

SITE PLANS 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:



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

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 2501 Ashford Drive
 Suite 102
 College Station, Texas 77840
 www.gessnerengineering.com
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

PLAN | DESIGN | VERIFY

PRELIMINARY NOT
FOR CONSTRUCTION

####



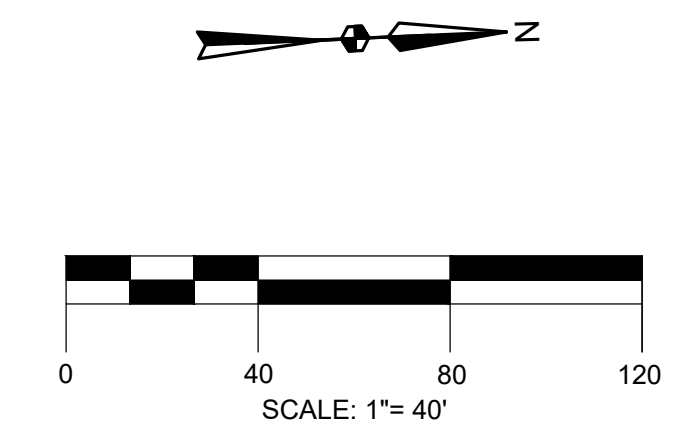
GESSNER ENGINEERING

GESSNER ENGINEERING
 Corporate Office
 401 W. 26th Street,
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 Bryan, Texas 77803
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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.



PROJECT BENCHMARK:

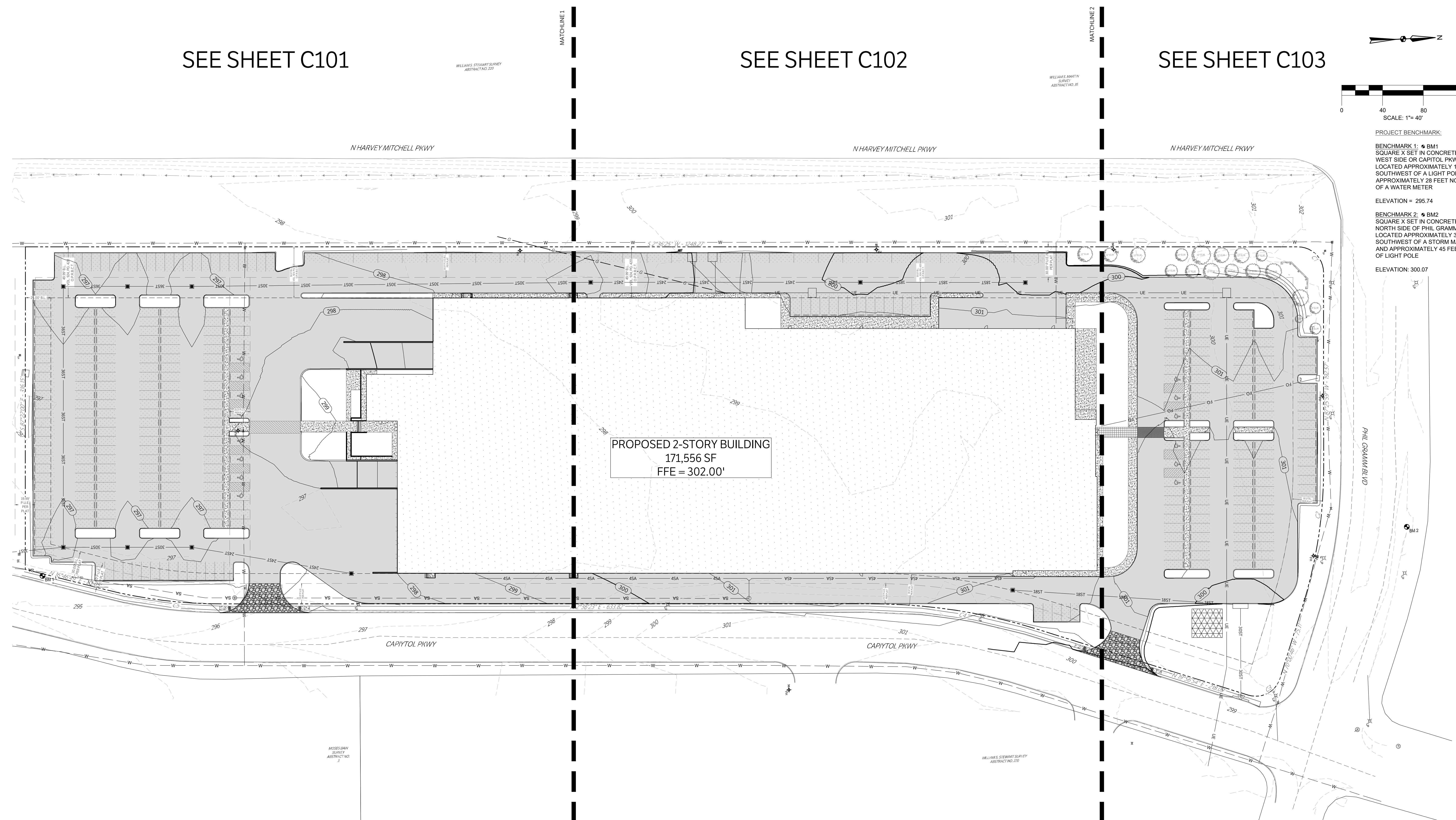
BENCHMARK 1: 4" BM1 SQUARE X SET IN CONCRETE ON THE WEST SIDE OF CAPITOL PKWY. LOCATED APPROXIMATELY 12 FEET SOUTHWEST OF A LIGHT POLE AND APPROXIMATELY 28 FEET NORTHEAST OF A WATER METER
 ELEVATION = 295.74

