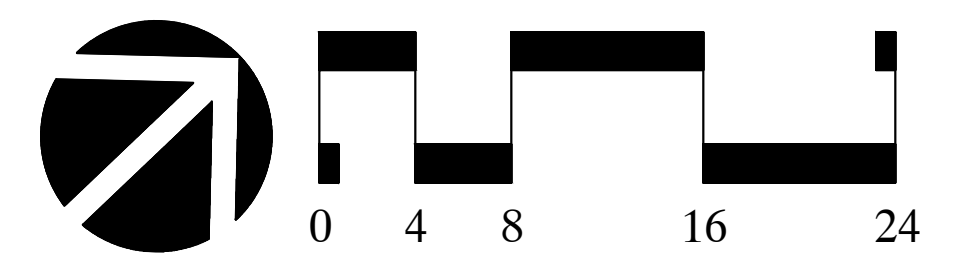
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4C OF 8

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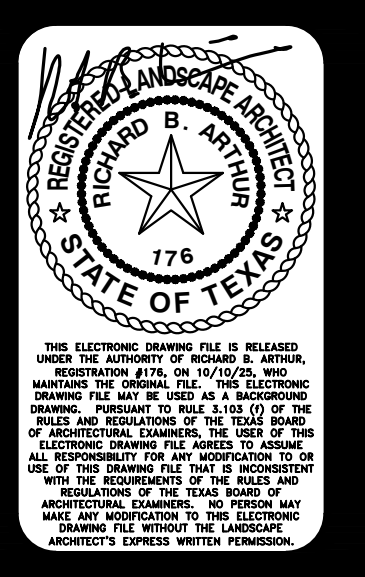
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Plot Date: 01/05/2026 - 06:18pm



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



**ENVIRO DESIGN**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
7224 Greenville Ave. Suite 200 Dallas, TX 75211 (214) 987-3010



**REVISIONS**  
① 01-02-26  
VE UPDATES

# BRAZOS OAKS PHASE II

TEEPLE PARTNERS  
BRYAN, TEXAS

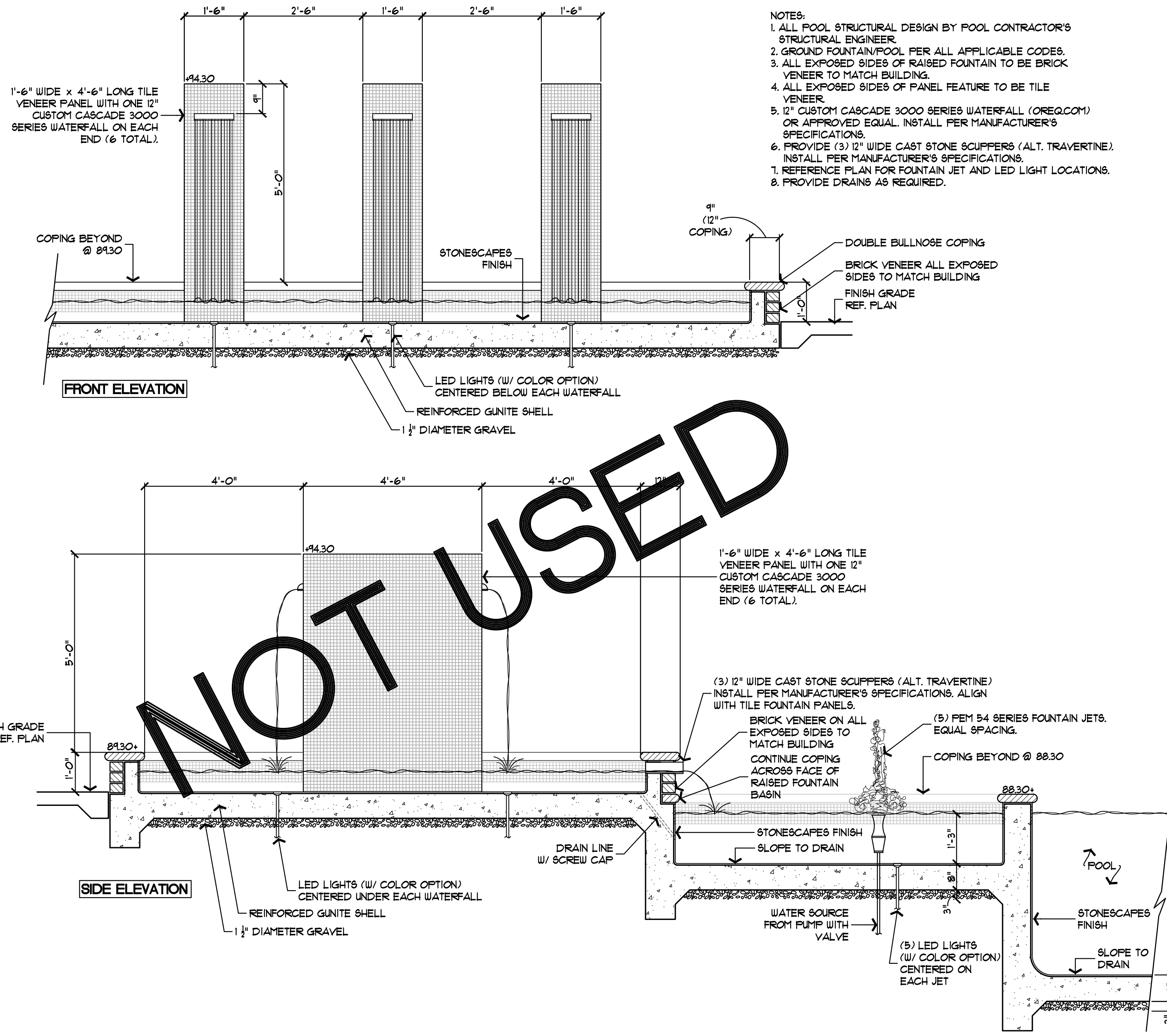
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1/8" = 1'-0"

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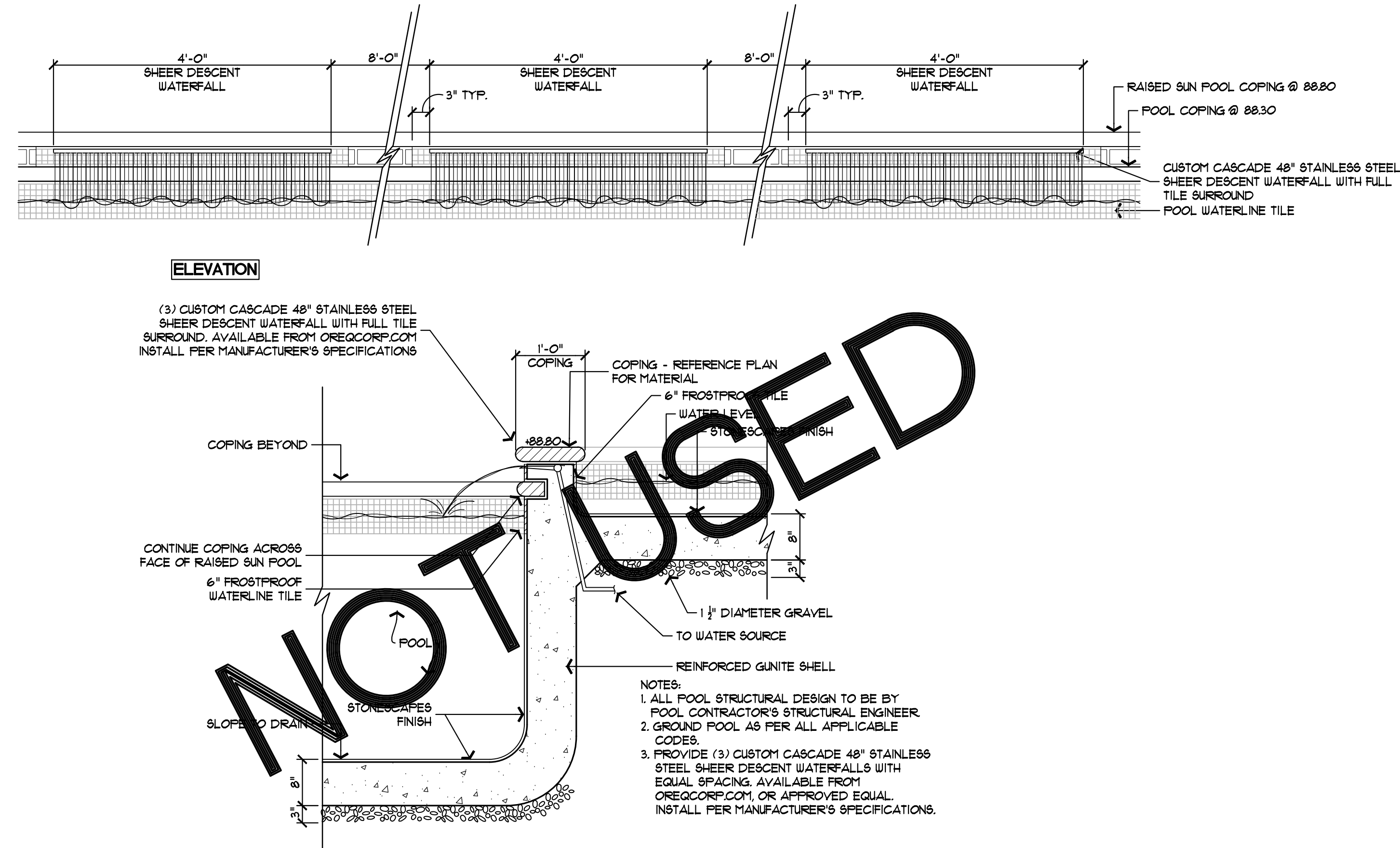
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SHEET  
4.1C OF 8

