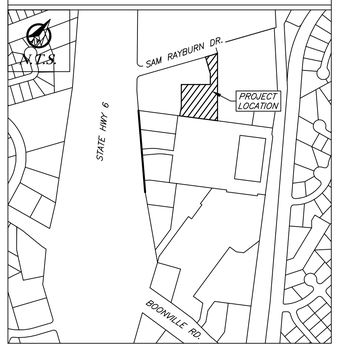
Vicinity Map



Site Specific Notes:

1. The owner of the property is CREI Colony Land Acquisition LP III. The subject property is Lots 2R, of the Colony North Subdivision, located at 922 N. Earl Rudder Freeway, Bryan, Brazos County, Texas.
2. The proposed building is a Type 3A, X-story, hotel with 113 rooms with fire sprinklers totalling 15,000 SF, FF=324.13' & Height=---'--"
3. The subject property is zoned Retail District (C-2) & the intended use is Office/Retail.
4. Fire flow demand is 1,500 gpm. The existing hydrant will provide the fire flow for this project.
5. No portion of this tract lies within a designated 100-yr floodplain according to the F.I.R.M. Maps Panel No. 48041C0205F, Revised Date, April 2, 2014
6. The developed area for this project is 0.84 acres (~36,590 SF).
7. The two existing 12' x 12' dumpsters will provide solid waste service for this site.
8. All signage to be permitted separately in accordance with the sign ordinance.
9. All minimum building setbacks shall be in accordance with City of Bryan Ordinances.

Construction Notes:

1. All concrete to be constructed with 3,500 psi (Min) – 28 day strength portland cement concrete.
2. 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.
3. 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.
4. Assure positive drainage across project site to the storm water structures.
5. Normal Domestic Wastewater is anticipated to be discharged from this development.
6. Potable Water Protection – All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. As noted in Texas Administrative code 30 TAC 290.47- Appendix F.
7. Irrigation System – Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
8. 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.
9. 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.
10. 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.
11. Demolition/Constuction 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 to permitted contractor(s) only.
12. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

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	800-344-8377
City of Bryan	979-209-5900
System (Digtess)	
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Frontier	979-821-4300
Suddenlink	979-846-2229

Parking Analysis:

Existing Improvements:

38,677 SF Office/Retail Building

Proposed Improvements

113 Room Hotel

Required Parking:

155 ... 1 Space per 250 SF of Office/Retail
113 ... 1 Space per Room of Hotel

268 ... Total Required

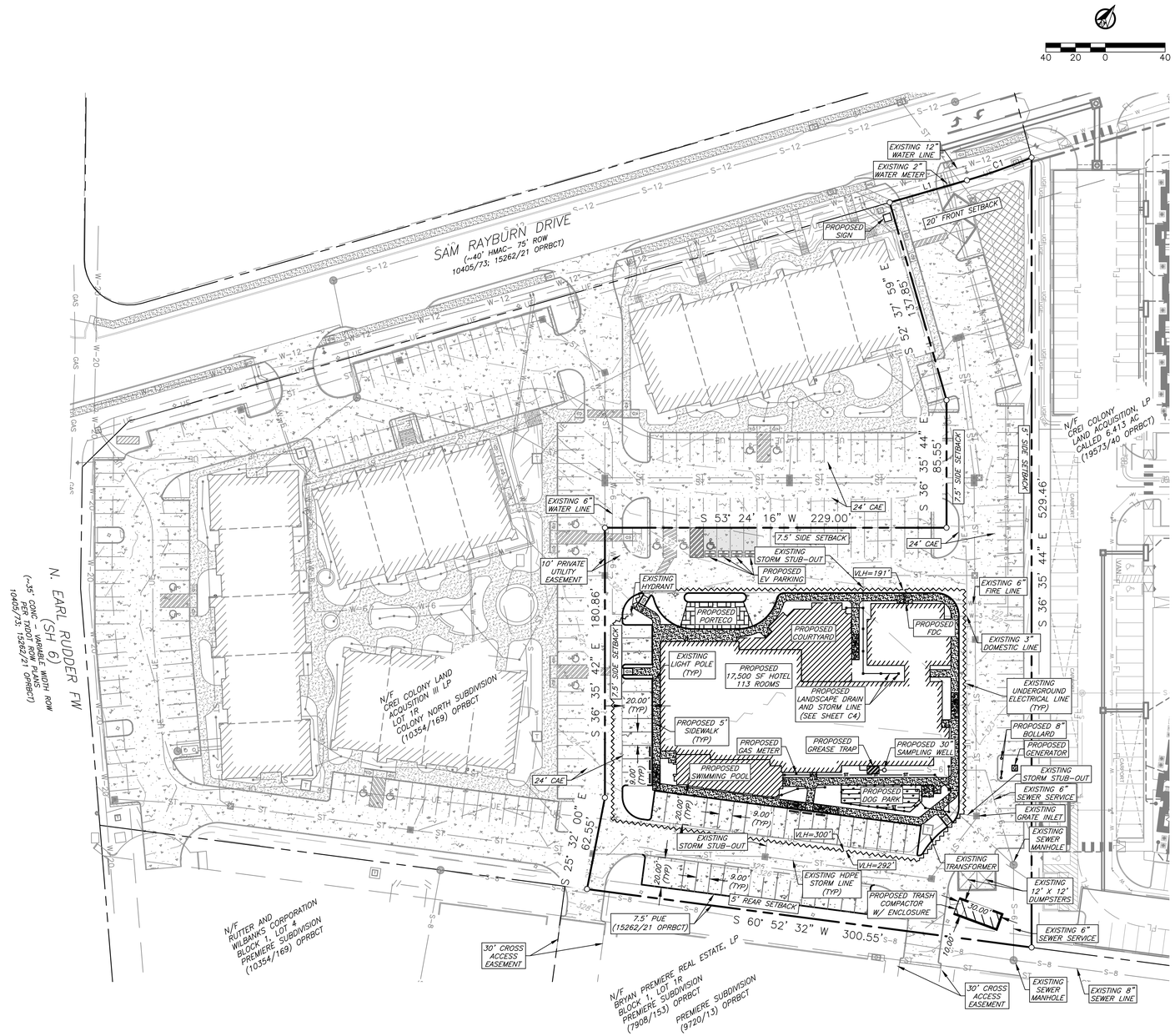
Total Provided Parking:

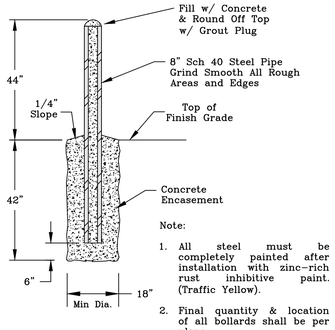
203 ... Existing Straight in Parking
3 ... Existing Parallel Parking
12 ... Existing ADA Parking
48 ... Proposed Straight in Parking
3 ... Proposed EV Parking
1 ... Proposed EV ADA Parking

270 ... Total Provided

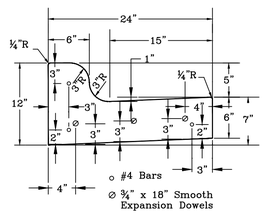
Utility Notes:

1. Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
2. Private water and sewer line service materials to be in accordance with plumbing code.
3. Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
4. Depth of the existing water and sewer lines to be verified by the contractor.
5. 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 of ingress and egress on the property adjacent to the PUE to access electric facilities,

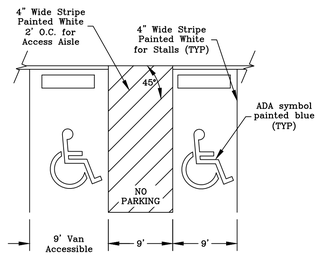




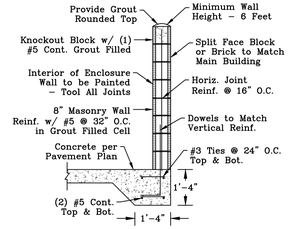
Typical Bollard Detail
N.T.S



Raised Curb Detail
N.T.S.



ADA Pavement Markings
N.T.S



Dumpster Enclosure – Section
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	45.96'	395.00'	6° 40' 00"	N 34° 02' 01" E	45.93'	23.01'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	53.84'	N 37° 22' 01" E

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DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 400-D
KATY, TX 77494
346-387-7177

113 ROOMS
MARRIOTT SPRINGHILL SUITES

PROJECT ADDRESS:
2412 SAM RAYBURN DRIVE, BRYAN TEXAS
CREI COLONY LAND AQUISITION III,
BRYAN, TX. 77807

NO.	Revision Date	REVISIONS

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 28-Oct-26. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

DATE	10/16/2026
ISSUE	100% DESIGN DEVELOPMENT
PROJECT NUMBER	260201
DRAWN BY	CB

C2

Sheet Name

Site Plan

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J:\2026\26-014 Springhill Suites\Springhill Suites - Site Plan.dwg
14D Project #26-014

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 accordance 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:
Marriot Springhill Suites
2412 Sam Rayburn Drive
Bryan, TX 77807

Owner:
CREI Colony Land Acquisition III LP
13410 Ferrill Creek Road
Bryan, TX 77807

The site is not located on Indian lands.

Latitude: 30° 40' 33.79"
Longitude: -96° 20' 21.48"

MS4 operator name: City of College Station, Texas
Receiving water body: Carter's Creek
Estimated area to be disturbed: 0.84 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:

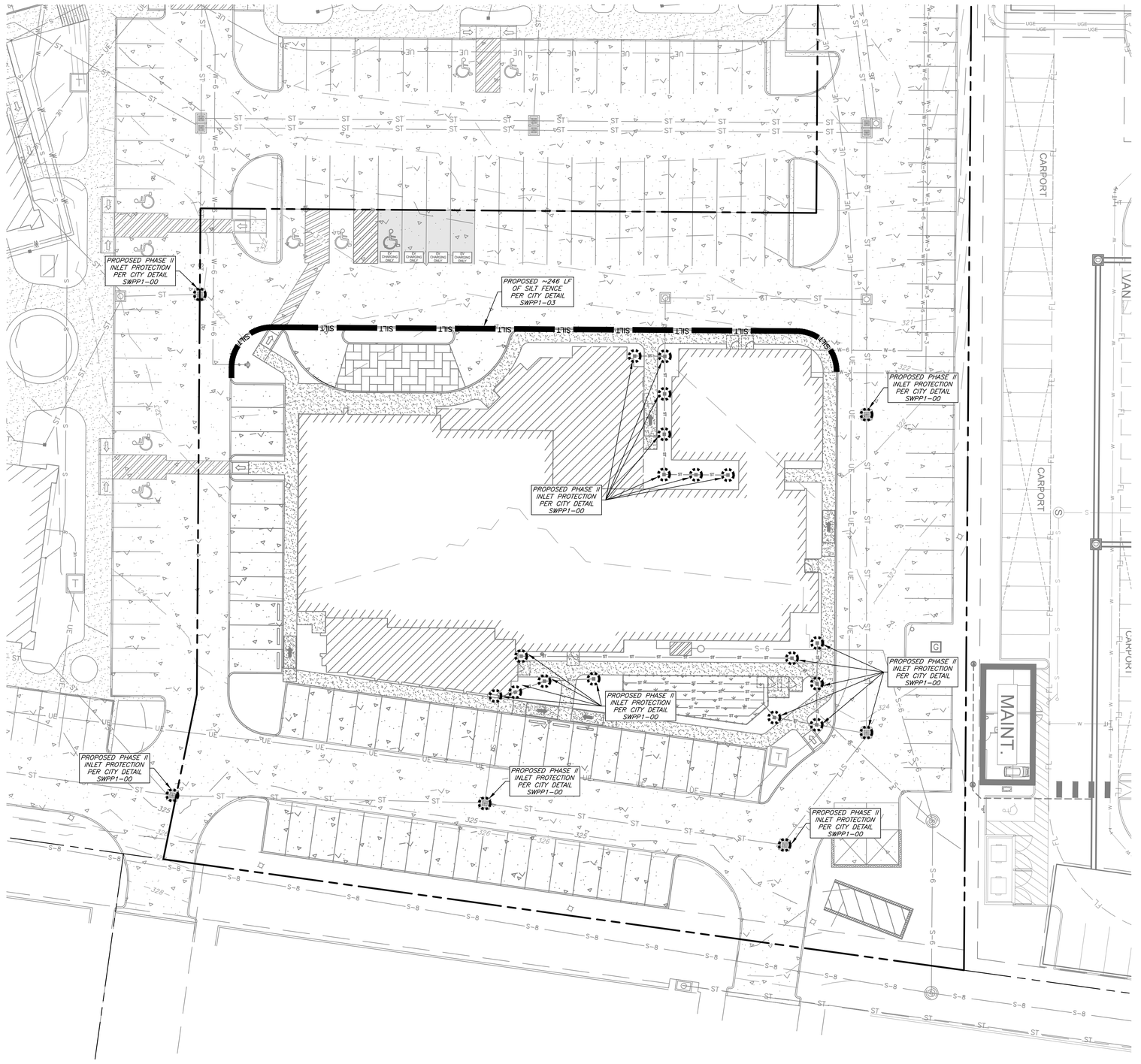
- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

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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KATY, TX 77494
346-387-7177

113 ROOMS
MARRIOTT SPRINGHILL SUITES

PROJECT ADDRESS:
2412 SAM RAYBURN DRIVE, BRYAN TEXAS
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NO.	Revision Date	REVISIONS

