

SITE PLAN FOR

C.C. CREATIONS LEGACY CAMPUS

619 CAPITOL PARKWAY BRYAN, TX 77807



LOCATION MAP
NTS

INDEX OF DRAWINGS	
DRAWING NO.	DESCRIPTION
C1.0	OVERALL SITE PLAN
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C1.3	SITE PLAN
C1.4	DETAILS
L1.0	LANDSCAPE PLAN

PREPARED BY:

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 NAME: LAWSON PROPERTIES V
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 TELEPHONE: (979) 220-4050
 EMAIL: K.LAWSON@CCCREATIONSUSA.COM



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FIRM REGISTRATION NUMBER:
 TBPE F-7451, TBPLS F-10193910
BRYAN 979.680.8840
BREHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124
GEORGETOWN 512.930.5832

PRELIMINARY NOT
FOR CONSTRUCTION



Shawn J. Hanson
 4/20/2022
 DATE



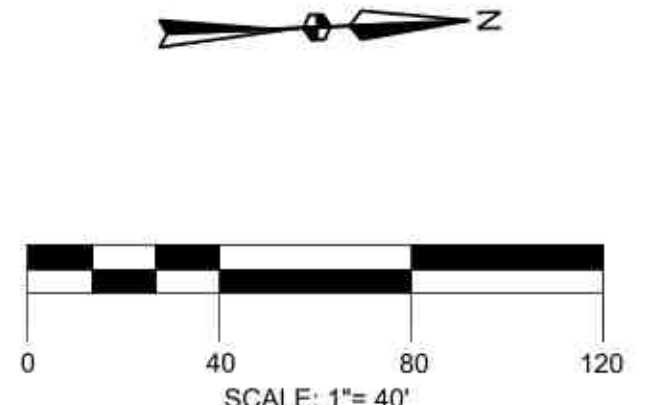
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 FORT WORTH 817.887.8732
 SAN ANTONIO 210.556.4124

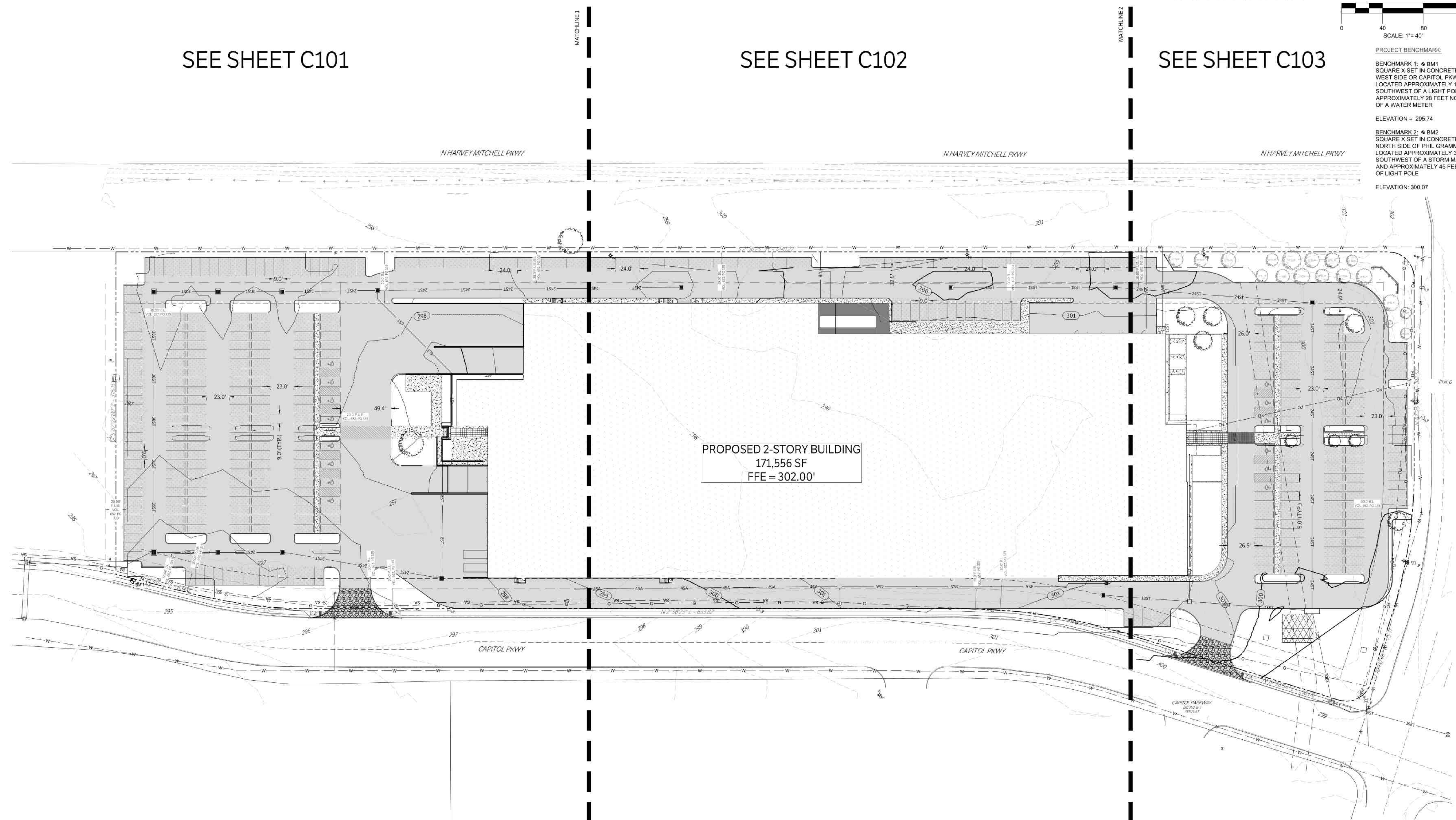
CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



SEE SHEET C101

SEE SHEET C102

SEE SHEET C103



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

SITE PLAN NOTES:

- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE. ALL SITE SIGNAGE TO BE PERMITTED SEPARATELY.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.
- 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.
- 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.
- 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.
- 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.
- 100% COVERAGE OF GROUND COVER, 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.
- 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.
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
- SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
- METERS TO BE IN A VAULT AND TOUCH-READ. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
- FIRE SUPPRESSION LINE VALVES SHALL HAVE A LOCKABLE LID TO BE AMP OR USA L1562 LOCKING LID. ALTERNATE LOCKING LIDS SHALL BE APPROVED BY COLLEGE STATION UTILITIES DIRECTOR.

- ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
- EXTERIOR BUILDING & SITE LIGHTING 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.
- ALL SIGNAGE WILL BE PERMITTED SEPARATELY IN CONFORMANCE WITH BRYAN CODE OF ORDINANCES CHAPTER 98.
- SITE IS NOT IN 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0185E, EFF. 5/16/2012.
- 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.
- SOLID WASTE NOT BY CITY SERVICES. FLANKING SCREEN WALL TO BE 6' HIGH. NO ENCLOSURE PROPOSED DUE TO SERVICEABILITY OF TRASH COMPACTOR, DUMPSTER, AND DOCK FACILITIES.

