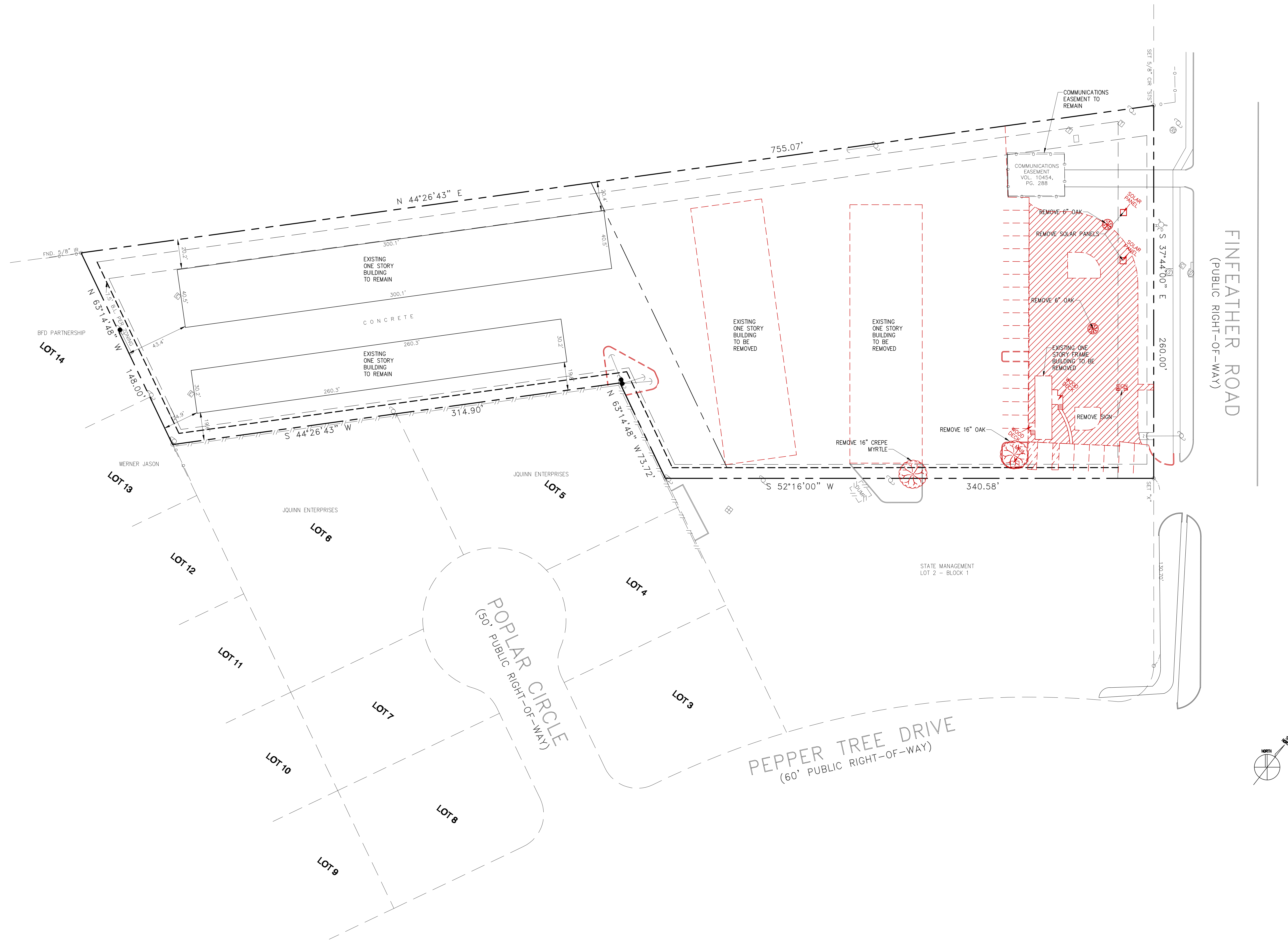


CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77083



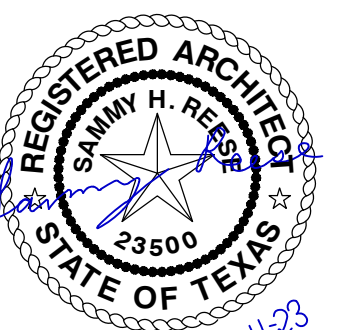
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



7/11/23

ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS
6/2/23	PERMIT REVISIONS
6/14/23	PERMIT REVISIONS
7/11/23	PERMIT REVISIONS

EXISTING/ DEMOLITION  
SITE PLAN

**A101**

CONSULTANTS:

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PROJECT:

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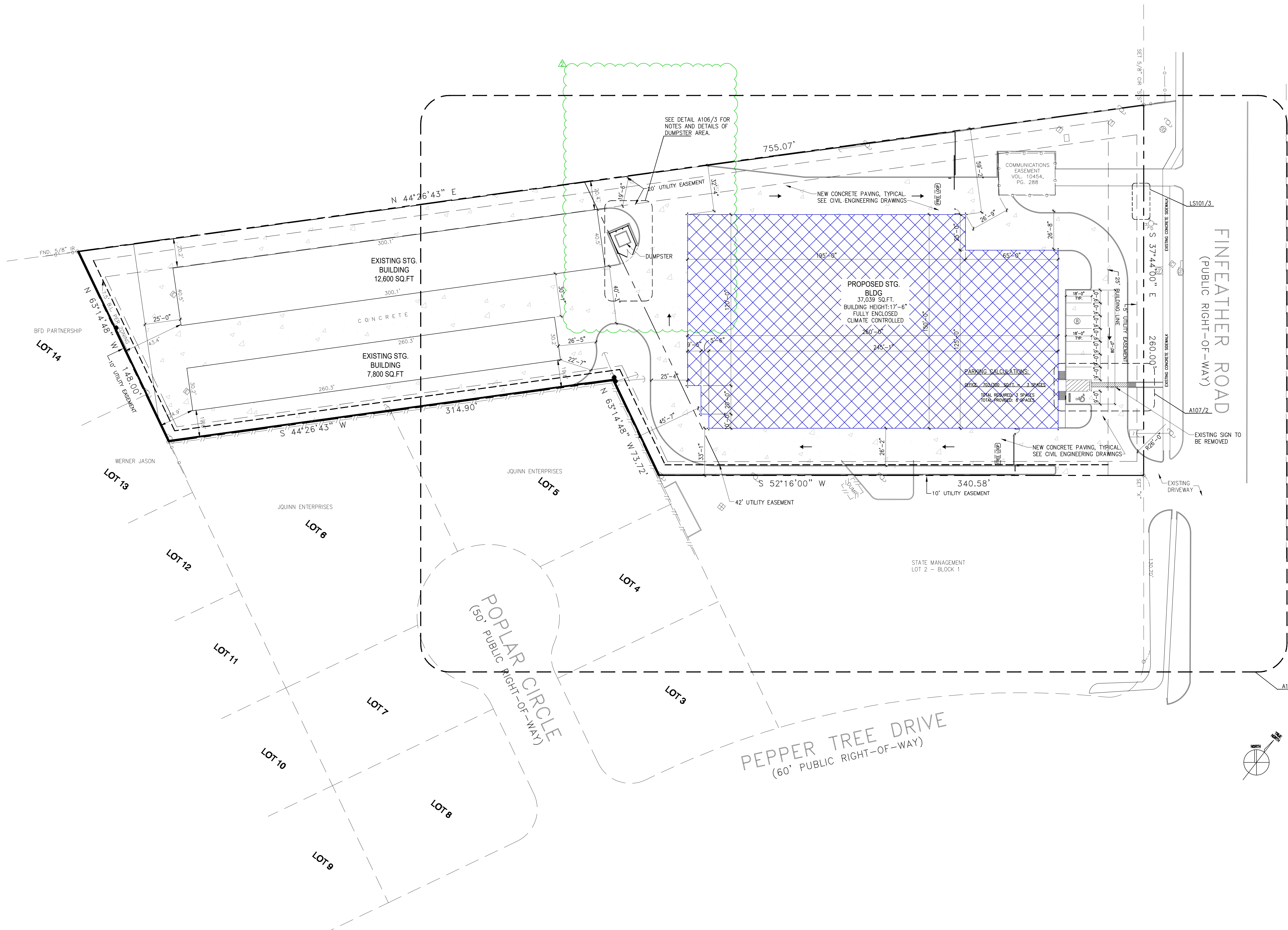
7/11/23

