

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
C1.1	SITE PLAN
C1.2	SITE PLAN
C1.3	SITE PLAN
L1.0	LANDSCAPE PLAN

PREPARED BY:



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PLAN | DESIGN | VERIFY

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 College Station, Texas 77840
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FIRM REGISTRATION NUMBER:
 TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124
GEORGETOWN 512.930.5832

PRELIMINARY NOT
FOR CONSTRUCTION

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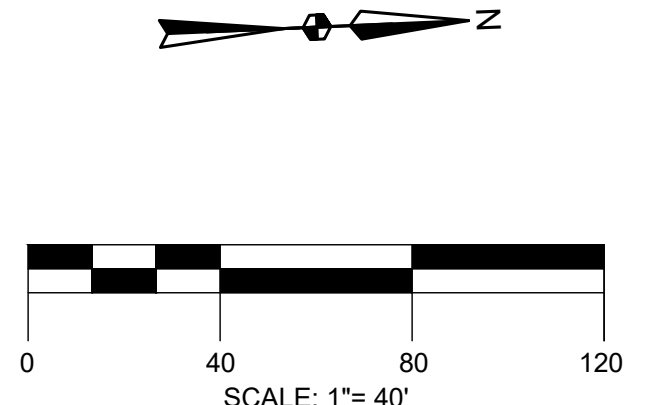
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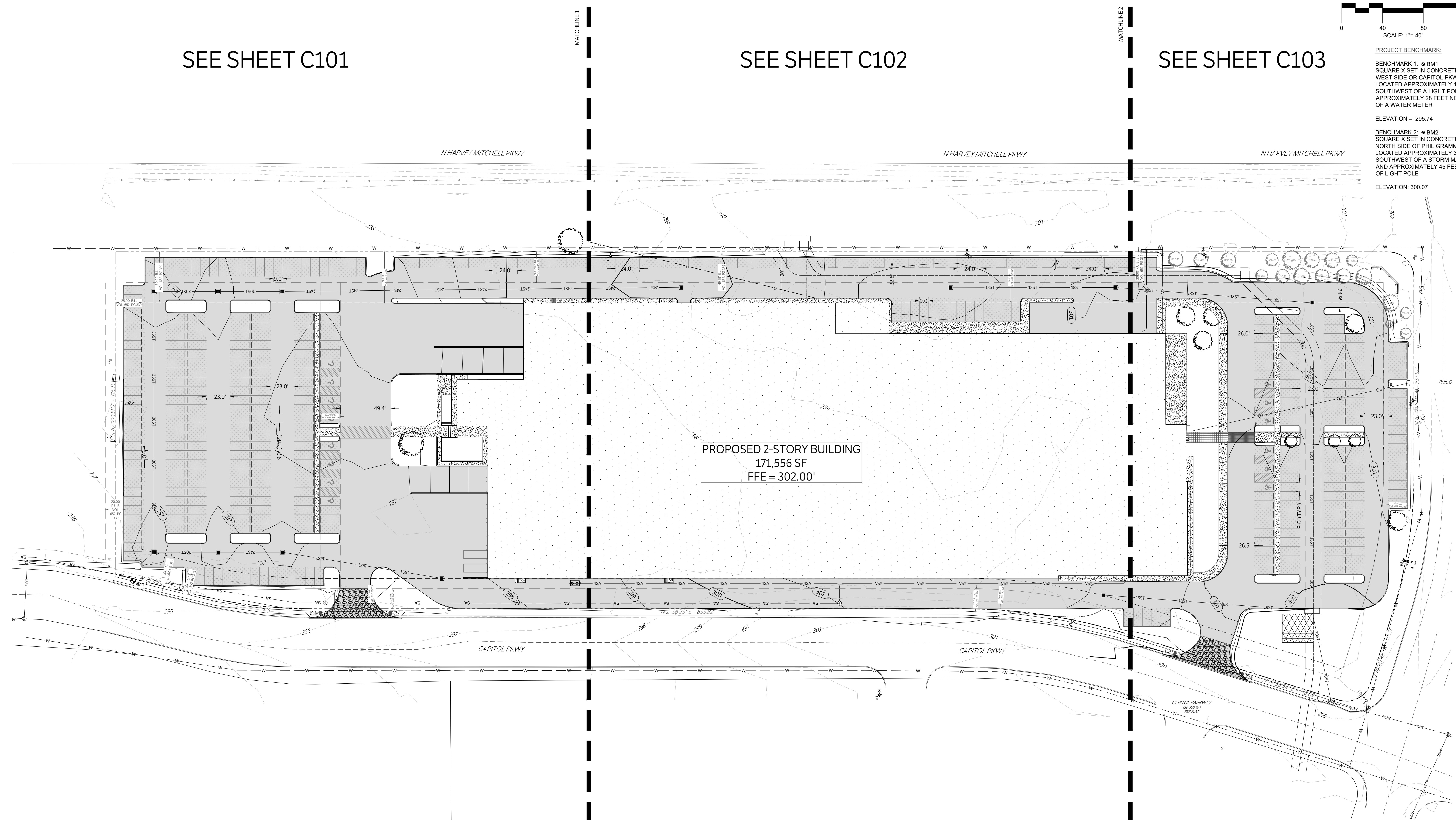
CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



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 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.
- 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.
- 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.

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	IB
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)	

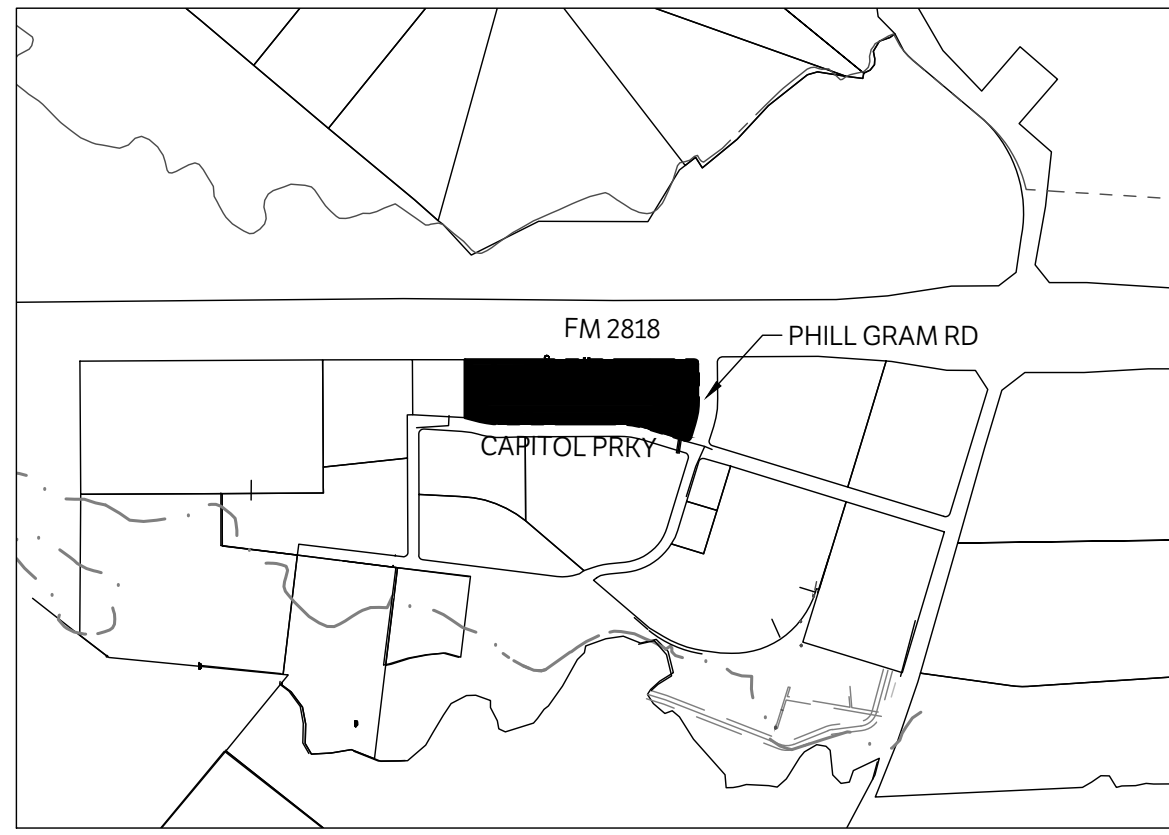
PARKING TABULATION	
TOTAL SF REQUIREMENT:	11000 SF
TOTAL PARKING REQUIRED:	172 SPACES
TOTAL PARKING PROVIDED:	371 SPACES (367 STD, 14 HC)

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	SECTOR	START CHORD	END CHORD	CHORD BEG.	CHORD END
C1	90°/180°	25.00	39.19	5.47+34.99' W	
C2	90°/180°	40.00	55.75	N 78°45'40" W	
C3	90°/180°	25.00	39.41	N 25°10'41" E	
CA	17°45'10"	54.07	92.77	N 17°00'30" E	
CB	17°45'10"	46.00	73.67	N 17°30'30" 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

A 28 JAN 2022 ISSUE FOR DESIGN DEVELOPMENT

REV	DATE	DESCRIPTION
1	21-04-19	ISSUE FOR DESIGN DEVELOPMENT
2	21-04-19	ISSUE FOR DESIGN DEVELOPMENT
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100	21-04-19	ISSUE FOR DESIGN DEVELOPMENT

OVERALL SITE PLAN

C100



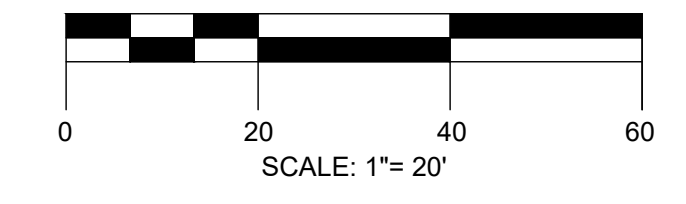
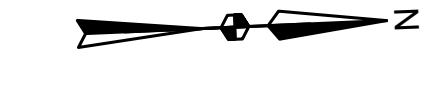
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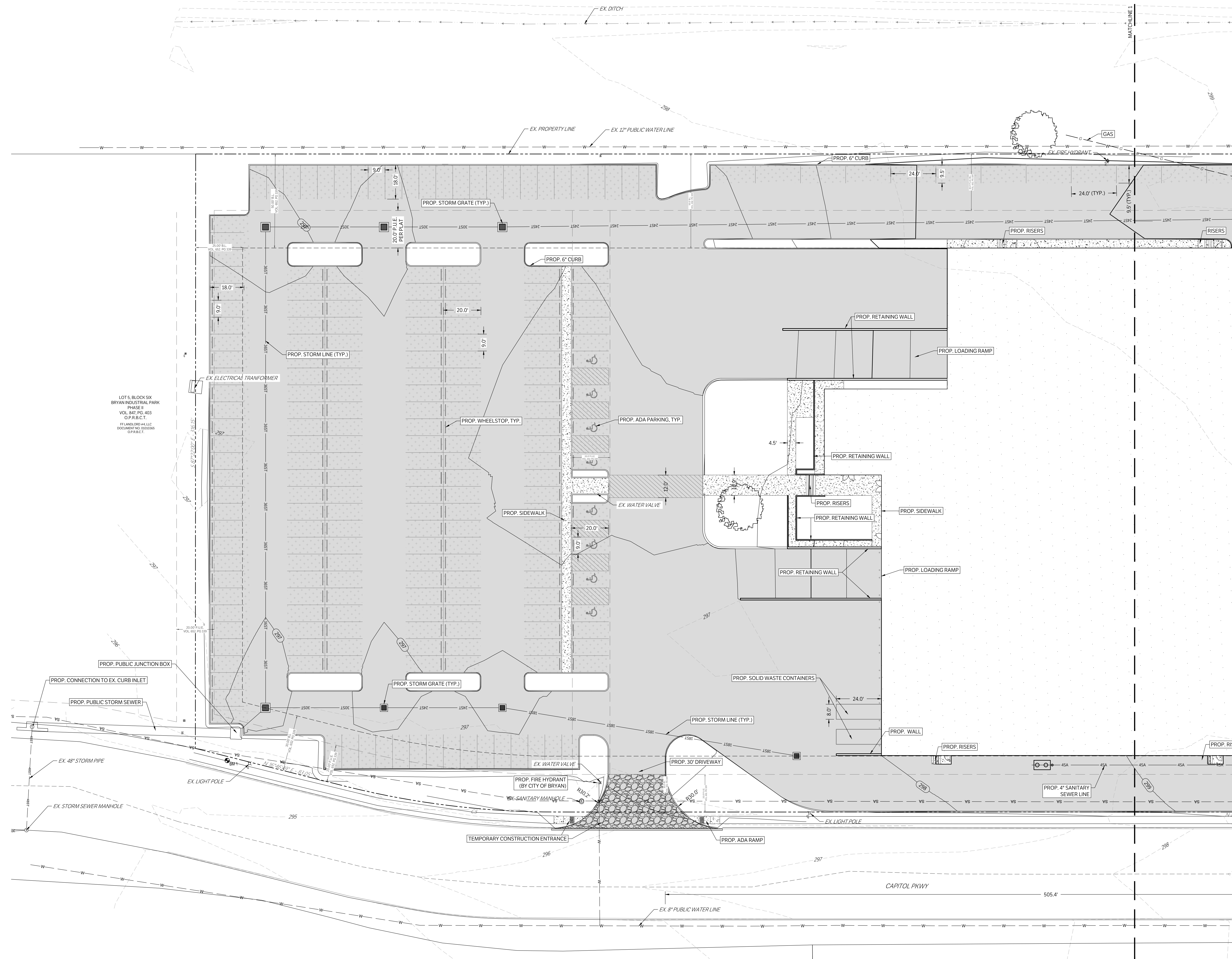
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PROJECT BENCHMARK:
BENCHMARK 1: 4 BM1 SQUARE X SET IN CONCRETE ON THE WEST SIDE OF CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER
ELEVATION = 295.74
BENCHMARK 2: 4 BM2 SQUARE 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