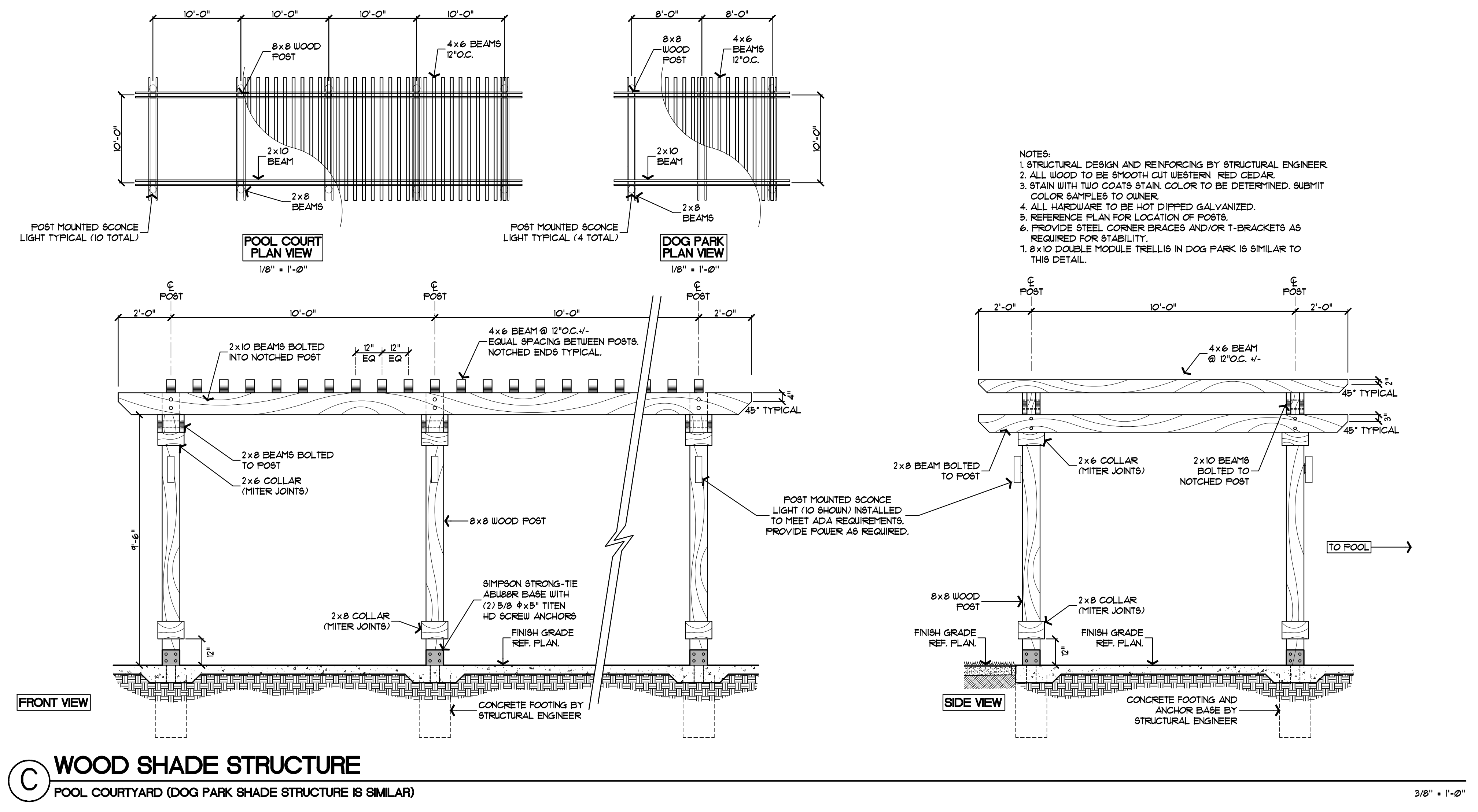




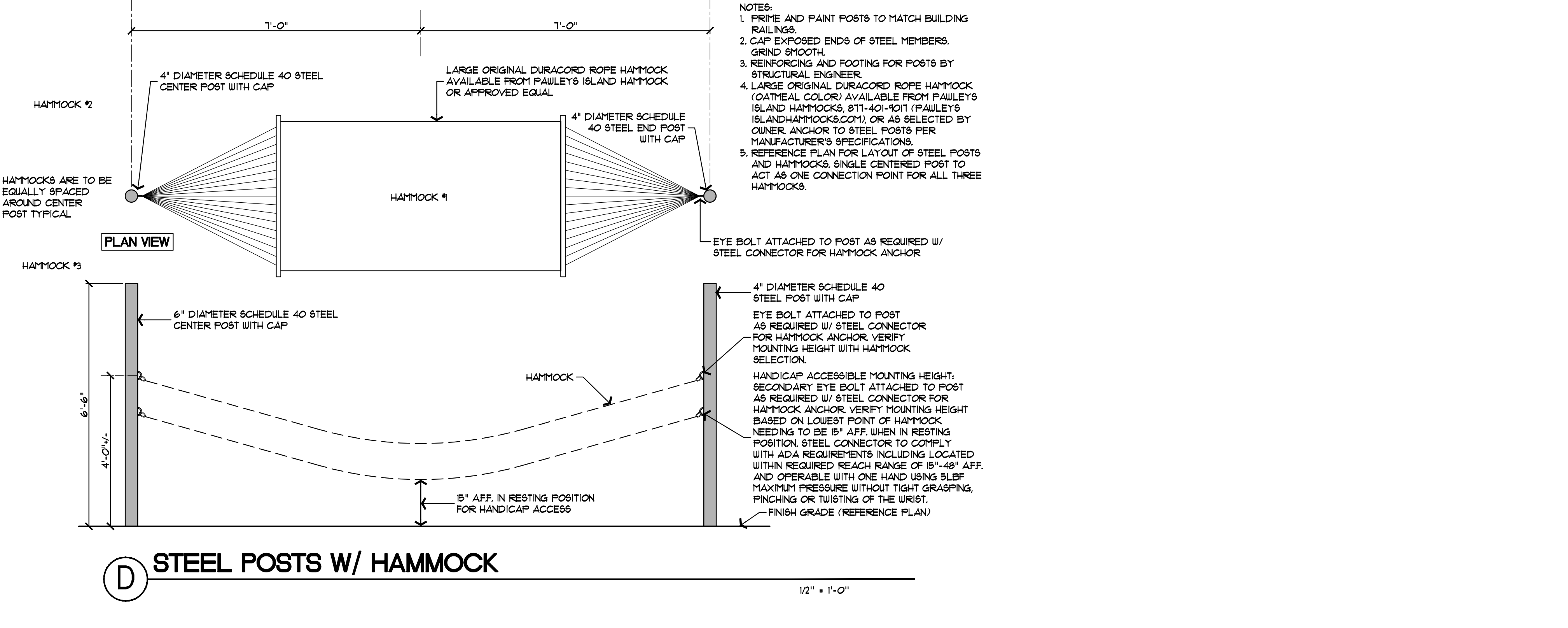
**A WATERFALL PANELS / JETS / SCUPPERS AT RAISED FOUNTAIN BASIN** 1/2" = 1'-0"



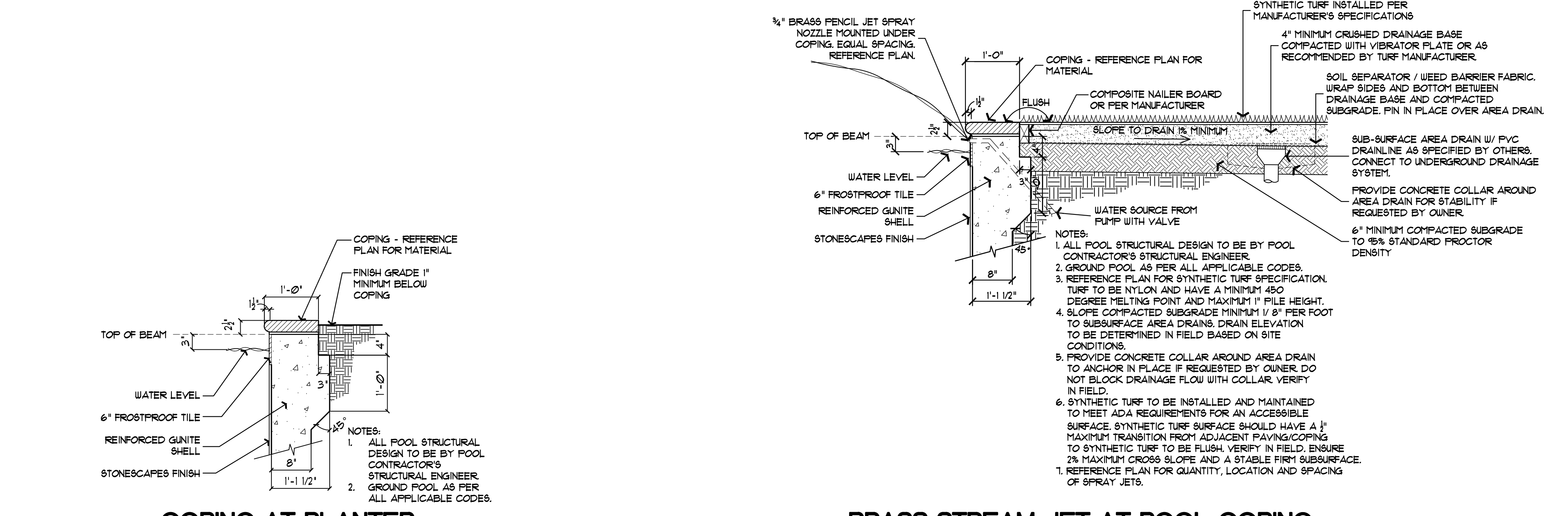
**B SHEER DESCENT WATERFALL • RAISED SUN POOL** 3/4" = 1'-0"



