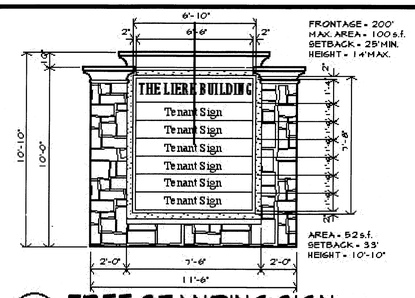
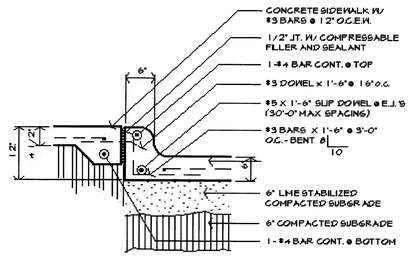


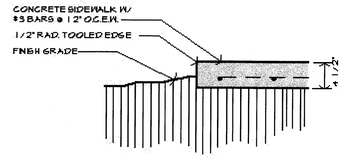
7 FREE STANDING SIGN

1/4" = 1'-0"



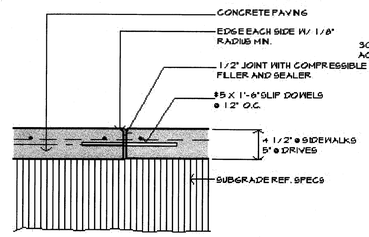
6 CURB AT SIDEWALK

3/4" = 1'-0"



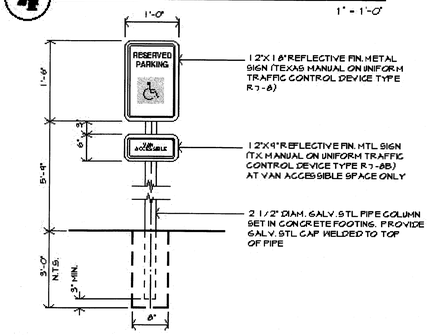
5 SIDEWALK EDGE DETAIL

3/4" = 1'-0"



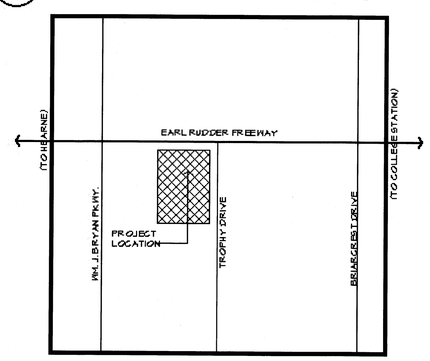
4 EXPANSION JOINT DETAIL

1" = 1'-0"



3 HANDICAP SIGN DETAIL

3/4" = 1'-0"



2 VICINITY MAP

1" = 20'-0"

LANDSCAPE LEGEND:

LIVE OAK (Quercus virginiana) (CANOPY) 3" CALIPER - CONTAINER	5-	X 200-1000
MEXICAN PLUM (Prunus mexicana) 1 1/2" CALIPER - B&B	9-	X 150-1350
DWARF YAUPON (Ilex vomitoria Nana') 5 GALLON CONTAINER	30-	X 10 - 300
		2650

GRASS - BERMUDA & RYEGRASS MIX SEED ALL AREAS DISTURBED DURING CONSTRUCTION

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	
C35	34.21'	25.00'	90°00'00"	S 04°32'42" E	35.36'
C36	122.42'	420.00'	16°46'08"	S 48°50'22" W	122.48'

PARKING ANALYSIS:

REQUIRED: 20 SPACES (6000 s.f. @ 1 SP./300 s.f.)
2 H.C. SPACES REQUIRED (1 VAN ACCESSIBLE)
PROVIDED: 24 SPACES INCLUDING 2 H.C. SPACES

LANDSCAPE ANALYSIS:

DEVELOPED AREA = 16,100 s.f.
LANDSCAPE REQUIRED = 2,415 s.f.
LANDSCAPE PROVIDED = 2,650 s.f.

SITE NOTES

+ GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING AND INSTALLING COMPLETE IRRIGATION SPRINKLER SYSTEM FOR THE SITE. PROVIDE EMPTY CONDUIT UNDER DRIVE AND PARKING LOT AS REQUIRED FOR FULL COVERAGE.

+ THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN

+ DRAINAGE REPORT AND STORM WATER DETENTION PLAN PROVIDED DURING CONSTRUCTION OF SUBDIVISION.

+ LANDSCAPE PLAN IS FOR PHASE 1 ONLY. NO CALCULATIONS ARE INCLUDED FOR FUTURE DEVELOPMENT.

+ APPROVAL IS SOUGHT FOR PHASE ONE DEVELOPMENT ONLY

+ CONSTRUCTION ACCESS ROAD NOT REQUIRED. PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.

