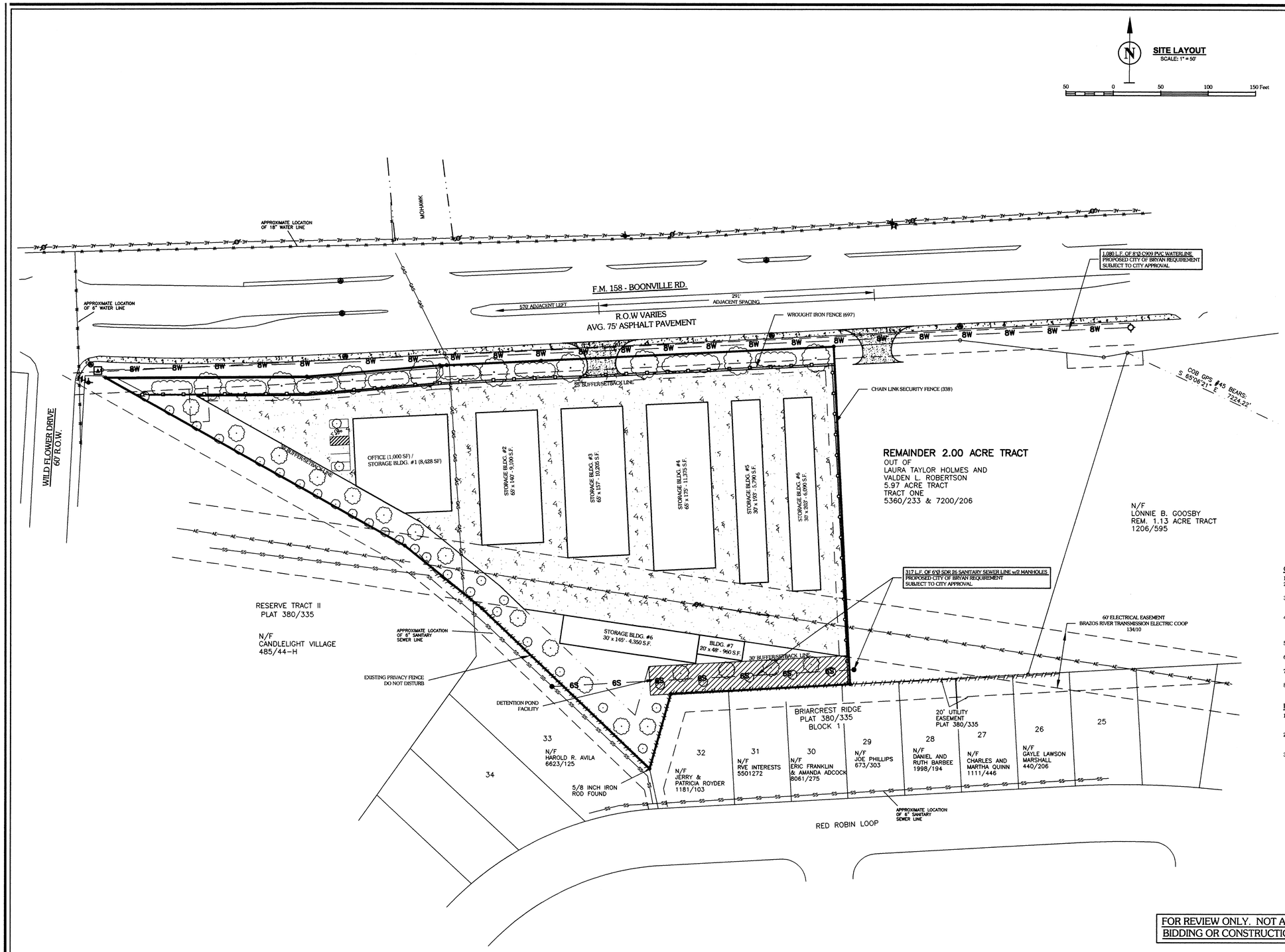

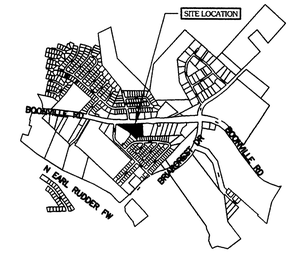

LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- F.M. 158 OVERLAY DISTRICT BUFFER
- 262 PROPOSED CONTOURS
- S/F EROSION CONTROL FENCE (SILT)
- AE AE EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / BACK OF CURB
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- GUY WIRE ANCHOR
- WOOD FENCE
- CONCRETE
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSHES FOR SCREENING