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

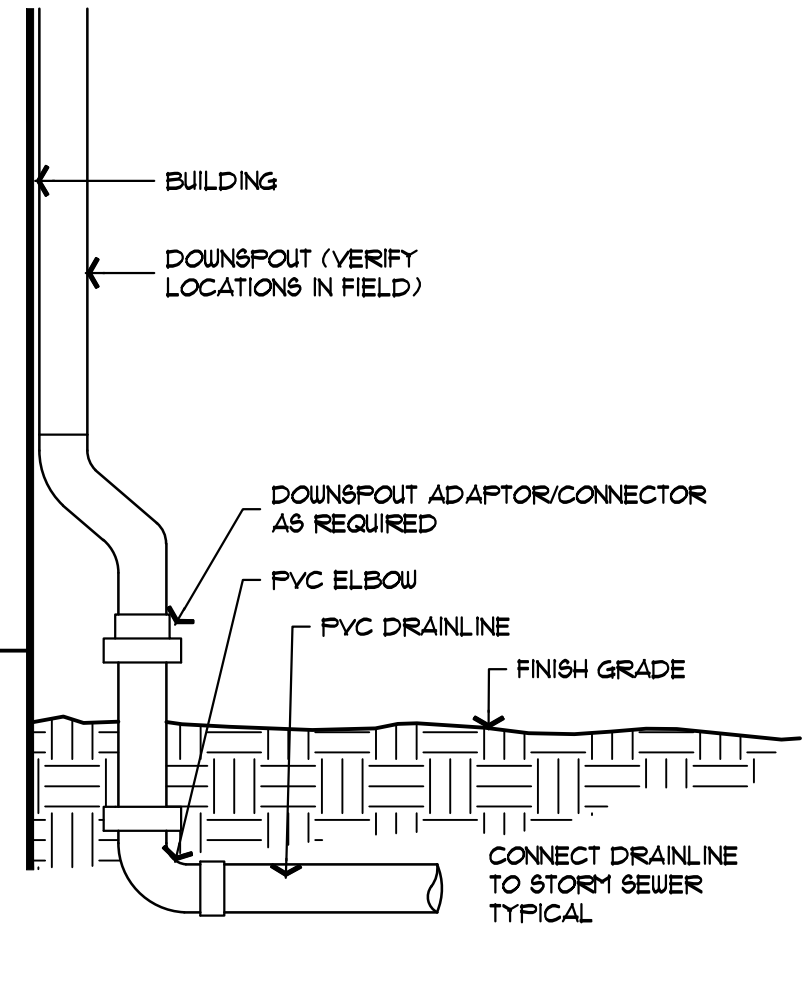
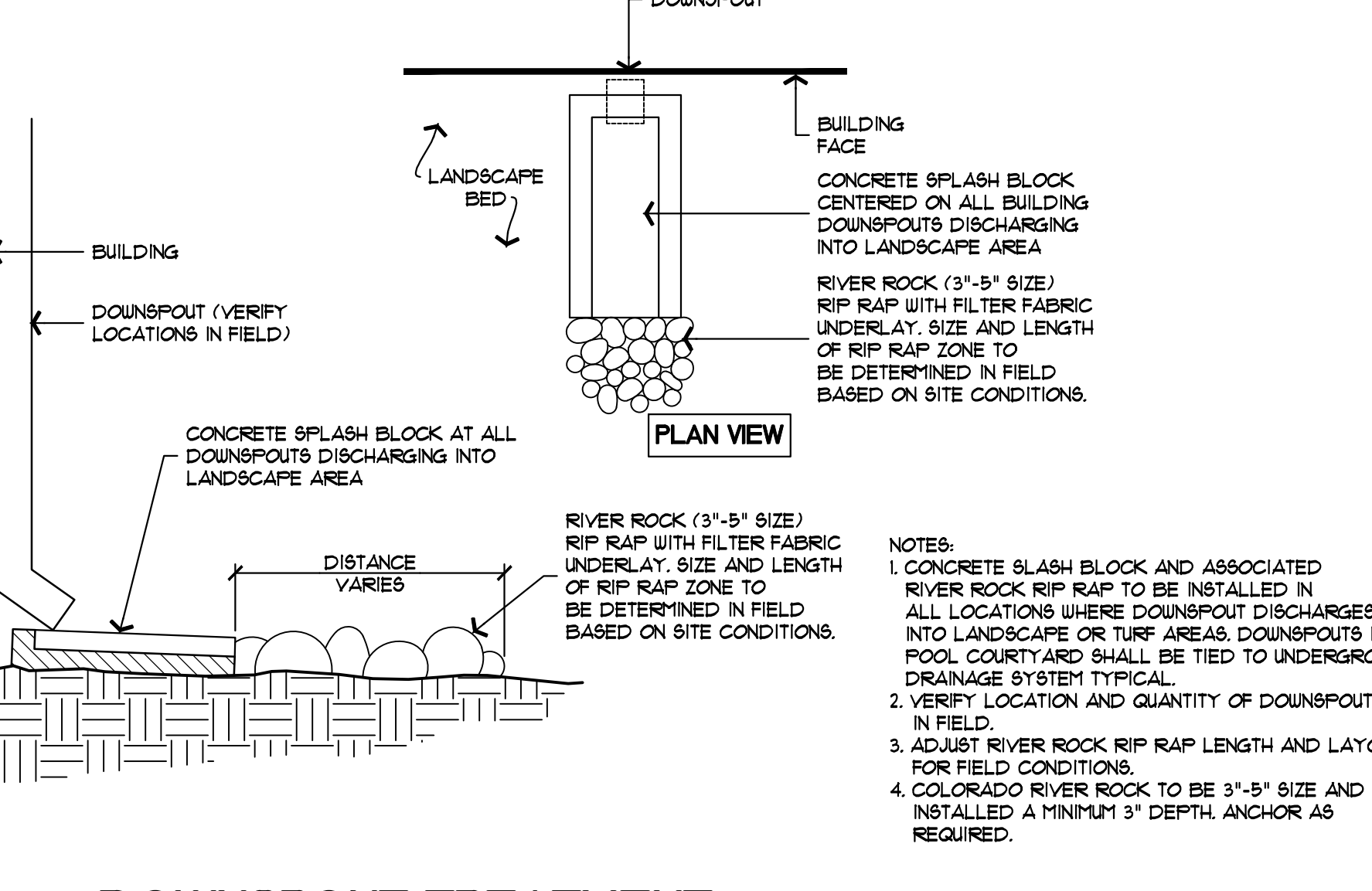
