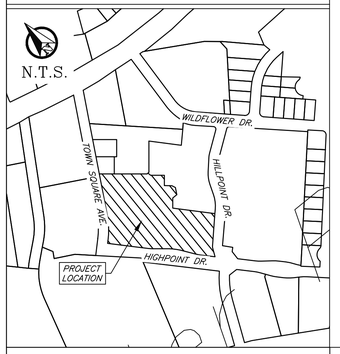
Vicinity Map:



Site Specific Notes:

1. Each unit is 25 feet wide by 40 or 50 feet long, giving units an area of 1000 SF or 1250 SF, respectively.
2. The subject property is zoned Planned Development–Housing District (PD–H), Ordinance No. 2673.
3. No portion of this tract lies within a designated 100–YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
4. All minimum building setbacks shall be in accordance with City of Bryan Ordinances.
5. Owner shall be responsible for the operation, repair, and maintenance of the private stormwater infrastructure facilities.
6. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision, This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.

Striping Notes:

1. Stop lines shall be installed by the Contractor and shall be 24" in width and placed as shown in this plan set, extending from the centerline to a point 24" from the face of curb. These lines shall be white and shall be placed approximately perpendicular to the roadway.
2. All street striping shall conform to TxDOT Standard Specification 666, "Reflectorized Pavement Markings." Striping shall be Type I, Thermoplastic.
3. Materials and methods for parking space and cross–walk striping shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint–type material.
4. Pavement Marking Field Locations shall be fully laid out and be approved by Inspector and Engineer prior to application.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800–245–4545
Lone Star One Call:	800–669–8344
Texas Excavation Safety System (Digtess)	800–344–8377
Bryan Texas Utilities	979–821–5865
Atmos Energy	979–774–2506
Verizon	979–821–4300
Suddenlink	979–846–2229

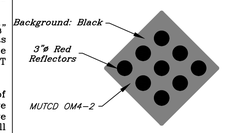
Construction Notes:

12'x12' dumpster pad w/ 10' apron per dumpster, 8" thick reinforced concrete w/ #5 rebar 12" OCEW and w/ 6' tall wooden fence screen. See detail on Sheet L1. Prior to placement of concrete contractor shall contact Kyle McCain with solid waste @ 979–209–5900 for inspection.

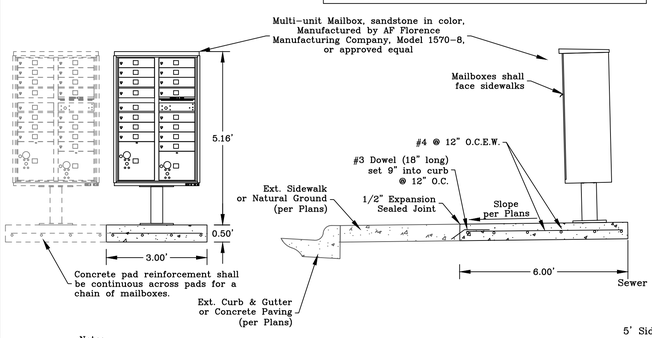
1. All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
2. Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
3. Assure positive drainage across project site to the storm water structures.
4. Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
5. The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.

Sign Installation Notes:

1. The Contractor shall install all signs and signposts required by these plans. All signs to be installed on this project shall conform to the requirements of Item 636 of the current TxDOT specifications.
2. All signs shall be posted on 12–foot–long, 2 ⅜" outside diameter Galvanized steel pipe signposts that weigh two (2) pounds per linear foot. These signposts shall be placed in accordance with TxDOT SMD (TWT)–02 wedge anchor system.
3. The signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above the adjacent sidewalk. All sign edge offsets shall be a minimum of 2' from face of curb.
4. All signs shall be positions facing the motorists requiring the sign, and angled five to ten degrees toward the street from the perpendicular to the adjacent street.

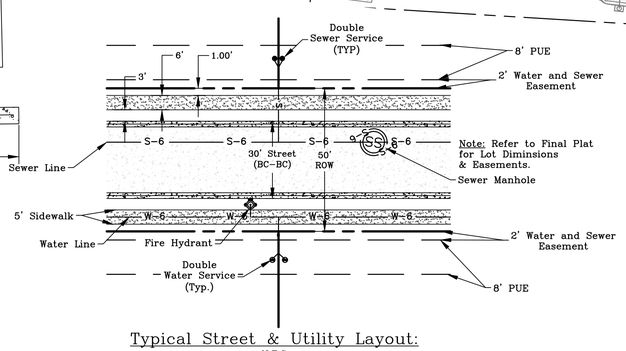


End of Roadway Sign Detail
N.T.S.

