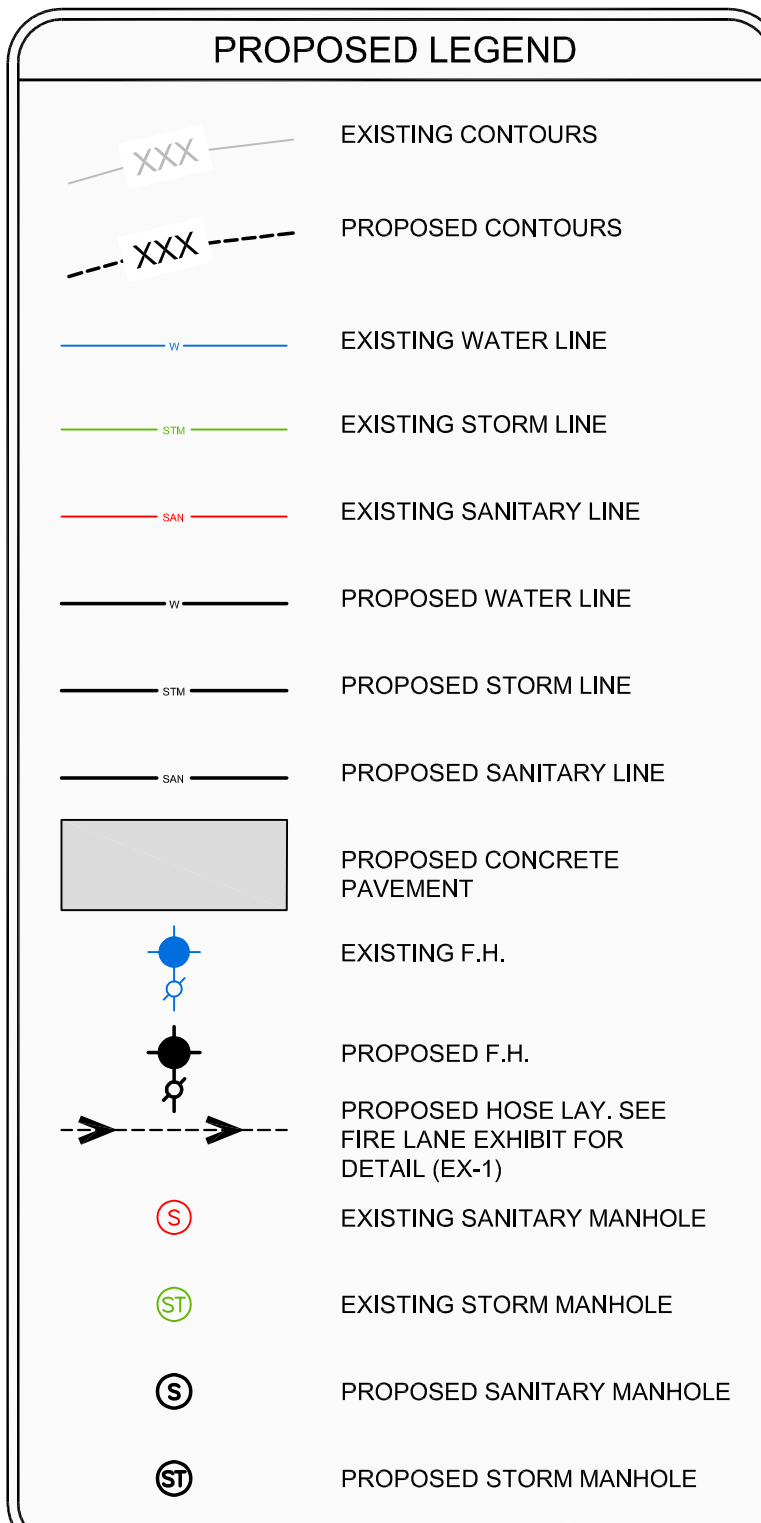
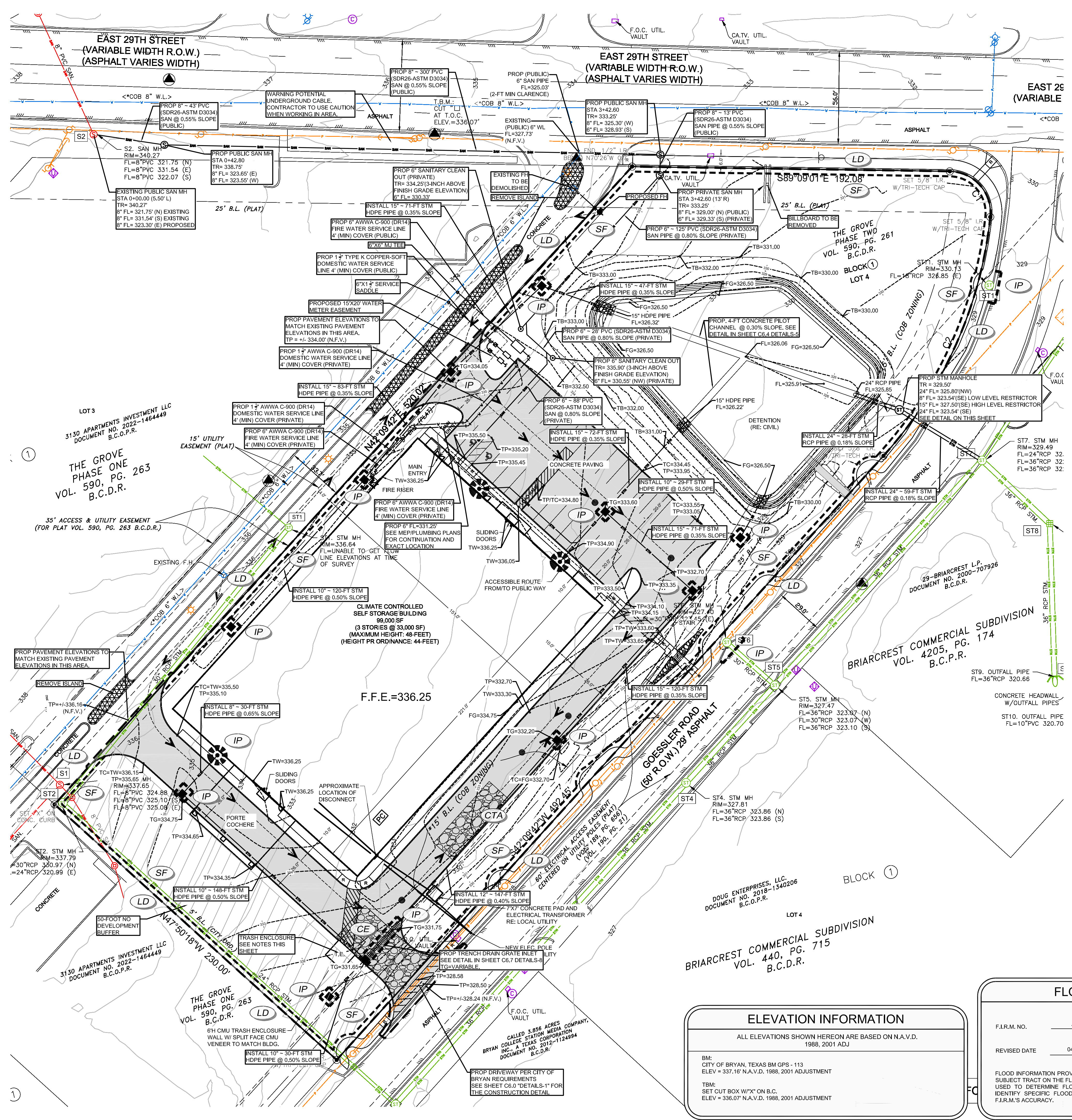
