SITE PLAN FOR

C.C. CREATIONS LEGACY CAMPUS

619 CAPITOL PARKWAY
BRYAN, TX 77807

LOCATION MAP
NTS

N

INDEX OF DRAWINGS	
DRAWING NO.	DESCRIPTION
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
C1.2	SITE PLAN
C1.3	SITE PLAN
C1.4	DETAILS
L1.1	TREE PROTECTION AND DISPOSITION PLAN
L1.2	LANDSCAPE PLAN
L2.1	IRRIGATION PLAN

OWNER: LAWSON PROPERTIES V

NAME: LAWSON PROPERTIES V
CONTACT: KENNY LAWSON
ADDRESS: 1800 SHILOH AVE, TX 77803
TELEPHONE: (979) 220-4050
EMAIL: K.LAWSON@CCCREATIONSUSA.COM

PREPARED BY:

GESSNER ENGINEERING

PLAN | DESIGN | VERIFY

GESSNER ENGINEERING
Corporate Office
401 W 26th St
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com
FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

BRYAN	979.680.8840
BRENHAM	979.836.6855
FORT WORTH	817.405.0774
SAN ANTONIO	210.556.4124
GEORGETOWN	512.930.5832

FOR CONSTRUCTION

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER

4/20/2022
DATE

21034
2022-06-02

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

N

0 40 80 120
SCALE: 1"= 40'

PROJECT BENCHMARK:

BENCHMARK 1: BM1
SQUARE X SET IN CONCRETE ON THE WEST SIDE OR CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER

ELEVATION = 295.74

BENCHMARK 2: BM2
SQUARE X SET IN CONCRETE ON THE NORTH SIDE OF PHIL GRAMM BLVD. LOCATED APPROXIMATELY 3.5 FEET SOUTHWEST OF A STORM MANHOLE AND APPROXIMATELY 45 FEET WEST OF LIGHT POLE

ELEVATION: 300.07

SEE SHEET C101

SEE SHEET C102

SEE SHEET C103

MATCHLINE 1

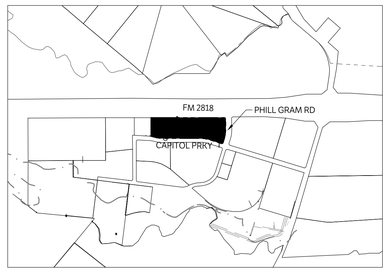
MATCHLINE 2

N HARVEY MITCHELL PKWY

CAPITOL PKWY

CAPITOL PARKWAY (80' R.O.W.) REPLAT

PROPOSED 2-STORY BUILDING
171,556 SF
FFE = 302.00'



VICINITY MAP
NTS

OWNER: LAWSON PROPERTIES V

ADDRESS: LAWSON PROPERTIES V
1800 SHILOH AVENUE
BRYAN, TEXAS 77803

ZONING: PD
PLANNED DEVELOPMENT DISTRICT

CONTACT INFORMATION:
KENNY LAWSON
CEO
EMAIL: K.LAWSON@CCCREATIONSUSA.COM
PHONE: (979) 220-4050

LEGAL DESCRIPTION:
BRYAN INDUSTRIAL PARK
PHASE II
LOT 1R, BLOCK 6

TOTAL SITE AREA:
10.54 ACRES

SITE PLAN NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE. ALL SITE SIGNAGE TO BE PERMITTED SEPARATELY.
3. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.
4. 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
5. 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 THE CITY OF BRYAN OR CITY PERMITTED CONTRACTOR(S) ONLY.
6. CONCRETE WASHOUT AREAS(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.
7. ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
8. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
9. IRRIGATION SYSTEM (TO BE INSTALLED AND DESIGNED BY OTHERS) WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED.
10. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
11. SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
12. METERS TO BE IN A VAULT AND TOUCH-READ. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
13. FIRE SUPPRESSION LINE VALVES SHALL HAVE A LOCKABLE LID TO BE AMP OR USA LL562 LOCKING LID. ALTERNATE LOCKING LIDS SHALL BE APPROVED BY COLLEGE STATION UTILITIES DIRECTOR.
14. ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
15. EXTERIOR BUILDING & SITE LIGHTNING WILL MEET THE STANDARDS OF SECTION 7.11 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
16. ALL SIGNAGE WILL BE PERMITTED SEPARATELY IN CONFORMANCE WITH BRYAN CODE OF ORDINANCES CHAPTER 98.
17. SITE IS NOT IN 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0185E, EFF. 5/16/2012
18. 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 PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
19. SOLID WASTE NOT BY CITY SERVICES. FLANKING SCREEN WALL TO BE 6' HIGH. NO ENCLOSURE PROPOSED DUE TO SERVICEABILITY OF TRASH COMPACTOR, DUMPSETER, AND DOCK FACILITIES.

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	INDUSTRIAL		
NO. OF STORIES: 2	BUILDING SF: 171,556	BUILDING HEIGHT: 40' Above FFE	BUILDING TYPE: IIB
BUILDING SPRINKLER SYSTEM:	YES		
FIRM MAP NO:	48041C0185E (Not located in 100 year floodplain or floodway)		

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	150 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	37.5 GPM	
Max. Sewer Load	104,760 GPD	(Based on 16 hour day usage)
Fire Flow Requirement	8000 GPM	(Based on Fire Code Tables B105.1)
25% Reduced Fire Flow Requirement	2000 GPM	(Based on Fire Code Tables B105.1)

PARKING TABULATION	
TOTAL SF REQUIREMENT:	1/1000 SF
TOTAL PARKING REQUIRED:	172 SPACES
TOTAL PARKING PROVIDED:	**371 SPACES (357 STD, 14 HC)**

LEGEND

- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED BUILDING
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 340 EXISTING CONTOURS
- (340) PROPOSED CONTOURS

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	89°47'07"	25.00'	39.13'	S 47°34'39" W
C2	17°17'05"	450.00'	135.75'	N 78°45'43" W
C3	90°19'29"	25.00'	39.41'	N 25°17'28" W
C4	17°45'51"	541.07'	167.73'	N 11°00'35" E
C5	14°02'03"	460.00'	112.67'	N 9°30'58" E

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.487.3400
www.energyarch.com

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
401 W. 26th Street,
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com

FIRM REGISTRATION NUMBER: TBPE F-7451, TBPLSF-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
3	6/01/2022	ISSUED FOR CONSTRUCTION (ASI-01)
1	4/29/2022	ADDENDUM 1
0	4/1/2022	INITIAL ISSUE

EA PROJECT NUMBER: 21034
GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JA

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER
4/29/2022

OVERALL SITE PLAN

C1.0

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

0 20 40 60
SCALE: 1"= 20'

PROJECT BENCHMARK:

BENCHMARK 1: BM1
SQUARE X SET IN CONCRETE ON THE WEST SIDE OR CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER

ELEVATION = 295.74

BENCHMARK 2: BM2
SQUARE X SET IN CONCRETE ON THE NORTH SIDE OF PHIL GRAMM BLVD. LOCATED APPROXIMATELY 3.5 FEET SOUTHWEST OF A STORM MANHOLE AND APPROXIMATELY 45 FEET WEST OF LIGHT POLE

ELEVATION: 300.07

LEGEND
- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED BUILDING
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 340 EXISTING CONTOURS
- 340 PROPOSED CONTOURS

