

SUNBOAT SUPPLY INC  
ALBERTSONS LEAGUE CITY (97) ABST 18  
PART OF RES A, ACRES 3.115 C.F. #2015055094

EXP-CITY OF LEAGUE CITY  
ALBERTSONS LEAGUE CITY (97) ABST 18  
PR OF RES A (1-1), ACRES 0.706  
C.F.#2001058526

rimes  
5D STUDIO

Job number :  
052405

Drawn by :  
DWR

Date :  
June 26, 2025

Revised :

rimes 5D studio, inc.  
4002 Brookwoods Drive  
Houston, TX 77092  
(713) - 956 - 2600  
email: dwrimes@sbcbgobal.net

project:  
ZAZA EXPRESS CAR  
WASH

location:  
344 S. EGRET BAY  
BLVD (FM HWY 270)  
LEAGUE CITY, TX 77574

Written dimensions on these drawings shall have  
precedence over scale dimensions.  
Sub Contractors shall verify and be responsible for  
all dimensions and conditions on the job and this  
office must be notified of any variation from the  
dimensions and conditions shown on these  
drawings.

sheet of:  
SITE PLAN

A2  
of

SITE AREAS

TOTAL SITE AREA - 89,298 SQ. FT.  
BUILDING AREA - 6,204 SQ. FT.  
PAVING AREA - 37,117 SQ. FT.  
GREEN AREA - 31,518 SQ. FT.  
DETENTION AREA - 14,459 SQ. FT.

LANDSCAPE AREAS

TOTAL SITE AREA - 89,298 SQ. FT.  
15% MIN REQ. - 13,395 SQ. FT.

LANDSCAPE AREA

BY CITY  
LANDSCAPE AREA PROVIDED - 45,977 SQ. FT.  
(GREEN AREA + DETENTION)  
% LANDSCAPE AREA PROVIDED - 51.47%

SITE DATA SUMMARY TABLE

PROPOSED USE: B COMMERCIAL - CAR WASH  
EXISTING ZONING DISTRICT: (CG) GENERAL COMMERCIAL  
PARKING RATIO PER USE: 2.5 CARS PER WASH BAY, OFFICE SQ.FT./1000x2.5  
PARKING REQUIRED: 5  
PARKING PROVIDED: 29  
OCCUPANCY GROUP: B  
CONSTRUCTION TYPE : IIB, NS  
MAX ALLOWABLE AREA: 23,000 SQ.FT.  
MAX HEIGHT IN FT. AND STORIES: 55 FT, 3 STORIES

SETBACKS:

FRONT (EAST): 25 FT.  
BACK (WEST): 5 FT.  
SIDE (NORTH): 15 FT.  
SIDE (SOUTH): 15 FT.

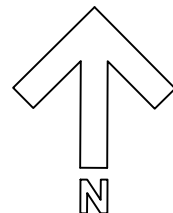
PARKING LOT ANALYSIS

CAR WASH AREA:  
NUMBER OF PARKING SPACES REQUIRED:  
2.5/WASH BAY = 3 PARKING SPACES REQUIRED

OFFICE AREA:  
NUMBER OF PARKING SPACES REQUIRED:  
(689 SQ. FT./ 1000 SQ. FT.) x 2.5 = 2 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: 5

NUMBER OF PARKING SPACES PROVIDED: 29 SPACES  
6 TYPICAL STALLS +  
23 UNDER DETAIL VACUUM CANOPIES  
TOTAL = 29 SPACES



SITE PLAN  
SCALE 1"=30'-0"