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7/11/23	PERMIT REVISIONS

OVERALL PROPOSED  
SITE PLAN

**A102**



**SITE GENERAL NOTES:**  
THE DEVELOPMENT SHALL COMPLY WITH ALL SETBACKS REQUIRED IN LAND AND SITE DEVELOPMENT ORDINANCE, SEC.62-161

**OWNER CONTACT INFORMATION:**  
KCM STORAGE PORTFOLIO 1, LLC  
2911 TURTLE CREEK BLVD., SUITE 300  
DALLAS, TX 75219  
DALLAS BECK  
972-965-4664  
dallas.beck@kcmstorage.com

**PROJECT INFORMATION:**  
ZONE: INDUSTRIAL DISTRICT (I)  
LEGAL DESCRIPTION:  
3.16 ACRES  
LOT 1 OF BLOCK 1 IN CEDAR RIDGE PHASE 1

**SIGN NOTES:**  
NO NEW SIGNS ARE PROPOSED.

**BUILDING HEIGHTS AND SQUARE FOOTAGE NOTES:**  
BUILDING HEIGHT: 17'-6"  
BUILDING AREA: 37,275 SQUARE FEET.

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HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

PROJECT:

**FINFEATHER  
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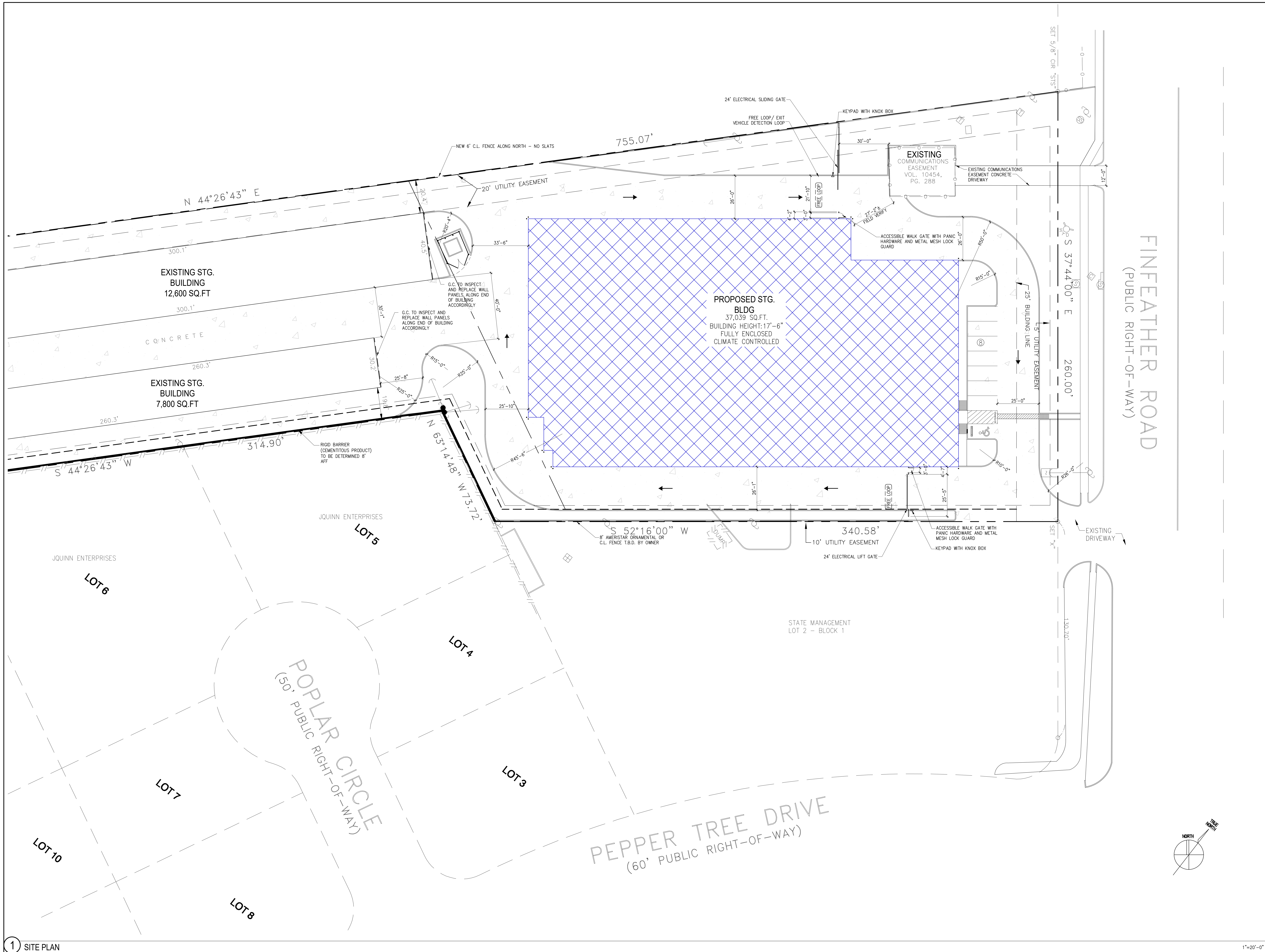


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6/14/23	PERMIT REVISIONS
7/11/23	PERMIT REVISIONS

