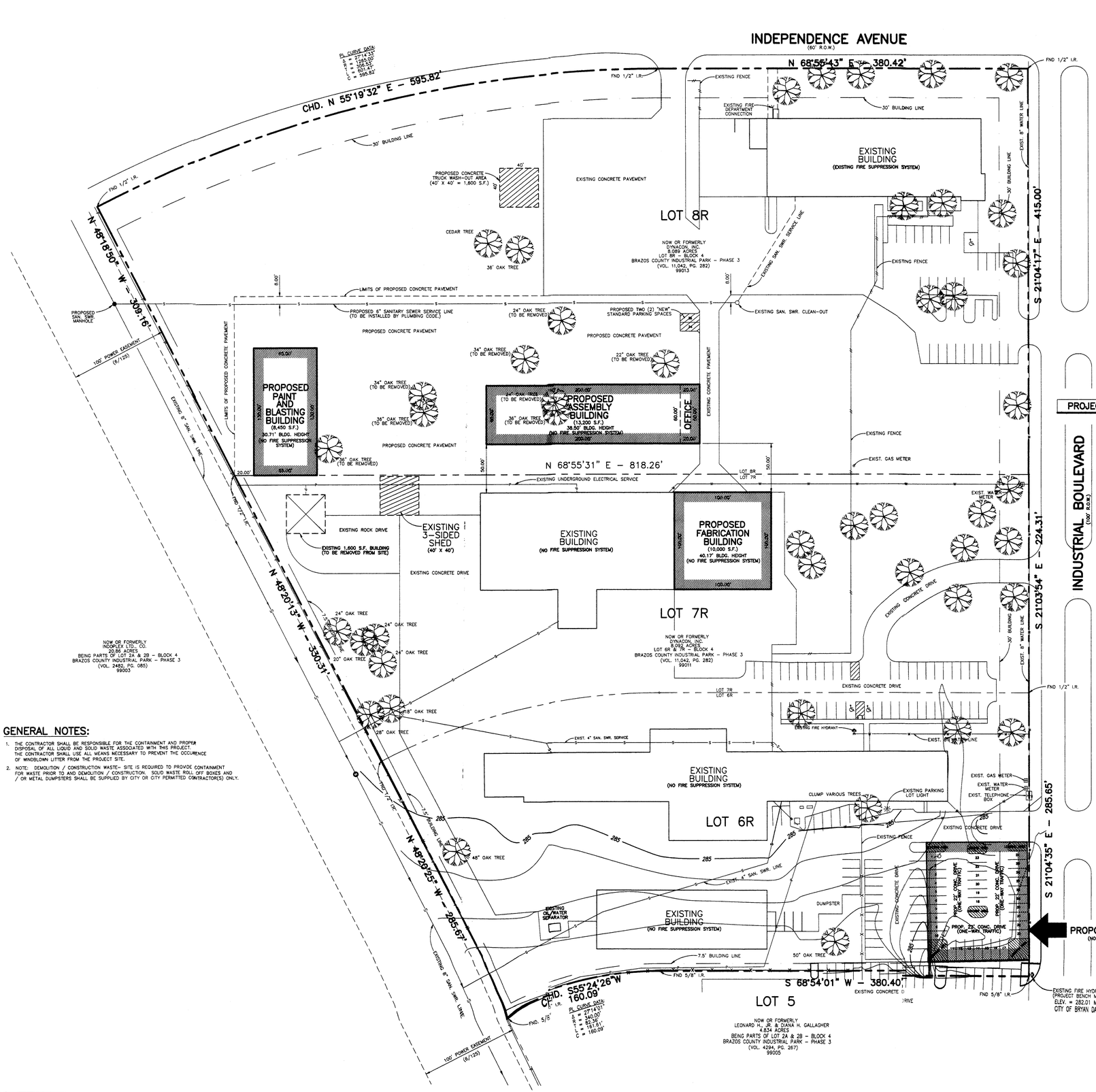
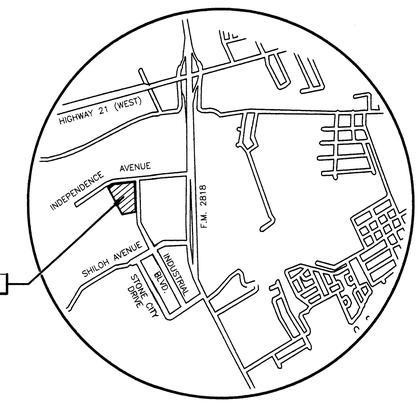


SCALE: 1" = 50'

0 10 50 200
5 25 100
(SCALE IN FEET)



VICINITY MAP

(NOT TO SCALE)

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA); FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 4041C0137C EFFECTIVE DATE: MAY 16, 2012.