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DRAWN BY	CB

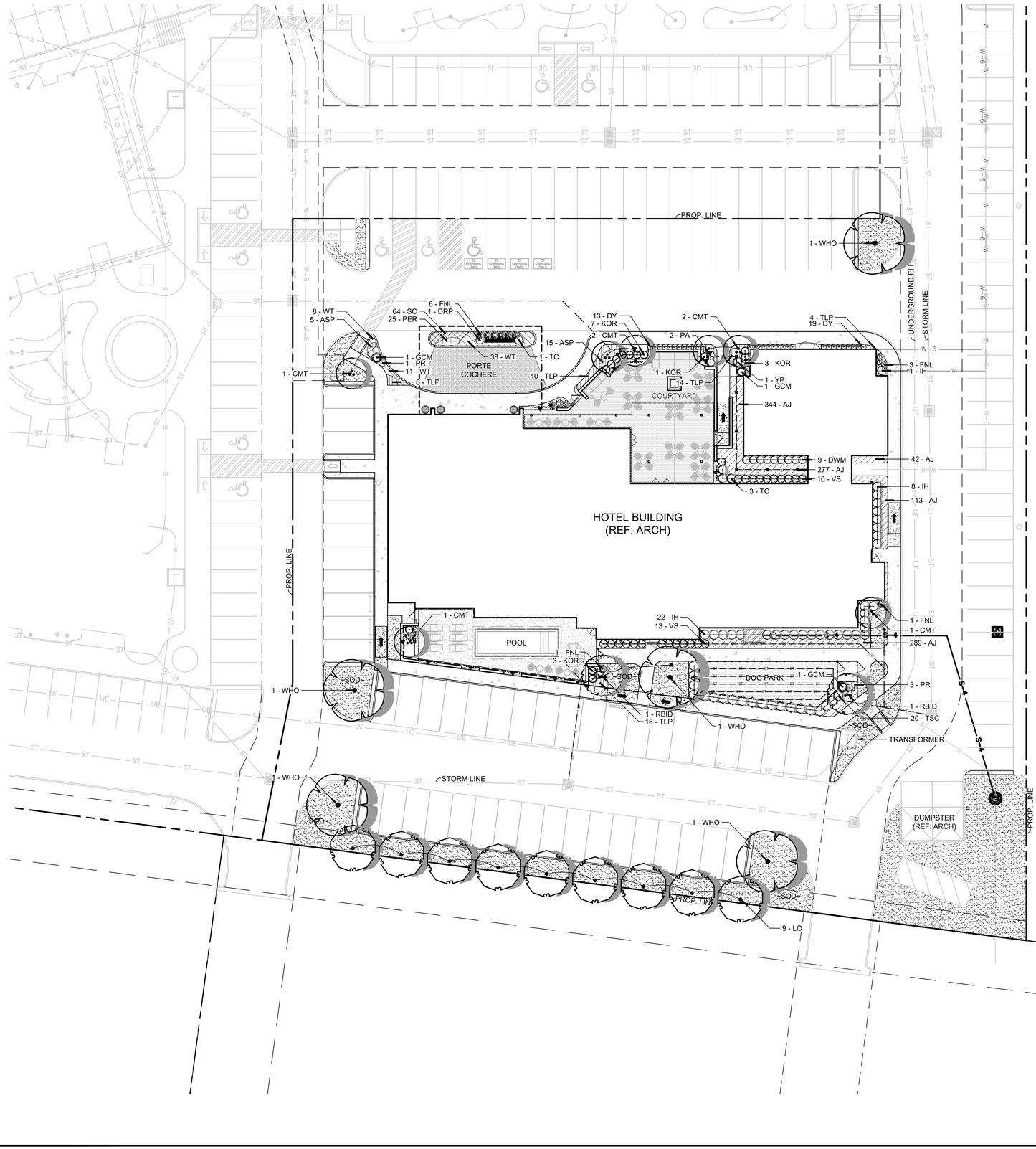
C3

Sheet Name

Erosion & Sedimentation Control Plan

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J:\2026\26-014 Springhill Suites\Springhill Suites - Site Plan.dwg
J4E Project #26-014



PLANT SCHEDULE		
SYMBOL	CODE	COMMON NAME
TREES		
	LO	LIVE OAK
	WHO	WHITE OAK
ORNAMENTAL TREES		
	CMT	CORAL PINK CRAPE MYRTLE
	RBID	DURAHEAT RIVER BIRCH
SHRUBS		
	DWM	DWARF WAX MYRTLE
	DY	DWARF YAUPON
	FNL	FORTNIGHT LILY
	IH	INDIAN HAWTHORN
	PA	PINK ABELIA
	PR	PROSTRATE ROSEMARY
	TC	TURK`S CAP
	TSC	COMPACT TEXAS RANGER
	VS	VIRGINIA SWEETSPIRE
	YP	SOFT LEAF YUCCA
GRASSES		
	GCM	GULF COAST MUHLY
ROSES		
	DRP	PINK DRIFT ROSE
	KOR	KNOCKOUT ROSE
VINE/ESPALIER		
	SJ	STAR JASMINE TRELLIS
GROUND COVERS		
	AJ	ASIAN JASMINE
	ASP	AUTUMN SAGE - PINK
	PER	PERIWINKLE
	SC	SEASONAL COLOR
	TLNG	TRAILING LANTANA NEW GOLD
	TLP	TRAILING LANTANA PURPLE
	WT	ZEXMENIA
SOD/SEED		
	SOD	BERMUDA GRASS

GENERAL IRR. NOTES:
THE PROJECT IS TO BE SERVICED BY A FULL COVERAGE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CERTIFIED IRRIGATION CONTRACTOR PRIOR TO THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

DRAINAGE NOTE:
IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CREATE POSITIVE DRAINAGE IN LANDSCAPE PLANTING AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. ENSURE THE SUBGRADES ARE PROPERLY SET PRIOR TO INITIATING WORK IN ALL LANDSCAPE PLANTING AREAS.

NOTE: REFER TO LANDSCAPE PLANTING NOTES ON SHEET L5.1.

0 10 20 40
SCALE : 1" = 20'

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KATY, TX 77494
346-387-7177

113 ROOMS
MARRIOTT SPRINGHILL SUITES

PROJECT ADDRESS:
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NO.	Revision Date	REVISIONS
1	08/29/25	CITY COMMENTS

NOT FOR CONSTRUCTION

PRELIMINARY DRAWING

This drawing is for review purposes only. "NOT FOR FINAL REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION."

Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 10/27/2026

DATE	10/27/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANTING PLAN

Sheet Name

L4.1

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October 27, 2026 1:9:53 p.m.
Drawing: L:\26000-PROJECTS\26274_SPRINGHILL HWY603-PRODUCTION\03-SD\CAD\SHEET FILES\26574_SD-PLNT.DWG
Xrefs: REPLAT DWG REPLAT_SITE.DWG 26574 XPLNT.DWG Core_SITE.DWG 26574 XSITE DWG ASBUILDING.DWG T TBM.DWG

LANDSCAPE PLANTING NOTES

1. EXISTING CONDITIONS: The Landscape Contractor (LC) shall visit the site prior to submitting the Bid Proposal to become familiar with all conditions affecting the proposed work, including verification of lights and other utilities (above and below grade). LC shall identify and review all underground utility locations by contracting local underground utility services prior to commencing work, exercising extreme caution near utilities. Notify the Owner's Representative of apparent conflicts with construction, utilities, or site conditions that differ from the plans so adjustments can be planned prior to installation. LC bears full responsibility for this work, and any disruption or damage to utilities or site features (within or beyond the limits of work) caused by LC or subcontractors shall be repaired immediately at no expense to the Owner.

2. LAYOUT and GRADING: Prior to any excavation, the LC shall accurately lay out plant beds and turf areas by scaling the Drawings, painting or staking the layout on the ground for review and approval by the Owner's Representative, Landscape Architect (LA), and General Contractor. Schedule this meeting 24 hours in advance; if the Owner or LA cannot attend, provide photos of the layout for approval. Following approval, LC shall coordinate irrigation system installation to conform to the approved layout. LC shall clear and fine grade all planting areas to ensure positive drainage without puddles or standing water, providing smooth transitions to other site improvements. The Owner shall review the extent of grading prior to work commencement. Turf areas shall be raked smooth, removing stones over 1" diameter, clods, sticks, roots, and debris, legally disposing of them off Owner's property. All areas shall be fine graded to within ±1/2 inch of finish elevation, rolling and raking to remove ridges and fill depressions. Limit finish grading to areas that can be planted immediately. Finish grades of shrub areas and lawns shall be 1-1/2" below adjacent paving or headers. Ensure positive drainage away from buildings and structures.

   LC shall implement erosion control on sloped areas and restore eroded turf or planting areas after finish grading.

3. TOPSOIL: The LC shall import and place amended topsoil for turf areas (2" layer for sod/seeding) and fine grade and lightly water it prior to laying sod, ensuring no uneven grades or gaps over 1/4" beneath sod. Do not spread topsoil if soil or subgrade is frozen, muddy, or excessively wet. The LA, LC, and Owner shall review the extent of this work prior to installation. Refer to specifications for soil testing and analysis. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD OF AMENDED IMPORTED TOPSOIL, PREPARED AND SPREAD. Contract amount will be adjusted based on actual, approved quantities.

4. PLANT BEDS: The LC shall excavate fully prepared plant beds to accommodate a 6" layer of prepared soil mix and a 2" mulch layer. Clean, native topsoil from these beds may be spread on nearby sod/seeding areas. The prepared bed mix shall consist of 40% topsoil, 30% shredded bark mulch, and 30% sand (or 4" imported topsoil and 2" compost, blended). For container pots and raised beds in courtyards, use Nature's Way Resources 'Container Mix' or approved equal. LC shall submit 1-gallon samples and proof of certification for all soil mixes to LA for approval prior to purchase and delivery. Use the prepared bed mix to backfill planting pits for pit-planted shrubs and trees. IN BID PROPOSAL, FURNISH UNIT PRICES PER CUBIC YARD OF PREPARED SOIL MIX.

5. WEED CONTROL: The LC shall eradicate all weeds, briars, and vines with "Burn Out" Weed and Grass Concentrate Killer by Bonide (or approved equal), applied by licensed personnel per manufacturer's recommendations with all necessary precautions, prior to preparing lawn areas and plant beds. LC shall apply 10 lb of MicroLife Humates Plus per 1,000 sq ft to restore soil health after the application of the weed killer.

6. PLANT BED EDGING: Following approval of plant bed layout, the LC shall install edging (or approved equal) where indicated on the Drawings per manufacturer's instructions. Maintain smooth curves and transitions, free of kinks or abrupt bends. Top of edging shall be 1" above adjacent turf soil level but not above walks/curbs or where it creates a tripping hazard. IN BID PROPOSAL, FURNISH UNIT PRICE PER LINEAR FOOT.

7. SOD and GRASS SEEDING: Limits of sod and grass seeding areas on the Drawings are schematic; the LC, LA, and Owner shall review actual limits prior to installation. IN BID PROPOSAL, FURNISH UNIT PRICES PER SQUARE YARD FOR SOD, TURF SEEDING, AND SEED MIX.

   Contract amount will be adjusted based on actual, approved quantities. LC shall provide a uniform stand of grass by watering and maintaining seeded areas until substantial completion, reseeding failed areas with specified materials until approved by the Owner's Representative. Replace immediately unless required to seed in the next planting season. Restrict traffic from seeded areas until established, using signs, flagging, and barriers as needed. Sow grass seed when soil temperature exceeds 65°F (early spring to late summer).

8. MULCH: After planting, the LC shall apply a 2" layer of shredded hardwood mulch to fully prepared beds and mulched areas, filling basins of pit-planted shrubs and trees. Mulch shall be certified clean and free of pests, diseases, and weed seeds; LC shall submit certification and a sample to LA for approval prior to delivery. IN BID PROPOSAL, FURNISH UNIT PRICE PER CUBIC YARD.

