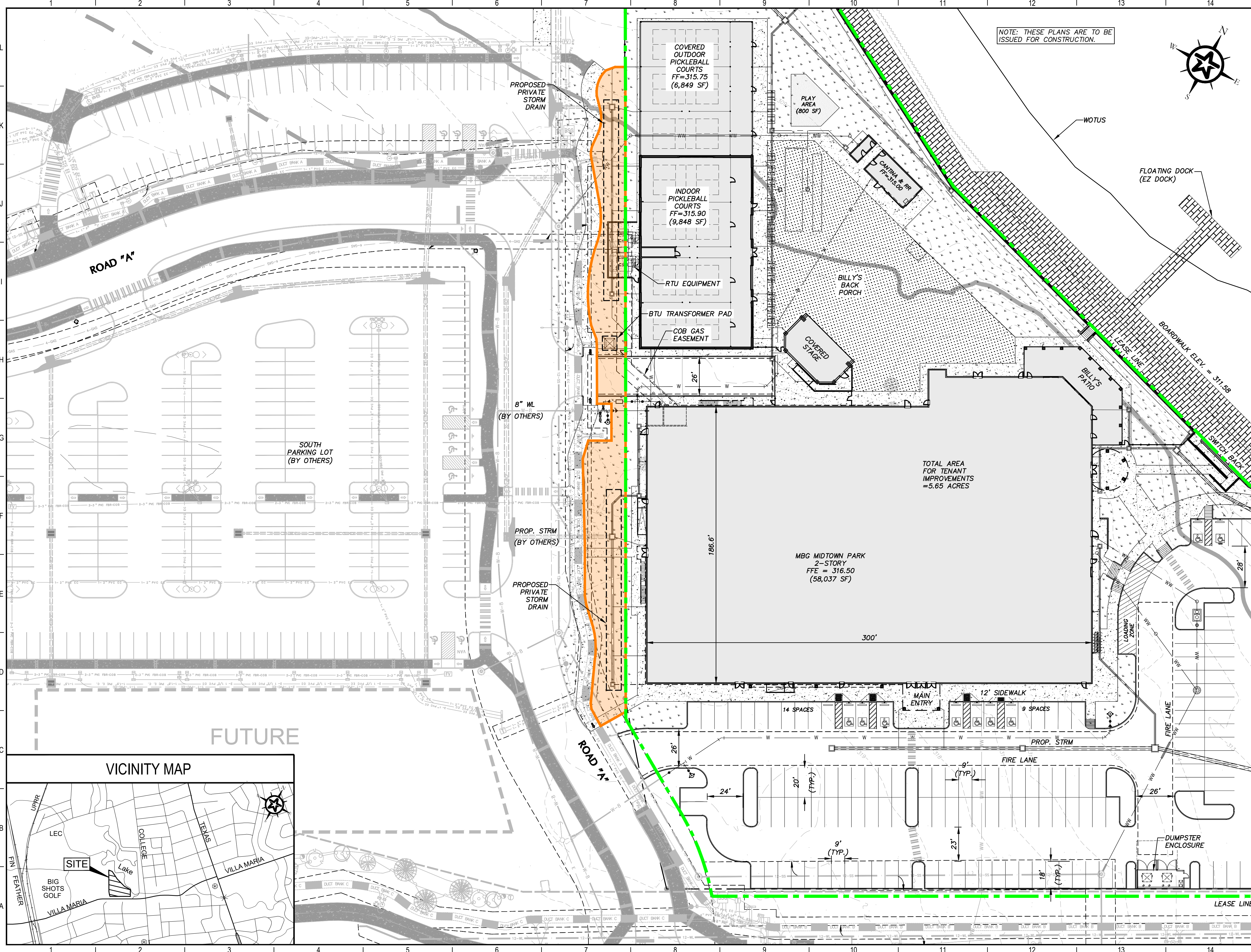
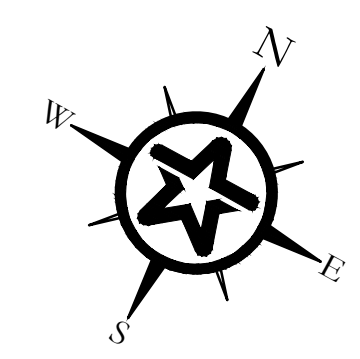


G:\PROJECTS\4-011672 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167SPECIAL USE LICENSE.DWG, C006 OVERALL SITE PLAN, 11/7/2023 4:08:30 PM, cschroeder

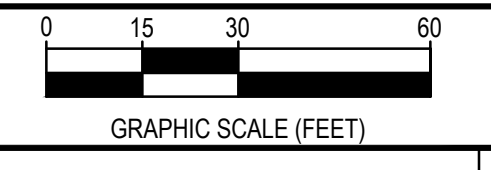


NOTE: THESE PLANS ARE TO BE ISSUED FOR CONSTRUCTION.