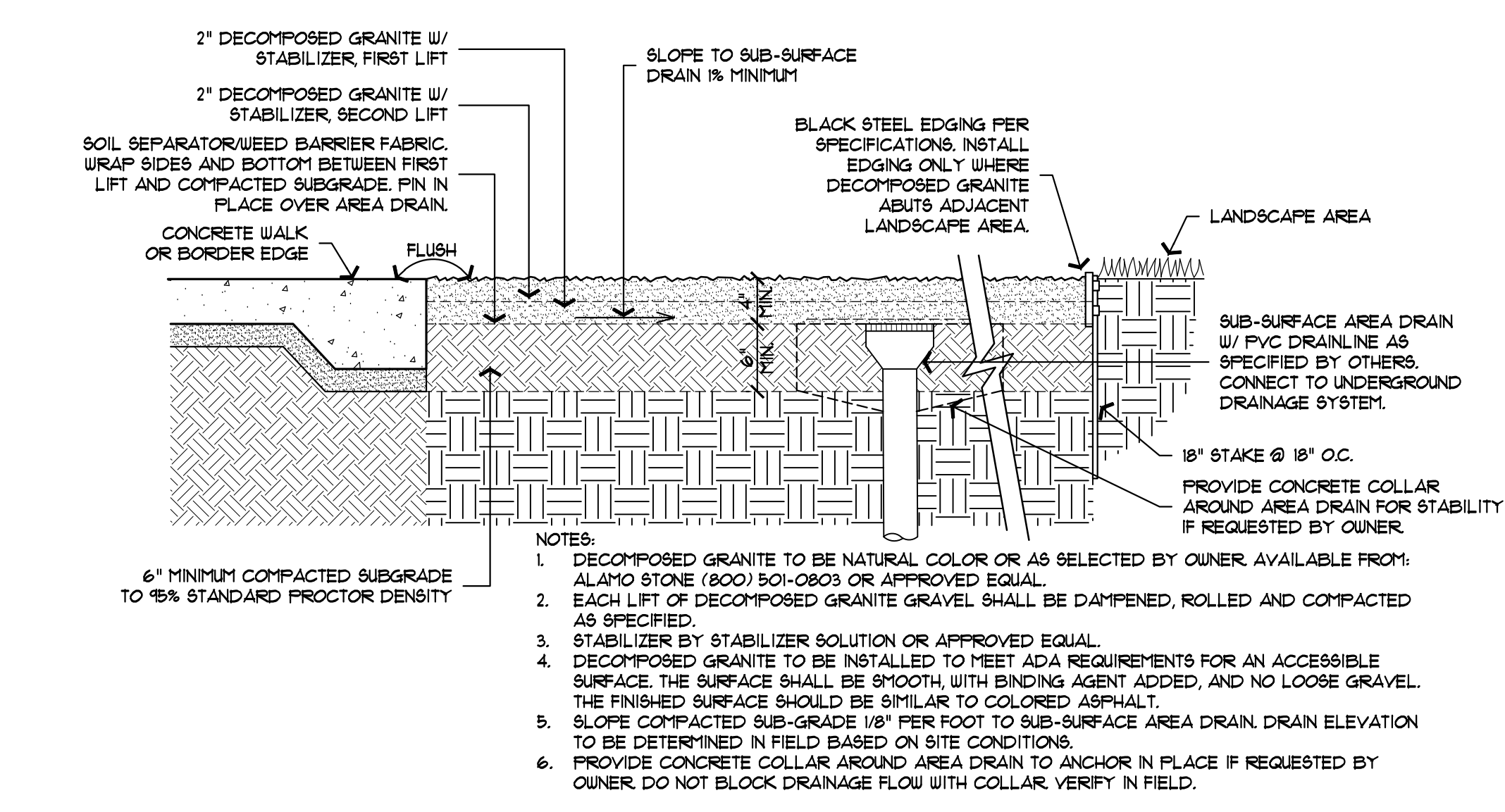
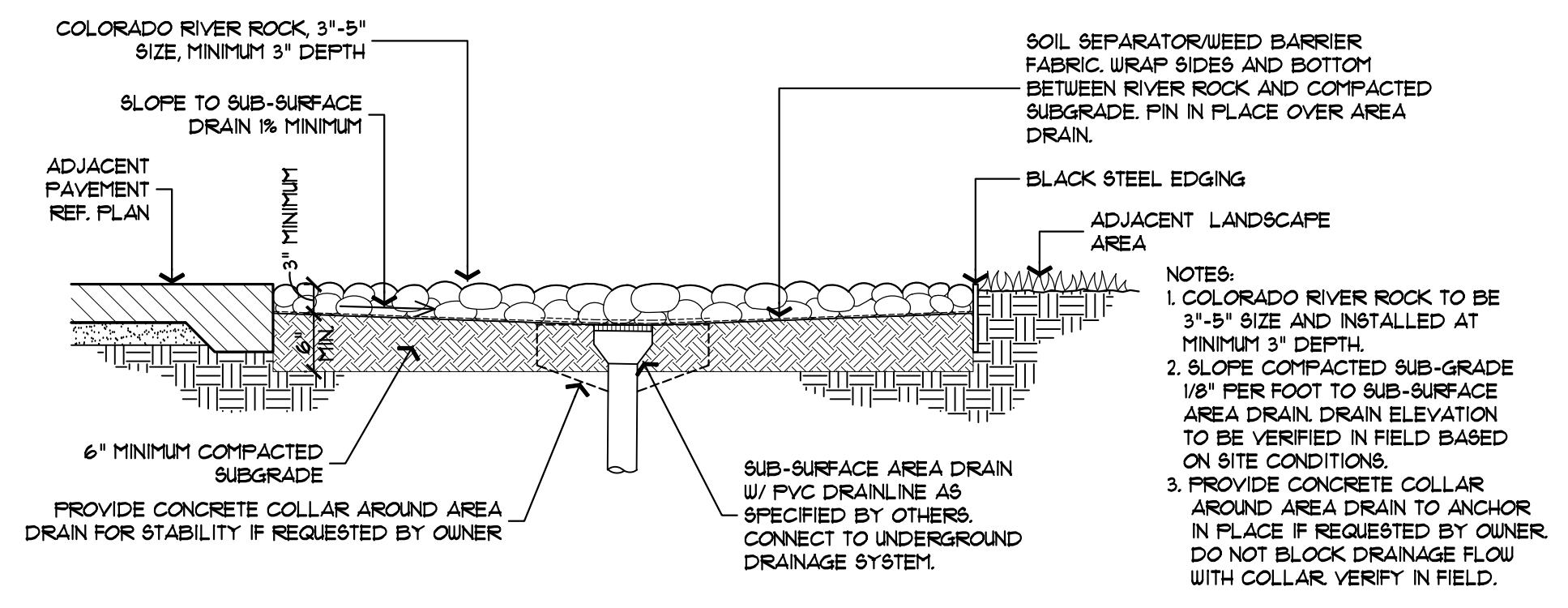
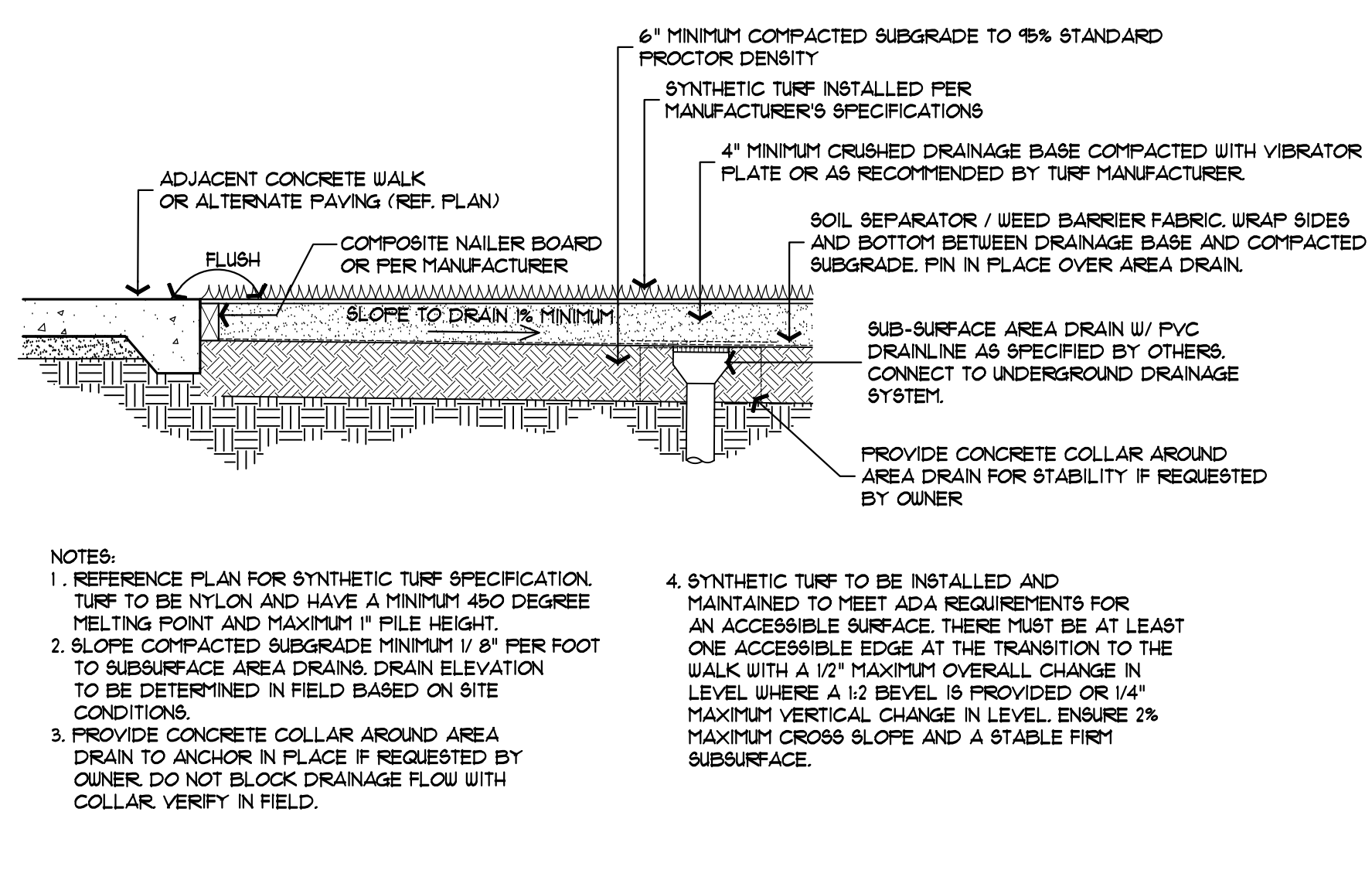
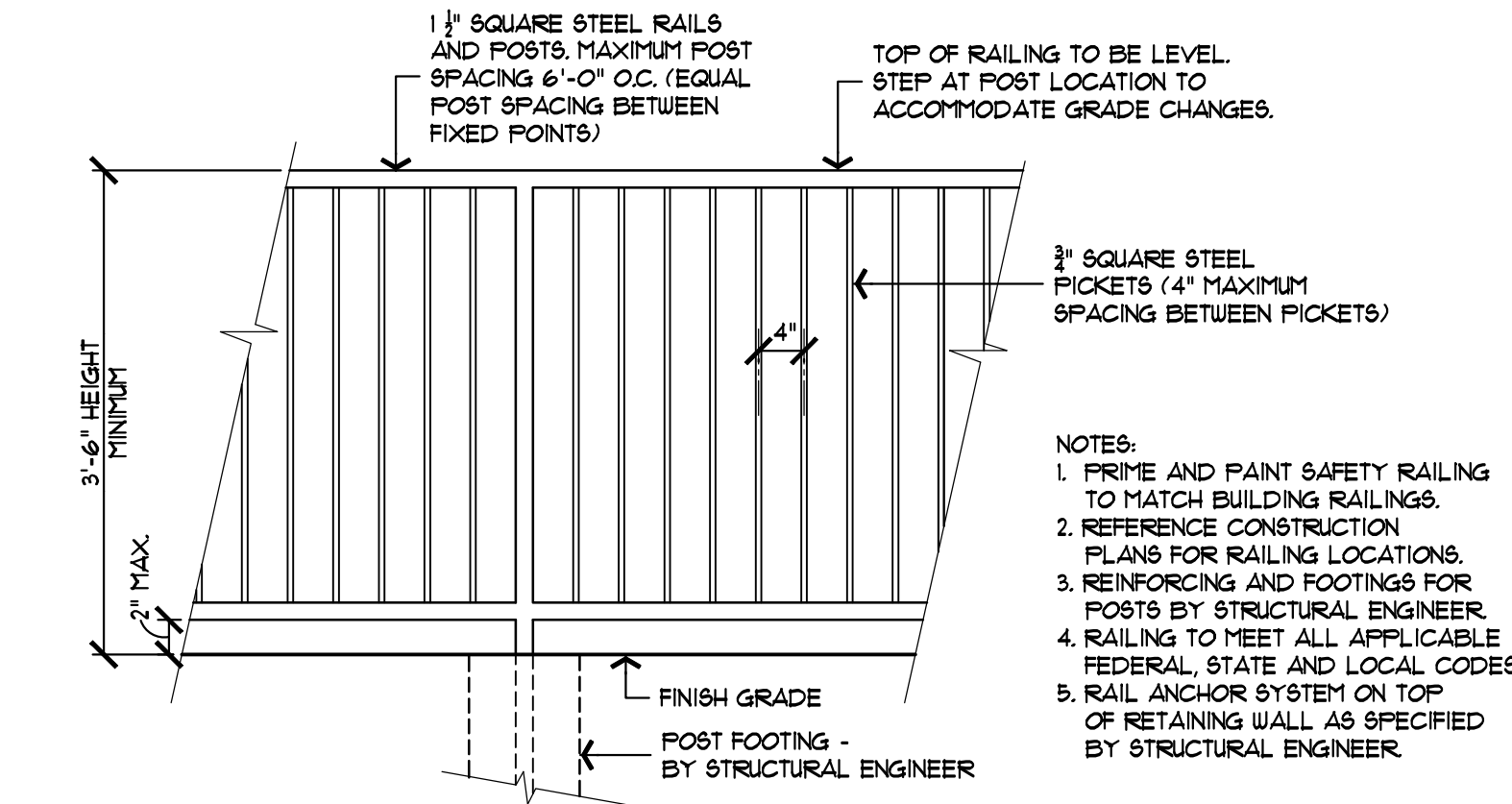