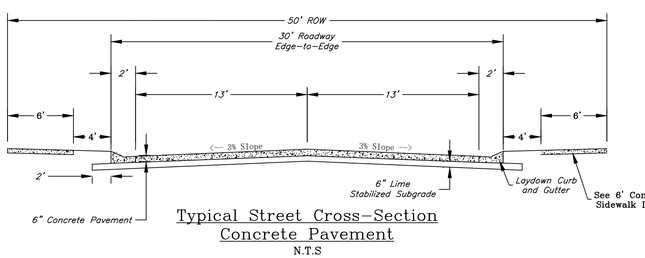


Notes:
1. Concrete shall be 3,000 psi
2. Concrete pad to be placed on undisturbed soil or "select" material compacted to 95% Standard Proctor (ASTM D698) at 0 to 2% above optimum moisture.
3. Mailbox shall be secured to pad with anchor bolts as per manufacturer's recommendations.
4. Residential Mailbox openings shall face away from street.
5. Mailbox Bid items includes: mailbox, 3'x4'x6" reinforced concrete pad, and connection to curb.

Mailbox Detail
N.T.S.



Typical Street & Utility Layout:
N.T.S



Typical Street Cross–Section Concrete Pavement
N.T.S

Overall View

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as–built conditions.
4. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. All construction shall be in accordance with the current Brazos County Standard Specifications, Details, and Design Guidelines for Streets, and Drainage, unless otherwise noted.
7. It is the intent of these plans to comply with all Brazos County guidelines, details, & specifications.
8. All common area lots are covered by a private drainage easement.
9. See Sheet C1 – General Notes

Owner/Developer:
Snoopaluke Holdings Five, LLC
4100 Rocky Briar Ct.
College Station, TX 77845

STATE OF TEXAS
GLENN JONES
97600
LICENSED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Glenn Jones #97600 on this date, Oct. 9, 2025. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:
Highland Hills Phase 1
Block 1, Lot 1A-R1, and Lots 2-12,
Block 2, Lots 1-19, and Block 3, Lots 1-25
-5.153 AC
Bryan, Brazos County, Texas

Date: October 2025	Sheet: C2
Scale: As Noted	
Drawn By: CB	

Notes:
1. All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
2. If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
3. See Sheet C1 – General Notes.

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10/17/2025
CITY OF BRYAN
ENGINEERING SERVICES
Sean Smith

J4 Engineering 10/9/25 J:\2024\24-032 Highland Hills Townhomes Ph 1\Highland Hills Townhomes - Const.dwg J4E Project #24-032

SWPPP Information:

Nature of Construction Activity:
Pavement, drainage, and utility improvements for a site development. Potential pollutants and sources – Sediment from excavations and equipment movements around the site.

Schedule of Events:
1. Install silt fencing.
2. Install stabilized construction exit.
3. Clear and grubb.
4. Install utilities and storm culverts.
5. Apply pavement.
6. Complete grading and install permanent seeding.
7. When all construction activity is completed the site is stabilized. Remove silt fence and re-seed any area disturbed during construction and assure a healthy ground cover.

Areas of Disturbance:
During the construction of the pavement, drainage, and utility improvements the area that will be disturbed includes the street right-of-ways and the water and sanitary sewer connections to existing lines.

Structural Controls:
Temporary stabilization ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site; inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet all constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

Storm Water Management:
Storm water drainage will be controlled by storm pipes and a detention pond for the developed area. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite vehicle tracking:
A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations:
This storm water pollution prevention plan reflects the city's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in acccordance with the cities drainage policy. There are no other applicable state or federal requirements for sediment and erosion site plans (or permits) or storm water management site plans (or permits).

Maintenance/Inspection Procedures:
These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
- All control measures will be inspected at least once every 14 days and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary if will be initiated within 24 hours of the report.
- Built up sediment will be removed from silt fence when it has reached one–half the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
- A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non–Storm Water Discharges:
It is expected that the following non–storm water discharges will occur from the site during the construction period:

- Water from water line flushing

Site Description:

Project name and location:
Highland Hills Townhomes
Bryan, TX 77807

Owner and Developer:
Boxwood Real Estate Construction
3807 McCullough Rd. Suite B.
College Station, TX 77845

The site is not located on Indian lands.