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[Pattern]	PROPOSED 4" CONCRETE PAVEMENT
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[Line]	EXISTING CONTOURS
[Line]	PROPOSED CONTOURS



LOT 5, BLOCK SIX
BRYAN INDUSTRIAL PARK
PHASE II
VOL. 847, PG. 403
OF RECLT.
FFLANDOR & L.L.C.
DOCUMENT NO. 02020205
CIVIL/ELCT

CC CREATIONS LEGACY CAMPUS
619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
A	28 JAN 2022	ISSUE FOR DESIGN DEVELOPMENT
EA PROJECT NUMBER	2104	
GESSNER PROJECT #	21-0349	
DRAWN BY	RI	
CHECKED BY	JK	

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02/16/2022

SITE PLAN

C101

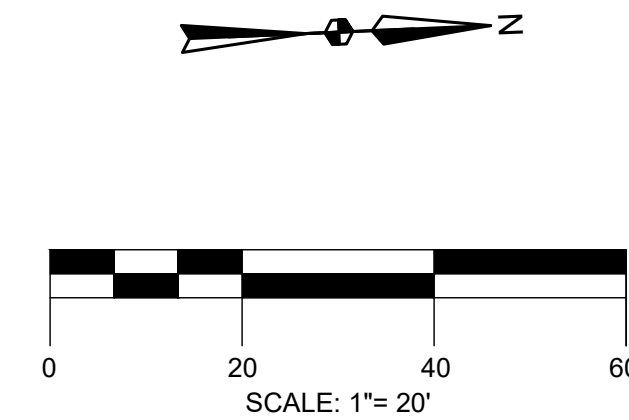


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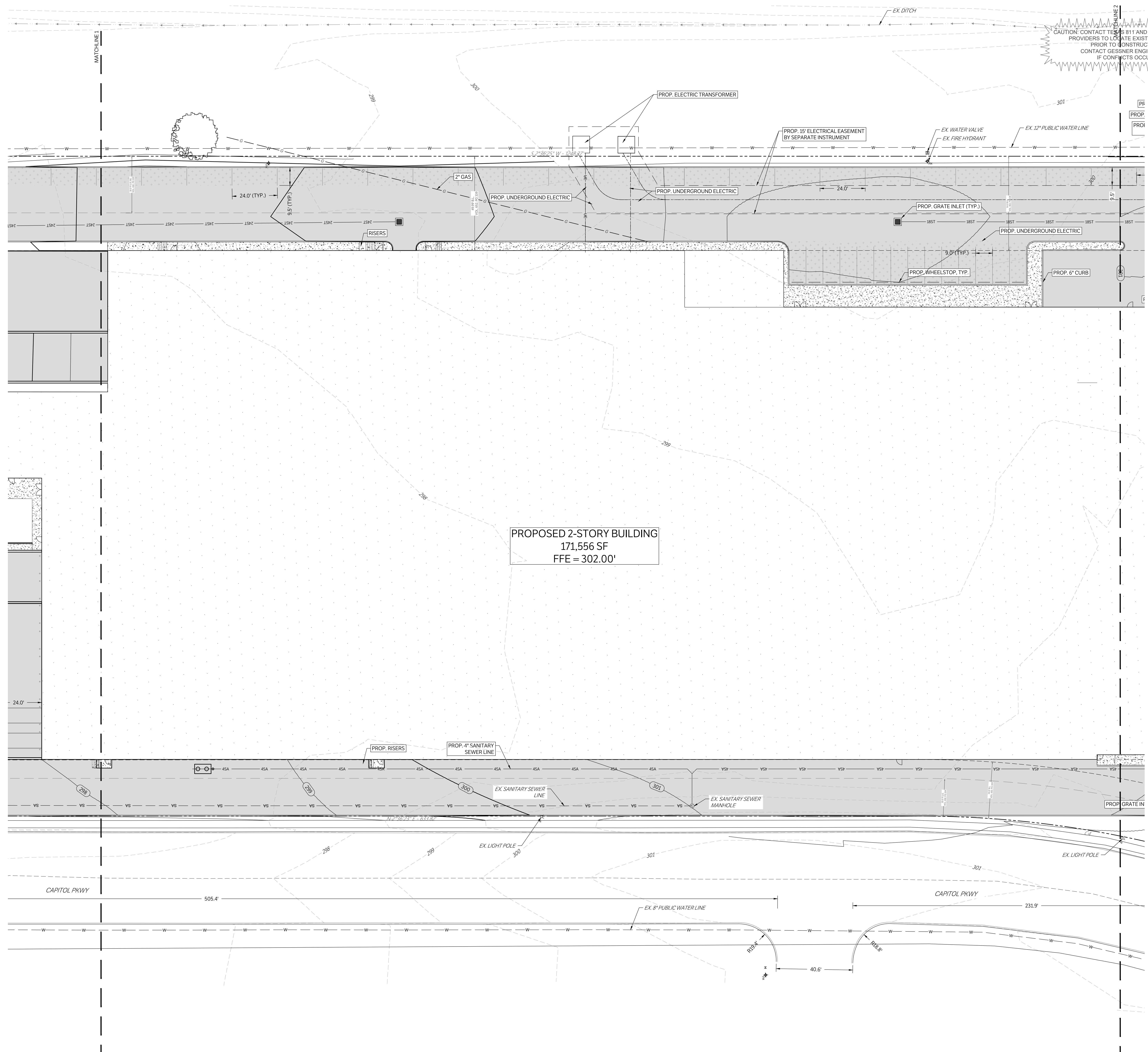
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PROPOSED 2-STORY BUILDING
171,556 SF
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SITE PLAN

C102



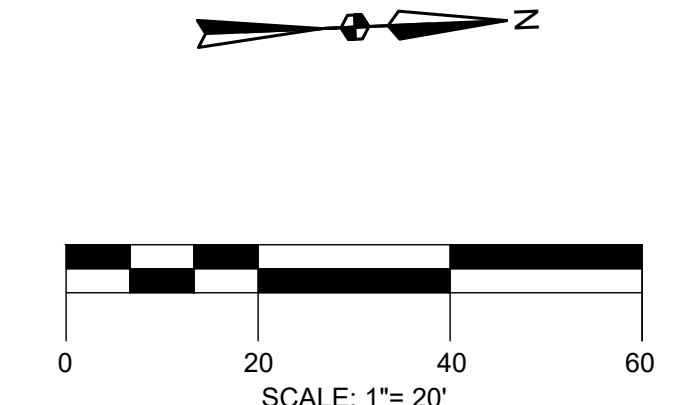
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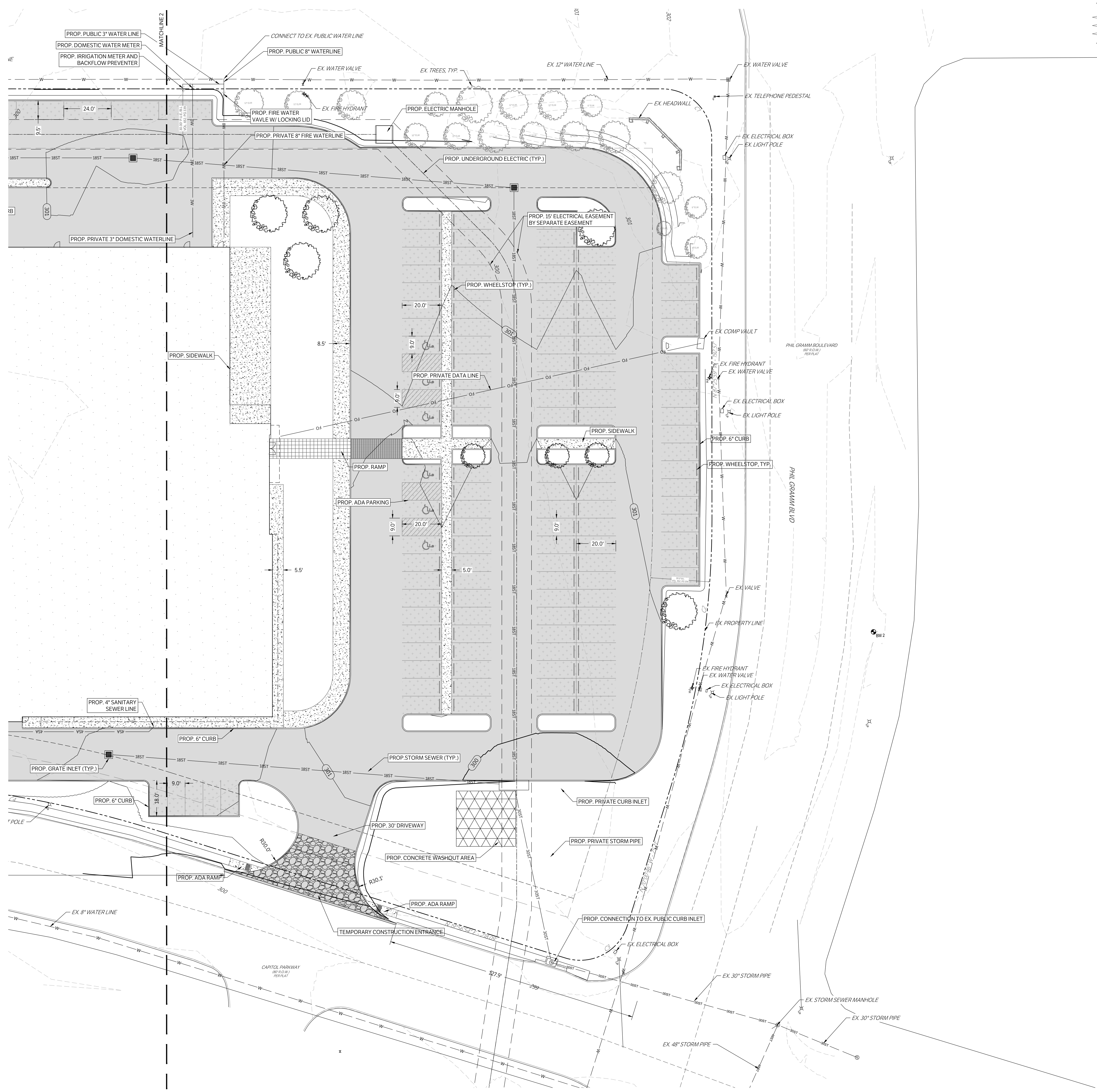
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LEGEND