ENLARGED SITE PLAN

**A103**



CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

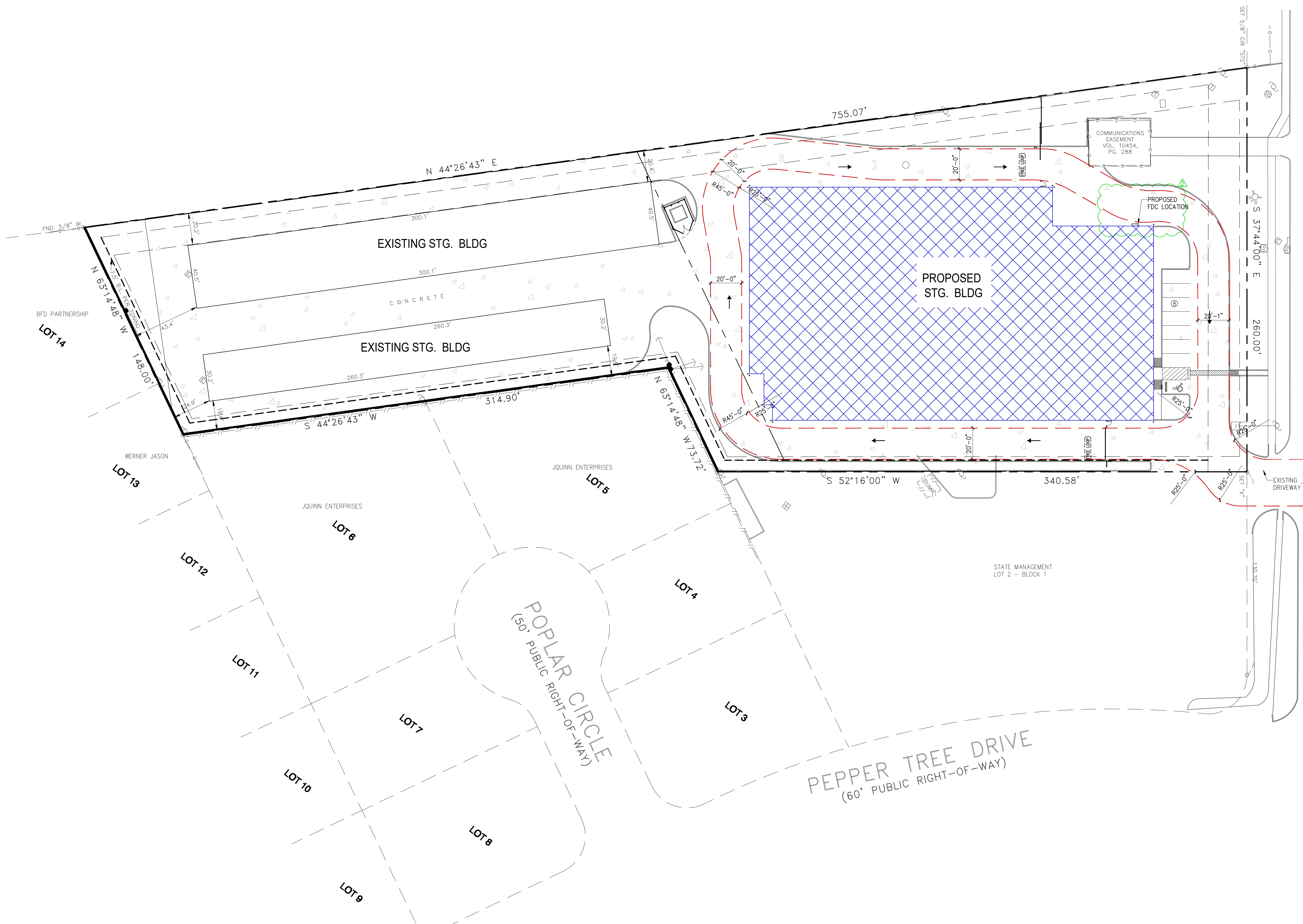
STAMP



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7/11/23	PERMIT REVISIONS

FIRE LANE PLAN  
**A104**



1 SITE PLAN

1"=30'-0"

FIRE LANE NOTES:

- CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB.
- WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE.
- PAINTED CURBS & FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY & LEGIBLY MARKED WITH THE WARNING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NO EXCEEDING (50) FEET.
- WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANES ARE NOT REQUIRED.
- FIRE LANE SIGNS SHOULD BE PLACED EVERY (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES.
- RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES.
- FIRE LANES/FIRE APPARATUS ROADS SHALL BE MARKED ON THE CURBS OR PAVEMENT WITH A RED STRIPE 4" IN HEIGHT & STENCILED EVERY FIFTY (50) FEET IN WHITE LETTERS AT LEAST 3" IN HEIGHT WITH THE WORDS "FIRE LANE - NO PARKING - TOW AWAY ZONE" SO AS TO PREVENT PARKING IN THE AREA.

3 FIRE LANE NOTES



4 FIRE LANE SIGN

2

CONSULTANTS:

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REKHA ENGINEERING, INC.  
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HOUSTON, TX 77040

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PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

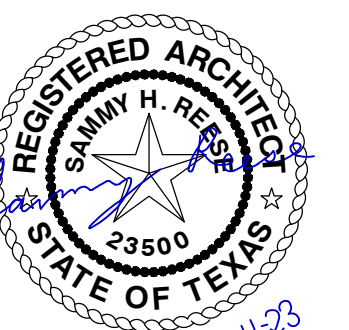
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



7/11/23

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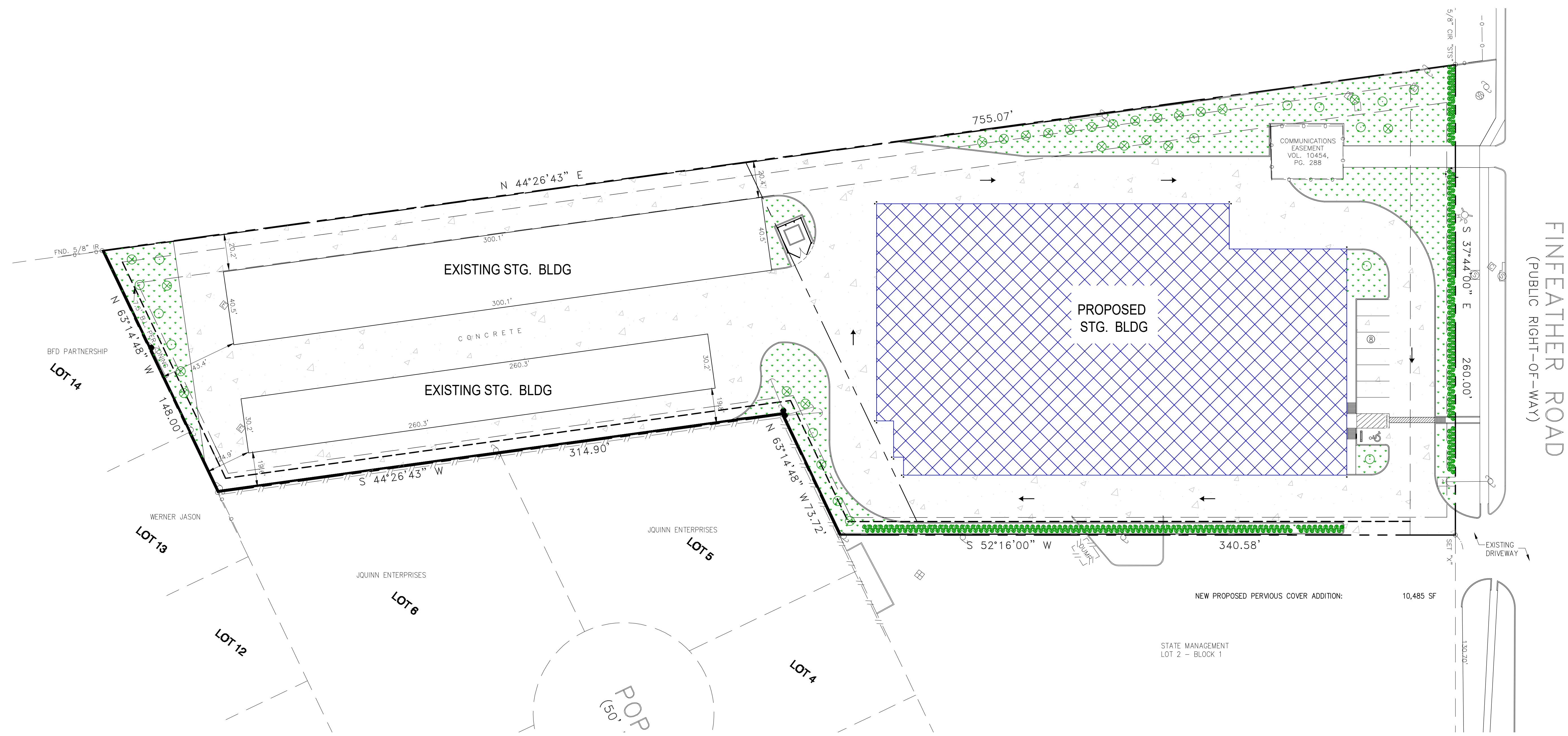
PERVIOUS PLAN

