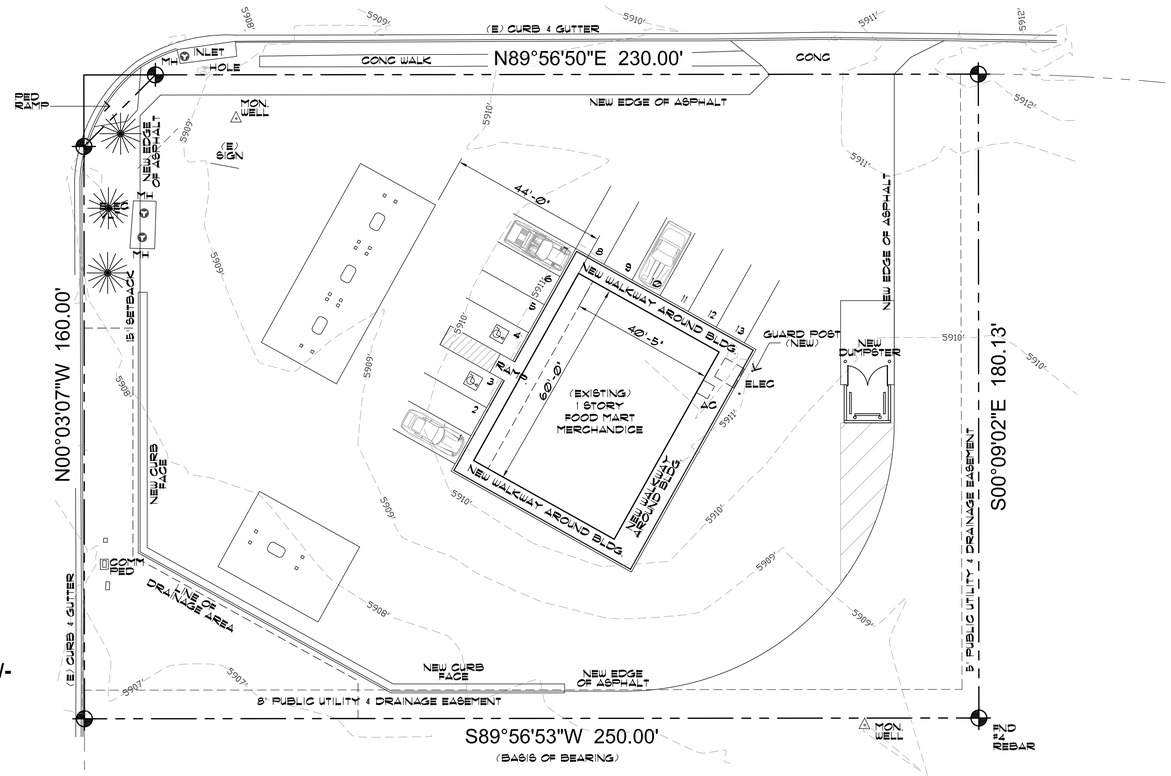
HANCOCK EXPY

YUCATAN DRIVE



Lot 1
Clear View West
Fil. No.2
Area= 44,800 SQ.FT. +/-

Adjoining Property
Lot 2, Clear View West Fil. No.2
Area= 3.88 Acres

A
A-2

Site Development Plan

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

THIS SITE CONTAINS AN EXISTING MERCHANDISE BUILDING. THE PROPOSED DEVELOPMENT PLAN INCLUDES THE ADDITION OF A GAS STATION SERVICE WITH GAS PUMPS AND CANOPIES IN THE PAVEMENT DRIVEWAY AREA. OWNERS ARE UPGRADING THE EXISTING SITE TO INCLUDE LADSCAPING THAT ENHANCES THE CURRENT PROPERTY.

ROCK LANDSCAPE OUTCROPPING IS PLANED IN THE STREET LANDSCAPE AREA OFF HANCOCK EXPRESSWAY AND YUCATAN DRIVE.

EXISTING VEGETATION IS PROPOSED AT THE SW CORNER OF THE PROPERTY. THIS IS ALSO A NATURAL SLOPE AND DRAINAGE DIRECTION FOR THE EXISTING PROPERTY.

THE EAST SIDE OF THE PROPERTY IS JOINED BY A VACANT PROPERTY, LOT 2 OF THE CLEAR VIEW WEST FILING. THIS AREA IS TO BE MAINTAINED WITH EXISTING VEGETATION.

OVERALL LOT SQUARE FOOTAGE 44,800

EXISTING BUILDING AREA	= 2,424 sq ft or 5%
PROPOSED PAVEMENT AREA	= 28,896 sq ft or 65%
PROPOSED LANDSCAPE AREA	= 13,480 sq ft or 30%
DECORATIVE ROCK AREA	= 3,3875 sq ft
NATURAL VEGETATION	= 9,605 sq ft

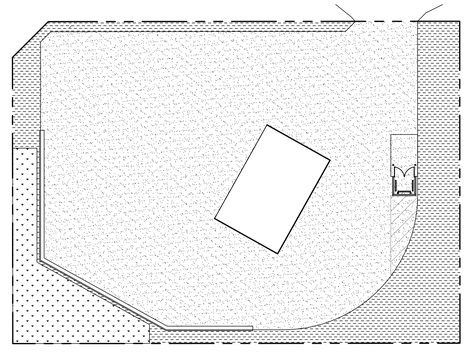
COLORADO SPRICE
4" diameter = 3

QUAKING ASPEN
2 1/2" diameter = 3

31,874 SQ FT.
ASPHALT

8,687 SQ FT.
SEEDING & MULCHING

3,248 SQ FT.
GRASS BUFFER ZONE



LOT AREA	= 44,800 SQ FT.
EXISTING BUILDING AREA	= 2,424 sq ft.

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Barrod Allmon Kern
certification no. 06-123
TM

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Revisions:

Plan Number:
R-20210601

Sheet Title:
LANDSCAPE

Date:
12.27.2021

Sheet No:
A-3

Of 8 Sheets