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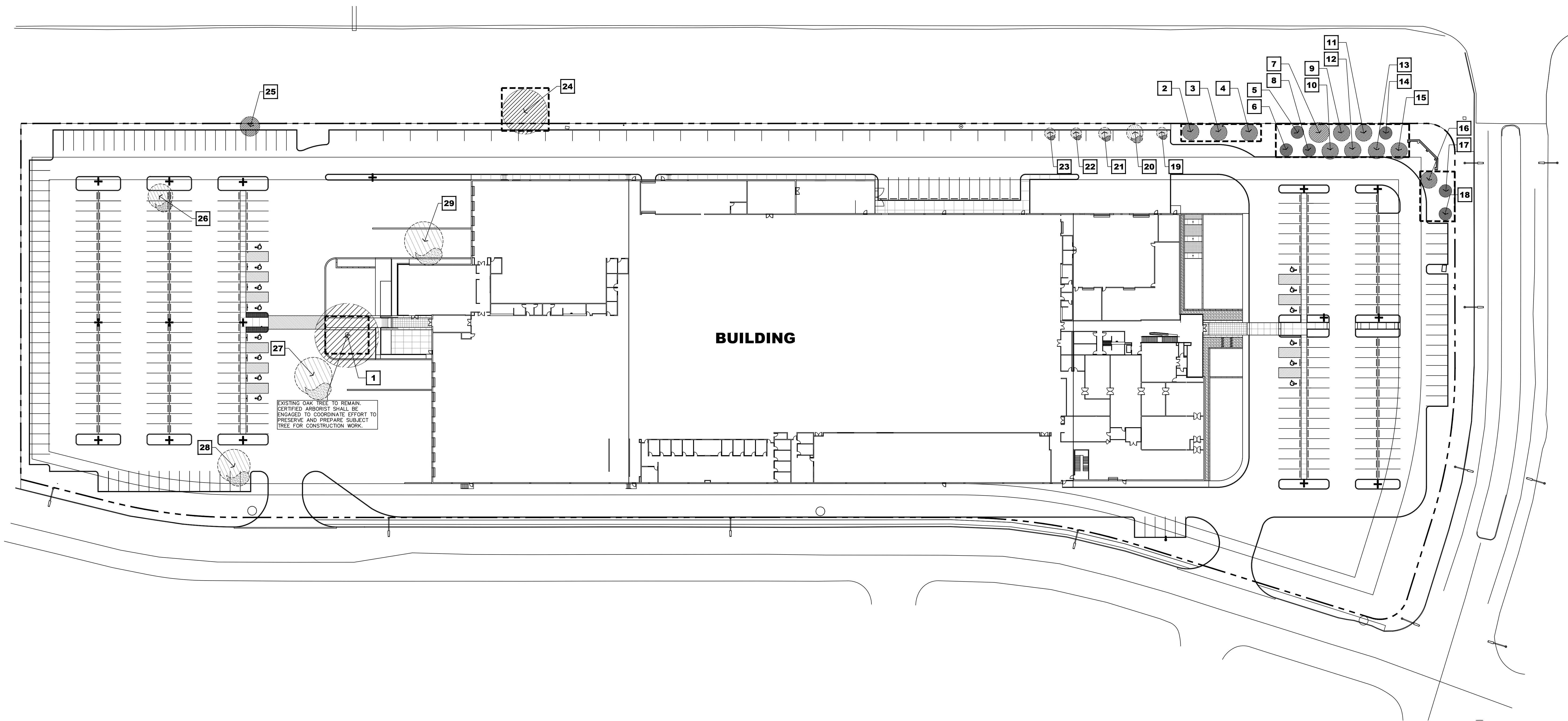
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02/16/2022

SITE PLAN



Special Notes for Protection of Existing Trees:

- Tree protection fencing shall be installed to eliminate activities detrimental to trees including but not limited to the following:
 - Soil compaction in the critical root zones resulting from heavy equipments, vehicular or excessive pedestrian traffic or storage of equipments or materials.
 - Root disturbance due to cuts, fills, or trenching works.
 - Wounds to exposed roots, trunks or limbs by mechanical equipments.
 - Other activities such as chemical storage, cement truck cleaning, fire, etc. are not acceptable or allowed around existing trees designated to remain on site.
- Location and types of tree protection devices:
 - Tree protection devices are to be installed to completely surround the critical root zones (tree dripline) of all trees to be preserved.
 - Tree protection fencing shall consist 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.
 - Tree protection fence may be installed around a grouping of existing trees for better control.
- 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.
- The contractor shall provide Class One Tree works for all 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.
- All existing trees to remain shall be maintained by a certified tree arborist.
- 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.
- 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. Well 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.

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	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.

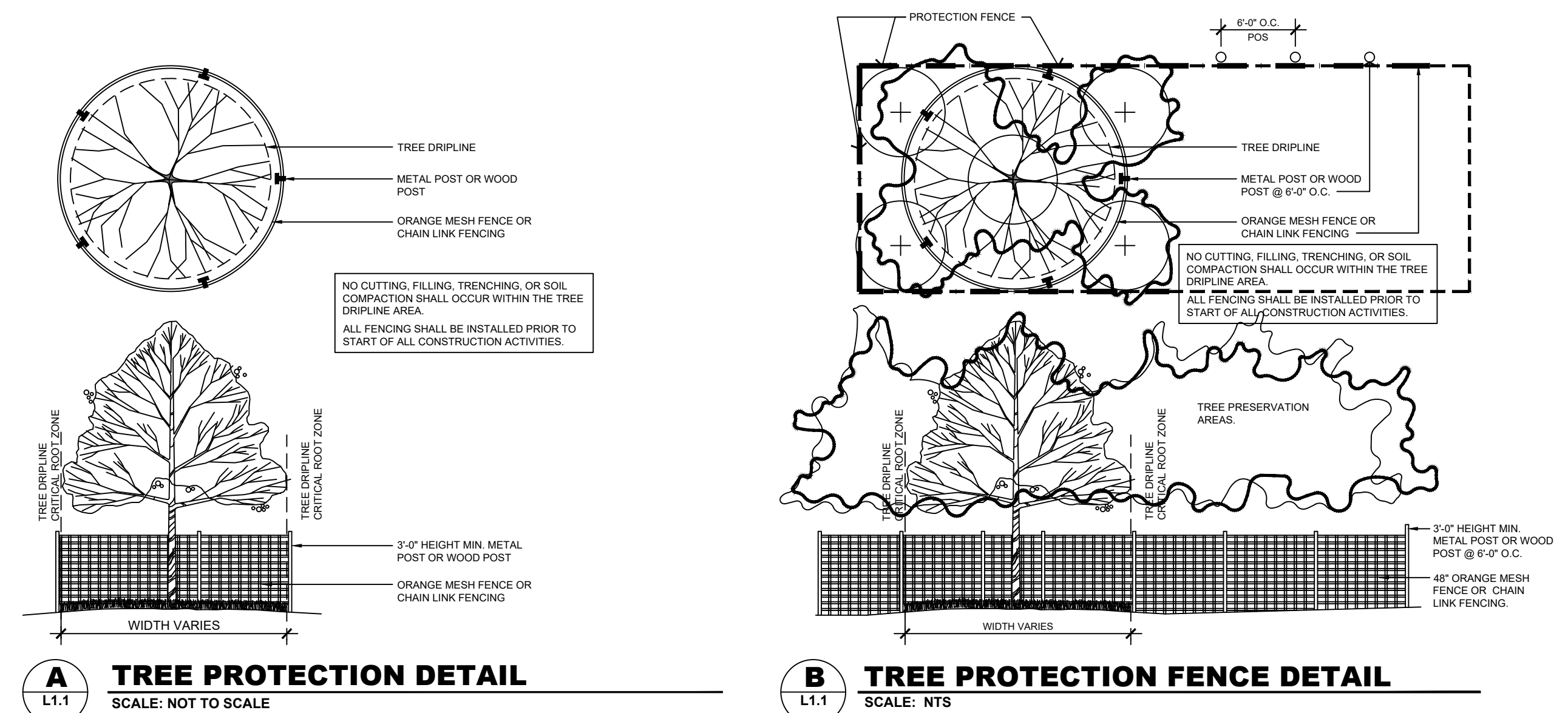
Preliminary Landscape Calculations

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.

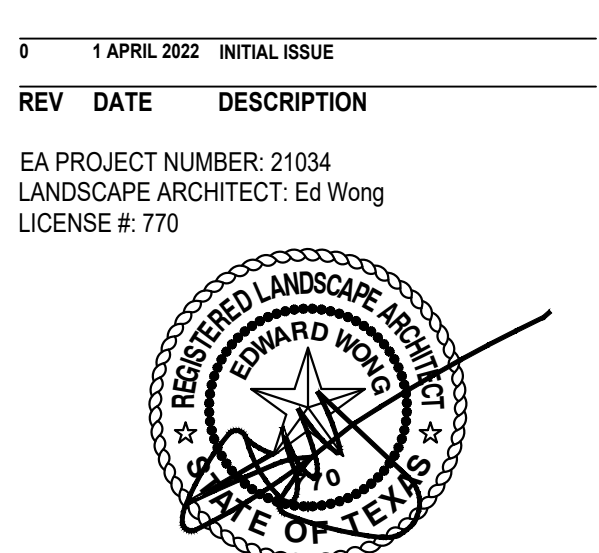
Landscape Contractor's Responsibilities:
 All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive 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 SOIL, 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 TREE PROTECTION AND DISPOSITION PLAN
 SCALE: 1" = 40'-0"

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



Wong & Associates, Inc.
 10000 Katy Road, Suite 200
 Houston, TX 77025
 Tel: 281-992-9999 Fax: 281-992-9998

Tree Protection and Disposition Plan
L1.1

Landscape Requirements:

- 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.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility assessments prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
 - 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.
 - All plants shall be heavy, symmetrical, lightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorously growing, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - 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.
 - 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.
 - 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.
- Planting mix shall be thoroughly mixed in the following proportions:
 - 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.
 - 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.
- Excavation work and Surface drainage works shall conform to the following requirements:
 - 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.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another party, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - 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.).
 - 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.
 - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
 - Prior to installation of any planting works (trees, shrubs, groundcover and grass works), apply "Round Up" in all planting areas to eradicate all weed growth on site.
 - ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be black polypropylene sheet 27 mils thick, 4 oz/y. grab tensile strength per ASTM D-4632; 50 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - Use "Shovel Edge" to separate all plant beds from grass areas.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
 - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
 - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - 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 fungicides as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
 - 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, dried, 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:

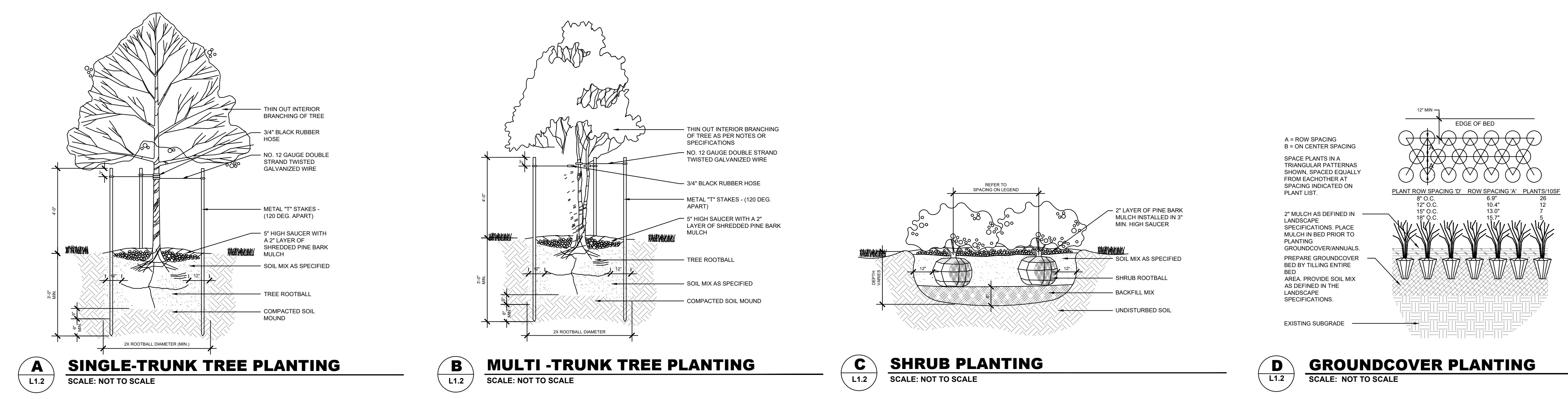
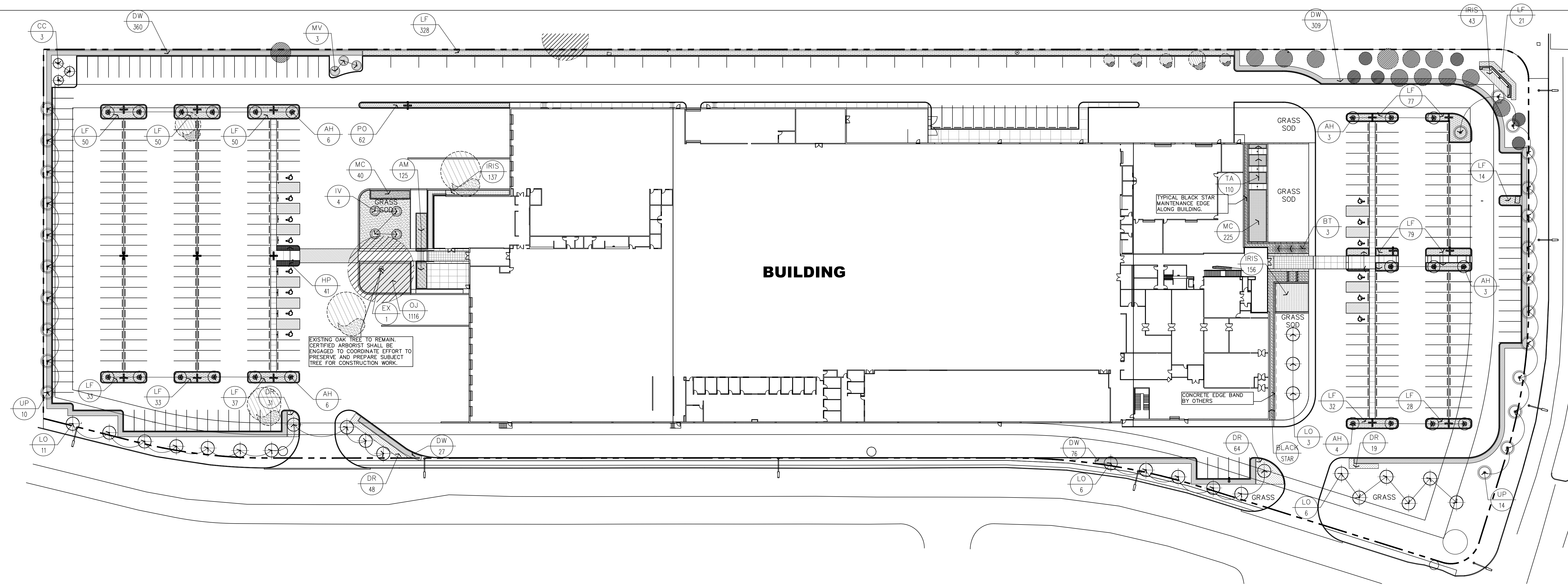
- Grass works:
 - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratios:
 - 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, 15% pure live seed at 175 Lbs. Pure live seed per acre.
 - Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (1.5-13) 800 pounds.**
- Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydrosowing operation to reduce excessive weed growth and erosion.
 - 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.
 - 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, rills and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damage.
 - Guarantee growth and coverage of hydromulched planting shall be a minimum of ninety five percent (95%) of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
 - Final acceptance of lawn establishment shall mean that hydrosowed 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:

- 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 being lifted 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 growth, and harmful insects. Sod is not to be stacked for more than twenty four (24) hours between time of cutting and time of delivery.
- The ground surface shall be cleared of all materials which might hinder proper storage and materials which might be harmful to plant growth or subsequent maintenance operations (mowing) and therefore must be removed from the site completely.
- Spread a minimum one inch layer of topsoil over all areas to be received solid sodding work.
- Bed preparation - immediately after the finish grade has been approved, begin sodding operations to reduce excessive weed growth.
- Lay sod to 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 but 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.
- Water sod thoroughly, immediately after installation. The entire sodded areas shall be saturated to a depth of 4" watering with five spray within five (5) hours after the sod has been installed.
- All unpaved and disturbed areas on the project site including right of way areas and landscape assessments shall be cleaned up and free graded to drain properly prior to sodding work. Coordinate drainage of all grass areas with general contractor on project.
- 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.
- 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.
- 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: 402,826 SF.		
Total Landscaped percentage: 15.1%		



Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
MG	3	Magnolia Grandiflora	Little Gem Magnolia	3.5" cal. 65 gal. container; 12' to 14' ht.
LO	26	Quercus Virginiana	Live Oak 'High Rise'	3.5" cal. 65 gal. container; 12' to 14' ht.
UP	24	Ulmus Parvifolia	Lacebark Elm	3.5" cal. 65 gal. container; 12' to 14' ht.
CC	3	Cercis Canadensis	Eastern Redbud	3" cal. 65 gal. container; 12' to 14' ht.
AH	22	Ilex x Attenuata	Eaglehol American Holly tree form.	2.5" cal. 45 gal. container; 9' to 10' ht.
BT	3	Calistemon Citrinus	Bottlebrush Tree	2" cal. 30 gal. container; 9' to 10' ht.
IV	4	Ilex Vomitoria Aiton	Yaupon Holly	2" cal. 30 gal. container; 9' to 10' ht.
WL	722	Ligustrum Japonicum	Waxleaf Ligustrum	5 gal. planted at 36" o.c. single row.
PO	62	Nerium Oleander	Petite Pink Oleander	5 gal. planted at 36" o.c. double row.
LF	797	Leucophyllum Frutescens	Silver cloud Texas Sage	5 gal. planted at 36" o.c. double row.
DR	162	Rosa Drift Red	Drift Red Roses	5 gal. planted at 30" o.c. triangular spaced.
AM	125	Miscanthus Sinenses	Adagio Miscanthus	3 gal. planted at 24" o.c. triangular spaced.
HP	41	Pennisetum Alopecuroides	Hamin Pennisetum	3 gal. planted at 24" o.c. triangular spaced.
Iris	293	Morae Dietes	Bl Color Iris	3 gal. planted at 24" o.c. triangular spaced.
OJ	1116	Ophiopogon Japonicum	Mondo Grass	1 gal. planted at 12" o.c. triangular spaced.
TA	110	Trachelospermum asiaticum	Asian Jasmine	1 gal. planted at 12" o.c. triangular spaced.
AD	43	Asparagus densiflorus 'Myers'	Foxtail Fern	3 gal. planted at 24" o.c. triangular spaced.
MC	265	Myrica Cerifera	Southern Waxmyrtles	3 gal. planted at 24" o.c. triangular 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, site storage and site 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 facilities and installation 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) and Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building walls.

*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 SOIL, 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.



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

REV	DATE	DESCRIPTION
5	1 APRIL 2022	INITIAL ISSUE

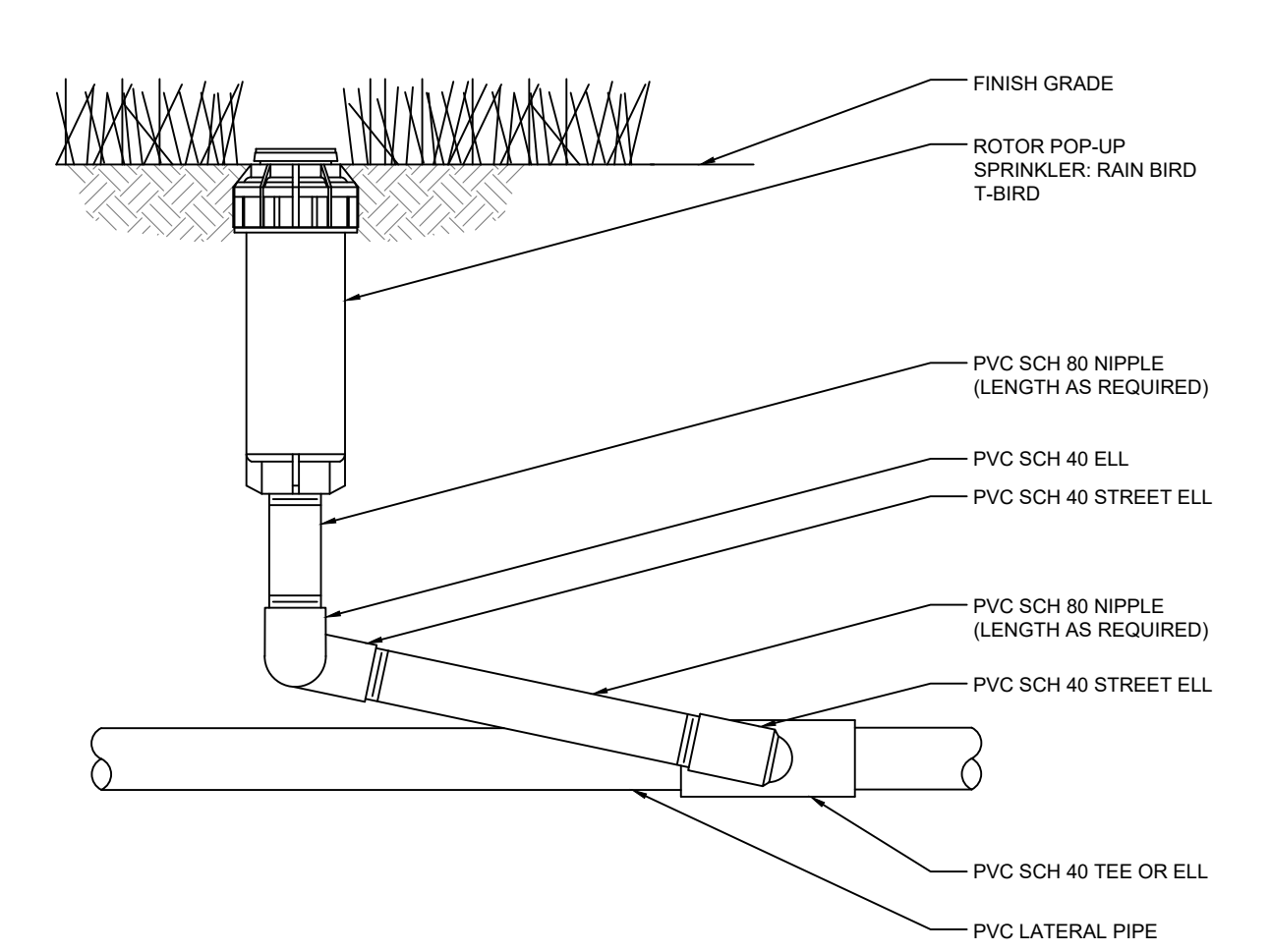
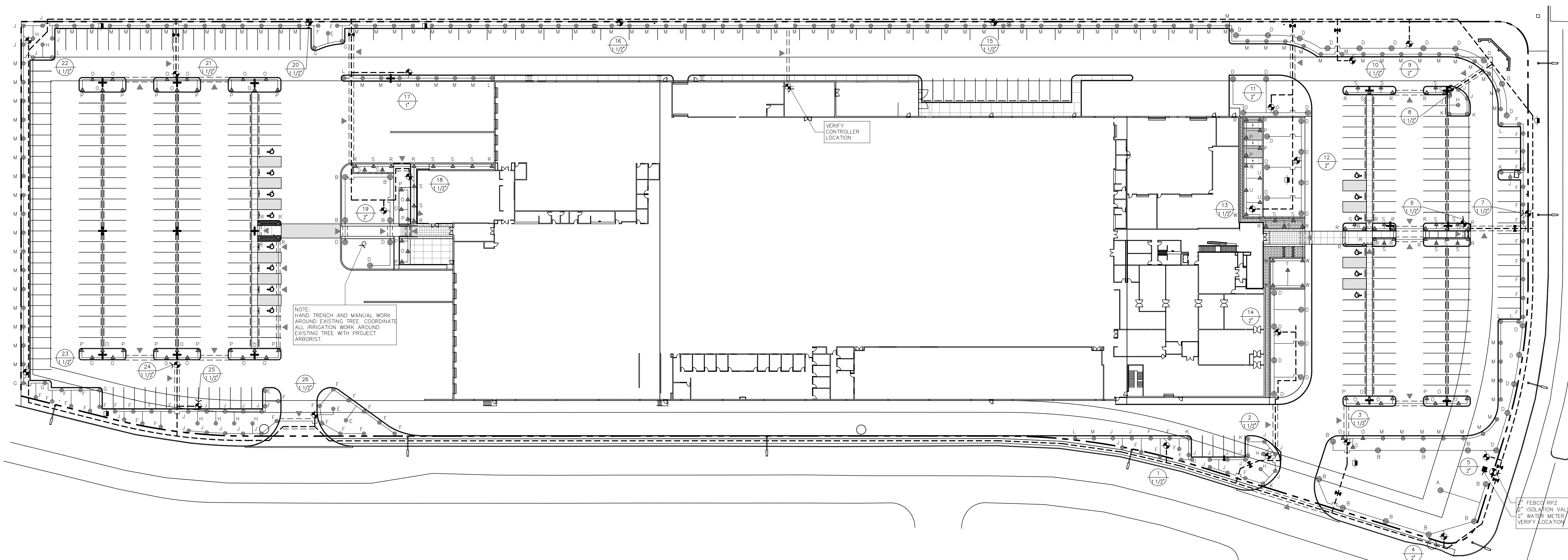
EA PROJECT NUMBER: 2103
 LANDSCAPE ARCHITECT: Ed Wong
 LICENSE #: 770



