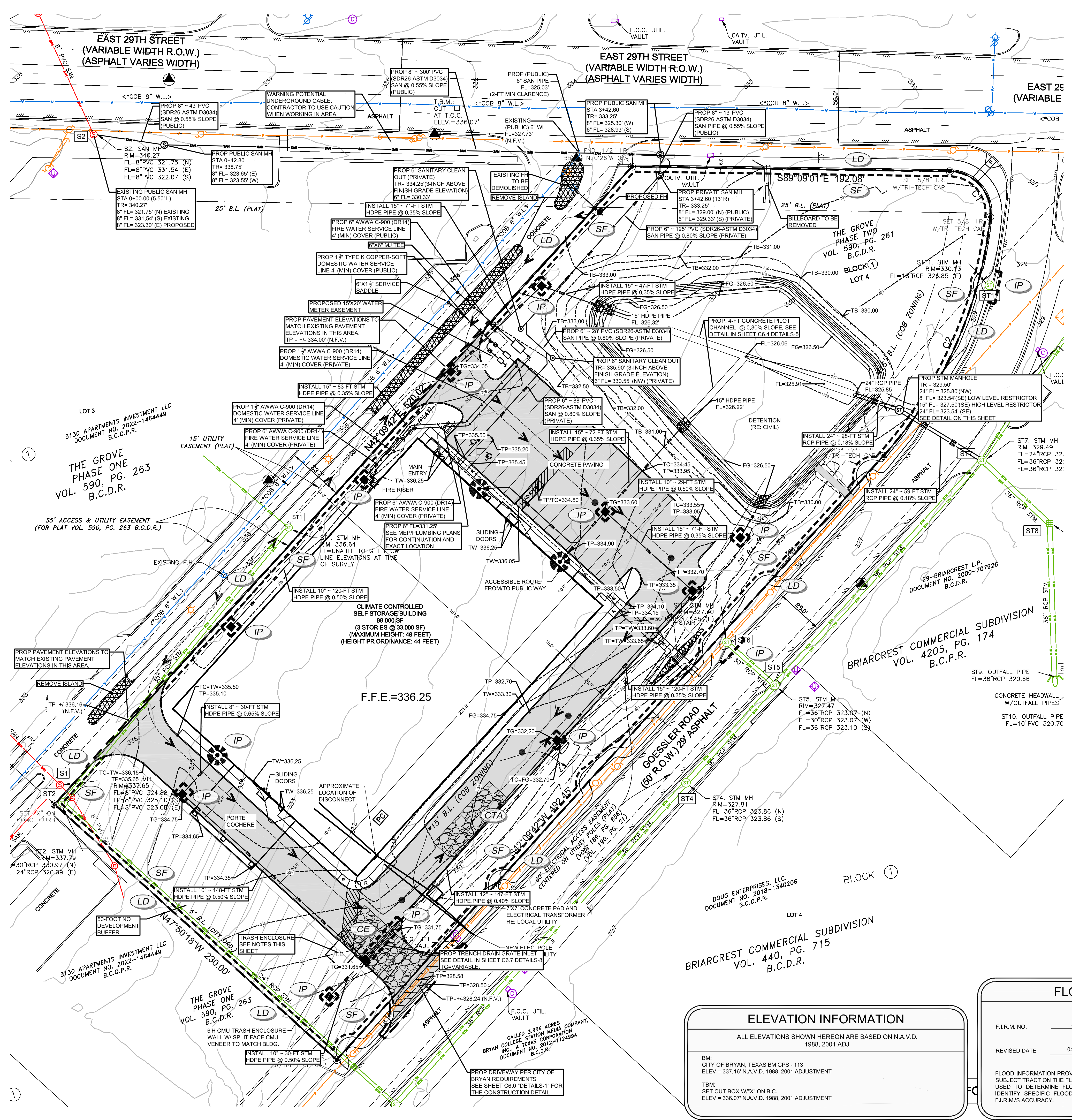


January 30, 2025 - 4:51:42 PM T:\Projects\2024\1120 - Uplift Development Group, LLC\Civil\3 - Design\Drawings\_Private\Private\SP-1 SITE PLAN.dwg - Curt Dempsey



