



GATTISEENGINEERING

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BRAZOS MOVING & STORAGE #5

13.121 ACRE TRACT

ZENO PHILLIPS LEAGUE, A-45

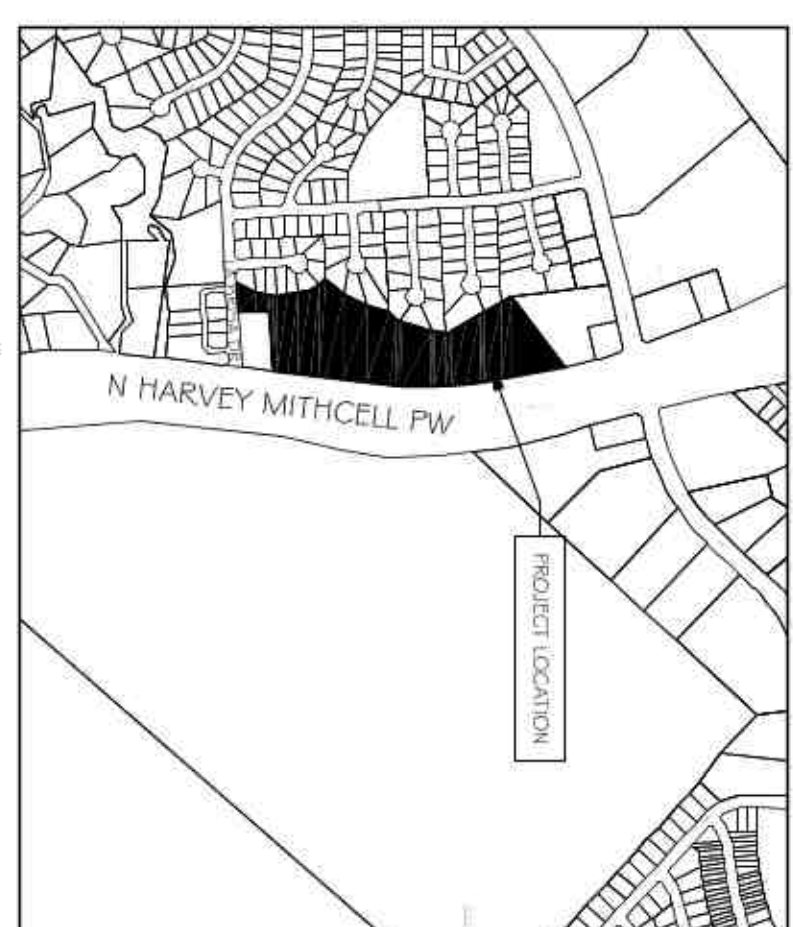
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY 10, 2020

CONDITIONAL USE PERMIT PLAN SHEET

NO.	DATE	DESCRIPTION
1	FEBRUARY 2020	NOTED

DRAWN BY: JOE G.
DATE: FEBRUARY 2020
SCALE: NOTED
PROJECT #: G028007
CUP-1



LOCATION MAP
SCALE: 1" = 1,000'

- GENERAL NOTES:
1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT. A FULL CONSTRUCTION SITE PLAN WILL BE SUBMITTED AS REQUIRED FOR SITE DEVELOPMENT PERMIT.
 2. PROJECT SHALL BE A HIGH-FRONT-ENDED FACILITY WITH CHAIN CONTROLS, SELF-STORAGE, THERE WILL ALSO BE SOFT, RV AND REPAIR TRUCK STORAGE.
 3. BUILDINGS WILL BE PRE-FABRICATED ENGINEERED METAL BUILDINGS WITH STAINLESS STEEL STRUCTURE, THE CITY OF BRYAN RECORDS DEPARTMENT WILL VERIFY STRUCTURAL REQUIREMENTS.
 4. WATER, SANITARY SEWER, STORM SEWER, FLOOD AND STREETWARRANTAGE FOR SITE DEVELOPMENT SHALL BE CITY OF BRYAN DEVELOPMENT STANDARDS FOR ALL STORM WATER RUNOFF PRODUCED FROM THIS SITE (IF NECESSARY).
 5. STORM WATER RUNOFF PRODUCED FROM THIS SITE (IF NECESSARY) SHALL BE RETAINED ON-SITE AND SHALL BE REUSE FOR IRRIGATION (IF NECESSARY).
 6. BUILDING SIZES SHALL BE SUBJECT TO CHANGE DUE TO UNKNOWN DESIGN.
 7. CONSTRUCTION POSSIBLY DISCONTINUED DURING DESIGN PROCESS.
 8. A PUBLIC WATER AND SEWER SYSTEM IS PRESENT ON SITE AND WILL BE USED THROUGHOUT.

NOTES AND BOUNDS DESCRIPTION OF A 13.121 ACRE TRACT OF LAND IN AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE NORTH LINE OF SAID BLOCK N LA BRISA PHASE II FOR THE FOLLOWING CALLS:
 BEGINNING AT A 1/4 INCH IRON ROD WITH PLASTIC CAP STAMPED NEAR 4902 SET AT THE SOUTHWEST CORNER OF LOT 1, BLOCK N LA BRISA PHASE II, TEXAS, COMMUNITIES AND BEARING S17°22'59" W, 117.71 FEET, A LINE TO A 1/4 INCH IRON ROD WITH PLASTIC CAP STAMPED NEAR 4887 SET MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK N LA BRISA PHASE II, AS SHOWN ON THE PLAT RECORDED IN VOLUME 48, PAGE 381 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 N 36° 22' 28" W FOR A DISTANCE OF 86.53 FEET PLAT CALL: N 37° 27' E - 583.38 FEET - 4888 TO A 1/4 INCH IRON ROD WITH PLASTIC CAP STAMPED NEAR 4902 SET MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK N LA BRISA PHASE II, AS SHOWN ON THE PLAT RECORDED IN VOLUME 48, PAGE 381 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
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