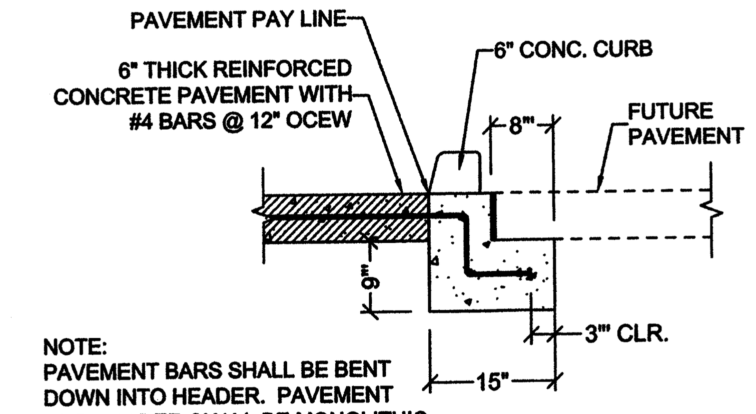
PROJECT INFORMATION	
OWNER	Lela Dove & Hubert L. Kavanagh
	5115 Kreuger Drive
	Dickinson, Texas 77539
APPLICANT / ENGINEER	Gessner Engineering
	2501 Ashford Drive, Suite 102
	College Station, Texas 77840
	(979) 680-8840 ph.
	(979) 680-8841 fax
DEVELOPER	Keys and Walsh Construction
	12633 Highway 30
	College Station, Texas 77845
	(979) 774-3600 ph.
	(979) 774-3611 fax

SITE DATA SUMMARY	
LOT	Penner Place, Block 2, Lot 4
AREA	~1.27 acres (55,321 ft^2)
ADDRESS	2901 Trophy Drive, Bryan, 77802
ZONING	C-1 (Office)
FIRM MAP	Zone X, Map Panel 48041C0134C
	(Not within 500 Year Floodplain Area)

PARKING TABULATION		
PARKING REQUIREMENT:	1 SPACE/ 200 SF (OFFICE)	
PARKING SPACES REQUIRED:		
PROP. 2,829 SF BLDG.	15 SPACES	
PARKING SPACES PROVIDED:		
TOTAL PARKING PROVIDED:	16 SPACES (15 STD. 1 HC)	

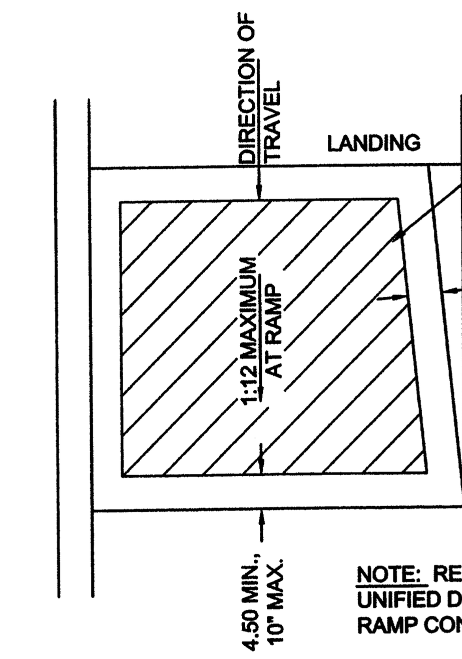
UTILITY DEMANDS		
Minimum	0 gpm	
Maximum	88.4 gpm	(Peak Flow =Avg. Daily Flow* 4)
Average	22.1 gpm	
Max. Sewer Load	84,864 gpd	(Based on 16 hour day usage)

LEGEND	
SAWCUT	SAWCUT LINE
---321---	EXISTING MINOR CONTOURS
---320---	EXISTING MAJOR CONTOURS
●348.40	PROPOSED SPOT ELEVATIONS
---325---	PROPOSED CONTOURS
←	DIRECTION OF FLOW
---«---	PROPOSED SWALE
TP	PROPOSED TOP OF PAVEMENT ELEVATION
TC	PROPOSED TOP OF CURB ELEV.
G	EXISTING GUTTER ELEVATION
TG	TOP OF PROPOSED GRATE INLET
SW	SIDEWALK ELEVATIONS



NOTE:
PAVEMENT BARS SHALL BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.