### PROPOSED LEGEND

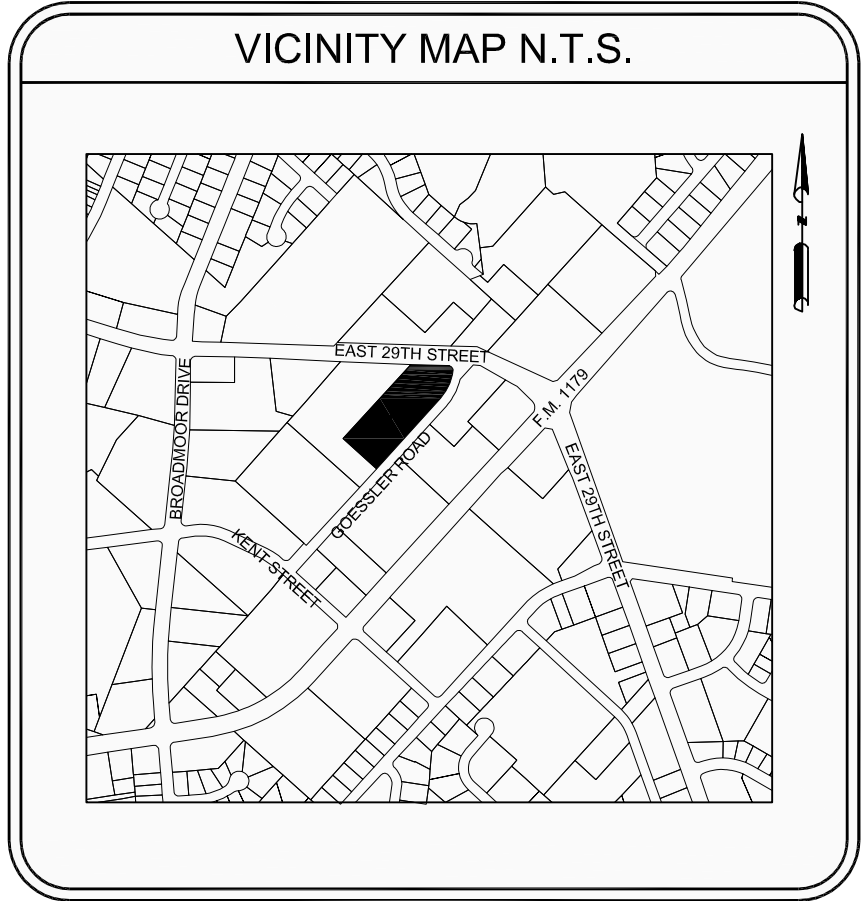
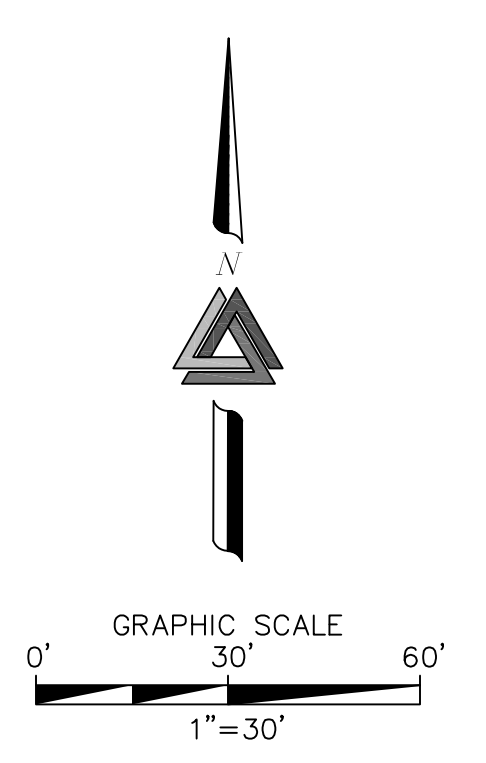
- XXX EXISTING CONTOURS
- XXX PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED CONCRETE PAVEMENT
- EXISTING F.H.
- PROPOSED HOSE LAY, SEE FIRE LANE EXHIBIT FOR DETAIL (EX-1)
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE

### CONTACTS

**CLIENT:**  
UPLIFT DEVELOPMENT GROUP, LLC  
PO BOX 153607 LUFKIN, TX  
PH: (979) 420-1521  
CONTACT: TONY OULLA  
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



