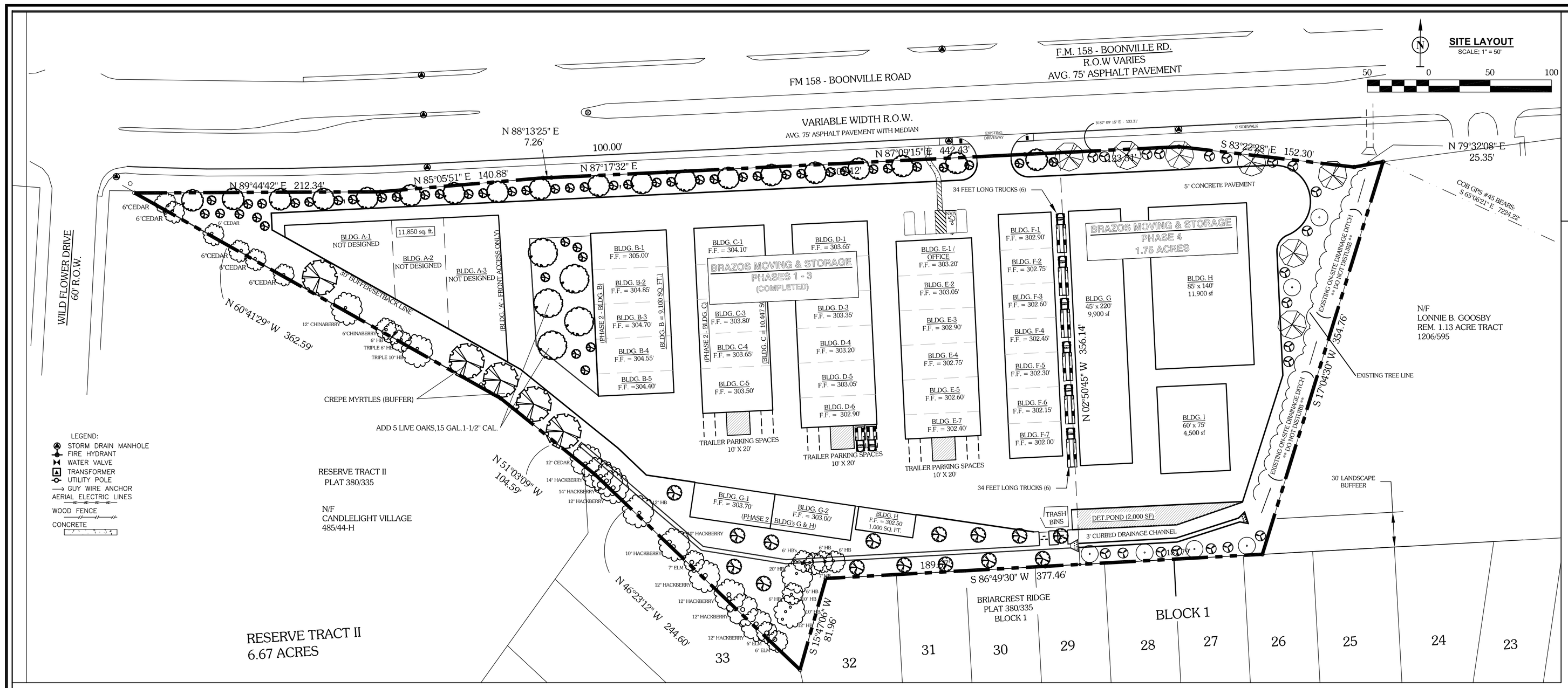
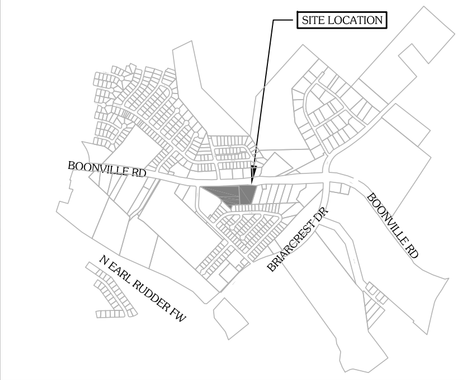




LOCATION MAP
NOT TO SCALE

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

GENERAL NOTES:

1. THIS CONCPECT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT.
2. PROPOSED DEVELOPMENT - BRAZOS MOVING AND STORAGE – PHASES 1- 4 - 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 (IF NECESSARY).
8. PROPOSED DEVELOPMENT IS IN THE RETAIL DISTRICT (ZONED C-2) AND SHALL ADHERE TO THOSE DEVELOPMENT STANDARDS.
9. DRIVEWAY ACCESS: THIS PROPERTY WILL UTILIZE THE EXISTING SHARED ACCESS EASEMENT AND EXISTING DRIVEWAY
10. UTILITIES: THIS PROJECT WILL NOT REQUIRE A WATER OR SANITARY SEWER TAP.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

GATTISENGINEERING
ENGINEERS + CONSULTANTS
P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

BRAZOS MOVING & STORAGE
PHASES 1 - 4
2704 BOONVILLE ROAD
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 29, 2015

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

MASTER PLAN
LOT 1 - 4.42 AC , LOT 2 - 1.75 AC
ZONED C-2 (RETAIL)
C-HALL COMMERCIAL
JOHN AUSTIN LEAGUE, ABSTRACT #2
BRYAN, BRAZOS COUNTY, TEXAS