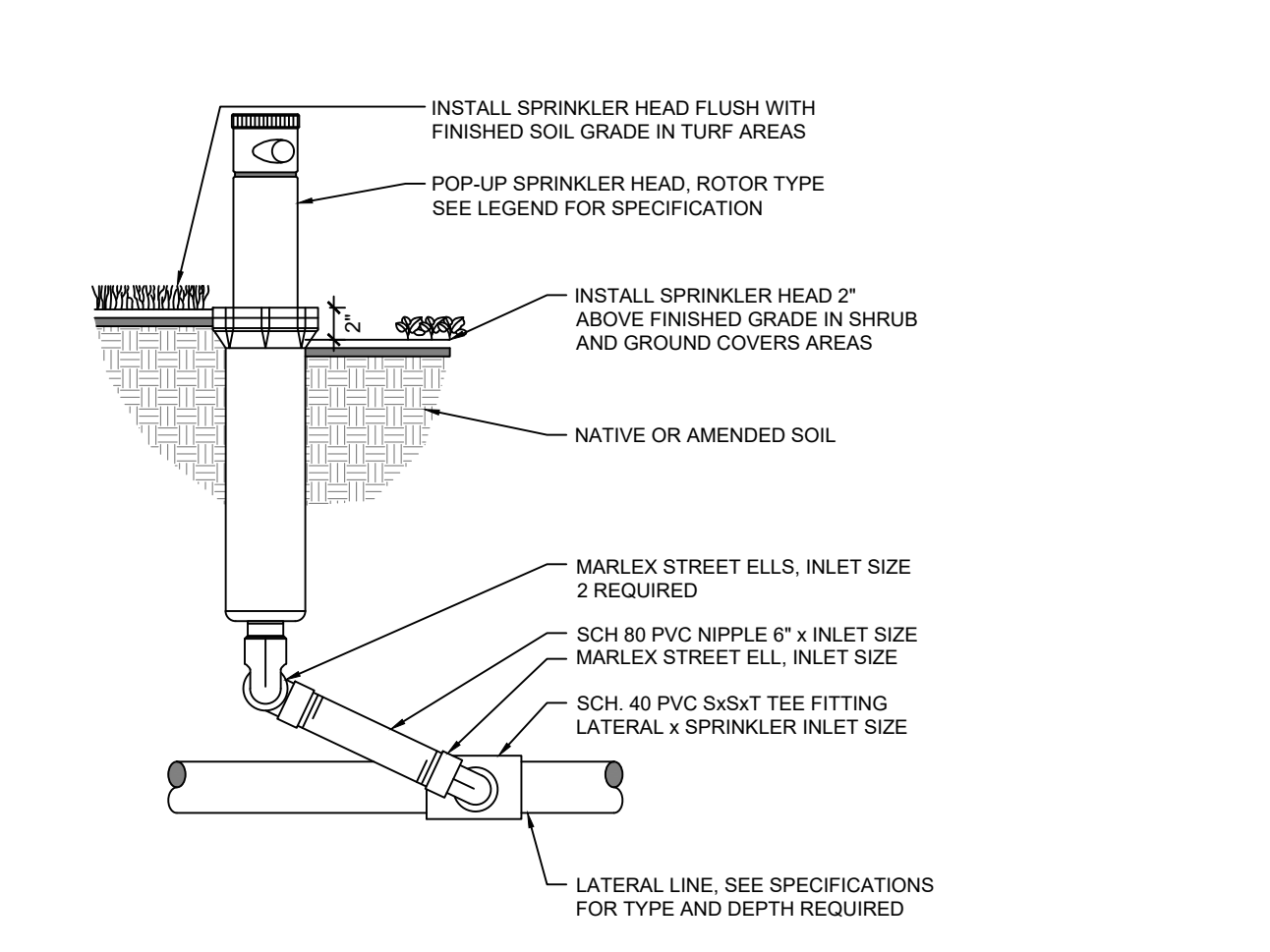
Wong & Associates, Inc.
 1500 West Loop South, Suite 200
 Houston, TX 77063
 Tel: 713.867.8293 Fax: 713.867.8294

Irrigation General Notes:

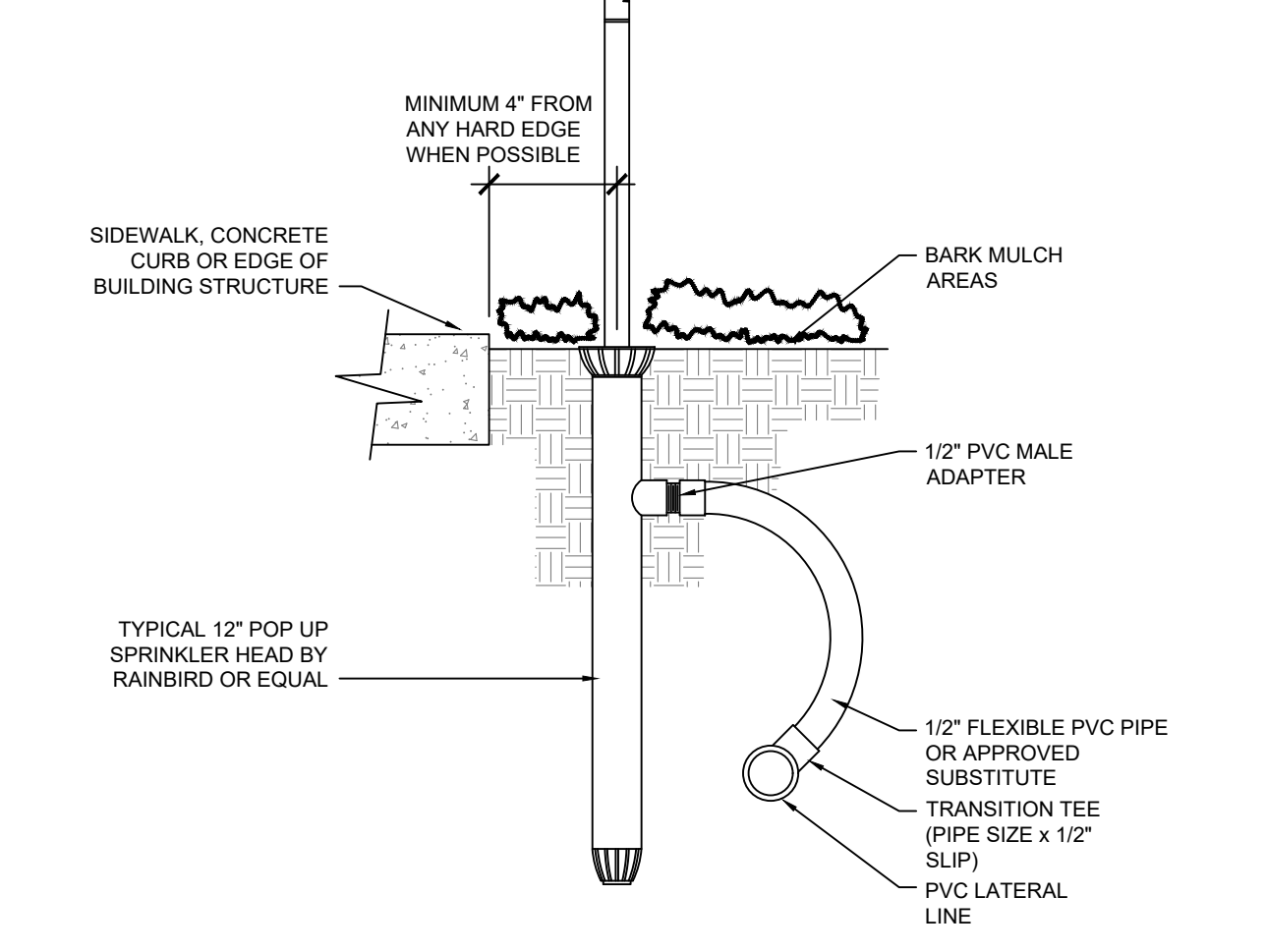
- ALL materials and equipment shall conform to all applicable State of Texas, City and County codes.
- The irrigation contractor shall be responsible for securing all permits prior to actual work on site.
- The intent of the 100% coverage of all landscape areas.
- Prior to commencement of work, the irrigation contractor shall contact the Owner to coordinate all required inspections.
- 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.
- 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. 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.
- The irrigation contractor shall also comply to these additional special requirements to the irrigation system shall include the following:
 - All mainlines shall have a minimum of 18" of cover (Sch. 40 PVC Pipe).
 - All lateral and sub-main pipe to have a minimum of 12" of cover (Sch. 40 PVC Pipe).
 - No rocks, boulders or other extraneous materials shall be used for backfilling of trenches.
 - All pipes to be installed as per manufacturer's specifications.
 - All threaded joints to be coated with Teflon tape or Liquid Teflon.
 - All lines to be thoroughly flushed before installation of any sprinkler heads.
 - Sprinkler and related equipments shall be installed as per manufacturer's specification.
 - No electrical connections shall be made in the field except at a valve control box or another valve box specifically for connections.
 - All 24 volt wire shall be No. 12UFUL for common wire and No. 14 UFUL for control wires, direct burial shall be solid copper.
 - 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 overflow.
 - 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.
 - The irrigation contractor shall provide expansion coils at each wire connection in valve box (wrap around 3/4" pipe 12 times).
 - The irrigation contractor shall utilize appropriate automatic drain device where low head drainage may occur.
 - All sprinkler heads shall be mounted on swing joints unless otherwise noted.
 - The irrigation contractor shall install a separate common for each controller.
 - 24 Volt wire shall be color coded. Common shall be white and Control red.
 - The irrigation contractor shall install manufacturer's recommended grounding equipment for power supply and valve output with (2) 5/8" copper clad ground rods.
 - The irrigation contractor shall install manufacturer's recommendation on fault ground and lightning protection.
 - 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 sleeves.
 - 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.
 - The irrigation contractor shall install sprinkler equipments 12" from all buildings foundations and install sprinklers 4" from any curbs or walkways.
 - 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.
 - The entire irrigation system (labor and materials) shall be guaranteed and warranted for a period of one year. The warranty period shall commence upon final acceptance by Owner of all landscape and irrigation works.
 - The irrigation contractor for the project must be licensed to do business within the State of Texas, as required by TCEQ.
 - 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.