Latitude: 30° 40' 11.3"
Longitude: 96° 19' 41.53"

MS4 operator name: City of Bryan, Texas
Receiving water body: Carter's Creek Tributary 21
Estimated area to be disturbed: 1.89 acres

The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.

Operator Requirements:
The operator shall submit a NOI to TCEQ and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

The operator shall provide a copy of the NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

Operator Inspection Requirements:
The following records must be maintained and either attached to or referenced in the storm water plan:

- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

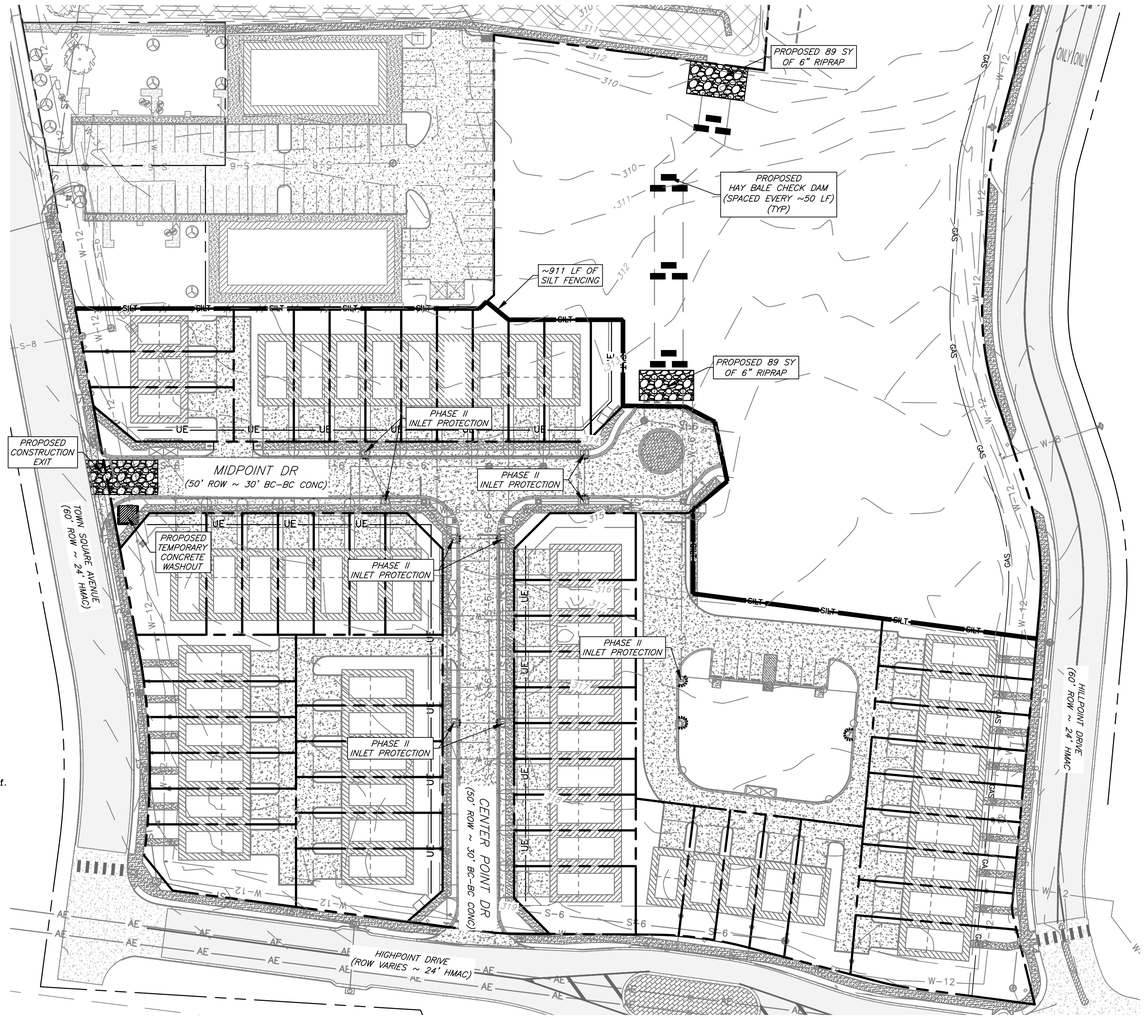
A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:

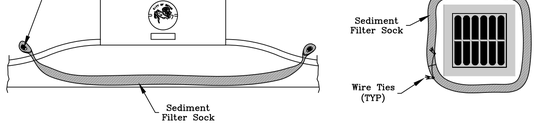
- The locations of discharges of sediment or other pollutants form the site;
- Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
- Locations where additional BMP's are needed.

