

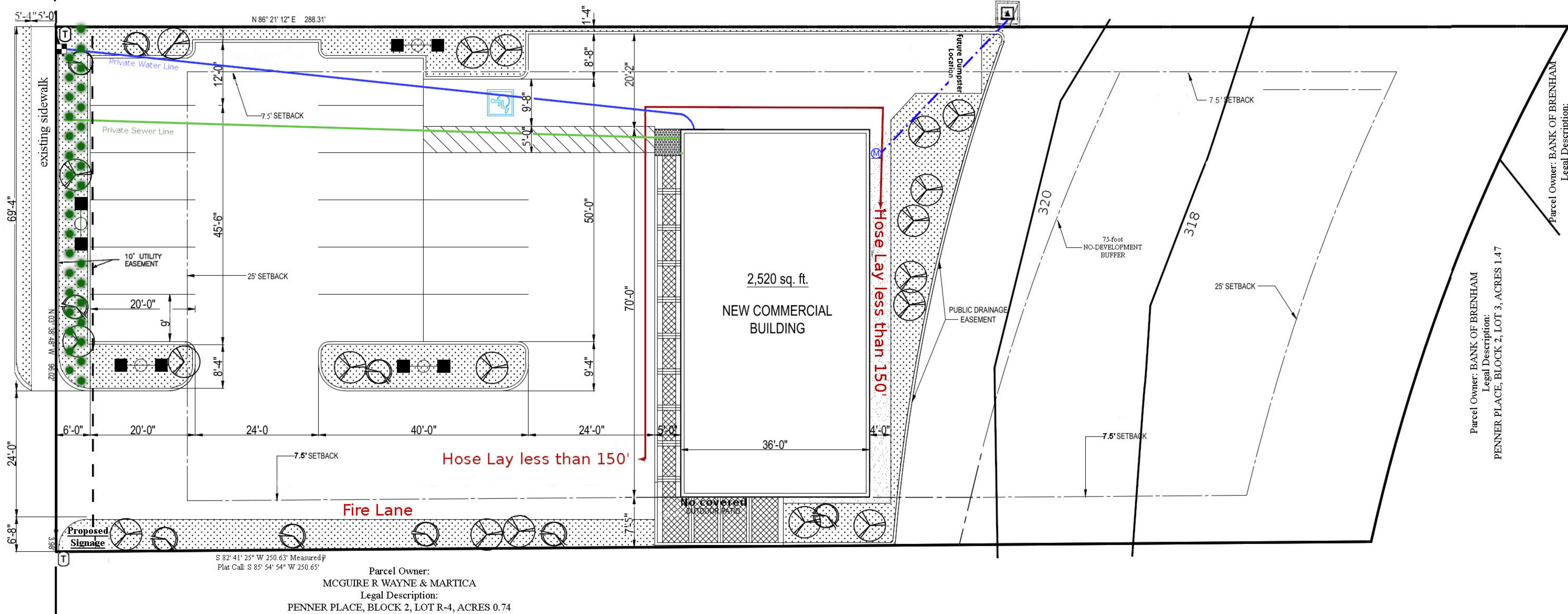
Parcel Owner: MANNING FLOYD H & JO F
Legal Description:
PENNER PLACE, BLOCK 1, LOT 1, ACRES 1.61

Parcel Owner: CORECIVIC INC
Legal Description:
PENNER PLACE, BLOCK 1, LOT 3, ACRES 1.13

Parcel Owner: TEP BRYAN LLC
Legal Description:
PENNER PLACE, BLOCK 1, LOT 4, ACRES 0.95

WEST BRIARGATE DRIVE
60' R.O.W. (P)
30' wide

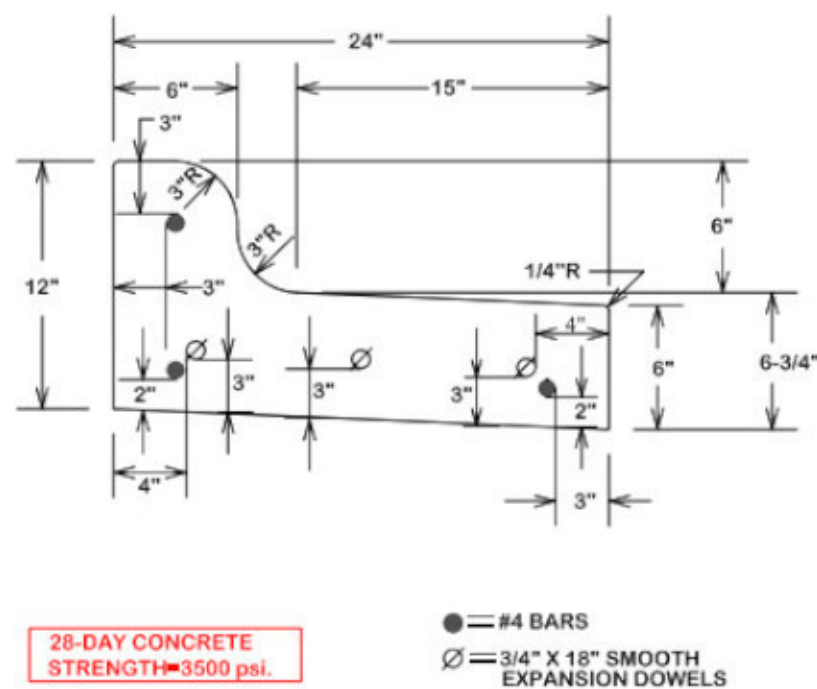
Parcel Owner:
BRAZOS VALLEY COTTAGE LLC
Legal Description:
PENNER PLACE, BLOCK 2, LOT R-2, ACRES 0.74



