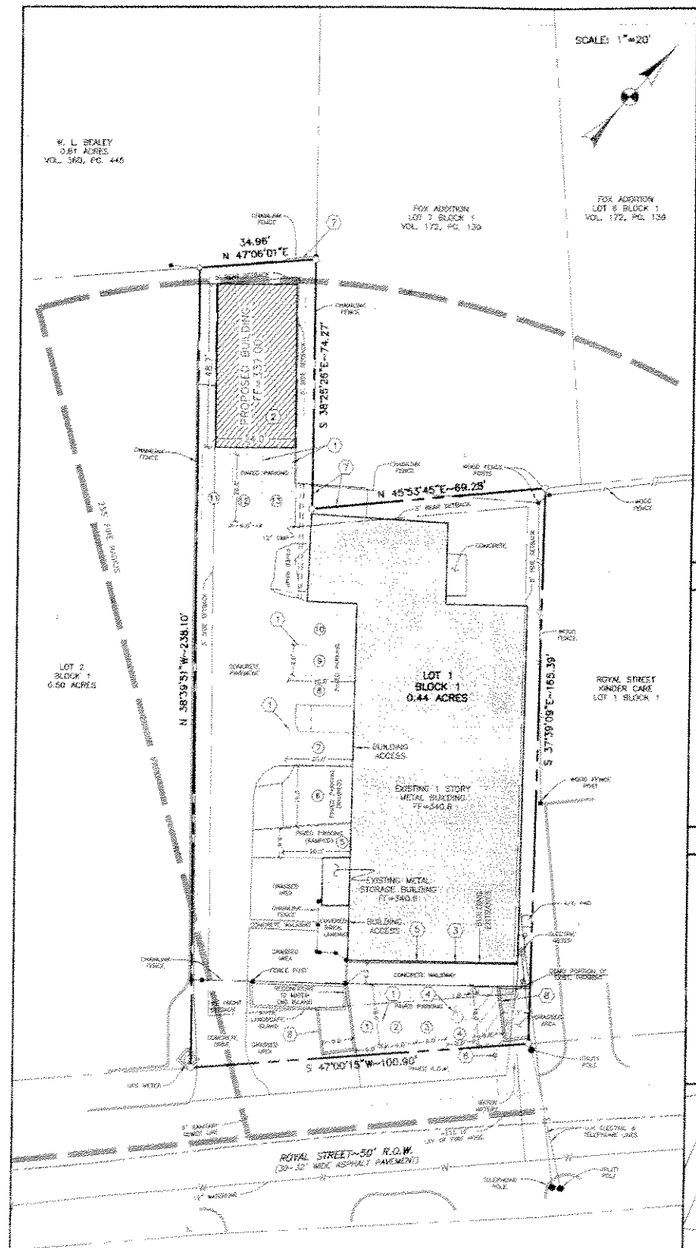


SITE PLAN

SITE SPECIFIC NOTES

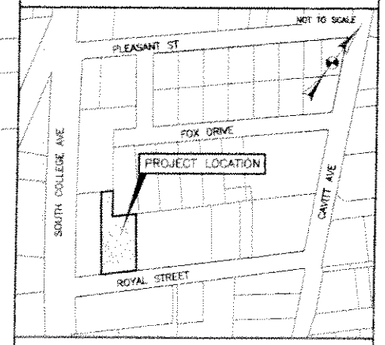
1. PROJECT IDENTIFICATION:
   PROJECT NAME: MAC Resource - WAREHOUSE FACILITY
   LOCATION: 106 ROYAL STREET, APPROXIMATELY 150' NORTHEAST OF THE INTERSECTION OF SOUTH COLLEGE & ROYAL STREET
   LEGAL DESCRIPTION: LOT 1, BLOCK 1, ICE HOUSE SUBDIVISION
   J.E. DODDY SURVEY, A-99
   BRYAN, BRAZOS COUNTY, TEXAS
2. OWNER/APPLICANT INFORMATION:
   MAC RESOURCE
   BUCKEY TURY, OWNER
   3808 S. TEXAS AVE.
   BRYAN, TEXAS 77802
   (979) 314-0533
3. SITE & LANDSCAPE PLAN SUBMITTED IN CONJUNCTION WITH, AND AS A REQUIREMENT OF, THE SPECIAL USE LICENSE APPLICATION TO ALLOW HEAD IN PARKING OFF OF PUBLIC RIGHT
3. TOTAL SITE AREA: 0.44 ACRES
4. CURRENT ZONING: SOUTH COLLEGE BUSINESS DISTRICT
5. CURRENT LAND USE - VACANT BUILDING
6. PROPOSED LAND USE - STORAGE/WAREHOUSE
7. PROPOSED IMPROVEMENTS - ADDITION OF A 1,186 SF METAL STORAGE BUILDING.
8. TOTAL LOT IMPERVIOUS COVER: 81%
9. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY NO. 480082 MAP PANEL NO. 0141, MAP NO. 48041C0141C
10. KEY NOTES INDICATE PROPOSED ITEMS TO BE FURNISHED AND INSTALLED BY SITE CONTRACTOR.
11. ALL ANNOTATED ITEMS ARE EXISTING SITE FEATURES UNLESS KEY NOTED AS SPECIFIED ABOVE.
12. SOLID WASTE: TO BE CURB SIDE CONTAINER PICKUP
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
14. DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OF BOXES AND /OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OF CITY PERMITTED CONTRACTOR(S) ONLY.