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

UTILITY DEMANDS			
Minimum Water	0 GPM	(Peak Flow = Avg. Daily Flow * 4)	
Maximum Water	150 GPM		
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)	

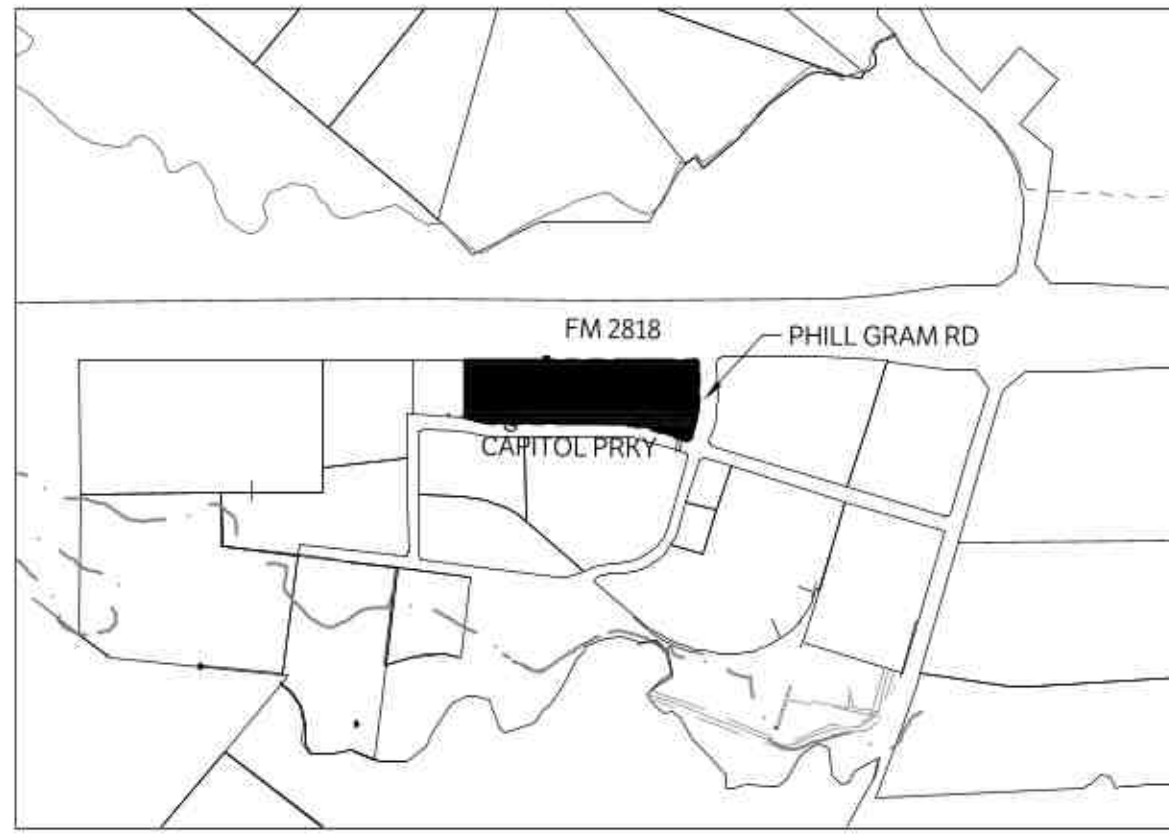
PARKING TABULATION	
TOTAL SF REQUIREMENT:	171000 SF
TOTAL PARKING REQUIRED:	172 SPACES
TOTAL PARKING PROVIDED:	371 SPACES (357 STD, 14 HC)

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
- EXISTING CONTOURS
- PROPOSED CONTOURS

CURVE TABLE

CURVE	STATION	BEARING	LENGTH	CURVE DATA
CD	10+00.00	25.00	89.31	S 47°34'30" W
CD	10+79.59	45.00	53.75	N 78°44'47" W
CD	10+79.59	25.00	38.81	N 20°11'59" E
CA	17+43.57	54.00	102.77	N 17°30'00" E
CA	17+50.57	46.00	102.67	N 19°30'00" E



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

CC CREATIONS LEGACY CAMPUS
 619 CAPITOL PARKWAY BRYAN, TX 77807

1 4/29/2022 ADDENDUM 1
 0 4/12/2022 INITIAL ISSUE
REV DATE DESCRIPTION
 EA PROJECT NUMBER: 21094
 GESSNER PROJECT #: 21-0349
 DRAWN BY: JH
 CHECKED BY: SKH

 4/29/2022
 OVERALL SITE PLAN



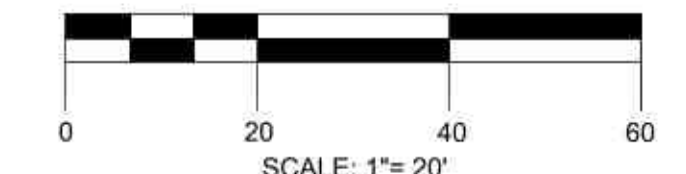
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SAN ANTONIO 210.556.4124

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PROJECT BENCHMARK:

BENCHMARK 1: 4 BM1 SQUARE X SET IN CONCRETE ON THE WEST SIDE OF CAPITOL PKWY, LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER

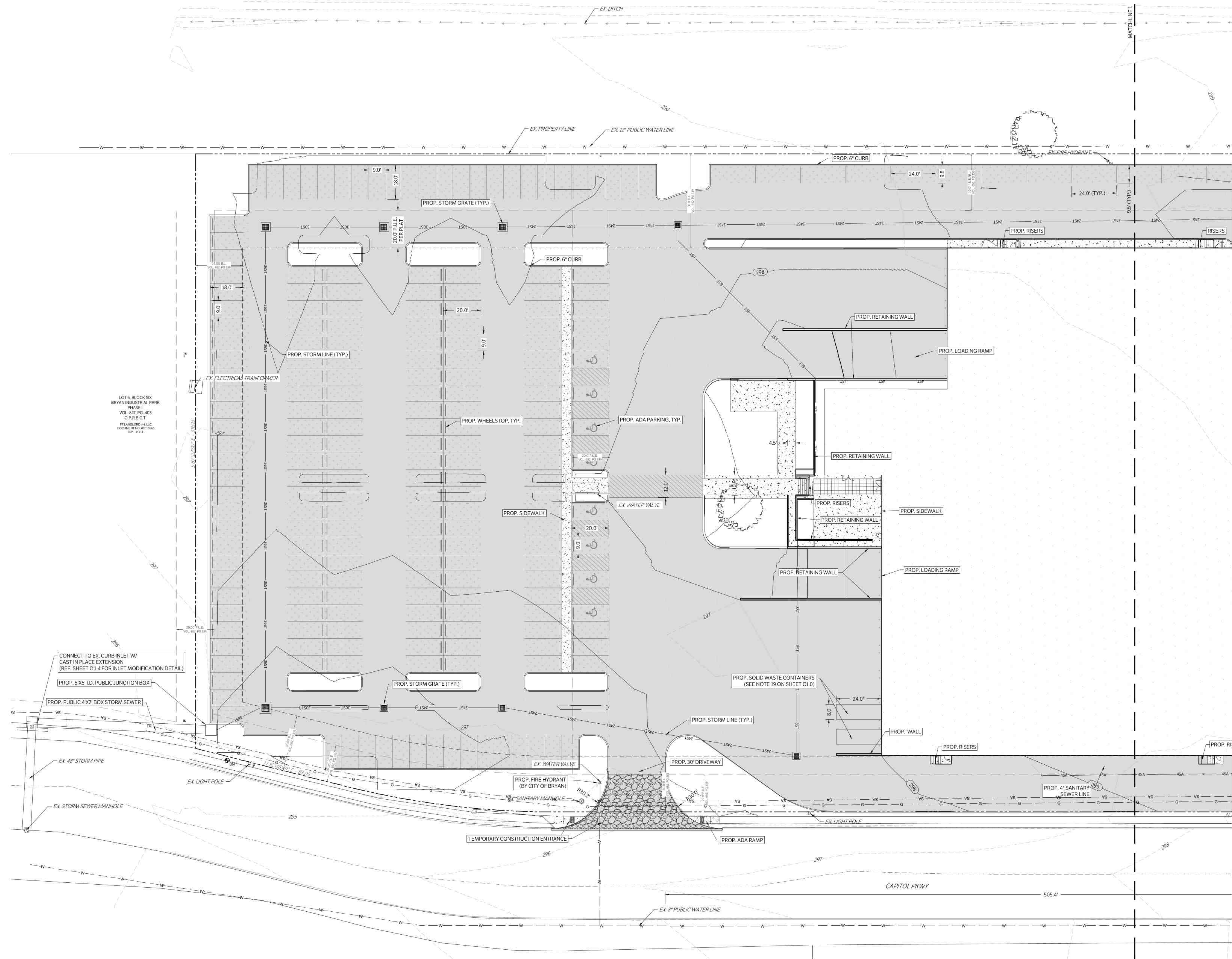
ELEVATION = 295.74

BENCHMARK 2: 4 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
	EXISTING CONTOURS
	PROPOSED CONTOURS



LOT 5, BLOCK 50X
BRYAN INDUSTRIAL PARK
PHASE II
VOL. 847, PG. 403
O.P. PROJECT
FF LANDLORDS, L.L.C.
DOCUMENT NO. 0202086
O.P. PROJECT