9. PLANTS: The Landscape Contractor (LC) shall ensure all plants are nursery-grown, Grade A (per American Standard for Nursery Stock), typical in shape/size for species, free of damage, disease, or root-bound conditions. Provide matching forms/sizes within each species as designated on Drawings. LC shall inspect plant material upon delivery or at the nursery (schedule inspection with 24-hour notice); unacceptable material will be rejected. Handle plants with care during transport, planting, and maintenance until final acceptance. Planting pits: 1- and 5-gallon shrubs (8" larger diameter than container), larger containers/B&B plants (18" larger diameter than ball).

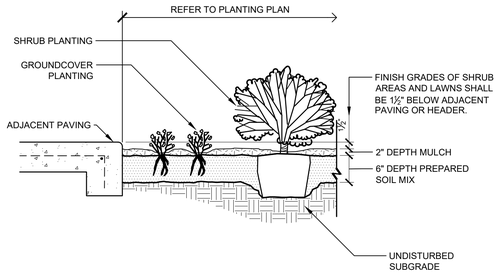
   LC shall install plants with their best side facing the viewer, adjusting spacing to evenly fill beds using total quantities indicated. Prune newly planted trees only as directed by LA; selectively prune plants adjoining signs/walks for clear sight-lines and safe passage, removing broken/damaged branches/leaves cleanly at the base (do not shear strap-leaved plants, top trees, cut central leaders, or cut back shrubs unless freeze-damaged—trees with cut leaders will be rejected). Cut/remove burlap from the top 1/3 of B&B balls. All trees adjacent to accessible walks/public sidewalks shall be pruned per Tree Head Height Pruning Detail. The Owner's Representative shall approve final plant material selections and layout; LC shall report discrepancies prior to installation. PROVIDE UNIT PRICES FOR ALL PLANT MATERIALS (INCLUDING MATERIAL, LABOR, AND TAXES). Unit prices will adjust for fewer/more plants planted.

10. WARRANTY: The LC shall provide a one-year replacement warranty for all plant materials from final acceptance, covering death or partial death ruining natural shape due to LC negligence, infestations, disease, or shock (excludes vandalism, browsing, hail, abnormal freezes, drought, or Owner negligence). Plants replaced under warranty are warranted for one year post-replacement. LC shall submit a written guarantee to the Owner. Promptly replace unacceptable plantings as deemed by the Owner's Representative. Perform guying/staking per plans; remove stakes and guy wires after a two-year establishment period, replacing cracked/damaged stakes and securing wires as needed. LC shall conduct daily cleanup of the job site and access routes (unless otherwise approved), coordinating demolition/installation scheduling with the Project Manager and installing barriers/protective devices to ensure public safety and unobstructed vehicular/pedestrian access.

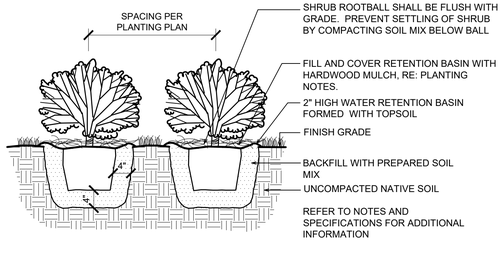
11. MAINTENANCE PERIOD: The LC shall provide a minimum 90-day maintenance period for all installed plantings (or a length mutually determined by the Owner), maintenance shall occur after each plant is installed and officially at beginning upon Substantial Completion approval by the Owner's Representative.

