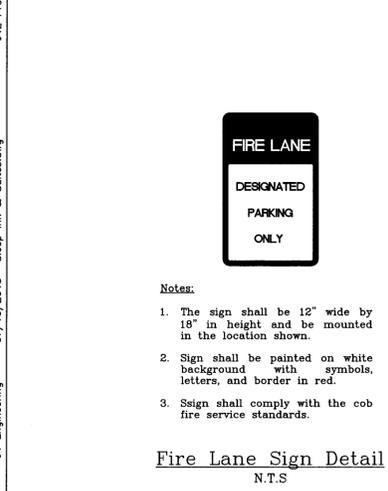


- ### Site Specific Notes:
- The owner & developer of the property is Kajani Sanders Veerani Properties, LLC. The subject property is lot 1R, block 1 of North Point Business Park, Ph.1. The property is zoned C-3, Commercial.
 - Proposed building is a three-story hotel with FF=345.42' and the first floor being 10,572 SF.
 - This lot is not within the 100-yr floodplain according to the DIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0185E, effective May 9, 2014.
 - The stormwater runoff from this development will be controlled by an onsite collection and detention system.
 - Drainage information and details will be provided on the grading and drainage plans.
 - The developed area for this project is 4.212 acres.
 - The irrigation system must be approved and installed prior to C.O.
 - Solid waste pickup will be providing by the collection truck entering the parking lot and collecting waste from an 8 CY container within the enclosed dumpster area.