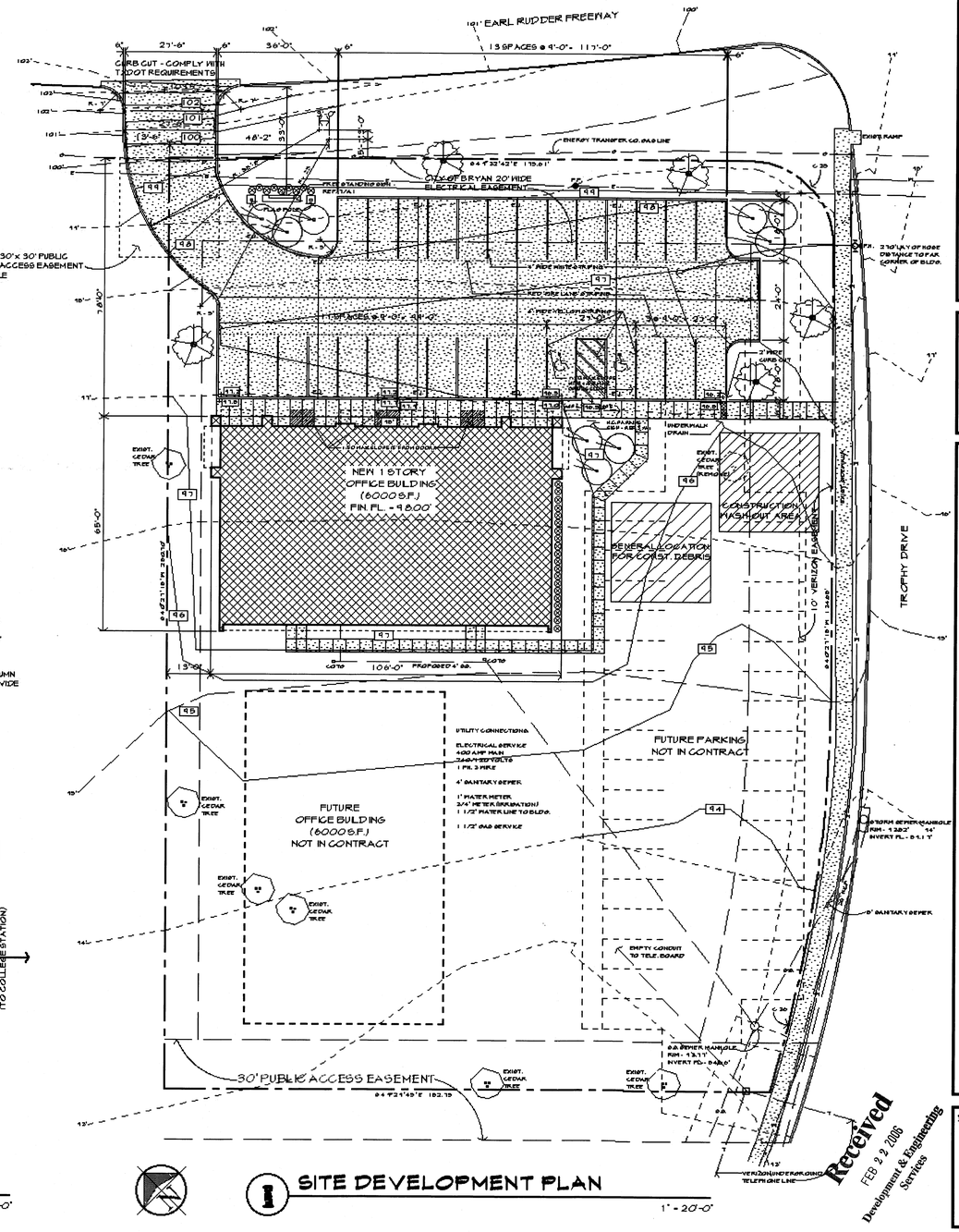
OWNER INFORMATION:

LESLIE LIERE
1101 UNIVERSITY DRIVE
COLLEGE STATION, TX 77840
979-260-1000

PROPERTY INFORMATION

102 TROPHY DRIVE
1.27 ACRE TRACT
LOT 4, BLOCK 2
PENNER PLACE
ZONING = COMMERCIAL

EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEY PREPARED BY GOODWIN-LASSITER, INC. CONTRACT NO. 044080, 02/09/06



1 SITE DEVELOPMENT PLAN

1" = 20'-0"

Received
FEB 22 2006
Development & Engineering Services

REGISTERED ARCHITECT CHAD GRAUKE 20308 STATE OF TEXAS
EXPIRATION DATE: 7/31/06

Chad Grauke Architect
201 A North Main ✠ Bryan, Texas 77803 ✠ (979) 779-3533

A NEW BUILDING FOR
THE LIERE AGENCY
BRYAN TEXAS

DATE FEB 2006

A1

SP06-11