

LA BONTANA DRIVE THRU

1819 SAN ANTONIO ST TX
BRYAN, TEXAS
JULY 2025

ENGINEER:
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3204 EARL RUDDER FWY. S.
COLLEGE STATION, TEXAS 77845
(979) 260-6963



OWNER:
JORGE LUIS & MARTHA M DIAZ
2307 LONG DR
BRYAN, TEXAS 77802



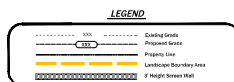
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PHOTO EXAMPLE OF PARKING SCREEN WALL.
COLOR AND STONE TO BE DETERMINED BY OWNER.

- NOTES**
1. AN IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPED AREAS.
 2. NEW CANOPIES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1" IN CALIPER AND HAVE YEAR-ROUND FOLIAGE OR BE A FLOWERING DECIDUOUS SPECIES.
 3. NEW MONOCOTYLEDON PLANTS PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 6' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE YEAR-ROUND FOLIAGE OR BE A FLOWERING DECIDUOUS SPECIES.
 4. NEW TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 10' IN HEIGHT AND AT LEAST 3" IN CALIPER AND BE ADEQUATELY HYDROLOGICALLY AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL ENGINEER CONTRACTOR MEASURES SHALL BE VERIFIED BY THE CITY OF CHANDLER VEGETATION GROUP IS ESTABLISHED AFTER CONSTRUCTION COMPLETION AND THEN REMOVED BY CONTRACTOR.
 5. EXISTING SEALED BURNING SPURFILL PANS IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR INSPECTION STUDIES. SEPARATE PLUMBING PERMIT IS REQUIRED.
 6. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SLOPS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
 7. THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.



LA BONTANA LANDSCAPE REQUIREMENTS				
SIZE	OFFICIAL NAME	#	\$F VALUE	TOTAL \$F
3" CALIPER	LEVI OAK QUERCUS VIRGINIANA CANOPY TREE	5	250	1,250
1.5" CALIPER	REDUDB CERES CANADENSIS NON-CANOPY	3	100	300
1.5" CALIPER	CHASTE TREE VITEX NEGUNDOS NON-CANOPY	6	100	600
5-GAL.	DWART WAX MYRTLE MYRTICA CERIFERA NANA SHRUB	48	20	960
TOTAL AREA PROVIDED:				3,110

LANDSCAPE REQUIREMENTS:
 1) 17% OF DEVELOPED AREA 0.375 ACRES (16,246 SQFT) = 2,762 SF LANDSCAPING
 2) NO LESS THAN 50% OF ROAD AREA SHALL BE TREES - 1,381 SF ROAD; 2,150 SF PRVD
 3) NO LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 1075 SF ROAD; 1,250 SF PRVD
 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE
TOTAL AREA REQUIRED: 2,762SF
 1.0000 AC (43,560 SQFT) MINIMUM



Approved By: _____
 Date: _____

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LANDSCAPE PLAN
LA BOTANA DRIVE THRU
EAST WJ BRYAN PKWY (FM 158)