EX. DITCH
EX. PROPERTY LINE
EX. 12" PUBLIC WATER LINE
MATCHLINE 1
EX. FIRE HYDRANT
PROP. 6" CURB
PROP. STORM GRATE (TYP.)
PROP. RISERS
RISERS
PROP. RETAINING WALL
PROP. LOADING RAMP
PROP. STORM LINE (TYP.)
PROP. WHEELSTOP, TYP.
PROP. ADA PARKING, TYP.
EX. ELECTRICAL TRANFORMER
EX. WATER VALVE
PROP. SIDEWALK
PROP. SOLID WASTE CONTAINERS (SEE NOTE 19 ON SHEET C1.0)
PROP. WALL
PROP. 30' DRIVEWAY
PROP. FIRE HYDRANT (BY CITY OF BRYAN)
EX. SANITARY MANHOLE
PROP. 4" SANITARY SEWER LINE
TEMPORARY CONSTRUCTION ENTRANCE
PROP. ADA RAMP
CONNECT TO EX. CURB INLET W/ CAST IN PLACE EXTENSION (REF. SHEET C 1.4 FOR INLET MODIFICATION DETAIL)
PROP. 5'X5' I.D. PUBLIC JUNCTION BOX
PROP. PUBLIC 4'X2' BOX STORM SEWER
EX. 48" STORM PIPE
EX. LIGHT POLE
EX. STORM SEWER MANHOLE
EX. 8" PUBLIC WATER LINE
CAPITOL PKWY
505.4'
20.0' P.U.E. PER PLAT
20.0' P.U.E. VOL. 652, PG. 139
25.00' B.L. VOL. 652 PG 139
LOT 5, BLOCK SIX BRYAN INDUSTRIAL PARK PHASE II VOL. 847, PG. 403 O.P.R.B.C.T.
FF LANDLORD #4, LLC DOCUMENT NO. 010103365 O.P.R.B.C.T.
S 87°22'00" E - 316.15'

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.487.3400
www.energyarch.com

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
401 W. 26th Street,
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com

FIRM REGISTRATION NUMBER: TBPE F-7451, TBPLSF-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

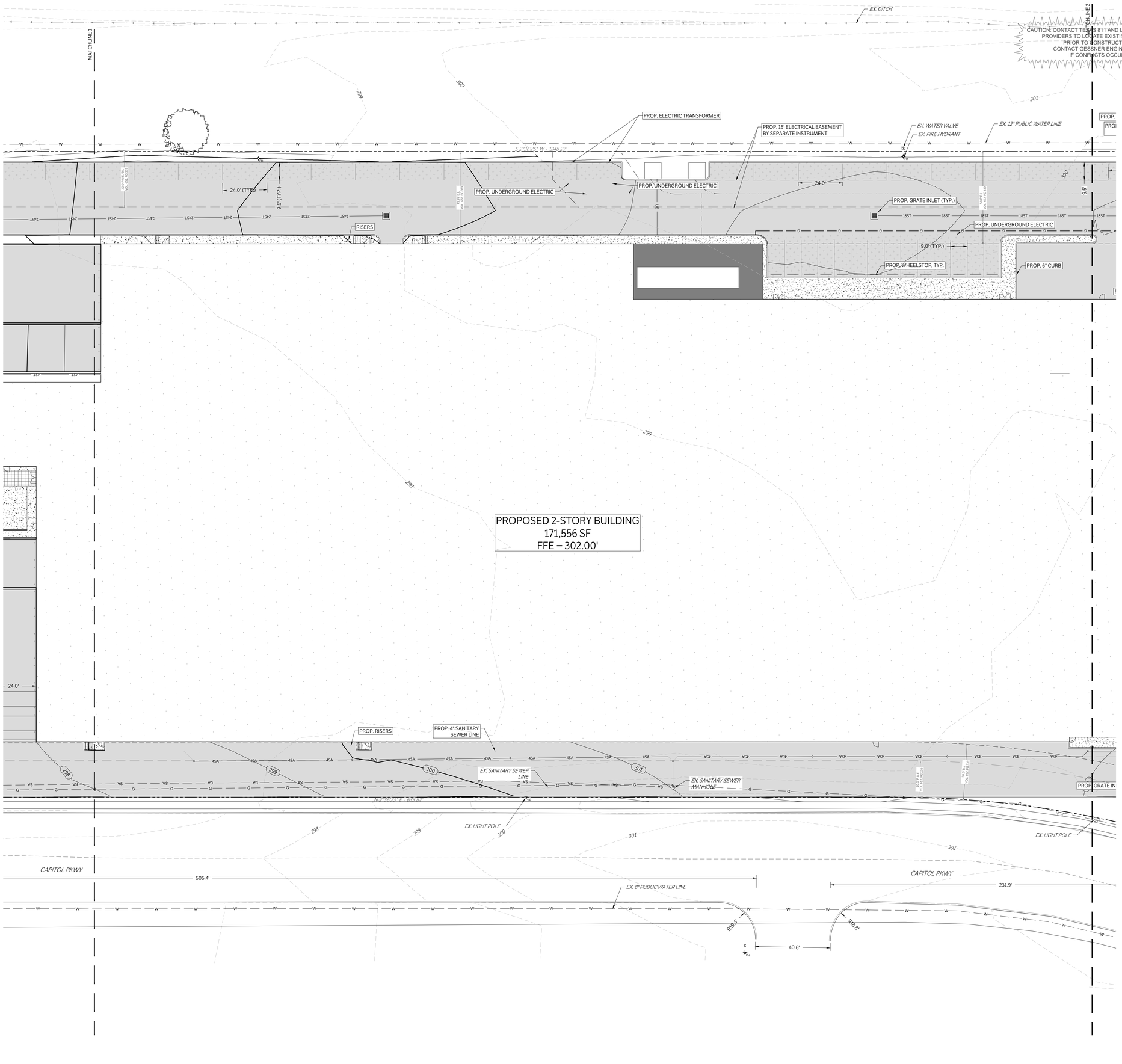
REV	DATE	DESCRIPTION
3	6/01/2022	ISSUED FOR CONSTRUCTION (ASI-01)
1	4/29/2022	ADDENDUM 1
0	4/1/2022	INITIAL ISSUE

EA PROJECT NUMBER: 21034
GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JA

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER
4/29/2022

SITE PLAN

C1.1



N

0 20 40 60

SCALE: 1"= 20'

PROJECT BENCHMARK:

BENCHMARK 1: BM1
SQUARE X SET IN CONCRETE ON THE WEST SIDE OR CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER

ELEVATION = 295.74

BENCHMARK 2: BM2
SQUARE X SET IN CONCRETE ON THE NORTH SIDE OF PHIL GRAMM BLVD. LOCATED APPROXIMATELY 3.5 FEET SOUTHWEST OF A STORM MANHOLE AND APPROXIMATELY 45 FEET WEST OF LIGHT POLE

ELEVATION: 300.07

LEGEND

- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED BUILDING
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 340 EXISTING CONTOURS
- (340) PROPOSED CONTOURS

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.487.3400
www.energyarch.com

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
401 W. 26th Street,
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLSF-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
3	6/01/2022	ISSUED FOR CONSTRUCTION (ASI-01)
1	4/29/2022	ADDENDUM 1
0	4/1/2022	INITIAL ISSUE

EA PROJECT NUMBER: 21034
GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JA

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER
4/29/2022

SITE PLAN

C1.2

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

N

0 20 40 60
SCALE: 1"= 20'

PROJECT BENCHMARK:

BENCHMARK 1: BM1
SQUARE X SET IN CONCRETE ON THE WEST SIDE OR CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER

ELEVATION = 295.74

BENCHMARK 2: BM2
SQUARE X SET IN CONCRETE ON THE NORTH SIDE OF PHIL GRAMM BLVD. LOCATED APPROXIMATELY 3.5 FEET SOUTHWEST OF A STORM MANHOLE AND APPROXIMATELY 45 FEET WEST OF LIGHT POLE

ELEVATION: 300.07

LEGEND

- PROPOSED 7" CONCRETE PAVEMENT
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED BRICK PAVERS
- PROPOSED BUILDING
- EXISTING PAVEMENT EDGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 340 EXISTING CONTOURS
- (340) PROPOSED CONTOURS

