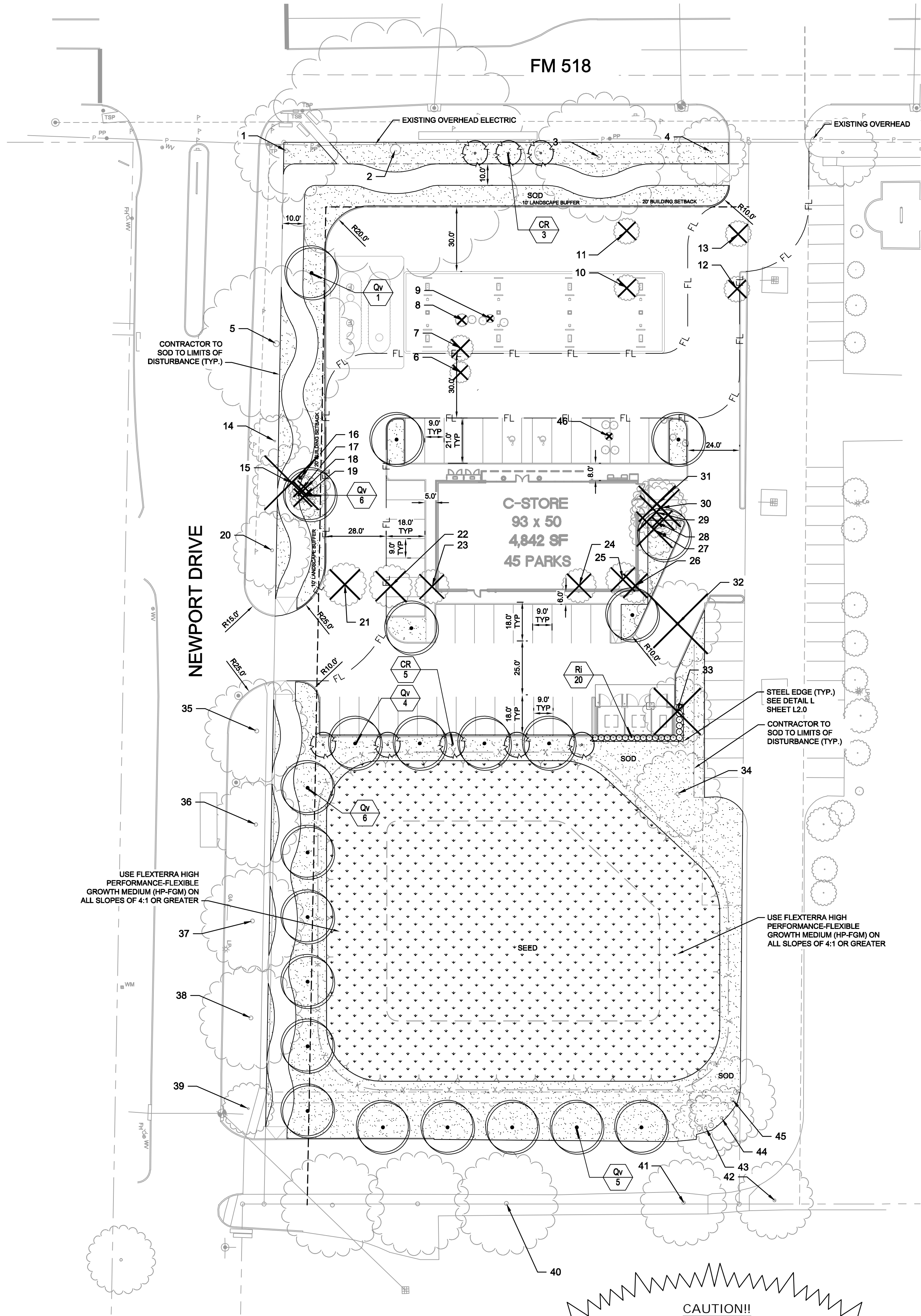


Plotted By: Taylor, Morgan, Sheet Set: KHA Layout: L1.0 May 28, 2020 08:19:28am K:\HOU_LA\PLD Support_Woodlands\068903501_LASCO 7-Eleven 518 & Newport\DWG\Sheets\L1-Set.dwg
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CITY OF LEAGUE CITY - LANDSCAPE REQUIREMENTS

LANDSCAPE AREA SHALL BE MINIMUM 15% OF TOTAL SITE AREA
TOTAL SITE AREA = 107,491 SF

STREET TREES SHALL BE PLANTED WITHIN THE R.O.W. OR PRIVATE PROPERTY WITHIN 20 FT PARALLEL OF R.O.W. WHEN ADJACENT TO A MAJOR THOROUGHFARE. ONE TREE PER 30 LF OF STREET FRONTAGE. AT LEAST 10 FT APART.
FM 518: 216 LF / 30 = 7 TREES
NEWPORT BOULEVARD: 493 LF / 30 = 16 TREES

ONE TREE FOR EVERY 8 PARKING SPACES
55 SPACES / 8 = 7 TREES

PARKING AREAS WITHIN 75 FEET OF ROW SHALL BE SCREENED FROM VIEW

MINIMUM BUFFER YARD REQUIREMENT
ZONE CM ADJACENT TO CM

TREE MITIGATION
LARGE PROTECTED TREES TO BE REMOVED
12"-15" & 15.1"-18" AT 100% REPLACEMENT
1-16" OAK TO BE REMOVED 16" 100%= 16"

GREATER THAN 18" AT 130% REPLACEMENT
1-20" OAK TO BE REMOVED 20" * 130%= 26"

TOTAL INCHED TO BE MITIGATED 42"

*AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPE AREAS.

