

PROPOSED BUILDING: NAIL SPA

LOT AREA: 459 ACRES (19,994 SF)
 BUILDING AREA: 2,200 SF
 BUILDING HEIGHT: 11'-6 1/2" (SINGLE STORY)
 ZONED: C3

LOT COVERAGE:

IMPERVIOUS = 13,548 SF.
 LOT TOTAL = 19,994 SF
 68%

REQUIRED PARKING:

1 SPACE PER 200 SF.
 2000/200 = 10 SPACES REQUIRED

PARKING PROVIDED:

23 STRAIGHT IN PARKING SPACES
 1 HC VAN ACCESSIBLE SPACE
 24 TOTAL

- REMOVE ALL EXISTING TREES, CONSTRUCTION OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH CONSTRUCTION. VERIFY WITH OWNER OR ARCHITECT AT SITE.
- PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION (IE. BUILDINGS, PAVING, WALKS, STREETS, FENCES, ETC.)
- PROTECT FROM DAMAGE ALL EXISTING TREES THAT ARE TO REMAIN DURING CONSTRUCTION. MAINTAIN BARRIERS AROUND TREES AT A DISTANCE OF THE DRIPLINE PLUS 5' OR BEYOND. EXISTING TREES USED FOR LANDSCAPE CREDIT MUST HAVE A MIN. TRUNK WIDTH OF 4 1/2" OR LARGER AND BE IN A HEALTHY PHYSICAL STATE. SHOULD EXISTING TREES USED FOR LANDSCAPE CREDIT DIE, THEY SHALL BE REPLACED WITH NEW TREES ACCORDING TO THE REQUIREMENTS OF SECTION 62-429(A)(2)(C). IF EXISTING TREES ARE INTENDED TO BE PRESERVED AND UTILIZED TOWARDS REQUIRED LANDSCAPING, A TREE SURVEY WILL BE REQUIRED.
- REFER TO SITE PLAN FOR APPROXIMATE LOCATION OF ALL KNOWN UTILITIES. VERIFY LOCATIONS OF ALL WATER, POWER, SANITARY SEWER, STORM SEWER, GAS, ETC. PROTECT AND MARK APPROPRIATELY PRIOR TO BEGINNING ANY EXCAVATION, NEW CONSTRUCTION OR OTHER WORK AT THE SITE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DURING LAYOUT AT THE SITE AND SHALL CONTACT THE ARCHITECT SHOULD ANY PROBLEM BECOME EVIDENT.
- AREAS TO BE SEEDED INCLUDE ALL AREAS WHERE GRADING IS REQUIRED OR WHERE GRASS IS DISTURBED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION (PULVERIZE TOP SOIL, FINE GRADE AND RAKE FOR PLANTING).
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DIVISION FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENT.
- ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE (120) IN THE DIRECTION OF TRAVEL. CROSS-SLOPE NOT TO EXCEED 2% (50).
- ALL PAVING DIMENSIONS ARE TO BACK OF CURB.
- ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
- DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR THE POTENTIAL EROSION OF SOIL FROM THE SITE THROUGH THE USE OF HAY BALES OR SILT FENCES STRATEGICALLY PLACED AROUND THE PROPERTY AND AT EXISTING STORM DRAIN INLETS ADJACENT TO NEW CONSTRUCTION. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL APPROVAL OF THE ACTUAL METHOD REQUIRED AND ITS PLACEMENT FROM THE CITY ENGINEERING DIVISION PRIOR TO BEGINNING ANY SITEWORK. SILT FENCE WILL BE CONSTRUCTED ALONG PROPERTY LINE NEAREST TO MALONEY AVE AS WELL AS FIRE LANE FOR EROSION CONTROL.
- TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM 24-INCH SOIL DEPTH AND 200 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUND TO A CENTER HEIGHT.
- EXISTING BUILDING WILL BE REMOVED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- WHEN SITE REDEVELOPMENT OCCURS, SITE WILL BE GRADED SO THAT NO DRAINAGE WILL NEGATIVELY IMPACT NEIGHBORING PROPERTY.
- 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.
- SINGLE SWING PIPE GATE TO BE IN PLACE AT MALONEY AVE. ENTRANCE. GATE TO BE LOCKED DURING NON-BUSINESS HOURS.
- EXISTING SIGN IS 16'-0" HIGH AND ~36 SQ. FT. (12'-0" X 3'-0").
- NEW UTILITY CONNECTIONS TO EXISTING LINES, EXACT LOCATION FOR EACH TO BE VERIFIED IN FIELD.
- NO LANDSCAPE IRRIGATION WILL BE PROVIDED.



