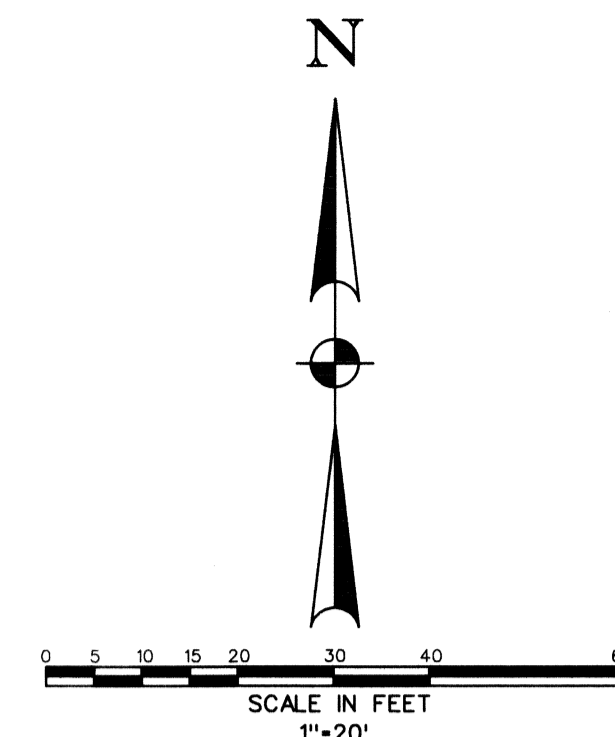


NOTE: NO IRRIGATION METER IS PLANNED.
IRRIGATION WATER TO BE FED FROM
EXISTING DOMESTIC LINE. BACKFLOW
PREVENTION TO MEET ALL CODES.



VICINITY MAP
N.T.S.

LANDSCAPE NOTES:

All areas disturbed due to construction excavation/grading will be grassed as prescribed below. Areas with steep slopes and in drainage flows will be solid sod Bermuda.

All grass areas are to be hydromulched Bermuda (2# per 1000 sq.ft.) for warm season application or hydromulched mixture of rye grass (5# per 1000 sq.ft.) and hulled Bermuda (1# per 1000 sq.ft.) for cool season application.

Grass and bed areas are to be separated by 12 gauge metal edging.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Farmersville.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover/color beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to: 1) maintain all common areas and buffer yards, 2) keep all required landscaped areas maintained in a weed free, trash free condition, 3) is responsible for maintaining an irrigation system to ensure proper operation and coverage. Any plant materials that die in transition, for any reason, shall be replaced within 90 days.

SITE DATA SUMMARY

LOT 60B, BLOCK 6, WILEY ADDITION

1. EXISTING ZONING: HIGHWAY COMMERCIAL (HC)
2. EXISTING USE: CONVENIENCE STORE W/INCIDENTAL RESTAURANT
3. LOT AREA: 22,552.00 SF = 0.518 ACRES
4. BUILDING AREA: 2,527.00 SF
5. BUILDING HEIGHT: SINGLE STORY
6. LOT COVERAGE: 11.21%
F.A.R. = 0.11211
7. PARKING REQUIRED: 1 SPACE PER 3 SEATS IN RESTAURANT
10 SEATS / 3 = 4 SPACES REQUIRED OR
1 SEAT PER 200 SF FLOOR AREA
2,527.00 / 200 = 13 SPACES OR
6 SPACES PER GASOLINE SERVICE STATION
8. TOTAL PARKING REQUIRED: 13 SPACES
TOTAL PROVIDED: 13 SPACES
9. HANDICAP REQUIRED: 13 SPACES/25 = 1 SPACE
10. HANDICAP PARKING PROVIDED: 1
11. LOADING SPACES REQUIRED: NONE
12. LANDSCAPE AREA PROVIDED: 6,414 SQ. FT OR 28.44%

LAND OWNER/APPLICANT:
MR. MOHAMMED S. CHOWDHURY
DBA FARMERSVILLE TEXACO
304 AUDIE MURPHY PARKWAY EAST
FARMERSVILLE, TEXAS 75442
(972) 782-8554 - PHONE
(214) 695-2785 - CELL

ENGINEER:
HELMBERGER ASSOCIATES, INC.
MR. JOSEPH E. HELMBERGER, P.E.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
(972) 442-7459 - PHONE
(972) 442-1428 - FAX

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT*	QUANTITY
CM	Crape Myrtle (Lagerstroemia Indica)	30 gal	A/I	6-8'	3
SH	Savannah Holly (Ilex X Attenuata)	30 gal	A/I	6-8'	6
YH	Yaupon Holly (Ilex Vomitoria)	30 gal	A/I	6-8'	3
LO	Live Oak (Quercus Virginiana)	3" cal	A/I	10'	1
LBE	Lace Bark Elm (Ulmus Parvifolia)	3" cal	A/I	10'	4

LANDSCAPE PLAN

FARMERSVILLE SHELL

304 AUDIE MURPHY PARKWAY EAST

CITY OF FARMERSVILLE, TEXAS

SHARP LANDSCAPES
1129 HUNTINGTON DR.
RICHARDSON, TEXAS 75080 (972.978.6172)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SHARP	SHARP	DEC. 9, 2010	1"=20'	LSBORDER.DGN	1055	L1