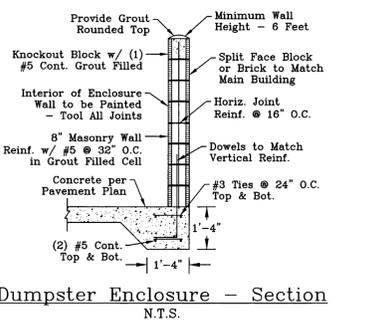
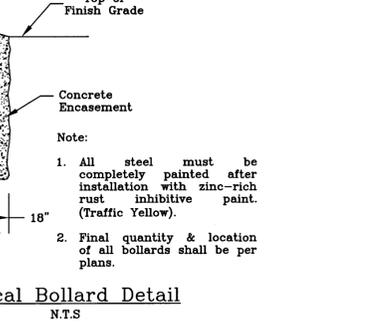
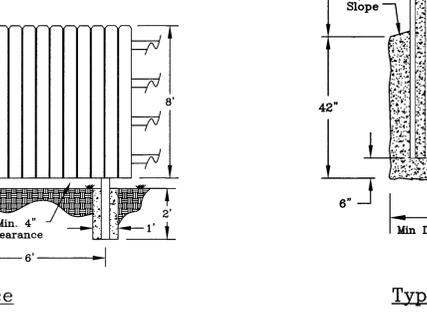
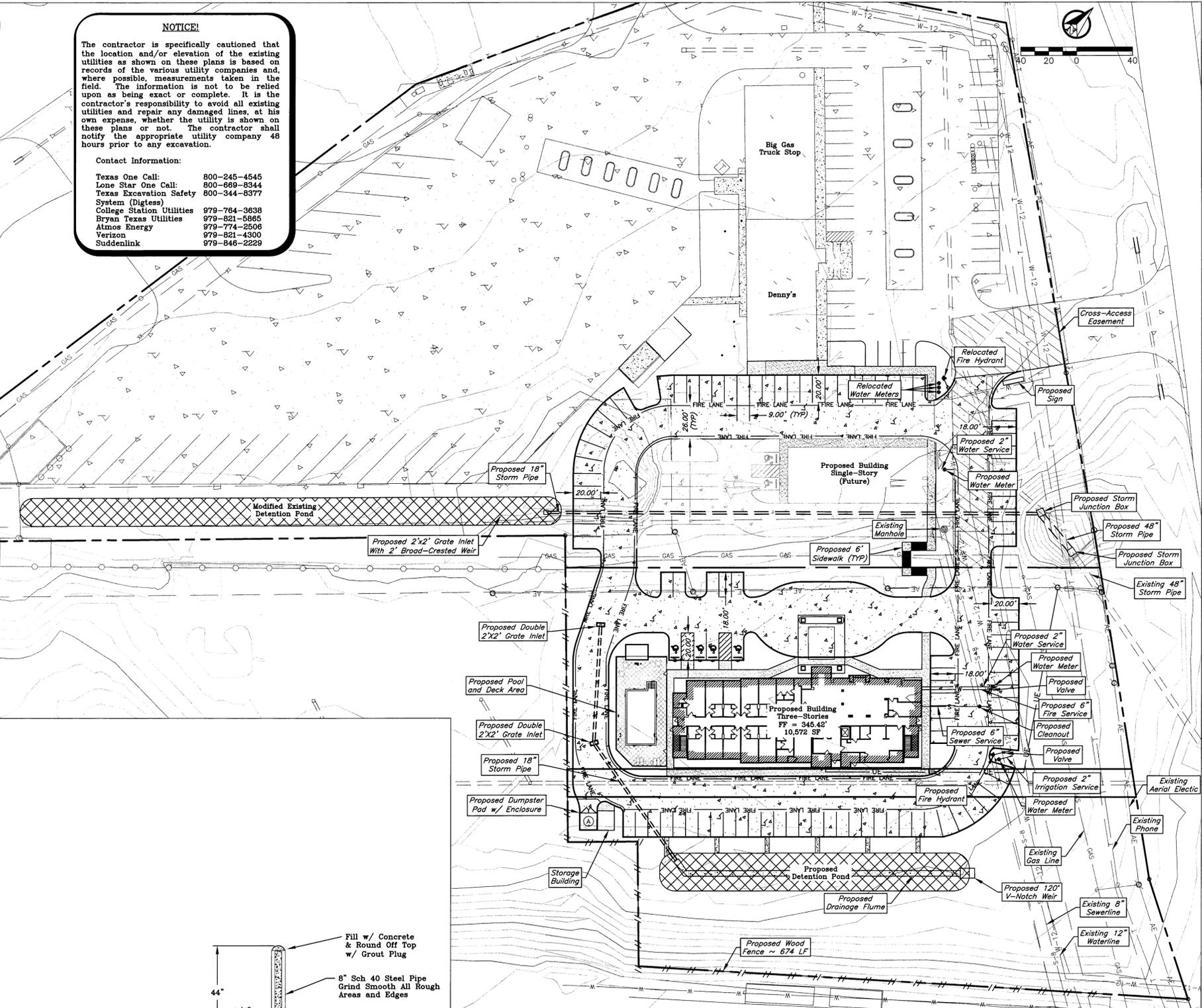
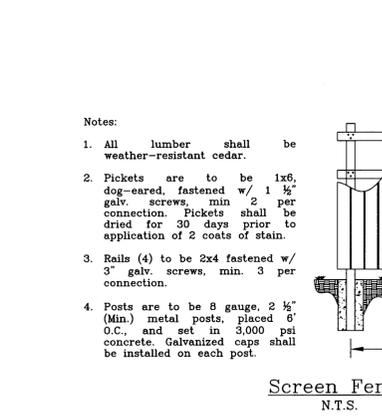
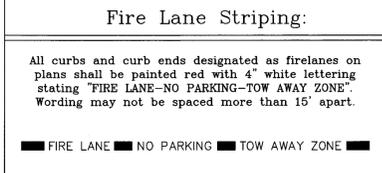
Parking Analysis:

Existing:	
5,823 SF	Convenience Store
4,013 SF	General Restaurant
Proposed Improvements:	
1,250 SF	Restaurant (Future)
58 Room	Hotel
Required Parking:	
33...	8, plus 1 Space per 50 SF of Restaurant Seating Area With Drive-Thru
58...	1 Space per Guestroom
23...	1 Space per 250 SF of Existing Convenience Store
50...	1.25 Spaces per 100 SF of Existing General Restaurant
164...	Spaces Required
Provided Parking:	
155...	Straight in Parking
22...	Angled Truck Parking
7...	ADA Parking w/Van Accessible
16...	Fuel Bay Parking
200...	Total Provided



