



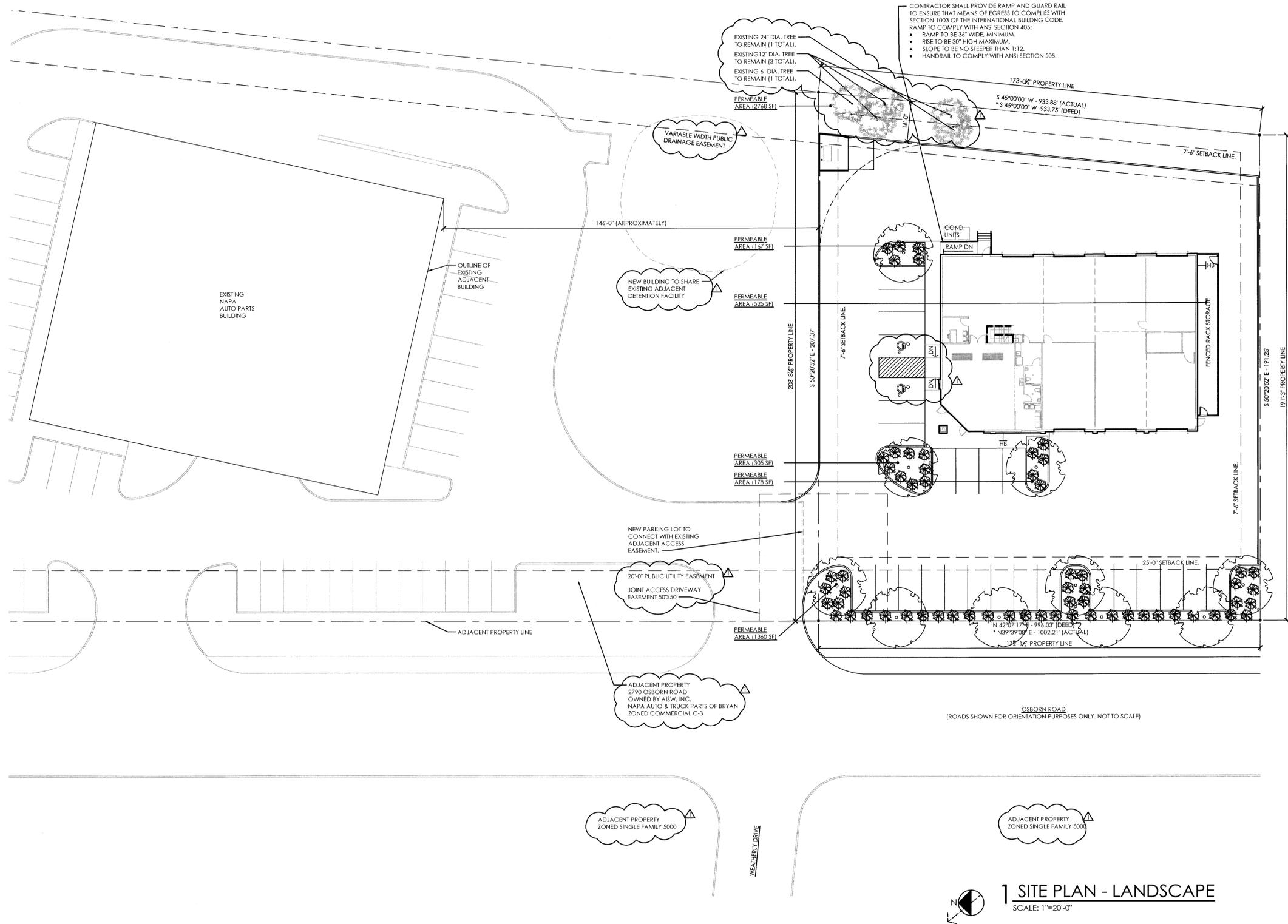
REVISIONS	
▲ SITE REV. 05-07-2015	
DATE	05/07/2015
DRAWN	RF
CHECKED	RF/NW



**NATHAN WINCHESTER DESIGNS**  
 201A NORTH MAIN STREET, BRYAN, TEXAS 77803  
 (979)923-4639

**NAPA AUTO PARTS**  
 2770 OSBORN ROAD  
 BRYAN, TX

JOB NO.:	1459
NAME:	SITE - LANDSCAPE
SCALE:	1"=20'
SHEET	<b>A1.1</b>



LOCATION:  
OSBORN AND WEATHERLY ROADS  
BRYAN, TX

ZONING ASSUMPTIONS:  
C-3 COMMERCIAL DISTRICT  
FRONT FACADE FACES STREET ONLY  
(NO STREETS ADJACENT TO OTHER SIDES OF PROP.)  
SETBACKS PER BRYAN CODE OF ORDINANCES  
CHAPTER 62-161 STANDARDS

APPROXIMATE LOT AREA: 34400 SF

LANDSCAPE ANALYSIS	
PERMEABLE COVER	
PERMEABLE ARE REQUIRED - 10% OF LOT AREA	3440 SF
34400 SF x 0.1 = 3440 SF	
PERMEABLE AREA PROVIDED	5303 SF
	15.4%

LANDSCAPING REQUIREMENTS	
LANDSCAPE POINTS REQUIRED - 15% OF LOT AREA = 1 SF = 1 POINT	5160 PTS
34400 SF x 0.15 = 5160 SF = 5160 PTS	

LANDSCAPING PROVIDED	
NEW 3" CALIPER CANOPY TREE (350 EA) (10 X 350 PTS = 3500 PTS)	3500 PTS
NEW 2" CALIPER SHRUB (61 EA) (61 X 10 PTS = 610 PTS)	610 PTS
EXIST. TREE PROTECTED & TO REMAIN (10 EA) (4 X 225 PTS = 900 PTS)	1125 PTS
TOTAL LANDSCAPING POINTS	5235 PTS

LEGEND	
	INDICATES NEW 3" CALIPER CANOPY TREE (13 @ 350 PTS EA) LIVE OAK QUERCUS VIRGINIANA OR OTHER ACCEPTABLE CANOPY TREE PER SEC. 62-482 OF THE BRYAN, TX CODE OF ORDINANCES BRYAN CITY TREE LIST
	INDICATES NEW 2" CALIPER SHRUB (61 @ 10 PTS EA)
	INDICATES EXISTING TREE OVER 4" DIAMETER TRUNK TO REMAIN (5 @ 225 PTS EA)

**1 SITE PLAN - LANDSCAPE**  
SCALE: 1"=20'-0"

**DUMPSTER/CONTAINMENT NOTES:**

- DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C.E.W. THE CONTAINMENT AREA SHALL BE A FLAT, LEVEL SURFACE. THE 10' PAD EXTENSION SHALL SLOPE DOWN TO SURFACE OF PARKING LOT.
- THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
- BOLLARD INSIDE CONTAINMENT AREA ENCLOSURE SHALL BE FREE OF 10'X12" WIDE MINIMUM CONTAINMENT AREA.