BENCHMARK 2: 4" BM2 SQUARE X SET IN CONCRETE ON THE NORTH SIDE OF PHIL GRAM BLVD. LOCATED APPROXIMATELY 3.5 FEET SOUTHWEST OF A STORM MANHOLE AND APPROXIMATELY 45 FEET WEST OF LIGHT POLE
 ELEVATION = 300.07

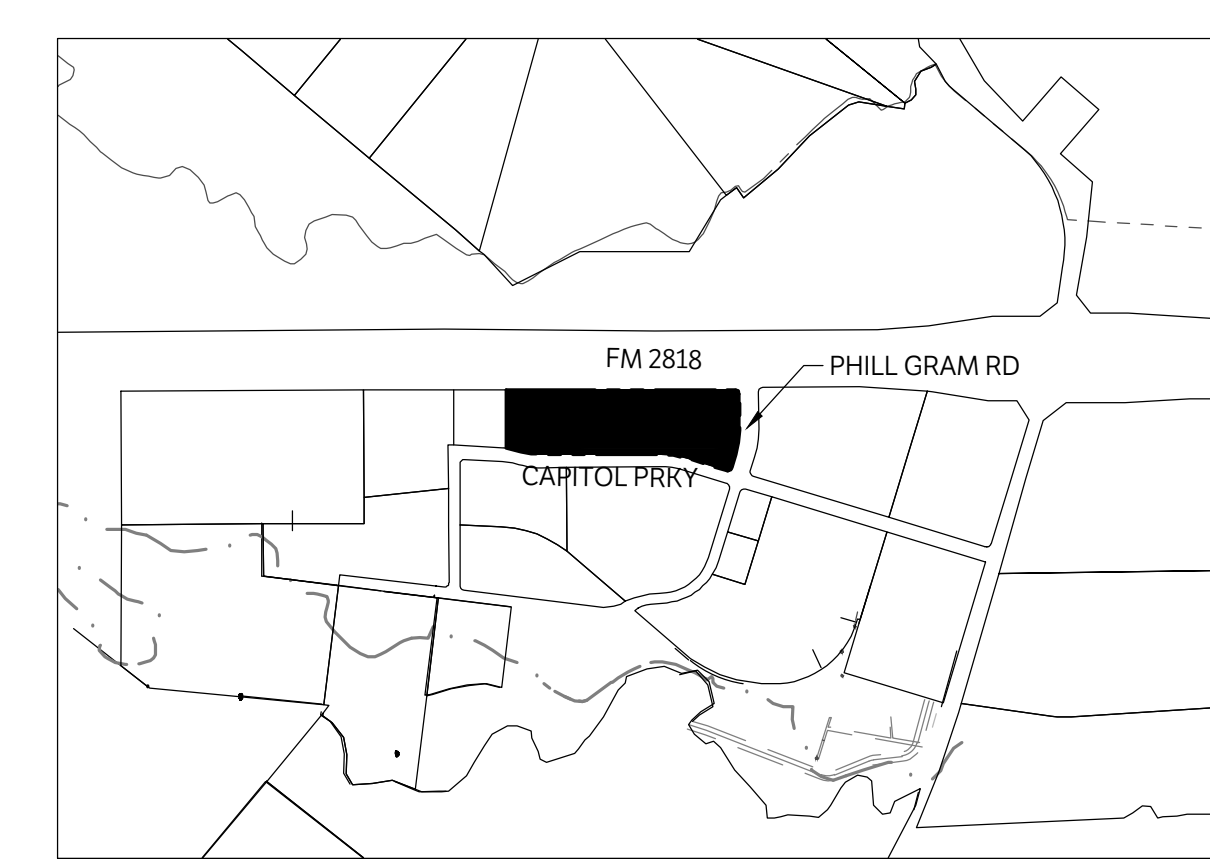
SEE SHEET C101

SEE SHEET C102

SEE SHEET C103



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



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:

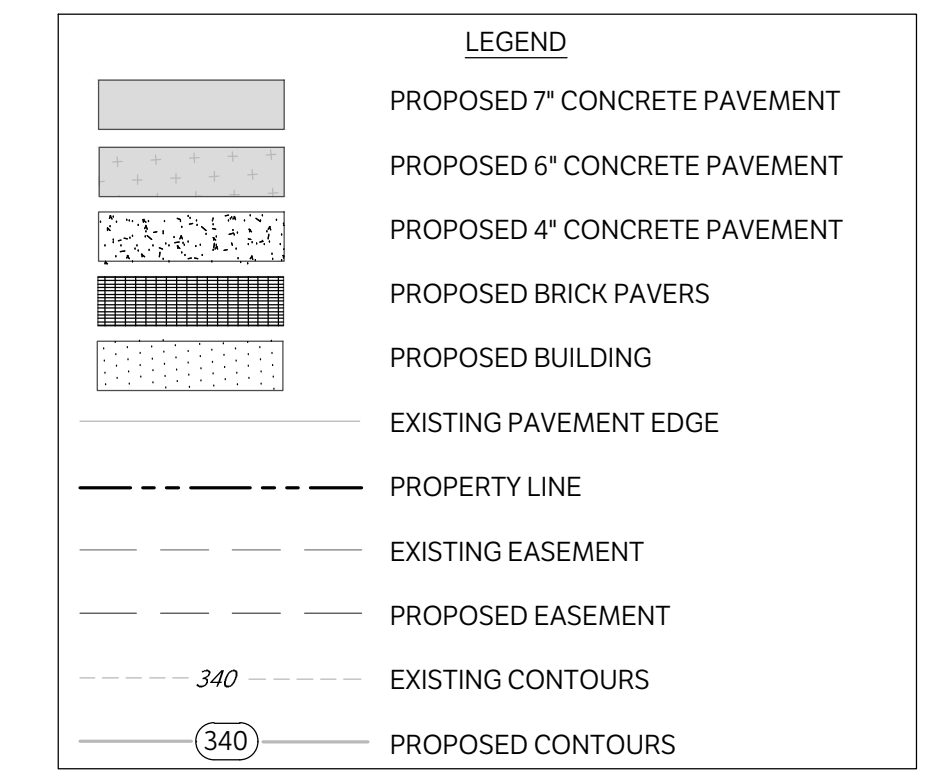
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE. ALL SITE SIGNAGE TO BE PERMITTED SEPARATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND 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 AREA(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 L562 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.

UTILITY DEMANDS	
Minimum Water	0 GPM
Maximum Water	70 GPM (Peak Flow = Avg. Daily Flow * 4)
Average Water	17.5 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)

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)		

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

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEG.
C1	89°00'00"	25.00	39.63	S 107°00'00" W
C2	17°00'00"	450.00	135.75	N 70°45'43" W
C3	90°00'00"	25.00	39.63	N 25°12'38" W
C4	17°45'00"	545.00	163.77	N 71°00'33" E
C5	94°30'00"	460.00	124.67	N 9°00'30" E



CC CREATIONS LEGACY CAMPUS
 619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
1	28 JAN 2022	ISSUE FOR DESIGN DEVELOPMENT
2	21 JUN 2022	ISSUE FOR PERMITTING

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02/16/2022

OVERALL SITE PLAN

C100



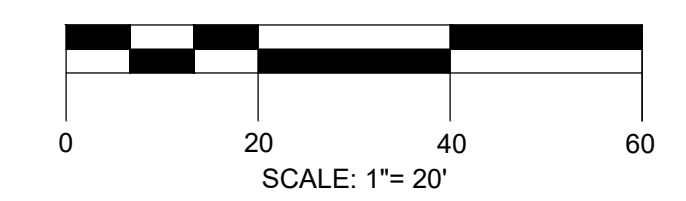
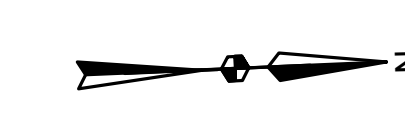
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ENGINEERING

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FIRM REGISTRATION NUMBER:
TBP E-7451, TBP LSF-10193910

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BRENNHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124

