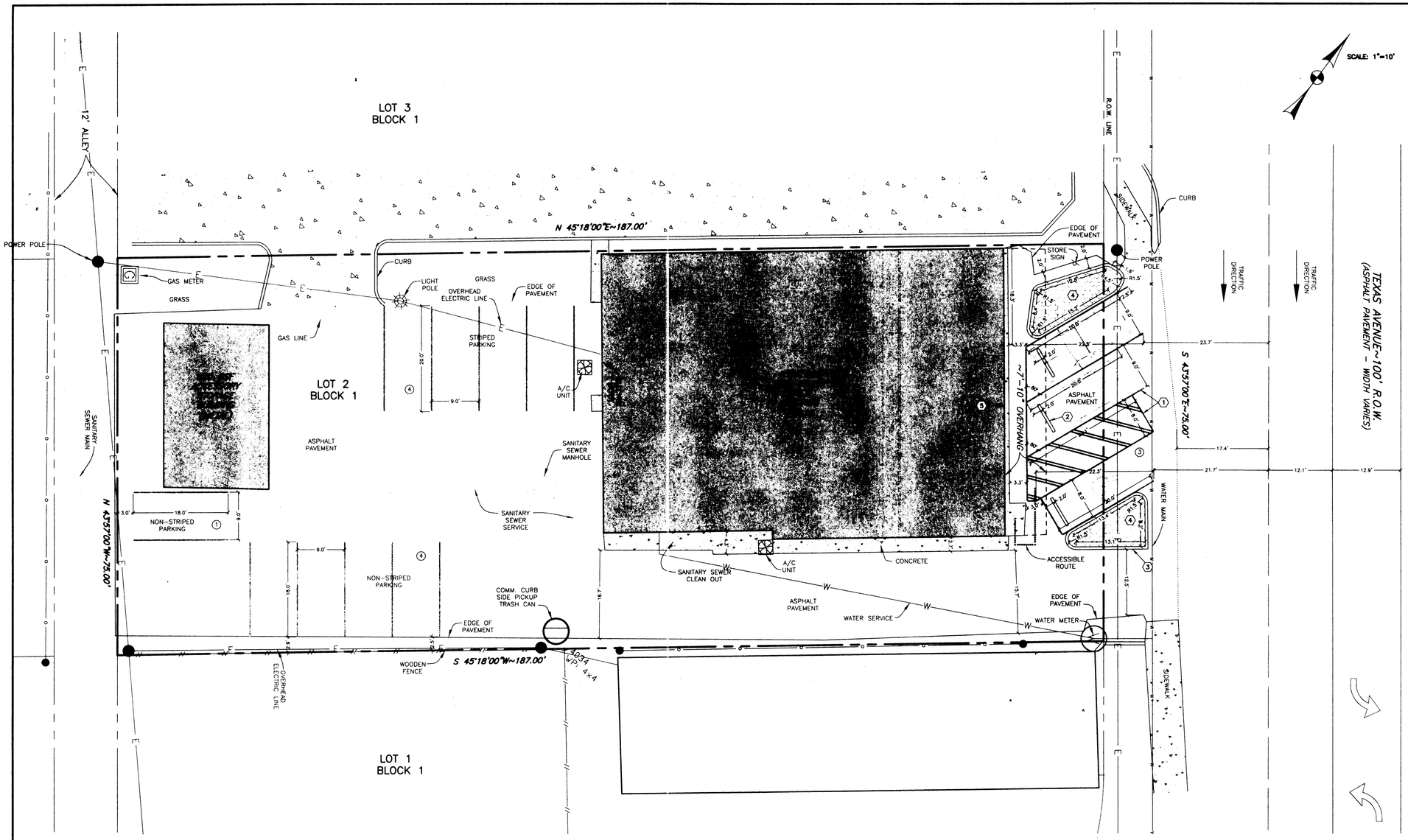


SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
   PROJECT NAME: MacResource
   LOCATION: 3828 S. TEXAS AVENUE (SH BUS. 6) ON THE WEST SIDE OF TEXAS AVE. ~145' NORTHEAST OF THE COLLEGE VIEW/TEXAS AVE. INTERSECTION
   LEGAL DESCRIPTION: LOT 2, BLOCK 1, NORTH OAKWOOD ADDITION
   J.E. SURVEY, A-50
   BRYAN, BRAZOS COUNTY, TEXAS
2. OWNER/APPLICANT INFORMATION:
   MAC RESOURCE
   BUCKEY TURK, OWNER
   3828 S. TEXAS AVE.
   BRYAN, TEXAS 77802
   (979) 314-0535
3. TOTAL SITE AREA: 0.3 ACRES
4. CURRENT ZONING: C-2 RETAIL
5. CURRENT LAND USE - COMPUTER SALES/SERVICE/STORAGE
6. THE PURPOSE OF THIS SITE PLAN IS TO SHOW PROPOSED PARKING IMPROVEMENTS AT THE FRONT OF THE EXISTING BUILDING. IMPROVEMENTS TO INCLUDE RE-STRIPING EXISTING PARKING, ADDITION OF PARKING END ISLANDS, ADDITION OF PARKING SIGNAGE.
7. 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, PANEL NO. 0142C, MAP NO. 48041C0142C.
8. KEY NOTES INDICATE PROPOSED ITEMS TO BE FURNISHED AND INSTALLED BY SITE CONTRACTOR.
9. ALL ANOTATED ITEMS ARE EXISTING SITE FEATURES UNLESS KEY NOTED AS SPECIFIED ABOVE.