Construction Notes:

- 12'x12' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6' tall brick enclosure. Dimensions shall be measured from face of bollards.
- All site work is to be done in conformance with the Bryan/College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
- All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
- All fill subgrade and base material shall be compacted to 95% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed 4000 psi (Min.) - 28-day strength portland cement concrete.
- 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.
- Prior to grading operations, the 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.
- 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.
- Contractor is responsible for field verifying existing and proposed grades, flowlines, elevations, etc. prior to any construction and reporting any inconsistencies to the Engineer. Utility crossings and other points of possible conflict shall be verified prior to construction.
- Electrical conduit for parking lot lighting will be shown on the electrical site plan.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker or testable double check valve assembly, and installed as per City Ordinance. The irrigation system must be approved and installed prior to issuance of C.O.
- Fire Sprinkler System - Potable water supply must be protected by testable double check valve assembly, and installed as per City Ordinance.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connect to the water supply system, shall be provided against backflow and contamination of the water supply system.
- Materials and methods for pavement markings 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.
- NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.



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: 800-889-8344
 Texas Excavation Safety System (DigTess): 800-344-8377
 College Station Utilities: 979-784-3638
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2508
 Verizon: 979-831-4300
 Suddenlink: 979-846-2229

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on July 13, 2015. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

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

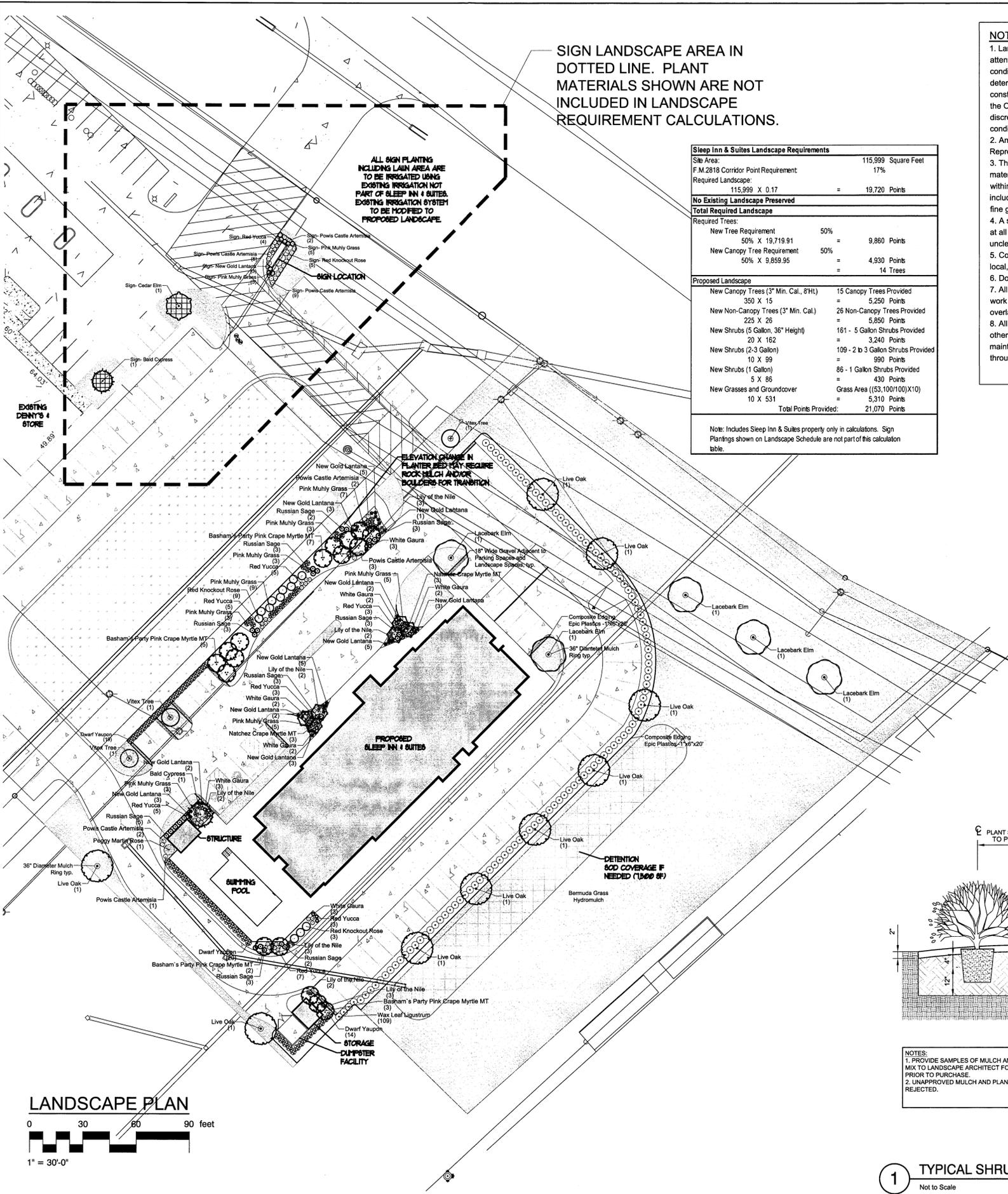
Project Name and Address:

Sleep Inn & Suites
 North Point Business Park Ph. 1,
 Block 1, Lot 1R - 2.663 AC
 Bryan, Brazos County, Texas

Date: July 2015 Sheet: C2
 Scale: As Noted

JUL 15 2015

J4 Engineering 07/10/2015 Sleep Inn & Suites.dwg JAE Project # 14-027



SIGN LANDSCAPE AREA IN DOTTED LINE. PLANT MATERIALS SHOWN ARE NOT INCLUDED IN LANDSCAPE REQUIREMENT CALCULATIONS.

ALL SIGN PLANTING INCLUDING LAWN AREA ARE TO BE IRRIGATED USING EXISTING IRRIGATION NOT PART OF SLEEP INN & SUITES. EXISTING IRRIGATION SYSTEM TO BE MODIFIED TO PROPOSED LANDSCAPE.

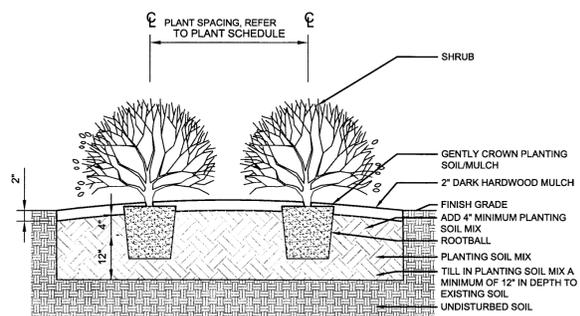
Sleep Inn & Suites Landscape Requirements			
Site Area:	115,999	Square Feet	
F.M.2818 Corridor Point Requirement:	17%		
Required Landscape:	115,999 X 0.17	=	19,720 Points
No Existing Landscape Preserved			
Total Required Landscape			
Required Trees:			
New Tree Requirement	50%		
350 X 15	=	5,250 Points	
New Canopy Tree Requirement	50%		
225 X 26	=	5,850 Points	
50% X 9,859.95	=	4,930 Points	
			14 Trees
Proposed Landscape			
New Canopy Trees (3" Min. Cal., 6' Ht.)	15 Canopy Trees Provided		
350 X 15	=	5,250 Points	
New Non-Canopy Trees (3" Min. Cal.)	26 Non-Canopy Trees Provided		
225 X 26	=	5,850 Points	
New Shrubs (5 Gallon, 36" Height)	161 - 5 Gallon Shrubs Provided		
20 X 162	=	3,240 Points	
New Shrubs (2-3 Gallon)	109 - 2 to 3 Gallon Shrubs Provided		
10 X 99	=	990 Points	
New Shrubs (1 Gallon)	86 - 1 Gallon Shrubs Provided		
5 X 86	=	430 Points	
New Grasses and Groundcover	Grass Area (53,100/100)X10		
10 X 531	=	5,310 Points	
Total Points Provided:			21,070 Points