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.487.3400
www.energyarch.com

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
401 W. 26th Street,
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com

FIRM REGISTRATION NUMBER: TBPE F-7451, TBPLSF-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

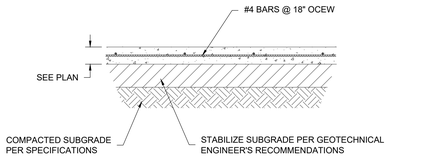
REV	DATE	DESCRIPTION
3	6/01/2022	ISSUED FOR CONSTRUCTION (ASI-01)
1	4/29/2022	ADDENDUM 1
0	4/1/2022	INITIAL ISSUE

EA PROJECT NUMBER: 21034
GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JA

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER
4/29/2022

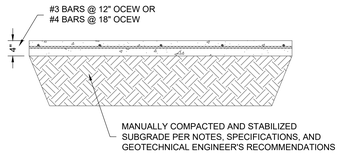
SITE PLAN

C1.3



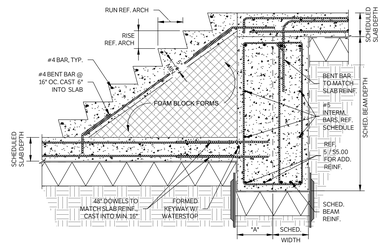
NOTES:
1. SEE PLAN FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.
2. DEPTH OF STABILIZATION SHALL BE A MINIMUM OF 6 INCHES OR BASED ON GEOTECHNICAL RECOMMENDATIONS SUBGRADE CONDITIONS.
3. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.

CONCRETE PAVEMENT
NTS

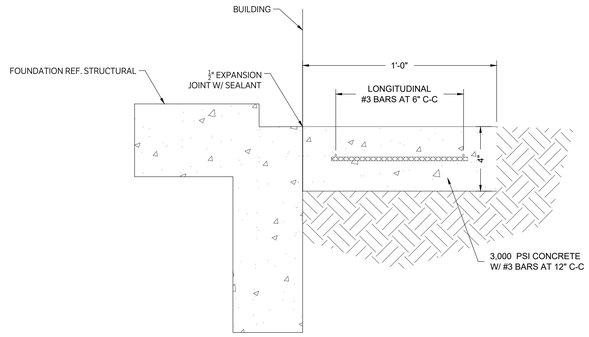


NOTES:
1. DEPTH OF STABILIZATION SHALL BE PER NOTES AND SPECIFICATIONS.
2. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.
3. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.
4. SEAL ALL EXPANSION JOINTS WITH SEAL CAP AND CONTROL JOINTS WITH SELF LEVELING JOINT SEALANT MATERIAL PER SPECIFICATIONS. USE SELF LEVELING JOINT SEALANT ADJACENT TO EXISTING PAVEMENT.

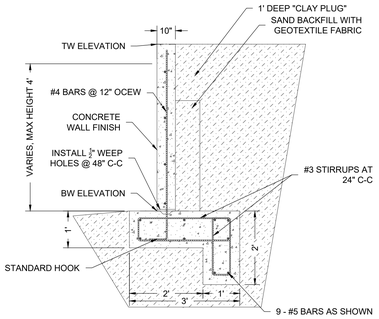
SIDEWALK SECTION
NTS



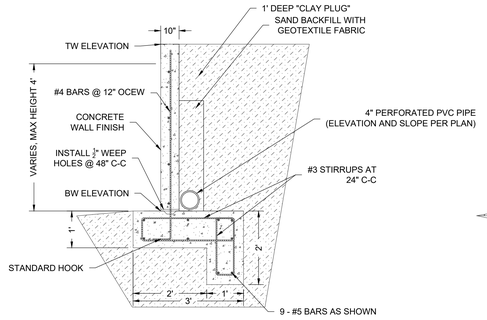
SITE STAIR SECTION
NTS



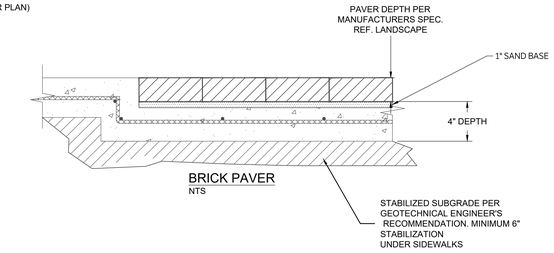
CONCRETE MOW STRIP
NTS



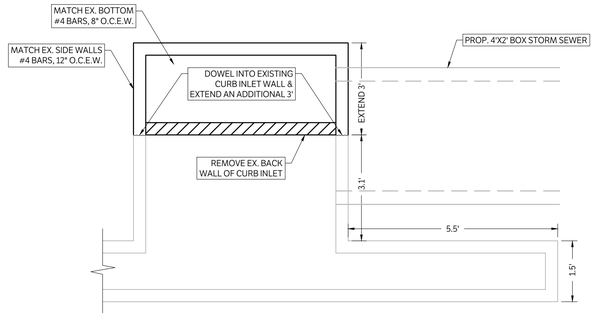
RETAINING WALL SECTION
NTS



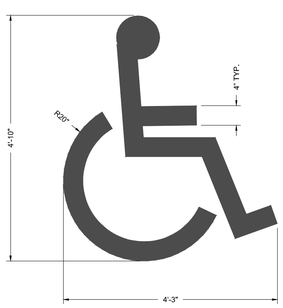
LANDSCAPE PLANTER RETAINING WALL SECTION WITH BACK OF WALL DRAIN
NTS

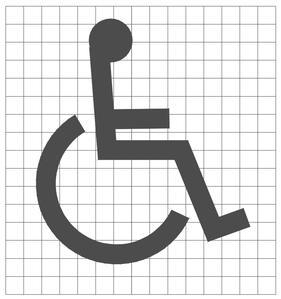


BRICK PAVER
NTS



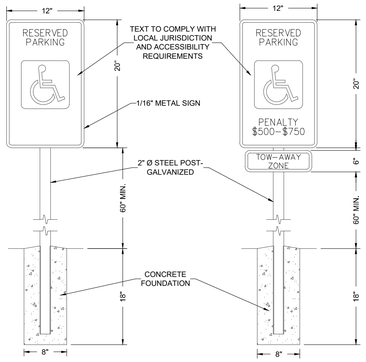
EXISTING CURB INLET EXTENSION
NTS





PROPORTIONING GUIDE

ACCESSIBLE PARKING SYMBOL
NTS



ADA PARKING SIGN
NTS

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.487.3400
www.energyarch.com

GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
401 W. 26th Street,
Suite 3
Bryan, Texas 77803
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLSF-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