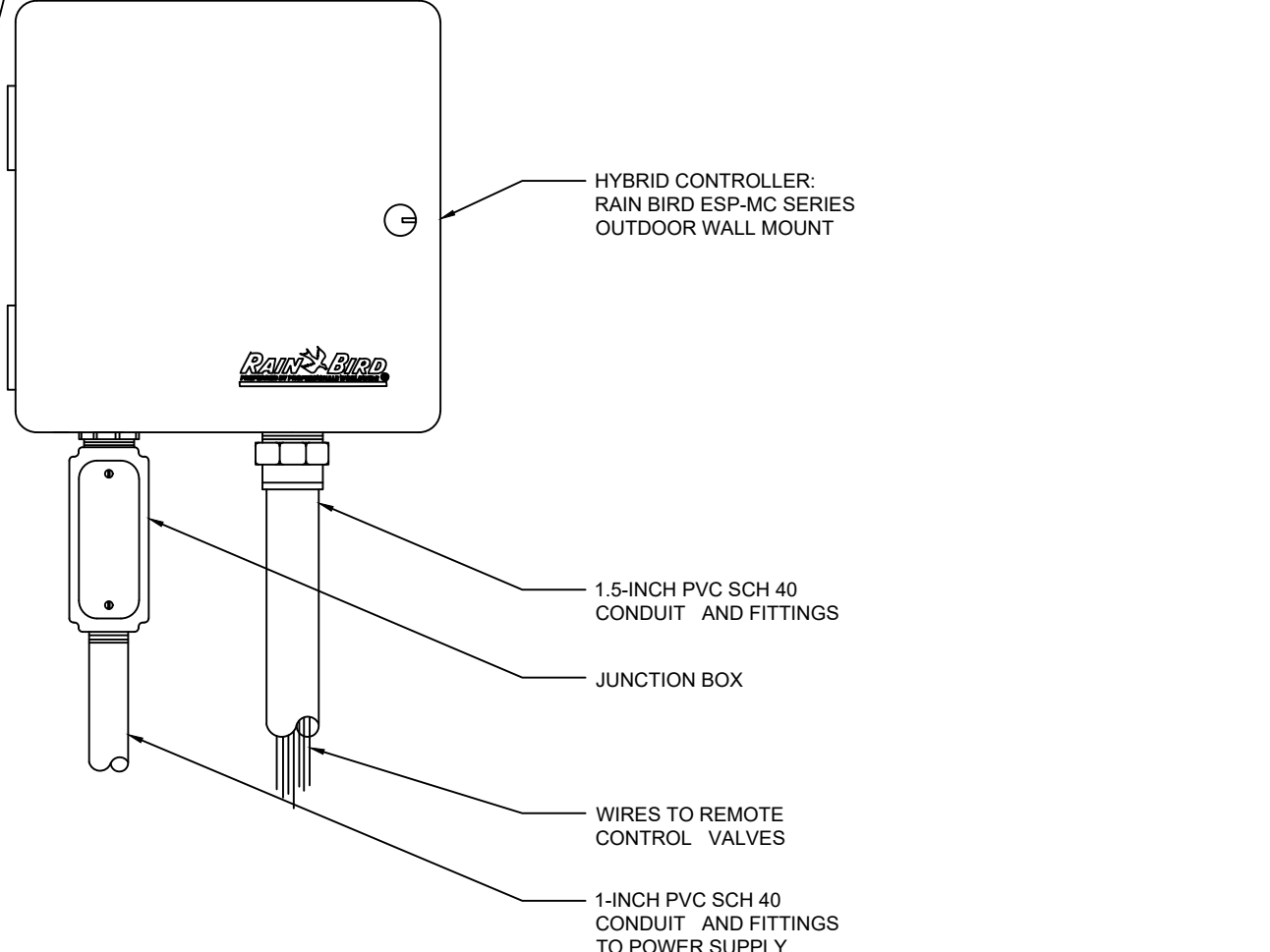
A ROTARY SPRINKLER
SCALE: NOT TO SCALE



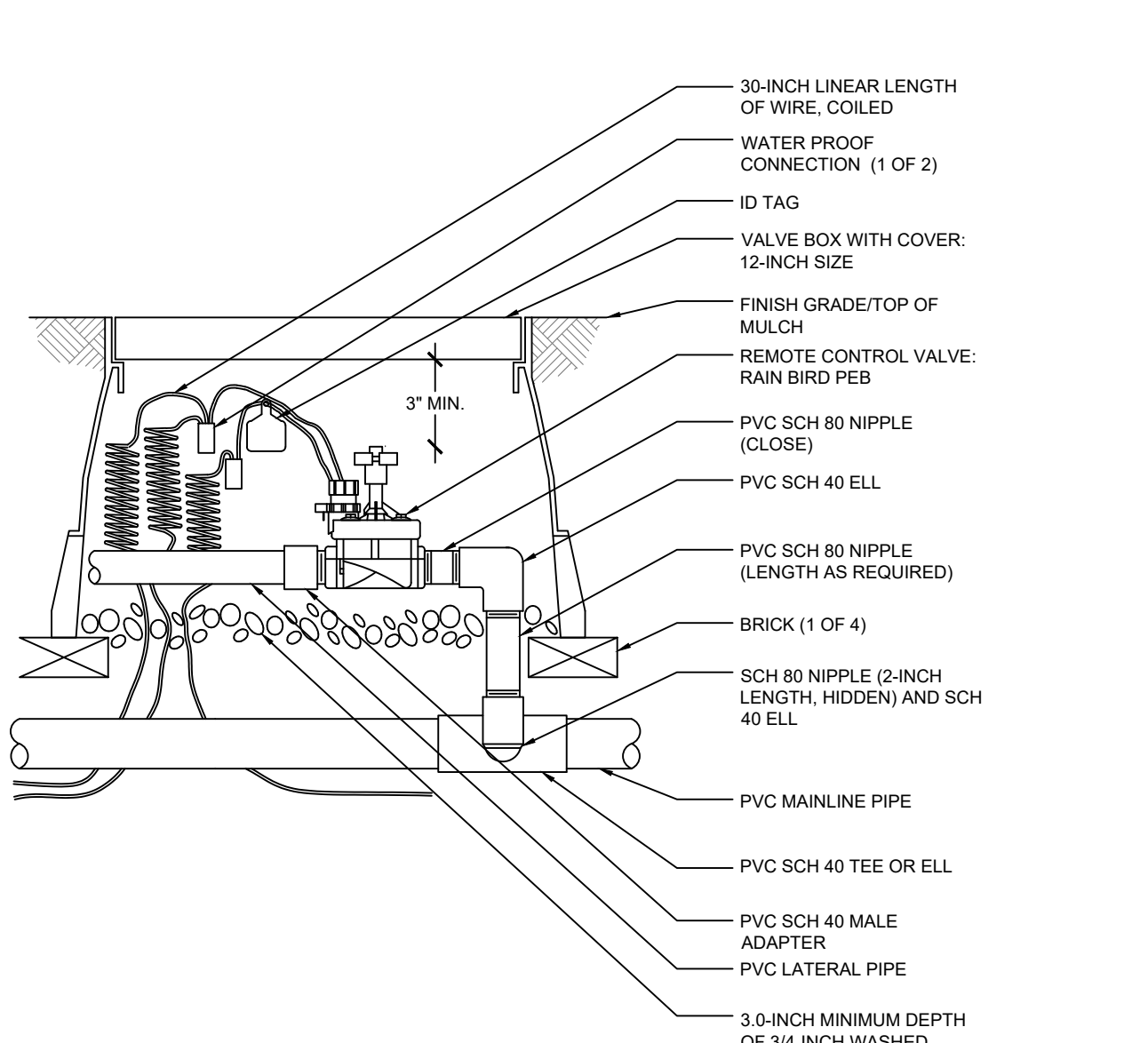
B POP-UP SPRINKLER ROTOR TYPE (6")
SCALE: NOT TO SCALE



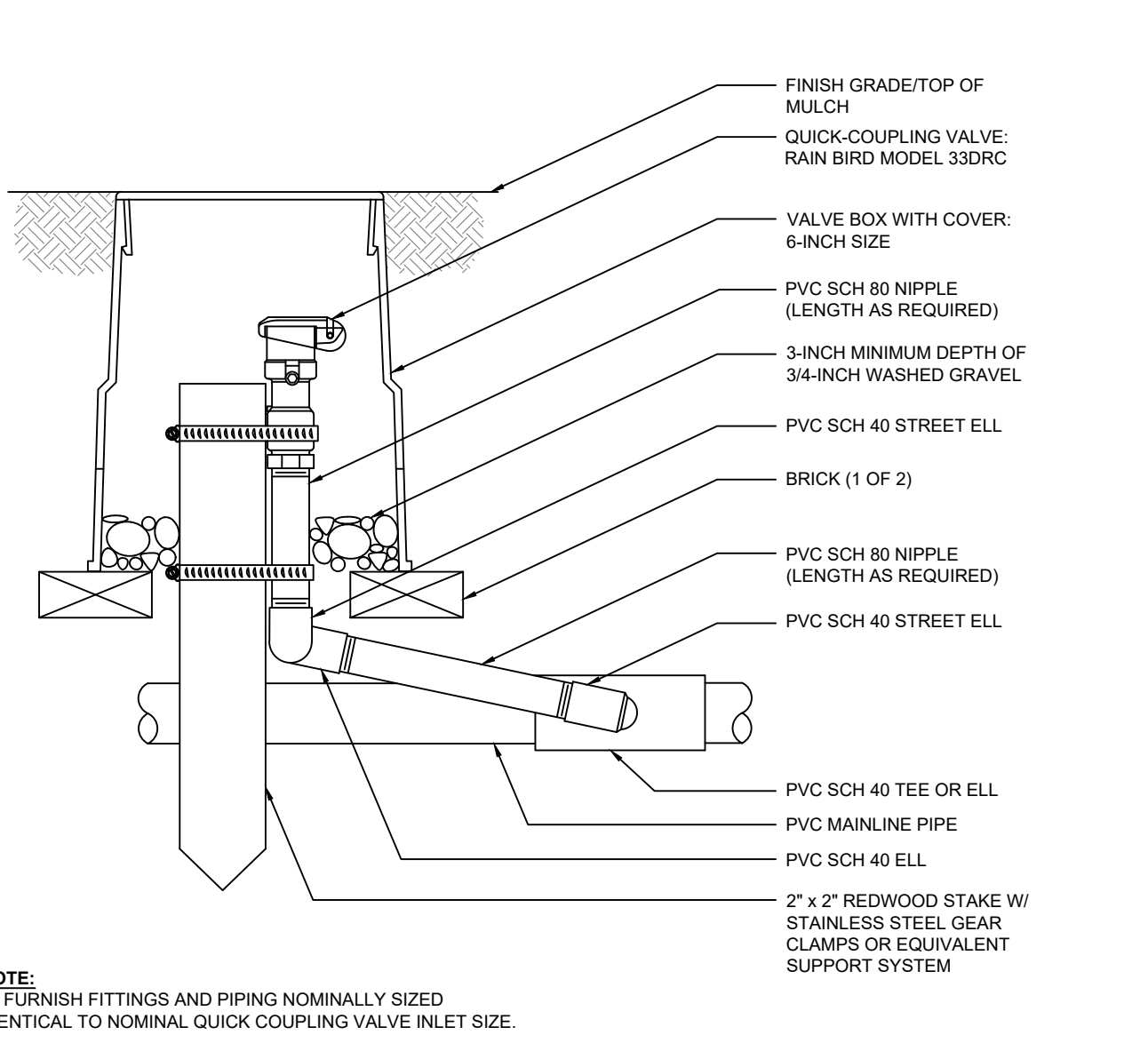
C POP UP SPRAY HEAD (12")
SCALE: NOT TO SCALE