SITE DATA & PARKING SUMMARY NO SCALE (16)

SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
15-30 CALIPER	LIVE OAK	7	200 SF	1,400 SF
15-30 CALIPER	MEXICAN SYCAMORE	3	200 SF	600 SF
2-5 GALLON	KNOCK-OUT ROSE	53	10 SF	530 SF
2-5 GALLON	INDIAN HAWTHORN	57	10 SF	570 SF

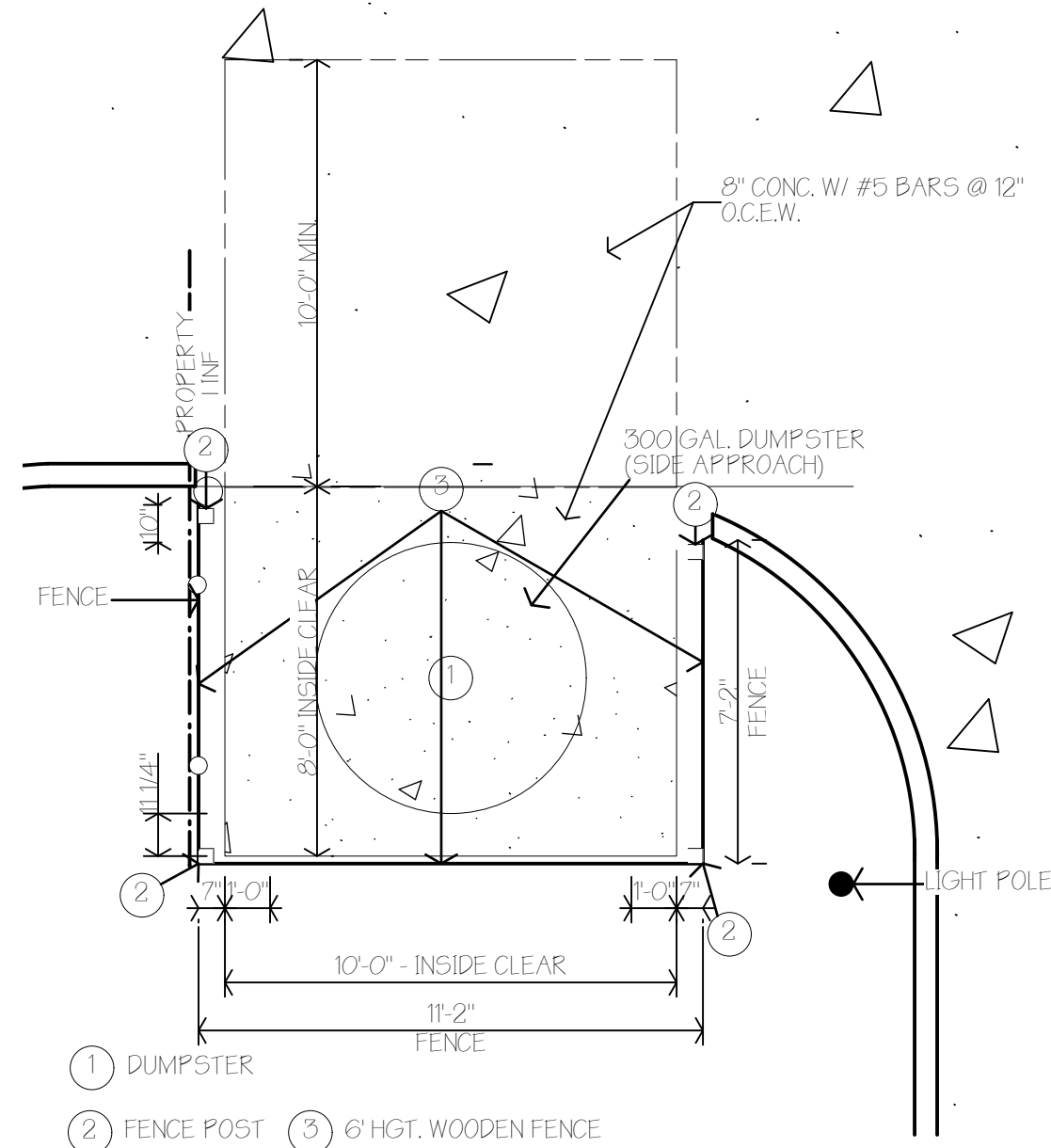
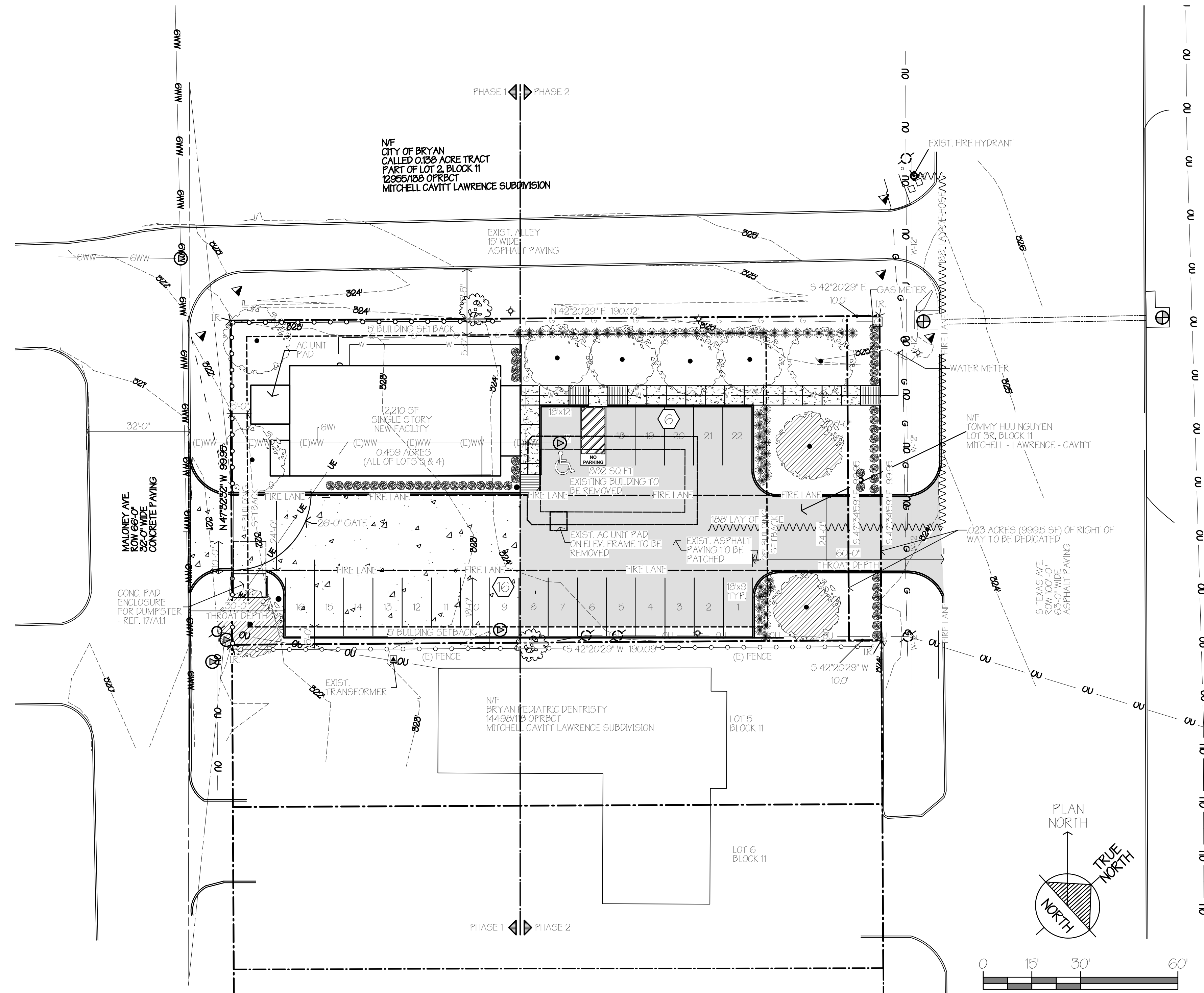
TOTAL VALUE: 3,100 SF

