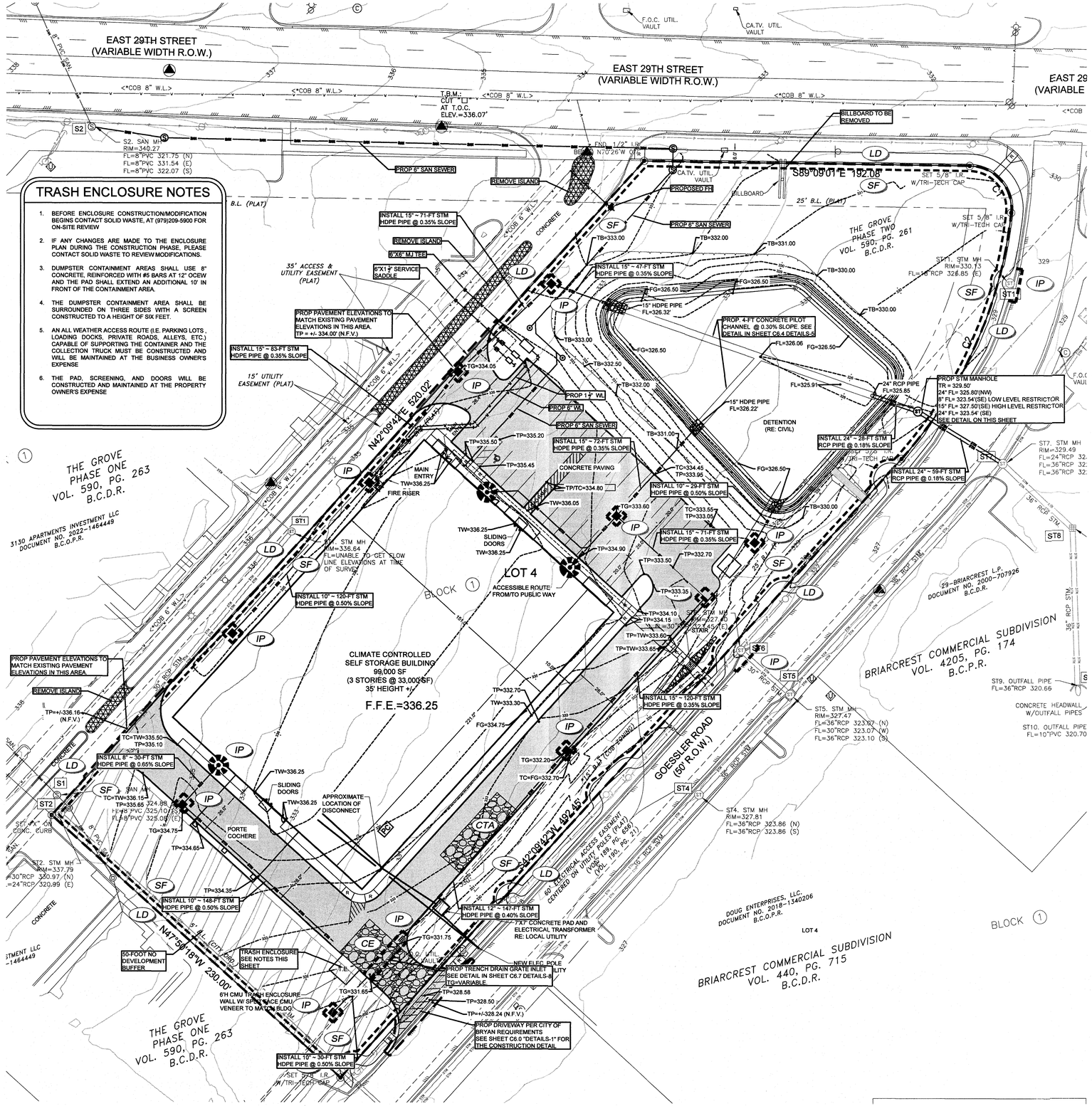
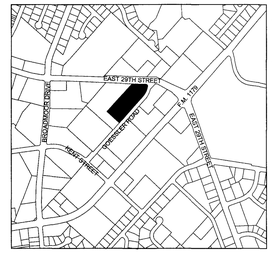


TRASH ENCLOSURE NOTES

1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR ON-SITE REVIEW
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
4. THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
5. AN ALL WEATHER ACCESS ROUTE (I.E. PARKING LOTS , LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AT THE BUSINESS OWNER'S EXPENSE
6. THE PAD, SCREENING, AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE

VICINITY MAP N.T.S.