**A105**



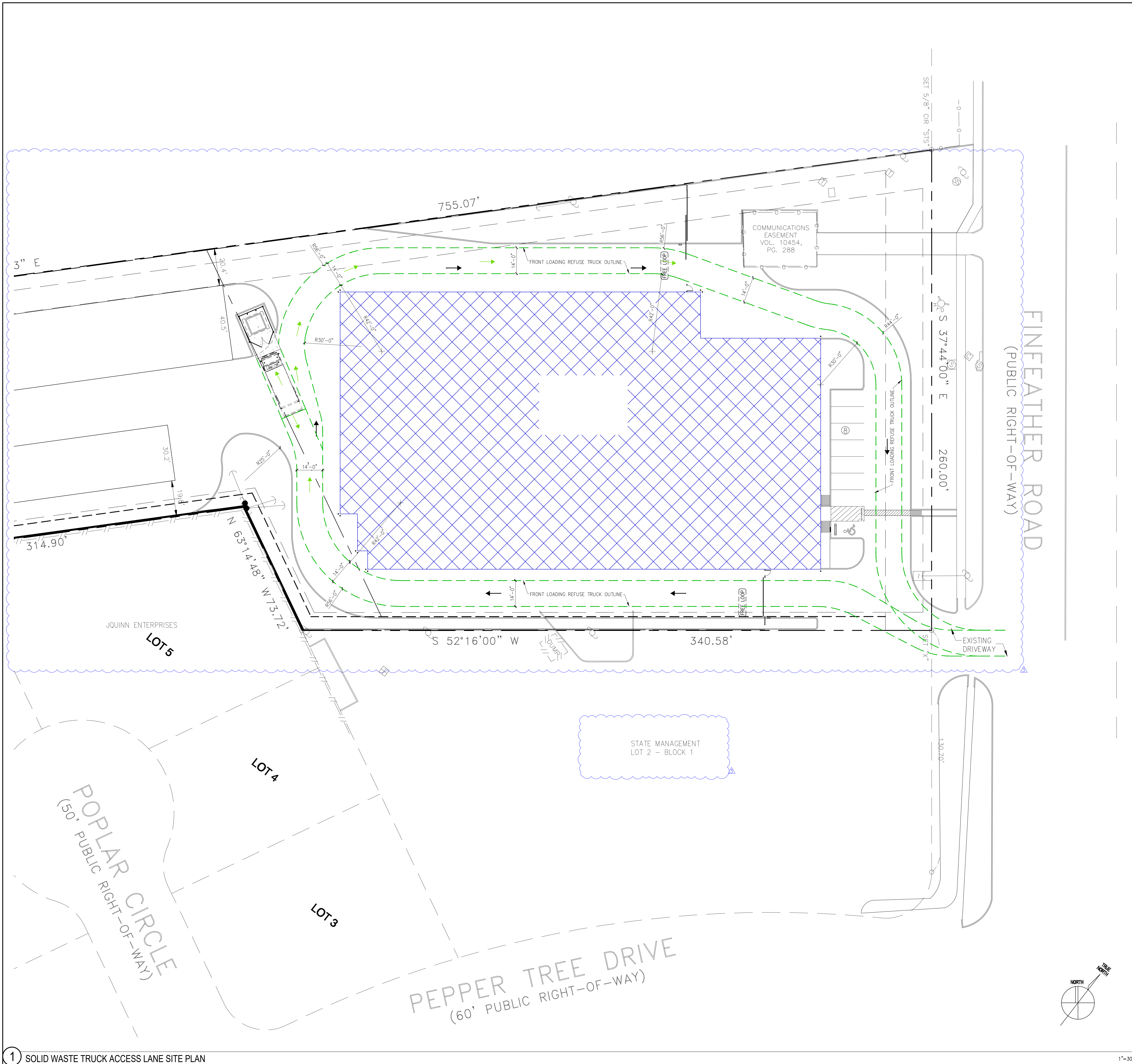
1 EXISTING PERVIOUS COVER

1"=30'-0"