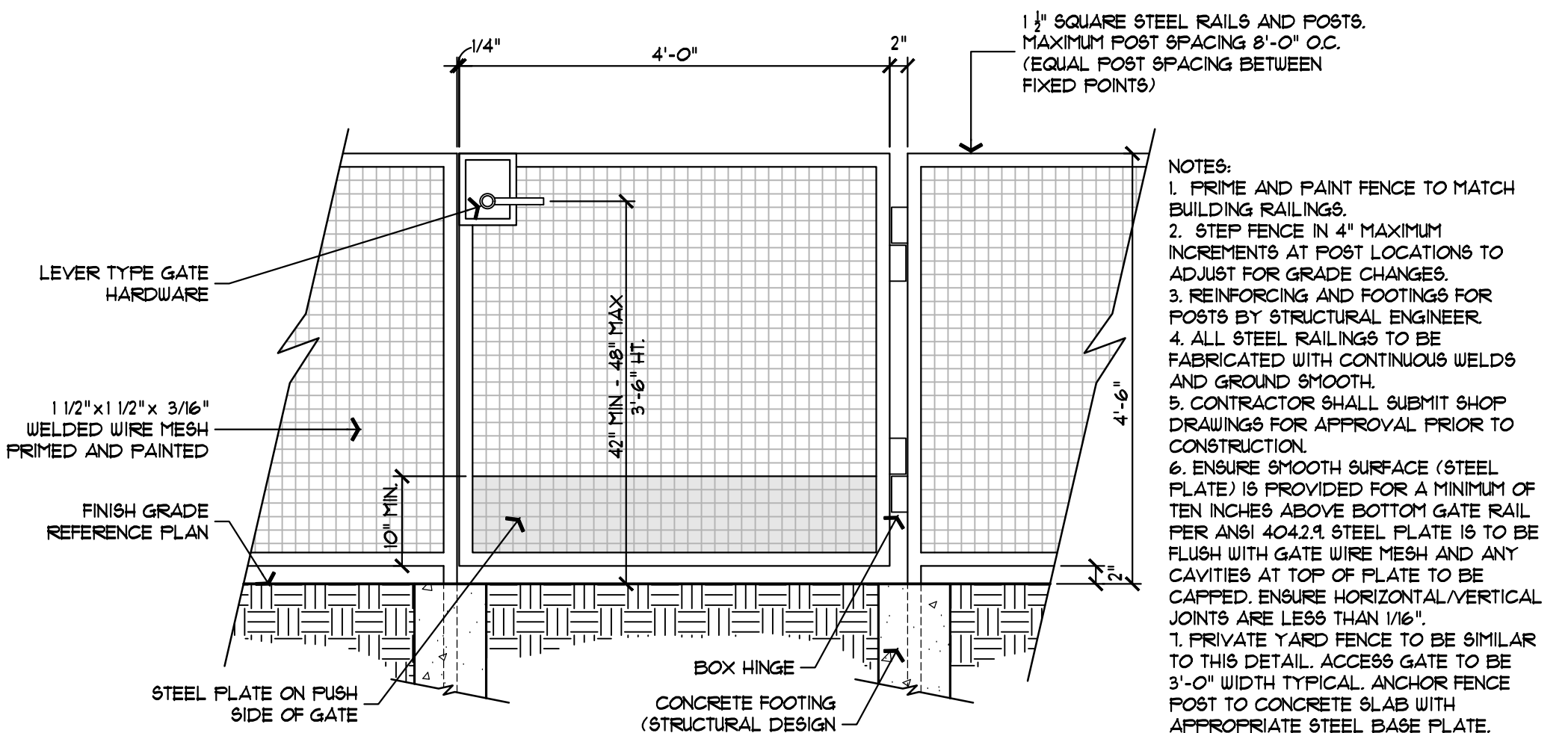
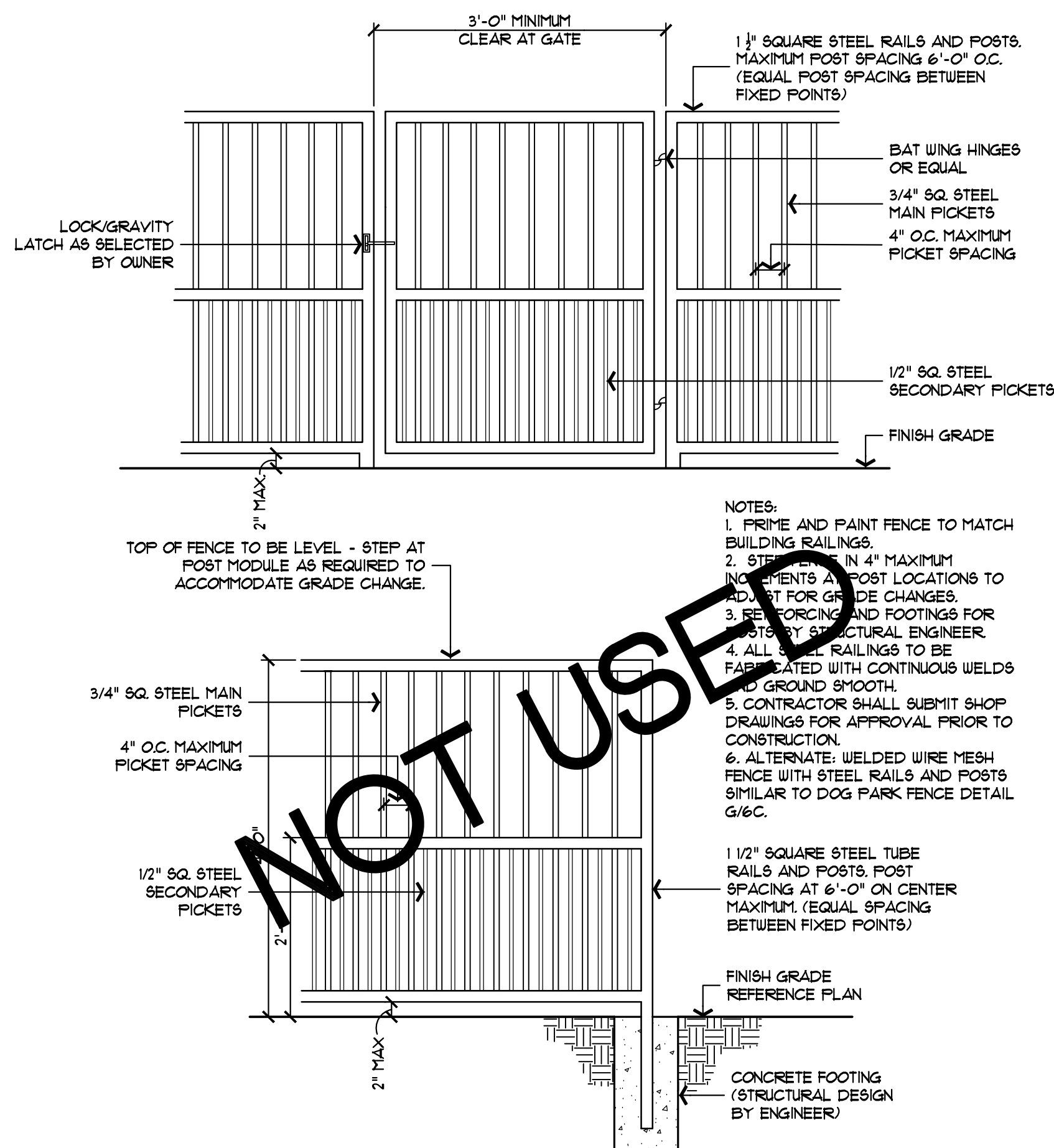
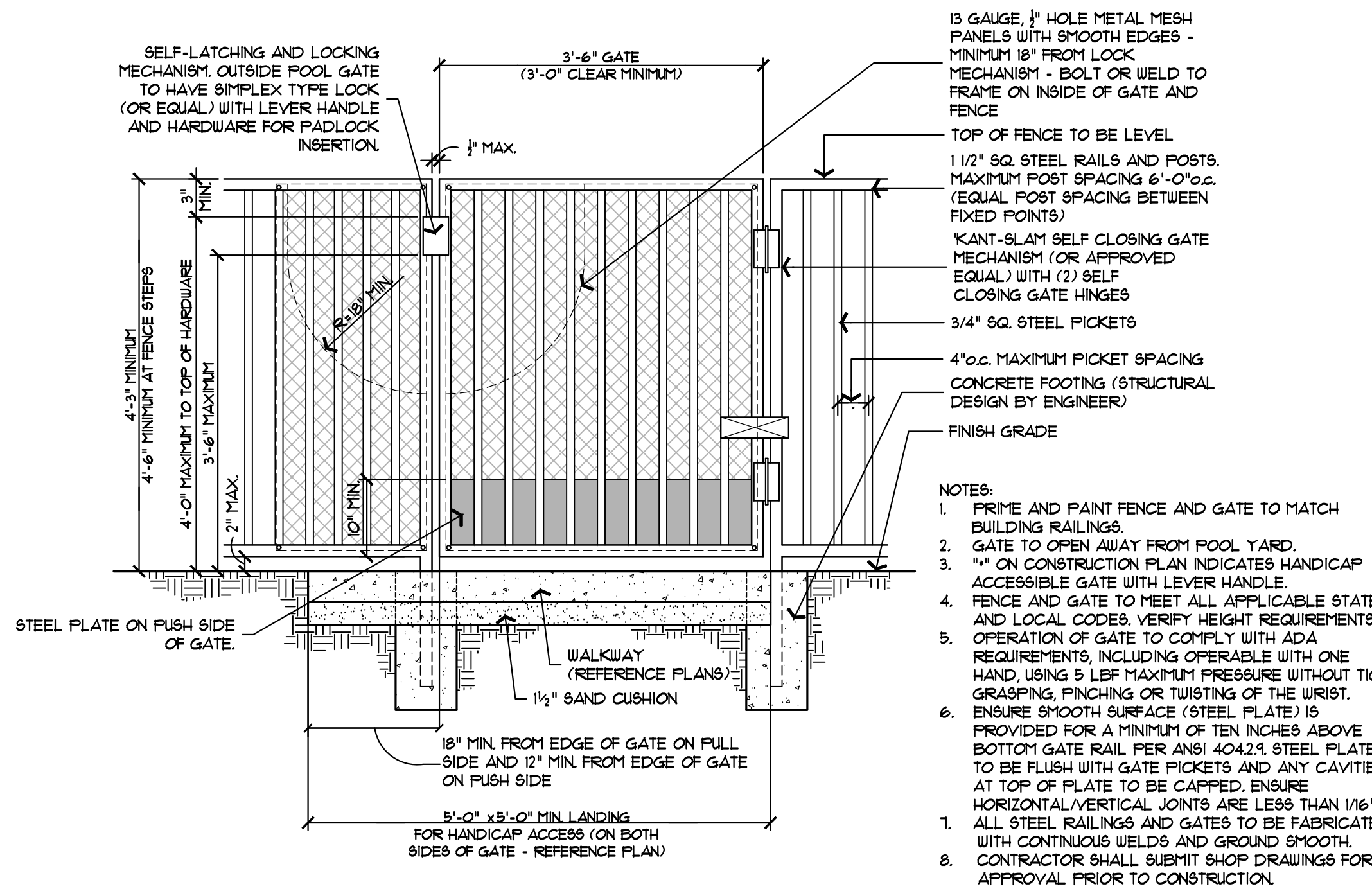


