



SITE ANALYSIS - GROCERY	
BUILDING	118,795 S.F.
PARKING	579 SPACES
RATIO	4.87 / 1000 S.F.
SITE ANALYSIS - RETAIL	
BUILDING	14,210 S.F.
PARKING	69 SPACES
RATIO	4.87 / 1000 S.F.
SITE ANALYSIS - RETAIL 2	
BUILDING	8,050 S.F.
PARKING	56 SPACES
RATIO	6.96 / 1000 S.F.
SITE ANALYSIS - RESTAURANT	
BUILDING	5,751 S.F.
PARKING	80 SPACES
RATIO	13.91 / 1000 S.F.
SITE ANALYSIS - WHATABURGER	
BUILDING	3,330 S.F.
PARKING	29 SPACES
RATIO	8.71 / 1000 S.F.
AREA ANALYSIS	
GROCERY / RETAIL	+/- 12.40 ACRES
RESTAURANT	+/- 1.45 ACRES
WHATABURGER	+/- 0.97 ACRES
OUTLOT 1	+/- 1.08 ACRES
OUTLOT 2	+/- 1.36 ACRES
OUTLOT 3	+/- 1.45 ACRES
TOTAL	+/- 18.71 ACRES

- CONCEPTUAL SITE PLAN NOTES AND ASSUMPTIONS:**
1. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN DISCUSSED WITH OR APPROVED BY ANY GOVERNMENT AGENCIES.
  2. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
  3. THIS PROPERTY IS ZONED FOR COMMERCIAL USE BASED ON INFORMATION PROVIDED BY THE OWNER.
  4. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF: SURVEY, WETLANDS DETERMINATION, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC.
  5. THIS SITE PLAN ASSUMES ALL UTILITIES ARE AVAILABLE TO THE PROPERTY WITH ADEQUATE PRESSURES AND CAPACITIES.
  6. BOUNDARY INFORMATION IS FROM A PLAT PREPARED BY VITANI CONSULTING ENGINEERS PLLC, DATED OCTOBER 1, 2008, PROVIDED BY THE OWNER.
  7. DETENTION WILL BE REQUIRED AND WILL BE LOCATED IN THE DESIGNATED AREA AS SHOWN.
  8. PARKING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH THE A.U.C.
  9. LANDSCAPING REQUIREMENTS HAVE NOT BEEN VERIFIED WITH THE A.U.C.
  10. FLOOD ZONE LOCATION HAS NOT BEEN VERIFIED FOR THIS SITE.
  11. THIS SITE IS LOCATED WITHIN THE CITY OF CONROE JURISDICTION.
  12. A SITE VISIT HAS BEEN PERFORMED.

Not For Construction  
**CONCEPTUAL SITE PLAN**

SCALE IN FEET

REVISION	BY

**DDG DUPLANTIS DESIGN GROUP, PC**  
 Respect • Integrity • Client Satisfaction • Excellence

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DRAWN  
 BJC  
 CHECKED  
 BJC  
 ISSUED DATE  
 10-24-12  
 ISSUED FOR  
 CLIENT REVIEW  
 PROJECT NO.  
 09-277  
 FILE  
 09-277 P-17  
 SHEET  
**P-17**