Note: Includes Sleep Inn & Suites property only in calculations. Sign Plantings shown on Landscape Schedule are not part of this calculation table.

NOTES:

- Landscape Contractor to field verify and pay close attention to grading, drainage and all existing site conditions personally and with subcontractors and determine the extent of work prior to any and all construction. The Landscape Contractor will notify the Owner's Representative of any and all discrepancies between drawings and actual conditions.
- Any discrepancies will be resolved by the Owner's Representative.
- The Landscape Contractor is responsible for all materials, construction methods and craftsmanship within the scope of work for landscape activities, including planter bed drainage, bed construction and fine grading.
- A safe and clean work space shall be maintained at all times. Unsafe working space conditions and unclean working areas can result in a work stoppage.
- Contractors are responsible for complying with all local, state and federal codes, laws and regulations.
- Do not scale drawings.
- All Contractors are responsible for coordinating work with other trades whenever and wherever they overlap.
- All utilities are to remain undisturbed unless otherwise noted. The Landscape Contractor will maintain clearly marked utility locate flagging throughout construction activities.

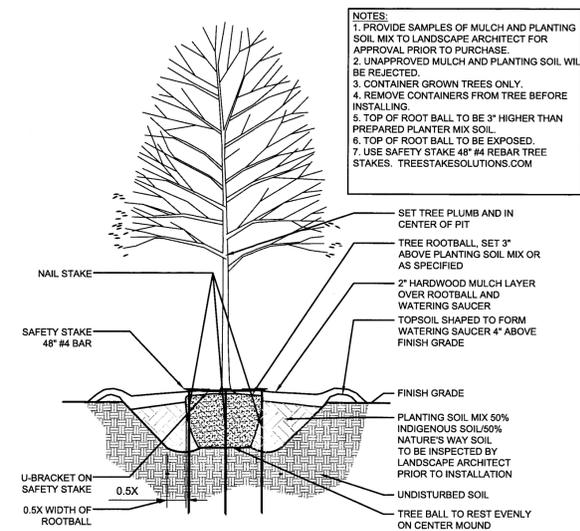
Sleep Inn & Suites Landscape Schedule					
Item	Quantity	Unit	Size	Remarks	Unit
Canopy Trees					
Live Oak	9	Container		Minimum 45 Gallon, 12'-14" Ht., 5-7' Sprd., 2.5"-3" Cal., Straight trunk. Specimen	EA
Bald Cypress	1	Container		Minimum 45 Gallon, 12'-14" Ht., 5-7' Sprd., 2.5"-3" Cal., Straight trunk. Specimen	EA
Ulmus crassifolia	5	Container		Minimum 45 Gallon, 12'-14" Ht., 5-7' Sprd., 2.5"-3" Cal., Straight trunk. Specimen	EA
Non-Canopy Trees					
Basham's Party Pink Crapemyrtle	17	Container		Minimum 45 Gallon, 8'-10" Ht., Multi-trunk 1" Cal. Each Cane (3 trunk min.), 4'-6' Sprd., Full Branched. Specimen	EA
Natchez White Multi-Trunk Crapemyrtle	6	Container		Minimum 45 Gallon, 8'-10" Ht., Multi-trunk 1" Cal. Each Cane (3 trunk min.), 4'-6' Sprd., Full Branched. Specimen	EA
Virex Tree	3	Container		Minimum 30 Gallon, 1.5" Cal., 8'-10" Ht., 4'-6' Sprd., Full Branched. Specimen	EA
Shrubs					
Dwarf Yaupon Holly	53	Container	5 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Wax Leaf Ligustrum	109	Container	5 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Ligustrum japonicum	17	Container	3 gal	Full, Well Rooted, 3'-4" Ht., 2'-3' Sprd., Bush Form	EA
Lily of the Nile	31	Container	3 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Agapanthus africanus	38	Container	3 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Red Yucca	12	Container	2 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Hesperaloe parviflora	1	Container	2 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Pink Muhly Grass	8	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Muhlenbergia capillaris	17	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