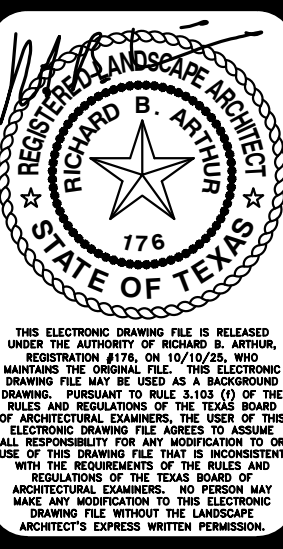
**D STEEL POSTS W/ HAMMOCK** 1/2" = 1'-0"



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

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





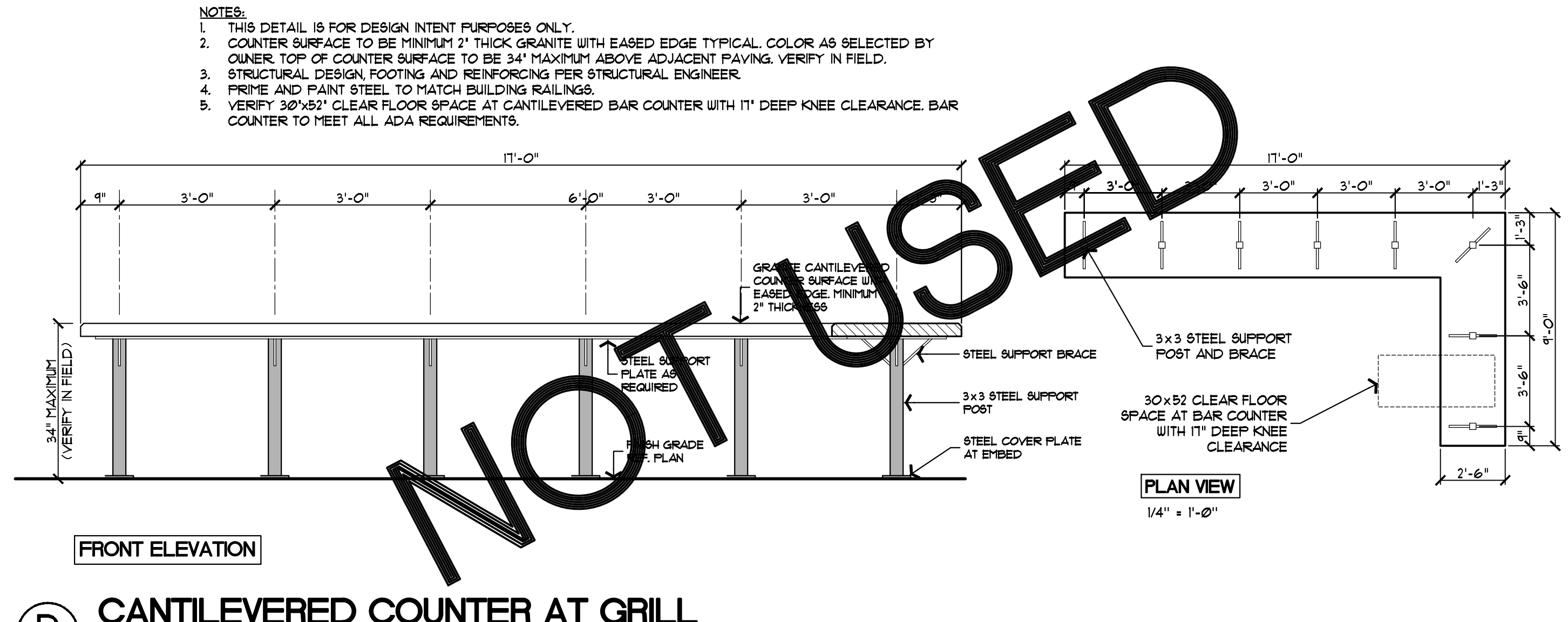
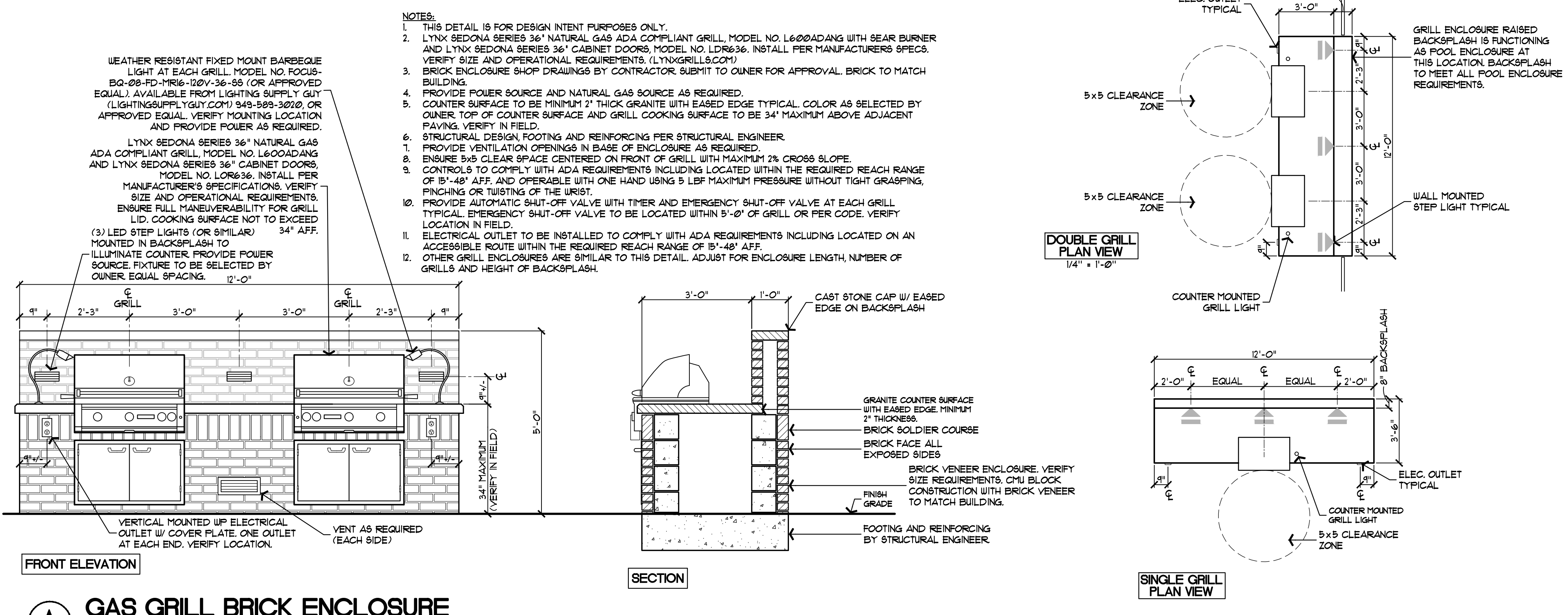
REVISIONS  
01-02-26  
VE UPDATES