VICINITY MAP

(NOT TO SCALE)

ZIP CODE: 77802

N

GRAPHIC SCALE

0' 30' 60'

1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF WILLIAM C DEMPSEY V, P.E. 105958 ON 09-11-2024 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

NO	REVISION	DATE

SWPPP LEGEND

CE	PROPOSED CONSTRUCTION ENTRANCE/EXIT
IP	PROPOSED STORM DRAIN INLET PROTECTION
SF	PROPOSED SEDIMENT FENCE
LD	PROPOSED LIMIT OF DISTURBANCE
CTA	PROPOSED CONCRETE WASHOUT AREA

NOTES

1. CONDITIONAL USE PERMIT FOR A MINI-WAREHOUSE/ SELF STORAGE WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 7, 2023.
2. EXISTING BILLBOARD TO BE REMOVED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
3. ALL SIGNAGE TO BE PERMITTED SEPARATELY

PARKING STANDARD PER BRYAN CODE OF ORDINANCES 62-297

PROPOSED BUILDING AREA	STORAGE: 97,850 SF
OFFICE:	1,150 SF
TOTAL:	99,000 SF
PROPOSED USE:	MINI-STORAGE COMPLEX
PARKING REQUIREMENT:	1 PER 300 SF OF OFFICE AREA
NO. OF PARKING SPACES (REQUIRED):	4
NO. OF PARKING SPACES (PROVIDED):	32

ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJ

BM:
CITY OF BRYAN, TEXAS BM GPS - 113
ELEV = 337.16' N.A.V.D. 1988, 2001 ADJUSTMENT

TBM:
SET CUT BOX W/"X" ON B.C.
ELEV = 336.07' N.A.V.D. 1988, 2001 ADJUSTMENT

FLOOD INFORMATION

F.I.R.M. NO. 48041C PANEL: 0215F

REVISED DATE 04/02/2014 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SITE INFORMATION

PROPERTY ADDRESS	3168 E.29TH STREET, BRYAN, TEXAS
SITE AREA	3.1498 ACRES
LEGAL DESCRIPTION	LOT 4, BLOCK 1, SUBDIVISION: "THE GROVE PHASE TWO", RECORDING: VOLUME 590, PAGE 267, MAP RECORDS, BRAZOS COUNTY TEXAS
PROPOSED USE	STORAGE FACILITY

CONTACTS

CLIENT:

UPLIFT DEVELOPMENT GROUP, LLC
PO BOX 153607 LUFKIN, TX
PH: (970) 420-1521
CONTACT: TONY OLILLA
TONY@UPLIFTDG.COM

ARCHITECT:

VFLA ARCHITECTS, INC.
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
PH: (970) 224-1191
CONTACT: INNES HENDERSON

ENGINEER:

TRI-TECH ENGINEERING, LP
10401 WESTOFFICE DR.
HOUSTON, TX 77042
PH: (713) 667-0800
CONTACT: WILLIAM C. DEMPSEY, PE

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10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
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www.tritechtx.com
TBPE REGIS. #: F-18693

PROPOSED DEVELOPMENT

UPLIFT DG

SELF STORAGE SITE DEVELOPMENT
3168 E. 29TH STREET ST. BRYAN, TX 77802

PROJ. No:	24--1120
DRAWN BY:	JF
CHECKED BY:	CD
DESIGN BY:	HG
DATE:	07/2024
SCALE:	1" = 30'
SHEET:	SP-1

SITE PLAN

September 23, 2024 - 7:42:48 AM \\T:\Projects\2024\1120 - Uplift Development Group, LLC\Civil\3 - Design\Drawings_Private\XREFS\Site Plan.dwg - Curt Dempsey