General Notes:

1. The contractor shall promptly notify the engineer of any discrepancies between these plans and other drawings of differing disciplines & specifications.
2. 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. The contractor shall also notify the engineer if design changes need to be made in the field.
3. Contractor to verify all underground utilities in the field prior to construction.
4. It is the responsibility of the contractor to comply with all state and federal regulations regarding construction activities near energized over head power lines.
5. The contractor shall be responsible for the protection of all existing utilities or service lines that are crossed or exposed during construction operations. Where existing utilities or service lines are cut, broken, or damaged, the contractor shall repair or replace the utilities or service line with the same type of material and construction or better. This material and work shall be at the contractor's own expense.
6. During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical. The contractor shall clean and remove from the project area all surplus and discarded materials, temporary structures, and debris of any kind and shall leave the project site in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
7. Contractor is responsible for OSHA established trench safety as described in the federal register 29 CFR Part 1926. a trench safety plan should be prepared and a "competent person" appointed prior to any and all excavating operations exceeding 5' depth. The plan is to be prepared and sealed by a registered texas professional engineer and shall be submitted to the City of College Station and consulting engineer prior to any excavation on the project.
8. A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a a set of redline drawings, recording as-built conditions during construction. These redline marked up drawings will be submitted to the design consultant who will make the changes on the original tracings, labeling each sheet in the set as "record drawings".
9. The contractor shall be responsible for safeguarding and protections all material and equipment stored on the jobsite. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuries, during and after working hours, until project completion.
10. Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment is to be stored overnight at locations so as not to block streets or drives. Materials are to be protected from damage by the elements.
11. Contractor shall saw cut remove and replace concrete pavement, and curb & gutter as required to construct proposed improvements.
12. It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
13. Any adjacent property and right-of-way disturbed during construction will be returned to their existing condition or better. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
14. All exposed dirt surfaces shall be seeded, hydro-mulched, or sodded.
15. The contractor shall not create a dirt nuisance or safety hazard in any street or driveway. the pavement be cleaned daily.
16. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
17. The contractor shall coordinate all fence removal and replacement with the Owner.
18. The contractor shall protect all monuments, iron pins, and property corners during construction.
19. The contractor must provide construction staking from the information provided on the plans.

General Utility Note (Private & Public):

1. All excavation for underground utilities shall be made true to grade. Excavation shall be made a minimum of six inches below the required grade and provide a sand bed for the piping. Backfill over piping shall be made with earth or fill sand , free of debris, and shall be tamped by hand or mechanical means to the density of the adjacent undisturbed earth or to 95% standard proctor density (ASTM D698), which ever is greater. All trenching and excavation shall be done in strict accordance with current OSHA requirements and all other applicable safety codes and standards.
2. Minimum bury or cover specified is to be measured from finish grades. Where utility line extend under pavement, the bury or cover shall be measured from the bottom of the structure.
3. Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under foundations, pavement, walks, etc.) the utility shall be bedded and initial backfill with cement stabilized sand. Final backfill in these areas shall be compacted by mechanical tamping to structural compaction requirements.
4. Regardless of elevations shown for manhole rims, clean-out covers, or grates, these items shall be placed flush with the pavement elevations and slopes. Manholes and clean-outs not in pavement areas shall be set 3 inches above the finish grade.
5. Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing and construction. Notify the engineer at once of any conflict.
6. The contractor shall coordinate all utility installation so that grade critical elements (i.e. storm drain, sanitary sewer, etc.) do not conflict with non-grade critical elements (i.e. electrical conduit, water services, etc.).
7. The contractor shall furnish all materials, equipment, and labor for excavation, boring, installation, and backfilling of utility lines and relates appurtenances, as shone on the plans.
8. The loading and unloading of all pipe and other accessories shall be in accordance with the manufacturer's recommended practices and shall, at all times, be performed with care to avoid any damage to the material. The contractor shall locate and provide the necessary storage areas for materials and equipment.
9. Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.
10. This project shall be built by means of open cut except as noted on the drawings. Contractor to determine the locations of bore pits in the field subject to the inspector's approval.
11. Structural backfill will be required for all excavation within 5 feet of public roadway pavements or walks.

Private Utility Notes:

1. The contractor shall install the proposed private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private or public utilities shall be installed in accordance with the utility company's specifications. Should these drawings or specifications differ with other utility company's specifications, the stricter of the two shall apply.
2. It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
3. The contractor shall coordinate all installations of service lines, conduits, meters, etc., with the appropriate utility company.

Water Line Notes (Public & Private):

1. All domestic water line pipe shall be constructed out of PVC (Sch 40). Public or fire water line pipe shall be constructed out of C900-DR14 and public services shall be copper.

Storm Sewer Notes (Private):

1. All 15 inch to 42 inch storm sewer pipe, shall be constructed out of reinforced concrete pipe (RCP), C443 ASTM C76, Class III except as noted.
2. All 6 inch to 12 inch storm sewer pipe, except as noted, shall be HDPE. SDR-35, ASTM D-3034, PVC pipe may be used in place of HDPE pipe.
3. Contractor shall provide a minimum of 12 inch clearance at storm sewer and water line crossings and a minimum of 6 inch clearance at storm sewer and sanitary sewer crossings.
4. Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench detail contained in these construction drawings.

Demolition & Construction Notes:

1. Demolition of existing structures and improvements shall include all work contained on these plans, but shall not be limited to the items specially identified. Any materials to be demolished or cleared shall be completely removed and disposed of. This work will not only consist of above ground items, but underground elements as well, including but not limited to: tree roots, foundation systems, old pipes, etc. The contractor shall notify the engineer of any additional items that require demolition, not identified on these plans, prior to removal.
2. It shall be the responsibility of the contractor to stage and sequence all demolition work with utility companies to provide minimal interruption and inconvenience of utility services.
3. Demolished surplus material shall be legally disposed of off-site.
4. All pavement edges, bounding the construction area & matching with new construction, shall be neatly sw cut, unless gravel. Flexible pavement shall be saw cut a minimum of 24" beyond any proposed structures.
5. The contractor shall clear all right-of-ways and easements contained in these construction drawings.
6. The contractor shall field verify and locate all existing utilities on site prior to demolition.
7. The contractor shall perform demolition activities as noted and shown on these plans and as directed by the owner/ developer.
8. It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolition and disposal from the appropriate authorities.
9. The contractor shall install all erosion and sediment control devices prior to commencing demolition work.
10. The contractor is responsible for the protection of all utilities that are to remain in place.
11. The contractor shall take all precautions to avoid damage to any existing road surface.
12. All existing items that are to remain in place which are damaged during construction shall be restored to original condition, or better, at the sole expense of the contractor.
13. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
14. An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

Dimensional Control Notes:

1. The contractor may obtain an electronic copy of these plans for construction purposes. The electronic file and information generated, by J4 Engineering (J4E), for this project is considered by j4e to be confidential. When issued, it's use is intended solely for the individual or entity to which it is addressed. The material is intended for use by the recipient named, only, and permission is not granted to the recipient for distribution of these documents in any form or fashion. The recipient understands that this data is authorized "as is" without any warranty as to it performance, accuracy, freedom from error, or as to any results generated throughout its use. The recipient also understands and agrees that J4E, upon release of such data, is no longer responsible for their use or modification. The user and recipient of the electronic data accepts full responsibility and liability for any consequences arising out of their use.
2. All dimensions shown are to be used in conjunction with these plans for locating all improvements and shall be field verified by the contractor for workability prior to construction of improvements.
3. Unless otherwise shown, all dimensioning is to the back of curb or edge of pavement, which ever is applicable.

Grading Notes:

1. All unpaved areas shall be adequately graded to drain at a minimum of 1.00% slope, unless otherwise noted, so that no ponding occurs.
2. Unless otherwise specified, unpaved areas shall drain away from buildings so that the perimeter curb is a minimum 6" lower than the finished floor.
3. Finish grade adjacent to curbing or sidewalk shall be ½" below the top of concrete and 2" below in landscaping areas.
4. When top of curb elevations are shown, the curb height is 6" unless otherwise specified.
5. The contractor shall follow the general intent of the grading plans. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures.
6. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
7. The approval of these plans is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owner(s). Any adjacent property and right-of-way disturbed during construction will be returned to there existing conditions or better.

Erosion Control Notes:

1. Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc..) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
2. The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis; especially after a rainfall to insure that all controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
3. All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
4. During construction, contractor shall maintain best management practice (bmp). Sediment fence. hay bale barriers, or other devices shall control all storm water leaving the site.
5. The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.
6. Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sand bags, replacing the hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
7.
8. The contractor is responsible for removing sediment control devices after the site has been seeded and/ or sodded, and ground cover has taken root.
9. The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro-mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion or if activities cease for 14 days.
10. When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
11. Erosion control measures shall be implemented prior to any excavation or demolition work.

Sidewalk Construction

1. Sidewalks shall be doweled into and tie to any concrete structure adjacent to sidewalk (driveway, inlet box, curb) #4 x 12" bars @ 18" O.C.
2. ADA ramps shall be constructed per the ambulatory ramp details on the pavement plan shown in these plans. All ramps shall have a detectable warning surface for the full length of the ramp.