SITE PLAN

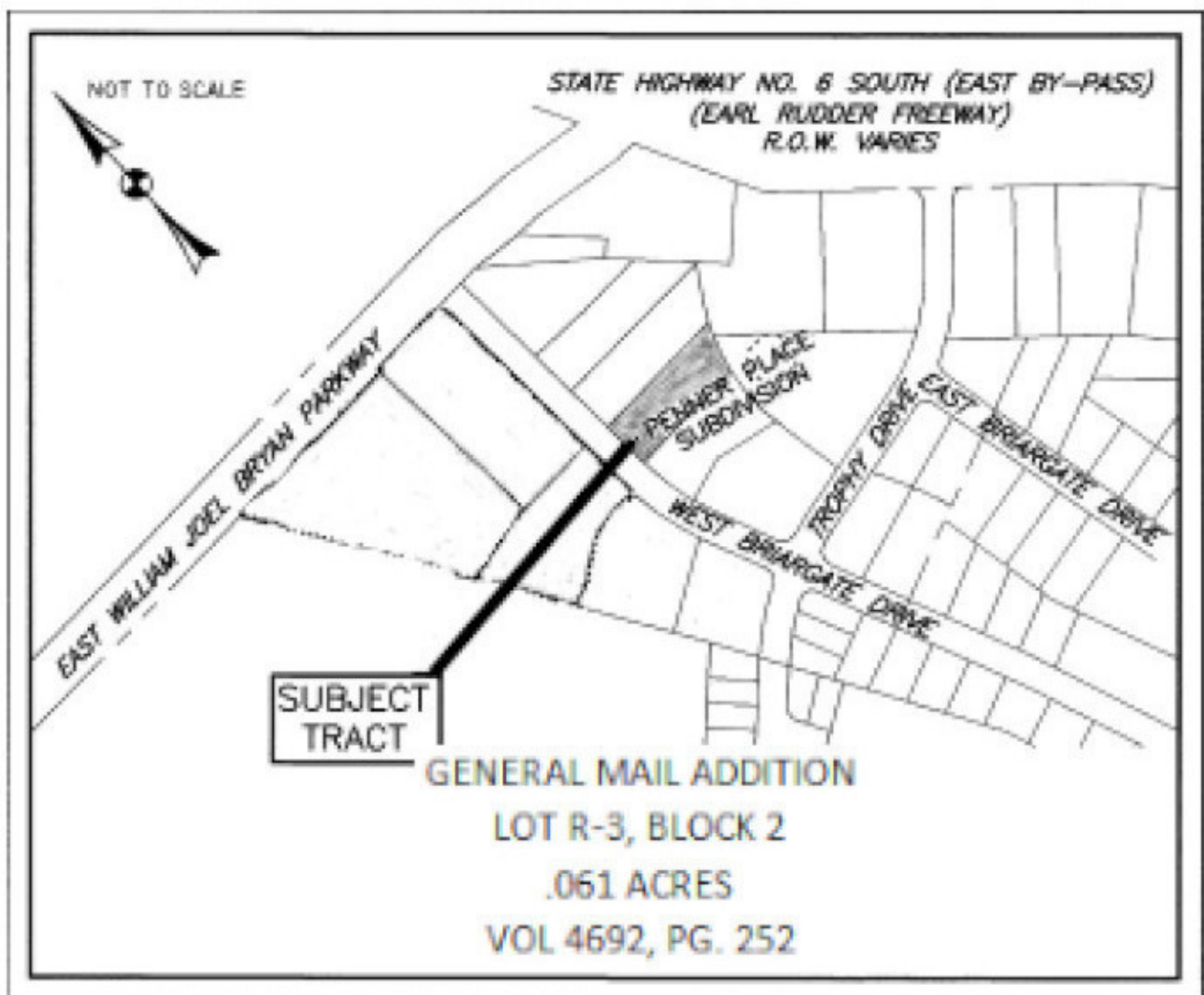
SCALE: 1" = 20'

Parking Analysis		
Sec. 62-297. - Parking and circulation.		
e. Personal service and retail uses.		
1. Personal service establishments: One per 200 square feet of g.f.a.	(2) Minimum parking requirements.	
Building g.f.a. = 2520	200/2520 = 12.6	13
	Proposed parking area has 16 parking spaces with 1 accessible space	



TYPICAL COMBINED SPILL CURB

DATE: FEB. 2021
B/C/S UNIFIED STANDARD DETAIL
DETAIL NO. ST1-04



VICINITY MAP

- WATER METER
- TRANSFORMER
- TELEPHONE PEDESTAL

SYMBOL	SIZE	OFFICIAL NAME
	1.5"—3.0" CALIPER	Southern Magnolia Tree CANOPY TREE
	1.5"—3.0" CALIPER	Loblolly Pine CANOPY TREE
	2—5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB
	2—5 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB
	COVER (15% MAX)	BERMUDA GRASS

William & Raataa Payne
5764 HWY 105 E
Navasota TX 77868
979-997-2783

PROPOSED COMMERCIAL BUILDING
Parcel Owner:
THOMAS WILLIAM & RAAATA DENESE PAYNE
Legal Description:
PENNER PLACE, BLOCK 2, LOT R-3, ACRES 0.61
2117 WEST BRIARGATE DR. (C-3 Commercial District), Bryan, Texas

CONSULTING DESIGN SERVICES
Manny Aranda
Elpmanny@hotmail.com

PROJECT No. _____
DATE 09/12/2021
REV.
SHEET: A-1.0