SCALE  
AS SHOWN

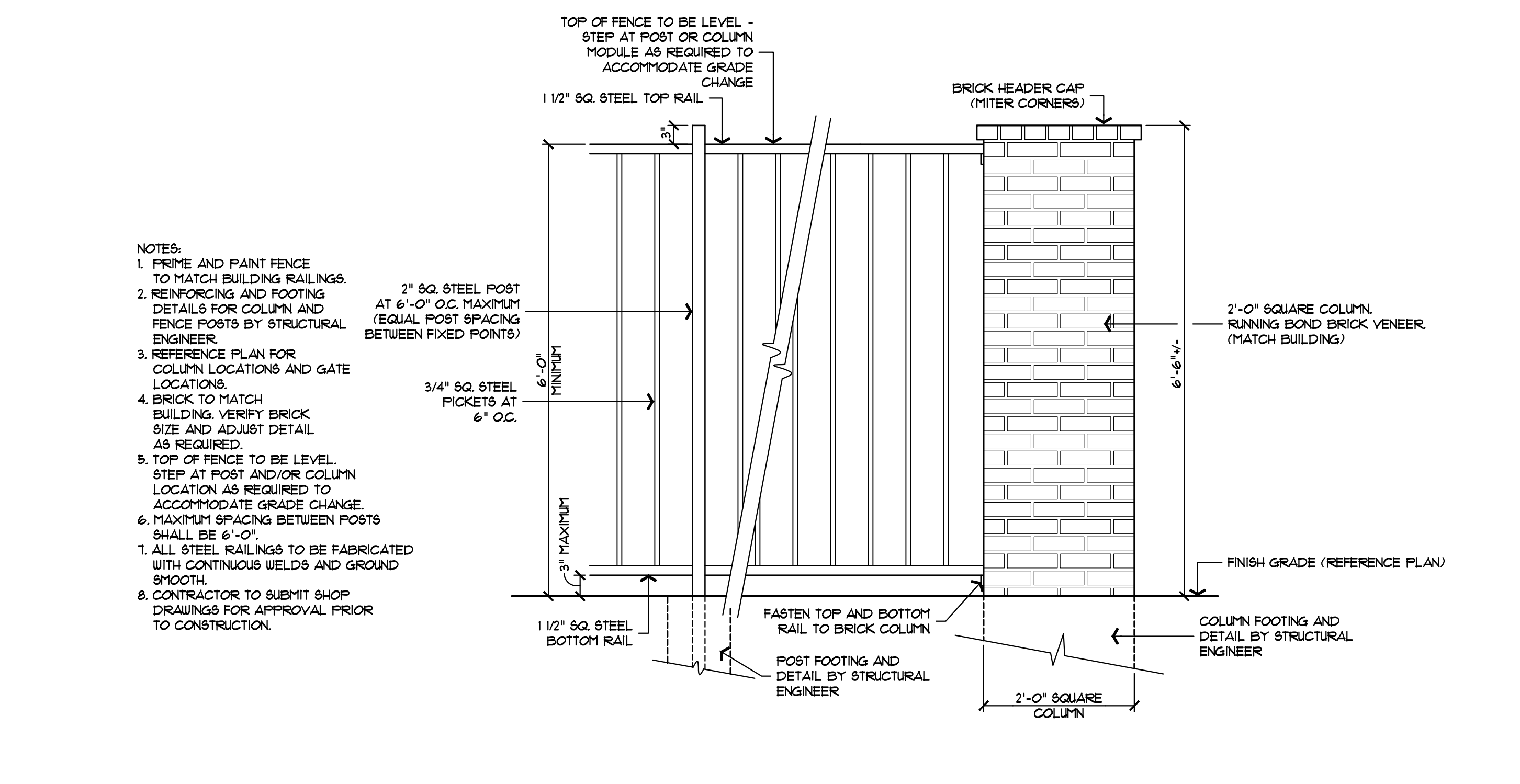
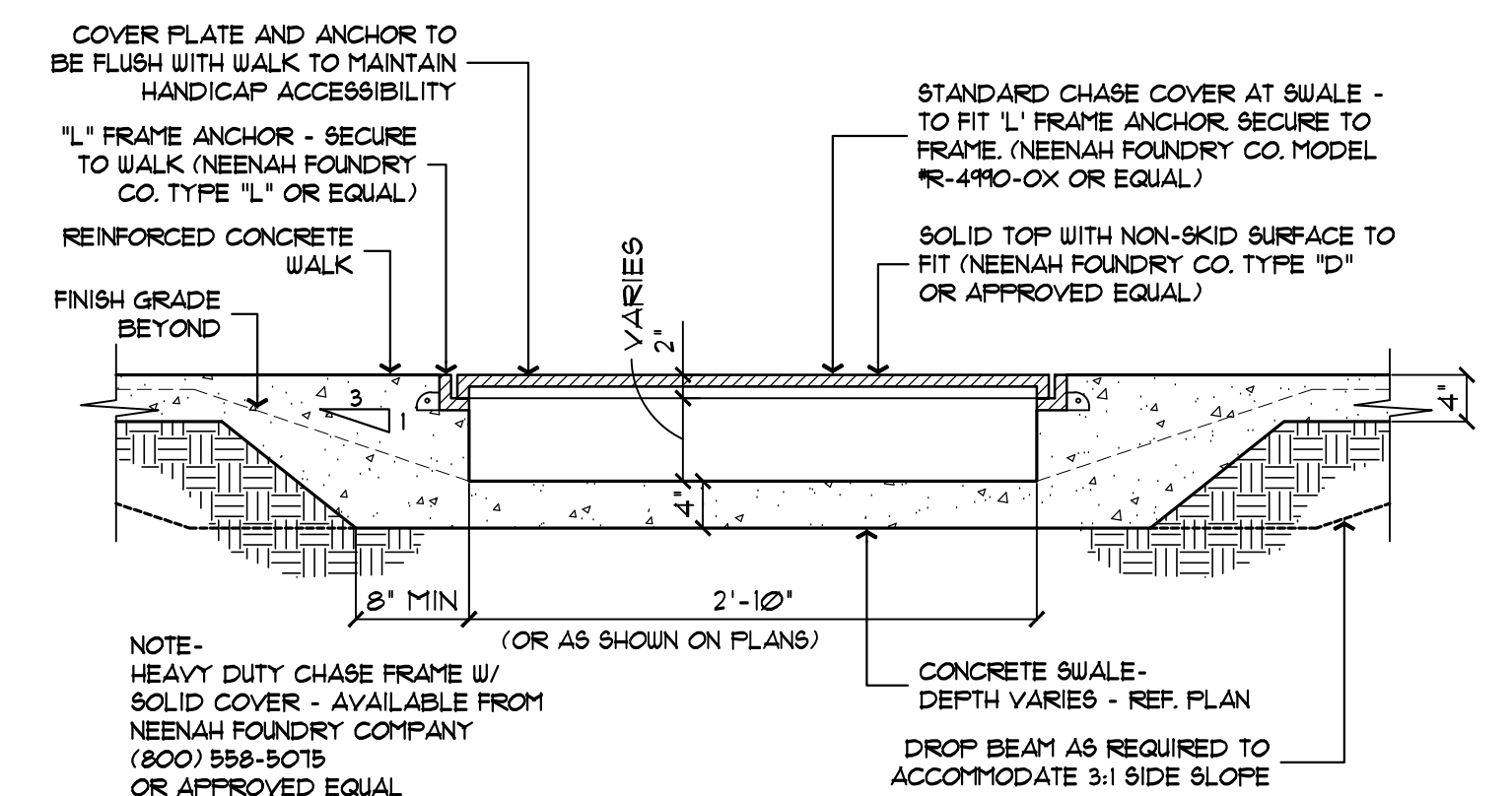
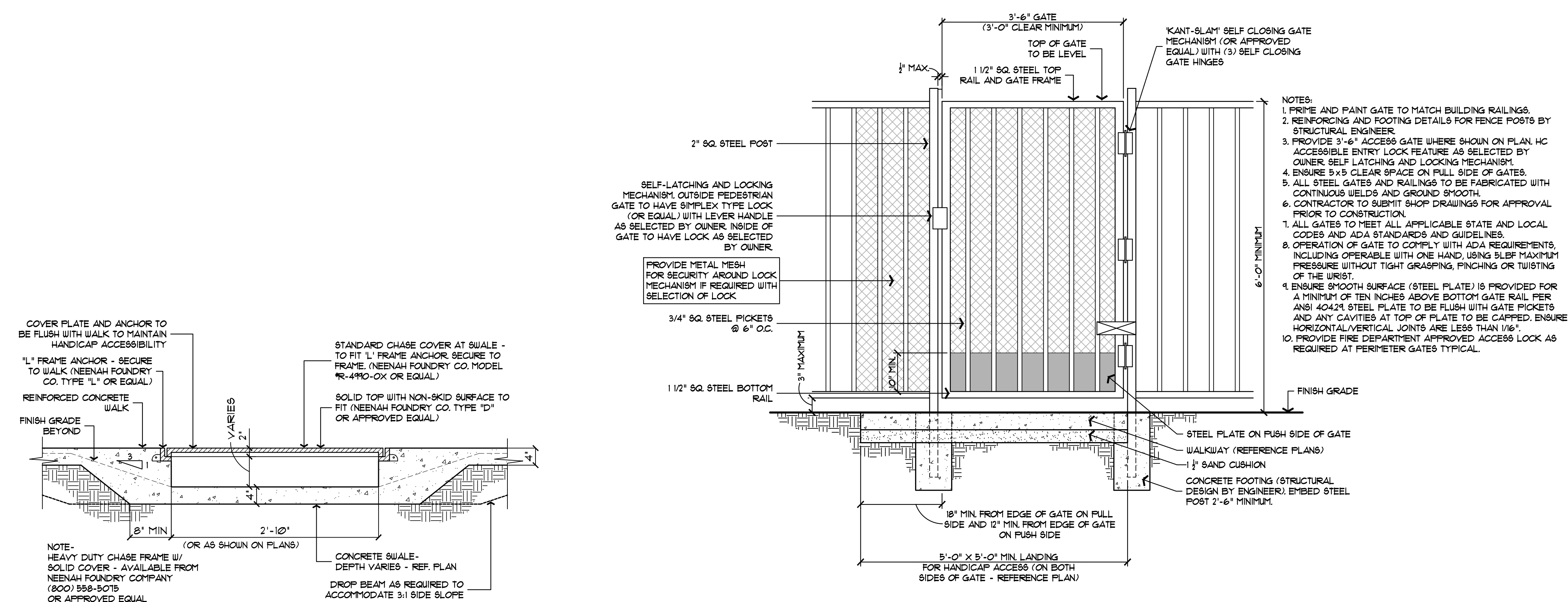
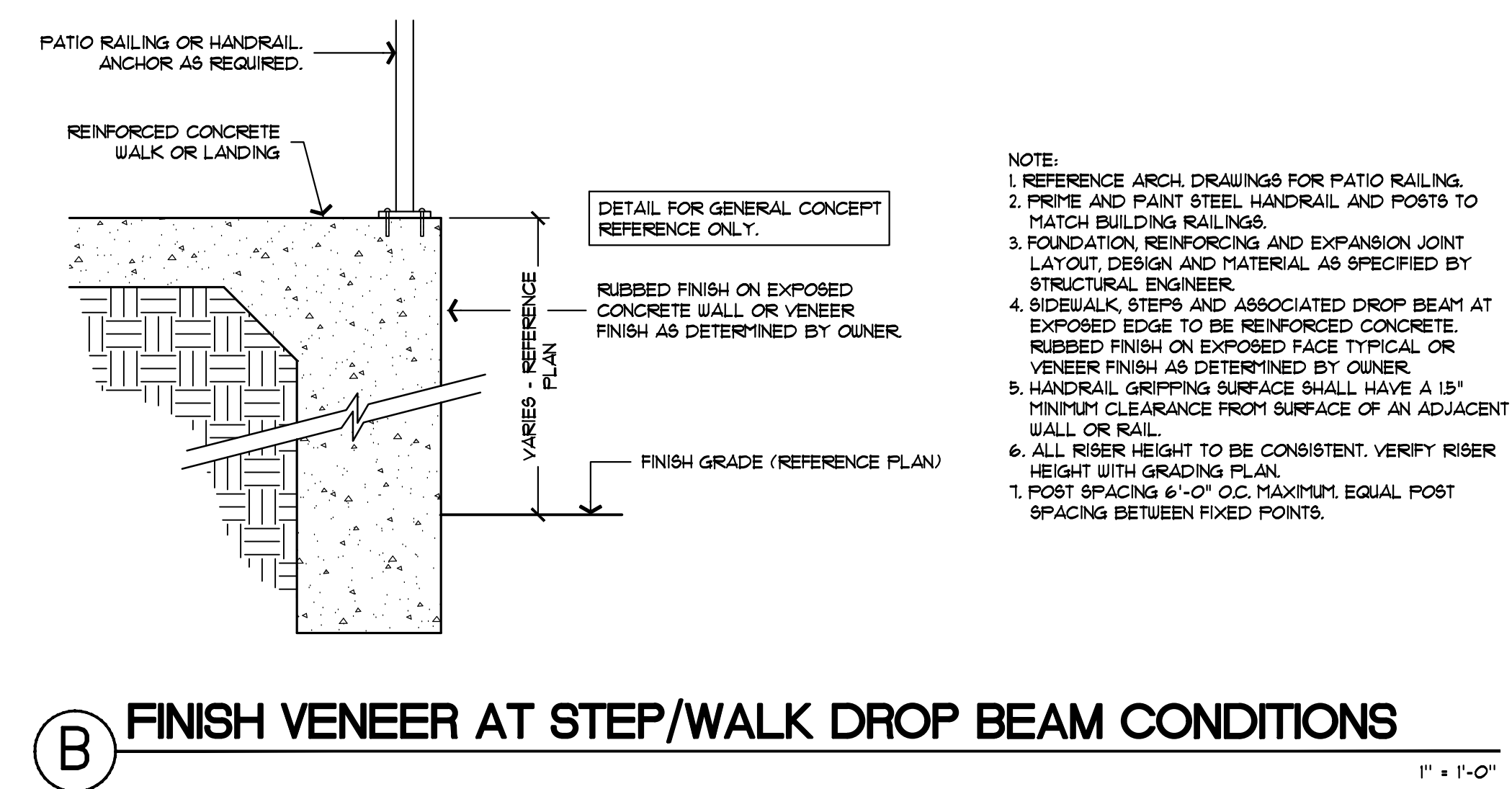
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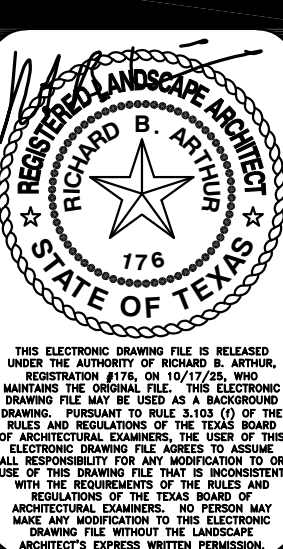
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CONSTRUCTION  
DETAILS