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. STORM SEWER MANHOLE

EX. LIGHT POLE

PROP. FIRE HYDRANT
(BY CITY OF BRYAN)

EX. SANITARY MANHOLE

TEMPORARY CONSTRUCTION ENTRANCE

PROP. 30' DRIVEWAY

PROP. ADA RAMP

PROP. SOLID WASTE CONTAINERS
(SEE NOTE 19 ON SHEET C1.0)

PROP. 4" SANITARY SEWER LINE

CAPITOL PKWY

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
1	4/29/2022	ADDENDUM 1
0	4/12/2022	INITIAL ISSUE



4/29/2022
SITE PLAN

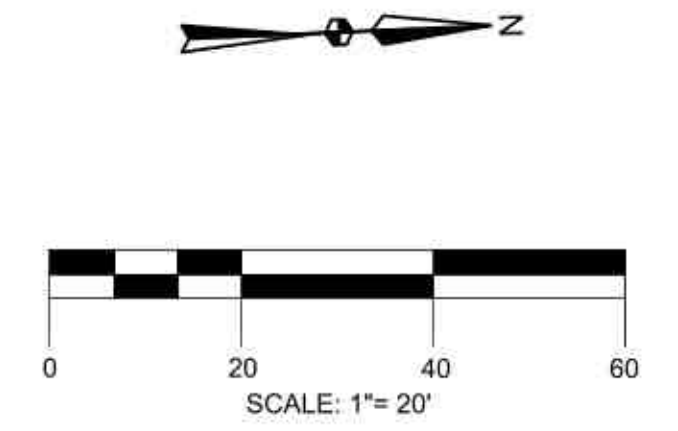


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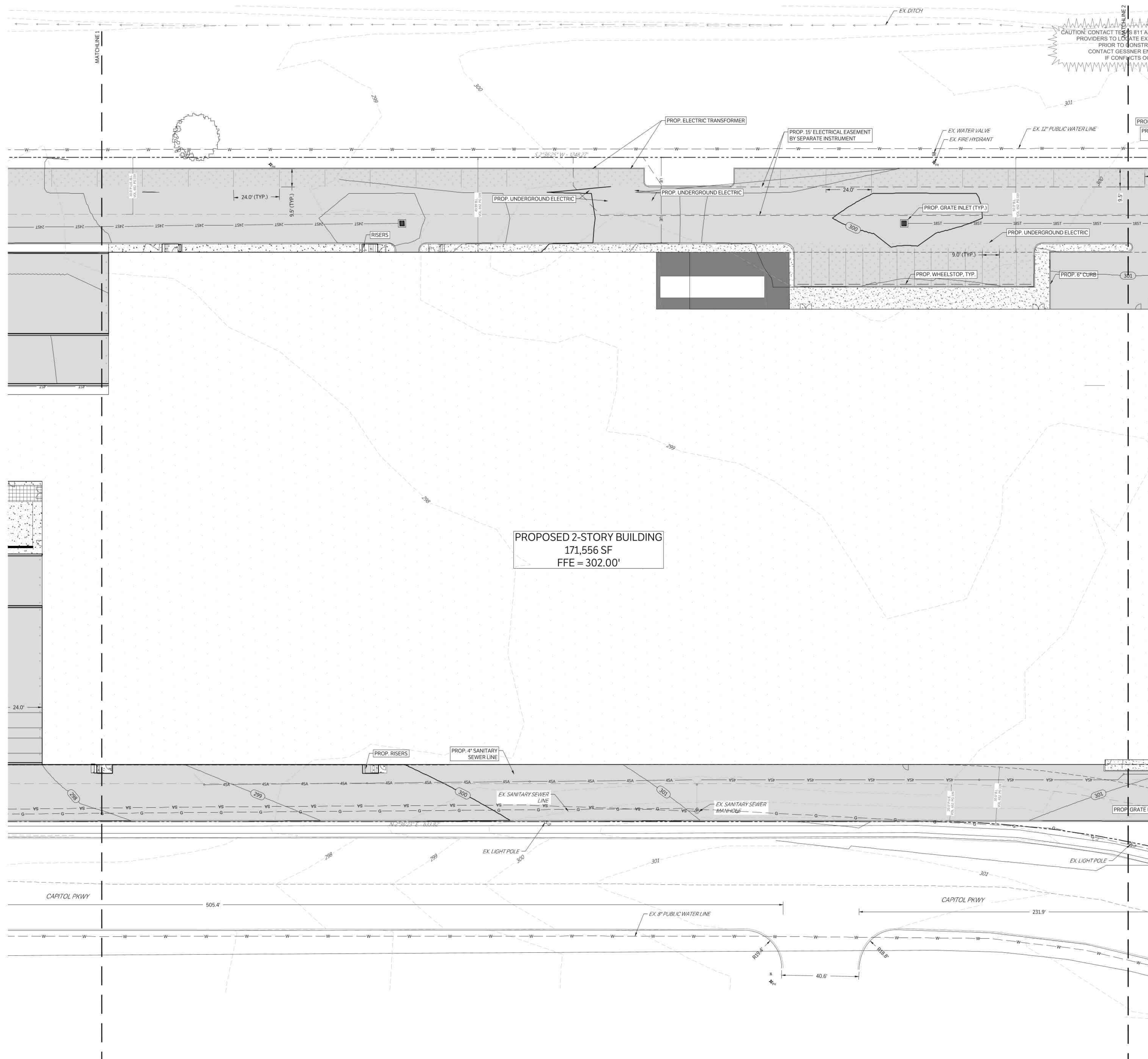
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 DRAWN BY: RH
 CHECKED BY: JK