STREET HEADER DETAIL
SCALE: NONE

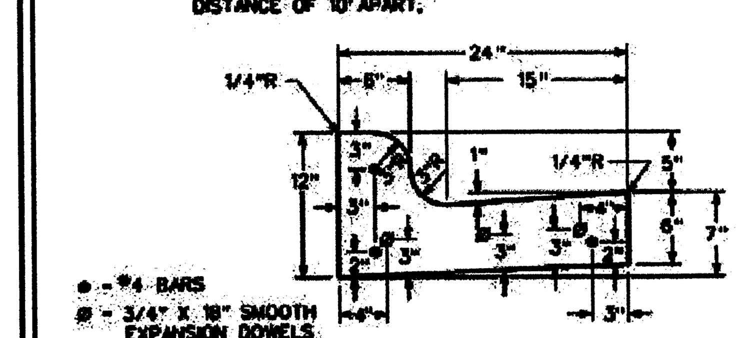


HATCHED AREA INDICATES EXTENTS OF DETECTABLE WARNING SURFACE (TRUNCATED DOMES- SEE NOTES) DOMES SHALL RUN PARALLEL TO TRAVELWAY

NOTE: REF. NOTES ON BRYAN-COLLEGE STATION UNIFIED DETAIl SHEET SW FOR BARRIER-FREE RAMP CONSTRUCTION NOTES.