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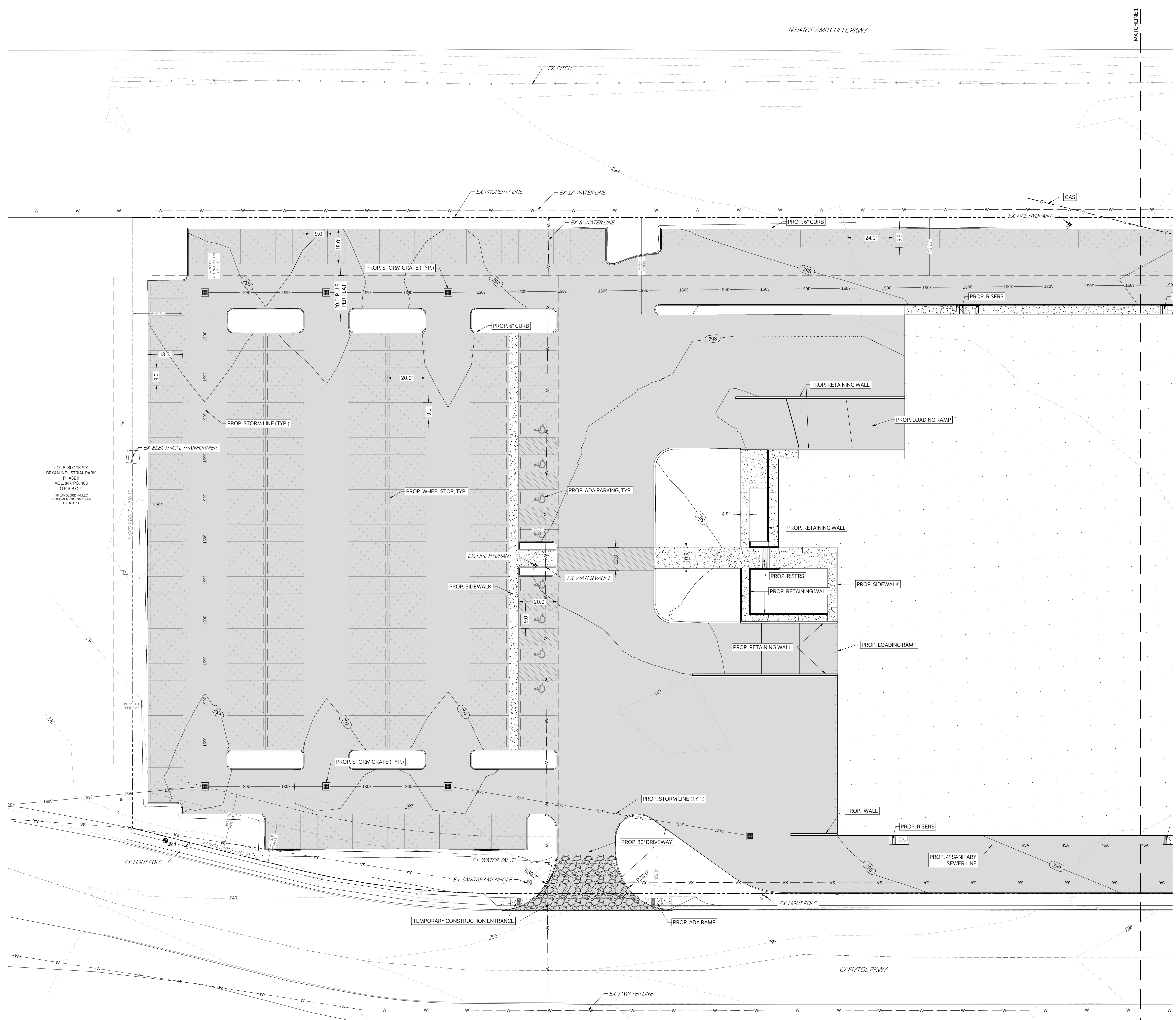
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ELEVATION = 295.74

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 SIX
BRYAN INDUSTRIAL PARK
PHASE II
VOL. 847, PG. 403
O.P.F.B.C.T.
FF LANSKORB #4, L.L.C.
DOCUMENT NO. 0202086
O.P.F.B.C.T.

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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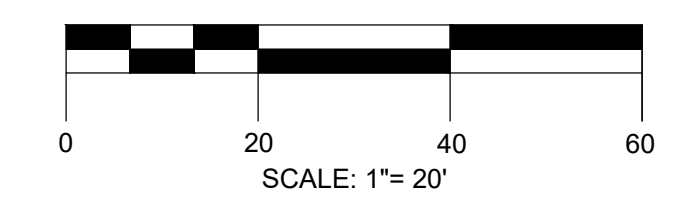
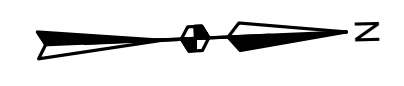
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SITE PLAN

C101

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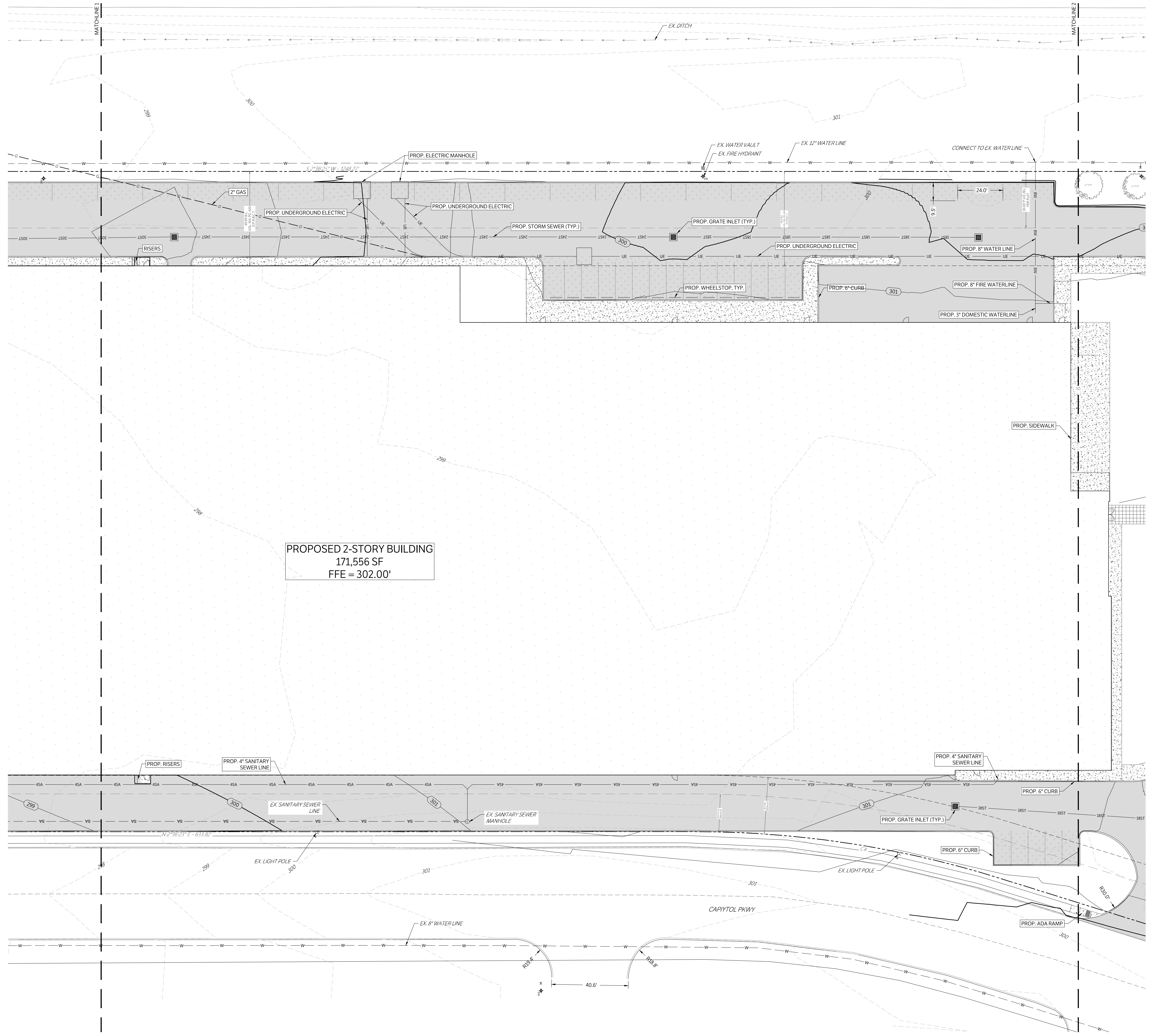
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ELEVATION: 300.07