Paving Notes:

1. The pavement system shown was designed without the aid of a geotechnical investigation. Due to the plastic soils within this area, some differential movement may still occur due to seasonal soil moisture variations.
2. Sub-grade
   a. Existing trees, stumps, and large tree systems, shall be grubbed and removed. Vegetation shall be removed and the top 6 inches of top soil and sub-grade stripped from the areas to be covered by the proposed improvements.
   b. Paving areas shall be proof-rolled with a 20 ton roller and, if required at the time of construction, the contractor shall stabilize weak areas by over excavation and backfilling.
   c. Materials excavated on site, excluding the top 6 inches, may be used as fill material, under pavement areas only, if the material is free from trash, lumps, clods, organic substance, & other foreign matter.
   d. Fill material shall be placed in eight inch maximum loose lifts, with each lift wetted or dried to a moisture content range of 0% to +3% of the optimum moisture content and compacted to a uniform density of 95% of the maximum dry density as determined by ASTM D698.
   e. Compaction test, for fill, shall be verified by in-place density test for each lift. One in-place density test shall be performed for every 4,000 SF with a minimum of 3 tests being performed, per lift.
3. Asphalt
   a. All asphalt paving shall be hot-mix asphalt cement (HMAC), Type D P64-22, in accordance with TxDOT Item #340.
   b. No more than 20% RAP shall be used with HMAC mix design.
   c. Limestone base shall be prime coating with RC-250, MC-30, CRS-1P/2P, or approved equal in accordance with TxDOT Item #300 and Item #310.
4. Portland Cement Concrete
   a. All concrete, unless otherwise specified, shall have a minimum compressive strength of 3,500 psi at 28 days for pavement and 3,000 psi at 28days for non-pavement applications (ie. sidewalks, drainage flumes, and containment structures).
   b. All concrete shall be vibrated when placed and not raked a distance greater than 10 feet.
   c. Unless otherwise noted, joint spacing shall not exceed 15 feet in any direction to another joint or edge of pavement. Control joints shall be cut between 4 and 18 hours after placement of concrete and may be substituted with construction joints. If provided, the contractor shall follow the general intent of the joint plans shown.
   d. Expansion joints shall not exceed a maximum spacing of 45 feet and should not be placed through the middle of area inlets or junction boxes located in the pavement. All area inlets or junction boxes, located in pavement area, shall be installed with isolation joints between the structure and the pavement.
   e. All joints shall be sealed with Sonoborn Sonolastic SL-1, or an approved equal.
   f. Concrete shall not be placed if the air temperature is 50° F and falling or 95° F or higher. Concrete may be placed if the air temperature is 40° F and rising or less than 95° F.
5. Steel
   a. All reinforcing steel shall be deformed billed steel bar having a minimum yield strength of not less than 60 KSI conforming to ASTM A6115, Grade 60.
   b. All reinforcing steel shall be free from rust or other bond reducing agents.
   c. All splices in pavement and curbing steel shall be staggered and lapped 30 inches times the bar diameter or 12 inches, whichever is greater.
   d. Concrete coverage for the reinforcing steel shall comply with the ACI code, latest edition. The steel shall have a minimum 1 ½ inch clearance.

Gas Company Notes:

1. At all underground gas utility crossings, the contractor shall give the appropriate utility company a minimum of 72 hours notice so that their field representative may be present.
2. Eighteen (18) inch clearance shall be maintained between the proposed utility and the existing underground gas line. this clearance shall be measured form outside of pipe to outside of pipe, or sleeving, whichever is more conservative.
3. For excavation near the underground gas line(s), the contractor shall cover, or remove, the bucket teeth of the excavator. The final thirty-six (36) inches surrounding the gas line shall be excavated by hand digging.

Traffic Control Notes:

1. Contractor shall provide and install traffic control devices in conformance with part VI of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD, most recent edition with revisions) during construction.
2. Lane closure will not be allowed unless approved by the TxDOT, County, or BCS representative, as applicable.
3. The work shall be completed such that the roadway will be fully opened to traffic overnight. Overnight lane closures will not be permitted, unless otherwise approved by the applicable engineer.
4. Plastic drums shall be used for overnight delineation of off roadway work areas.

Legend

Line Types

W-8	Existing Water Line, Size Noted
W-6	Proposed Water Line, Size Noted
W	Existing Water Service
W	Proposed Water Service
S-8	Existing Sanitary Sewer Line, Size Noted
S-8	Proposed Sanitary Sewer Line, Size Noted
S	Existing Sanitary Sewer Service
S	Proposed Sanitary Sewer Service
ST	Existing Storm Sewer Piping
ST	Proposed Storm Sewer Piping
GAS	Existing Natural Gas Line
GAS	Proposed Natural Gas Line
UE	Existing Underground Electrical Line
UE	Proposed Underground Electrical Line
AE	Existing Aerial Electrical Line
AE	Proposed Aerial Electrical Line
T	Existing Underground Telephone
T	Proposed Underground Telephone
	Existing Contour, Elevation Noted
	Proposed Contour, Elevation Noted
	Existing Easement
SILT	Silt Fence
	Existing Chain Link Fence
	Proposed Chain Link Fence
XXX	Existing Wire Fence
	Existing Board Fence
	Proposed Board Fence

Symbols

Hydrant	Storm Grate Inlet
Water Valve	S.E.T.
Water Manhole	Sewer Manhole
Water Meter	Sewer Clean-Out
Phone Pedestal	Mail Box
Sign	Power Pole

Abbreviations

TP	Top of Pavement	ROW	Right of Way
TC	Top of Curb	W/	With
TG	Top of Ground	W/OUT	With Out
TW	Top of Walk	S.E.W.	Sloped End Treatment
TI	Top of Inlet	BM	Bench Mark
TR	Top of Wall	TBM	Temporary Bench Mark
FL	Flow Line	SY	Square Yard
EG	Existing Grade	LF	Linear Foot
PG	Proposed Grade	CO	Clean Out
TS	Top of Step	O.C.	On Center
Min	Minimum	O.C.E.W.	On Center Each Way
Max	Maximum	PSI	Pounds per Square Inch
N.T.S.	Not to Scale	PVC	Polyvinyl Chloride
PI	Point of Inflection	RCP	Reinforced Concrete Pipe
PT	Point of Tangency	PVMT	Pavement
PC	Point of Curvature	H	Horizontal
Sch	Schedule	V	Vertical

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
FOR:
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 11-Nov-26. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

DATE	11/3/2026
ISSUE	100% DESIGN DEVELOPMENT
PROJECT NUMBER	260201
DRAWN BY	CB

C1

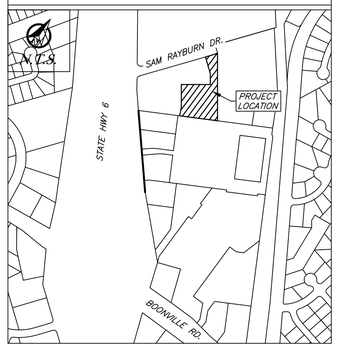
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Notes

Copyright c 2025 INVESTWELL ARCHITECTS, LLC drawings and specifications as instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

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

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 2412 Sam Rayburn Drive, Bryan, Brazos County, Texas.
2. The proposed building is a Type 3A, 5-story, hotel with 113 rooms with fire sprinklers totalling 15,394 SF, FF=324.13' & Height=70'-00".
3. The subject property is zoned Retail District (C-2) & the intended use is Hotel.
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

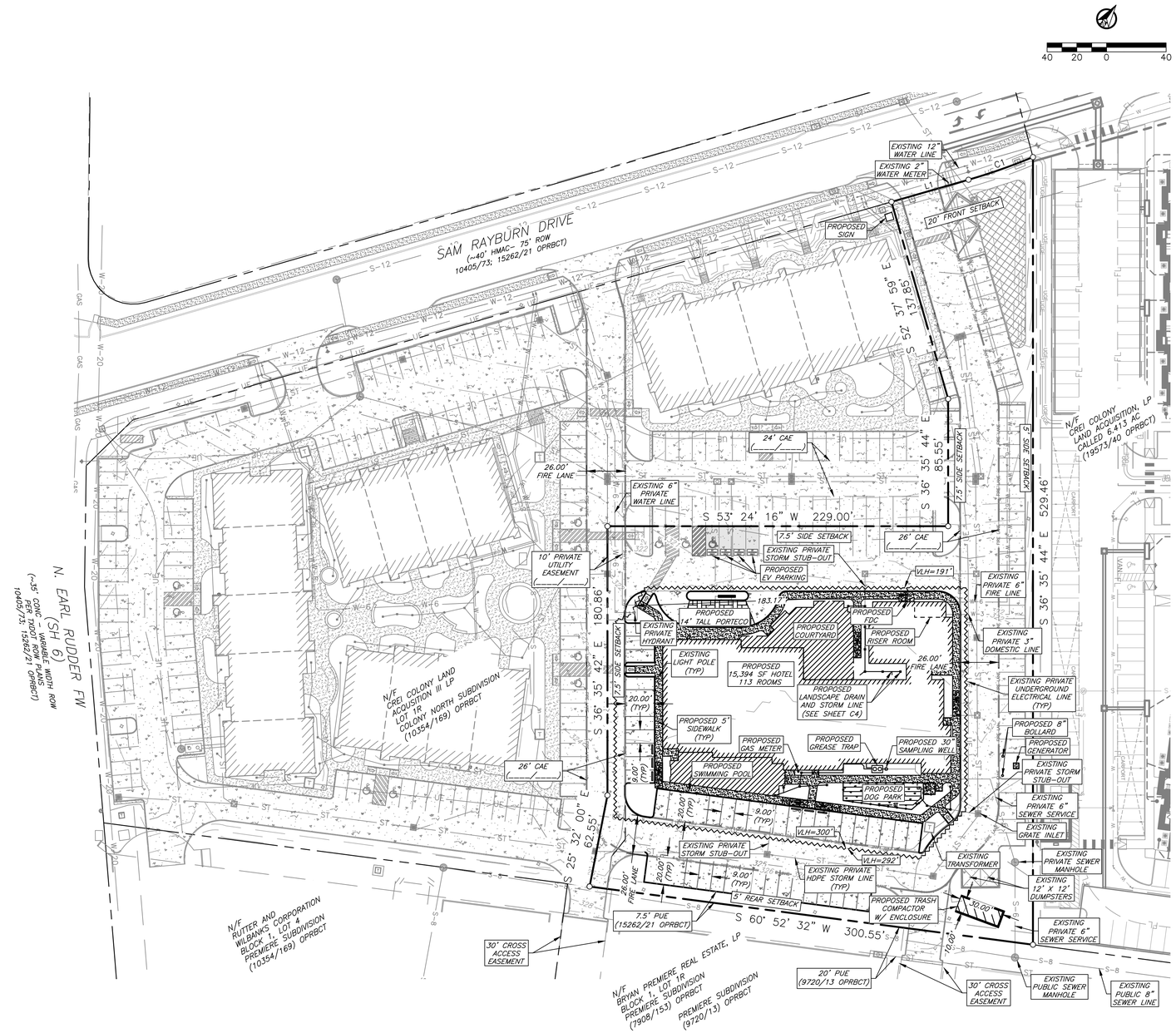
Total Provided Parking:

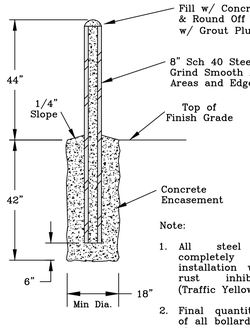
203 ... Existing Straight in Parking
3 ... Existing Parallel Parking
12 ... Existing ADA Parking
48 ... Proposed Straight in Parking
3 ... Proposed EV Parking
1 ... Proposed EV ADA Parking

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,

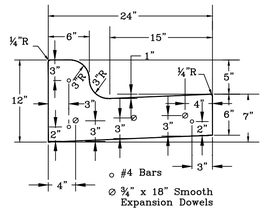




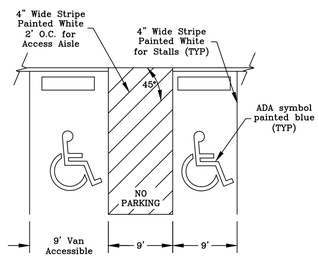
Typical Bollard Detail
N.T.S

Note:

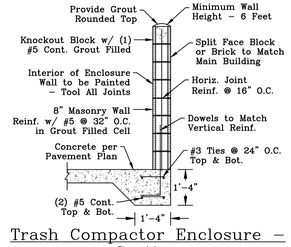
1. All steel must be completely painted after installation with zinc-rich rust inhibitive paint. (Traffic Yellow).
2. Final quantity & location of all bollards shall be per plans.



