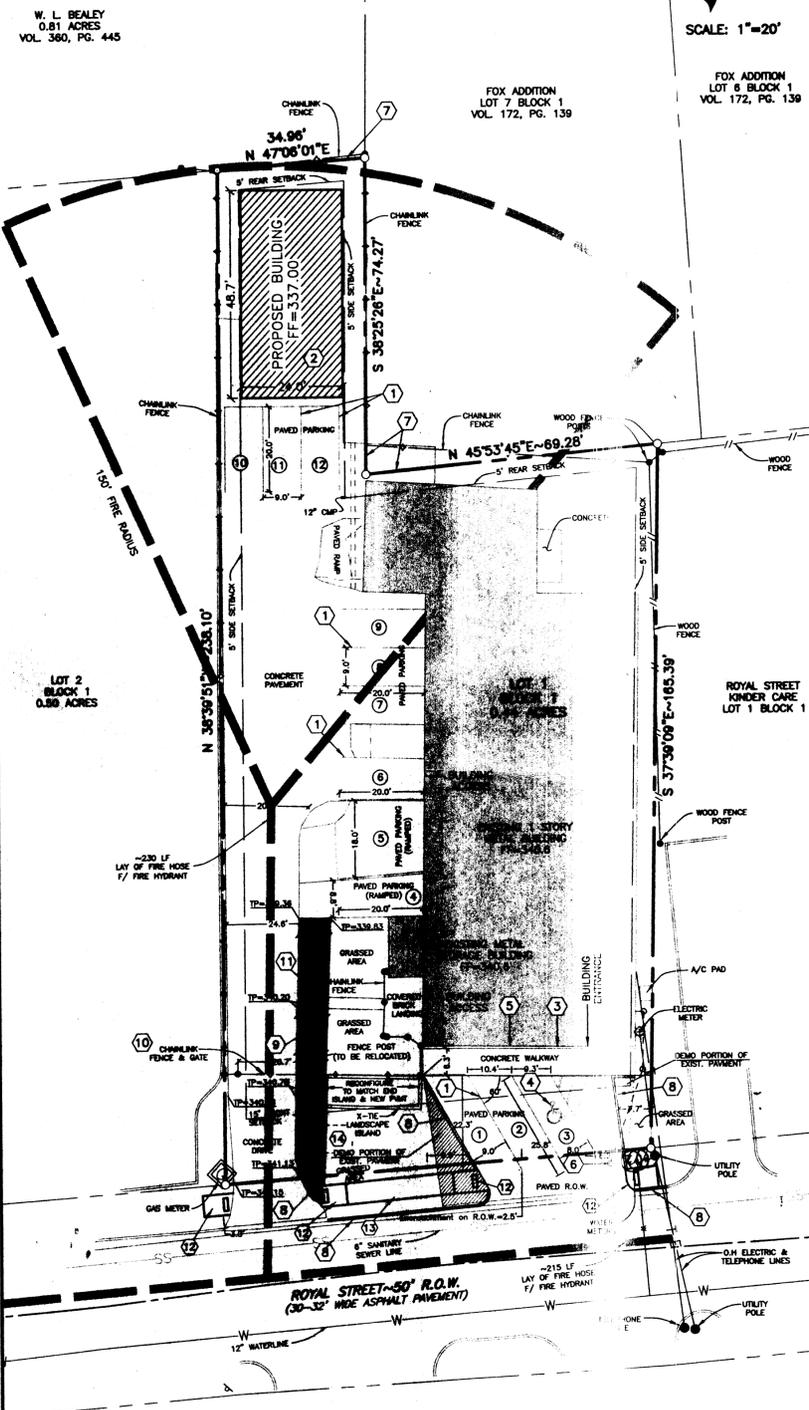


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SITE PLAN



SCALE: 1"=20'

SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: MacResource - 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. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS
- OWNER/APPLICANT INFORMATION:
MAC RESOURCE
BUCKEY TURK, OWNER
3828 S. TEXAS AVE.
BRYAN, TEXAS 77802
(979) 314-0535
- SITE & LANDSCAPE PLAN SUBMITTED FOR CONSTRUCTION OF NEW STORAGE BUILDING
- TOTAL SITE AREA: 0.44 ACRES
- CURRENT ZONING: SOUTH COLLEGE BUSINESS DISTRICT
- CURRENT LAND USE - VACANT BUILDING
- PROPOSED LAND USE - STORAGE/WAREHOUSE
- PROPOSED IMPROVEMENTS - ADDITION OF A 1,166 SF STORAGE BUILDING, WIDENING OF DRIVEWAY, ADDITION OF CURBING & SIDEWALK, NO NEW ELECTRIC SERVICE IS REQUESTED.
- TOTAL LOT IMPERVIOUS COVER: 82%
- 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
- KEY NOTES INDICATE EXISTING OR PROPOSED ITEMS. PROPOSED ITEMS TO BE FURNISHED AND INSTALLED BY SITE CONTRACTOR.
- ALL ANNOTATED ITEMS ARE EXISTING SITE FEATURES UNLESS KEY NOTED AS SPECIFIED ABOVE.
- SOLID WASTE: TO BE CURB SIDE CONTAINER PICKUP
- 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.
- 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 OR CITY PERMITTED CONTRACTOR(S) ONLY.
- PROVIDE SIGNAGE FOR FIRE LANE ALONG ENTRANCE DRIVE AT: 1) RIGHT OF WAY, 2) SIDEWALK KEY NOTE #11, 3) AT END OF FIRE LANE ADJACENT TO PARKING SPACE #6.

