

**LANDSCAPE REQUIREMENTS**

REQUIREMENT: 10% OF BUILDING SITE MUST BE LANDSCAPED

BUILDING SITE = TRACT SIZE - BUILDING AREA  
 TRACT SIZE = 37,592 SF  
 BUILDING AREA = 2,681 SF  
 BUILDING SITE = 34,911 SF  
 10% OF BUILDING SITE = 3,491 SF

REQUIREMENT: 70% OF LANDSCAPED AREA MUST BE IN STREET YARD

REQUIRED LANDSCAPED AREA = 3,491 SF  
 STREET YARD LANDSCAPE = 2,444 SF

REQUIRED SITE TREES (2" CALIPER, 5' TALL)

1 TREE PER 800 SF OF LANDSCAPING  
 3,491 SF / 800 SF = 4.4  
 5 TREES REQUIRED

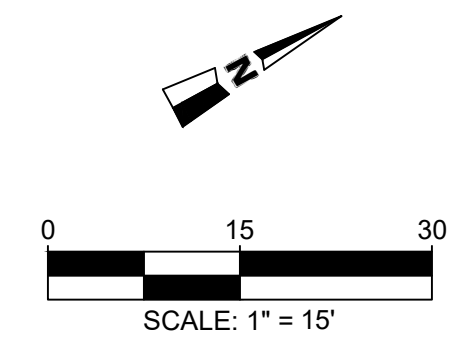
REQUIRED STREET TREES (TO BE PLANTED IN R.O.W.)

1 TREE PER 60 LF OF RIGHT-OF-WAY FRONTAGE  
 300 LF / 60 LF = 5  
 5 TREES REQUIRED

REQUIRED PARKING LOT TREES (IF MORE THAN 20 PARKING SPACES)

PROVIDE A 9'-WIDE END CAP WITH A 10' RADIUS AND 1 LARGE TREE AT END OF PARKING ROWS  
 PROVIDE ONE PARKING ISLAND WITH 1 LARGE TREE FOR EVERY 20 PARKING SPACES OR A PORTION THEREOF  
 PROVIDE 2 LARGE TREES OR 5 SMALL TREES IN PARKING LOT CORNERS  
 PROVIDE GROUND COVER FOR ALL ISLANDS WITH NOT MORE THAN 25% BEING SOD  
 PROVIDE A 3' LANDSCAPE HEDGE ALONG 25% OF PARKING LOT

NO.	DATE	DESCRIPTION	ENGR.



PARKING ANALYSIS	
MINIMUM CRITERIA	1 SPACE / 300 SF
BUILDING SQUARE FEET	2,681 SF
PARKING SPACES REQUIRED	9 SPACES
PARKING SPACES PROVIDED	24 SPACES

**PRELIMINARY SITE PLAN**  
**APRIL 10, 2024**

**BENCHMARK:**  
 NGS MONUMENT PID# AN2393 IS A STAINLESS STEEL ROD IN SLEEVE LOCATED NORTHWEST OF PORT LAVACA AT THE CALHOUN COUNTY AIRPORT, FROM THE AIRPORT ENTRANCE ROAD, TRAVEL NORTHWEST FOR 0.50 MILES TO THE AIRPORT ADMINISTRATION BUILDING. MONUMENT IS LOCATED 116.1 FEET SOUTHWEST OF THE CENTERLINE OF THE CONNECTING TAXIWAY, ELEV. = 27.10 FEET (NAVD 88).

**TBM:** BOX-CUT ON THE TYPE-C INLET LOCATED ON THE WEST CURB LINE OF THE SOUTHBOUND LANE OF STATE HIGHWAY 35, APPROXIMATELY 640 FEET NORTH OF THE INTERSECTION OF FM 1090 AND STATE HIGHWAY 35, AS SHOWN ON SURVEY. ELEV. = 15.91 FEET (NAVD 88).

THE PROPOSED TRACT IS LOCATED IN UNSHADED ZONE 'X' (OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 480570045E DATED OCTOBER 16, 2014, APPROXIMATE 100-YEAR AND 500-YEAR FLOOD ELEVATIONS FOR THE PROPOSED TRACT ARE AS FOLLOWS:  
 100-YEAR ELEVATION = 10.9 FEET  
 500-YEAR ELEVATION = 15.9 FEET

FOR BURIED UTILITY INFORMATION CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG (OR 1-800-545-6005 TEXAS 811) (OR 1-800-669-8444 LONG STAR 811)  
 UTILITY NOTIFICATION ONE CALL  
 WWW.TEXAS811.ORG WWW.LONESTAR811.COM

ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-307-3223.  
**NOTICE:**  
 FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811.

**VERIFICATION OF PRIVATE UTILITY LINES**

Date: \_\_\_\_\_  
 CENTERPOINT ENERGY (UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY. THIS SIGNATURE NOT TO BE USED FOR CONFLICT VERIFICATION.)  
 SIGNATURE VALID FOR SIX MONTHS.

Date: \_\_\_\_\_  
 CENTERPOINT ENERGY (UNDERGROUND ELECTRICAL FACILITIES VERIFICATION ONLY. THIS SIGNATURE VERIFIES EXISTING UNDERGROUND FACILITIES NOT TO BE USED FOR CONFLICT VERIFICATION.)  
 SIGNATURE VALID FOR SIX MONTHS.

Date: \_\_\_\_\_  
 APPROVED FOR AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES ONLY.  
 SIGNATURE VALID FOR ONE YEAR.

**ISSUED FOR INTERIM REVIEW ONLY**  
 THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.  
 ENGINEER: MATTHEW D. KELLEY  
 TX. LICENSE No. 124996  
 ISSUED: APRIL 2024

**5510 THREE OAKS CIRCLE**  
**HOUSTON, TEXAS 77069**  
**TBPE FIRM NO. 21016**  
**WWW.MK-ENGR.COM**  
**346-326-0123**

**OVERALL SITE PLAN**

DESIGN BY: MDK	PROJECT NO.: TEG-002-001
DRAWN BY: MDK	DATE ISSUED: APRIL 2024
APPROVED: RMK	SHEET 1 OF 1