4/29/2022
 SITE PLAN

C1.2



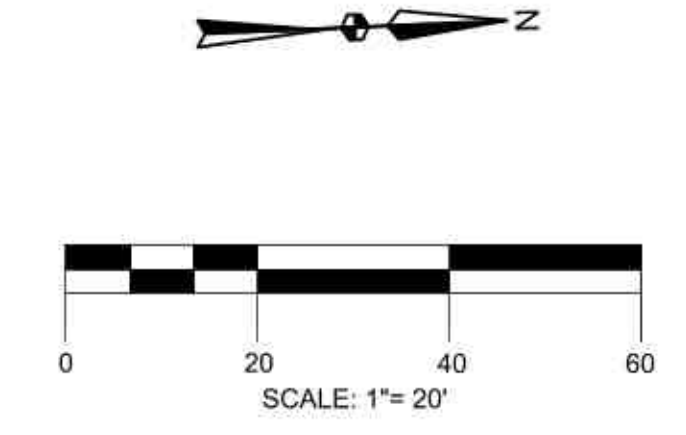
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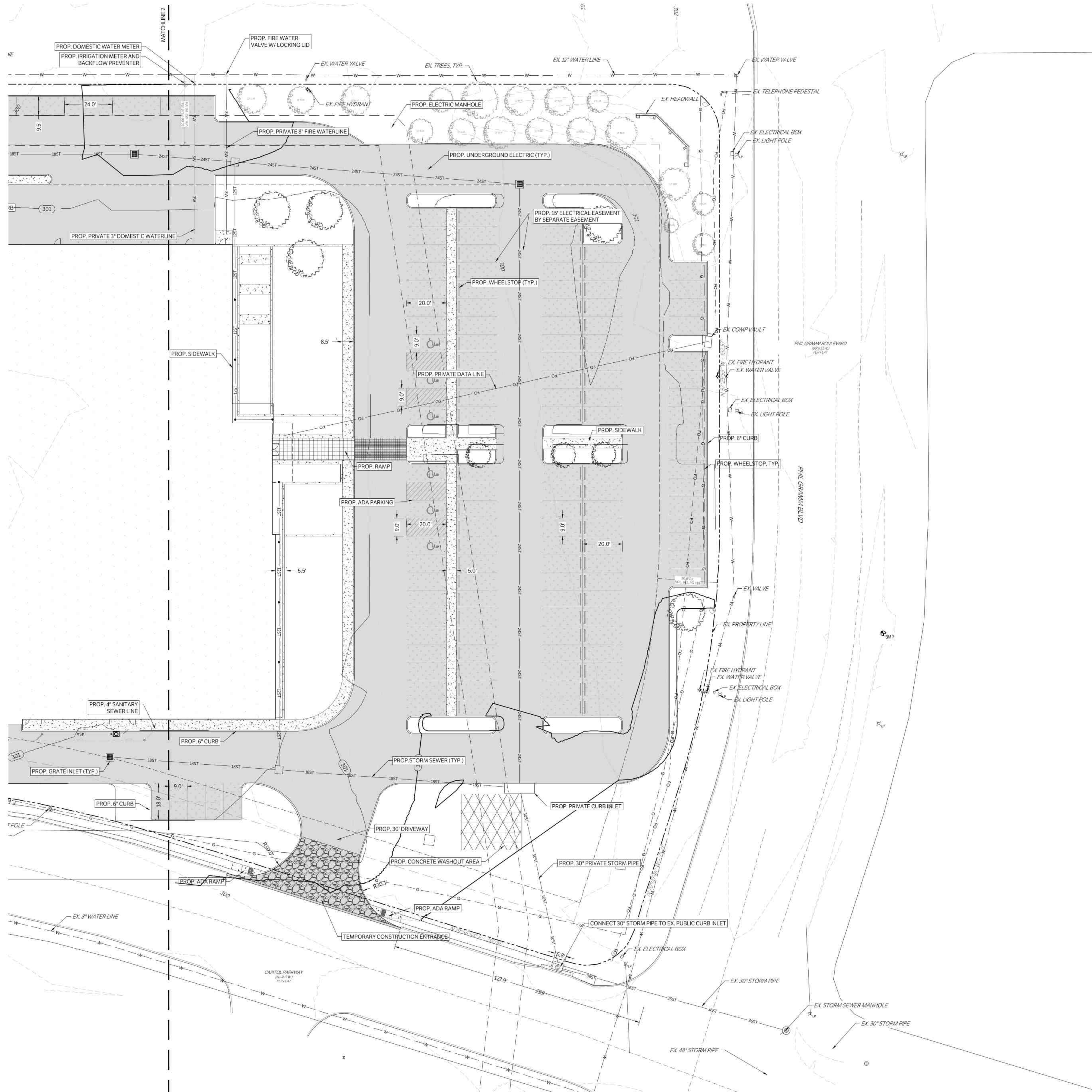
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[Line]	PROPOSED EASEMENT
[Line]	EXISTING CONTOURS
[Line]	PROPOSED CONTOURS



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GESSNER PROJECT #: 21-0349
DRAWN BY: RH
CHECKED BY: JK



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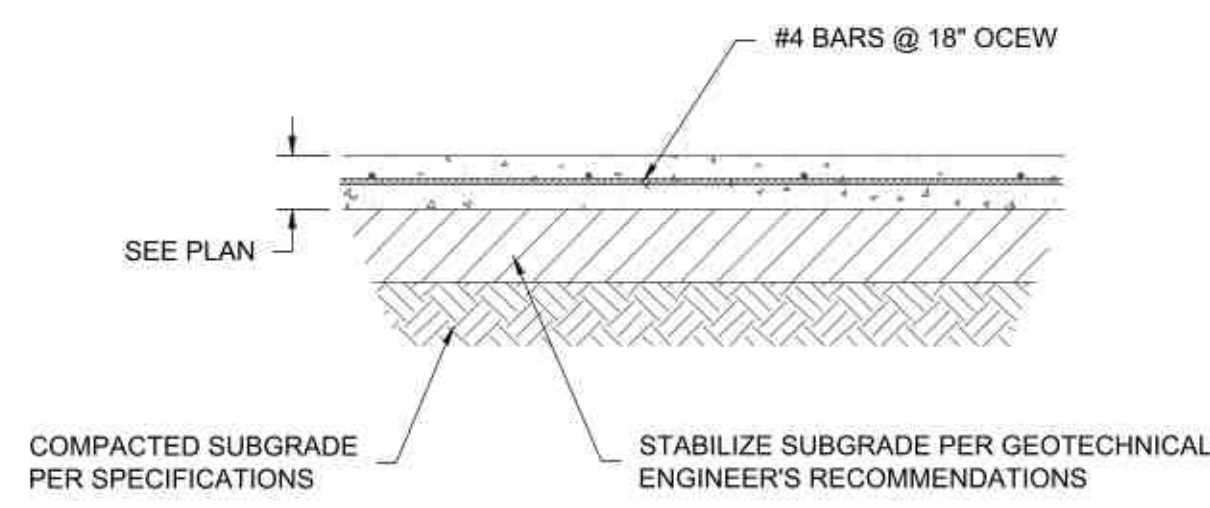