Operator's Record Keeping:
The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:

- A copy of the storm water plan and
- All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.

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ENGINEERING SERVICES
Sean Smith





Note:

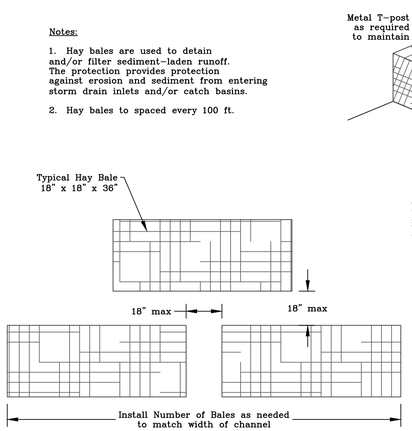
Temporary devices around storm drains are used to detain and/or filter sediment–laden runoff. The protection allows sediment to settle prior to discharge into a storm drain inlet of catch basin. Sand bags shall not be used.

Storm Drain Inlet Protection
N.T.S

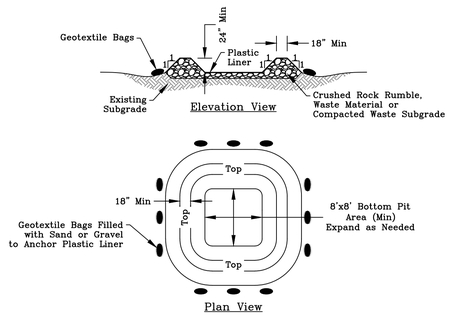
Notes:

1. Hay bales are used to detain and/or filter sediment–laden runoff. The protection provides protection against erosion and sediment from entering storm drain inlets and/or catch basins.

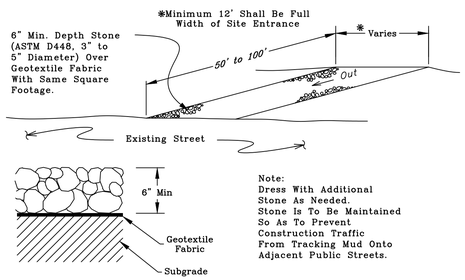
2. Hay bales to spaced every 100 ft.



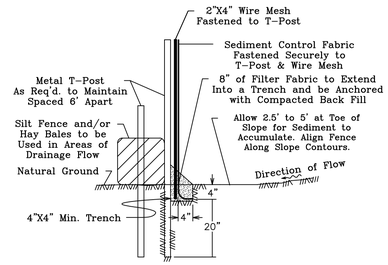
Hay Bale Check Dam Detail
N.T.S.



Concrete Washout
N.T.S



Construction Exit Detail
N.T.S



Silt Fence
N.T.S

Erosion and Sediment Control Plan

General Notes:

1. Approved erosion control measures must be installed during the entire time that earth has been bared by construction.

2. It is the responsibility of the contractor to use what ever means necessary to minimize erosion and prevent sediment from leaving the project site.

3. The contractor is responsible for implementing, inspecting, and maintaining the erosion and sediment control devices.

6. Phase II erosion control measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with sediment filter socks. Inlets located in pavements areas shall be protected with sediment filter socks. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.

7. Construction exit is to be dressed with additional rock as needed and maintained so as to prevent construction traffic from tracking mud onto adjacent public streets.

8. Inspections shall be performed every 14 days and after every rainfall event of ½" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.

9. The contractor is responsible for complying with the TPDES General Permit No. TXR150000 requirements for construction sites.

10. All areas where existing vegetation and grass cover have been bared by construction shall be adequately hydromulched and watered until growth is established. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.

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

12. See Sheet C1 – General Notes

STATE OF TEXAS
GLENN JONES
97600
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PROFESSIONAL ENGINEER

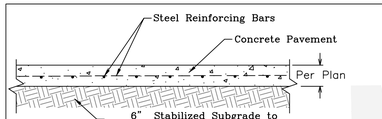
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No.	Revision/Issue	Date

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PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

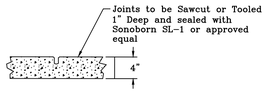
Project Name and Address:
Highland Hills Phase 1
Block 1, Lot 1A-R1, and Lots 2-12,
Block 2, Lots 1-19, and Block 3, Lots 1-25
-5.153 AC
Bryan, Brazos County, Texas

Date: October 2025	Sheet: C3
Scale: As Noted	
Drawn By: CB	

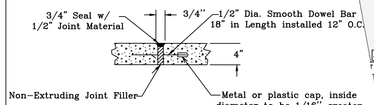


1. 6" Pavement – use #4 rebar @ 18" O.C.E.W.