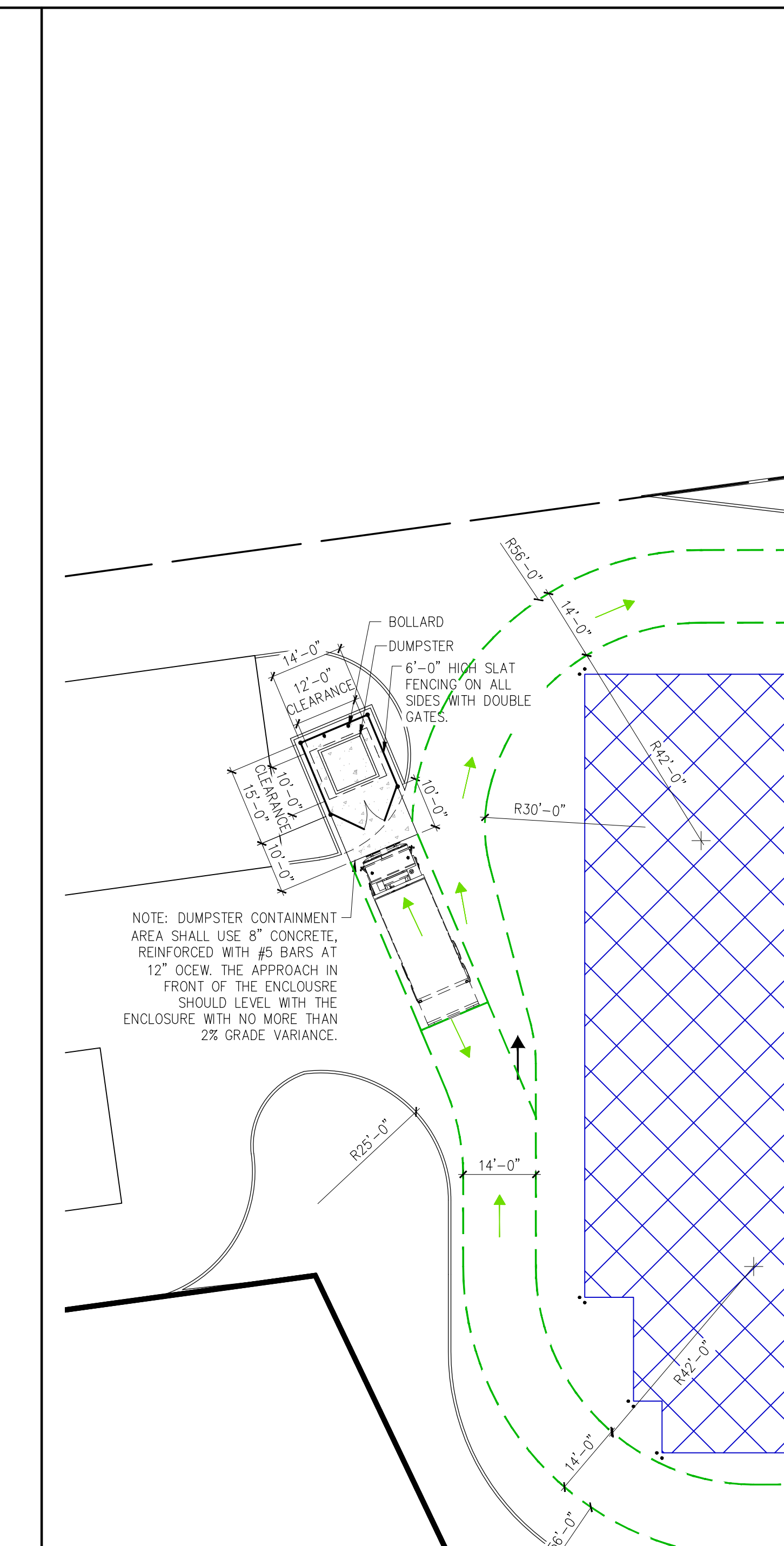


2 NEW PERVIOUS COVER

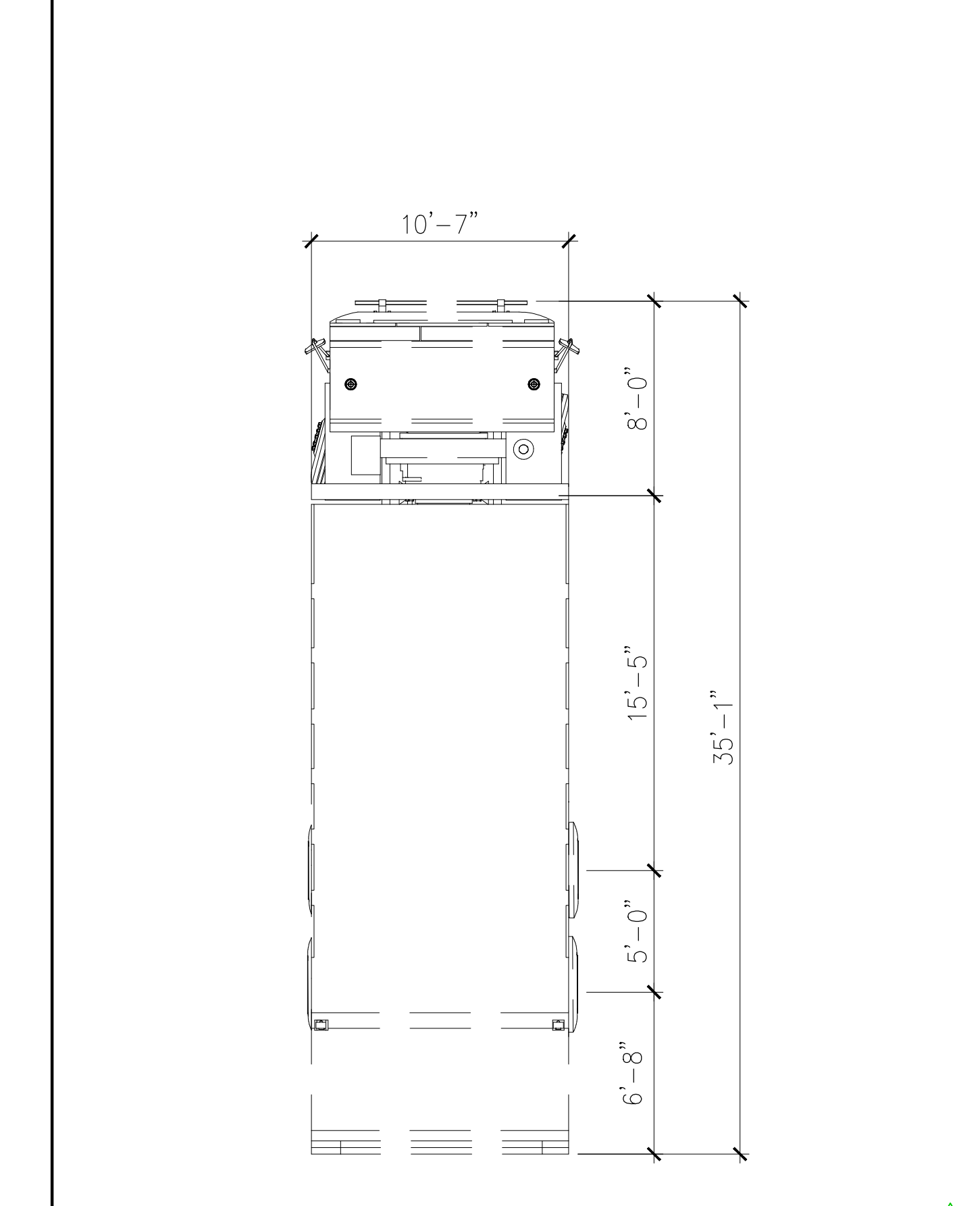
1"=30'-0"



1 SOLID WASTE TRUCK ACCESS LANE SITE PLAN



3 ENLARGED SOLID WASTE NOTES 1"=20'-0"



2 FRONT LOADING RUSE TRUCK DIMENSIONS 1"=30'-0"

**RTR Design**  
 1415 A East Ave.  
 Katy, Texas 77493

CONSULTANTS:  
 CIVIL  
 REKHA ENGINEERING, INC.  
 7676 HILLMONT DR., #350  
 HOUSTON, TX 77040  
 STRUCTURAL  
 PARAMOUNT ENGINEERING, LLC  
 10145 LONG POINT DR.  
 HOUSTON, TX 77043  
 MEP  
 R.L. PACKARD DESIGN  
 14731 FUERTE, #100  
 HOUSTON, TX 77083

PROJECT:  
**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS  
 2600 FINFEATHER ROAD  
 BRYAN, TX 77801

STAMP  
  
 7/11/23

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7/11/23	PERMIT REVISIONS

FRONT LOADING REFUSE TRUCK ACCESS PLAN  
**A106**

CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

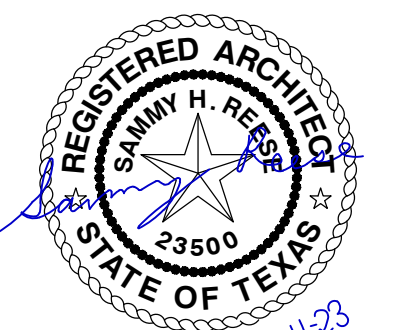
PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



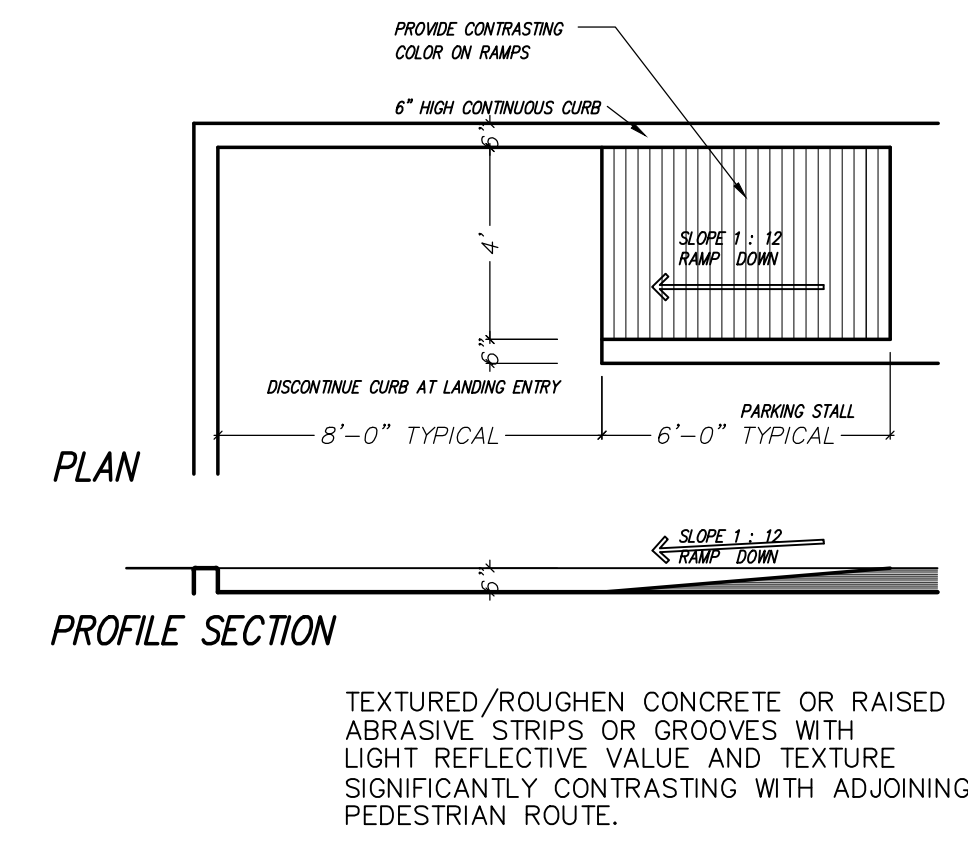
7/11/23

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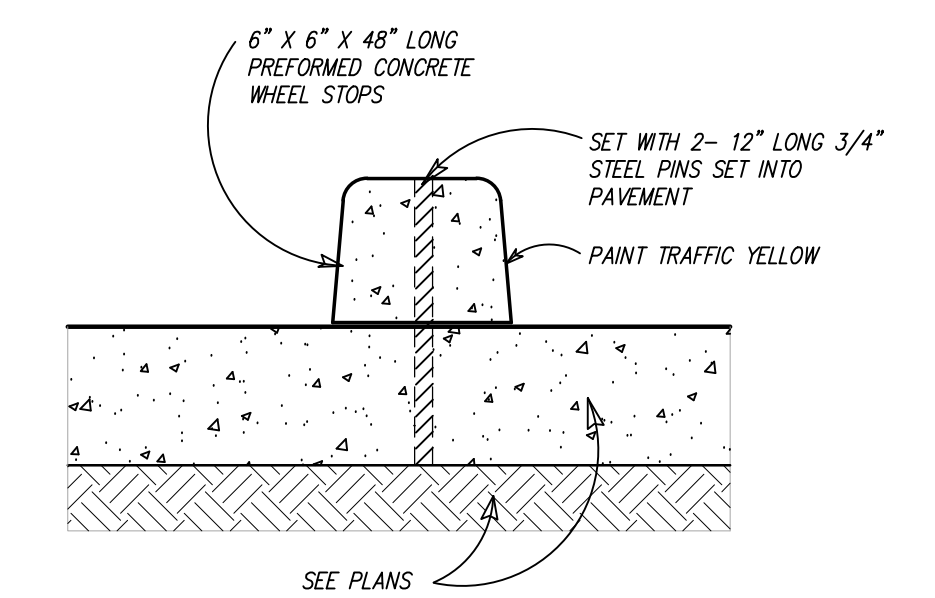
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7/11/23	PERMIT REVISIONS