KEY NOTES

1. PROPOSED PARKING STRIPING
2. PROPOSED 6'x6"x6" CONC. WHEELSTOP - 1 PER SPACE
3. PROPOSED CONC. CURB - DOWELED INTO EXISTING PVMT.
4. PROPOSED PAVESTONE BRICK COVER (PLAZA I STONE) OR 2"-4" LANDSCAPING RIVER ROCK
5. SIGNAGE TO BE PLACED ON BUILDING - "PLEASE EXERCISE CAUTION WHEN BACKING OUT!" "ADDITIONAL PARKING AT REAR OF BUILDING"

PARKING ANALYSIS

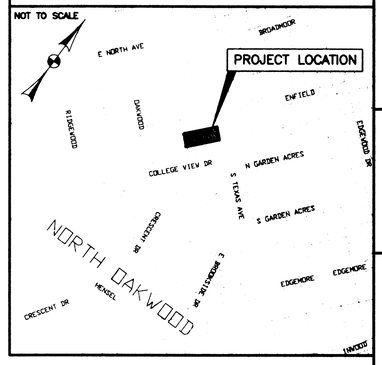
EXISTING BUILDING & USE
4086 SF MAIN BLDG TOTAL
800 SF RETAIL
1486 SF OFFICE
1800 SF INDOOR STORAGE
620 SF WAREHOUSE (ACCESSORY BLDG)

REQUIRED PARKING:
3.....RETAIL: 1 SPACE PER 250 SF
5.....OFFICE: 1 SPACE PER 300 SF
3.....STORAGE: 1 SPACE PER 600 SF
1.....WAREHOUSE: 1 SPACE PER 600 SF
12.....TOTAL

PROVIDED PARKING:
12 SPACES

(#) INDICATES PARKING SPACE COUNT

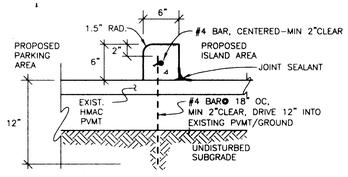
NOT TO SCALE



KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-8252

SITE PLAN

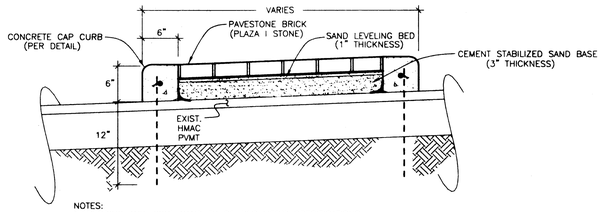
3828 TEXAS AVENUE - MAC RESOURCE
GATEWAY PHASE 4 ~7.59 ACRES TRACT
COLLEGE STATION, BRAZOS COUNTY, TEXAS



NOTES:
1. CONCRETE TO BE MIN 3000 PSI-28 DAY STRENGTH PORTLAND CEMENT CONCRETE
2. JOINT SEALANT TO BE "SEALTIGHT-#164, HI-SPEC OR SOF-SEAL" HOT APPLIED SEALANT - BOTH AS MFD. BY W.R. MEADOWS, INC.

CONCRETE CAP CURB

NOT TO SCALE



NOTES:
1. BEDDING AND JOINT SAND TO BE PER MFR'S SPECIFICATIONS.
2. CEMENT STABILIZED SAND BASE TO CONTAIN 1-1/2 SACKS OF CEMENT PER CUBIC YARD OF SAND. SAND/CEMENT MIXTURE TO BE THOROUGHLY MIXED PRIOR TO PLACEMENT AND PLACED AT OPTIMUM MOISTURE CONTENT.

END ISLAND W/ BRICK MEDIAN

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION

SCALE:	1"=10'
DRAWN BY:	AAP
APPROVED BY:	SMK
DATE:	07/26/07
FILE:	L2B1-SITE PLAN

SHEET
C-1
OF 1

Received
AUG 01 2007
Development & Engineering Services

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