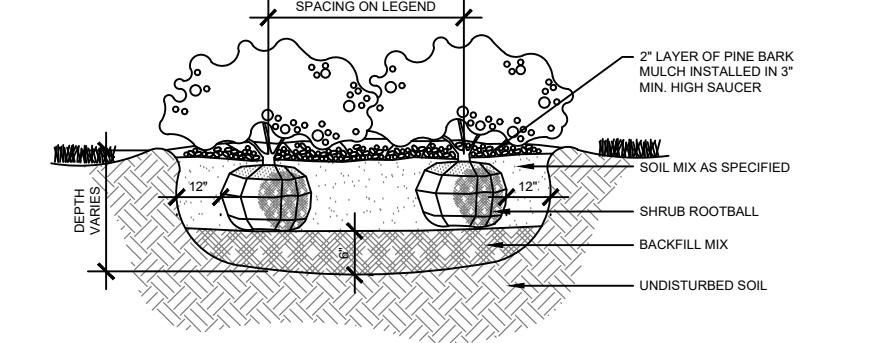
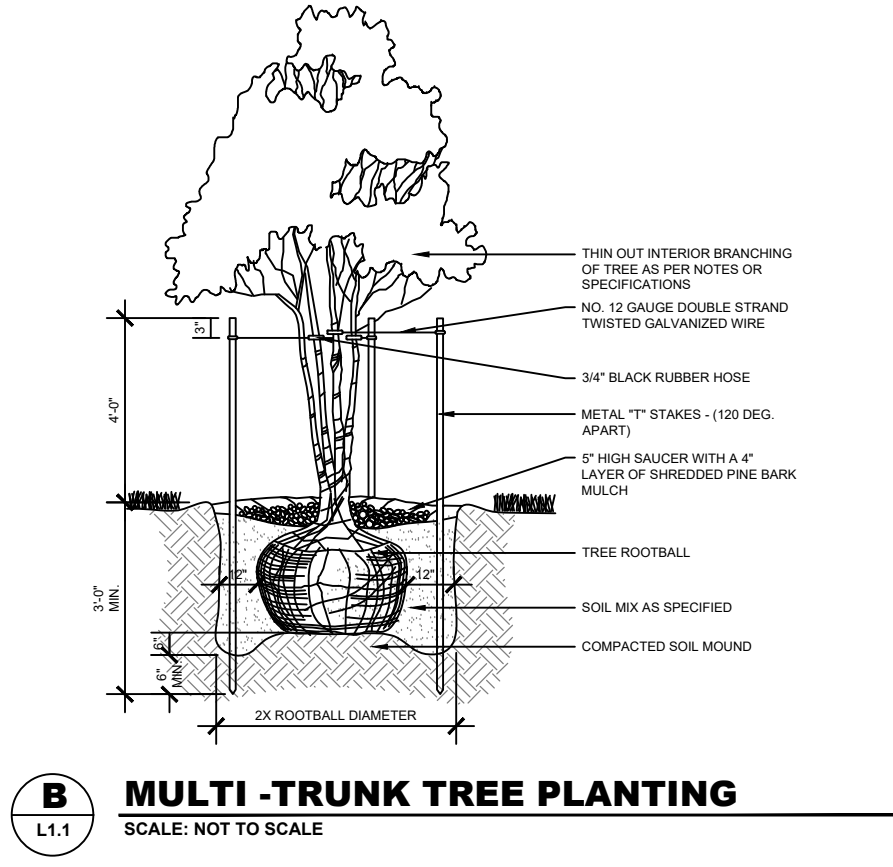
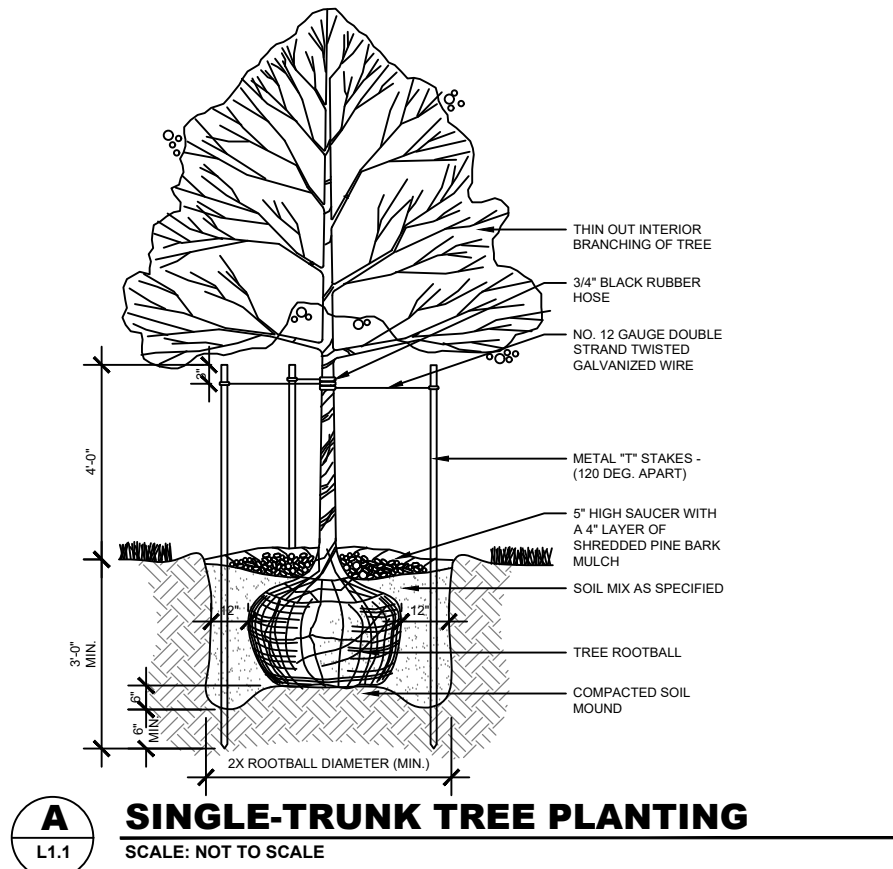
LEGAL DESCRIPTION