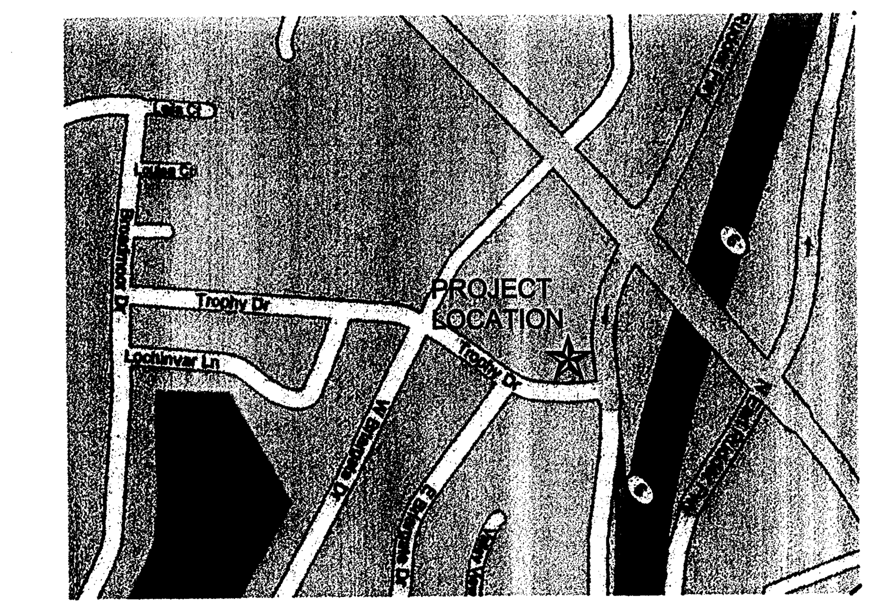
BARRIER-FREE RAMP DETAIL
SCALE: NONE

NOTE:
TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

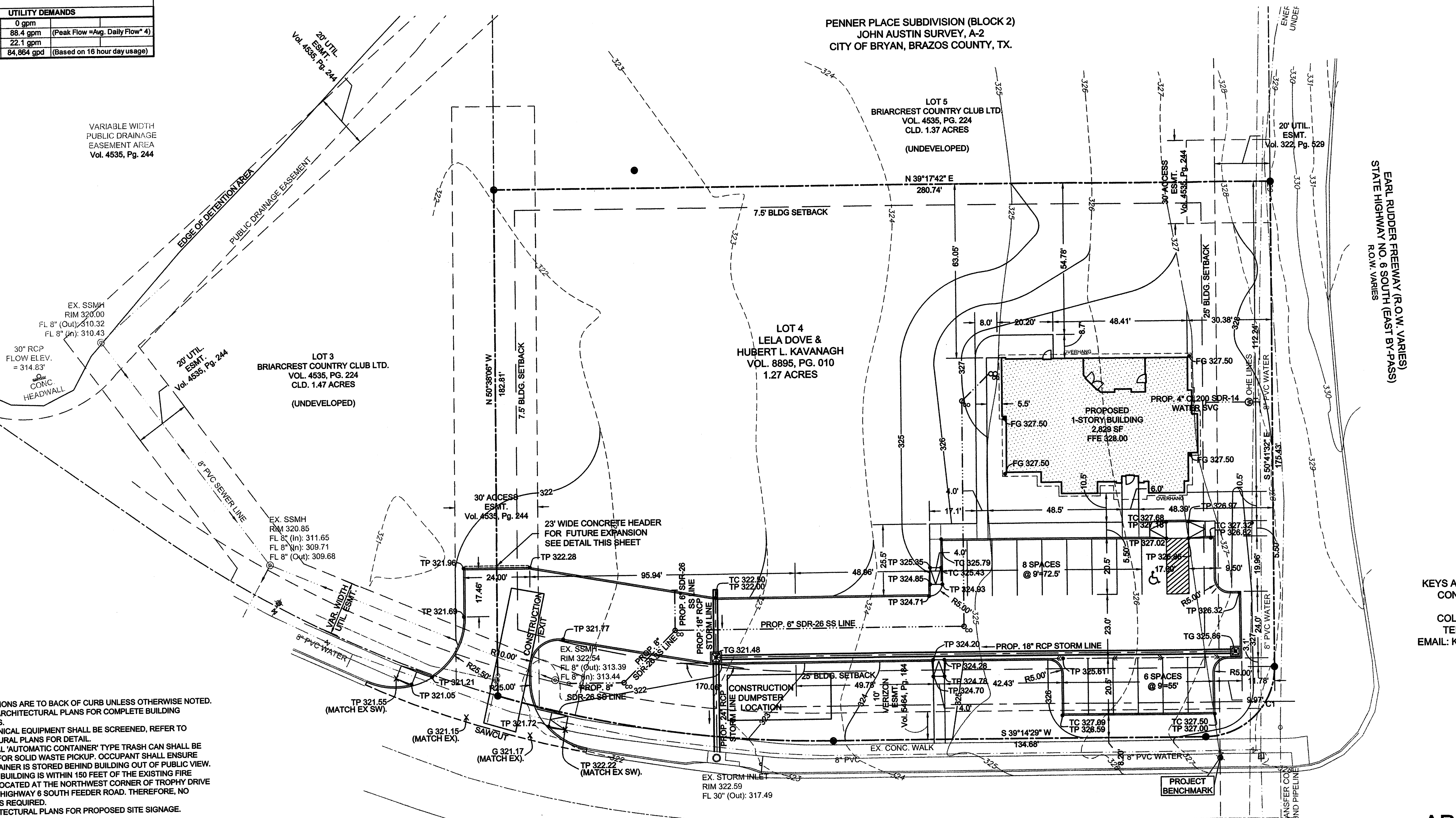


TYPICAL COMBINED CURB & GUTTER SECTION
ST1-01

0 20 40 60
SCALE: 1"=20'



LOCATION MAP
NTS



SITE PLAN

1) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2) REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
3) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED, REFER TO ARCHITECTURAL PLANS FOR DETAIL.
4) RESIDENTIAL 'AUTOMATIC CONTAINER' TYPE TRASH CAN SHALL BE PROVIDED FOR SOLID WASTE PICKUP. OCCUPANT SHALL ENSURE THAT CONTAINER IS STORED BEHIND BUILDING OUT OF PUBLIC VIEW.
5) PROPOSED BUILDING IS WITHIN 150 FEET OF THE EXISTING FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF TROPHY DRIVE AND STATE HIGHWAY 6 SOUTH FEEDER ROAD. THEREFORE, NO FIRE LANE IS REQUIRED.
6) REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	39.27'	25.00'	S 5°45'31" E	35.36'
C2	16°46'47"	123.00'	420.00'	S 47°37'52" W	122.56'

SITE PLAN OF:

BRYAN DENTAL OFFICE
JOHN AUSTIN SURVEY, A-2
PENNER PLACE SUBDIVISION
LOT 4, BLOCK 2
BRYAN, TEXAS

PROJECT BENCHMARK:

TOP OF THE NORTH FLANGE BOLT ON THE FIRE HYDRANT LOCATED AT THE NORTHWEST INTERSECTION OF TROPHY DRIVE AND NORTH EARL RUDDER FREEWAY, ELEVATION = 330.03'.

RECEIVED
APR - 8 2009
Development & Engineering Services

PREPARED FOR:
KEYS AND WALSH CONSTRUCTION
CONTACT: MR. KENN WALSH
12633 SH 30
COLLEGE STATION, TX 77845
TELEPHONE: (979)774-3611
EMAIL: KENN@KEYSANDWALSH.COM

STATE OF TEXAS
MELISSA A. THOMAS
98398
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

APRIL 8, 2009

PREPARED BY:

Gessner Engineering
1712 Southwest Pky, Ste 105
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com