Raised Curb Detail
N.T.S.



ADA Pavement Markings
N.T.S



Trash Compactor 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

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
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BRYAN, TX. 77807

NO.	Revision Date	REVISIONS

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C2

Sheet Name

Site Plan

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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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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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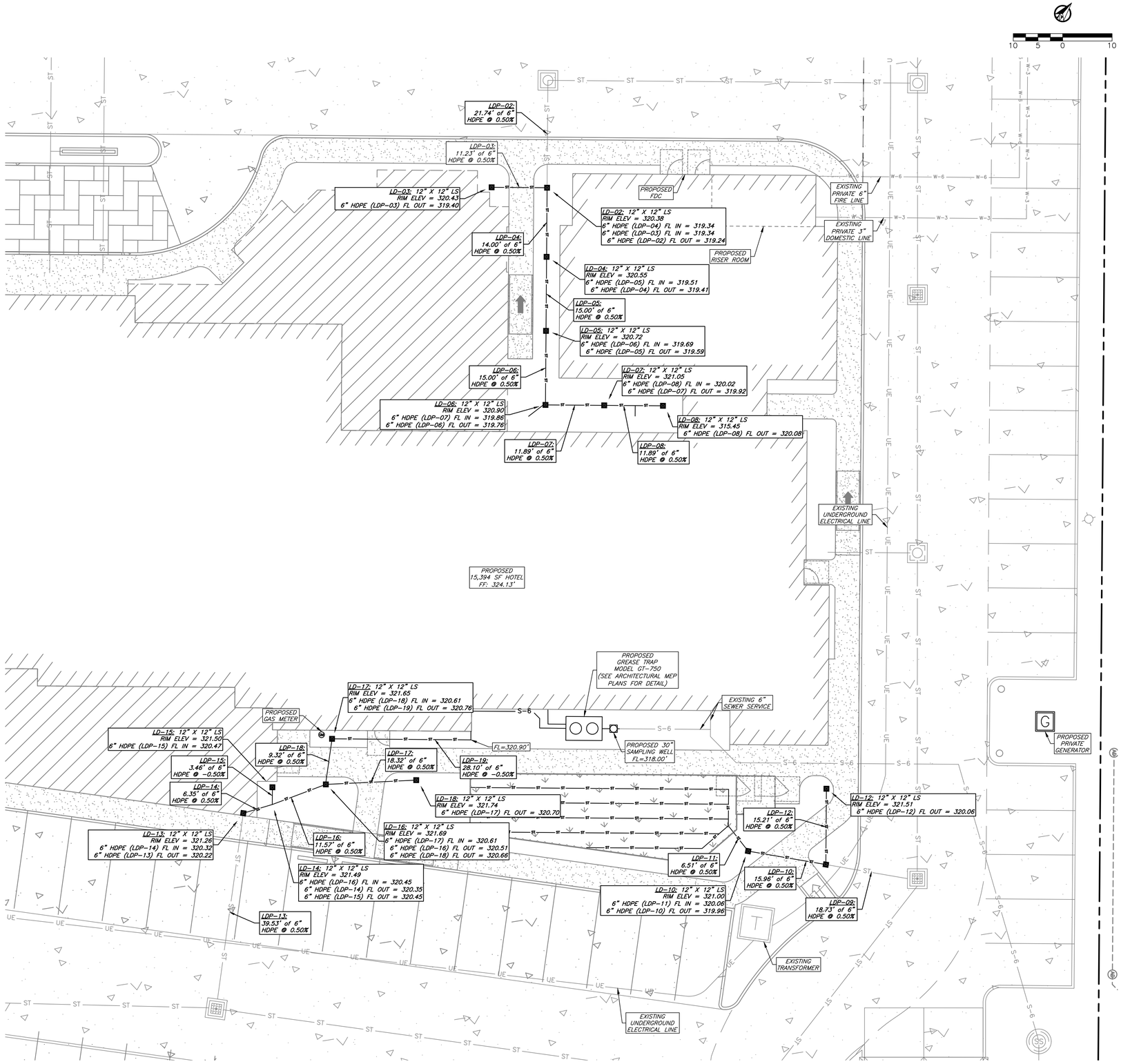
Erosion & Sedimentation Control Plan

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J4B Project #26-014

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,



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Utility Plan

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

Paving Notes:

1. All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 3,500 PSI. The maximum percentage of fly ash replacement of Portland cement shall be 20 percent by weight.
2. Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways. Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
3. Subgrade shall be stabilized per the "Subgrade Stabilization Table."
4. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
5. A sand leveling course under concrete pavement is NOT permitted.
6. Joint sealant material to be Sonneborn SL-1 or approved equal.
7. Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
8. Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
9. See Sheet C1-General Notes.

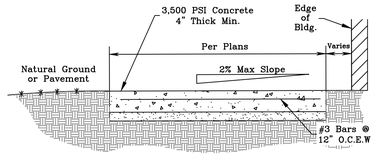
Subgrade Stabilization Table:

PI = Plasticity Index	LL = Liquid Limit
If PI >20 and LL <35, Then Lime Stabilize Subgrade	
If PI >15 and LL >36, Then Lime Stabilize Subgrade	
If PI <5, Then Cement Stabilize Subgrade	
Acceptable soils other than those defined by the limits above, do not require stabilization.	

PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	Lime

Grading Notes:

1. Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
2. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
3. ADA ramp slopes shall not exceed 1v:12h.
4. The topography shown is from field survey data.
5. Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
6. The contractor shall follow the general intent of the grading plans. minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. the proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
7. Refer to pavement plan for pavement construction details and notes.
8. The contractor shall salvage all topsoil and replace it on all disturbed areas. all parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
9. The contractor shall field verify and locate all existing utilities on site prior to demolition.
10. The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
11. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.

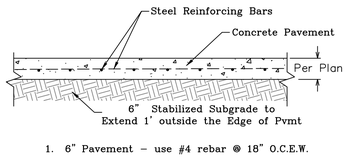


Note:

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

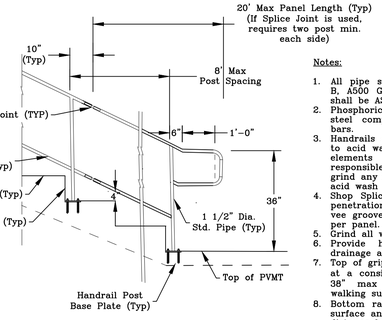
2. All Sidewals shall have a light broom finish.

Typical Sidewalk
N.T.S



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

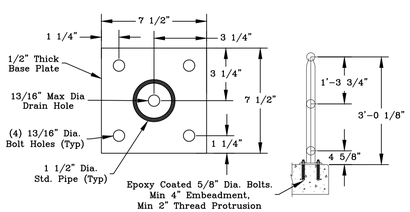
Typical Concrete Paving Section
N.T.S



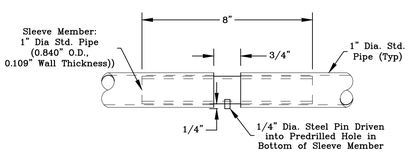
Notes:

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.

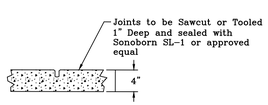
Pedestrian Handrail Detail
N.T.S.



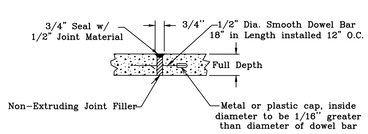
Base Plate Attachment
N.T.S.



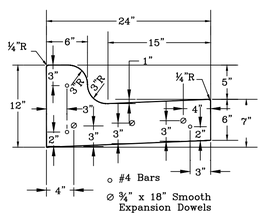
Handrail Splice Joint
N.T.S.



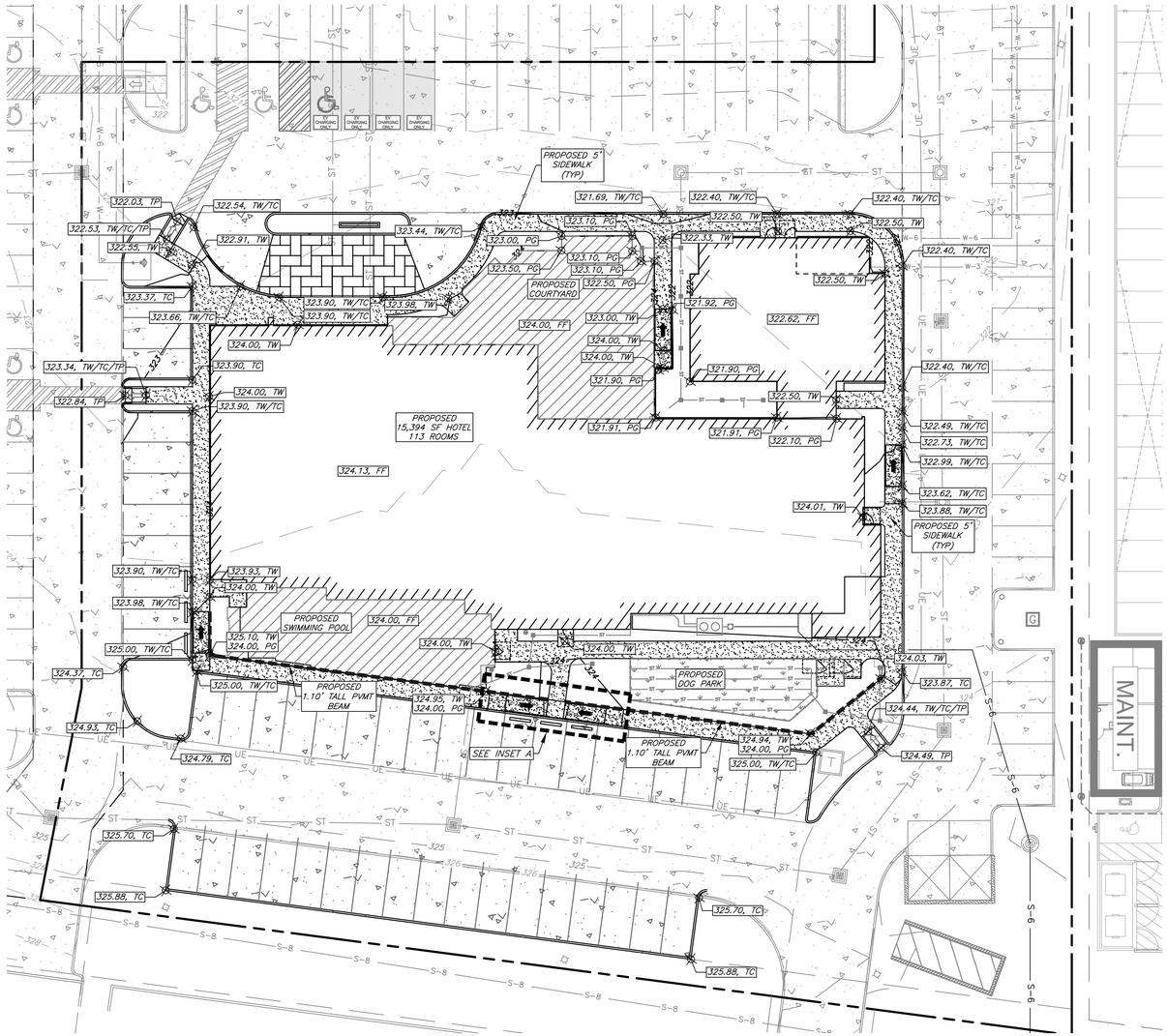
Contraction Joint Detail
N.T.S.