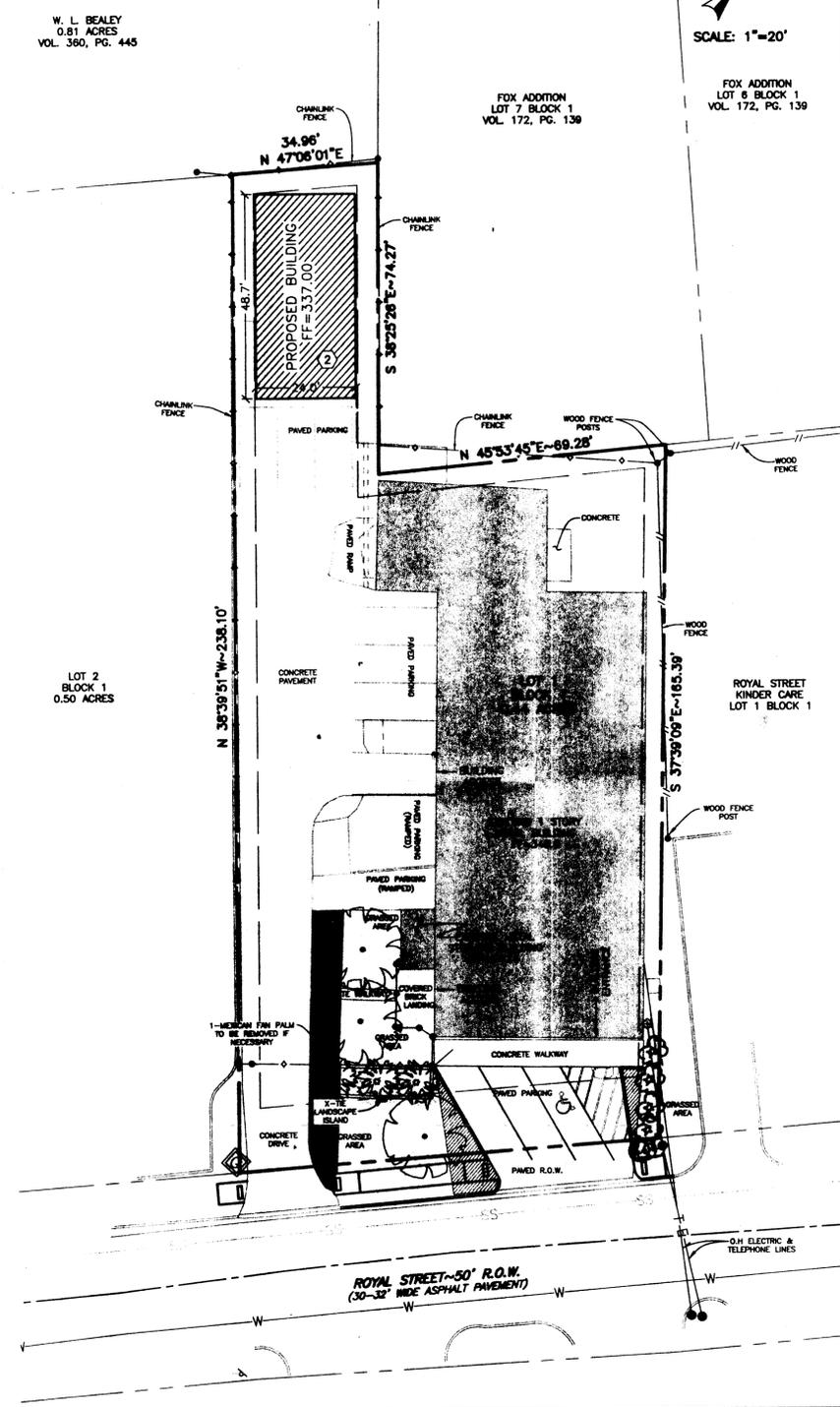
PARKING ANALYSIS

EXISTING BUILDING & USE	6384 SF MAIN BLDG - WAREHOUSE/STORAGE
117 SF ACCESSORY STORAGE BLDG - WAREHOUSE/STORAGE	
PROPOSED BUILDING & USE	1169 SF ACCESSORY STORAGE BLDG - WAREHOUSE/STORAGE
TOTAL	7670 SF ACCESSORY STORAGE BLDG - WAREHOUSE/STORAGE
REQUIRED PARKING:	13.....WAREHOUSE: 1 SPACE PER 600 SF
PROVIDED PARKING:	12 SPACES
	(8) INDICATES PARKING SPACE COUNT