2.05 acres +/-  
PART OF THE SOUTH 1/2 OF LOT 15, DIVISION "C"  
OF LEAGUE CITY SUBDIVISION,  
PART OF THE M. MULDOON TWO LEAGUE GRANT  
(VACANT)

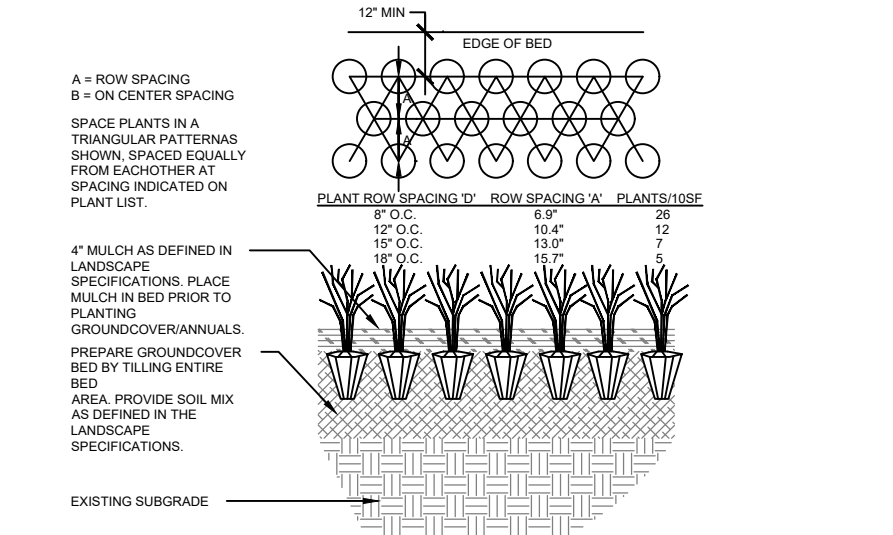


Landscape Requirements:

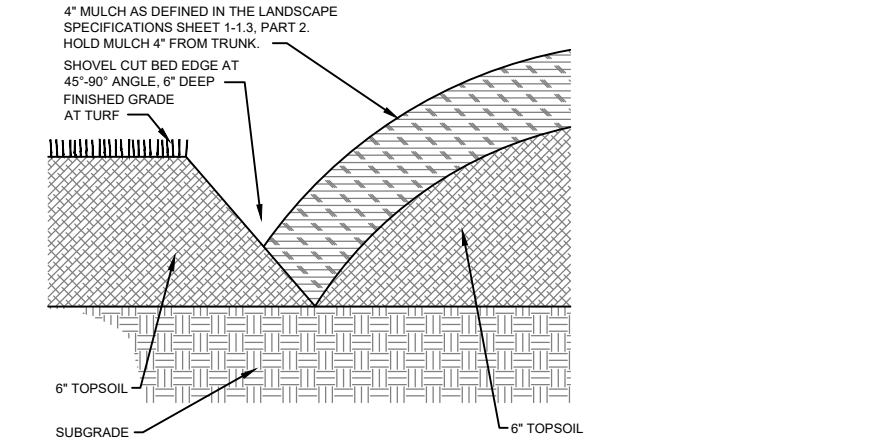
- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
  - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
  - All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
  - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
  - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
  - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
  - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
  - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
  - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
  - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
  - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
  - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.)
  - Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
  - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.)
- Additional work requirements on landscape areas:
  - Prior to installation of any planting works (trees, shrubs, groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
  - ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
  - Use "Shovel Edge" to separate all plant beds from grass areas.
  - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
  - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
  - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
  - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
  - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.



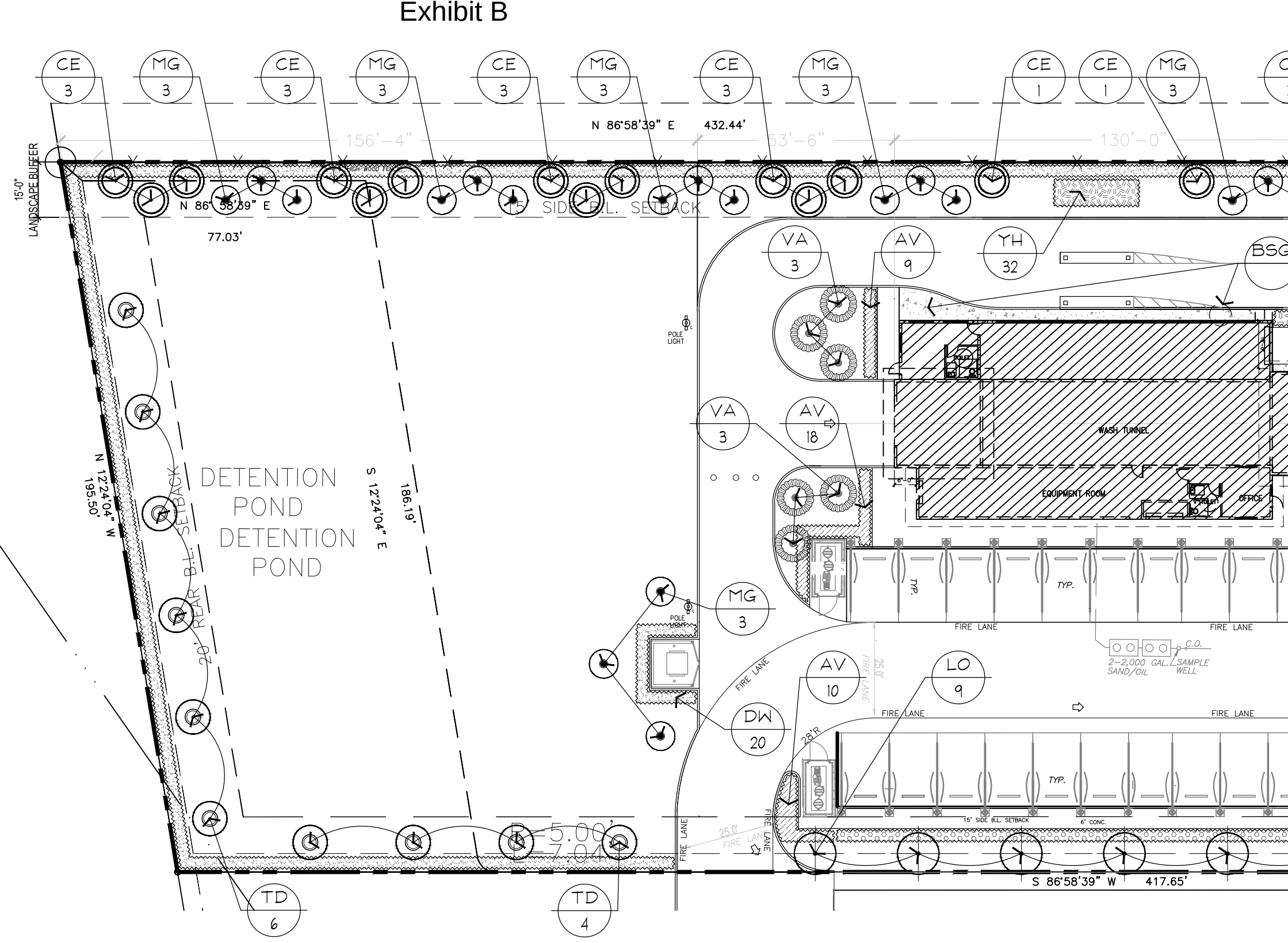
**C** **SHRUB PLANTING**  
SCALE: NOT TO SCALE