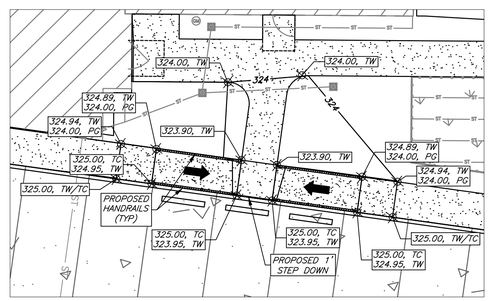


Expansion Joint Detail
N.T.S.



Raised Curb Detail
N.T.S.





Inset A
Scale: 1"=10'

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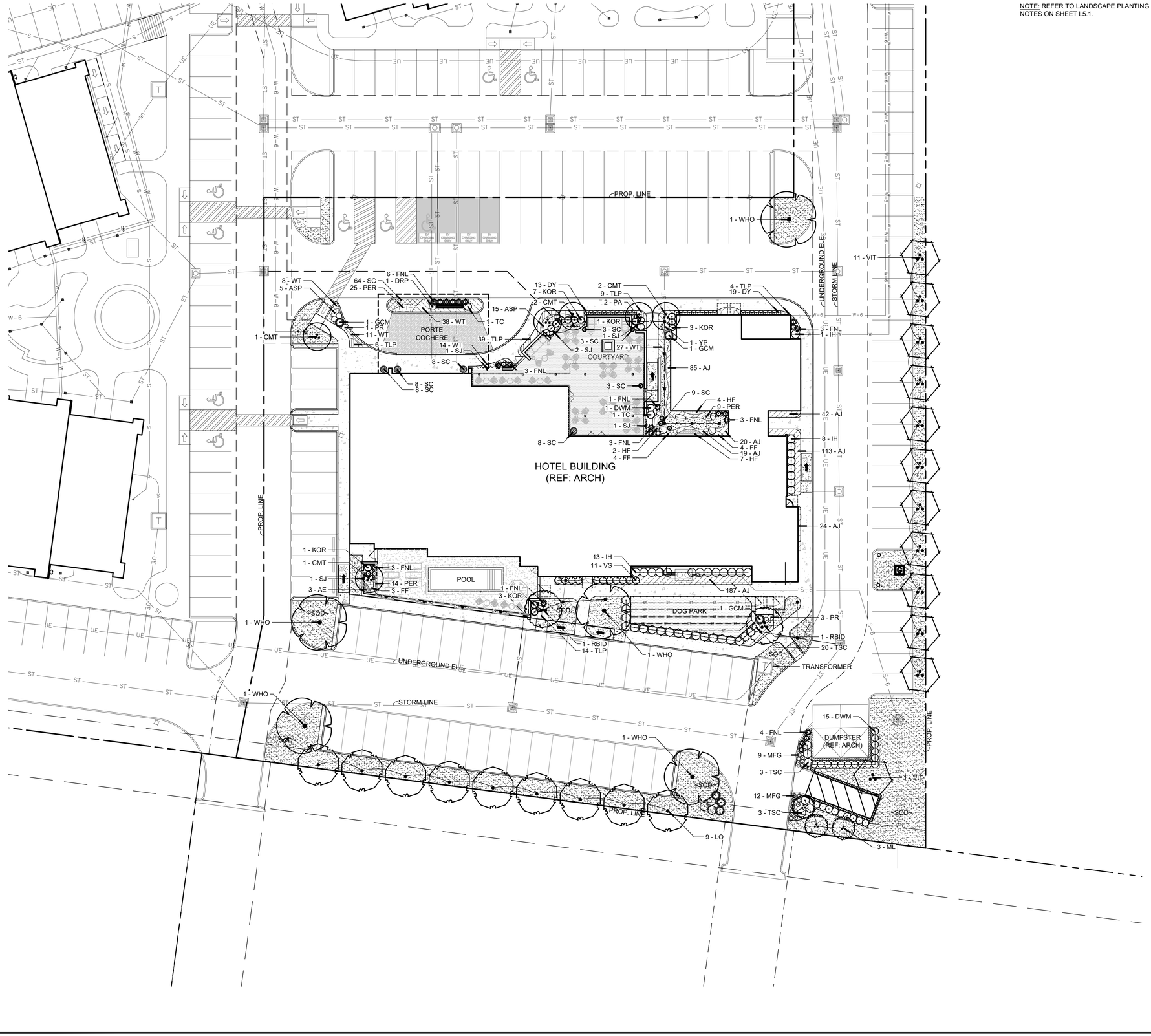
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PVMT & Grading Plan

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14E Project #26-014



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

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	LO	LIVE OAK
	WHO	WHITE OAK
ORNAMENTAL TREES		
	CMT	CORAL PINK CRAPE MYRTLE
	ML	TEXAS MOUNTAIN LAUREL
	RBID	DURAHEAT RIVER BIRCH
	VIT	VITEX
SHRUBS		
	DRP	PINK DRIFT ROSE
	DWM	DWARF WAX MYRTLE
	DY	DWARF YAUPON
	FNL	FORTNIGHT LILY
	IH	INDIAN HAWTHORN
	KOR	KNOCKOUT ROSE
	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
	MFG	MEXICAN FEATHER GRASS
VINE/ESPALIER		
	SJ	STAR JASMINE TRELLIS
GROUND COVERS		
	AE	CAST IRON PLANT
	AJ	ASIAN JASMINE
	ASP	AUTUMN SAGE - PINK
	FF	FOXTAIL FERN
	HF	HOLLY FERN
	PER	PERIWINKLE
	SC	SEASONAL COLOR
	TLNG	TRAILING LANTANA NEW GOLD
	TLP	TRAILING LANTANA PURPLE
	WT	ZEXMENIA
SOD/SEED		
	SOD	BERMUDA GRASS

NOTE:
REFER TO SHEET L5.1 FOR LANDSCAPE DESIGN COMPLIANCE WORKSHEET

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.

0 10 20 40
SCALE : 1" = 20'

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2	11/10/26	CITY COMMENTS

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Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 11/10/2026

DATE	11/10/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
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LANDSCAPE PLANTING PLAN

Sheet Name

L4.1

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Xrefs: ISSUE\A1 DWG REF\AL_SITE.DWG 26574_XPLNT.DWG CIVIL SITE.DWG 26574_XSITE.DWG HIGHDAL.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. Repair 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	6	LAGERSTROEMIA X `TUSCARORA` / CORAL PINK CRAPE MYRTLE	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	4-6` SPD.	MULTI-TRUNK, MIN. 3 CANES
ML	3	SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	4-6` SPD.	MULTI-TRUNK
RBID	2	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	5-6` SPD.	
VIT	12	VITEX AGNUS-CASTUS `ROSEA` / VITEX	30 GAL.	1.5" - 2" MULTI CAL.	8` HT.	5-6` SPD.	
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HT.	SPD.	REMARKS
SHRUBS							
DRP	1	ROSA X `MEIJOCOS` / PINK DRIFT ROSE	5 GAL.	36" O.C.	20-24" HT.	20-24" SPD.	
DWM	26	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	27	DIETES BICOLOR / FORTNIGHT LILY	5 GAL.	36" O.C.	30" HT.	24" SPD.	
IH	22	RHAPHIOLEPIS INDICA `PINKIE` / INDIAN HAWTHORN	5 GAL.	42" 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.	
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	2	MALVAVISCUS DRUMMONDII / TURK`S CAP	3 GAL.	42" O.C.	18-24" HT.	18-24" SPD.	
TSC	29	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	5 GAL.	48" O.C.	30" HT.	30" SPD.	
VS	11	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	6	MUHLENBERGIA CAPILLARIS `GULF COAST` / GULF COAST MUHLY	3 GAL.	48" O.C.	FULL		
MFG	21	STIPA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL.	24" O.C.	FULL		
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							
AE	3	ASPIDISTRA ELATIOR / CAST IRON PLANT	1 GAL.	24" O.C.			
AJ	490	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		
FF	11	ASPARAGUS AETHIOPICUS / FOXTAIL FERN	1 GAL.	24" O.C.	FULL		
HF	13	CYTOMIUM FALCATUM / HOLLY FERN	1 GAL.	24" O.C.	FULL		
PER	48	VINCA MAJOR / PERIWINKLE	4" POT	12" O.C.	FULL		
SC	114	(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	72	LANTANA MONTEVIDENSIS `PURPLE` / TRAILING LANTANA PURPLE	4" POT	18" O.C.	FULL		
WT	98	WEDELIA TEXANA / ZEXMENIA	4" POT	FULL	18" O.C.		
SOD/SEED							
SOD	6,905 SF	CYNODON DACTYLON / BERMUDA GRASS	SOLID SOD				VERIFY QUANTITIES ON SITE

LANDSCAPE DESIGN COMPLIANCE REVIEW SHEET

Project Size:

0.9 acres

39,080 square foot

15% landscape area required

Percent Landscape Area:

5,862 sf landscape area required

5,894 sf landscape area provided

CODE	QTY	UNIT	BOTANICAL / COMMON NAME	SF VALUE	TOTAL
TREES					
LO	9	ea	QUERCUS VIRGINIANA / LIVE OAK	200	1,800
WHO	4	ea	QUERCUS ALBA / WHITE OAK	200	800
ORNAMENTAL TREES					
CMT	1	ea	LAGERSTROEMIA X 'TUSCARORA' / CORAL PINK CRAPE MYRTLE	150	150
ML	3	ea	SOPHORA SECUNDIFLORA/ MOUN TAIN LAUREL	150	450
VIT	12	ea	VITEX AGNUS–CASTUS 'ROSEA' / VITEX	150	1,800
SHRUBS					
DRP	1	ea	ROSA X 'MEIJOCOS' / PINK DRIFT ROSE	10	10
DWM	25	ea	MYRICA CERIFERA 'PUMILA' / DWARF WAX MYRTLE	10	250
FNL	13	ea	DIETES BICOLOR / FORTNIGHT LILY	10	130
IH	9	ea	RHAPHIOLEPIS INDICA 'PINKIE' / INDIAN HAWTHORN	10	90
PR	3	ea	ROSMARINUS OFFICINALIS 'PROSTRATUS' / PROSTRATE ROSEMARY	10	–
TC	1	ea	MALVAVISCUS DRUMMONDII / TURK'S CAP	10	10
TSC	9	ea	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	10	90
GRASSES					
GCM	4	ea	MUHLENBERGIA CAPILLARIS 'GULF COAST' / GULF COAST MUHLY	10	40
MFG	21	ea		10	210
SOD/SEED					
SOD	6,424	sf	CYNODON DACTYLON / BERMUDA GRASS	100	64
			TOTAL AREA PROVIDED:		5,894

LANDSCAPE REQUIREMENT NOTES:

1) 15% OF DEVELOPED AREA.