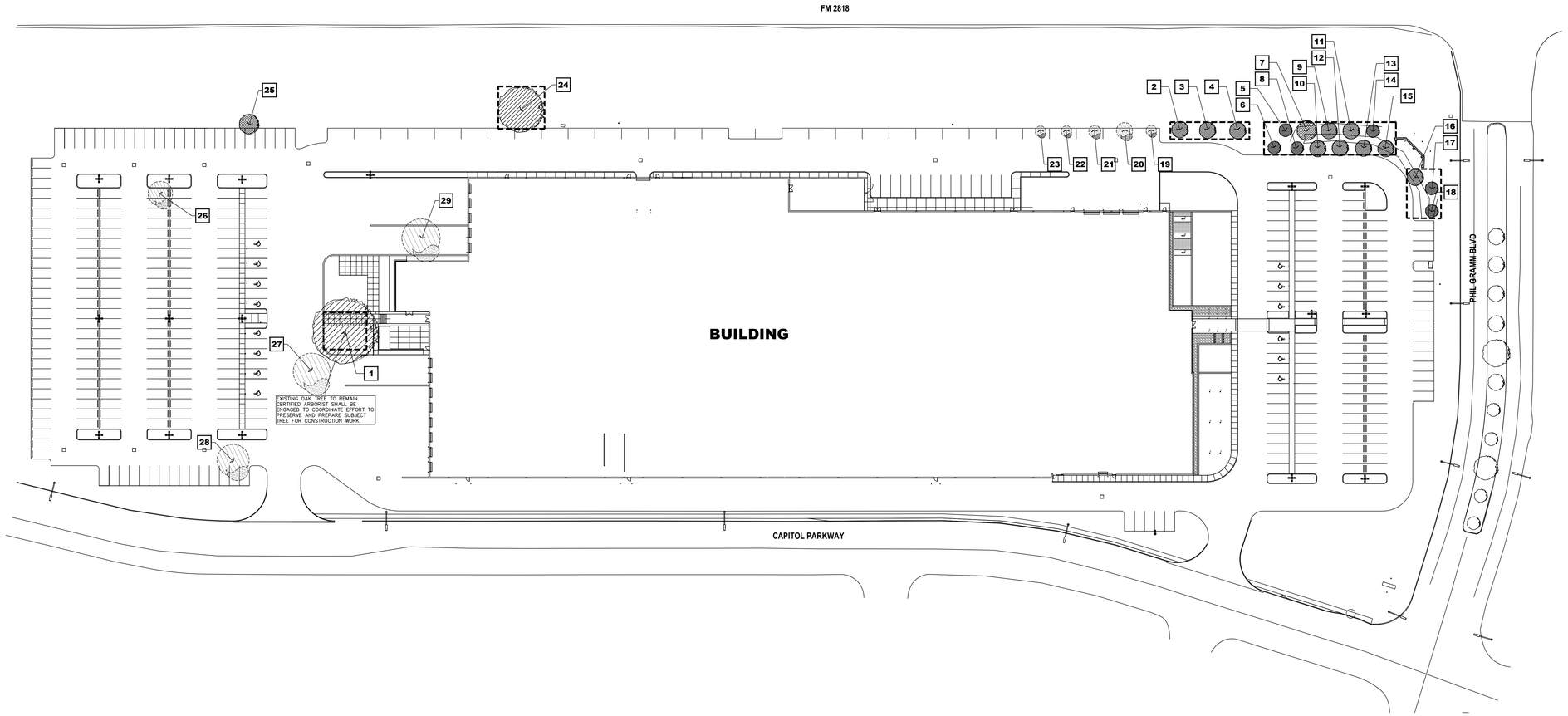
REV	DATE	DESCRIPTION
3	6/01/2022	ISSUED FOR CONSTRUCTION (ASI-01)
1	4/29/2022	ADDENDUM 1
0	4/1/2022	INITIAL ISSUE

EA PROJECT NUMBER: 21034
GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JA

STATE OF TEXAS
SHAUN J. HANSON
132894
LICENSED PROFESSIONAL ENGINEER
4/29/2022

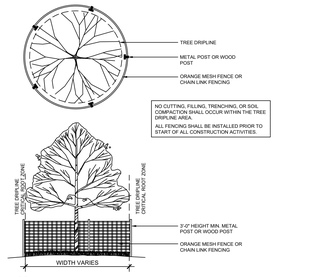
DETAILS

C1.4

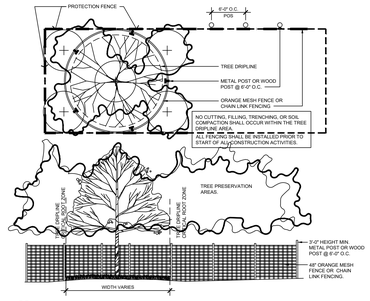


Special Notes for Protection of Existing Trees:

1. Tree protection fencing shall be installed to eliminate activities detrimental to trees including but not limited to the following:
   a. Soil compaction in the critical root zones resulting from heavy equipments, vehicular or excessive pedestrian traffic or storage of equipments or materials.
   b. Root disturbance due to cuts, fills, or trenching works.
   c. Wounds to exposed roots, trunks or limbs by mechanical equipments.
   d. Other activities such as chemical storage, cement truck cleaning, fire, etc. are not acceptable or allowed around existing trees designated to remain on site.
2. Location and types of tree protection devices:
   a. Tree protection devices are to be installed to completely surround the critical root zones (tree dripline) of ail trees to be preserved.
   b. Tree protection fencing shall consists of chain link fencing or accepted substitutes (orange colored fabric mesh membrane). In addition to fencing, where tree trunks are in jeopardy of being damaged by equipments, 2x4 inch boards may be required to be strapped around the trunks of trees.
   c. Tree protection fence may be installed around a grouping of existing trees for better control.
3. All tree protection fencing shall be installed prior to any clearing, grubbing or grading. Tree protection fences must remain in functioning condition throughout all phases of the site development/construction.
4. The contractor shall provide Class One Tree works for ail trees designated to remain on the project site. Work shall include required root pruning; removal of dead/dying branches, trimming/thinning out of tree branches; repair of tree cavities and other tree damages. Trees shall be fertilized annually. A 3-1-1 ratio of nitrogen, phosphorus and potassium containing slow release, non-burning nitrogen should be applied according to manufacturer's instructions.
5. All existing trees to remain shall be maintained bv a certified tree arborist.
6. During construction, no excess soil, additional fill, equipment, liquids or construction debris shall be placed inside the protective barrier, upon the root protection zone, nor shall any soil be removed from within the barrier.
7. The proposed finished grade and elevation of land within the root protection zone of any tree to be preserved shall not be raised or lowered more than one inch. Welling and retaining methods are allowed outside the root protection zone and shall be done in conformance with the Texas A & M University, Extension Landscape Horticulture, Protecting Existing Landscape Trees from Construction Damage Due to Grade Changes", Everett E. Janne and Douglas F. Welch, PhD, authors.



A L1.1 **TREE PROTECTION DETAIL**
SCALE: NOT TO SCALE



B L1.1 **TREE PROTECTION FENCE DETAIL**
SCALE: NTS

Tree Analysis Inventory Table:

Tree No.	Tree Type	Caliper	Fence Protect	To Be Removed
1	LIVE OAK	29"	X	
2	ELM	12"	X	
3	ELM	11"	X	
4	ELM	12"	X	
5	ELM	10"	X	
6	ELM	10"	X	
7	ELM	11"	X	
8	ELM	15"	X	
9	ELM	13"	X	
10	ELM	12"	X	
11	ELM	11"	X	
12	ELM	12"	X	
13	ELM	12"	X	
14	ELM	9"	X	
15	ELM	13"	X	
16	ELM	13"	X	
17	ELM	9"	X	
18	ELM	9"	X	
19	ELM	8"		X
20	ELM	12"		X
21	ELM	9"		X
22	ELM	8"		X
23	ELM	10"		X
24	LIVE OAK	42"	X	
25	TREE	-	X	
26	TREE	18"	X	
27	LIVE OAK	29"		X
28	TREE	24"		X
29	LIVE OAK	23"		X

TREE PROTECTION PLAN			
EX		Existing Trees	To be removed and replaced
FENCE		Existing Trees	To be fence protected and to receive root and canopy pruning work by a certified arborist prior to any site demolition work.

NOTE:
The services of a certified arborist shall be engaged for the project. The certified arborist shall monitor the condition of all existing trees marked to remain from pre-construction, construction and post construction phase of the project. The certified arborist shall oversee the installation of all required tree protection fencing and also provide required work to include: root pruning, canopy pruning, removal of dead/dying branches and fertilization of all existing trees designated to remain. The certified arborist shall also monitor the removal of all existing trees located outside the limits of the current median design.