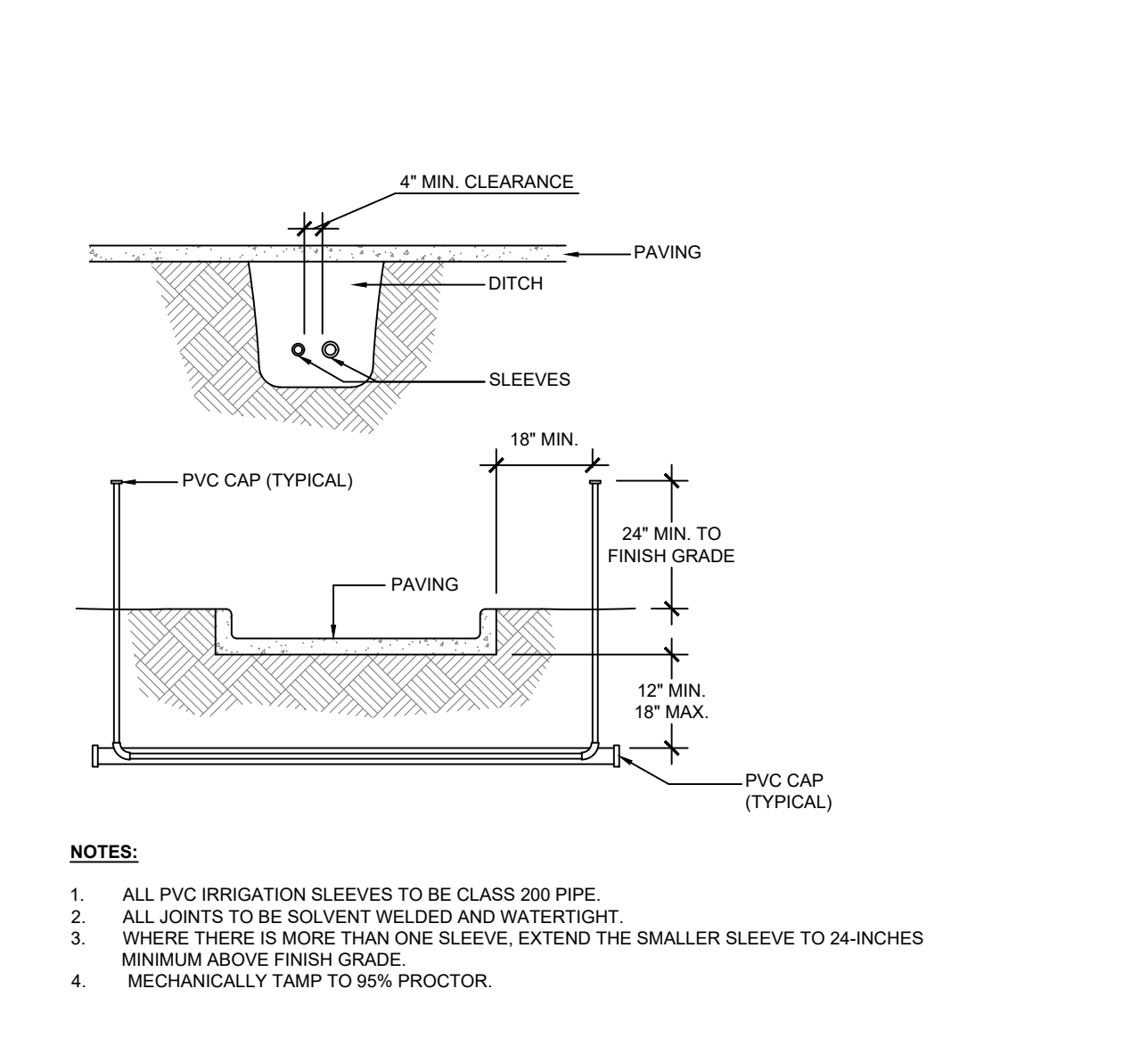
D IRRIGATION CONTROLLER
SCALE: NOT TO SCALE



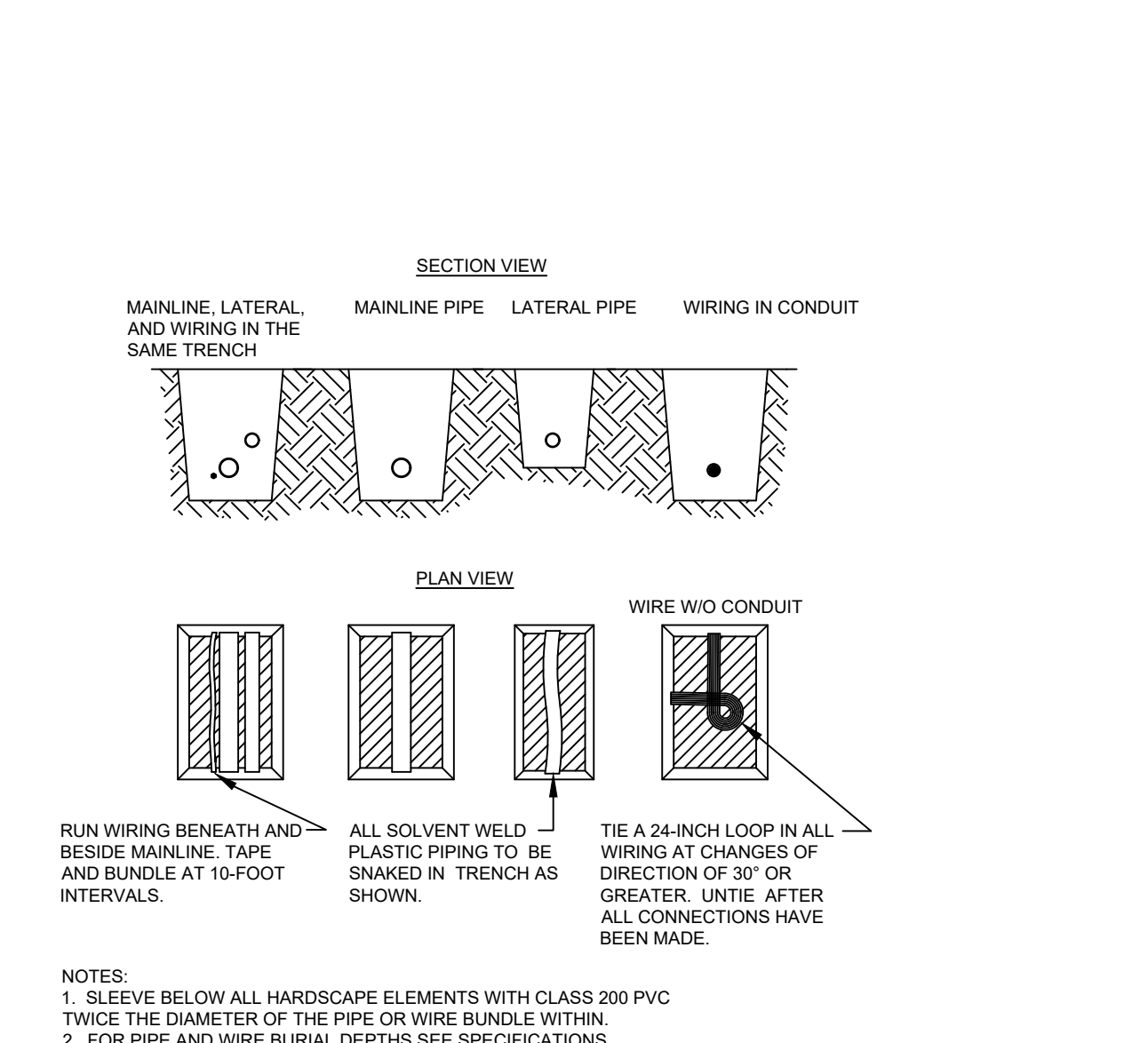
E REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



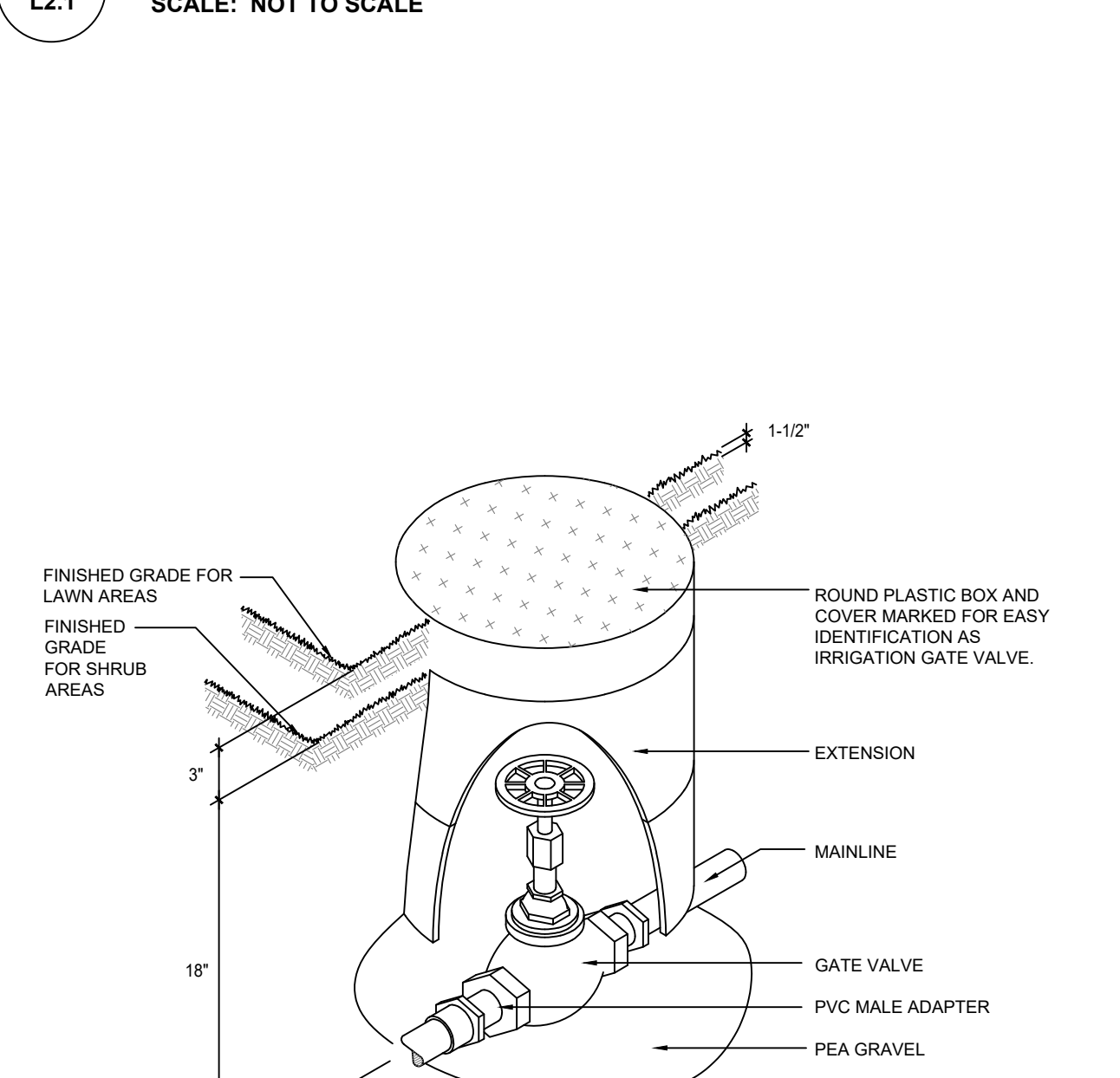
F QUICK COUPLING VALVE
SCALE: NOT TO SCALE