2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES.

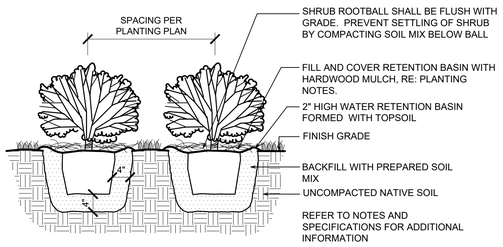
2,931.00 SF REQ. 4,106 SF PROVIDED

3) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY.

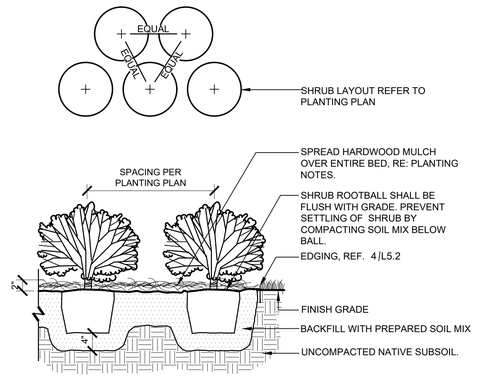
1,465.50 SF REQ. 2,600 SF PROVIDED

4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

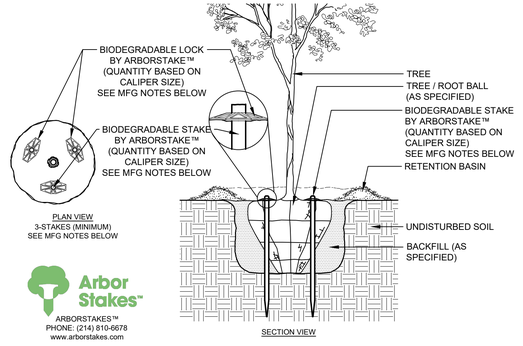
AUTOMATIC IRRIGATION WILL BE INSTALLED FOR THIS PROJECT.



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
2	11/10/26	CITY COMMENTS

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Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 11/10/2026

DATE	11/10/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANT SCHEDULE, COMPLIANCE WORKSHEET, NOTES & DETAILS

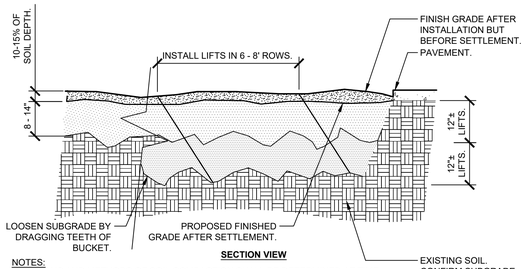
Sheet Name

L5.1

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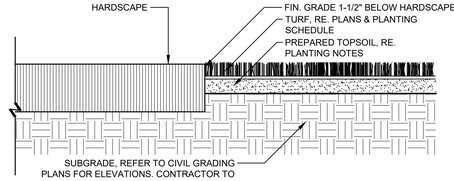
SECTION VIEW

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.

9 MODIFIED EXISTING SOIL - INSTALLED PLANTING MIX

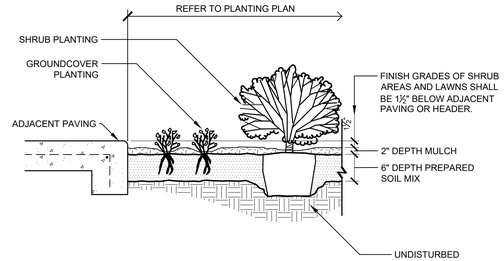
NOT TO SCALE

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 OF 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.



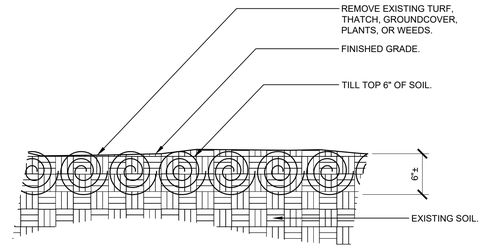
6 TURF EDGE AT HARDSCAPE

1" = 1'-0"



3 PLANTING BED EDGE AT HARDSCAPE

NOT TO SCALE

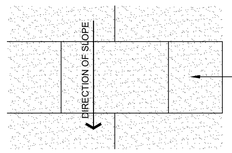


SECTION VIEW

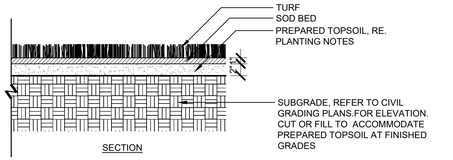
NOTES:
1- SEE PLANTING NOTES & SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

8 EXISTING SOIL - MINOR MODIFICATION

NOT TO SCALE



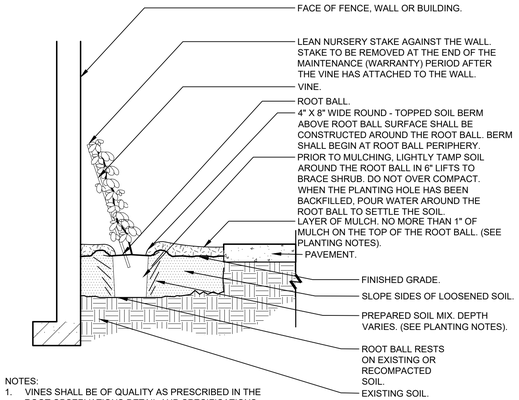
PLAN



SECTION

5 TYPICAL SOD PLANTING

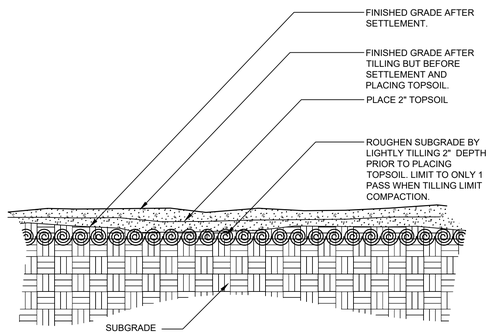
1" = 1'-0"



NOTES:
1. VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

2 VINE - MODIFIED SOIL

NOT TO SCALE

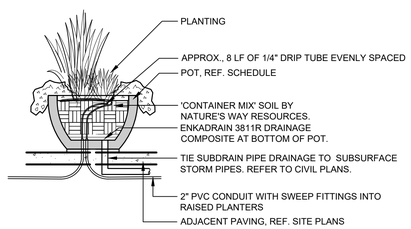


SECTION VIEW

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.

10 TOPSOIL PREPARATION AND PLACEMENT

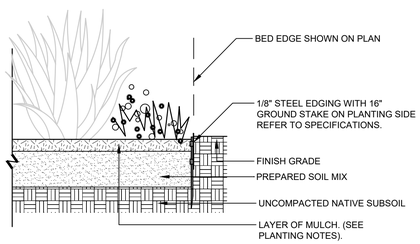
NOT TO SCALE



NOTE:
COORDINATE IRRIGATION AND DRAINAGE OF PLANTER POTS PRIOR TO INSTALLATION. ALL PLANTER CONNECTED TO EACH OTHER, AND TO SOFTSCAPE AREAS.

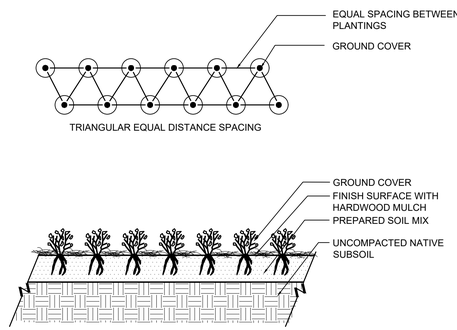
7 POT PLANTER SECTION - TYPICAL

1/2" = 1'-0"



4 TYPICAL STEEL EDGING

1" = 1'-0"



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

NO.	Revision Date	REVISIONS
1	08/29/25	CITY COMMENTS
2	11/10/26	CITY COMMENTS

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Landscape Architect: Kolby J. Davidson
TX License No. 2190
Date: 11/10/2026

DATE	11/10/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANTING DETAILS

Sheet Name

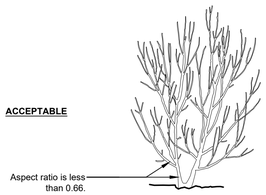
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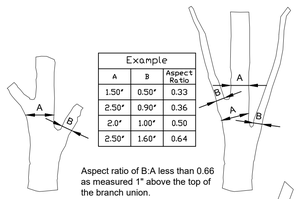
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November 10, 2026 4:28:33 p.m.
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Xrefs: 26574-APLNT-ESWC-XSPECIAL1.DWG; TTBK.DWG

ACCEPTABLE

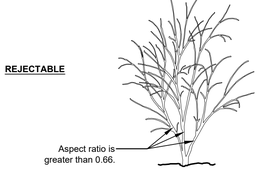


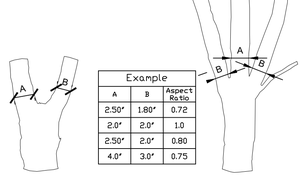


Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

Aspect ratio of B:A less than 0.66 as measured 1" above the top of the branch union.