**D** **GROUNDCOVER PLANTING**  
SCALE: NOT TO SCALE



**E** **SHOVEL CUT BED EDGE**  
SCALE: NOT TO SCALE



Landscape Legend:

| Symbolic Name | Quantities (Verify) | Botanical Name          | Common Name                   | Size and Plant Requirements                                                                                                                                                                                                                       |
|---------------|---------------------|-------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LO            | 12                  | Quercus virginiana      | Live Oak                      | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| TD            | 10                  | Taxodium distichum      | Bald Cypress                  | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| MG            | 21                  | Magnolia grandiflora    | Little Gem Magnolia           | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| PM            | 8                   | Prunus mexicana         | Mexican Plum                  | 2-1/2" cal. 45 gal. container; 10' to 12' ht. multi trunk.                                                                                                                                                                                        |
| VA            | 6                   | Vitex agnus castus      | Chaste Tree                   | 2-1/2" cal. 45 gal. container; 8' to 9' ht. multi trunk.                                                                                                                                                                                          |
| PT            | 4                   | Pinus taeda             | Loblolly Pine                 | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| SO            | 3                   | Quercus shumardii       | Shumardii Oak                 | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| CE            | 17                  | Ulmus crassifolia       | Cedar Elm                     | 3" cal. 65 gal. container; 12' to 14' ht.                                                                                                                                                                                                         |
| AV            | 49                  | Dwarf Viburnum dentatum | Arrowwood Viburnum            | 5 gal. planted at 36" o.c. single row. Plant at 5 ft ht x 5 ft spd                                                                                                                                                                                |
| DW            | 326                 | Morella cerifera        | Dwarf Wax Myrtle              | 5 gal. planted at 36" o.c. single row.                                                                                                                                                                                                            |
| YH            | 32                  | Ilex vomitoria          | Yaupon Holly                  | 5 gal. planted at 30" o.c. triangularly spaced.                                                                                                                                                                                                   |
| SF            | 40                  | Salvia farinacea        | Mealy Blue Sage               | 5 gal. planted at 30" o.c. triangularly spaced.                                                                                                                                                                                                   |
| BH            | 84                  | Ilex burfordii          | Dwarf Burford Holly           | 5 gal. planted at 36" o.c. single row.                                                                                                                                                                                                            |
| DB            | 32                  | Callestemon citrinus    | Little John Dwarf Bottlebrush | 5 gal. planted at 30" o.c. triangularly spaced.                                                                                                                                                                                                   |
| MC            | 112                 | Muhlenbergii capillaris | Gulf Coast Muhly Grass        | 1 gal. planted at 24" o.c. triangularly spaced.                                                                                                                                                                                                   |
| AT            | 36                  | Asclepias tuberosa      | Butterfly Milkweed            | 1 gal. planted at 12" o.c. triangularly spaced.                                                                                                                                                                                                   |
| BSG           | Verify              |                         |                               | Proposed areas to be filled with Black Star Crushed granite. Excavate noted areas to a depth of 3'. Compact subgrade and overlay with Geotextile filter fabric membrane prior to filling areas with approved Black Star crushed granite.          |
| Berm          | Verify              |                         |                               | Proposed earth berm to be constructed in noted area. Top of berm to be @ 36" ht. Berm slopes to be a minimum of 4:1 slope. Landscape contractor to supply all required earth fill and labor to construct the proposed earth berm.                 |
| Grass         | Verify SF.          | Cynodon dactylon        | Common Bermuda                | <b>Hydromulched</b> for all areas areas within the limits of the project. All areas to be grassed shall be cleaned up of all construction debris prior to fine grading works. All fine grading work shall adhere to civil grading/drainage plans. |