REQUIRED PROVIDED

16,125 SF (15.0%) 46,033 (42.8%)

7 TREES 7 TREES
16 TREES 16 REES

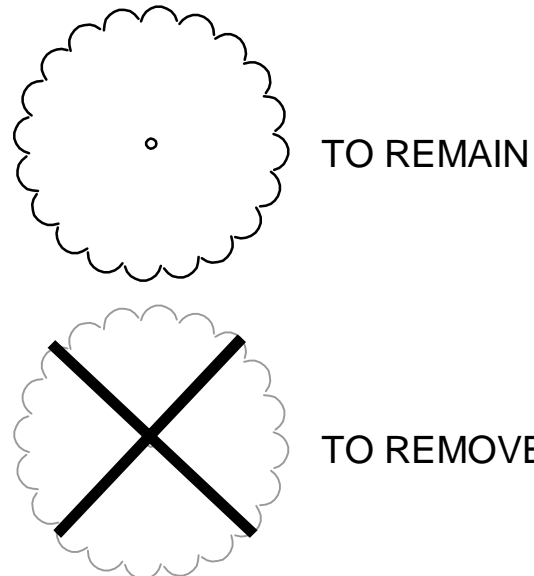
7 TREES 7 TREES

YES SHADE TREES

N/A N/A

42" 43"

TREE LEGEND



SITE INFORMATION

| | |
|-------------------------|---|
| SITE LOCATION | FM 518 (MAIN STREET) AND NEWPORT BOULEVARD (2051 W MAIN STREET) |
| LEGAL DESCRIPTION | ABST 3 S F AUSTIN SUR PT OF LOT 31 (31-2) BRASKORA GARDENS |
| TOTAL SITE AREA | ±2.49 AC (±107,491 SF) |
| SITE ZONING | GENERAL COMMERCIAL |
| EXISTING USE | VACANT BANK |
| PROPOSED USE | 7-ELEVEN ESTABLISHMENT & FUEL STATION |
| PROPOSED BUILDING AREA | 4,842 SQ. FT. |
| MAXIMUM BUILDING HEIGHT | 25' |
| BUILDING SETBACKS | |
| FRONT | 20'-0" |
| SIDE | 15'-0" |
| REAR | 20'-0" |
| LANDSCAPE REQUIREMENTS | |
| REQUIRED LANDSCAPE AREA | 16,125 SF (15.0%) |
| PROVIDED LANDSCAPE AREA | 46,033 (42.8%) |
| TYPE OF PLANTINGS USED | TREES, SOD, SEED, SHRUB |
| LOT COVERAGE | 59,788 SF |
| LANDSCAPE BUFFER | 10'-0" |
| PARKING REQUIREMENTS | |
| PARKING STALLS REQUIRED | 1 STALL PER 250 GFA = 20 |
| PARKING STALLS PROVIDED | 45 |

| LEGEND | |
|--------|-------------------------------------|
| | PROPERTY LINE |
| | PROPOSED FENCE |
| | PROPOSED DETENTION POND TOP OF BANK |
| | PARKING COUNT |
| | CURB RAMP NOT IN PUBLIC ROW |
| | ACCESSIBILITY SPACE |

PLANT SCHEDULE

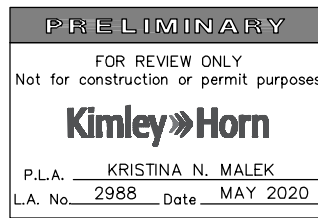
| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CALIPER | SIZE | REMARKS |
|---------------|------|-----------|----------------------------|-------------------|-------|----------|--------------------|---|
| | CR | 8 | CERCIS MEXICANA 'TEXENSIS' | MEXICAN REDBUD | B & B | 2" CAL | 6'-8" H X 2'-3" W | MULTI-TRUNK 3 STEMS MINIMUM, FULL AND MATCHING |
| | Qv | 22 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | B & B | 4" CAL | 8'-10" H X 3'-4" W | SINGLE STRAIGHT TRUNK, FULL AND MATCHING |
| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SPACING | SIZE | REMARKS |
| | Ri | 20 | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | 5 GAL | 30" O.C. | 24"H X 24"W | FULL AND MATCHING |
| GROUND COVERS | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING | REMARKS |
| | SEED | 24,942 SF | CYNODON DACTYLON | BERMUDA GRASS | SEED | | | HYDROMULCH, 1 LB PER 1,000 SF USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE GROWTH MEDIUM (HP-FGM) ON ALL SLOPES OF 4:1 OR GREATER |
| | Sod | 21,091 SF | CYNODON DACTYLON | BERMUDA GRASS | SOD | | | SOLID SOD ROLLED TIGHT, WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND INERT FILL |



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| | | | | | | | | | |
|-------------|------------|-------|----------|-------------|-----|----------|-----|------------|-----|
| KHA PROJECT | DATE | SCALE | AS SHOWN | DESIGNED BY | MKT | DRAWN BY | MKT | CHECKED BY | KNM |
| 068903501 | 05/26/2020 | | | | | | | | |

LANDSCAPE PLAN

7-ELEVEN
FM 518 & NEWPORT
PREPARED FOR
LASCO DEVELOPMENT CORP.
CITY OF LEAGUE CITY TEXAS

SHEET NUMBER
L1.0