SITE DETAILS

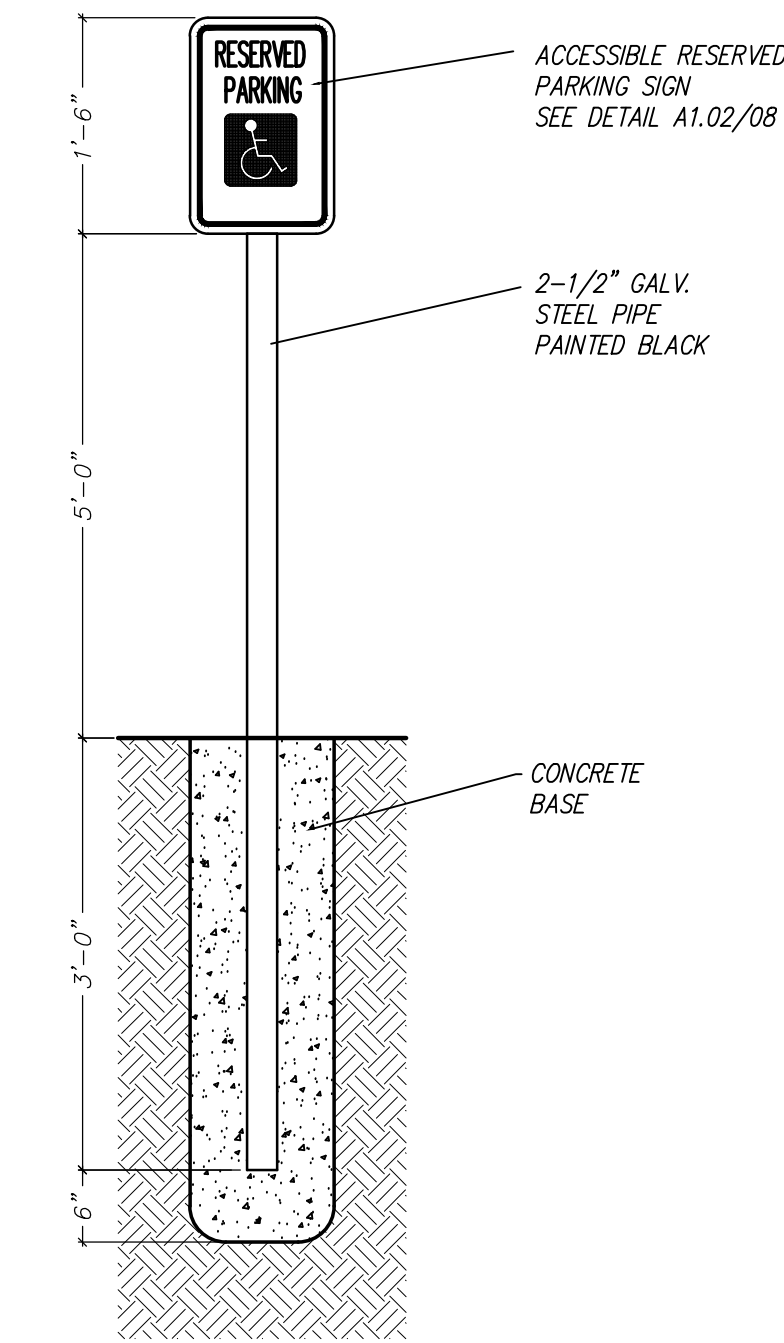
**A107**



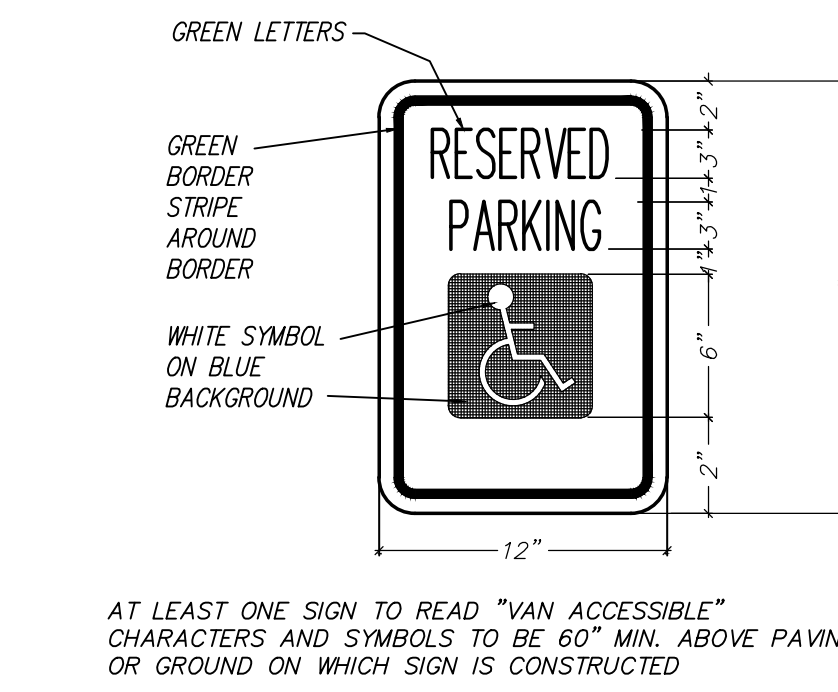
6 ACCESSIBLE WALK AT RAMP SCALE: 1/4"=1'-0"



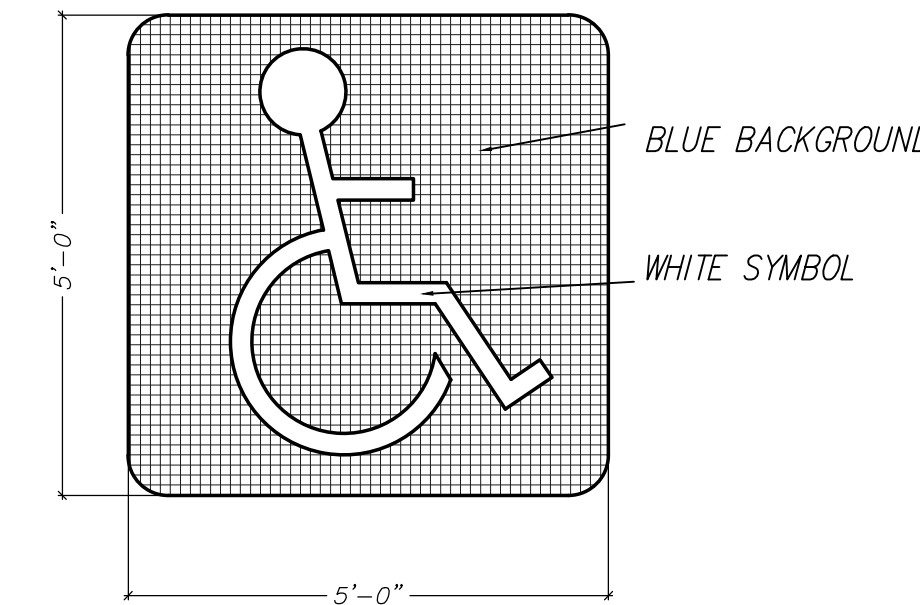
4 WHEEL STOP SCALE: 1/4"=1'-0"