PLANT SCHEDULE

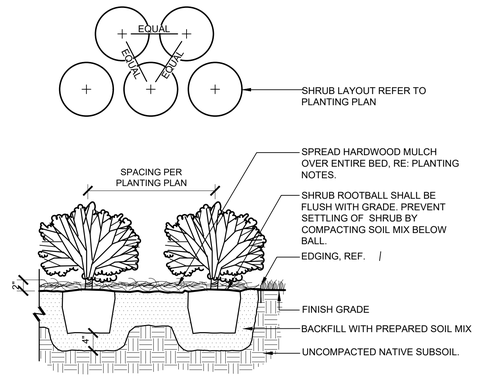
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HT.	SPD.	REMARKS
TREES							
LO	9	QUERCUS VIRGINIANA / LIVE OAK	45 GAL.	2.5" CAL.	12` HT.	5` SPD.	
WHO	5	QUERCUS ALBA / WHITE OAK	45 GAL.	2.5" CAL.	11` HT.	6` SPD.	
ORNAMENTAL TREES							
CMT	7	LAGERSTROEMIA X `TUSCARORA` / CORAL PINK CRAPE MYRTLE	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	4-6` SPD.	MULTI-TRUNK, MIN. 3 CANES
RBID	2	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	5-6` SPD.	
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HT.	SPD.	REMARKS
SHRUBS							
DWM	9	MYRICA CERIFERA `PUMILA` / DWARF WAX MYRTLE	5 GAL.	36" O.C.	24-30" HT.	24-30" SPD.	
DY	32	ILEX VOMITORIA `NANA` / DWARF YAUPON	2 GAL.	24" O.C.	15" HT.	15" SPD.	
FNL	17	DIETES BICOLOR / FORTNIGHT LILY	5 GAL.	36" O.C.	30" HT.	24" SPD.	
IH	31	RHAPHIOLEPIS INDICA `PINKIE` / INDIAN HAWTHORN	5 GAL.	42" O.C.	20-24" HT.	20-24" SPD.	
PA	2	ABELIA X GRANDIFLORA `EDWARD GOUCHER` / PINK ABELIA	3 GAL.	36" O.C.	18-24" HT.	24" SPD.	
PR	6	ROSMARINUS OFFICINALIS `PROSTRATUS` / PROSTRATE ROSEMARY	2 GAL.	30" O.C.	15" HT.	18-24" SPD.	
TC	4	MALVAVISCUS DRUMMONDII / TURK`S CAP	3 GAL.	42" O.C.	18-24" HT.	18-24" SPD.	
TSC	20	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	5 GAL.	48" O.C.	30" HT.	30" SPD.	
VS	24	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	3 GAL.	36" O.C.	18-24" HT.	18-24" SPD.	
YP	1	YUCCA PENDULA / SOFT LEAF YUCCA	5 GAL.	48" O.C.	24" HT.	24" SPD.	
GRASSES							
GCM	3	MUHLENBERGIA CAPILLARIS `GULF COAST` / GULF COAST MUHLY	3 GAL.	48" O.C.	FULL		
ROSES							
DRP	1	ROSA X `MEIJOCOS` / PINK DRIFT ROSE	5 GAL.	36" O.C.	20-24" HT.	20-24" SPD.	
KOR	15	ROSA X KNOCKOUT `RADRAZZ` / KNOCKOUT ROSE	5 GAL.	36" O.C.	20-24" HT.	20-24" SPD.	
VINE/ESPALIER							
SJ	10	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS	5 GAL.	60" O.C.			TRAINED TO TRELLIS, MIN. 3' RUNNER, STAKED
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		REMARKS
GROUND COVERS							
AJ	788	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	4" POT	12" O.C.	MIN. 3 RUNNERS, 6" EA.		
ASP	20	SALVIA GREGGII `DARK DANCER` / AUTUMN SAGE - PINK	1 GAL.	18" O.C.	FULL		
PER	25	VINCA MAJOR / PERIWINKLE	4" POT	12" O.C.	FULL		
SC	64	(SELECTION BY OWNER) - / SEASONAL COLOR	4" POT	10" O.C.	FULL		
TLNG	26	LANTANA MONTEVIDENSIS 'NEW GOLD' / TRAILING LANTANA NEW GOLD	4" POT	18" O.C.	FULL		
TLP	86	LANTANA MONTEVIDENSIS `PURPLE` / TRAILING LANTANA PURPLE	4" POT	18" O.C.	FULL		
WT	57	WEDELIA TEXANA / ZEXMENIA	4" POT	FULL	18" O.C.		
SOD/SEED							
SOD	6,439 SF	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD				VERIFY QUANTITIES ON SITE



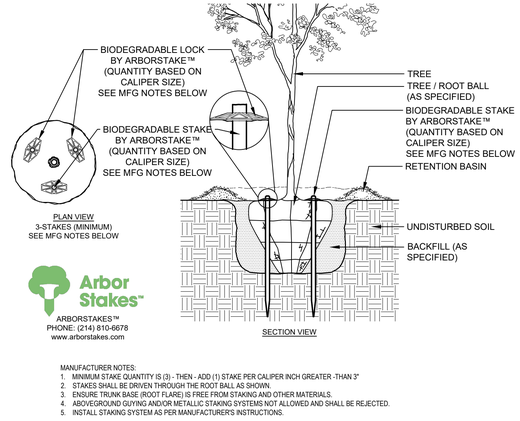
4 PLANTING BED EDGE AT HARDSCAPE
NOT TO SCALE



3 SHRUB PIT PLANTING
NOT TO SCALE



2 SHRUB BED PLANTING
NOT TO SCALE



MANUFACTURER NOTES:
1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER -THAN 3"
2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
5. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.

1 TREE STAKING WITH ARBORSTAKE
NOT TO SCALE

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 400-D
KATY, TX 77494
346-387-7177

113 ROOMS
MARRIOTT SPRINGHILL SUITES

PROJECT ADDRESS:
2412 SAM RAYBURN DRIVE, BRYAN TEXAS
CREI COLONY LAND ACQUISITION III,
BRYAN, TX. 77807

NO.	Revision Date	REVISIONS
1	08/29/25	CITY COMMENTS

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Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 10/27/2026

DATE	10/27/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANT SCHEDULE, NOTES & DETAILS

Sheet Name

L5.1

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Jan 23, 2018 5:17:13 p.m.
Drawing: L:\03-RESOURCES\03-SHEETS FILES\CSHEET-SETUP.DWG
Xref: X:\00-ALL DWG's\24x36x4.DWG

WB 24, WB 36 DeepRoot Water Barriers

Specified water barriers are an impervious barrier to prevent subterranean water movement. Also used as a root block to prevent tree roots and shrubs from damaging hardscapes and other areas. Installed in varying lengths for linear applications directly beside a hardscape.