SITE AREAS:

|                 |                |
|-----------------|----------------|
| TOTAL SITE AREA | 89,298 SQ. FT. |
| BUILDING AREA   | 6,204 SQ. FT.  |
| PAVING AREA     | 37,117 SQ. FT. |
| GREEN AREA      | 31,518 SQ. FT. |
| DETENTION AREA  | 14,459 SQ. FT. |

LANDSCAPE AREAS:

|                                                               |                 |
|---------------------------------------------------------------|-----------------|
| TOTAL SITE AREA                                               | -89,298 SQ. FT. |
| 15% MIN. REQD.                                                | -13,395 SQ. FT. |
| LANDSCAPE AREA BY CITY                                        |                 |
| LANDSCAPE AREA PROVIDED - 45,977 SQ.FT (GREEN AREA+DETENTION) |                 |
| % LANDSCAPE AREA PROVIDED - 51.47%                            |                 |

Grass Hydromulching Work Requirements:

- Grass works:
  - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
  - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
  - Grass seed shall have the following minimum ratio:

**Summer Mix:**  
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.

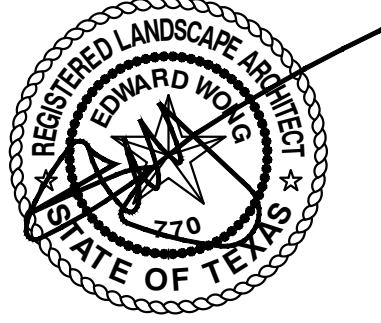
**Winter Mix:**  
Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
- Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
- Hydromulched seeding on Prepared finished grades:
  - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
  - Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
  - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
  - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
  - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
  - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
  - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
  - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:

Final acceptance of lawn establishment shall mean that hydrosseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

**Owner's Responsibility For Maintenance**  
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

**Landscape Contractor's Responsibilities:**  
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

\*REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOIL, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.\*



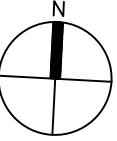
**Wong & Associates, Inc.**  
P.O. Box 2028 Bellairs, Texas 77402-2028  
Tel: 713-777-9198 Cell: 713-557-9298  
Member: American Society of Landscape Architects



**1**  
L1.1

**LANDSCAPE PLAN**

SCALE: 1" = 30'-0"



rimes 5D studio  
4002 Brookwoods Drive  
Houston, TX 77092  
(713) - 956 - 2600  
email: dwrimes@bcgobal.net

project:  
ZAZA EXPRESS CAR  
WASH

location:  
344 S. EGRET BAY  
BLVD (FM HWY 270)  
LEAGUE CITY, TX 77574

Written dimensions on these drawings shall have precedence over scale dimensions.  
Sub-Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown on these drawings.

sheet of:  
LANDSCAPE PLAN

L1.1  
of