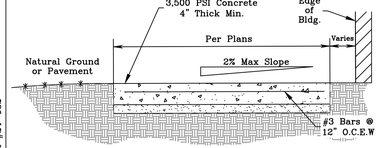
Typical Concrete Paving Section
N.T.S



Contraction Joint Detail
N.T.S.



Expansion Joint Detail
N.T.S.

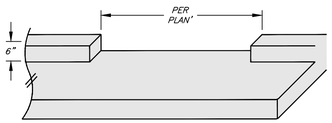


Note:

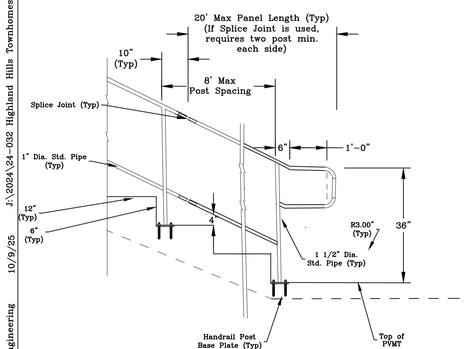
Install expansion joints at 40' (max) longitudinal spacing and install contraction joints spaced at a maximum interval equal to the sidewalks width.

2. All Sidewals shall have a light broom finish.

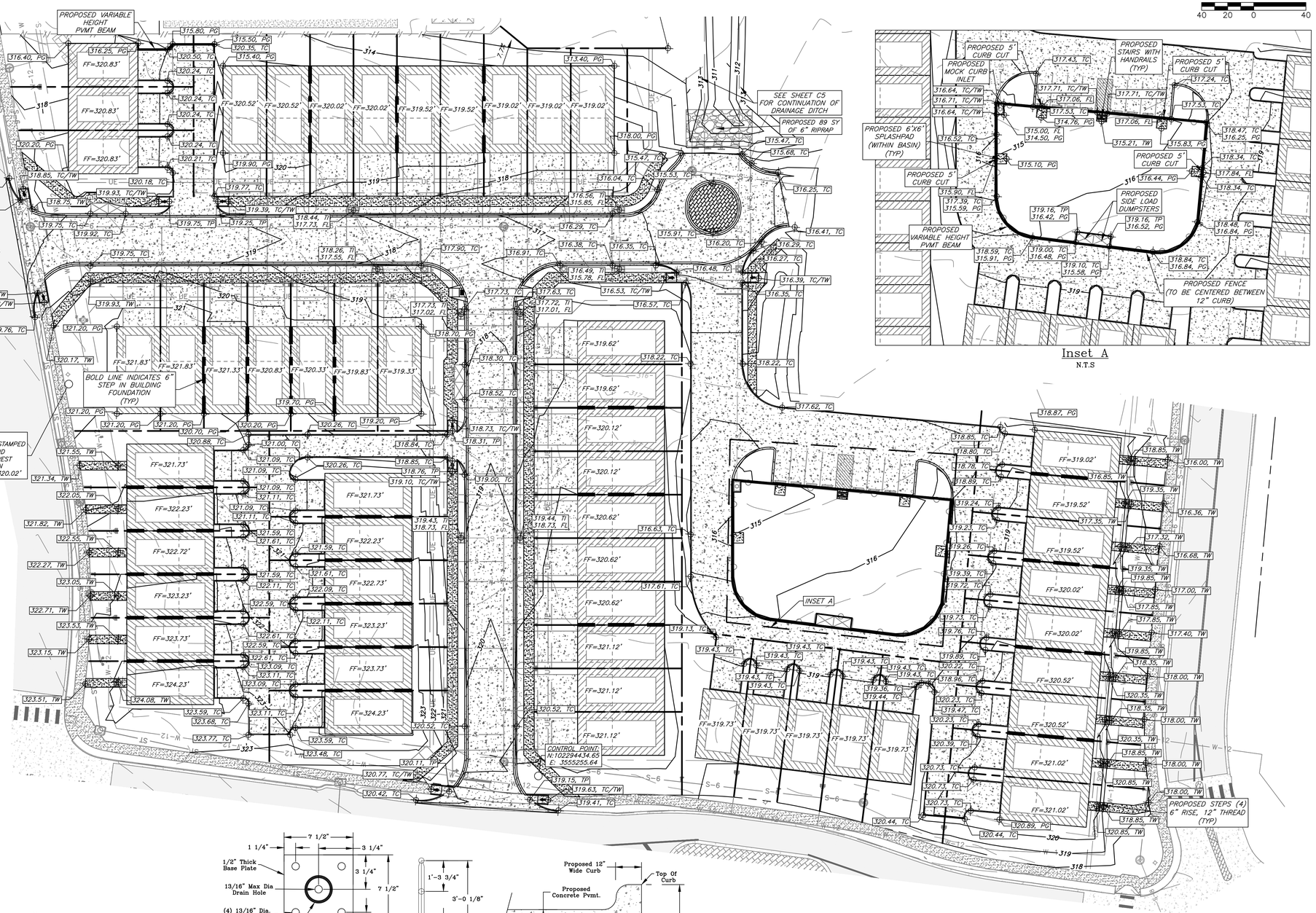
Typical Sidewalk
N.T.S



Typical Curb–Cut Detail
N.T.S.

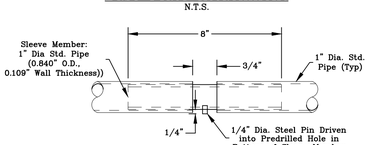


Pedestrian Handrail Detail
N.T.S.

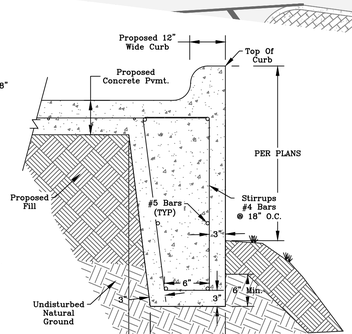


Inset A
N.T.S

Base Plate Attachment
N.T.S.



Handrail Splice Joint
N.T.S.



Pavement Beam Detail
N.T.S.

Notes:

1. All pipe shall conform to ASTM–A53 Grade B, A500 Grade B, or A501. All other Steel shall be ASTM–A36.
2. Phosphoric acid wash and paint black all steel components except reinforcing steel bars.
3. Handrails shall have a smooth finish prior to acid wash and paint. No barbs or sharp elements are permitted. Contractor is responsible for field verification and must grind any imperfections smooth and reapply acid wash and paint.
4. Shop Splice is permitted with a min. 85% penetration. Weld may be square or single vee groove. Only one shop splice is allowed per panel.
5. Grind all welds smooth.
6. Provide holes in pipe as needed for drainage and venting.
7. Top of gripping surface of handrail shall be at a consistent height, between 34" min & 38" max as measured vertically above walking surface.
8. Bottom rail shall be 4" above the walking surface and the middle rail be placed equal distance between the top and bottom rails.