REJECTABLE





Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

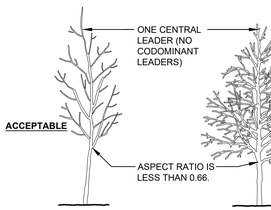
Aspect ratio of B:A greater than or equal to 0.66 as measured 1" above the top of the branch union.

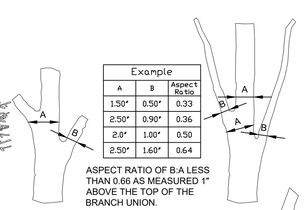
Notes:
1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.
2- Any tree not meeting the crown observations detail may be rejected.

4 CROWN OBSERVATION DETAIL - MULTI

NOT TO SCALE

ACCEPTABLE

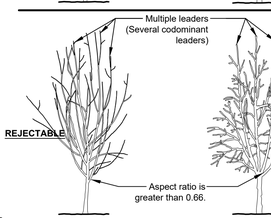


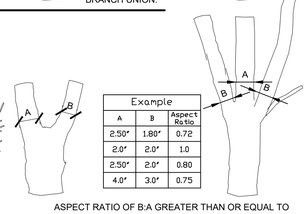


Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

ASPECT RATIO OF B:A LESS THAN 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

REJECTABLE





Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

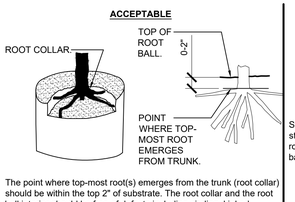
ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

NOTES:
1. Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (b) divided by the diameter of the trunk (a) as measured 1" above the top of the branch union.
2. Any tree not meeting the crown observations detail may be rejected.

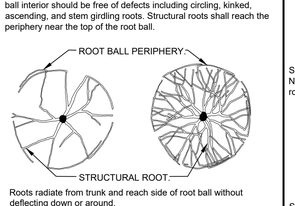
3 CROWN OBSERVATIONS - HIGH BRANCHED

1/4" = 1'-0"

ACCEPTABLE

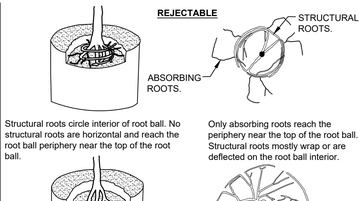


The point where top-most root(s) emerges from the trunk (root collar) should be within the top 2" of substrate. The root collar and the root ball interior should be free of defects including circling, kinked, ascending, and stem girdling roots. Structural roots shall reach the periphery near the top of the root ball.



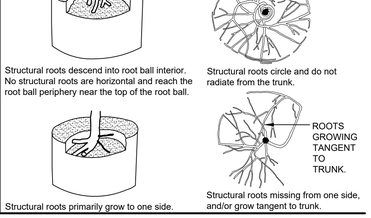
Roots radiate from trunk and reach side of root ball without deflecting down or around.

REJECTABLE



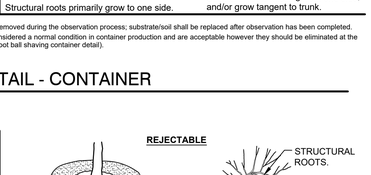
Structural roots circle interior of root ball. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Only absorbing roots reach the periphery near the top of the root ball. Structural roots mostly wrap or are deflected on the root ball interior.



Structural roots descend into root ball interior. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Structural roots circle and do not radiate from the trunk.



Structural roots primarily grow to one side.

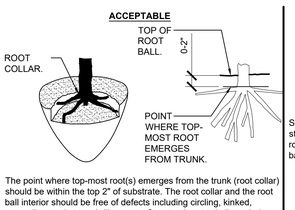
Structural roots missing from one side, and/or grow tangent to trunk.

Notes:
1- Observations of roots shall occur prior to acceptance. Roots and substrate may be removed during the observation process; substrate/soil shall be replaced after observation has been completed.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- See specifications for observation process and requirements.

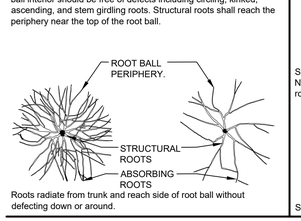
2 ROOT OBSERVATIONS DETAIL - CONTAINER

NOT TO SCALE

ACCEPTABLE

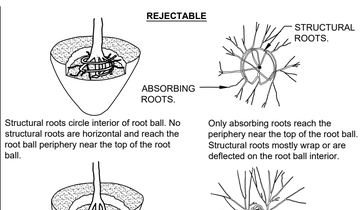


The point where top-most root(s) emerges from the trunk (root collar) should be within the top 2" of substrate. The root collar and the root ball interior should be free of defects including circling, kinked, ascending, and stem girdling roots. Structural roots shall reach the periphery near the top of the root ball.



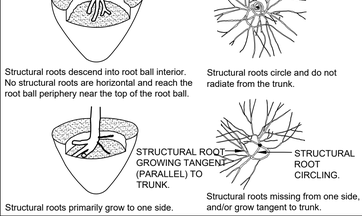
Roots radiate from trunk and reach side of root ball without defecting down or around.

REJECTABLE



Structural roots circle interior of root ball. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Only absorbing roots reach the periphery near the top of the root ball. Structural roots mostly wrap or are deflected on the root ball interior.



Structural roots descend into root ball interior. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Structural roots circle and do not radiate from the trunk.

Structural roots primarily grow to one side.

Structural roots missing from one side, and/or grow tangent to trunk.

Notes:
1- Observations of roots shall occur prior to acceptance. Roots and soil may be removed during the observation process; substrate/soil shall be replaced after the observations have been completed.
2- See specifications for observation process and requirements.

1 ROOT OBSERVATIONS DETAIL - BALLED AND BURLAPPED

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
2	11/10/26	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: 11/10/2026

DATE	11/10/2026
ISSUE	PRELIMINARY PERMIT
PROJECT NUMBER	260201 SA# 26574
DRAWN BY	KD

LANDSCAPE PLANTING DETAILS

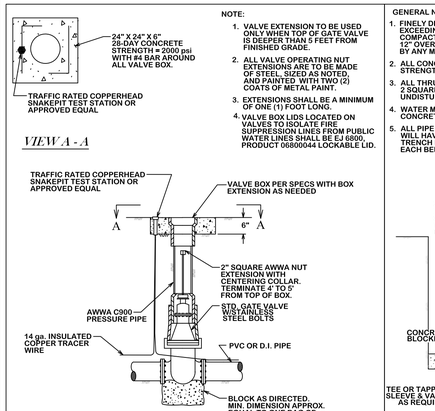
Sheet Name

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November 10, 2026 4:28:33 p.m.
Drawing: L:\26000-PROJECTS\26574 SPRINGHILL HWY002-PRODUCTION\04-CD\CADSHEET FILES\26574-PLNT-DET.DWG
Xrefs: 26574-XPLNT-DWG-HORIZ-ALL.DWG TTBK.DWG

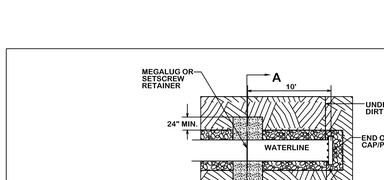


GATE VALVE & BOX

W1-00

NOTE:

1. VALVE EXTENSION TO BE USED ONLY WHEN TOP OF GATE VALVE IS DEEPER THAN 5 FEET FROM FINISHED GRADE.
2. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT.
3. EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG.
4. VALVE BOX LIDS LOCATED ON VALVES TO ISOLATE FIRE SUPPRESSION LINES FROM PUBLIC WATER LINES SHALL BE EJ 6800, PRODUCT 068000044 LOCKABLE LID.

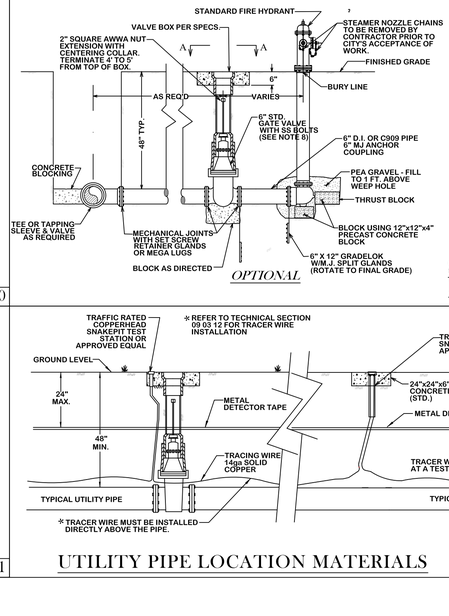


GATE VALVE EXTENSION

W1-01

GENERAL NOTES:

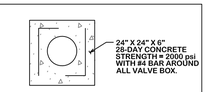
1. FINELY DIVIDED EARTH FREE OF ROCK, LUMPS AND CLODS EXCEEDING 6" SHALL BE PLACED BY HAND, AND COMPACTED AROUND THE CAST IRON PIPE TO A DEPTH OF 12" OVER THE TOP OF THE PIPE BEFORE BACKFILL IS BEGUN BY ANY MECHANICAL EQUIPMENT.
2. ALL CONCRETE BLOCKING SHALL BE - 28 DAY CONCRETE STRENGTH = 2000psi.
3. ALL THRUST BLOCKING SHALL PROVIDE A MINIMUM OF 2 SQUARE FEET OF BEARING AREA OF CONCRETE ON UNDISTURBED SOIL, OR AS DIRECTED BY THE ENGINEER.
4. WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.
5. ALL PIPE WILL BE LAID SO AS THE ENTIRE BARRELL WILL HAVE FULL BEARING ON THE FINE GRADED TRENCH BOTTOM. BELL HOLES SHALL BE CUT FOR EACH BELL AND FIRE HYDRANT.
6. ALL FITTING SHALL BE MECHANICL JOINTS UNLESS OTHERWISE DIRECTED.
7. HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET MEASURED FROM THE BACK OF CURB TO THE FACE OF THE STEAMER ON THE FIRE HYDRANT AND NO FURTHER THAN 15 FEET FROM BACK OF CURB
8. IF MAIN VALVE IS WITHIN 50 FEET OF FIRE HYDRANT THEN ASSEMBLY VALVE MAY BE OMITTED ON A DEAD END HYDRANT LEAD WITH NO ADDITIONAL CONNECTIONS.
9. HEIGHT OF FIRE HYDRANT MEASURED FROM THE STEAMER NOZZLE SHALL BE 18 TO 24 INCHES ABOVE NEAREST FINAL GRADE.
10. FIRE HYDRANTS SHALL COME EQUIPPED WITH STORZ QUARTER TURN PUMPER CONNECTIONS THAT ARE AN INTEGRAL PART OF THE FIRE HYDRANT, AND MUST BE FURNISHED BY THE MANUFACTURER, STORZ ADAPTERS WILL NOT BE ACCEPTED.