PARKING ANALYSIS:

THIS PARKING ANALYSIS IS PROVIDED FOR THE THREE (3) PROPOSED BUILDINGS DEPICTED HEREON AS: FABRICATION BUILDING 10,000 SQUARE FEET, PAINTING AND SANDBLASTING BUILDING 8,450 SQUARE FEET, ASSEMBLY BUILDING COMPRISED OF OFFICE SPACE BEING 1,200 SQUARE FEET AND ASSEMBLY AREA BEING 12,000 SQUARE FEET FOR A COMBINED TOTAL AREA OF 13,200 SQUARE FEET.
PARKING FOR EXISTING BUILDINGS ON-SITE IS ASSUMED TO BE SATISFIED BY EXISTING PARKING PROVIDED AND THEREFORE; NO ADDITIONAL PARKING SPACE REQUIREMENTS ARE PROVIDED FOR EXISTING BUILDINGS.

FABRICATION BUILDING (10,000 SQUARE FEET):
1 SPACE PER 1,000 SQUARE FEET (GROSS)

PAINTING & SANDBLASTING BUILDING (8,450 SQUARE FEET):
1 SPACE PER 1,000 SQUARE FEET (GROSS)

OFFICE AREA (1,200 SQUARE FEET):
1 SPACE PER 300 SQUARE FEET (GROSS)

ASSEMBLY BUILDING (12,000 SQUARE FEET):
1 SPACE PER 1,000 SQUARE FEET (GROSS)

TOTAL MANUFACTURING: 30,450 SQUARE FEET

$\frac{30,450 \text{ SQUARE FEET}}{1,000 \text{ SQUARE FEET}} = 30.45 \Rightarrow \underline{31 \text{ SPACES}}$

TOTAL OFFICE: 1,200 SQUARE FEET

$\frac{1,200 \text{ SQUARE FEET}}{300 \text{ SQUARE FEET}} = \underline{4 \text{ SPACES}}$

TOTAL NUMBER OF PROPOSED PARKING SPACES REQUIRED THIS SITE PLAN = 35 ADDITIONAL "NEW" SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES SUPPLIED THIS SITE PLAN = 35 ADDITIONAL "NEW" SPACES

THEREFORE; PARKING SPACES REQUIRED BY THIS SITE PLAN ARE SATISFIED.

LANDSCAPE ANALYSIS:

ALL TREES DEPICTED HEREON BUT NOT LABELLED ARE A MINIMUN DIAMETER OF 24" AND ARE POST OAK TREES (QUERCUS STELLATA) UNLESS OTHERWISE NOTED.

44,073 S.F X 15% = 6,611 S.F.

$\frac{6,611 \text{ S.F.}}{225 \text{ S.F.}} = 29.38 \Rightarrow \underline{30 \text{ TREES}}$

GENERAL NOTES:

1. 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 OCCURENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2. NOTE: DEMOLITION / CONSTRUCTION WASTE– SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND / OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

RECEIVED
MAY 20 2013

PREPARED FOR: MR. MARK STASNY, GENERAL CONTRACTOR
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NO.	REVISIONS	DATE:

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4444 Carter Creek Parkway, Suite 100
Bryan, Texas 77802
Phone: 979 / 846 – 2688

DYNACON
831 INDUSTRIAL BOULEVARD
BRYAN, TEXAS 77803

SITE PLAN
OF A 16.18 ACRE TRACT
BEING LOTS 6R, 7R, AND 8R, BLOCK 4
BRAZOS COUNTY INDUSTRIAL PARK – PHASE III
S.F. AUSTIN LEAGUE NO. 9 – ABSTRACT NO. 62
T.F. MCKINNEY SURVEY – ABSTRACT NO. 33
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
DRAWN: GARRETT
DATE: APR., 2013
SHEET NO.