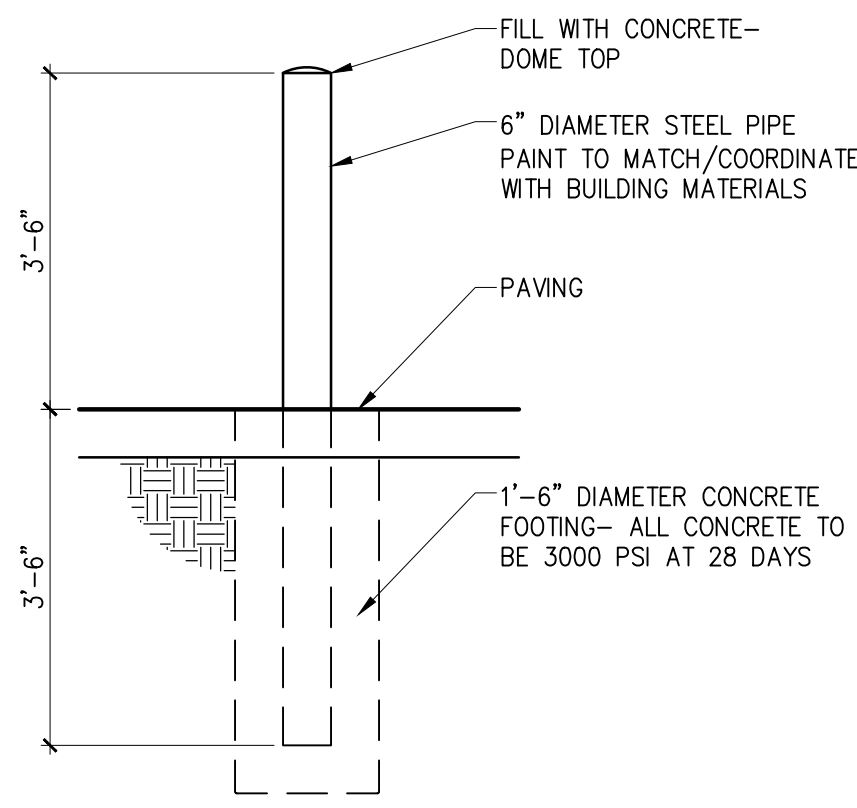
5 ACCESSIBLE PARKING SIGN SCALE: 1/4"=1'-0"



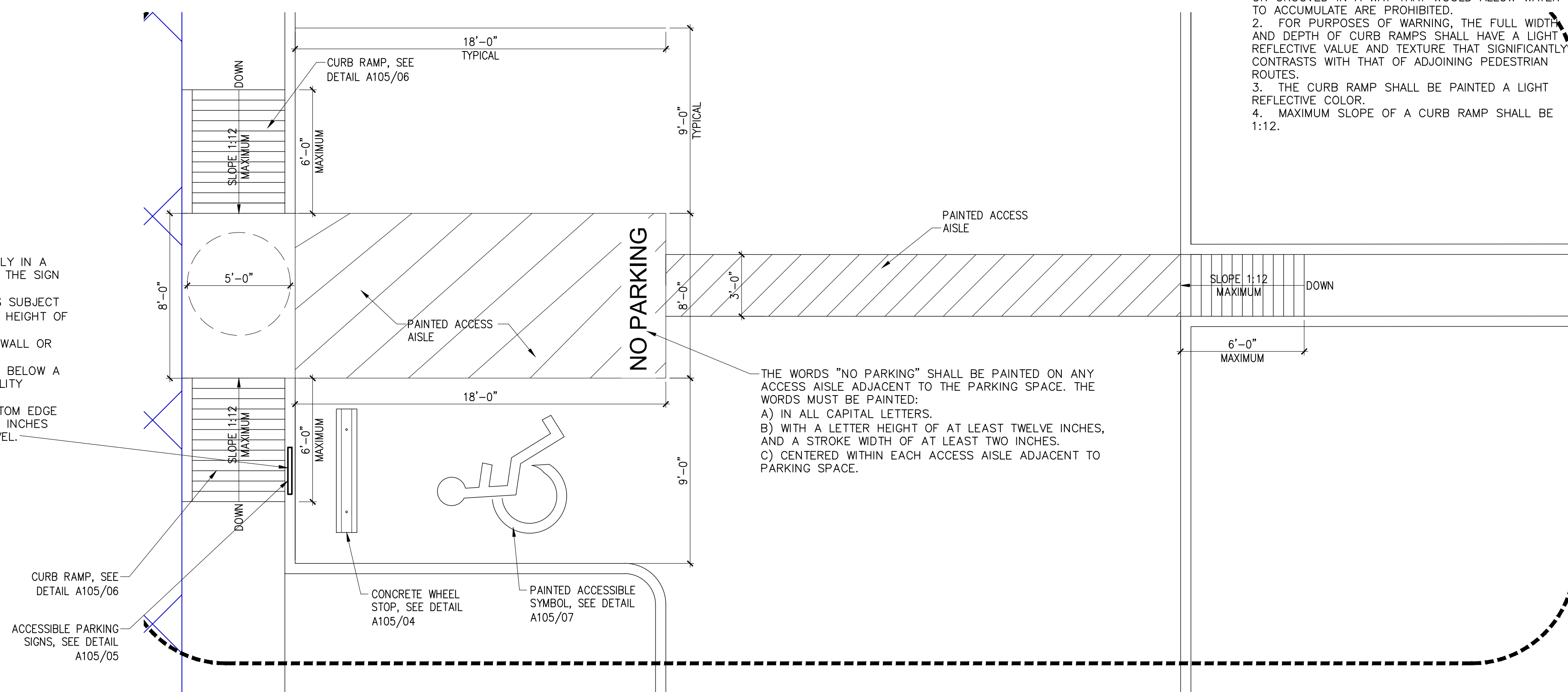
8 ACCESSIBLE RESERVED SIGN DETAIL SCALE: 1/4"=1'-0"



7 ACCESSIBLE SYMBOL SCALE: 1/4"=1'-0"



9 BOLLARD DETAIL SCALE: 1/2"=1'-0"



2 ACCESSIBLE PARKING PLAN SCALE: 1/4"=1'-0"

PARKING GENERAL NOTES

1. PROVIDE ONE (1) TYPICAL SIGN AT EACH DESIGNATED ACCESSIBLE PARKING SPACE.
2. PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING SPACE.
3. CENTER SIGNAGE ON PARKING SPACE.
4. ALL STRIPING SHALL BE 4" IN WIDTH (UNLESS NOTED OTHERWISE). COLOR SHALL BE WHITE.
5. PAINT VERTICAL EDGE OF CURB/SIDEWALK AT ACCESSIBLE SPACES WHITE.
6. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE. SLOPES NOT TO EXCEED 2% (1:50) IN ALL DIRECTIONS.

CURB RAMP GENERAL NOTES

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
3. THE CURB RAMP SHALL BE PAINTED A LIGHT REFLECTIVE COLOR.
4. MAXIMUM SLOPE OF A CURB RAMP SHALL BE 1:12.

SIGNAGE:

The width-to-height ratio of letters and numbers on signs shall have a between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10 using an upper-case "X" for measurement. Lower case letters are permitted.

OVERHEAD SIGNS

Overhead sign characters and numbers shall be sized according to the viewing distance from which they are to be read. For suspended or projected overhead signs, the minimum character height is 3", in compliance with protruding head room.

BRILLE/PICTOGRAMS

Braille Characters and Pictorial Symbol Signs (pictograms) shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6" minimum in height.

FINISH AND CONTRAST

The characters and background of signs shall be eggshell, matte, or other non-gloss finish. Characters and symbols shall contrast with their background.

MOUNTING LOCATION AND HEIGHT

Permanent identification signs provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 48" minimum to the bottom of the lowest line of the text and 60" maximum to the bottom of the highest line of text. Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

TELEPHONES

Telephones required to have a volume control shall be identified by a sign containing a depiction of a telephone hand set with radiating sound waves.

TEXT TELEPHONES

Text telephones shall be identified by the international TDD symbol, and, if a facility has a public text telephone, directional signage indicating the location of the nearest text telephone shall be placed adjacent to all banks of telephones which do not contain a text telephone. Such directional signage shall include the international TDD. If a facility has no banks of telephones, the directional signage shall be provided at the entrance (building directory).