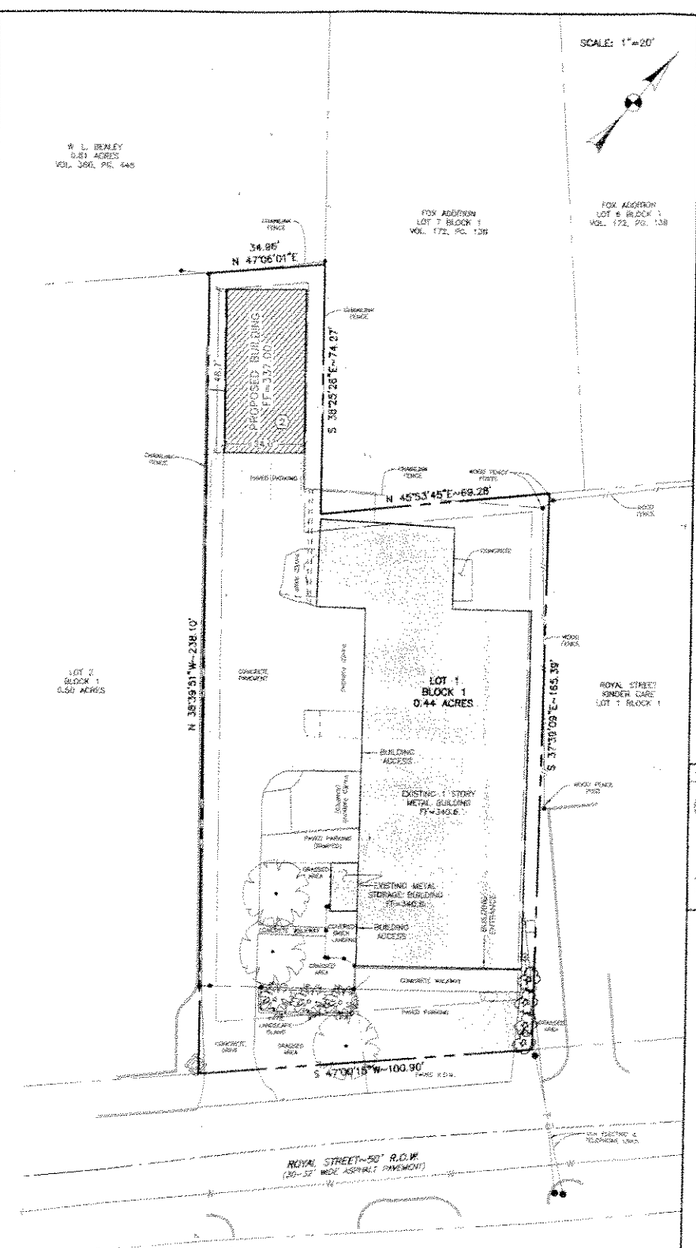
PARKING ANALYSIS

EXISTING BUILDING & USE
6384 SF MAIN BLDG - WAREHOUSE/STORAGE
17 SF ACCESSORY STORAGE BLDG - WAREHOUSE/STORAGE
PROPOSED BUILDING & USE
1169 SF METAL BLDG - WAREHOUSE/STORAGE
TOTAL
7570 SF METAL BLDG - WAREHOUSE/STORAGE
REQUIRED PARKING:
13 ... WAREHOUSE: 1 SPACE PER 600 SF
PROVIDED PARKING:
13 SPACES
(#) INDICATES PARKING SPACE COUNT

KEY NOTES

1. PROPOSED PARKING STRIPING
2. PROPOSED 1186 SF METAL BUILDING
3. STANDARD HANDICAP PARKING SIGN MOUNTED ON BUILDING
4. STANDARD HANDICAP PARKING SYMBOL
5. SIGNAGE TO BE PLACED ON BUILDING - "PLEASE EXERCISE CAUTION WHEN BACKING OUT" "ADDITIONAL PARKING AT WEST OF BUILDING"
6. PROPOSED SANITARY SEWER SERVICE CLEANOUT TO BE INSTALLED INTO EXISTING SERVICE LINE. IF EXISTING SERVICE LINE IS UNABLE TO BE LOCATED, INSTALL NEW 8" SERVICE AS SHOWN
7. PROVIDE 6' HIGH, WOOD SCREENING FENCE ALONG LOT LINE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCE STANDARDS
8. PROVIDE 8"X8" CROSS TIE, LANDSCAPED ISLAND ANCHORED WITH REBAR





LANDSCAPE PLAN

LANDSCAPING NOTES

1. SOLID SOD ALL AREAS LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE TO BE ST. AUGUSTINE.
2. CAL. INDICATES CALIPER AT 12" ABOVE THE GROUND. B-B=BALLED & BURLAPPED.
3. PLANTING PITS SHALL BE 2' LARGER IN DIAMETER THAN THE SIZE OF THE ROOT BALL. BACKFILL SHALL CONSIST OF 3 PARTS SANDY LOAM TOPSOIL, 1 PART PINE BARK MULCH.
4. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
5. PLANT MATERIAL WILL BE WATERED BY HOSE PROVIDED FROM BUILDING.

LANDSCAPE ANALYSIS

EXISTING FACILITIES (REDEVELOPMENT):

+ PARKING & PVMT.	=	+ 7888 sq ft
+ BUILDING	=	+ 6501 sq ft
TOTAL	=	+ 14389 sq ft

PROPOSED FACILITIES:

+ BUILDING	=	+ 1169 sq ft
TOTAL	=	+ 1169 sq ft

REQUIREMENTS:

REDEVELOPMENT 14389 S.F. @ 8%	=	1151 sq ft
NEW BUILDING 1169 S.F. @ 15%	=	175 sq ft
TOTAL	=	1326 sq ft

PROVIDED:

EXISTING NON CANOPY TREES 3 @ 100 sqft	=	300 sq ft
NEW CANOPY TREES 3 @ 350 sqft	=	1050 sq ft
NEW NON-CANOPY TREES 4 @ 100 sqft	=	400 sq ft
TOTAL	=	1250 sq ft

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.
	4	LIVE OAK	QUERCUS VIRGINIANA	>3" cal B-B
	4	CRAPE-MYRTLE	LAGERSTROEMIA INDICA	2" cal B-B
	3 EXIST	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	LARGE

RECEIVED
SEP 12 2008
BRAZOS COUNTY
ENGINEERING
KLING ENGINEERING AND SURVEYING
450 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL (979) 846-6722
FAX (979) 846-6726

SITE PLAN

106 ROYAL STREET - MAC RESOURCE
LOT 1, BLOCK 1, ICE HOUSE SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

REVISIONS

DATE	DESCRIPTION
09/23/08	REVISED PER TWC COMMENTS

SCALE:	1"=20'
DRAWN BY:	SB
APPROVED BY:	AAP
DATE:	9/24/08
FILE:	SITE PLAN

SHEET
C-1
OF