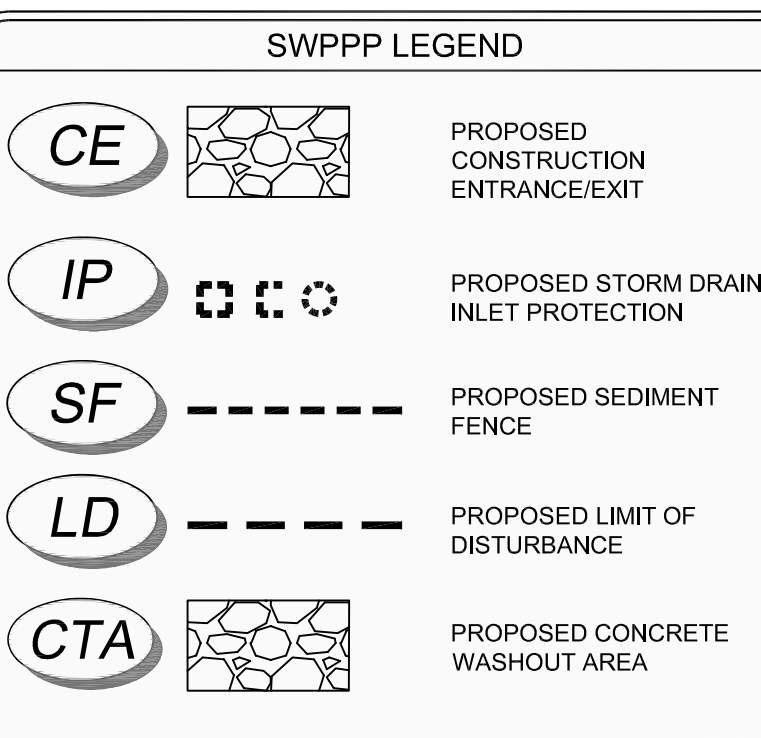