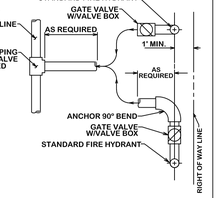


OPTIONAL

STANDARD FIRE HYDRANT ASSEMBLY

W1-02





FIRE HYDRANT LOCATION REALIGN AS NEEDED

UTILITY PIPE LOCATION MATERIALS

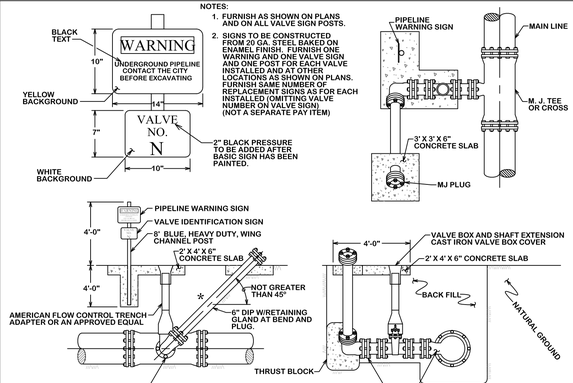
W1-03

END OF LINE BLOCKING

W3-00

NOTES:

1. FURNISH AS SHOWN ON PLANS AND ON ALL VALVE SIGN POSTS.
2. SIGNS TO BE CONSTRUCTED FROM 20 GA. STEEL BAKED ON ENAMEL FINISH. FURNISH ONE WARNING AND ONE VALVE SIGN AND ONE POST FOR EACH VALVE INSTALLED AND AT OTHER LOCATIONS AS SHOWN ON PLANS. FURNISH SAME NUMBER OF REPLACEMENT SIGNS AS FOR EACH INSTALLED (OMITTING VALVE NUMBER ON VALVE SIGN). (NOT A SEPARATE PAY ITEM)

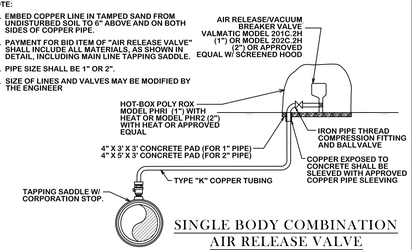


IN-LINE BLOW OFF ASSEMBLY

W3-01

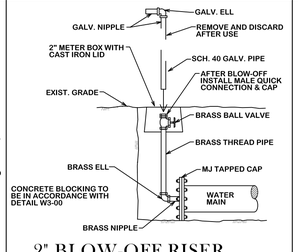
NOTE:

1. EMBED COPPER LINE IN TAMPED SAND FROM UNDISTURBED SOIL TO 6" ABOVE AND ON BOTH SIDES OF COPPER PIPE.
2. PAYMENT FOR BID ITEM OF "AIR RELEASE VALVE" SHALL INCLUDE ALL MATERIALS, AS SHOWN IN DETAIL, INCLUDING MAIN LINE TAPPING SADDLE.
3. PIPE SIZE SHALL BE 1" OR 2".
4. SIZE OF LINES AND VALVES MAY BE MODIFIED BY THE ENGINEER



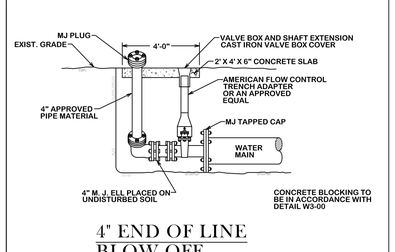
SINGLE BODY COMBINATION AIR RELEASE VALVE

W3-02



2" BLOW-OFF RISER

W3-03



4" END OF LINE BLOW-OFF

W3-04

THRUST BLOCK NOTES:

1. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 psi FOR 24" AND SMALLER INNER DIAMETER PIPE.
2. ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
3. CONCRETE FOR BLOCKING SHALL BE 2000 psi.
4. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
5. WATER MAIN SHALL NOT BE PRESSURIZED UNTIL ALL CONCRETE BLOCKING HAS REACHED 1500 psi.

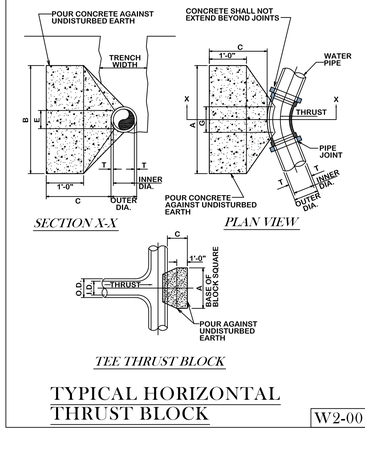
TEE SCHEDULE

ID (in)	THRUST (tons)	C (ft)	A (ft)	VOLUME (c.y.)
4,6,8	5.1	1.5	2.5	0.3
10,12	11.3	1.5	3.5	0.6

HORIZONTAL THRUST BLOCK SCHEDULE

BEND	SIZE	A (ft)	B (ft)	C (ft)	E (ft)	G (ft)	VOLUME (c.y.)
90°	6,8"	5.0	1.5	1.5	0.9	2.7	0.4
	10,12"	6.5	2.5	1.5	1.2	4.0	1.0
45°	6,8"	2.0	2.0	1.5	0.9	1.5	0.2
	10,12"	3.5	2.5	1.5	1.2	2.2	0.5
22.5°	6,8"	1.5	1.5	1.5	0.9	0.8	0.1
	10,12"	2.0	2.5	1.5	1.2	1.1	0.3
11.25°	6,8"	1.0	1.5	1.5	0.9	0.4	0.1
	10,12"	1.5	1.5	1.5	1.2	0.6	0.1

THRUST BLOCK DETAILS

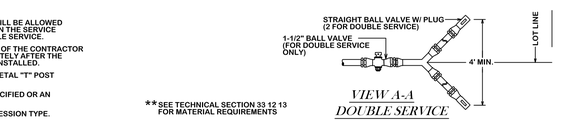


TYPICAL HORIZONTAL THRUST BLOCK

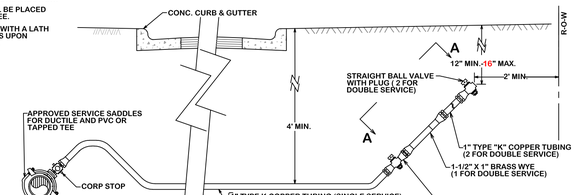
W2-00

NOTES:

1. NO SPLICES IN COPPER TUBING WILL BE ALLOWED FOR SINGLE SERVICE OR BETWEEN THE SERVICE SADDLE AND THE WYE FOR DOUBLE SERVICE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESSURE TEST LINE IMMEDIATELY AFTER THE STREET CROSSINGS HAVE BEEN INSTALLED.
3. MARK EACH SERVICE END WITH METAL "T" POST PAINTED BLUE.
4. MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
5. ALL CONNECTIONS TO BE COMPRESSION TYPE.
6. ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
7. METERS AND VALVE BOXES SHALL BE PLACED BY THE CITY UPON PAYMENT OF FEE.
8. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION F A RPLS UPON COMPLETION OF CONSTRUCTION.



** SEE TECHNICAL SECTION 33 12 13 FOR MATERIAL REQUIREMENTS

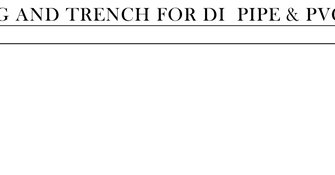


NEW WATER SERVICE

(SHORT AND LONG SIDE)

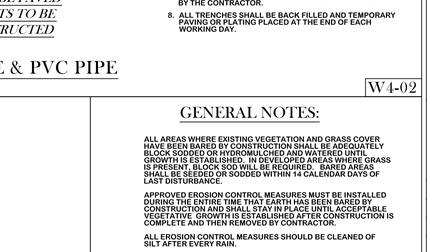
W2-01

STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CONSTRUCTED STD. (SEE DETAIL W4-02 - AR TASTO BE PAVED) OR EXCAVATED FLOWFILL (CTB) TO 90% MAXIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +4% WET OF OPTIMUM (SEE DETAIL W4-02 - NON-STRUCTURAL AREAS)



STRUCTURAL BACKFILL AREA

W2-02



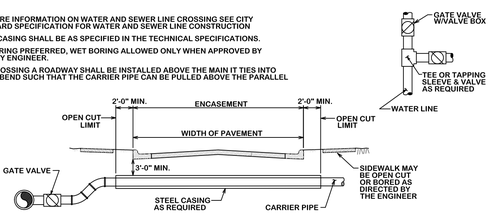
NOTE: CASING SPACERS 4-RUNNER MIN. (THRU 24" DIA CASING) OR 6-RUNNER MIN. (24"-42" DIA. CASING) STAINLESS STL. TYPE304; 5" WIDE BAND W/ POLYMER RUNNERS; CENTERED OR NON-CENTERED; CLEAR BELL, RESTRAINED FROM FLOTATION; INSULATED; "APS, INC., MOD SS18" OR "CASCADE"

CASING DETAIL

W2-03

NOTE:

1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING PREFERRED, WET BORING ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER.
4. PIPE CROSSING A ROADWAY SHALL BE INSTALLED ABOVE THE MAIN IT TIES INTO WITH A BEND SUCH THAT THE CARRIER PIPE CAN BE PULLED ABOVE THE PARALLEL MAIN.

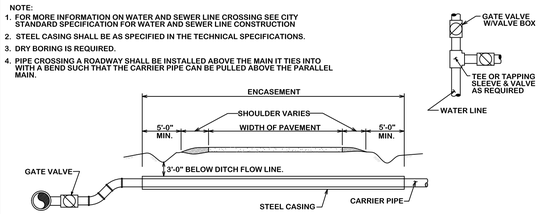


TYPICAL URBAN CITY STREET CROSSING

W4-00

NOTE:

1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING IS REQUIRED.
4. PIPE CROSSING A ROADWAY SHALL BE INSTALLED ABOVE THE MAIN IT TIES INTO WITH A BEND SUCH THAT THE CARRIER PIPE CAN BE PULLED ABOVE THE PARALLEL MAIN.



TYPICAL RURAL STREET CROSSING

W4-01

Ⓐ SELECT MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

Ⓑ GRANULAR MATERIAL

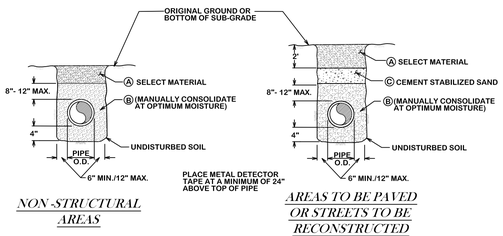
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO OR FORM A BALL WHEN PRESSED IN HAND.