White Gaura	34	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
New Gold Lantana	27	Container	1 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Russian Sage	53,100	SF		Area calculated for Sleep Inn property only, Does not include Extra Parking Area	SF
Turf Areas					
Bermuda Grass Hydromulch					
Cynodon dactylon					
Landscape Items					
Composite Bed Edging	960	LF		Epic Plastics 1"6"x20" Brown Red Color	EA
Bulldozer Parking Edge	250	SF	5 CY	6" Depth with 20 Year Landscape Fabric installed	EA
Tree Solutions Tree Stakes	17	EA		Safety Tree Stake for Canopy Trees	EA
Planter Bed Area	9600	SF			EA
Mulch Material	190	CY		6" Depth in all Beds, 36" Tree Mulch Ring, +/-0.5 CY per tree in open turf	CY
Bed Mix	180	CY		6" Depth placed in all beds. Till in with native soil for equal soil mix. See Detail.	CY
Sign Area Plantings					
Bald Cypress	1	Container		Minimum 45 Gallon, 12'-14" Ht., 5-7' Sprd., 2.5"-3" Cal., Straight trunk. Specimen	EA
Cedar Elm	1	Container		Minimum 45 Gallon, 12'-14" Ht., 5-7' Sprd., 2.5"-3" Cal., Straight trunk. Specimen	EA
Ulmus crassifolia	16	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Powis Castle Artemisia	4	Container	3 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Red Yucca	5	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Hesperaloe parviflora	8	Container	3 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
New Gold Lantana	5	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Pink Muhly Grass	2	Container	1 gal	Full, Well Rooted, 1'-2" Ht., 1'-2' Sprd., Bush Form	EA
Muhlenbergia capillaris	5	Container	2 gal	Full, Well Rooted, 2'-3" Ht., 2'-3' Sprd., Bush Form	EA
Red Knockout Rose					
Rosa x 'Knockout' TM					
Sign Area Turf Areas					
Bermuda Grass Hydromulch	1,600	SF		Area calculated for Sleep Inn property only, Does not include Extra Parking Area	SF
Cynodon dactylon					
Sign Area Landscape Items					
Composite Bed Edging	40	LF		Epic Plastics 1"6"x20" Brown Red Color	EA
Tree Solutions Tree Stakes	2	EA		Safety Tree Stake for Canopy Trees	EA
Planter Bed Area	300	SF			EA
Mulch Material	6	CY		6" Depth in all Beds, 36" Tree Mulch Ring, +/-0.5 CY per tree in open turf	CY
Bed Mix	6	CY		6" Depth placed in all beds. Till in with native soil for equal soil mix. See Detail.	CY



NOTES:

- PROVIDE SAMPLES OF MULCH AND PLANTING SOIL MIX TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- UNAPPROVED MULCH AND PLANTING SOIL WILL BE REJECTED.

1 TYPICAL SHRUB PLANTING IN BED
Not to Scale



2 TYPICAL TREE PLANTING SAFETY STAKE
Not to Scale



FOR PERMITTING

Prepared by:
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979-777-0065
jeremy@sagodesigngroup.com

15.06.01	INITIAL SUBMISSION
15.07.08	REVISION

Sleep Inn & Suites
Bryan, Texas

SAGO DESIGN GROUP
LANDSCAPE ARCHITECTURE

JUL 15 2015

CAD #:
2014.058 Sleep Inn

SHEET NO.
L1