KEY NOTES

- ITEMS NOTED WITH "*" ARE TO BE INSTALLED IN ACCORDANCE WITH CHANGE OF USE/TENANT SITE PLAN PREVIOUSLY SUBMITTED.
- * PROPOSED PARKING STRIPING
 - * PROPOSED 1166 SF ACCESSORY STORAGE BLDG
 - * STANDARD HANDICAP PARKING SIGN MOUNTED ON BUILDING
 - * STANDARD HANDICAP PARKING SYMBOL
 - * SIGNAGE TO BE PLACED ON BUILDING - "PLEASE EXERCISE CAUTION WHEN BACKING OUT" "ADDITIONAL PARKING AT WEST OF BUILDING"
 - * PROPOSED SANITARY SEWER SERVICE CLEANOUT TO BE INSTALLED INTO EXISTING SERVICE LINE. IF EXISTING SERVICE LINE IS UNABLE TO BE LOCATED, INSTALL NEW 6" SERVICE AS SHOWN
 - * PROVIDE 6" HIGH WOOD SCREENING FENCE ALONG LOT LINE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCE STANDARDS
 - * PROVIDE 6" REINFORCED CONCRETE CURB
 - * PROPOSED 8" THICK REINFORCED CONCRETE DRIVEWAY ADDITION (PROVIDE J-JOINT AT EXISTING PAVT/NEW PAVT INTERSECTION). OVEREXCAVATE 24" MIN DEPTH BELOW BOTTOM OF PROPOSED PAVT. COMPACT SUBGRADE AND FILL WITH CEMENT STABILIZED SAND. (MIN. 160 LBS CEMENT PER CY)
 - * PROPOSED FIRE KNOX BOX TO BE INSTALLED ON EXISTING GATE-COORDINATE WITH C.O.B. FIRE HAZARDOUS REPOSITION GATE POSTS & PANELS TO ALLOW FOR A MIN. 20' DRIVE AISLE.
 - EXISTING CONC. SIDEWALK DEMO & REPAIR TO MATCH PROPOSED PAVEMENT. INSURE POSITIVE DRAINAGE FROM GRASSSED AREA. REGRADE GRASSSED AREA TO DRAIN AS NECESSARY.
 - PROPOSED HANDICAP RAMP PER CITY STANDARD DETAILS
 - PROPOSED 5' WIDE SIDEWALK 3' OFF BACK OF CURB PER CITY STANDARD DETAILS. MATCH EXISTING PARKING AREA PAVEMENT TO ELIMINATE NEED FOR RAMPS IF POSSIBLE.
 - CONCRETE WASH-OUT AREA

LANDSCAPE PLAN



SCALE: 1"=20'

LANDSCAPING NOTES

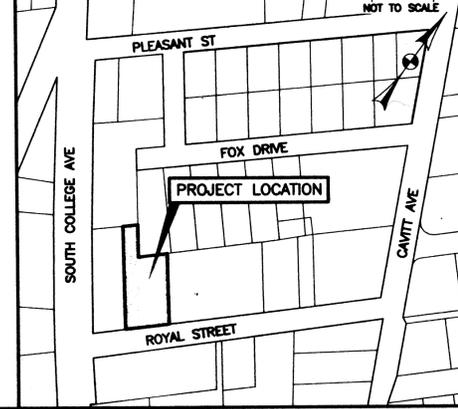
- SOLID SOD ALL AREAS LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE TO BE ST. AUGUSTINE.
- CAL. INDICATES CALIPER AT 12" ABOVE THE GROUND. B-B=BALLED & BURLAPPED.
- PLANTING PITS SHALL BE 2' LARGER IN DIAMETER THAN THE SIZE OF THE ROOT BALL. BACKFILL SHALL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

LANDSCAPE ANALYSIS

EXISTING FACILITIES (REDEVELOPMENT):	
+ PARKING & PAVT.	= + 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	2 @ 100 sqft = 200 sq ft
NEW CANOPY TREES	3 @ 350 sqft = 1050 sq ft
NEW NON-CANOPY TREES	4 @ 100 sqft = 400 sq ft
TOTAL	= 1650 sq ft

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

VICINITY MAP



KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE SUITE A 77802
BRYAN, TEXAS 77802
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SITE PLAN
106 ROYAL STREET - MAC RESOURCE
LOT 1, BLOCK 1, ICE HOUSE SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS



DATE	DESCRIPTION
01/14/09	REVISED PER SURV. 12/22/08 COMMENTS

SCALE: 1"=20'
DRAWN BY: SB
APPROVED BY: AAP
DATE: 12/17/08
FILE: SITE PLAN

SHEET
C-1
OF 1