LEGEND

- LEASE LINE
- IMPROVEMENT OUTSIDE OF ESTABLISHED LEASE LICENSE FOR SPECIAL USE LICENSE
- BERMUDA GRASS OR DECOMPOSED GRANITE (RE: LANDSCAPE PLANS)



REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8553

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

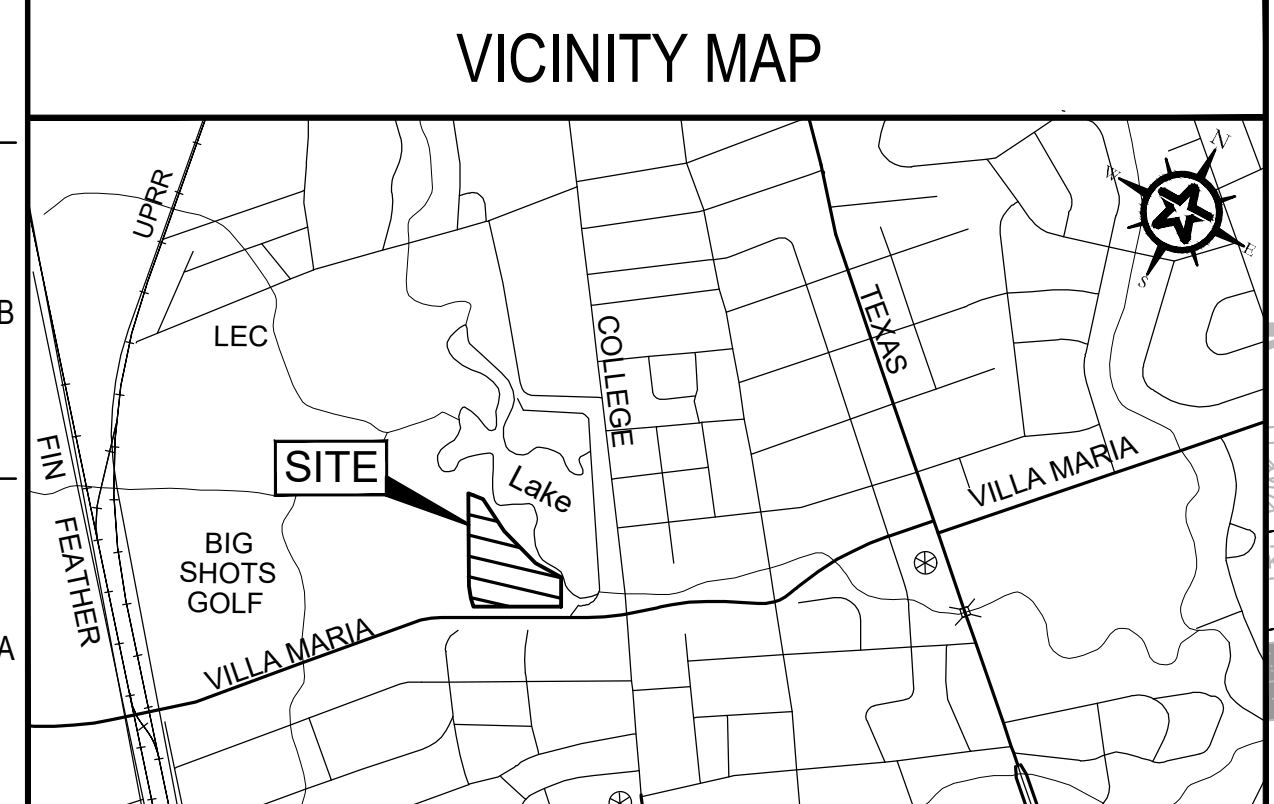
SPECIAL USE LICENSE

11/7/2023
DATE

R. Alan Munger, PE
R. ALAN MUNGER

DESIGNED	RAM
DRAWN	LCS
CHECKED	LCS, CHS, CPM
PROJECT NO.	DPS
	4-01167

DRAWING NO.
EXH. A



FUTURE

COVERED OUTDOOR PICKLEBALL COURTS
FF=315.75
(6,849 SF)

INDOOR PICKLEBALL COURTS
FF=315.90
(9,848 SF)

RTU EQUIPMENT
BTU TRANSFORMER PAD
COB GAS EASEMENT

MBG MIDTOWN PARK
2-STORY
FFE = 316.50
(58,037 SF)

TOTAL AREA FOR TENANT IMPROVEMENTS
=5.65 ACRES

FLOATING DOCK (EZ DOCK)

BOARDWALK ELEV. = 31.58

LOADING ZONE

FIRE LANE

DUMPSTER ENCLOSURE

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