Preliminary Landscape Calculations

Symbolic Name	Quantities	Square Feet Provided
Existing Trees with trunk dia. over 4.5" protected during construction	18	18 existing trees x 400 sf. = 7200 sf.
Newly planted canopy trees, greater than 3"	50	50 trees x 250 sf. = 12,500 sf.
Newly planted non-canopy trees greater than 1.5"	32	32 trees x 100 sf. = 320 sf.
Shrubs 2 gallons up to 15 gallons	2722	2722 shrubs x 15 sf. = 40,830 sf.
Total SF applied to City Requirements: 60,850 SF. Impervious Cover: 402,826 SF. Total Landscaped percentage: 15.1%		

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all-site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.
Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.
"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

1 L1.1 **TREE PROTECTION AND DISPOSITION PLAN**
SCALE: 1" = 40'-0"

N

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.497.3400
www.energyarch.com

C.C. CREATIONS

CC Creations New Production Facility
619 Capital Parkway
Bryan, Texas 77807

REV	DATE	DESCRIPTION
3	6/1/22	ISSUED FOR CONSTRUCTION (ASI-01)

EA PROJECT NUMBER: 21034
LANDSCAPE ARCHITECT: Ed Wong
LICENSE #: 770

Wong & Associates, Inc.
P.O. Box 2026 Sellaire, Texas 77402-2026
Tel.: 713.772-9198 Cell: (713) 557-9298
Member: American Society of Landscape Architects

Tree Protection and Disposition Plan

L1.1

Landscape Requirements:

1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.

2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.

3. All plant materials shall possess the following minimum qualities:
   a. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
   b. All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
   c. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
   d. All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
   e. Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
   f. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
   g. All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.

4. Planting mix shall be thoroughly mixed in the following proportions:
   a. Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
   b. Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time- released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.

5. Excavation work and Surface drainage works shall conform to the following requirements:
   a. Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
   b. Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
   c. Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
   d. Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
   e. Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).

6. Additional work requirements on landscape areas:
   a. Prior to installation of any planting works (trees, shrubs,groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
   b. ADD ALTERNATE: Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs.(cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
   c. Use **"Shovel Edge"** to separate all plant beds from grass areas.
   d. Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.

7. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
   a. The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
   b. The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
   c. Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.

8. Warranty Periods, Plant Guarantees, and Replacements:
   a. Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

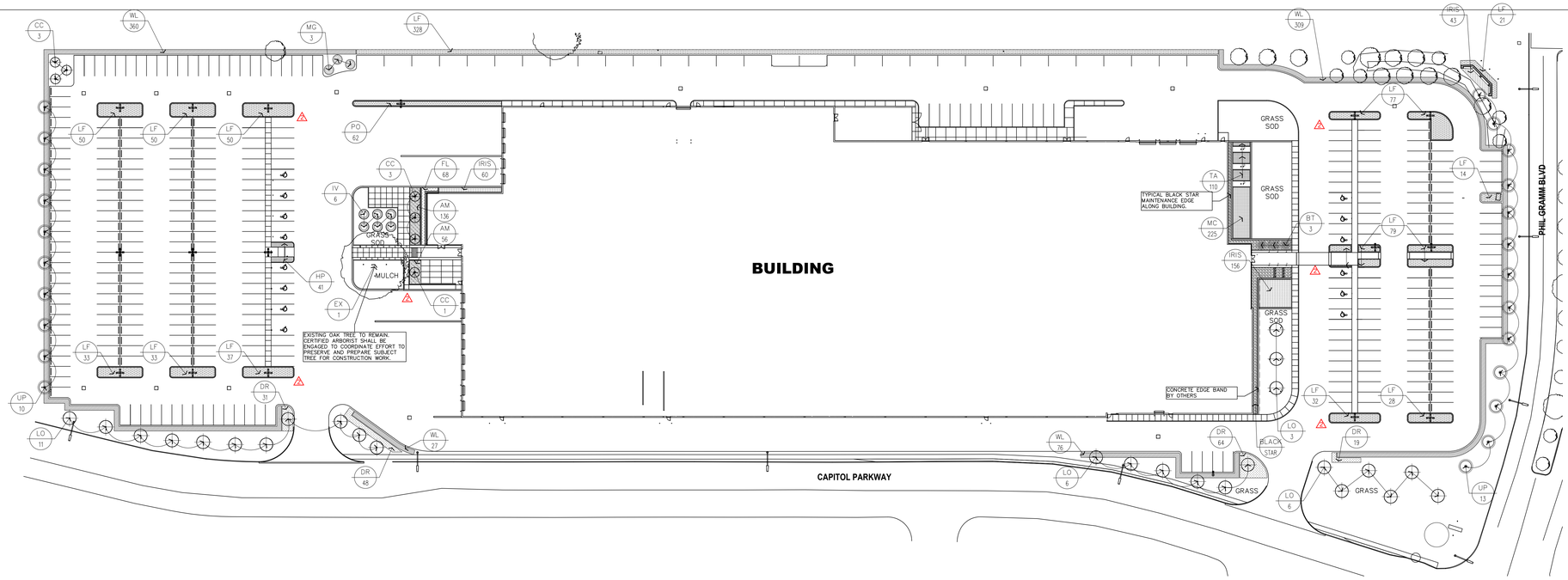
1. Grass works:
   a. Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
   b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
   c. Grass seed shall have the following minimum ratio:
      Summer Mix:
      Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
      Winter Mix:
      Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
2. Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydromulched seeding on Prepared finished grades:
   a. Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
   b. Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
   c. Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
   d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
   e. Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to hyromulching process.
4. Maintenance:
   a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
   b. Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
   c. Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
5. Inspection and Final Acceptance:
   Final acceptance of lawn establishment shall mean that hydroseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

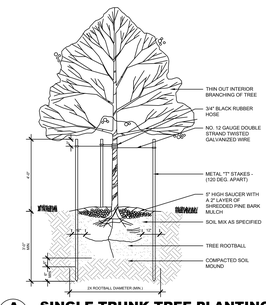
Grass Sod Work Requirements:

1. Sod shall be Cynodon Dactylon (Common Bermuda) grass sod with 95% purity and shall be dense with the grass having been mowed at one inch (1") height before lifting from field. All sod to be grown on fertile topsoil. Sod shall be in vigorous condition, dark green in color, free of all disease, undesirable weed growths, and harmful insects. Sod is not to be stacked for more than twenty four (24) hours between time of cutting and time of delivery.
2. The ground surface shall be cleared of all materials which might hinder proper tillage and materials which might be harmful to plant growth or subsequent maintenance operations (mowing) and therefore must be removed from the site completely.
3. Spread a minimum one inch layer of topsoil over all areas to be receive solid sodding work.
4. Bed preparations - immediately after the finish grade has been approved, begin sodding operations to reduce excessive weed growth.
5. Lay sod so that adjacent strips butt tightly with no spaces between strips. Lay sod on mounds and slopes with strips parallel to the contours. Stagger the joints. Topsoil shall be raked over all joints to fill any spaces that may permit air to enter and dry the joints. Tamp and roll sod thoroughly to make contact with sod bed. Tamp and roll with lightweight turf roller so as to eliminate all air pockets, provide a true and even surface, and insure knitting without displacement of sod or deformation of the surface of the sodded areas.
6. Water sod thoroughly, immediately after installation. The entire sodded areas shall be saturated to a depth of 4" watering with fine spray within five (5) hours after the sod has been installed.
7. All unpaved and disturbed areas on the project site including right of way areas and landscape easements shall be cleaned up and fine graded to drain properly prior to sodding work. Coordinate drainage of all grass areas with general contractor on project.
8. Areas to be solid sodded shall be maintained until substantial completion of the project. Maintenance shall consist of weeding, fertilizing, insect control , watering and mowing.
9. Begin maintenance of sod immediately after sod work has been completed. The maintenance period shall begin upon inspection and approval at Substantial Completion date and shall be for sixty (60) days.
10. Final acceptance for sod establishment means a complete lush cover with no brown sections or cracks showing. Sod shall have established to the extent that satisfactory capillary action between the sod and the soil has been established.

