Landscape Legend

- Proposed Crype Myrtle – Non Canopy Tree (Lagerstroemia Inaca) ½" to 3" Caliper — 150 S.F. Each
- Prposed Indian Hawthorn – Shrub (Rhaphiolepis Indica) 2 Gallons or Less — 5 S.F. Each
- Existng Live Oak Tree (Quercus Virginiana) ½" to 3" Caliper — 625 S.F. Each
- Existing Indian Hawthorn – Shrub (Rhaphiolepis Indica) 2 Gallons or Less — 5 S.F. Each

Landscape Analysis:

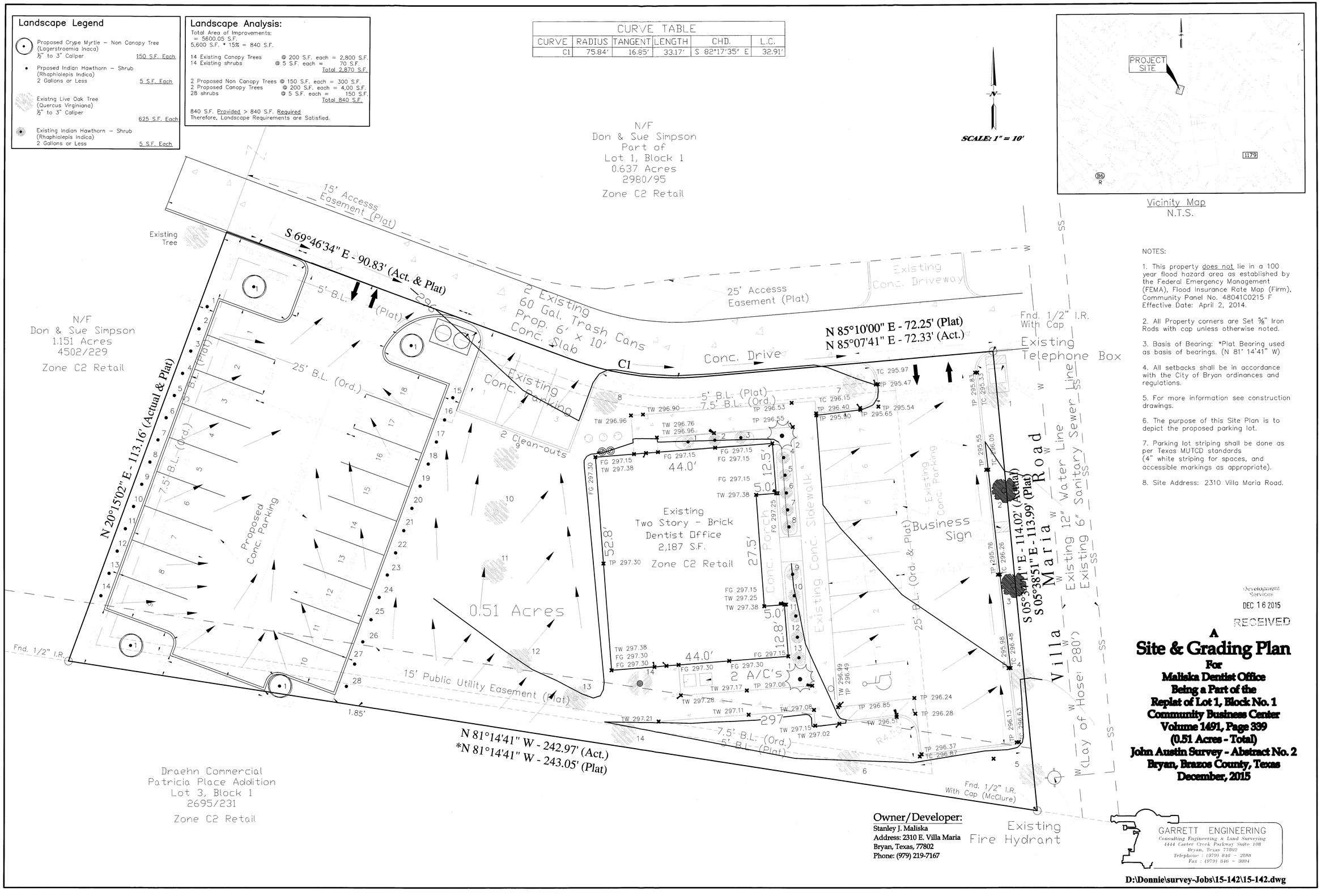
Total Area of Improvements:
= 5600.05 S.F.
5,600 S.F. * 15% = 840 S.F.

14 Existing Canopy Trees @ 200 S.F. each = 2,800 S.F.
14 Existing shrubs @ 5 S.F. each = 70 S.F.
Total 2,870 S.F.

2 Proposed Non Canopy Trees @ 150 S.F. each = 300 S.F.
2 Proposed Canopy Trees @ 200 S.F. each = 4,00 S.F.
28 shrubs @ 5 S.F. each = 150 S.F.
Total 840 S.F.

840 S.F. Provided > 840 S.F. Required
Therefore, Landscape Requirements are Satisfied.

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	75.84'	16.85'	33.17'	S 82°17'35" E	32.91'



Vicinity Map
N.T.S.

NOTES:

1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0215 F Effective Date: April 2, 2014.

2. All Property corners are Set ⅝" Iron Rods with cap unless otherwise noted.

3. Basis of Bearing: *Plat Bearing used as basis of bearings. (N 81° 14'41" W)

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. For more information see construction drawings.

6. The purpose of this Site Plan is to depict the proposed parking lot.

7. Parking lot striping shall be done as per Texas MUTCD standards (4" white striping for spaces, and accessible markings as appropriate).

8. Site Address: 2310 Villa Maria Road.

Development Services
DEC 16 2015
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A Site & Grading Plan

For
Maliska Dentist Office
Being a Part of the
Replat of Lot 1, Block No. 1
Community Business Center
Volume 1491, Page 339
(0.51 Acres - Total)
John Austin Survey - Abstract No. 2
Bryan, Brazos County, Texas
December, 2015

Owner/Developer:
Stanley J. Maliska
Address: 2310 E. Villa Maria
Bryan, Texas, 77802
Phone: (979) 219-7167

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