November 6, 2024 - 10:42:47 AM \\T:\Projects\2024\1120 - Uplift Development Group, LLC\Civil\3 - Design\Drawings\Private\REFS_SP-1 SITE PLAN.dwg - Curt Dempsey



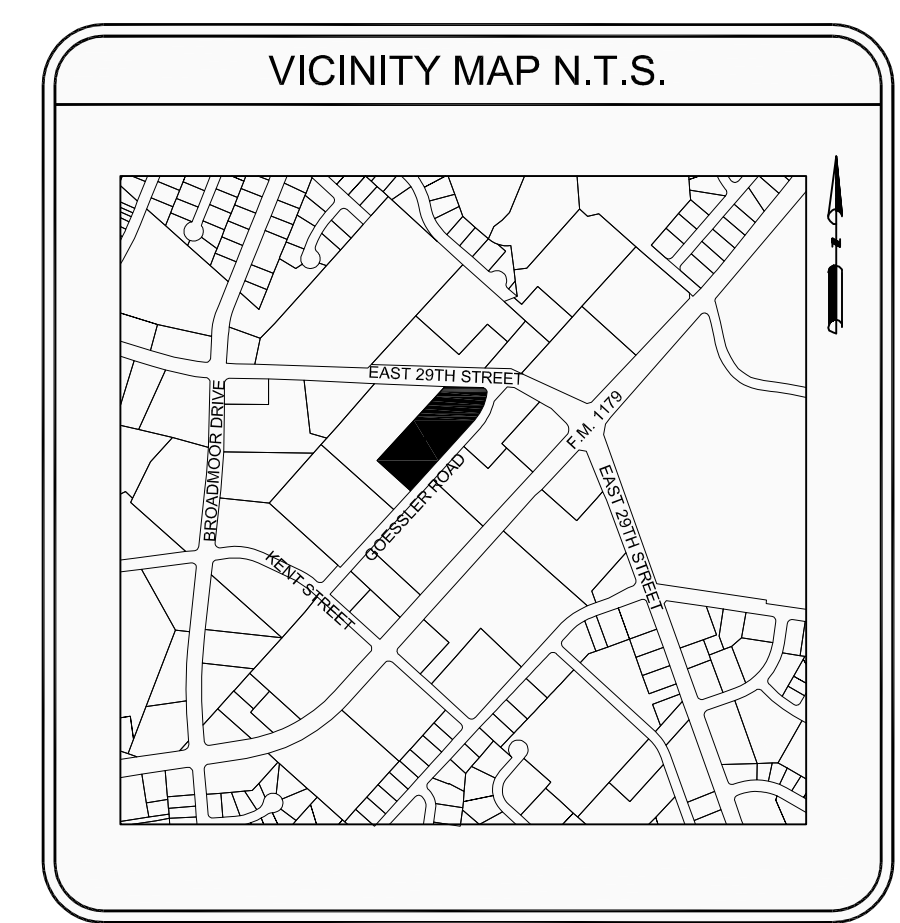
- TRASH ENCLOSURE NOTES
1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE...
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE...
3. DUMPSTER CONTAINMENT AREAS SHALL USE 8\"/>