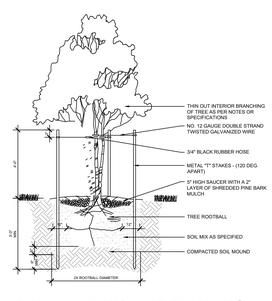
Landscape Calculations

Symbolic Name	Quantities	Square Feet Provided
Existing Trees with trunk dia. over 4.5" protected during construction	18	18 existing trees x 400 sf. = 7200 sf.
Newly planted canopy trees, greater than 3"	50	50 trees x 250 sf. = 12,500 sf.
Newly planted non-canopy trees greater than 1.5"	32	32 trees x 100 sf. = 320 sf.
Shrubs 2 gallons up to 15 gallons	2722	2722 shrubs x 15 sf. = 40,830 sf.
Total SF applied to City Requirements: 60,850 SF. Impervious Cover: 402,626 SF. Total Landscaped percentage: 15.1%		

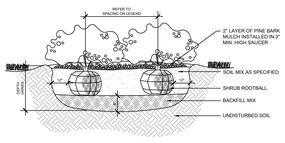




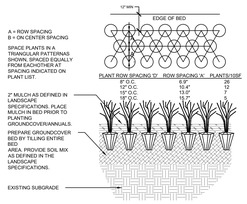
A L1.2 **SINGLE-TRUNK TREE PLANTING**
SCALE: NOT TO SCALE



B L1.2 **MULTI -TRUNK TREE PLANTING**
SCALE: NOT TO SCALE



C L1.2 **SHRUB PLANTING**
SCALE: NOT TO SCALE



D L1.2 **GROUNDCOVER PLANTING**
SCALE: NOT TO SCALE

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
MG	3	Magnolia Grandiflora	Little Gem Magnolia	3.5" cal. 45 gal.container; 12' to 14' ht.
LO	26	Quercus Virginiana	Live Oak 'High Rise'	3.5" cal. 45 gal.container; 12' to 14' ht.
UP	23	Ulmus Parvifolia	Lacebark Elm	3.5" cal. 45 gal.container; 12' to 14' ht.
CC	7	Cercis Canadensis	Eastern Redbud	3" cal. 45 gal. container; 12' to 14' ht.
AH	0	Ilex x Attenuatta	Eagleton American Holly	2.5" cal. 30 gal. container; 9' to 10' ht. tree form.
BT	3	Callestemon Citrinus	Bottlebrush Tree	2" cal. 30 gal. container; 9' to 10'ht.
IV	6	Ilex Vomitoria Alton	Yaupon Holly	2" cal. 30 gal. container; 9' to 10'ht.
WL	772	Ligustrum Japonicum	Waxleaf Ligustrum	3 gal. planted at 36" o.c. single row.
PO	62	Nerium Oleander	Petite Pink Oleander	3 gal. planted at 36" o.c. double row.
LF	797	Leoucophyllum Frutescens	Silver cloud Texas Sage	3 gal. planted at 36" o.c. double row.
DR	162	Rosa Drift Red	Drift Red Roses	3 gal planted at 30" o.c. triangularly space.
AM	192	Miscanthus Sinenses	Adagio Miscanthus	1 gal. planted at 24" o.c. triangularly spaced.
HP	41	Pennisetum Alopecuroides	Hamln Pennisetum	1 gal. planted at 24" o.c. triangularly spaced.
Iris	230	Morae Dietes	Bi Color Iris	1 gal. planted at 24" o.c. triangularly spaced.
OJ	0	Ophiopogon Japonicus	Mondo Grass	1 gal. planted at 12" o.c. triangulary spaced.
TA	110	Trachelospermum asiaticum	Asian Jasmine	4" pots planted at 12" o.c. triangulary spaced.
MC	265	Myrica Cerifera	Southern Waxmyrtles	1 gal. planted at 24" o.c. triangulary spaced.
FL	68	Danaiella Tasmanica	Variegated Flax Lily	1 gal. planted at 24" o.c. triangulary spaced.
Grass	Verify SF.	Cynodon Dactylon	Common Bermuda	Cynodon Dactylon (Common Bermuda) hydromulched for all areas within limits of the project + all right of way areas and all detention pond areas. All areas to be grassed shall be cleaned up of all construction and any foreign debris. All areas shall be fine graded to adhere to civil grading/ drainage plan.
Black Star	Verify			Proposed areas to received Black Star crushed gravel. Excavate subject areas to a depth of 3". Compact subgrade and overlay entire area with geotextile filter fabric membrane prior to filling the entire channel with Black Star Crushed granite.

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.497.3400
www.energyarch.com

C.C. CREATIONS

CC Creations New Production Facility
619 Capital Parkway
Bryan, Texas 77807

REV	DATE	DESCRIPTION
3	6/1/22	ISSUED FOR CONSTRUCTION (ASI-01)

EA PROJECT NUMBER: 21034
LANDSCAPE ARCHITECT: Ed Wong
LICENSE #: 770

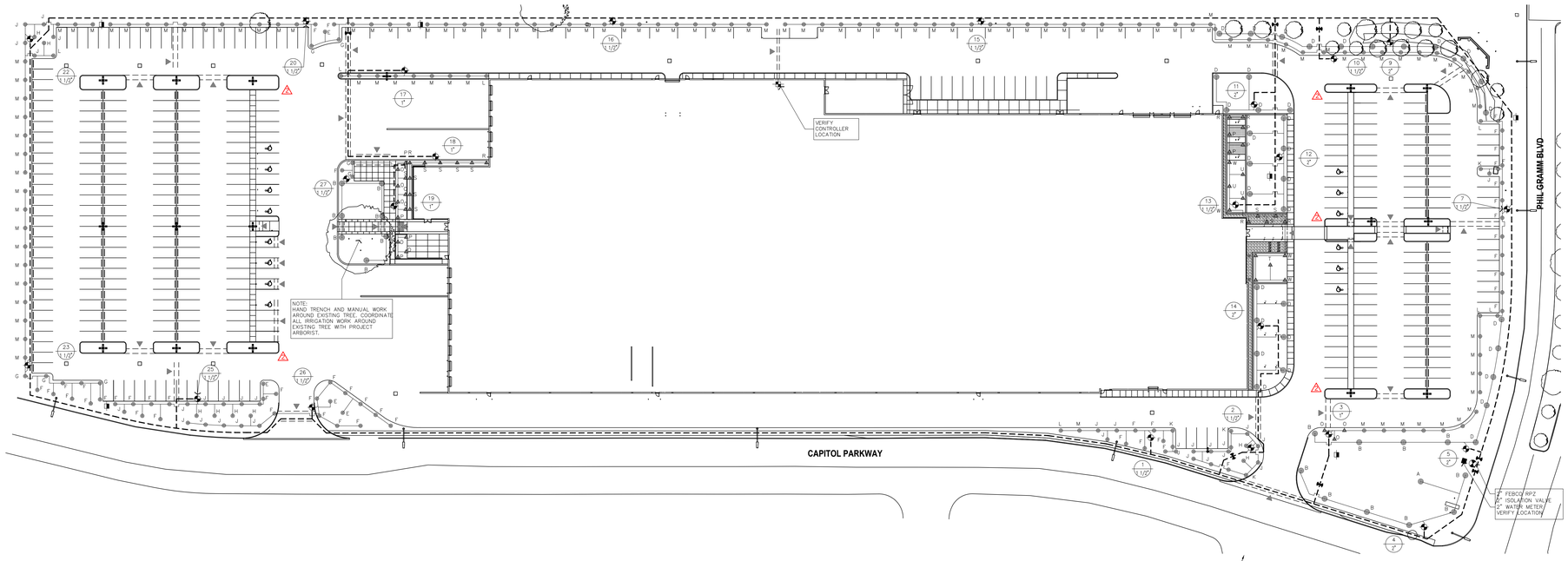
Wong & Associates, Inc.
P.O. Box 2026 Bellaire, Texas 77402-2026
Tel. 713-777-9198 Cell : 713-557-9298
Member : American Society of Landscape Architects