LEGEND

	PROPOSED 7\"/>
	PROPOSED 6\"/>
	PROPOSED 4\"/>
	PROPOSED BRICK PAVERS
	PROPOSED BUILDING
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS



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

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619 CAPITOL PARKWAY BRYAN, TX 77807

REV	DATE	DESCRIPTION
1	28 JAN 2022	ISSUE FOR DESIGN DEVELOPMENT
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DRAWN BY:	RL	
CHECKED BY:	JK	

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02/16/2022

SITE PLAN

C102

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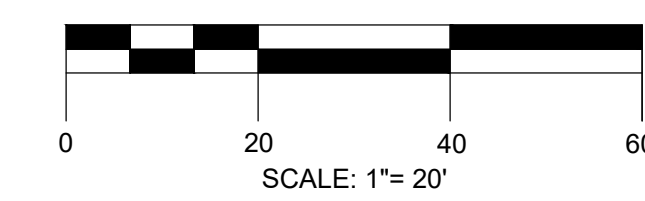


GESSNER ENGINEERING

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BRENNHAM 979.836.6855
FORT WORTH 817.887.8732
SAN ANTONIO 210.556.4124



PROJECT BENCHMARK:

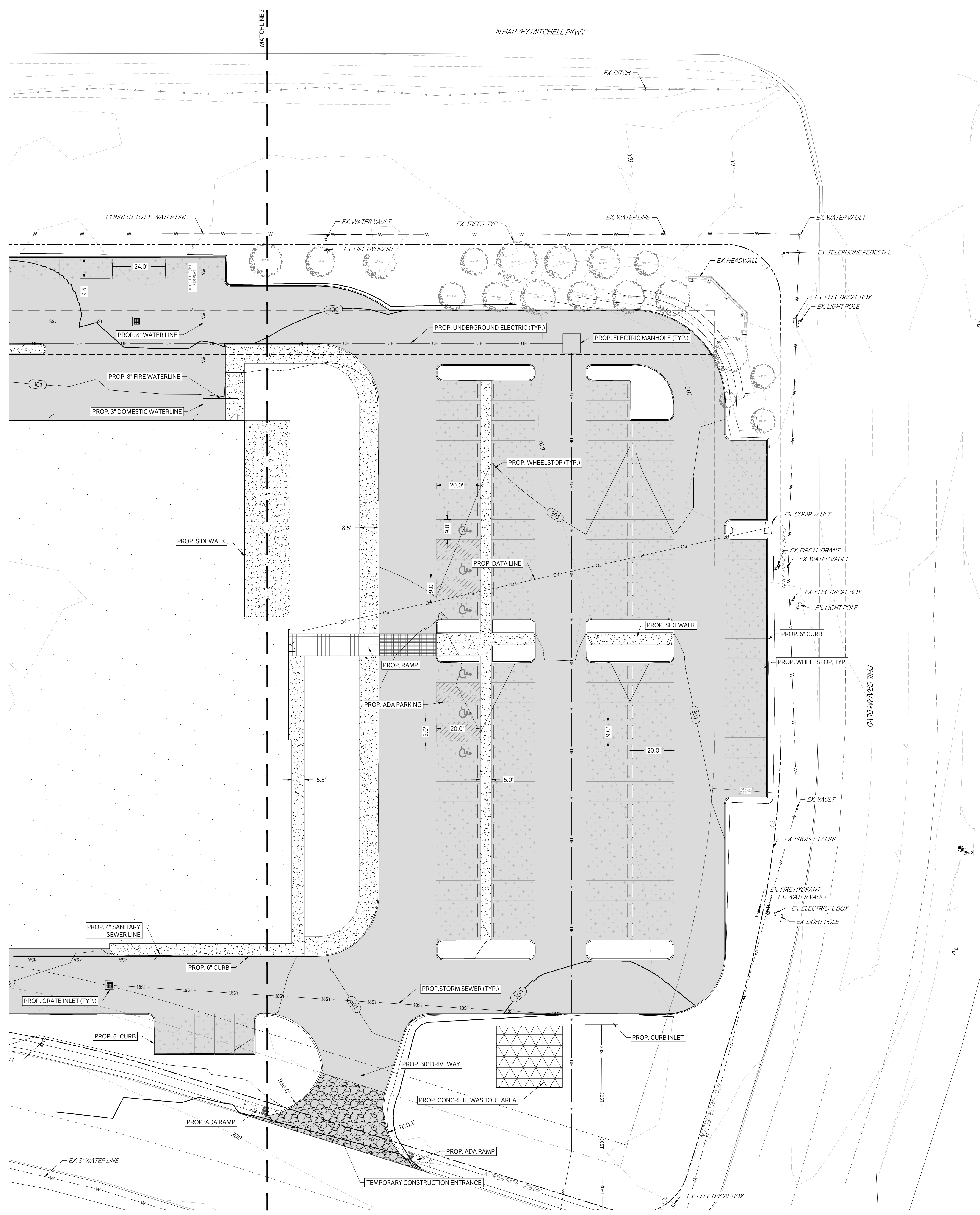
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	PROPOSED CONTOURS



