Landscaping Plan

Total Required Landscaped S.F. = 2,393 S.F.
Required Canopy Trees S.F. = 598 S.F.
Required Non-Canopy Trees S.F. = 598 S.F.
Total Provided Landscaped S.F. = 2,860 S.F.

Total Land S.F. = 29,650 S.F.
Developed S.F. = 15,950 S.F.

Canopy Trees:

3 - >1.5" Cedar Elm (Ulmus Crassifolia)(600 S.F.)

Non Canopy Trees:

2 - 2" Crape Myrtle (Lagerstroemia Indica)(300 S.F.)

5 - 2" Yaupon Holly Tree (Ilex Vomitoria)(750 S.F.)

2 - >1.5" Little Gem Magnolia (Grandifloria Magnolia)(300 S.F.)

Shrubs:

19 - 2 Gal. Dazzle Crape Myrtle (Lagerstroemia Gamad)(190 S.F.)
6 - 2 Gal. Heavenly Bamboo (Nandina Domestica Compacta)(60 S.F.)
5 - 2 Gal. Dwarf Yaupon Holly (Ilex Vomitoria)(50 S.F.)
6 - 2 Gal. Gumpo Azalea (Rhododendron Gumpo)(60 S.F.)
5 - 2 Gal. Dwarf Texas Sage (Leucophyllum Frutescens)(50 S.F.)

Groundcover:

11,000 S.F. Bermuda Grass (Cynodon Dactylon)(500 S.F. Credited)

Note: Shrub infill shall be bark mulch.

Total Required Side Buffer Yard Landscaped S.F. = 2,888 S.F.
Required Canopy Trees S.F. = 722 S.F.
Required Non-Canopy Trees S.F. = 722 S.F.
Total Provided Side Buffer Yard Landscaped S.F. = 2,920 S.F.

Canopy Trees:

4 - >1.5" Cedar Elm (Ulmus Crassifolia)(800 S.F.)

Non Canopy Trees:

10 - 2" Crape Myrtle (Lagerstroemia Indica)(1,500 S.F.)

2 - 2" Yaupon Holly Tree (Ilex Vomitoria)(300 S.F.)

2 - >1.5" Little Gem Magnolia (Grandifloria Magnolia)(300 S.F.)

Shrubs:

1 - 2 Gal. Gumpo Azalea (Rhododendron Gumpo)(10 S.F.)
1 - 2 Gal. Dwarf Texas Sage (Leucophyllum Frutescens)(10 S.F.)

Total Required Rear Buffer Yard Landscaped S.F. = 696 S.F.
Required Canopy Trees S.F. = 174 S.F.
Required Tree Coverage S.F. = 348 S.F.
Total Provided Rear Buffer Yard Landscaped S.F. = 770 S.F.

Canopy Trees:

3 - >1.5" Cedar Elm (Ulmus Crassifolia)(600 S.F.)

Non Canopy Trees:

1 - 2" Crape Myrtle (Lagerstroemia Indica)(150 S.F.)

Shrubs:

2 - 2 Gal. Dwarf Texas Sage (Leucophyllum Frutescens)(20 S.F.)

Technical Notes:

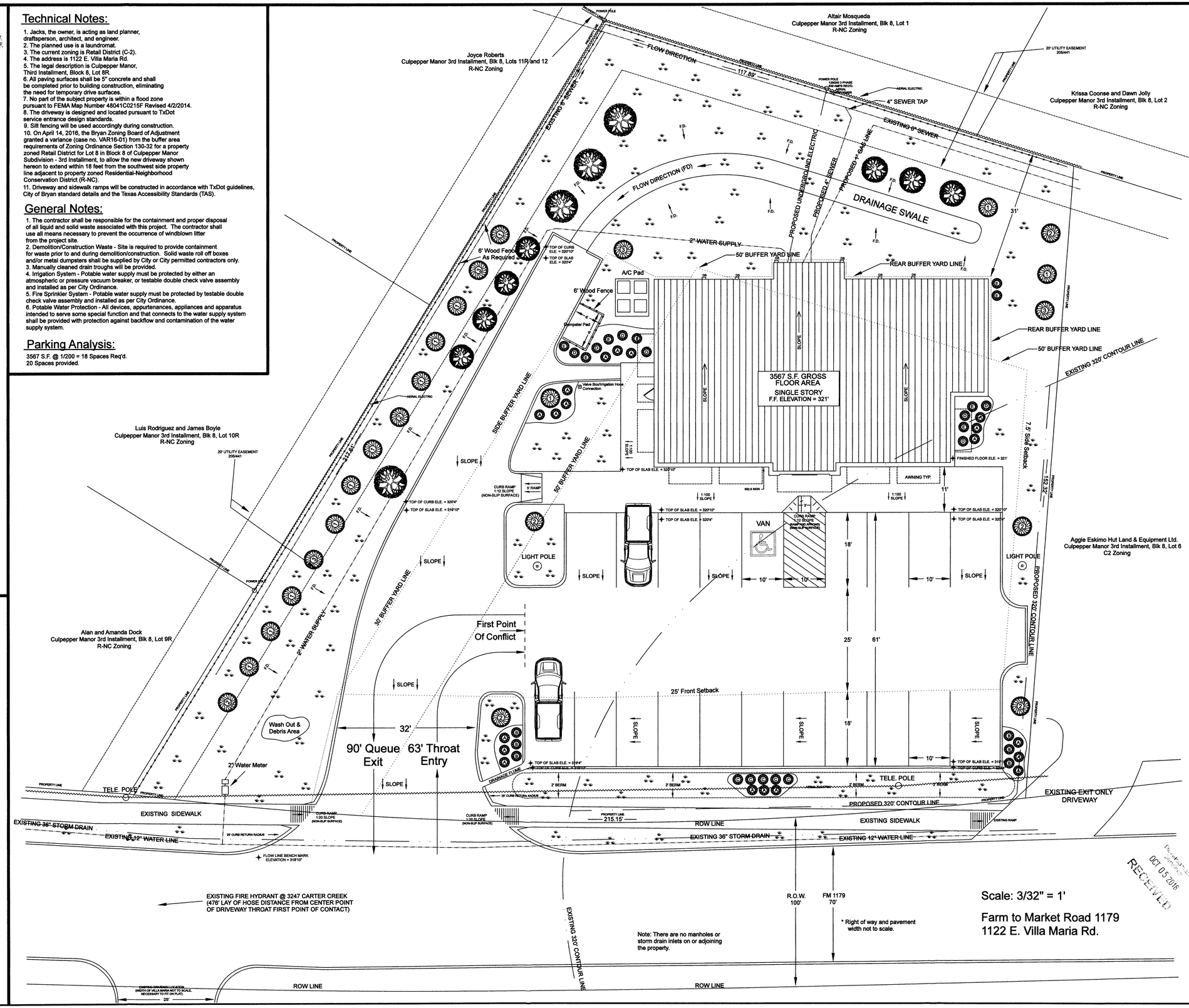
1. Jacks, the owner, is acting as land planner, draftsperson, architect, and engineer.
2. The planned use is a laundromat.
3. The current zoning is Retail District (C-2).
4. The address is 1122 E. Villa Maria Rd.
5. The legal description is Culpepper Manor, Third Installment, Block 8, Lot 8R.
6. All paving surfaces shall be 5" concrete and shall be completed prior to building construction, eliminating the need for temporary drive surfaces.
7. No part of the subject property is within a flood zone pursuant to FEMA Map Number 48041C0215F Revised 4/2/2014.
8. The driveway is designed and located pursuant to TxDot service entrance design standards.
9. Silt fencing will be used accordingly during construction.
10. On April 14, 2016, the Bryan Zoning Board of Adjustment granted a variance (case no. VAR16-01) from the buffer area requirements of Zoning Ordinance Section 130-32 for a property zoned Retail District for Lot 8 in Block 8 of Culpepper Manor Subdivision - 3rd Installment, to allow the new driveway shown hereon to extend within 18 feet from the southwest side property line adjacent to property zoned Residential-Neighborhood Conservation District (R-NC).
11. Driveway and sidewalk ramps will be constructed in accordance with TxDot guidelines, City of Bryan standard details and the Texas Accessibility Standards (TAS).

General Notes:

1. 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 windblown litter from the project site.
2. Demolition/Construction Waste - 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 City or City permitted contractors only.
3. Manually cleaned drain troughs will be provided.
4. Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly and installed as per City Ordinance.
5. Fire Sprinkler System - Potable water supply must be protected by testable double check valve assembly and installed as per City Ordinance.
6. Potable Water Protection - All devices, appurtenances, appliances and apparatus intended to serve some special function and that connects to the water supply system shall be provided with protection against backflow and contamination of the water supply system.

Parking Analysis:

3567 S.F. @ 1/200 = 18 Spaces Req'd.
20 Spaces provided.



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LAUNDROMAT
CULPEPPER MANOR THIRD INSTALLMENT
BLOCK 8 LOT 8R

JON JACKS
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SITE PLAN

EABPRJB6823063