Cut/Fill Report
Volume Summary

Name	Depth	2d Area	Cut	Fill	Net	
	(ft)	(sq-ft)	(yards)	(yards)	(yards)	
Cut/Fill	N/A	275355.21	1739.99	16764.85	15024.86	<fill>
Foundations	2.00	66750.00	4944.44	0.00	4944.44	<cut>
Pavment	0.50	75523.00	1398.57	0.00	1398.57	<cut>
Total					8681.84	<fill>

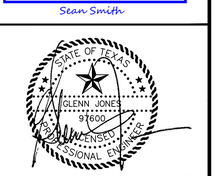
Overall Grading Plan

General Notes:

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2. Refer to Final Plat for all lot dimensions and bearings.
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4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
6. See Sheet C1 – General Notes.

FF	–	Finished Floor
FL	–	Flow Line
EG	–	Existing Grade
PG	–	Proposed Grade
TC	–	Top of Curb
TP	–	Top of Pavement
TW	–	Top of Sidewalk
TI	–	Top of Inlet

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10/17/2025
CITY OF BRYAN
ENGINEERING SERVICES
Sean Smith



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PO Box 5192 - Bryan, Texas - 77805
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Project Name and Address:

Highland Hills Phase 1

Block 1, Lot 1A-R1, and Lots 2-12,
Block 2, Lots 1-19, and Block 3, Lots 1-25
-5.153 AC
Bryan, Brazos County, Texas

Date: October 2025	Sheet: C4
Scale: As Noted	
Drawn By: CB	

J4 Engineering 10/9/25 J:\2024\24-032 Highland Hills Townhomes Ph 1\Highland Hills Townhomes-PG & Corridor.dwg J4E Project #24-032



Outfall Control Structure
N.T.S

Rip Rap Detail
N.T.S

Typical Storm Flume Cross-Section
N.T.S

Detention Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
6. See Sheet C1 – General Notes.

