

PROPOSED BUILDING: NAIL SPA

LOT AREA: .459 ACRE (19,994 S.F.)
 BUILDING AREA: 2,000 S.F.
 BUILDING HEIGHT: 11'-6 1/2" (SINGLE STORY)
 ZONED: C3

LOT COVERAGE:

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

REQUIRED PARKING:

1 SPACE PER 200 S.F.
 2000/200 = 10 SPACES REQUIRED

PARKING PROVIDED:

23 STRAIGHT IN PARKING SPACES
 1 HCVAN ACCESSIBLE SPACE
 24 TOTAL

1. REMOVE ALL EXISTING TREES, CONSTRUCTION, OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH CONSTRUCTION. VERIFY WITH OWNER OR ARCHITECT AT SITE.
2. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION (I.E. BUILDINGS, PAVING, WALKS, STREETS, FENCES, ETC.)
3. PROTECT FROM DAMAGE ALL EXISTING TREES THAT ARE TO REMAIN DURING CONSTRUCTION. MAINTAIN BARRIERS AROUND TREES AT A DISTANCE OF THE DRIPLINE PLUS 5'-0" BEYOND.
4. 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. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DURING WORK ON SITE AND SHALL CONTACT THE ARCHITECT SHOULD ANY PROBLEM BECOME EVIDENT.
5. AREAS TO BE SEEDED INCLUDE ALL AREAS WHERE GRADING IS REQUIRED OR WHERE GRASS IS DISTURBED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION. (CONCRETE FROM GRADING SHALL BE REGRADED AND RESEEDING SHALL BE COMPLETED WITHIN 48 HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR PUBLIC UTILITY AREAS.)
6. 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.
7. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE (1:20) IN THE DIRECTION OF TRAVEL. CROSS-SLOPE NOT TO EXCEED 2% (1:50).
8. ALL PAVING DIMENSIONS ARE TO BACK OF CURB.
9. 4" DIA. CERAMIC LANE MARKERS AS SPECIFIED - @ 5'-0" O.C.



SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
15-3.0 CALIPER	LIVE OAK	5	200 SF	1,000 SF
15-3.0 CALIPER	CREPE MYRTLE	5	100 SF	500 SF
2-5 GALLON	KNOCK-OUT ROSE	51	10 SF	510 SF
2-5 GALLON	INDIAN HAWTHORN	57	10 SF	570 SF
COVER (15% MAX)	BERMUDA GRASS	6082 SF		450 SF
			TOTAL VALUE:	3,030 SF

REQUIREMENTS:
 1) 15% OF DEVELOPED AREA 0.459 ACRES (19,994 SF) = 2,999 SF
 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES: 1,499 SF REQ.: 1,500 PROVIDED
 3) NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY: 750 SF REQ.: 1,000 PROVIDED
 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE

TOTAL AREA REQUIRED: 2,999 SF
 LANDSCAPED AREA PROVIDED: 3,030 SF

LANDSCAPE LEGEND

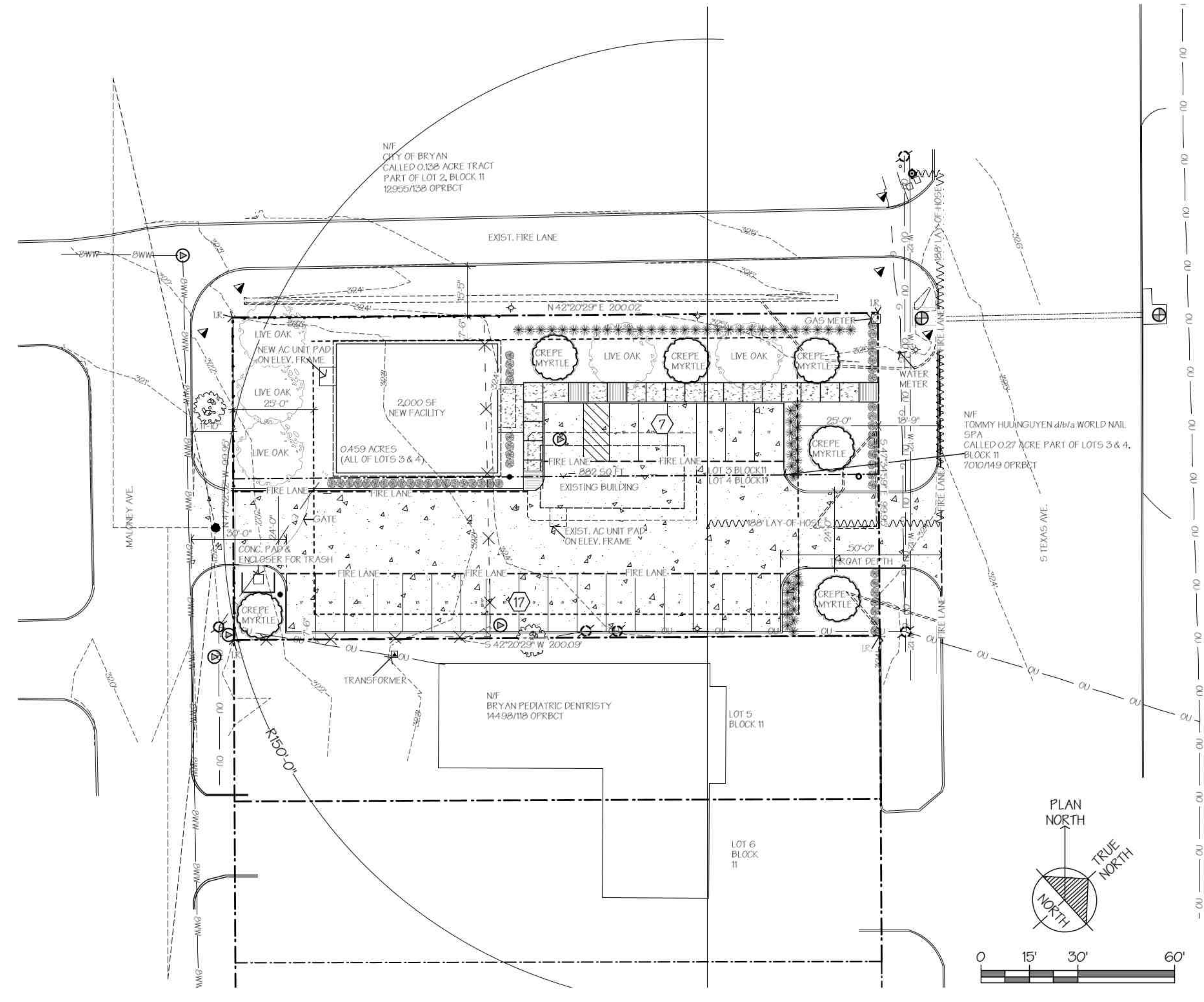
- EXISTING FENCE TO BE REMOVED
- NEW PRIVACY FENCE
- PROPERTY LINE
- SETBACK LINE
- FIRE LANE MARKING, REF. 19/A1.2
- LAY-OF-HOSE LINE
- GAS LINE
- OVERHEAD UTILITIES
- 8" SANITARY SEWER
- EXISTING TO BE REMOVED
- 12" WATER DISTRIBUTION LINE
- PROPOSED ASPHALT PAVING, REF. 16/A1.5
- PROPOSED CONCRETE SIDEWALK, REF. 16/A1.5
- PROPOSED PARKING STALL COUNT
- KEYED NOTE, REF. 16/A1.1
- EXISTING FIRE HYDRANT
- 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.
- EXISTING TREE

GRAPHIC LEGEND

SITE DATA SUMMARY

GENERAL NOTES

VICINITY MAP



SITE PLAN

FRED A. PATTERSON
 REGISTRATION NUMBER: 10395
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

THE NEW WORLD NAIL SPA
 2500 SOUTH TEXAS AVENUE
 BRYAN, TEXAS

No.	Date	Issue Notes

Drawn By: KS
 Checked By: BP
 Patterson Project No.: 2122
 Building Inventory No.:
 Plot Date: Dec 17, 2021
 CAD File: All Site Plan 2122.dwg
 Project No.: 2021-2122
 Sheet Title: **SITE PLAN**