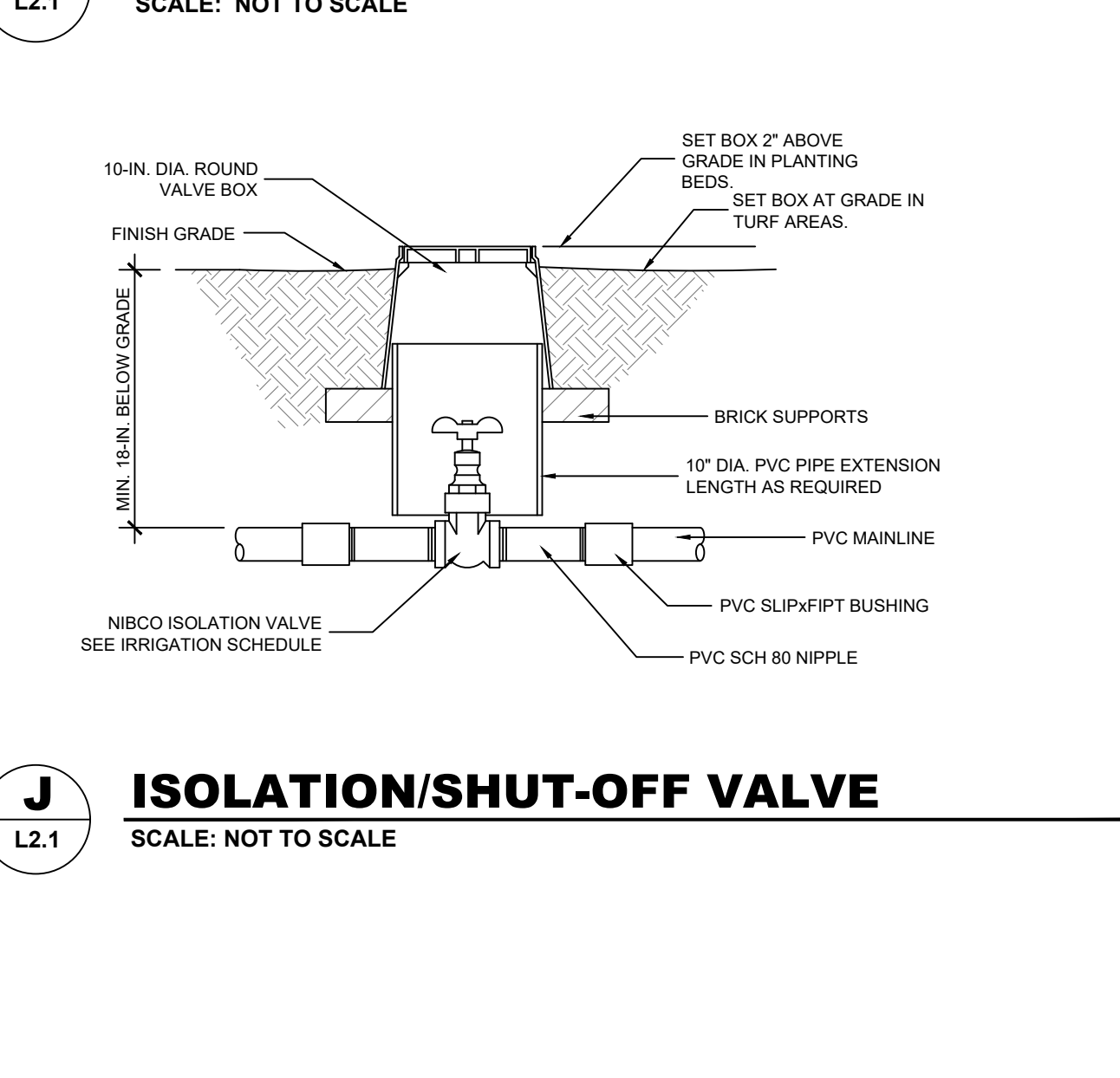
G SLEEVING
SCALE: NOT TO SCALE



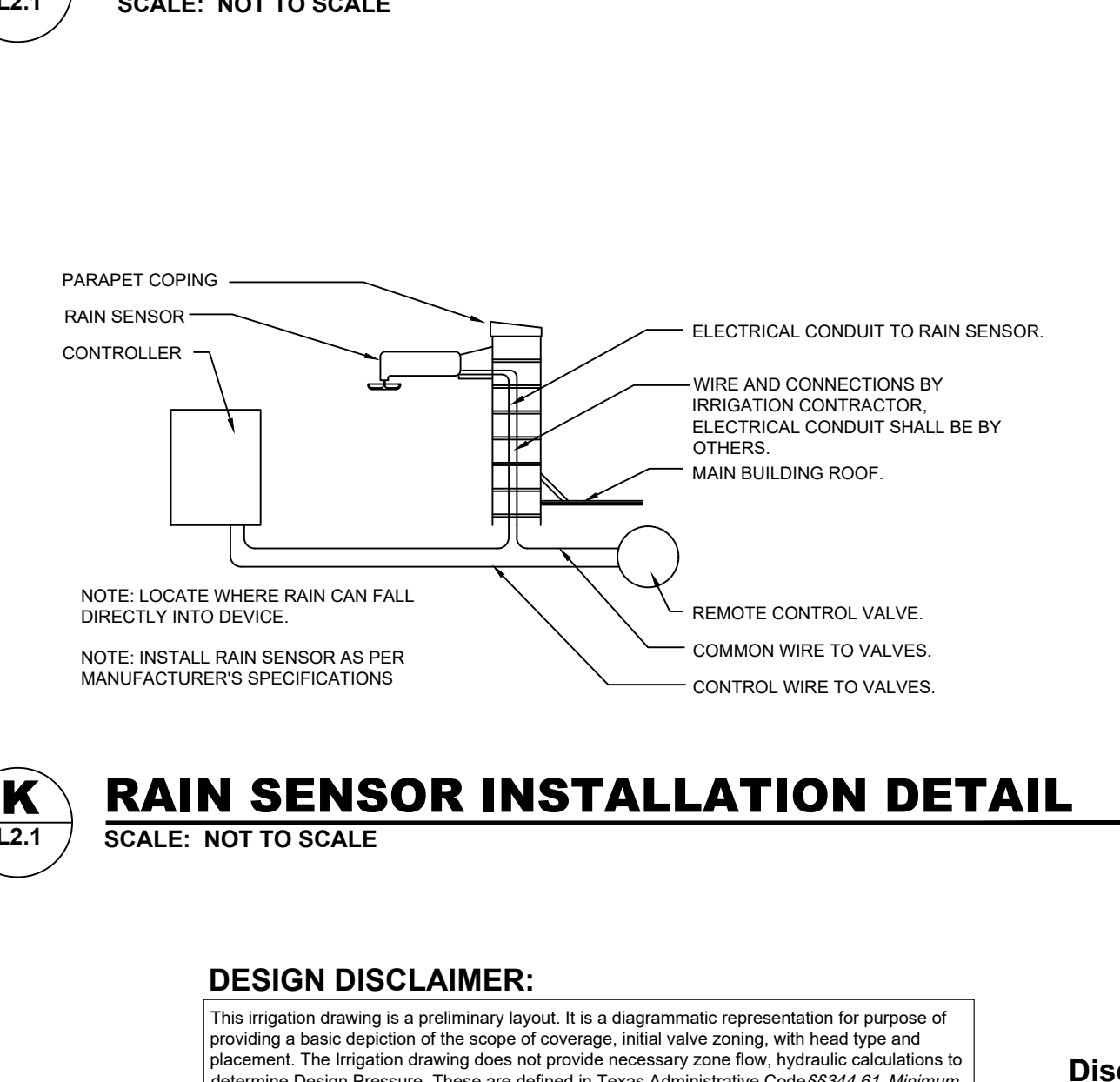
H TRENCH DETAIL
SCALE: NOT TO SCALE



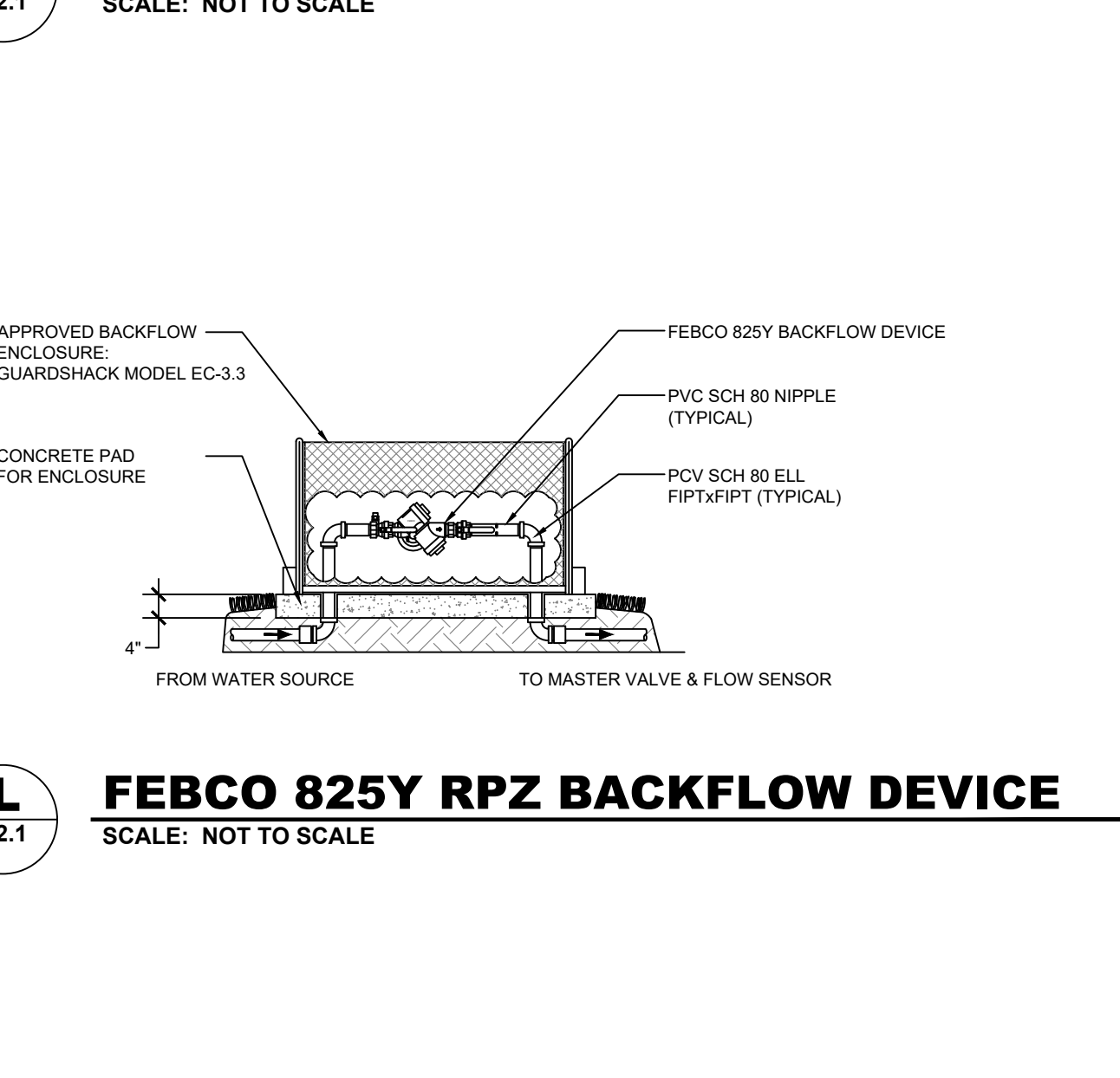
I GATE VALVE
SCALE: NOT TO SCALE



J ISOLATION/SHUT-OFF VALVE
SCALE: NOT TO SCALE



K RAIN SENSOR INSTALLATION DETAIL
SCALE: NOT TO SCALE



L FEBCO 825Y RPZ BACKFLOW DEVICE
SCALE: NOT TO SCALE

Irrigation Legend:

Sym	Sym	Irrigation Equipment and Manufacturer	Sprinkler Specification	GPM
A	⊙	Hunter I-20 Rotary Sprinkler	38-0" radius	4.80
B	⊙	I-20-ADS 4"-1.0 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	2.90
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	4x15" 0.61	
M	⊙	RB 1806 Low Angle Center Strip Nozzle	4x30" 1.21	
Rainbird 1812 Shrub Pop Up Sprinkler or equal.				
U	⊙	RB 1812 Full 360 degree	15-0" radius	3.70
V	⊙	RB 1812 Half 180 degree	15-0" radius	1.85
W	⊙	RB 1812 Qtr. 90 degree	15-0" radius	0.95
X	⊙	RB 1812 Full 360 degree mounted on 24" Sch. 40 riser	12-0" radius	2.90
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	4x15" 0.61	
S	⊙	RB 1812 Low Angle Center Strip Nozzle	4x30" 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 BFDI 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.		
⊕		⊕ Sch. 40 PVC Irrigation sleeves unless noted as 4" on plan. Verify location of all sleeves on project site.		
⊕		12" Sch. 40 PVC non pressure line.		
⊕		3/4" Sch. 40 PVC non pressure line.		
⊕		1-1/2" Sch. 40 PVC non pressure line.		
⊕		1-1/2" Sch. 40 PVC non pressure line.		
⊕		Sequence of Irrigation Valve		
⊕		Size of Irrigation Valve		

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 under value contract, with head type and placement. The irrigation drawing does not provide necessary data for hydraulic calculations to determine Design Pressure. These are defined in Texas Administrative Code §554.67 Minimum Standards for Design of the Irrigation Plan and required by the T.C.E.Q. for compliance. Working & Associates, Inc. shall not be responsible and accepts no liability for design failure. Irrigation head brand, nozzle, pressure, zone flow, zone flow or hydraulic calculations, irrigation equipment or aspects of the preliminary design drawings are not components with local irrigation regulations. The irrigation contractor shall be ultimately responsible for the final design, installation and proper operation of the irrigation system.

Disclaimer:
Working & 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 used by the project civil engineer. The Owner shall be responsible for the monitoring and the maintenance of the irrigation system. Monthly moisture sensor tests of all landscape areas around all building shall be done or other appropriate, 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 guarantees and warranties for the irrigation system. The irrigation contractor shall be ultimately responsible for the installation and proper operation of the irrigation system.

1 IRRIGATION PLAN
SCALE: 1" = 40'-0"



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

REV	DATE	DESCRIPTION
5	1 APRIL 2022	INITIAL ISSUE

EA PROJECT NUMBER: 2104
LANDSCAPE ARCHITECT: Ed Wong
LICENSE # 770

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