ELEVATION INFORMATION
ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988, 2001 ADJ.
F.I.R.M. NO. 48041C PANEL: 0215F
REVISED DATE 04/02/2014 ZONE: "X"

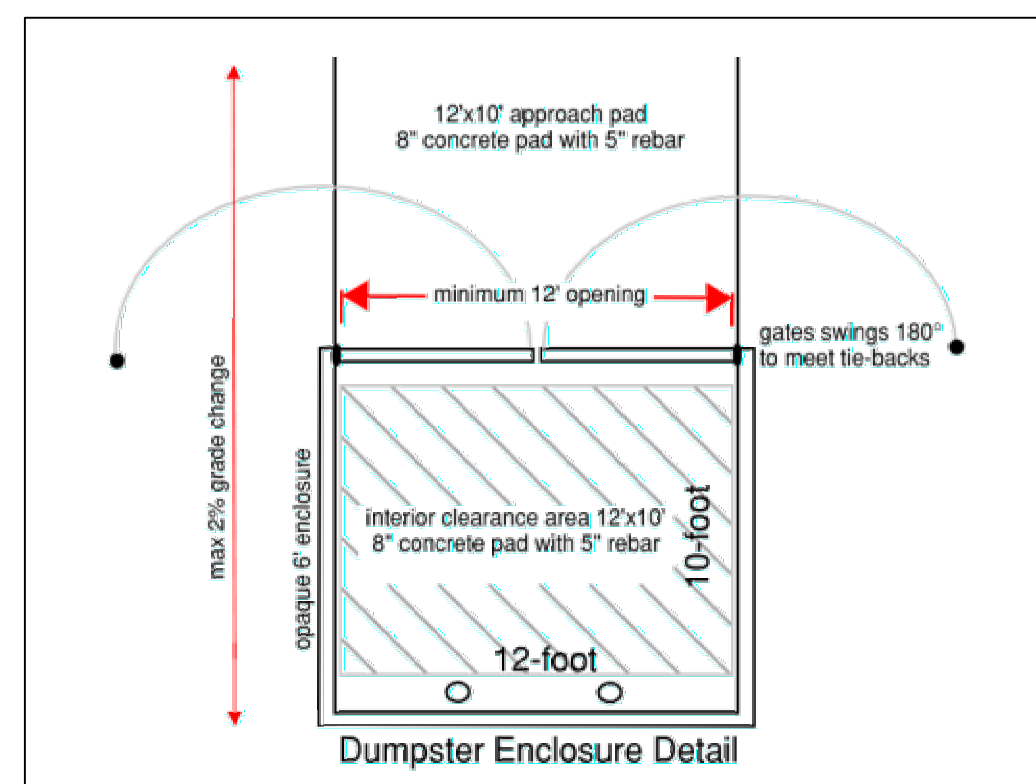
FLOOD INFORMATION
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS...
NO. OF PARKING SPACES (REQUIRED): 4
NO. OF PARKING SPACES (PROVIDED): 32

CONTACTS
CLIENT: UPLIFT DEVELOPMENT GROUP, LLC
ARCHITECT: VFLA ARCHITECTS, INC.
ENGINEER: TRI-TECH ENGINEERING, LP



- 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.

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'...



PARKING STANDARD PER BRYAN CODE OF ORDINANCES 62-297
PROPOSED BUILDING AREA: 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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF WILLIAM C. DEMPSEY, P.E. 105958 ON 10-02-2024

Revision table with columns: NO, REVISION, DATE

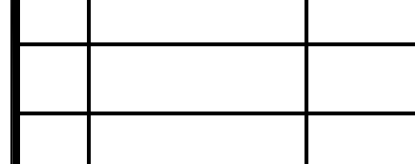


Table with columns: NO, REVISION, DATE

This drawing was prepared by TRI-TECH Engineering, LP (TRI-TECH) as an instrument of service...

TRI-TECH ENGINEERING, L.P.
10401 WESTOFFICE DR. HOUSTON, TEXAS 77042
PH: 713-667-0800

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: 10/20/24
SCALE: 1" = 30'
SHEET: SP-1