DEVELOPMENT SUMMARY

CONCRETE PAVEMENT:	78,275 S.F.
STORAGE BUILDINGS:	56,300 S.F.
OFFICE BUILDING:	1,000 S.F.
LANDSCAPING:	28,378 S.F.
DETENTION POND:	5,000 S.F.
UNDISTURBED AREAS:	8,885 S.F.
TOTAL IMPERVIOUS AREA:	135,575 S.F. (75%)

GENERAL NOTES:

1. THIS CONCPECT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT.
2. PROPOSED DEVELOPMENT - BRAZOS MOVING AND STORAGE COMPANY - SHALL BE A HIGH END SELF STORAGE FACILITY WITH CLIMATE CONTROLLED STORAGE AREAS.
3. BUILDINGS WILL BE PRE-FABRICATED ENGINEERED METAL BUILDINGS WITH ARCHITECTURAL SIDING THAT MEET THE CITY OF BRYAN ARCHITECTURAL STANDARDS.
4. PROJECT IS LOCATED IN THE FM 158 OVERLAY DISTRICT AND WILL BE PROVIDING A 30' LANDSCAPED BUFFER BETWEEN PROJECT AND SURROUNDING RESIDENTIAL NEIGHBORHOOD(S). OWNER SHALL BUILD/MAINTAIN ALL PERIMETER FENCES PER CITY OF BRYAN CODE SCREENING ORDINANCE.
5. OWNER SHALL MAINATAIN/PRESERVE ALL EXISTING TREES AND NATURAL VEGETATION IN CONJUNCTION WITH DEVELOPMENT.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. PROJECT SHALL PROVIDE AN ON-SITE STORM WATER DETENTION FACILITY FOR ALL STORM WATER RUN-OFF PRODUCED FROM THIS SITE.
8. PROPOSED DEVELOPMENT IS IN THE RETAIL DISTRICT (ZONED C-2) AND SHALL ADHERE TO THOSE DEVELOPMENT STANDARDS.

REMAINDER 2 ACRE TRACT NOTES:

1. WATER: DOMESTIC WATER PROVIDED BY EXTENSION OF WATER MAIN ALONG F.M. 158 (BOONVILLE RD.) AS ILLUSDTRATED ON THE CONCPET PLAN PER CITY OF BRYAN APPROVAL.
2. SANITARY SEWER SERVICE: A 6" SANITARY SEWER BRANCH SHALL BE EXTENDED ALONG BACK PROPERTY LINE TO PROVIDE SANITARY SEWER SERVICE PER CITY OF BRYAN APPROVAL. SEE CONCEPT PLAN.
3. DRIVEWAY ACCESS: THE MINIMUM SPACING REQUIREMENT FOR ADJOINING DRIVEWAYS ON MAJOR COLLECTORS IS 235'. AS SHOWN, THERE IS 291' OF SPACING BETWEEN PROPOSED DRIVEWAYS.

Received
NOV 18 2008
Development & Engineering Services

FOR REVIEW ONLY. NOT APPROVED FOR BIDDING OR CONSTRUCTION PURPOSES.

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DEVELOPER
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DRAWN BY:	JOE G.
DATE:	NOVEMBER 2008
SCALE:	NOTED
PROJECT #:	GE001035

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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BRAZOS MOVING & STORAGE
2704 BOONVILLE ROAD
BRYAN, BRAZOS COUNTY, TEXAS

11/17/2008
STATE OF TEXAS
JOE I. GATTIS
90964
LICENSED
PROFESSIONAL ENGINEER

CONCEPT PLAN

4.17 ACRES OUT OF CALLED 6.249 ACRES
ZONED C-2 (RETAIL DISTRICT)
JOHN AUSTIN LEAGUE, ABSTRACT #2
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER 2008

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