Proposed Office Expansion 288 Sq-Ft. State Code Certified Pre-Manufactured Building

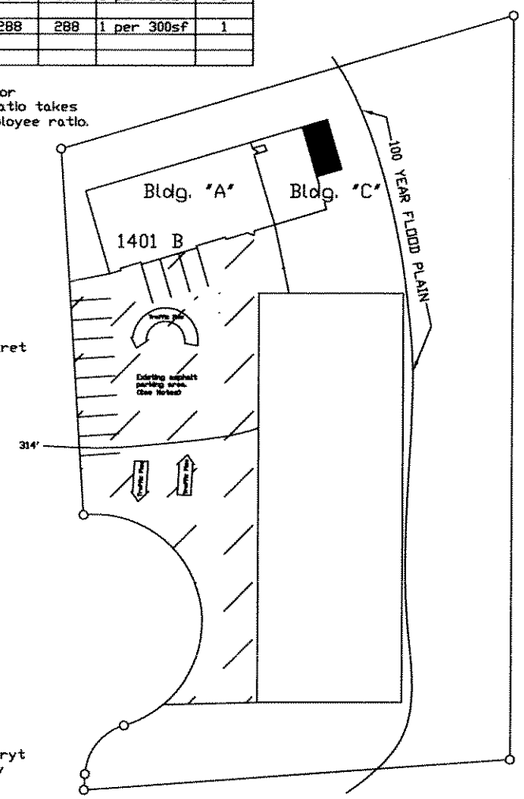
A part of this property lies within a 100 year flood hazard area as established by the Federal Emergency Management Agency, Community Panel 48041C0141C; Effective date July 2, 1992. The flood plain determination is based on scaling the FEMA "A" Zone from the centerline of the creek in accordance with topography. This establishes the flood plain elevation of 309 feet on the North end of Lot 3 and 308 feet on the South end of Lot 3. Reference Lot 3A and 3B, Turkey Creek Addition Replat of May 2001. Existing and proposed concrete slab elevations are at a minimum, one foot above this floodplain.

Parking Analysis: No additional parking is required.

	Bldg. A	Bldg. C	Total sqft	Ratio	Spaces reqd.
Existing					
Office Space	360	0	360	1 per 300sf	2
Manufacturing Space	2240	0	2240	1 per 1000sf	3
Warehouse Space	600	0	600	1 per 600sf	1
Proposed					
Temp Office Space	0	288	288	1 per 300sf	1

*Note: There are 4 employees for buildings A & C; the sf ratio takes precedence over the employee ratio.

Note: Pre-Manufactured Office Building will be place upon concret blocks.

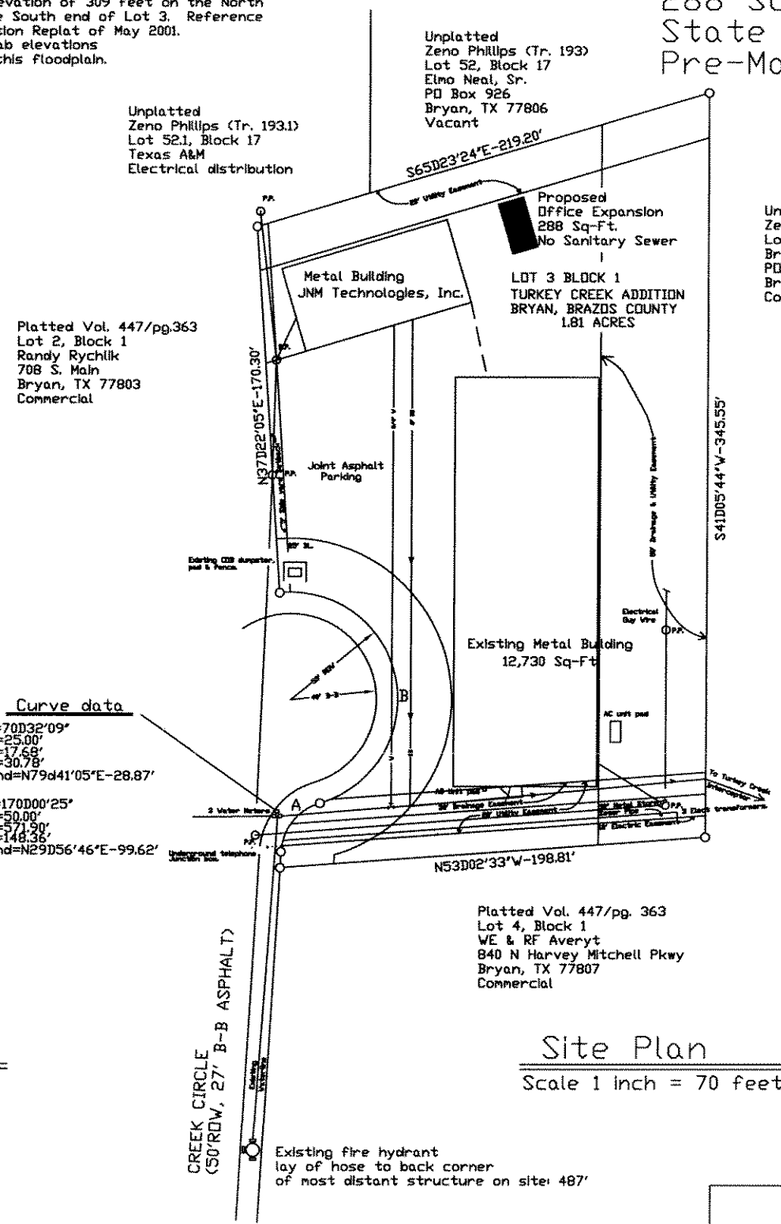


Notes:

Name and address of owner:
WE Averyt Jr. and RF Averyt
840 N Harvey Mitchell Pkwy
Bryan, TX 77807
Address of property:
Brazos Valley Drivelines, Inc.
840 N Harvey Mitchell Pkwy
Bryan, TX 77807
Property is zoned I-Industrial.
No additional landscape is required.
Expansion is for steel products storage/ warehouse.
No additional business signs will be added.
Cable TV is installed on all shown power poles.
Parking is shared by both buildings; 29 spaces total.
See parking analysis above.
No additional parking is required.
It shall be the responsibility of the owner and/or contractor to notify the City of Bryan Traffic Division 48 hours in advance of any construction in City of Bryan right of way and/or public utility easement.
This single story metal building has no roof overhang.
There is no gas service at the site.

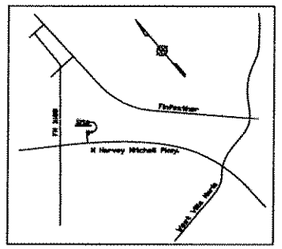
Topography & Parking

Scale 1 inch = 70 feet



Site Plan

Scale 1 inch = 70 feet



Vicinity Map
Scale: 1"=3250'

Received
FEB 20 2008
Development & Engineering Services

	Brazos Valley Drivelines, Inc. 1401 B Creek Circle. Bryan, Texas 77807
	BUILDING EXPANSION 2008
January 16, 2008	Sheet 1 — Site Plan
Rev.	