SHEET  
8C OF 8



NOT USED





REVISIONS

△	01-02-26	VE UPDATES
△	03-13-24	UPDATED PLANTING

**BRAZOS OAKS PHASE II**  
TEEPLE PARTNERS  
BRYAN, TEXAS

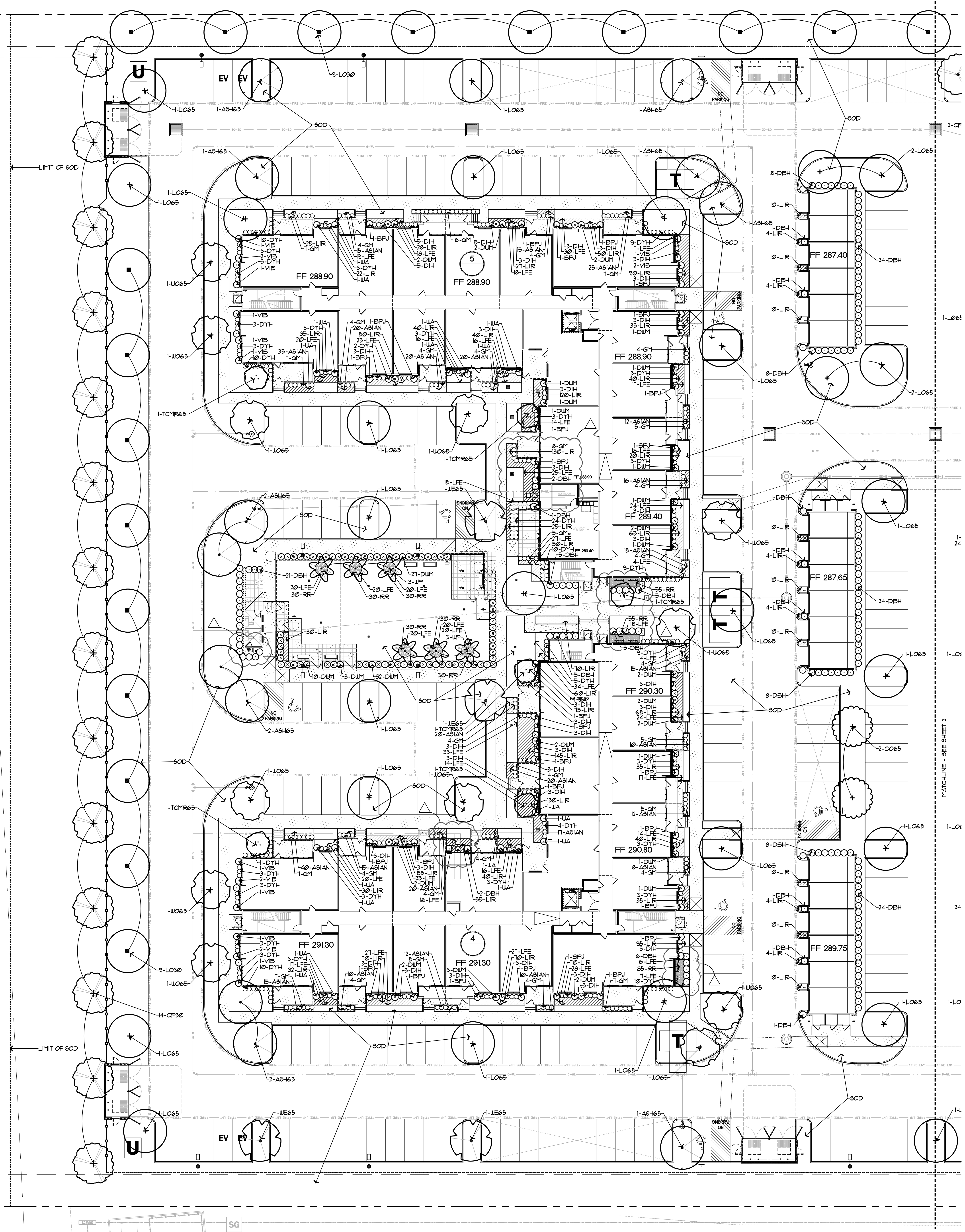
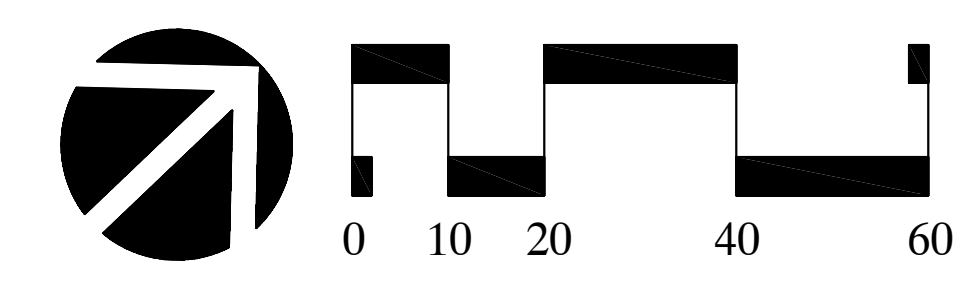
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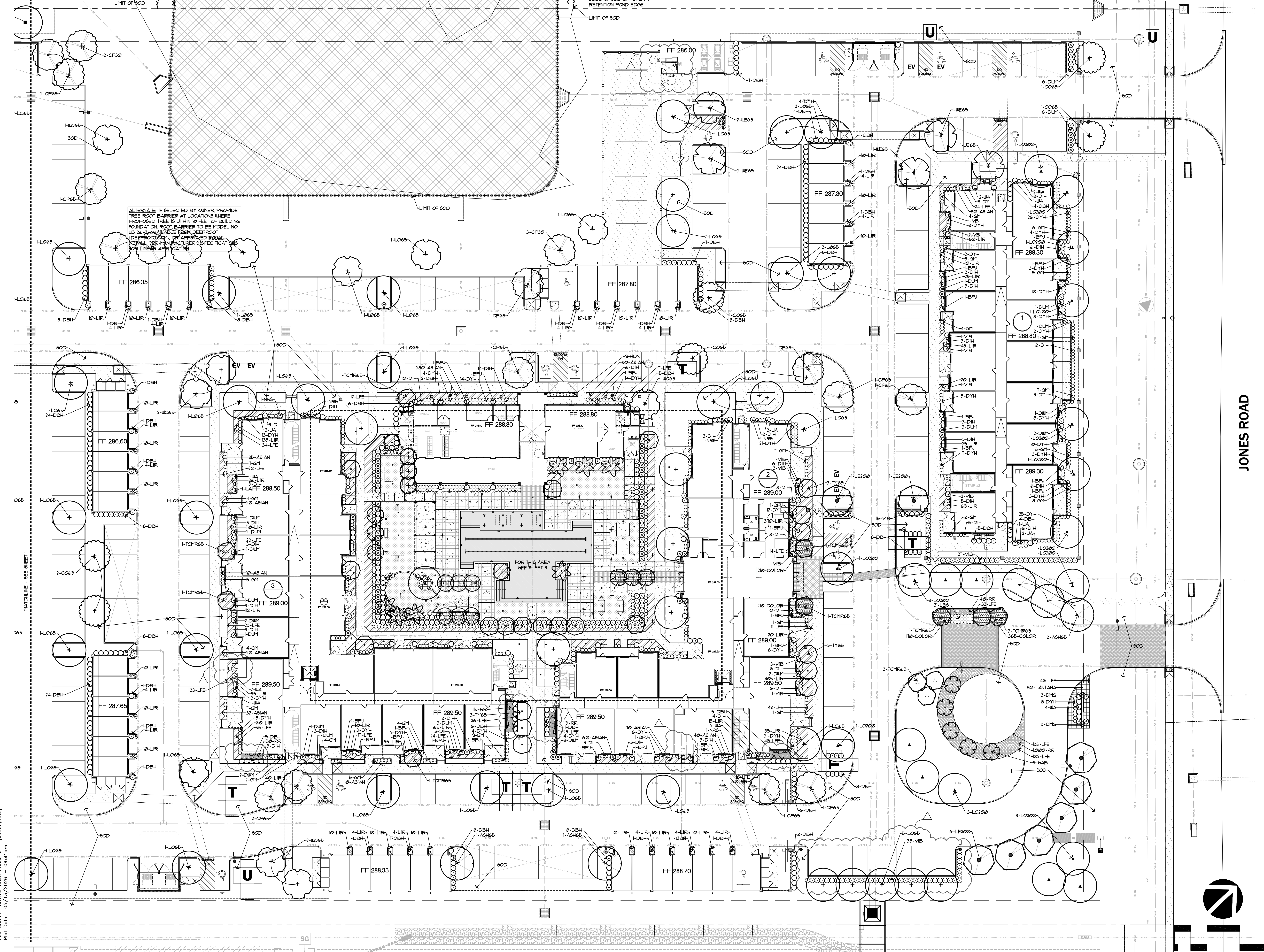
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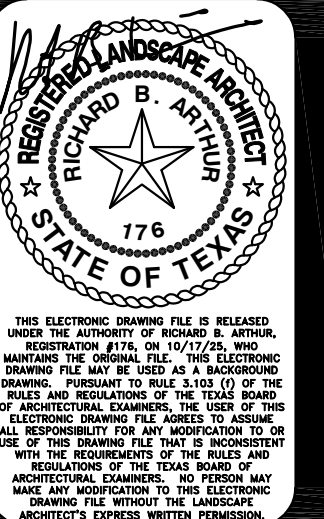
SHEET  
1P OF 4

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 36-7, AVAILABLE FROM DEERFOOT (DEERFOOT.COM), OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR LINEAR APPLICATION.





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

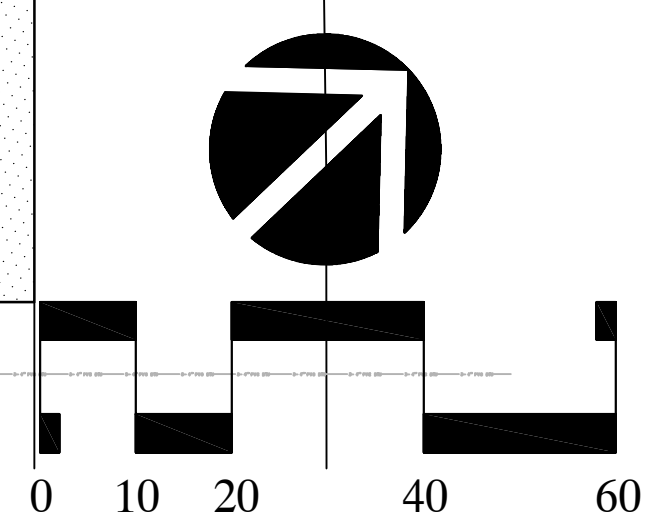
**BRAZOS OAKS PHASE II**  
 TEEPLE PARTNERS  
 BRYAN, TEXAS

SCALE  
 1" = 20'-0"

DATE  
 PERMIT SET  
 10-17-2025

TITLE  
 PLANTING

SHEET  
 2P OF 4



JONES ROAD