ACCESSIBILITY PARKING

Accessible parking space signs shall be designated as reserved by a vertically mounted or suspended sign showing the symbol of accessibility.

- Van accessible Spaces shall have an additional sign mounted below the symbol of accessibility.
- Characters and symbols on such signs shall be located 60" minimum above the ground, floor, or paving surface so they cannot be obscured by a vehicle parked in the space.

DOOR HARDWARE:

Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles.

Handles pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

Sliding doors if any, when fully open shall have operating hardware exposed and usable from both sides.

Mounting Height Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor.

Clear Operation The sweep period of a closer shall be adjusted so that from an open position of 90 degrees, the door will take at 5 seconds to move to a point 12 degrees from the latch, measured to the edge of the door.

The maximum force for pushing or pulling open a door shall be as follows:  
(a) exterior hinged doors: No requirement.  
(b) interior hinged doors: 5 lbf  
(c) sliding or folding doors: 5 lbf

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.  
Automatic doors, if any, shall comply with ANSI/BHMA A156.10-1985. Slowly opening, low-powered, automatic doors shall comply with ANSI A156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6N) to stop door movement. If a power assisted door is used, its door opening force shall comply with the maximum force for pushing & pulling a door with a closer and its closing shall conform to the requirements in ANSI A156.19-1984. If user-operated controls are provided they shall comply with Texas Accessibility Standards Section 4.27.

CONTROLS AND OPERATING MECHANISMS:

Height Switches, thermostats, controls, dispensers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS).

Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor. EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

Flush controls shall be hand operated or automatic. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor.

Operation Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

1 ACCESSIBILITY GENERAL NOTES SCALE: 1/4"=1'-0"

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HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



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LANDSCAPE PLAN  
**LS101**



1 SITE PLAN

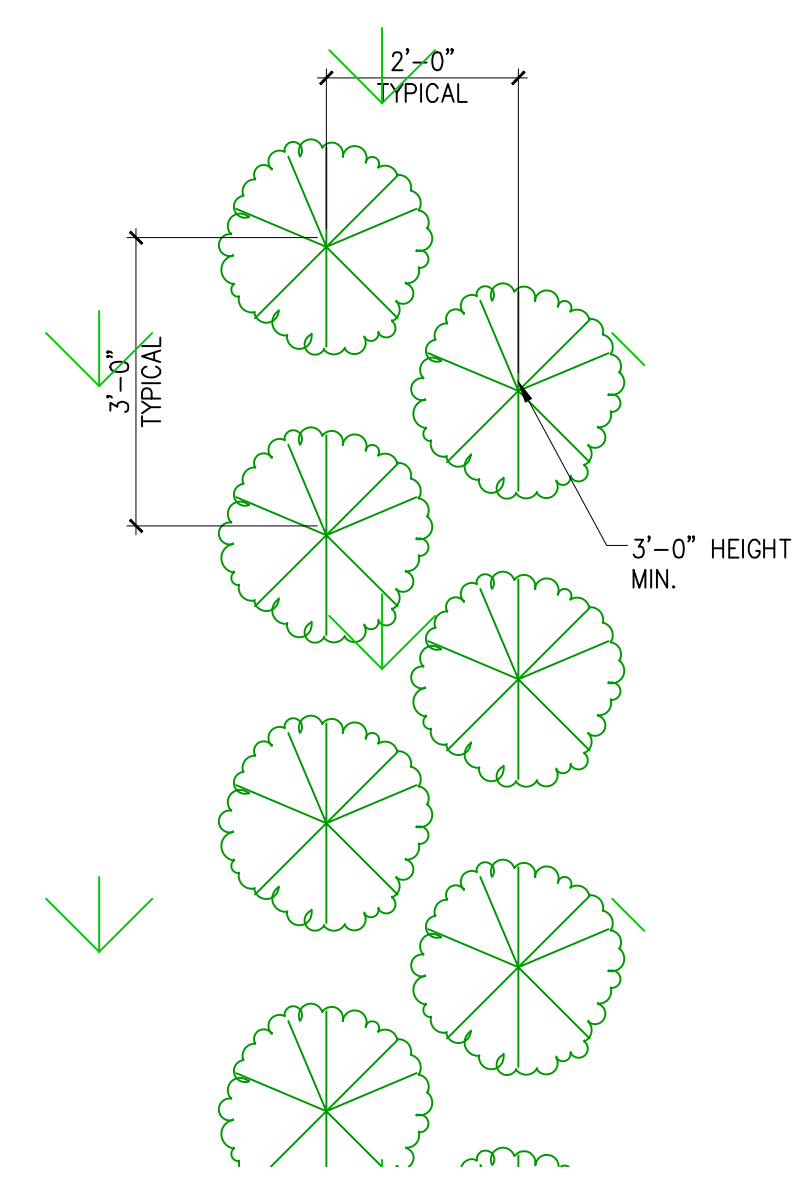
1"=20'-0"

LANDSCAPING ANALYSIS					
SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
	1.5'-3.0'	LIVE OAK QUERCUS CANOPY TREE	13	200	2,600
	1.5'-3.0'	DYNAMITE CREEPER	27	150	4,050
	2-5 GALLON	INDIAN HAWTHORN	311	10	3,110
TOTAL AREA PROVIDED:					9,760 SF

**LANDSCAPE REQUIREMENTS:**

- 15% OF DEVELOPED AREA 3.16 ACRES (135,216 SQ.FT.)= 20,282 SF LANDSCAPING
- NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES -10,141 SF REQ'D;
- NOT LESS THAN 50% OF PLANTED SHALL BE CANOPY:5,070 SF REQ'D;
- ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.

TOTAL AREA REQUIRED:  
LANDSCAPED AREA PROVIDED:  
\*\*AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT\*\*



3 ENLARGED LANDSCAPE DETAIL

1/2"=1'-0"

**LANDSCAPE CODE NOTES:**

- DENSE SHRUBBERY OR HEDGE HAVING YEAR-ROUND FOLIAGE SHRUBS ARE TO BE PLANTED IN A LANDSCAPE STRIP OF AT LEAST SIX FEET IN WIDTH ARRANGED IN AN ALTERNATING /STAGGERED PATTERN FORMED BY TWO ROWS, TWO FEET APART ON CENTER, EACH OF WHICH IS MADE UP OF SHRUBS THREE FEET ON CENTER. AT THE TIME A REQUEST FOR A CERTIFICATE OF OCCUPANCY IS MADE, SHRUBS AND HEDGES SHALL BE AT LEAST THREE FEET IN HEIGHT.
- ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150 FEET OF ALL LANDSCAPING.
- ALL LANDSCAPING SHALL COMPLY WITH THE SIGHT DISTANCE REQUIREMENTS OF ARTICLE VI.
- PARKING OF VEHICLES SHALL NOT BE ALLOWED ON APPROVED LANDSCAPE AREAS OR ON LANDSCAPE AREAS FOR PROJECTS WHICH WERE BUILT PRIOR TO THIS ARTICLE, SUBJECT TO THE GENERAL PENALTY PROVISIONS OF THIS ARTICLE.
- ARTIFICIAL PLANT MATERIALS ARE PROHIBITED.
- NON-VEGETATIVE GROUND COVERS PERMITTED BY THIS ARTICLE MAY INCLUDE, BUT ARE NOT LIMITED TO, WASHED GRAVEL, BARK MULCHES, LAVA ROCK, ROCK, OR OTHER DECORATIVE USED IN LANDSCAPING.
- CREDIT MAY BE GIVEN FOR LANDSCAPING PLACED IN THE PUBLIC RIGHT OF WAY ONLY WITH THE APPROVAL OF THE SITE DEVELOPMENT REVIEW COMMITTEE AND, IN THE CASE OF RIGHT OF WAY CONTROLLED BY THE STATE, THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION. LANDSCAPING PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE PROVISIONS OF ARTICLE VI REGARDING SIGHT DISTANCE AND NOT CREATE A SAFETY HAZARD.

1 LANDSCAPE CODE NOTES