### NOTES

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

### TRASH ENCLOSURE NOTES

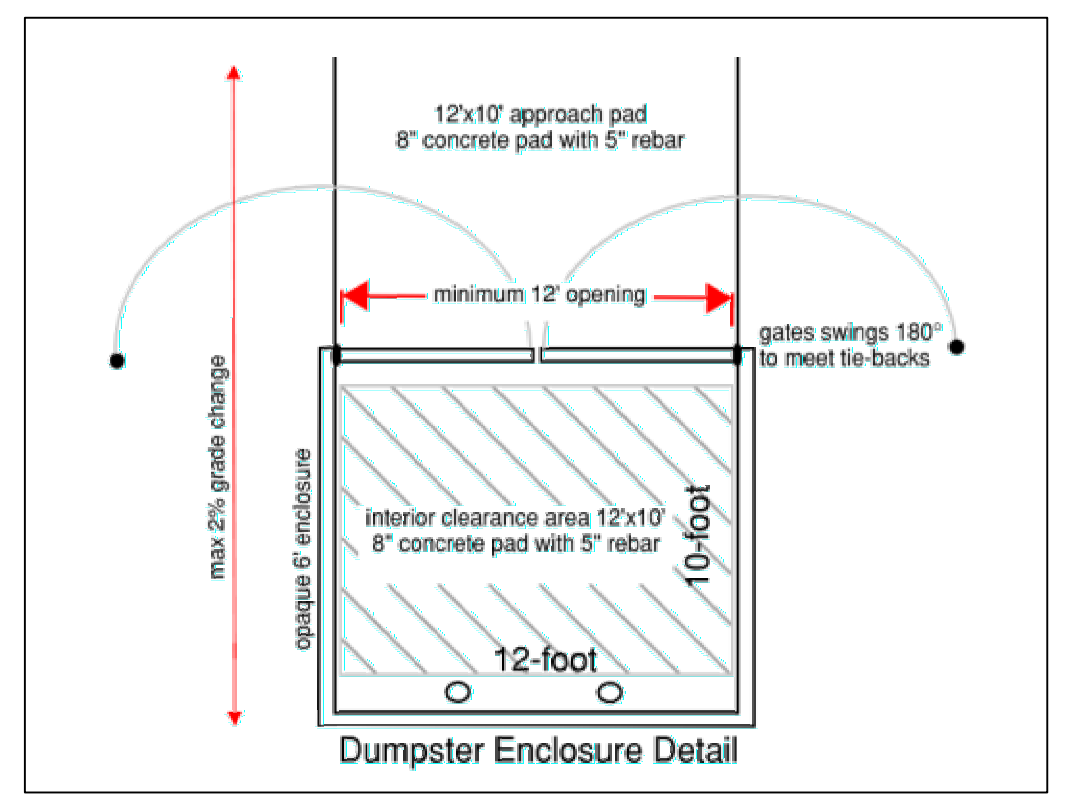
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR ON-SITE REVIEW
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10" IN FRONT OF THE CONTAINMENT AREA.
- THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
- 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
- THE PAD, SCREENING, AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE

### SITE INFORMATION

PROPERTY ADDRESS: 3168 E.29TH STREET, BRYAN, TEXAS  
 SITE AREA: 3.1498 ACRES  
 LEGAL DESCRIPTION: LOT 4, BLOCK 1, SUBDIVISION: "THE GROVE TWO", RECORDING: VOLUME 590, PAGE 261, RECORDS, BRAZOS COUNTY TEXAS  
 PROPOSED USE: STORAGE FACILITY

### 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



### 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 = 537.16' N.A.V.D. 1988, 2001 ADJUSTMENT

TBM: SET OUT 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.

### 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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF WILLIAM C. DEMPSEY, P.E. 105958 ON 10-02-2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

NO	REVISION	DATE
	ISSUE TO CLIENT	09/23/24
	COMMENTS CITY	10/02/24
	ISSUE TO CLIENT	01/23/25

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### TRI-TECH ENGINEERING, L.P.

10401 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-667-0800

www.tritechtx.com TBPB 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: 10/2024  
 SCALE: 1" = 30'  
 SHEET:

SP-1

SITE PLAN