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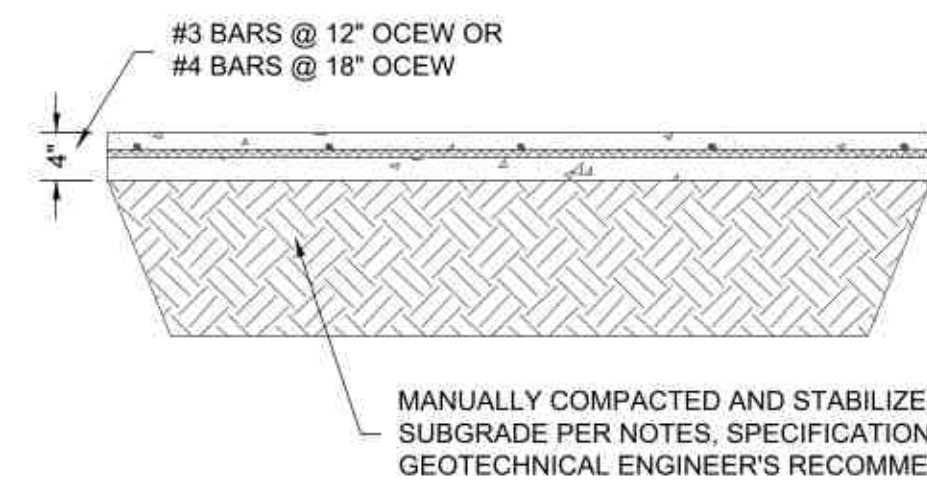
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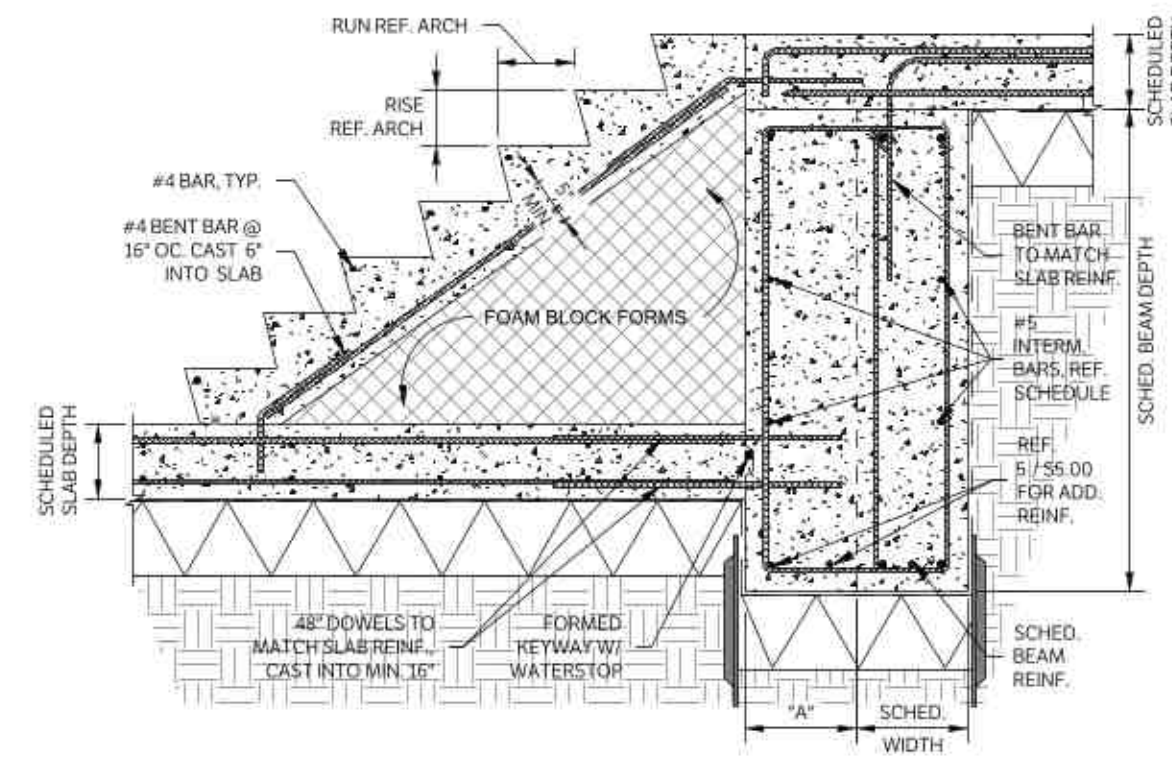
- NOTES:
1. SEE PLAN FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.
 2. DEPTH OF STABILIZATION SHALL BE A MINIMUM OF 6 INCHES OR BASED ON GEOTECHNICAL RECOMMENDATIONS SUBGRADE CONDITIONS.
 3. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT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

CONCRETE PAVEMENT
 NTS

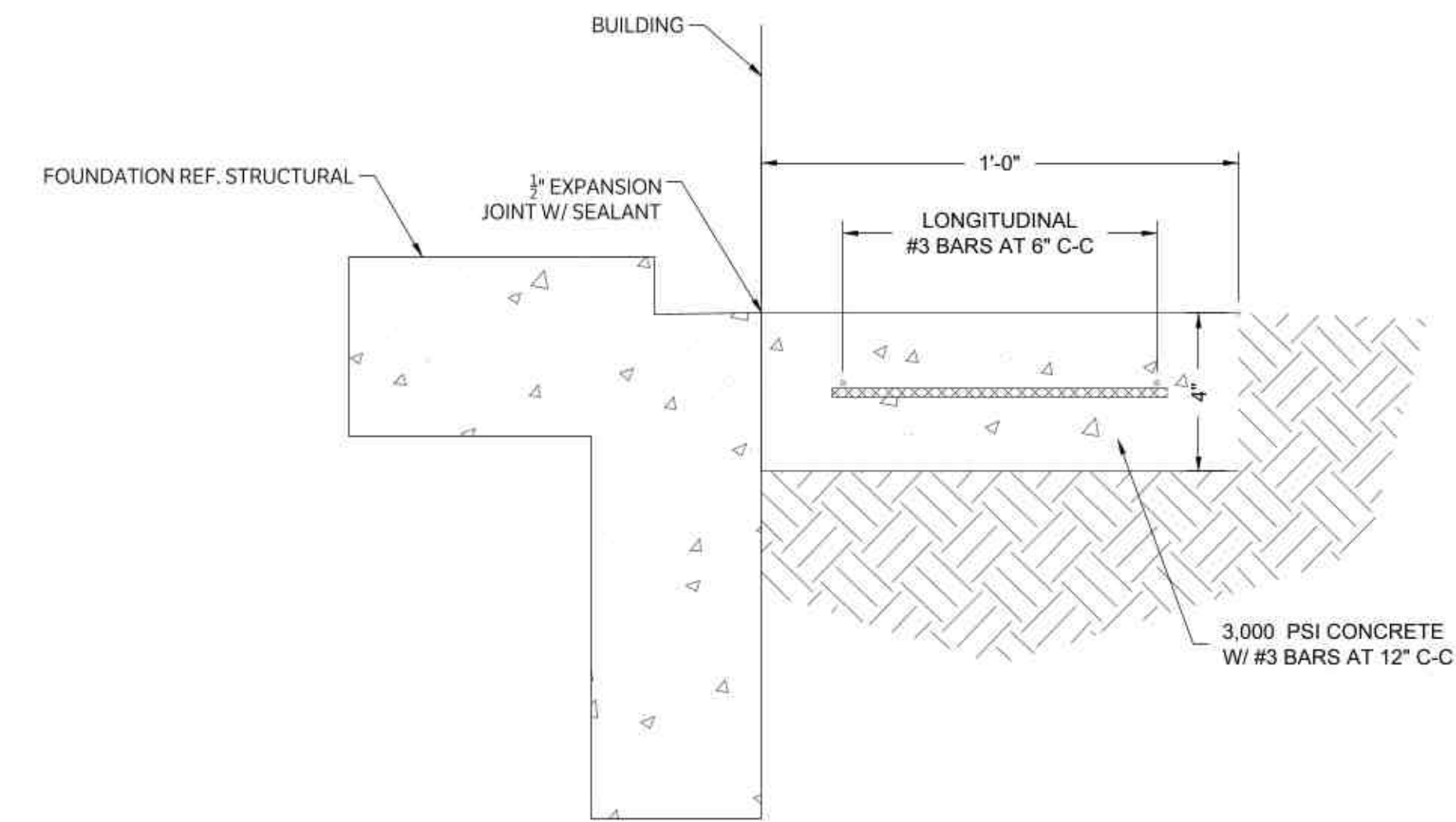


- NOTES:
1. DEPTH OF STABILIZATION SHALL BE PER NOTES AND SPECIFICATIONS.
 2. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.
 3. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.
 4. SEAL ALL EXPANSION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

