

VACINITY MAP N.T.S.

PARKING REQUIREMENTS		
BUILDING AREA (SQ FT):	REQUIRED	PROVIDED
2561 SQ FT	13	14
PARKING REQUIRED 1 PER 200 SQ FT	13	14
ADA / VAN REQUIRED 2%	1	1
COVERED		3
STANDARD 9' X 20'		10

WINTERS
 LOT 5 & PART OF LOT 6, BLOCK 1
 0.2694 ACRES
 EVANS PALESTINE (LIFE ESTATE)
 & PETE A ADAMS
 1011 S TEXAS AVE BRYAN, TX 77803-4556

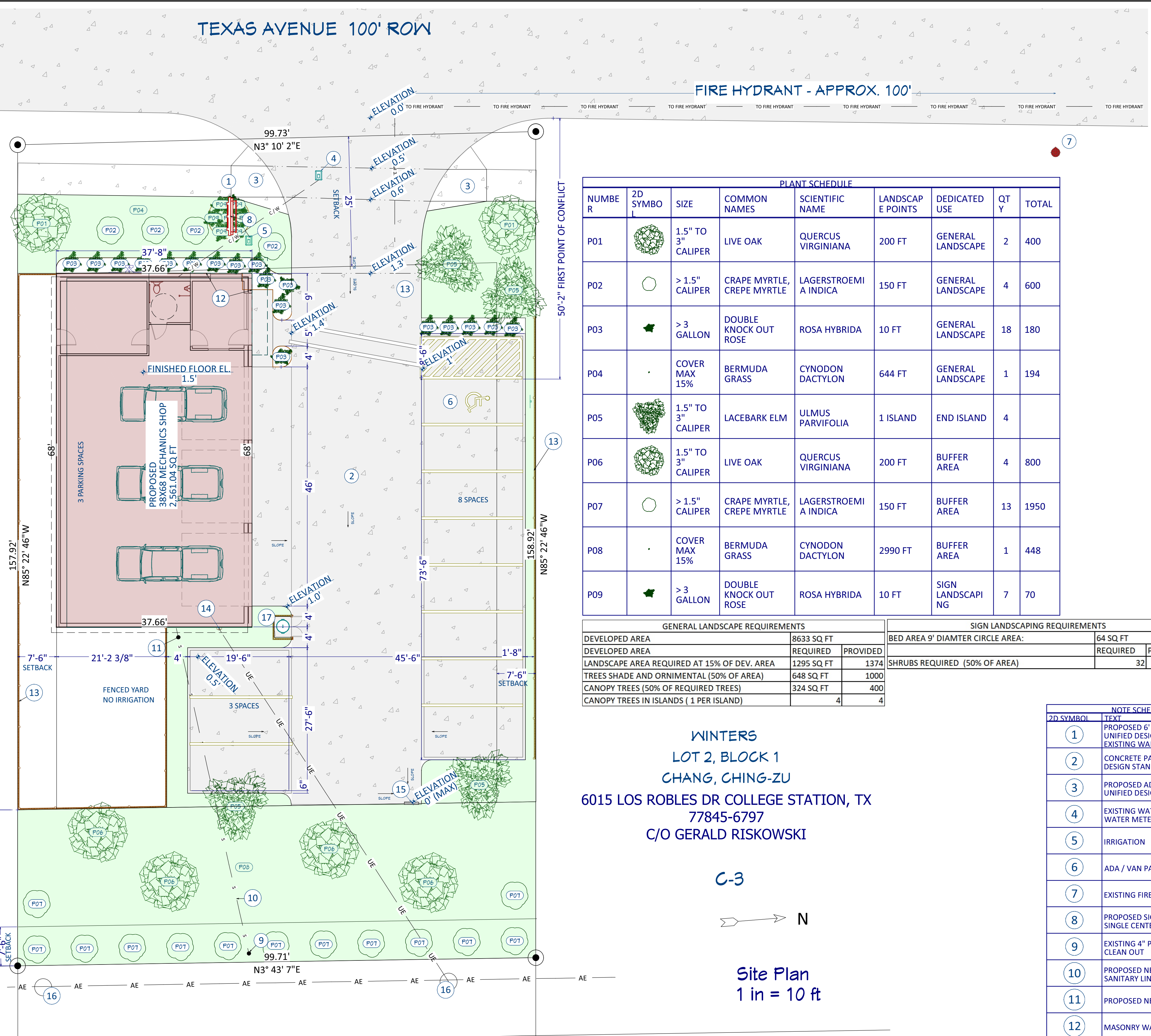
C-3

BUFFER AREA REDUCTION CALCULATION		
BUFFER AREA REQUIRED	75 FT	
BUFFER AREA REDUCTION REQUESTED	30 FT	
REMAINING BUFFER	45 FT	
WIDTH OF PROPERTY ALONG BUFFER	99.71 FT	
AREA OF REQUESTED REDUCTION	2992 SQ FT	
	REQUIRED	PROVIDED
LANDSCAPE AREA NEEDED FOR BUFFER REDUCTION	2992 SQ FT	2898
LANDSCAPE AREA REQUIRED TO BE TREES	1496 SQ FT	2450
LANDSCAPE AREA REQUIRED TO BE CANOPY TREES	748 SQ FT	800