FL – Flow Line
TB – Top Of Berm

RELEASED FOR CONSTRUCTION
10/17/2025
CITY OF BRYAN
ENGINEERING SERVICES
Sean Smith

STATE OF TEXAS
GLENN JONES
97600
LICENSED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Glenn Jones #97600 on this date, Oct. 9, 2025. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:
Highland Hills Phase 1
Block 1, Lot 1A-R1, and Lots 2-12, Block 2, Lots 1-19, and Block 3, Lots 1-25
-5.153 AC
Bryan, Brazos County, Texas

Date:	Sheet:
October 2025	C5
Scale: As Noted	
Drawn By: CB	

J4 Engineering 10/9/25 J:\2024\24-032 Highland Hills Townhomes Ph 1\Highland Hills Townhomes - Const.dwg J4E Project #24-032

Landscape Notes:

1. All trees shall be provided as container grown trees.
2. Canopy trees shall not be located within a utility easement and shall be spaced at least 10 feet from all power lines.
3. All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
4. The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
5. Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
6. Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
7. All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
8. "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
9. Existing Trees used for landscape credit must have a minimum trunk diameter of four and one-half inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 62-429(a)(2)c. Existing trees with a trunk diameter less than four and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
10. Replacement of dead landscaping shall occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping as required by the zoning official or his/her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
11. To ensure the growth of trees in end islands, a minimum 24-inch soil depth and 250 cubic feet of appropriate planting medium is required per tree, with topsoil mounded to a center height.
12. All landscaping is to be maintained by irrigation. The irrigation system will be designed and permitted separately.

Landscape Analysis:

Construction Activities:

Parking & Pavement	=	75,523	SF
Building	=	66,750	SF
Net Total	=	142,273	SF

Requirements:

Building, Parking, & Pavement 142,273 SF @ 15%	=	21,340	SF
Net Total	=	21,340	SF

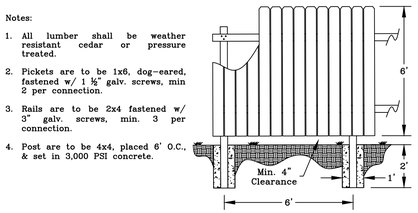
Provided Site:

Canopy Trees 69 @ 200 SF	=	13,800	SF
Non-Canopy Trees 82 @ 100 SF	=	8,200	SF
Net Total	=	22,000	SF

Symbol	Qty.	Common Name	Botanical Name	Size
	69	Cedar Elm	Ulmus crassifolia	>3" cal.
	82	Crepe Myrtle	Lagerstroemia indica	1½" cal.

Solid Waste Notes:

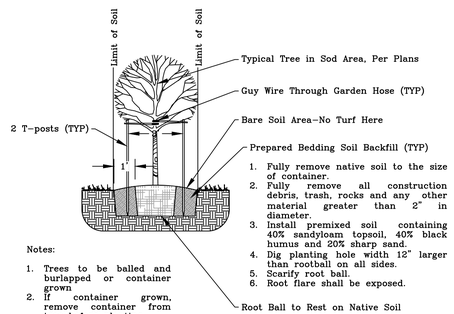
1. Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
2. If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
3. Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" OCEW and the pad shall extend an additional 10' in front of the containment area.
4. The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.
5. An all-weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
6. The pad, screening and doors will be constructed and maintained at the property owner's expense



Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.

Screening Fence
N.T.S

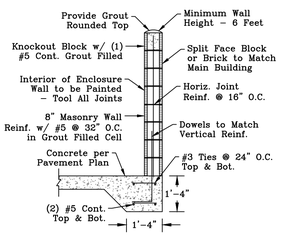


1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 40% sandyloam topsoil, 40% black humus and 20% sharp sand.
4. Dig planting hole width 12" larger than rootball on all sides.
5. Scarify root ball.
6. Root flare shall be exposed.

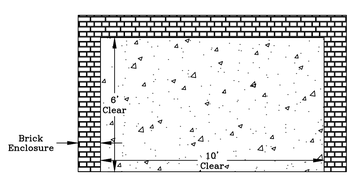
Notes:

1. Trees to be balled and burlapped or container grown
2. If container grown, remove container from tree before planting.
3. Top of root ball to be 3" higher than final grade.
4. Top of root ball to be exposed.