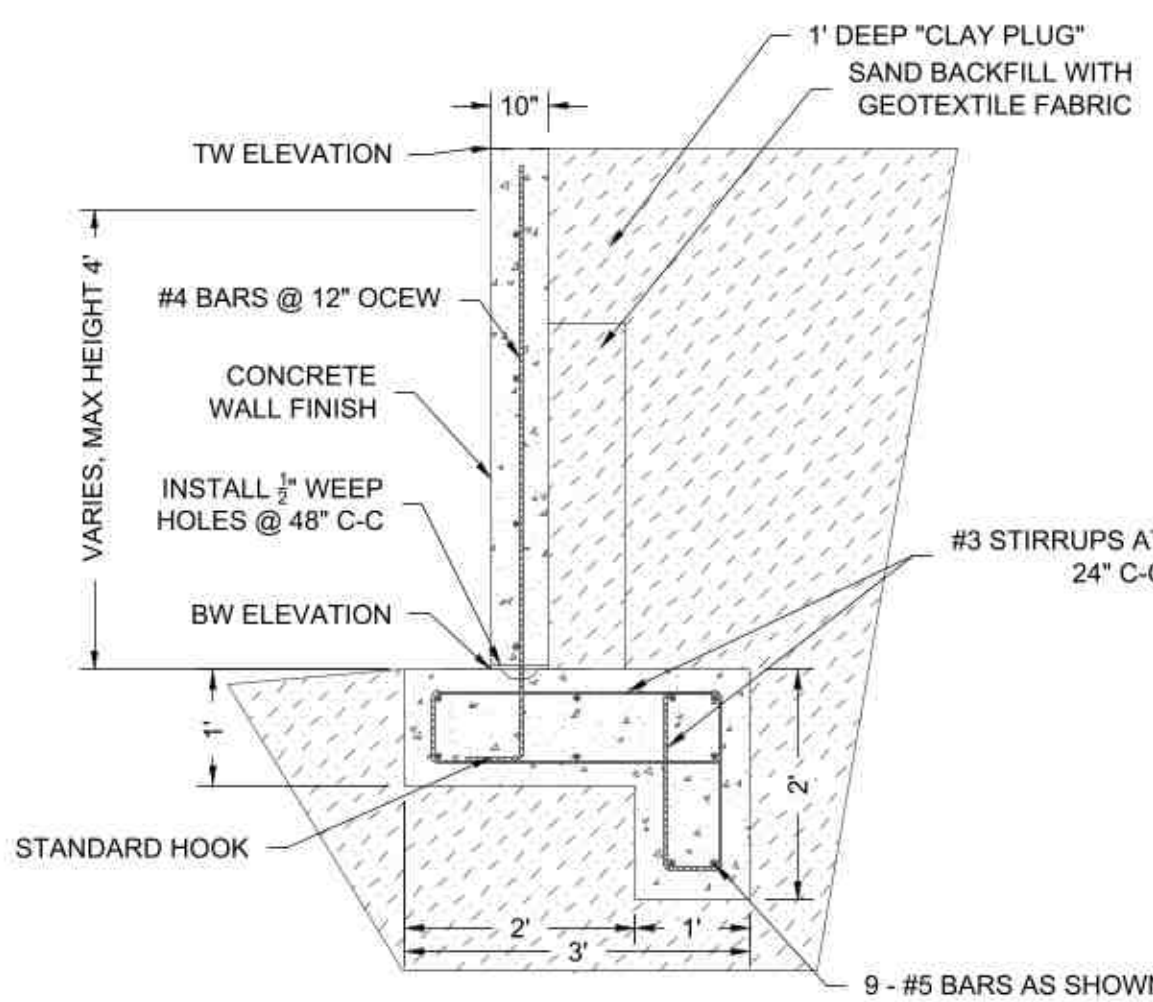
SIDEWALK SECTION
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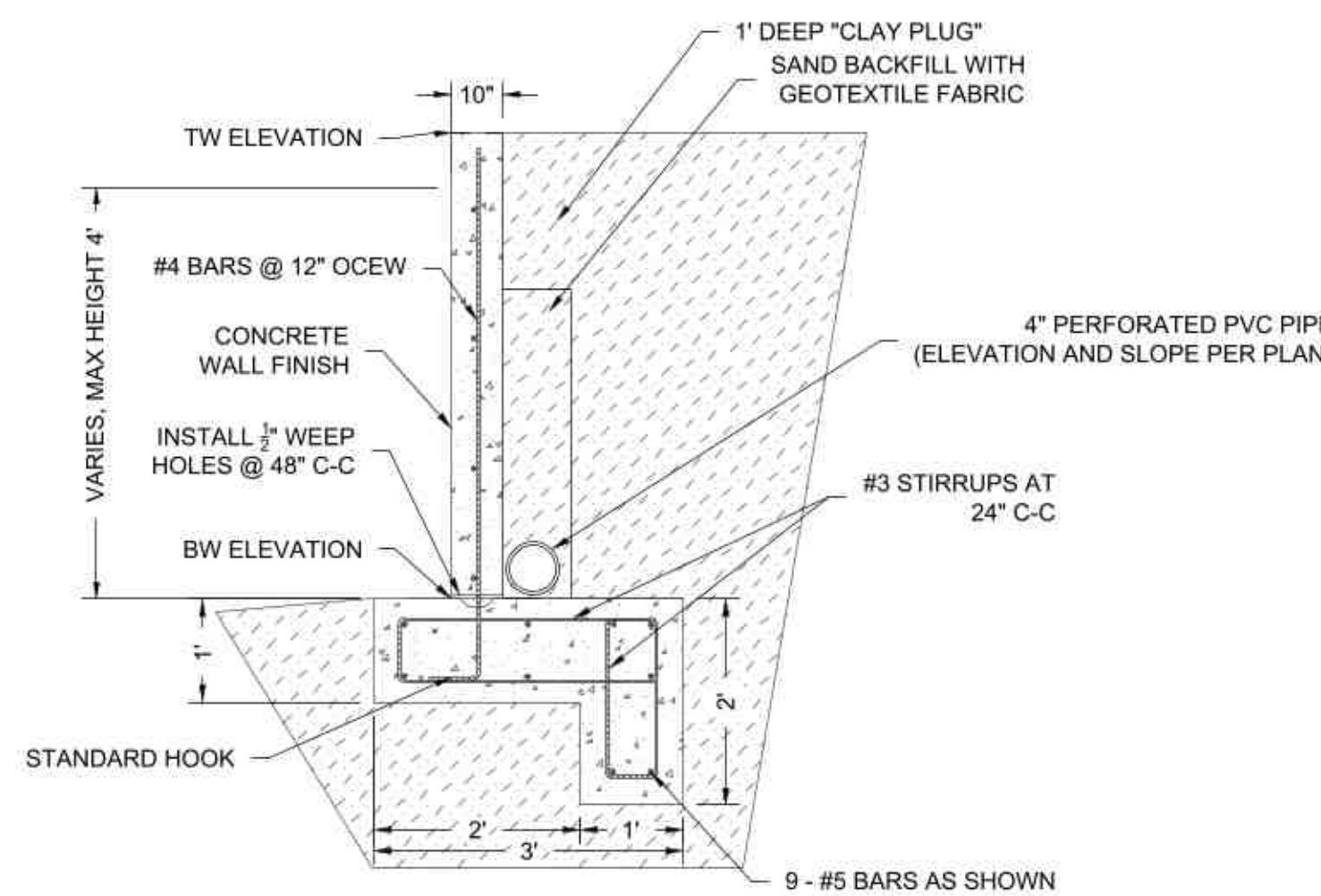
SITE STAIR SECTION
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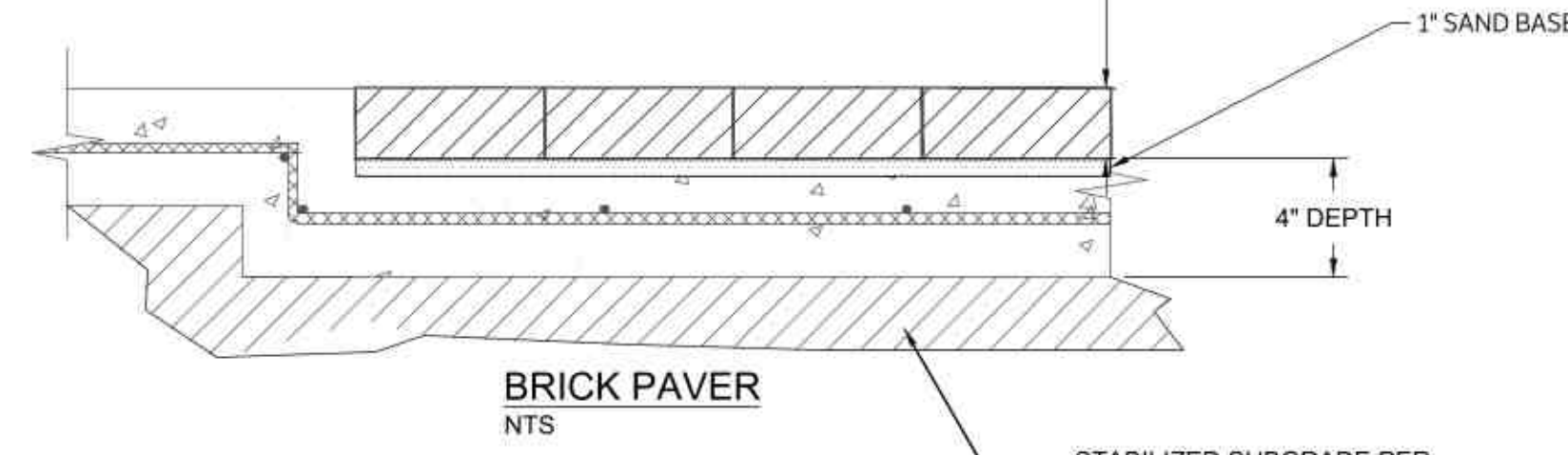
CONCRETE MOW STRIP
 NTS