- REQUIREMENTS:
- 15% OF DEVELOPED AREA 0.459 ACRES (19,994 SF) = 2,999 SF
 - NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES = 1,500 SF REQ.: 2,000 PROVIDED
 - NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY = 950 SF REQ.: 2,000 PROVIDED
 - ALL PARKING ISLANDS MUST HAVE A CANOPY TREE

LANDSCAPE LEGEND NO SCALE (15)

- EXISTING FENCE TO BE REMOVED
- NEW 6' TALL WOOD PRIVACY FENCE
- PROPERTY LINE
- SETBACK LINE
- FIRE LANE MARKING, REF. 19/A12
- LAY-OF-HOSE LINE
- GAS LINE
- OVERHEAD UTILITIES
- SANITARY SEWER
- EXISTING TO BE REMOVED
- WATER DISTRIBUTION LINE
- PROPOSED CONCRETE PAVING, REF. 16/A15
- PROPOSED CONCRETE SIDEWALK, REF. 11/A15
- EXISTING ASPHALT PAVING TO BE PATCHED
- NUMBER OF PROPOSED PARKING SPACES 9'X18' MIN. INCLUDING HANDICAPPED (12X18)
- KEYED NOTE, REF. 16/A11
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE TO BE REMOVED
- EXISTING UTILITY POLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- EXISTING SIGNAGE TO REMAIN
- EXISTING PARKING LIGHT POLE TO BE REMOVED
- PROPOSED PARKING LIGHT POLE
- EXISTING STREET SIGN
- IR. IRON ROD

GENERAL NOTES NO SCALE (8)



- GENERAL NOTES:
- BEFORE ENCLOSURE CONSTRUCTION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN-ON SITE REVIEW.
 - IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.

DUMPSTER ENCLOSURE

1/4"=1'-0" (17)

GRAPHIC LEGEND

NO SCALE (13)

SITE PLAN

1" = 20'-0" (1)

No.:	Date:	Issue Notes:

Drawn By: SK
 Checked By: FP
 Patterson Project No.: 2122
 Building Inventory No.:
 Plot Date: Jun 7, 2023
 CAD File: All Site Plan 2122.vw3
 Project No.: 2122

Sheet Title:
SITE PLAN