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619 CAPITOL PARKWAY BRYAN, TX 77807

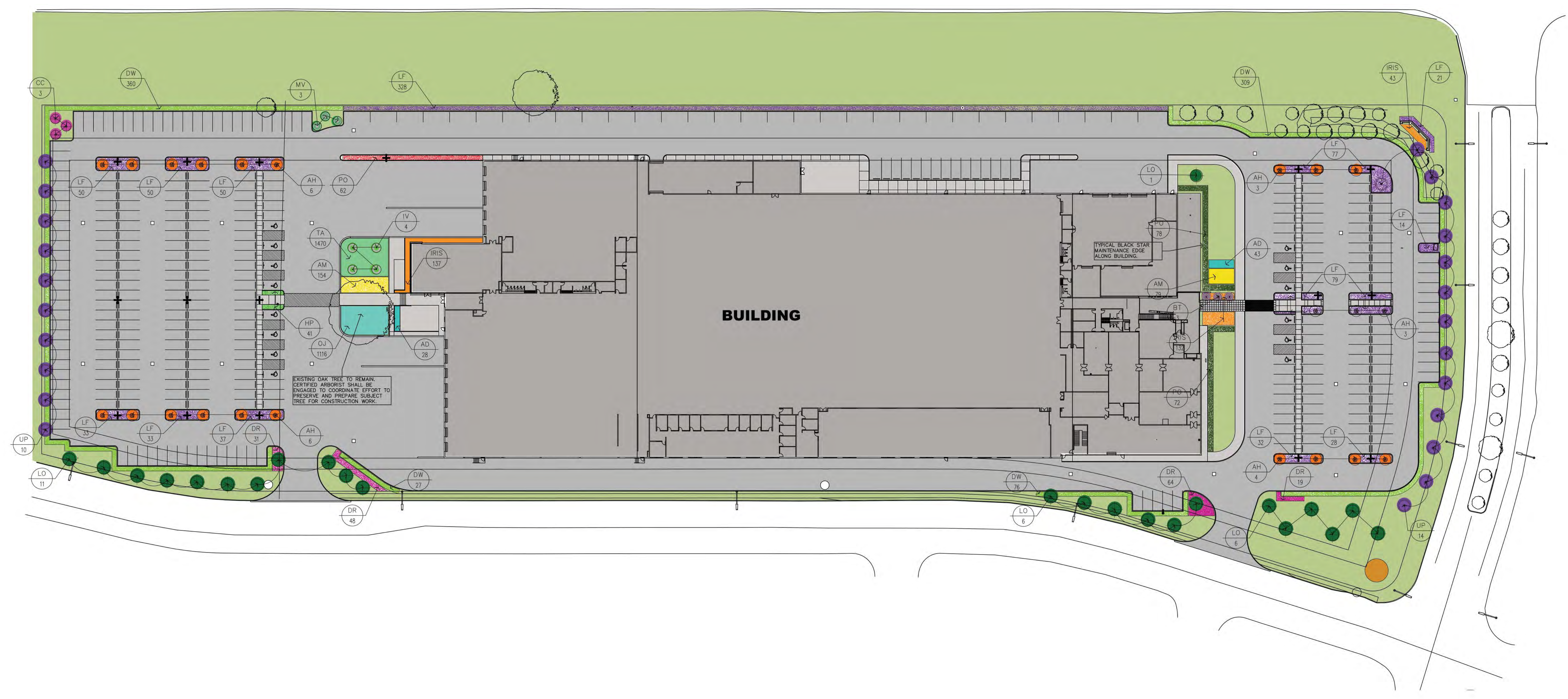
REV	DATE	DESCRIPTION
A	28 JAN 2022	ISSUE FOR DESIGN DEVELOPMENT
EA PROJECT NUMBER:	21094	
GESSNER PROJECT #:	21-0349	
DRAWN BY:	RL	
CHECKED BY:	JK	