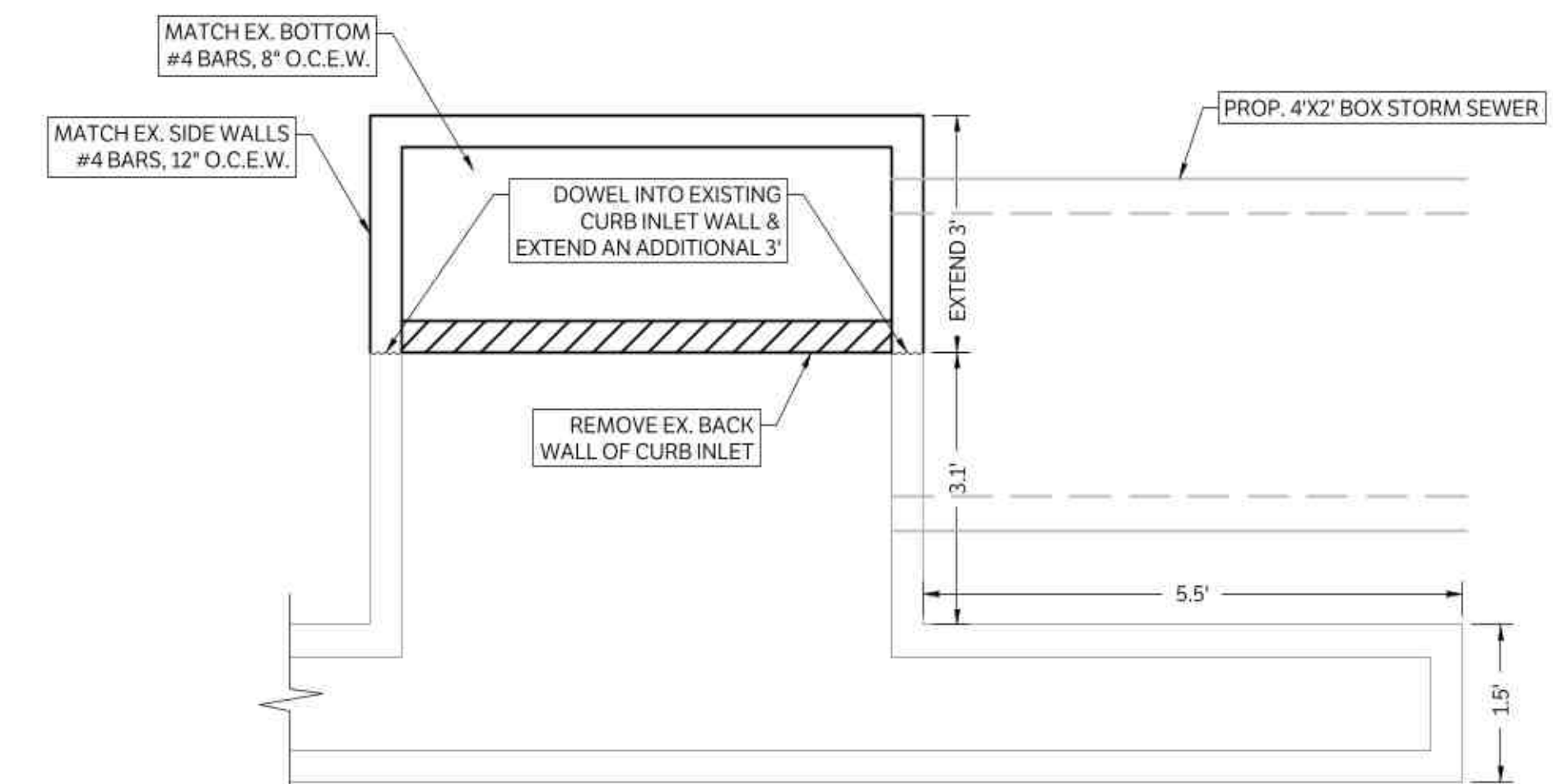
RETAINING WALL SECTION
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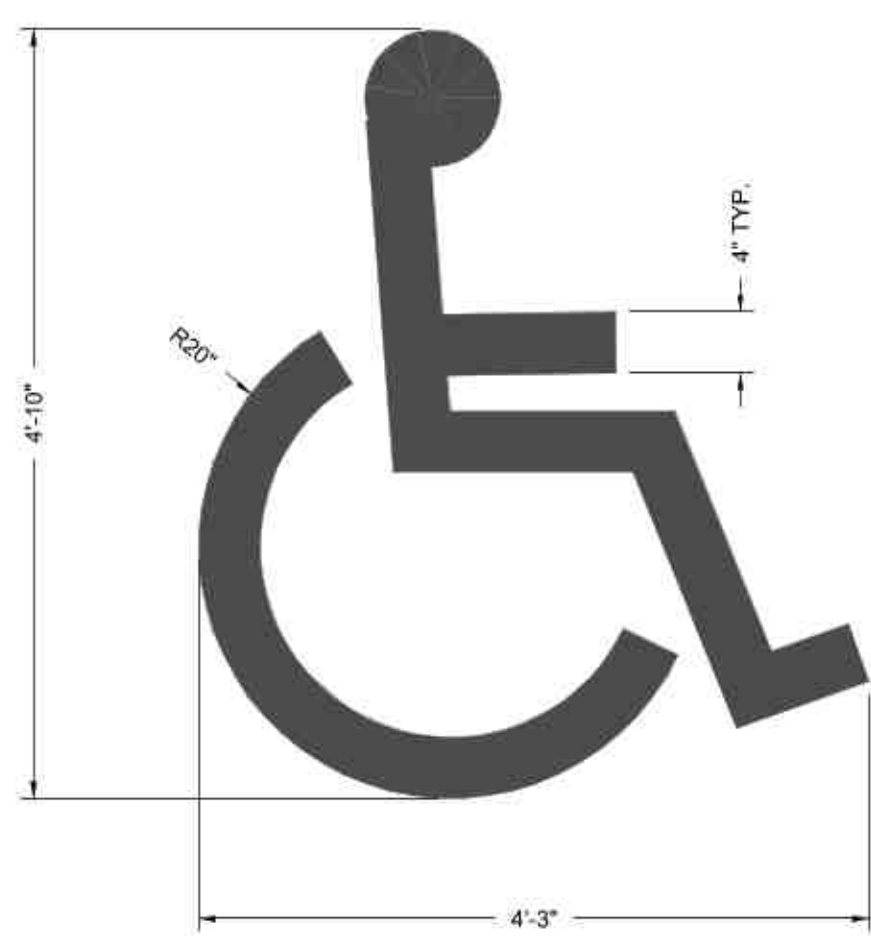
LANDSCAPE PLANTER RETAINING WALL
 SECTION WITH BACK OF WALL DRAIN
 NTS