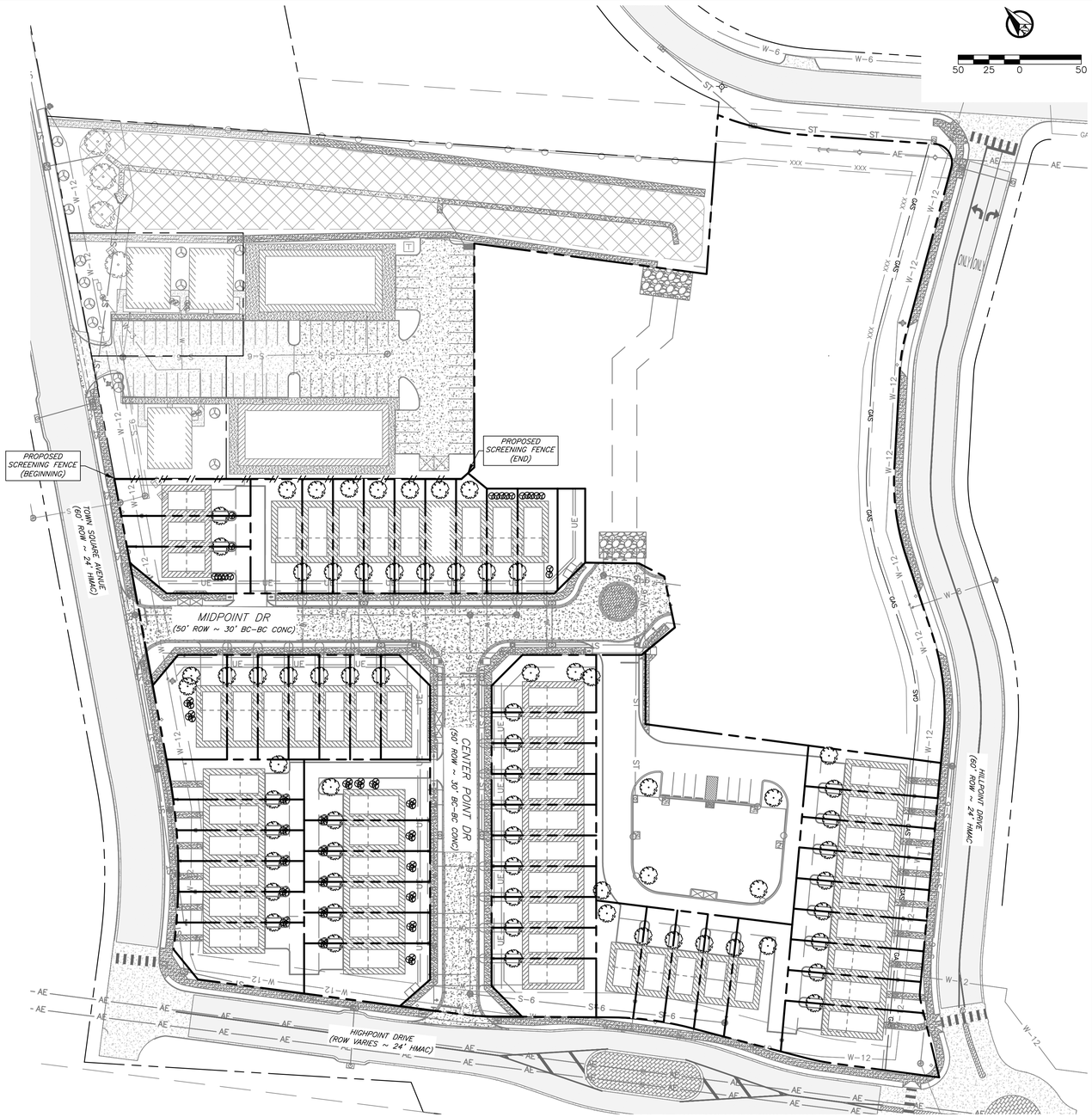
Tree Staking & Planting
N.T.S



Dumpster Enclosure - Section
N.T.S.



Typical Side Load
Dumpster Enclosure - Plan
N.T.S.



Landscape Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
4. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. All construction shall be in accordance with the current Brazos County Standard Specifications, Details, and Design Guidelines for Streets, and Drainage, unless otherwise noted.
7. It is the intent of these plans to comply with all Brazos County guidelines, details, & specifications.
8. All common area lots are covered by a private drainage easement.
9. See Sheet C1 - General Notes

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Stan Smith



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J4 Engineering 10/9/25 J:\2024\24-032 Highland Hills Townhomes Ph 1\Highland Hills Townhomes - Const.dwg J4E Project #24-032