WINTERS
 RD-5 LOT 10, BLOCK 1
 ROBERTO A BAZAN
 3073 POSITANO LOOP BRYAN, TX 77808-5441

WINTERS
 RD-5 LOT 11-12, BLOCK 1
 DONALD KEITH SEWELL
 18699 ANASAZI BLUFF DR COLLEGE STATION, TX 77845-6459

WINTERS
 RD-5 LOT 13 & PT OF 4, BLOCK 1
 GERALD RISKOWSKI
 6015 LOS ROBLES DR COLLEGE STATION, TX 77845-6797

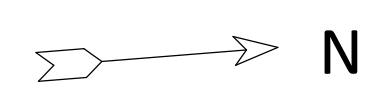


PLANT SCHEDULE								
NUMBER	2D SYMBO	SIZE	COMMON NAMES	SCIENTIFIC NAME	LANDSCAPE POINTS	DEDICATED USE	QTY	TOTAL
P01	[Symbol]	1.5" TO 3" CALIPER	LIVE OAK	QUERCUS VIRGINIANA	200 FT	GENERAL LANDSCAPE	2	400
P02	[Symbol]	> 1.5" CALIPER	CRAPE MYRTLE, CREPE MYRTLE	LAGERSTROEMI A INDICA	150 FT	GENERAL LANDSCAPE	4	600
P03	[Symbol]	> 3 GALLON	DOUBLE KNOCK OUT ROSE	ROSA HYBRIDA	10 FT	GENERAL LANDSCAPE	18	180
P04	[Symbol]	COVER MAX 15%	BERMUDA GRASS	CYNODON DACTYLON	644 FT	GENERAL LANDSCAPE	1	194
P05	[Symbol]	1.5" TO 3" CALIPER	LACEBARK ELM	ULMUS PARVIFOLIA	1 ISLAND	END ISLAND	4	
P06	[Symbol]	1.5" TO 3" CALIPER	LIVE OAK	QUERCUS VIRGINIANA	200 FT	BUFFER AREA	4	800
P07	[Symbol]	> 1.5" CALIPER	CRAPE MYRTLE, CREPE MYRTLE	LAGERSTROEMI A INDICA	150 FT	BUFFER AREA	13	1950
P08	[Symbol]	COVER MAX 15%	BERMUDA GRASS	CYNODON DACTYLON	2990 FT	BUFFER AREA	1	448
P09	[Symbol]	> 3 GALLON	DOUBLE KNOCK OUT ROSE	ROSA HYBRIDA	10 FT	SIGN LANDSCAPING	7	70

GENERAL LANDSCAPE REQUIREMENTS			SIGN LANDSCAPING REQUIREMENTS		
DEVELOPED AREA	8633 SQ FT		BED AREA 9' DIAMTER CIRCLE AREA:	64 SQ FT	
DEVELOPED AREA	REQUIRED	PROVIDED		REQUIRED	PROVIDED
LANDSCAPE AREA REQUIRED AT 15% OF DEV. AREA	1295 SQ FT	1374	SHRUBS REQUIRED (50% OF AREA)	32	70
TREES SHADE AND ORNIMENTAL (50% OF AREA)	648 SQ FT	1000			
CANOPY TREES (50% OF REQUIRED TREES)	324 SQ FT	400			
CANOPY TREES IN ISLANDS (1 PER ISLAND)		4			

WINTERS
 LOT 2, BLOCK 1
 CHANG, CHING-ZU
 6015 LOS ROBLES DR COLLEGE STATION, TX
 77845-6797
 C/O GERALD RISKOWSKI

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Site Plan
 1 in = 10 ft

NOTE SCHEDULE	
2D SYMBOL	TEXT
1	PROPOSED 6" SIDEWALK PER BCS UNIFIED DESIGN STANDARDS - MEET EXISTING WALKWAY ON BOTH ENDS
2	CONCRETE PAVING PER BCS UNIFIED DESIGN STANDARDS
3	PROPOSED ADA RAMP PER BCS UNIFIED DESIGN STANDARDS
4	EXISTING WATER TAP W/ NEW 5/8" WATER METER
5	IRRIGATION
6	ADA / VAN PARKING
7	EXISTING FIRE HYDRANT
8	PROPOSED SIGN 8' TALL 50 SQ. FT. SINGLE CENTER POLE MOUNT
9	EXISTING 4" PVC SEWER TAP AND CLEAN OUT
10	PROPOSED NEW 4" PRIVATE SANITARY LINE
11	PROPOSED NEW 2 WAY CLEANOUT
12	MASONRY WALL
13	6' PRIVACY FENCE
14	ELECTRICAL METER
15	CURB CUT FOR DRAINAGE
16	EXISTING POWER POLE
17	300 GALLON TRASH CONTAINER ON CONCRETE PAD. 6' PRIVACY FENCE W/ MATCHING GATE

DRAWINGS PROVIDED BY:
 THE Ben Brown GROUP
 (979) 739-2002
 3709 SWEETBRIAR DRIVE
 BRYAN, TEXAS
 77802

IN CONJUNCTION WITH:
 SHEET TITLE:
**MECHANICS SHOP
 SITE PLAN W/
 LANDSCAPING**

PROJECT DESCRIPTION:
**1005 S. TEXAS
 AVENUE
 BRYAN, TEXAS
 LOTS 3-4, BLOCK 1
 WINTERS SUBDIVISON**

CLIENT INFORMATION:
**JAVIER
 SALDANA**

SEAL

DATE:
 2/12/2022
 SCALE:
 FULL SCALE 24"X36"
 SHEET:
SP