LANDSCAPE LEGEND ~ PHASES 1 - 3

DEVELOPED AREA = 126,200 SQ.FT. 126,200 x 17% = 21,454 SQ.FT. OF LANDSCAPE AREA REQUIRED		30' LANDSCAPED BUFFER LENGTH = 462 L.F. (13,860 SQ. FT.) 13,860 x 15% = 2,079 SQ.FT. OF BUFFER-SCAPE AREA REQUIRED	
SITE LANDSCAPING REQUIRED TABLE		BUFFER LANDSCAPING REQUIRED TABLE	
GRASS AREA = 32,181 x .10	= 3,218 S.F.	36 EXIST. CANOPY TREES x 225 S.T.	= 8,100 S.F.
60 CREPE MYRTLE TREES,1-1/2" x 150	= 9,000 S.F.	12 CREPE MYRTLE TREES,1-1/2" x 150	= 1,800 S.F.
150 DWF. BURFORD HOLLIES, 5 GAL. x 20	= 3,000 S.F.	GRASS AREA = 12,012 x .10	= 1,201 S.F.
31 DWARF YAUPON, 5 GAL. x 20	= 620 S.F.		
31 INDIAN HAWTHORN, 5 GAL. x 20	= 620 S.F.		
25 LIVE OAKS,15 GAL.1-1/2" CAL.x 200	= 5,000 S.F.		
TOTAL SQ. FT. NEW LANDSCAPE PROVIDED = 20,458 S.F.		TOTAL SQ. FT. TOTAL BUFFER PROVIDED = 11,101 S.F.	

PHASE 4 - SITE DEVELOPMENT LANDSCAPE SUMMARY

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
	1.5" - 3" CALIPER	BALD CYPRESS (TAXODIUM DISTICHUM) CANOPY TREE	7	225	1,575
	1.5" - 3" CALIPER	LIVE OAK (QUERCUS VIRGINIANA) CANOPY TREE	6	225	1,350
	1.5" - 3" CALIPER	DYNAMITE CRAPE MYRTLE (LAGERSTROEMIA INDICA DYNAMITE) NON-CANOPY TREE	14	150	2,100
	1.5" - 3" CALIPER	TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA) NON-CANOPY TREE	0	150	0
	2 - 5 GALLON	KNOCK-OUT ROSE (ROSE 'RADRAZZ') SHRUB	0	10	0
	2 - 5 GALLON	GULF MUHLY GRASS (MUHLENBERGIA CAPILLARIS) SHRUB	0	10	0
	COVER	BERMUDA GRASS	0	1	0
	EXISTING TREE BOUNDARY	EXISTING TREES ALONG CREEK LINE TRUNK SIZE = MIN. 4.5" CANOPY TREES	24	225	5,400
				TOTAL LANDSCAPE AREA PROVIDED:	10,425 SF

SITE LANDSCAPE REQUIREMENTS: 8,392 SF

1) 15% OF DEVELOPED AREA (55,943 SQ FT) = 8,392 SF
2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES. (4,196 SF = TREES)
3) NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY TREES. (2,098 SF = CANOPY TREES)
4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

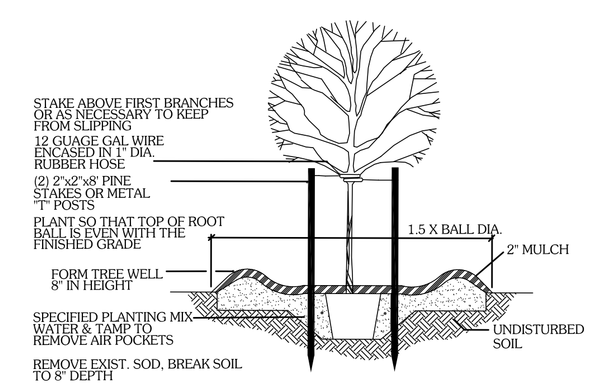
SITE LANDSCAPE PROVIDED: 8,475 SF

30' BUFFER LANDSCAPING PROVIDED: 1,950 SF

TOTAL LANDSCAPING PROVIDED: 10,425 SF

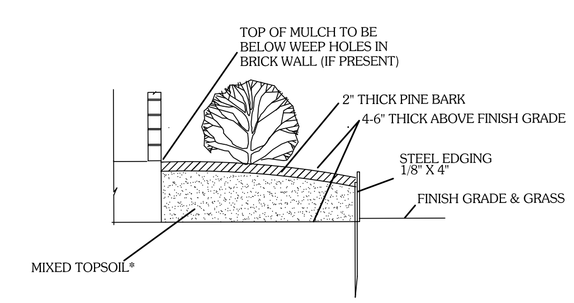
LANDSCAPING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE PRIOR TO START.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
5. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
6. LANDSCAPE IRRIGATION DESIGN SHALL BE PROVIDED BY OTHERS AND ARE NOT CONTAINED IN THESE DOCUMENTS. A LICENSED IRRIGATION INSTALLER IS REQUIRED FOR THE DESIGN & INSTALLATION OF THE LANDSCAPING IRRIGATION.
7. PROPOSED IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
8. ALL BACK-FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.



TREE PLANTING ON LEVEL GROUND DETAIL

SCALE: NOT TO SCALE



NOTE: REMOVE A MIN. OF 4" OF CLAY SOIL(ESPECIALLY COMPACTED FILL) EXISTING IN BED AREAS.
*(1/2 TOPSOIL,1/4 DECOMPOSED PINE BARK MULCH, 1/4 COMPOST)

PLANTER BED DETAIL

SCALE: NOT TO SCALE

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

OWNER
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979-492-7221

DEVELOPER
CODY HALL
P.O. BOX 10716
COLLEGE STATION, TX. 77842
(979) 324-3336

DRAWN BY:	JOE G.
DATE:	JANUARY 2014
SCALE:	NOTED
PROJECT #:	GE028001

CP-2