Materials

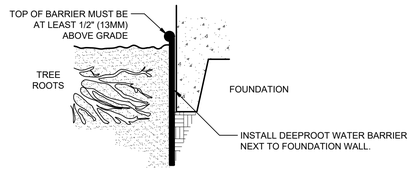
1. The contractor shall furnish and install water barriers as specified. The water barriers shall be either product # WB 24 or WB 36 as manufactured by Deep Root Partners, L.P., 81 Langton Street, Suite 4, San Francisco, CA 94103 (800-458-7668), or approved equal. The barrier shall be recyclable black high density polyethylene sheet material, depending on model selected the dimensions shall be as follows:

   WB 24: 0.30" (0.76 mm) wall thickness, 24" (61 cm) deep
   WB 36: 0.30" (0.76 mm) wall thickness, 36" (91 cm) deep

Specifications

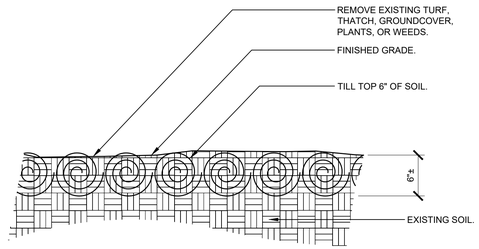
High Density Polyethylene (HDPE) Geomembrane Properties:

Parameter	ASTM Test Method	Mean Value
MD Break Strength (psi)	D 638	2533 psi
TD Break Strength (psi)	D 638	3594 psi
MD Break Elongation (%)	D 638	211 %
TD Break Elongation (%)	D 638	328 %
Puncture Strength (lbs)	D 4833	93 lbs.
MD Tear Strength (lbs)	D 1004	29 lbs
TD Tear Strength (lbs)	D 1004	36 lbs
Hydrostatic Resistance (psi)	D 751, Procedure A	328 psi
Multi-Axial Tensile Properties		
Maximum Stress (psi)	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	2361 psi
% Elongation @ Rupture	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	20.8 %
MD= Machine Direction	TD= Transverse Direction	



9 ROOT/ WATER BARRIER

1" = 1"



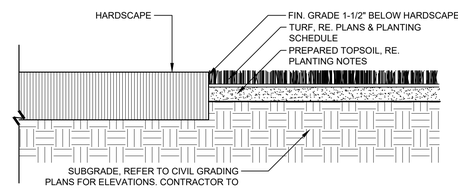
SECTION VIEW

NOTES:
1- SEE PLANTING NOTES & SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6 EXISTING SOIL - MINOR MODIFICATION

NOT TO SCALE

NOTE:
1. REFER TO PLANTING NOTES REGARDING PREPARED TOPSOIL.
2. LIMIT LAWN SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
3. FOR NEWLY GRADED SUBGRADES, LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
4. IF LAWNS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS: REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL.
5. PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY LAWN WORK FROM PAVED AREAS.



3 TURF EDGE AT HARDSCAPE

1" = 1'-0"

SECTION VIEW

NOTES:
1. SEE PLANTING NOTES FOR ADDITIONAL REQUIREMENTS.
2. CONTRACTOR SHALL CAREFULLY EXAMINE THE CIVIL, RECORD, AND SURVEY DRAWINGS TO BECOME FAMILIAR WITH THE EXISTING UNDERGROUND CONDITIONS BEFORE DIGGING.
3. PHASE WORK SUCH THAT EQUIPMENT TO DELIVER OR GRADE SOIL DOES NOT HAVE TO OPERATE OVER PREVIOUSLY INSTALLED PLANTING SOIL.

8 TOPSOIL PREPARATION AND PLACEMENT

NOT TO SCALE

5 TYPICAL STEEL EDGING

1" = 1'-0"

2 TYPICAL SOD PLANTING

1" = 1'-0"

SECTION VIEW

NOTES:
1. MEANS AND METHODS OF SOIL COMPACTION SHALL BE DETERMINED AT TIME OF SOIL MOCK UP.
2. SOIL COMPACTION AFTER INSTALLATION SHALL BE 75 - 250 PSI AT SOIL MOISTURE BETWEEN FIELD CAPACITY AND WILTING POINT.
3. FOR SOIL DEPTHS SEE PLANTING SOIL SPECIFICATIONS.
4. SEE PLANTING NOTES AND SOIL SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

7 MODIFIED EXISTING SOIL - INSTALLED PLANTING MIX

NOT TO SCALE

ISOMETRIC VIEW

NTS

NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT:WWW.PERMALOC.COM

4 ALUMINUM LANDSCAPE BED EDGING

NOT TO SCALE

TRIANGULAR EQUAL DISTANCE SPACING

1 GROUNDCOVER

NOT TO SCALE

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 400-D
KATY, TX 77494
346-387-7177

113 ROOMS
MARRIOTT SPRINGHILL SUITES

PROJECT ADDRESS:
2412 SAM RAYBURN DRIVE , BRYAN TEXAS

CREI COLONY LAND AQUISITION III.
BRYAN, TX. 77807

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Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 10/27/2026

DATE	10/27/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANTING DETAILS

Sheet Name

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Jul 22, 2016 11:11 p.m.
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