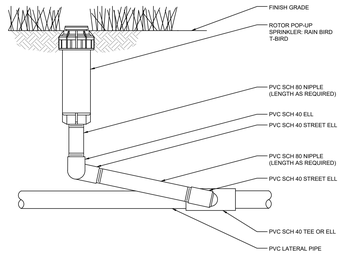
LANDSCAPE PLAN

L1.2

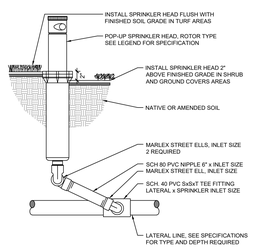
Irrigation General Notes:

1. ALL materials and equipment shall conform to all applicable State of Texas, City and County codes.
2. The irrigation contractor shall be responsible for securing all permits prior to actual work on site.
3. The intent of the 100% coverage of all landscape areas.
4. Prior to commencement of work, the irrigation contractor shall contact the Owner to coordinate all required inspections.
5. Extreme care shall be exercised in excavating and working near existing utility easements. The irrigation contractor shall be responsible for the verification of all utility locations (telephone, TV, gas electrical, water, cable, etc.). The irrigation contractor shall be responsible for all damages inflicted on any and all utility lines.
6. The Irrigation contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts at his expense until receipt of the Certificate of Substantial Completion from the Owner.
   The Irrigation contractor shall flush and adjust the system for optimum performance. This shall include regulating the pressure at each valve to obtain the optimum operating pressure for each system.
7. Use glue joints in mainline passing through sleeves under pavement. PVC sleeves shall be Schedule 40 and shall extend 24" out of the nearest existing pavement areas for easy location. The irrigation contractor shall be responsible for coordinate all sleeve locations on the project site with the Owner and/or general contractor.
8. The irrigation contractor shall also comply to these additional special requirements to the irrigation system shall include the following.
   a. All mainlines shall have a minimum of 18" of cover **(Sch. 40 PVC Pipe.)**
   b. All lateral and sub-main pipe to have a minimum of 12" of cover **(Sch. 40 PVC Pipe.)**
   c. No rocks, boulders or other extraneous materials shall be used for backfilling of trenches.
   d. All pipes to be installed as per manufacturer's specifications.
   e. All threaded joints to be coated with Teflon tape or Liquid Teflon.
   f. All lines to be thouroughly flushed before installation of any sprinkler heads.
   g. Sprinkler and related equipments shall be installed as per manufacturer's specification.
   h. No electrical connections shall be made in the field except at a valve control box or another valve box specifically for connections.
   i. All 24 volt wire shall be No. 12UF/UL for common wire and No. 14 UF/UL for control wires, direct burial shall be solid copper.
   j. The irrigation contractor shall be responsible for proper coverage of areas to be watered; i.e. adjust heads with insufficient coverage due to blockage by existing or proposed site features or sizing down sprinkler heads to avoid excessive overthrow.
   k. The irrigation contractor shall refer to landscape planting plan to keep sprinkler equipments and accessory materials from interfering with proper planting; i.e. Verify rootball size for planting; configuration of shrub/groundcover beds, etc.
   l. The irrigation contractor shall provide expansion coils at each wire connection in valve box (wrap around 3/4" pipe 12 times).
   m. The irrigation contractor shall utilize appropriate automatic drain device where low head drainage may occur.
   n. All sprinkler heads shall be mounted on swing joints unless otherwise noted.
   o. The irrigation contractor shall install a separate common for each controller.
   p. 24 Volt wire shall be color coded: Common shall be white and Control red.
   q. The irrigation contractor shall install manufacturer's recommended grounding equipment for power supply and valve output with (2) 5/8" copper clad ground rods.
   r. The irrigation contractor shall install manufacturer's recommendation on fault ground and lightning protection.
   s. The irrigation contractor shall furnish the owner with the following : 2 wrenches for disassembling and adjusting each type of sprinkler heads and valves + 2 keys for the automatic controller +2 quick coupler keys with matching hose swivels.
   t. The irrigation contractor shall add extension risers to pop up sprinklers when needed for proper coverage. Coordinate with landscape contractor as to where risers for sprinkler heads are required.
   u. The irrigation contractor shall install sprinkler equipments 12" from all buildings foundations and install sprinklers 4" from any curbs or walkways.
   v. The irrigation backflow prevention device shall be installed within areas of proposed shrub plantings. The purpose of this is to keep the device screened from view.
9. The entire irrigation system (labor and materials) shall be guaranteed and warranted for a period of one year. The warranty period shall commenced upon final acceptance by Owner of all landscape and irrigation works.
10. The irrigation contractor for the project must be licensed to do business within the State of Texas , as required by TCEQ."
11. This irrigation plan is diagrammatic only. Irrigation contractor shall provide final irrigation design layout plan complete with licensed irrigator's seal and signature. All applicable design calculations shall be shown on this irrigation plan to comply with all TCEQ requirements.

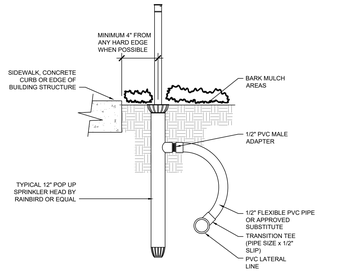




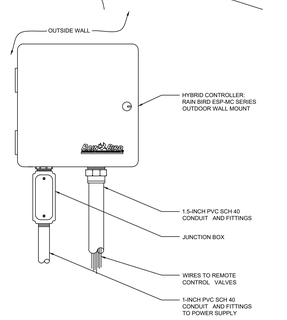
A L2.1 **ROTARY SPRINKLER**
SCALE: NOT TO SCALE



B L2.1 **POP-UP SPRINKLER ROTOR TYPE (6")**
SCALE: NOT TO SCALE



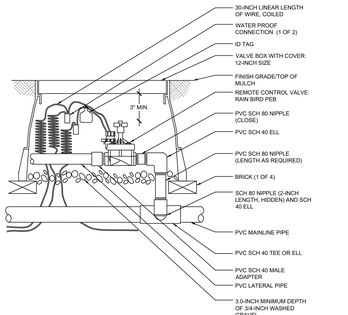
C L2.1 **POP UP SPRAY HEAD (12")**
SCALE: NOT TO SCALE



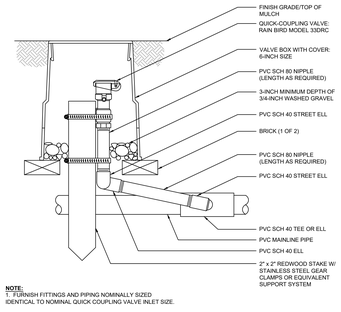
D L2.1 **IRRIGATION CONTROLLER**
SCALE: NOT TO SCALE

Irrigation Legend:

Sym		Irrigation Equipment and Manufacturer	Sprinkler Specification	GPM
		Hunter I-20 Rotary Sprinkler		
A	◎	I-20-36V 4"-4.0 nozzle Full Circle	38'-0" radius	4.80
B	◎	I-20-ADS 4"-4.0 nozzle Part Circle	38'-0" radius	2.40
C	◎	I-20-36V 4"-1.0 nozzle Full Circle	30'-0" radius	4.00
D	◎	I-20-ADS 4"-1.0 nozzle Part Circle	30'-0" radius	2.00
		Rainbird 1806 Pop Up Sprinkler or equal.		
E	●	RB 1806 Full 360 degree	15'-0" radius	3.70
F	●	RB 1806 Half 180 degree	15'-0" radius	1.85
G	●	RB 1806 Qtr. 90 degree	15'-0" radius	0.95
H	●	RB 1806 Full 360 degree	12'-0" radius	2.60
J	●	RB 1806 Half 180 degree	12'-0" radius	1.30
K	●	RB 1806 Qtr. 90 degree	12'-0" radius	0.65
L	●	RB 1806 Low Angle End Strip Nozzle	4'x15'	0.61
M	●	RB 1806 Low Angle Center Strip Nozzle	4'x30'	1.21
		Rainbird 1812 Shrub Pop Up Sprinkler or equal.		
T	▲	RB 1812 Full 360 degree	15'-0" radius	3.70
U	▲	RB 1812 Half 180 degree	15'-0" radius	1.85
W	▲	RB 1812 Qtr. 90 degree	15'-0" radius	0.95
N	▲	RB 1812 Full 360 degree mounted on 24" Sch. 40 riser	12'-0" radius	2.60
O	▲	RB 1812 Half 180 degree	12'-0" radius	1.30
P	▲	RB 1812 Qtr. 90 degree	12'-0" radius	0.65
R	▲	RB 1812 Low Angle End Strip Nozzle	4'x15'	0.61
S	▲	RB 1812 Low Angle Center Strip Nozzle	4'x30'	1.21
		Rainbird PEB series Electric Remote Control Valves with sizes as noted plan.		
		Gate Valve		
	■	**One (1) 2" water meter** Supplied and installed by irrigation contractor for the irrigation system. Water meter to be installed as per city and county codes.	Verify point of connection.	
		One (1) 2" FEBCO RPZ & 2" ISOLATION VALVE to be installed as per city and county code by irrigation contractor. Install **BPDI Guardshack Enclosure GS-3.3** to protect backflow devices. Verify location on site.		
		Rainbird 33 DRC quick coupling valve (valves to be installed below grade inside valve box)	Total **(11)** field located on site.	
		One (1) Rainbird ESP LXME 32 Station Irrigation controllers. Verify location and coordinate electrical requirements for controller with General contractor and / or owner. Install **Rainbird Rain Sensors** within close proximity of controller location. Verify location with Owner.		
		Pressure Line shall be **2"** sch. 40 PVC pipe. Install "Thrust Blocks" as required. Install appropriate Gate Valves where noted.		
	▲	6" Sch. 40 PVC irrigation sleeves unless noted as 4" on plan. Verify location of all sleeves on project site.		
		1/2" Sch. 40 PVC non pressure line.		
		3/4" Sch. 40 PVC non pressure line.		
		1" Sch. 40 PVC non pressure line.		
		1-1/2" Sch. 40 PVC non pressure line.		
		Sequence of Irrigation Valve		
		Size of Irrigation Valve		

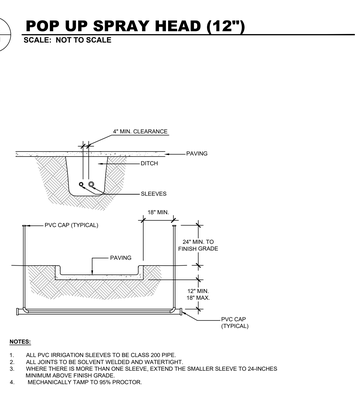


E L2.1 **REMOTE CONTROL VALVE**
SCALE: NOT TO SCALE

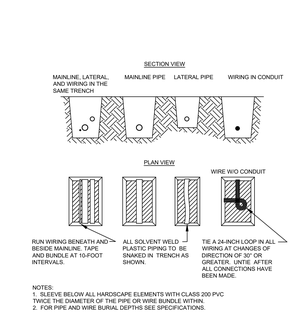


NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

F L2.1 **QUICK COUPLING VALVE**
SCALE: NOT TO SCALE

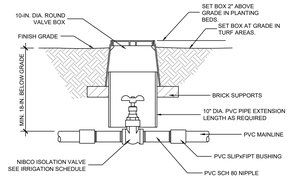


G L2.1 **SLEEVING**
SCALE: NOT TO SCALE

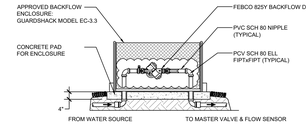


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

H L2.1 **TRENCH DETAIL**
SCALE: NOT TO SCALE

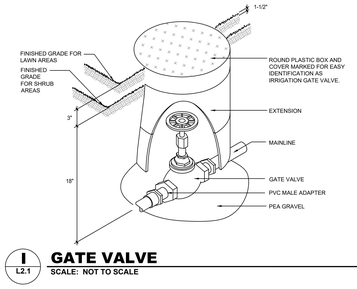


J L2.1 **ISOLATION/SHUT-OFF VALVE**
SCALE: NOT TO SCALE



K L2.1 **RAIN SENSOR INSTALLATION DETAIL**
SCALE: NOT TO SCALE

L L2.1 **FEBCO 825Y RPZ BACKFLOW DEVICE**
SCALE: NOT TO SCALE



I L2.1 **GATE VALVE**
SCALE: NOT TO SCALE

DESIGN DISCLAIMER:

This irrigation drawing is a preliminary layout. It is a diagrammatic representation for purpose of providing a basic depiction of the scope of coverage, initial valve zoning, with head type and placement. The Irrigation drawing does not provide necessary zone flow, hydraulic calculations to determine Design Pressure. These are defined in Texas Administrative Code*§344.61 Minimum Standards for Design of the Irrigation Plan*, and required by the T.C.E.Q for a complete Irrigation Plan and for Permit and Construction. It will be the responsibility of the installing licensed irrigator or irrigator-in-charge, to use information provided on this Preliminary Irrigation drawing, to provide a final Irrigation Plan meeting all standards as required by T.C.E.Q. Signed and Sealed.

Wong & Associates, Inc. shall not be responsible and accepts no liability for design failure, inaccurate head layout, incorrect hydro-zoning, pipe sizing, zone flow or hydraulic calculations, irrigation equipment, or aspects of the preliminary design drawing not in compliance with local irrigation regulations. The irrigation contractor shall be ultimately responsible for the final design, installation and proper operation of the irrigation system.

Disclaimer

Wong & Associates, Inc. shall not be responsible for the operation and/or maintenance of this irrigation system, once the date of final acceptance by the owner is established. All grades and elevations on the project shall be set by the project civil engineer. The Owner shall be responsible for the monitoring and the maintaining of the irrigation system. Monthly moisture sensor tests of all sprinkler zones around all building pads and on entire property, shall be performed by the Owner to ensure that no over-watering and/or any irrigation system leaks are present. The irrigation contractor shall be responsible for providing all guarantee and warranties for the irrigation system. The irrigation contractor shall be ultimately responsible for the installation and proper operation of the irrigation system.

1 L2.1 **IRRIGATION PLAN**
SCALE: 1" = 40'-0"

ENERGYARCHITECTURE
2777 Allen Parkway, Suite 460
Houston, TX 77019
713.497.3400
www.energyarch.com

C.C. CREATIONS

CC Creations New Production Facility

619 Capital Parkway
Bryan, Texas 77807

REV	DATE	DESCRIPTION
3	6/1/22	ISSUED FOR CONSTRUCTION (AS/01)

EA PROJECT NUMBER: 21034
LANDSCAPE ARCHITECT: Ed Wong
LICENSE #: 770

Wong & Associates, Inc.
P.O. Box 2026 Bellaire, Texas 77402-2026
Tel.: 713-777-9198 Cell: (713) 557-9298
Member: American Society of Landscape Architects

IRRIGATION PLAN

L2.1