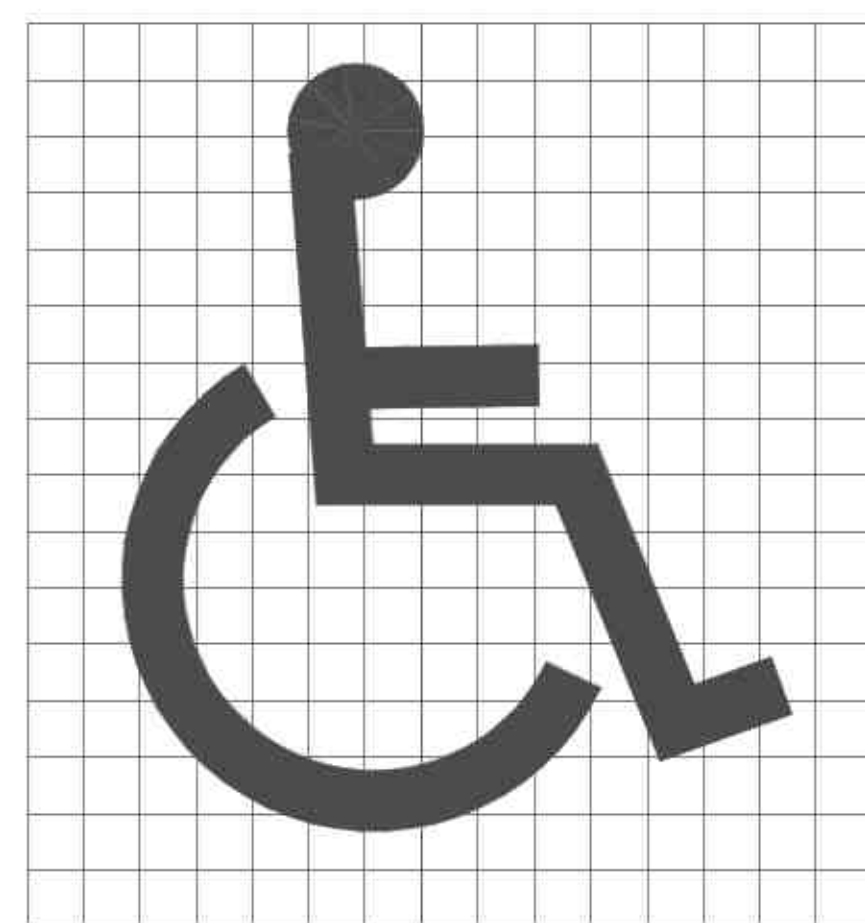
BRICK PAVER
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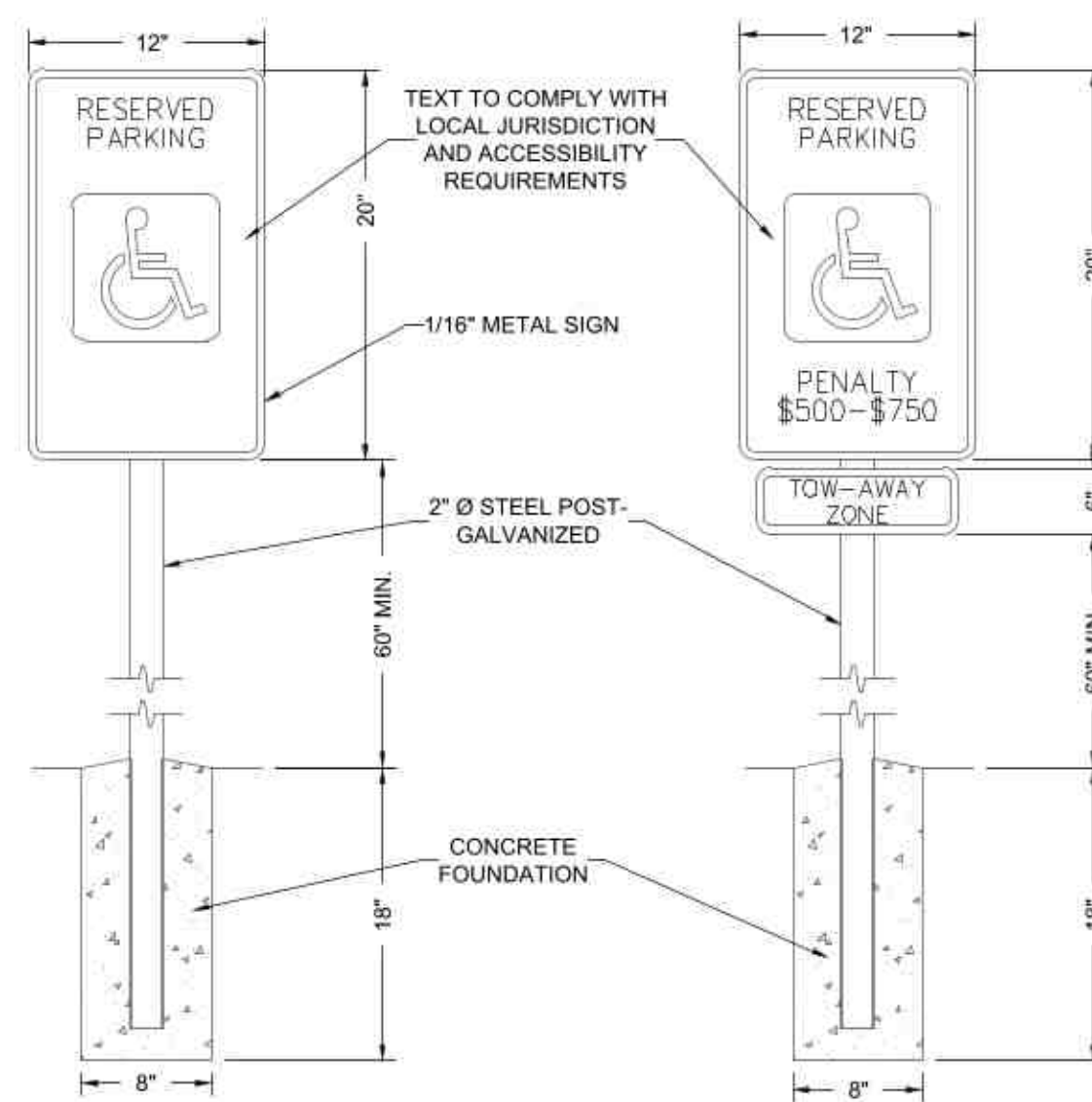
EXISTING CURB INLET EXTENSION
 NTS



ACCESSIBLE PARKING SYMBOL
 NTS



PROPORTIONING GUIDE



ADA PARKING SIGN
 NTS

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1	4/29/2022	ADDENDUM 1
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 CHECKED BY: JA



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 DETAILS