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SITE PLAN



LIVE OAK



AMERICAN HOLLY



DWARF OLEANDER



HAMLN PENNISETUM



MEXICAN SYCAMORE



EASTERN REDBUD



CREPEMYRTLE



TEXAS SAGE



ADAGIO MISCANTHUS



LACEBARK ELM



DWARF WAXMYRTLE



DRIFT RED ROSE



BICOLOR IRIS

Preliminary Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
MV	3	Magnolia virginiana	Sweetbay Magnolia	3.5" cal. 65 gal. container; 12' to 14' ht.
LO	23	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 Alternata	Eagleton American Holly	2.5" cal. 45 gal. container; 9' to 10' ht. tree form.
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.
DW	722	Myrica Pusilla	Dwarf Waxmyrtles	5 gal. planted at 36" o.c. single row.
PO	212	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. triangularly spaced.
AM	433	Miscanthus Sinensis	Adagio Miscanthus	3 gal. planted at 24" o.c. triangularly spaced.
HP	41	Pennisetum Alopecuroides	Hameln Pennisetum	3 gal. planted at 24" o.c. triangularly spaced.
IRIS	312	Morae Dietes	Bi Color Iris	3 gal. planted at 24" o.c. triangularly spaced.
OJ	1116	Ophiopogon Japonicus	Mondo Grass	1 gal. planted at 12" o.c. triangularly spaced.
TA	1470	Trachelospermum asiaticum	Asian Jasmine	1 gal. planted at 12" o.c. triangularly spaced.
AD	43	Asparagus densiflorus 'Myers'	Foxtail Fern	3 gal. planted at 24" o.c. triangularly spaced.

Preliminary Landscape Calculations

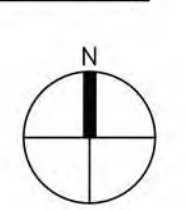
Symbolic Name	Quantities	Square Feet Provided
Existing Trees with trunk dia. over 4.5" protected during construction	18	18 existing trees x 400 sf. = 7,200 sf.
Newly planted canopy trees, greater than 3"	50	50 trees x 250 sf. = 12,500 sf.
Newly planted non-canopy trees greater than 1.5"	32	32 trees x 100 sf. = 3,200 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.

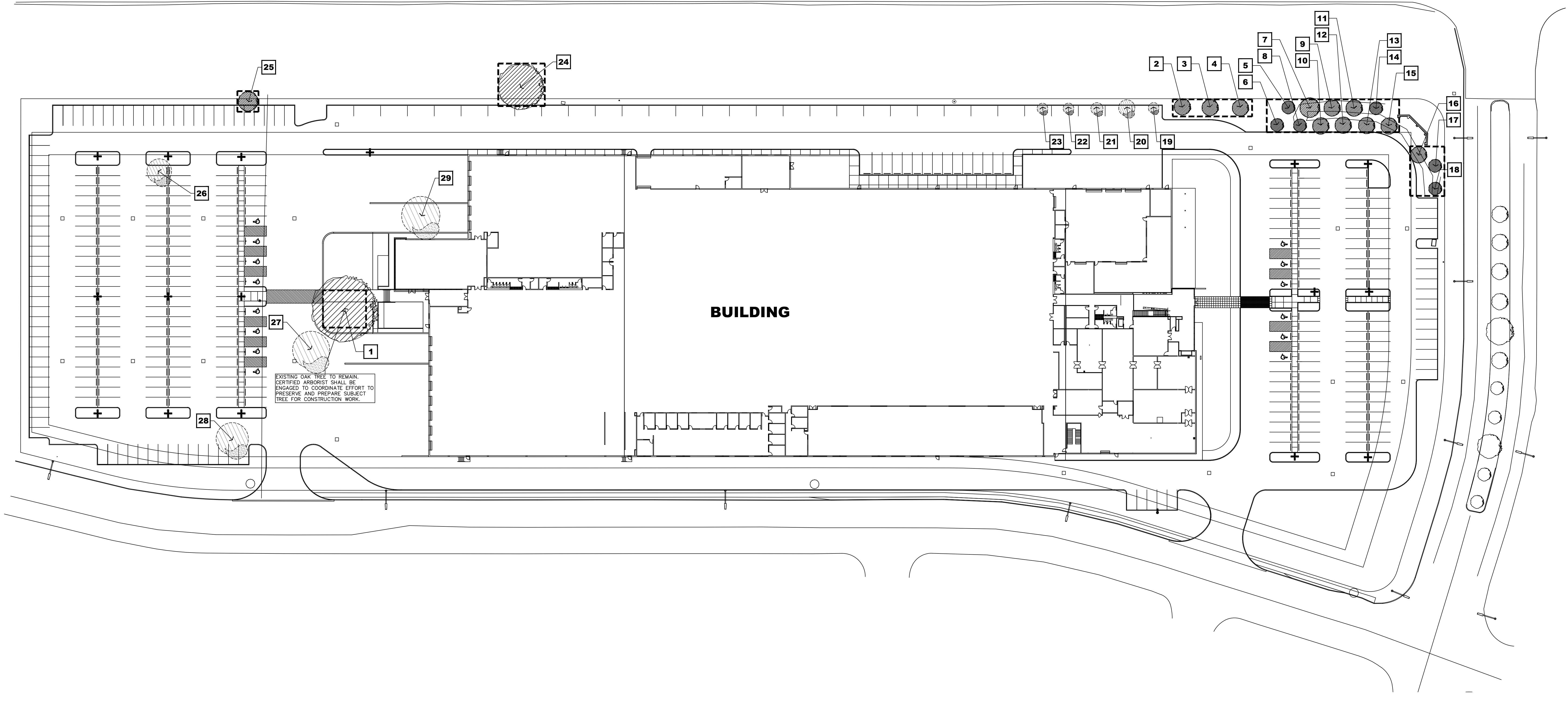
1 PRELIMINARY LANDSCAPE PLAN
 L1.1 SCALE: 1" = 40'-0"