Ⓒ CEMENT STABILIZED SAND

1-1/2" SACKS CEMENT/CY MINIMUM.
2 SACKS CEMENT/CY MINIMUM WHEN DISTANCE BETWEEN WATER LINES AND SANITARY LINES IS < 9FT



NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, STREETS OR TAILS FOW OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02); THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. *EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIAL DEPENDING ON EMEDIMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.*
3. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA STANDARDS FOR PVC PIPE.
4. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA C150/A21.50
5. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
6. RELATIVE COMPACTION SHALL BE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
7. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR.
8. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY.

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

W4-02

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

REVISIONS:

BRYAN - COLLEGE STATION STANDARD DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY:

DATE:

SCALE: NTS

APPROVED:

W1

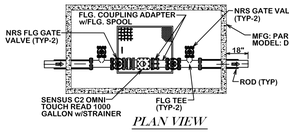
K.L.
APR 2024

W.P.K.

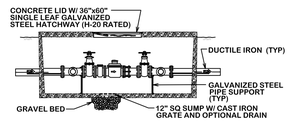
SPECIAL CONDITIONS

1. METER REGISTER SHALL BE NO DEEPER THAN 12 INCHES BELOW FINISHED GRADE.
2. FLOOR OF VAULT WILL BE A MINIMUM OF 6 INCHES FROM BOTTOM OF ANY PIPING APPARATUS OR METER WITHIN THE VAULT.
3. REINFORCED CONCRETE VAULT BASE (FLOOR) SHALL BE CONSTRUCTED USING A STANDARD FIVE SACK CONCRETE MIX AND REINFORCING COMPRISED OF #3 REBAR ON 12 INCH CENTERS WITH A MINIMUM BASE THICKNESS OF 6 INCHES.
4. SET SCREW RETAINER GLANDS SHALL BE INSTALLED AT EACH FITTING ON MECHANICAL JOINT PIPE.
5. VALVES SHALL MEET THE CITY SPECIFICATIONS FOR VALVES.
6. THERE SHALL BE NO PIPING UNDER THE FLOOR OF THE VAULT.

MODEL	SIZE	L1	W1	H1	WEIGHT LBS
DMC-CS3	3"	8'-8"	5'-0"	4'-6"	12,000
DMC-CS4	4"	8'-8"	5'-0"	4'-6"	12,000
DMC-CS6	6"	11'-0"	6'-0"	4'-9"	12,000



PLAN VIEW



ELEVATION VIEW

APPROVED 3" OR LARGER COMPOUND METERS, VAULTS, & MATERIALS

APPROVED METERS - SENSUS SRH (U. S. GALLONS)

APPROVED VAULTS - PARK DMC-BR PRE-CAST CONCRETE VAULT W/ ADEQUATE ACCESS AND VAULT DIMENSIONS FOR METER SELECTED

APPROVED MATERIALS - DUCTILE IRON PIPE WITH MECHANICAL JOINT. SET SCREW RETAINER GLANDS WILL BE BASED ON ALL M.J. FITTINGS.

ANY DEVIATIONS FROM THE ABOVE SPECIAL CONDITIONS OR APPROVED METERS, VAULTS OR MATERIALS MUST BE SUBMITTED TO THE DIVISION MANAGER, WATER SERVICES, 72 HOURS PRIOR TO ANTICIPATED DEVIATION.

CITY OF COLLEGE STATION
METER VAULT ASSEMBLY

W5-00

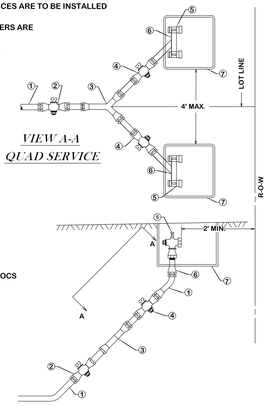
SPECIAL CONDITIONS

ALL CONNECTIONS SHALL BE PACK-JOINT COMPRESSION TYPE

ALL SERVICE EXTENSIONS/APPURTENANCES ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION

A MAXIMUM OF FOUR – 0.75" WATER METERS ARE ALLOWED FOR THIS CONFIGURATION

MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL



VIEW A-A
QUAD SERVICE

① Service tubing: Type K copper - soft - 2"
② Ford Ball Valve - B44-777-NL- 2"
③ Ford "Y" Branch - Y44-274-NL- 2" x 1" x 1"
④ Ford Ball Valve - B44-444-NL- 1"
⑤ Ford Angle Stop KV13-332W-NL - .75" x .75" Meter Nut Swivel
⑥ Ford 'U' Branch - U48-43-NL
⑦ Dual Concrete Meter Box - Provided by COCS

CITY OF COLLEGE STATION
QUAD SERVICE CONNECTION

W5-01

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-4-Q - 1"
③ Service tubing: Type K copper - soft - 1"
④ Ford male adapter - C84-44-Q - 1"
⑤ Meter box valve: 5 = Ford Angle Stop - BA-11-444W - 1" 5A = Ford Straight Stop - B11-444W - 1"
⑥ Brass bushing IPS - 1" x 3/4"
⑦ Meter nipple - C38-23-2.5 - 3/4"
⑧ Meter box and lid: Old Castle/Christy meter box and lid: - B09 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole

PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP-3/4"

W6-00

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-4-Q - 1"
③ Service tubing: Type K copper - soft - 1"
④ Ford male adapter - C84-44-Q - 1"
⑤ Meter box valve: 5 = Ford Angle Stop - BA-11-444W - 1" 5A = Ford Straight Stop - B11-444W - 1"
⑥ Meter nipple - C38-44-2-625 - 1"
⑦ Meter box and lid: Old Castle/Christy meter box and lid: - B12 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole

PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP - 1"

W6-01

PREFERRED METHOD

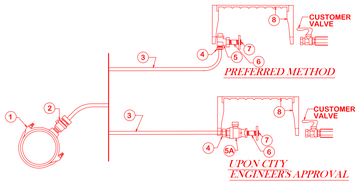
UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP-1-1/2"

W6-02

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-4-Q - 1"
③ Service tubing: Type K copper - soft - 1"
④ Brass nipple I.P.S. - 2"x3"
⑤ Meter Flange - CF31 - 77 - 2"
⑥ Meter box and lid: Old Castle/Christy meter box and lid: - B63 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole
⑦ Meter box valve: 5= Ford Angle Stop - BA -11-777W - 2" 5A = Ford Straight Stop - B11- 777W - 2"



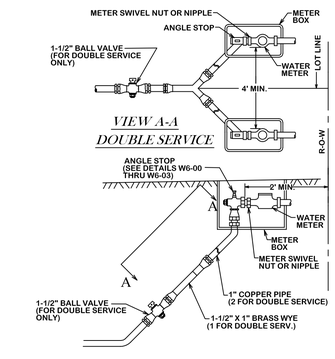
PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP - 2"

W6-03

METER NUT SIZE	FORD PART NO.
3/4" x 2.5" Long	C38-23-2-5
3/4" x 3" Long	C38-23-3
3/4" x 12" Long	C38-23-12
1" x 2.625" Long	C38-44-2-625
1" x 8.5" Long	C38-44-8-5
1-1/2" Meter Nipple	C38-66-2-875
1-1/2" Meter Bushing	BBIM-66
2" Meter Nipple	C38-77
2" Meter Bushing	BBIM-77



VIEW A-A
DOUBLE SERVICE

CITY OF BRYAN
WATER SERVICE RECONNECTION

W6-04

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-4- 1"
③ Service tubing: Type K copper - soft - 1"
④ Meter box valve: 4 = Ford Angle Stop - BA13-343W - 1" 4A = Ford Straight Stop - B11-444W - 1"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #36

PREFERRED METHOD

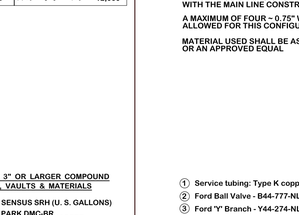
UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 3/4"

W7-00

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-4- 1"
③ Service tubing: Type K copper - soft - 1"
④ Meter box valve: 4 = Ford Angle Stop - BA-43-444W - 1" 4A = Ford Straight Stop - B11-444W - 1"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #36



PREFERRED METHOD

UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 1"

W7-01

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-6- 1-1/2"
③ Service tubing: Type K copper - soft - 1-1/2"
④ Meter box valve: 4 = Ford Angle Stop - FV-43-666W - 1-1/2" 4A = Ford Straight Stop - B11-666W - 1-1/2"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #65

PREFERRED METHOD

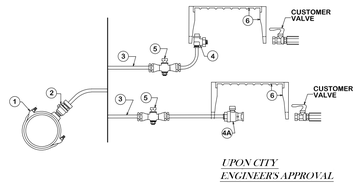
UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 1-1/2"

W7-02

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-7 (cc thread) - 2"
③ Service tubing: Type K copper - soft - 2"
④ Meter box valve: 4 = Ford Angle Stop - FV-43-777W - 2" 4A = Ford Straight Stop - B11-777W - 2"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #65



PREFERRED METHOD

UPON CITY ENGINEERS APPROVAL

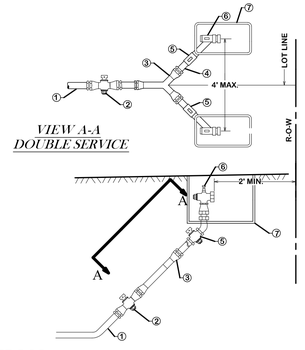
CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 2"

W7-03

NOTES:

- ALL CONNECTIONS TO BE COMPRESSION TYPE.
- MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
- ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.

① Service Tubing: Type K Copper - cu - soft - 1.50"
② Ford Ball Valve - B44-666-NL- 1.50"
③ Ford 'Y' Branch - Y44-264-NL- 1.50" x 1" x 1"
④ Service Tubing: Type K Copper - soft - 1"
⑤ Ford Ball Valve - B44-444-NL - 1"
⑥ Ford Angle Stop KV43-332W-NL - 1" x 0.75 Meter Nut Swivel
⑦ Concrete Meter Box - Provided by COCS



VIEW A-A
DOUBLE SERVICE

CITY OF COLLEGE STATION
DOUBLE WATER SERVICE RECONNECTION

W7-04

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

BRYAN - COLLEGE STATION STANDARD WATER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY:
DATE:
SCALE:
APPROVED:

W2

K.L.
APR 2024
N T S
W.P.K.