CC Creations New Production Facility
 FM 2818
 Bryan, Texas 77807

REV DATE DESCRIPTION
 EA PROJECT NUMBER: 2154
 LANDSCAPE ARCHITECT: Ed Wong
 LICENSE # 770





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
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.

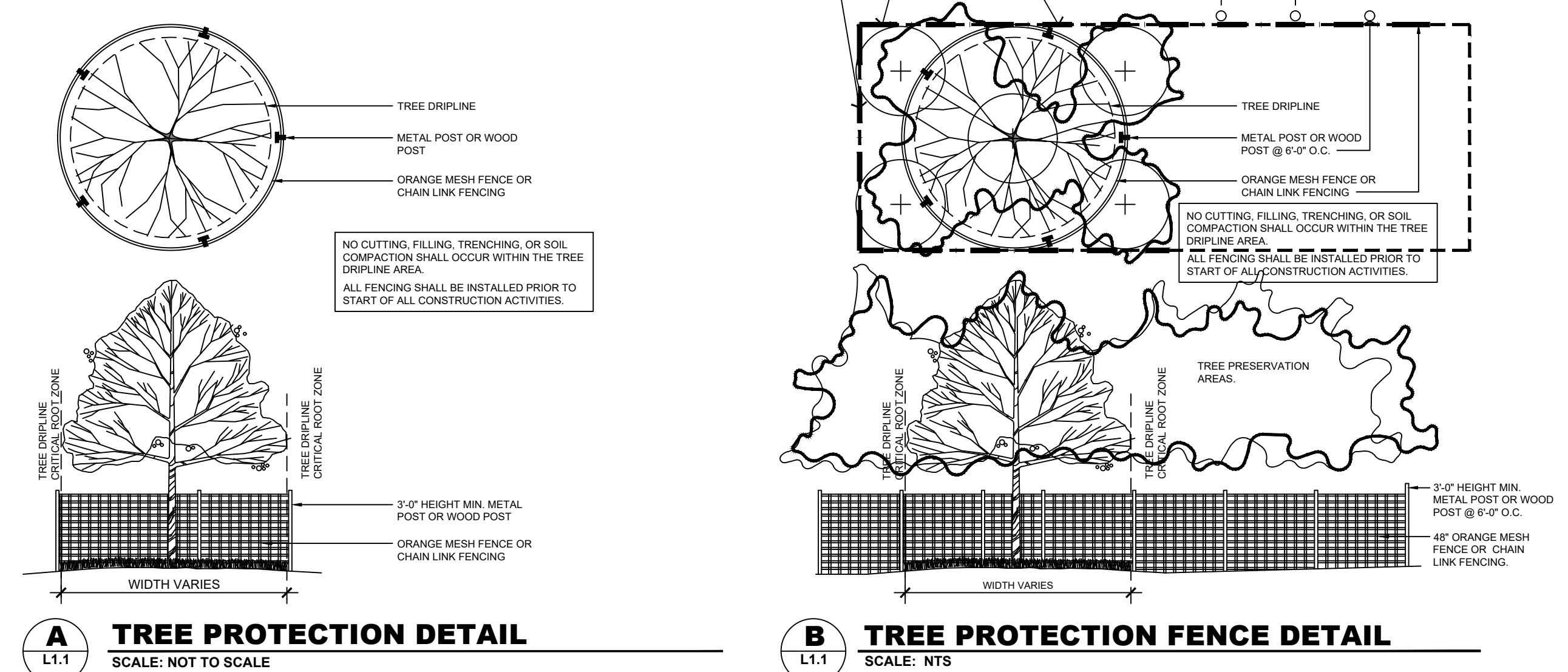
Preliminary Landscape Calculations

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"

REV DATE DESCRIPTION
 EA PROJECT NUMBER: 215M
 LANDSCAPE ARCHITECT: Ed Wong
 LICENSE #: 770



Tree Protection and Disposition Plan