

- GENERAL NOTES:**
- THIS PROJECT CURRENTLY LIES IN THE FM 158 CORRIDOR OVERLAY DISTRICT AND MUST COMPLY TO THESE DEVELOPMENT STANDARDS.
  - THIS PROJECT WAS GRANTED A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF STORAGE FACILITY. ESTABLISHED BENCHMARK ELEVATION FOR EXISTING & PROPOSED ELEVATIONS AND CONTIGUOUS IS THE CENTER OF STORM SEWER MANHOLE COVER AT THE CORNER OF WILD FLOWER DRIVE AND BOONVILLE RD. BENCHMARK = 311.65'
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT TIG TESS @ 1-800-344-8377.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEERS OFFICE PRIOR TO START.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
  - LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
  - THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.
  - THE SUBJECT PROPERTY IS CURRENTLY ZONED COMMERCIAL-C-2, RETAIL DISTRICT.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041001M C, EFFECTIVE DATE: JULY 2, 1992.
  - THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY REBR SURVEYING, JANUARY 2009, AND CAN BE FOUND ON SHEET C-2.
  - ALL SIDEWALKS AND RAMPWAYS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
  - LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET C-7. IRRIGATION PLAN CAN BE FOUND ON SHEET C-8.
  - ALL CURB RADI SHALL BE 1' BACK OF CURB UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
  - ALL GROUND AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM PUBLIC RIGHT OF WAY OR RESIDENTIAL DISTRICT. PLEASE SEE ARCHITECTURAL DRAWINGS.
  - CONTRACTOR SHALL HYDRO MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
  - OWNER SHALL PROVIDE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- WATER & SANITARY SEWER LOADINGS:**
- |        | MINIMUM   | AVERAGE    | MAXIMUM     |
|--------|-----------|------------|-------------|
| WATER: | 2 GAL/DAY | 40 GAL/DAY | 400 GAL/DAY |
| SEWER: | 1 GAL/DAY | 5 GAL/DAY  | 100 GAL/DAY |
- \* ONE SMALL OFFICE CONTAINING A SINK & BATHROOM. WATER DEMANDS INCLUDE IRRIGATION QUANTITIES.

- SITE ELECTRICAL NOTES:**
- DEVELOPER INSTALLS 2 - 419 CONDUITS AS SHOWN ON PLANS PER CITY SPECS AND DESIGN.
  - CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES PRIOR TO CONSTRUCTION.
  - DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED.
  - IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
  - DEVELOPER WILL INSTALL METERSERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.

- SOLID WASTE DISPOSAL:**
- TWO 12' x 12' TRASH BINS SHALL BE LOCATED AT REAR OF PROPERTY. A 16' x 30' FENCED IN AREA w/SWINGING GATES SHALL ALSO BE PROVIDED.

- UNDERGROUND ELECTRICAL:**
- OWNER SHALL PROVIDE 2 (TWO) 4" SCH. 40 P.V.C. CONDUITS TO EACH BUILDING FOR ELECTRICAL SERVICE. THE CITY SHALL PROVIDE AND INSTALL ELECTRICAL WIRE FOR SERVICE.

- FOUNDATION & BUILDING CONSTRUCTION:**
- PLEASE SEE STRUCTURAL DRAWINGS PROVIDED BY OTHERS FOR FOUNDATION AND BUILDING DESIGN DETAILS.

- DEMOLITION / CONSTRUCTION WASTE:**
- CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR DESIGNATED CONTRACTORS ONLY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

- SITE CLEARING AND GRADING:**
- SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON SITE AT A LOCATION DESIGNATED BY OWNER.
  - ALL AREAS THAT ARE FOUND TO BE "PUMPING" OR "SINK-HOLES" OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

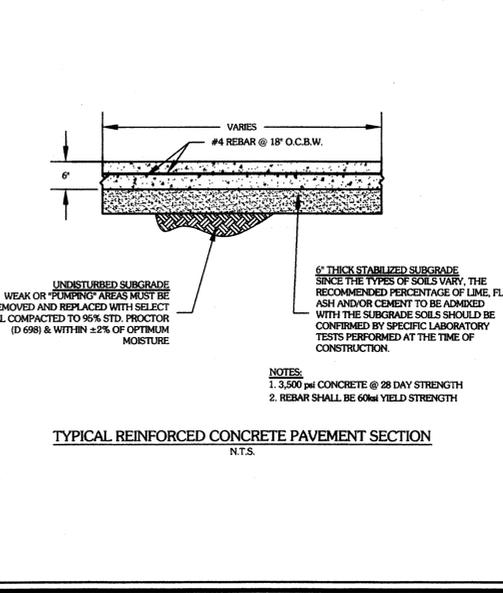
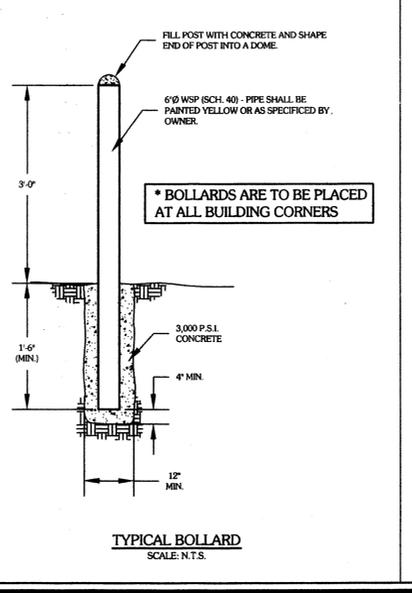
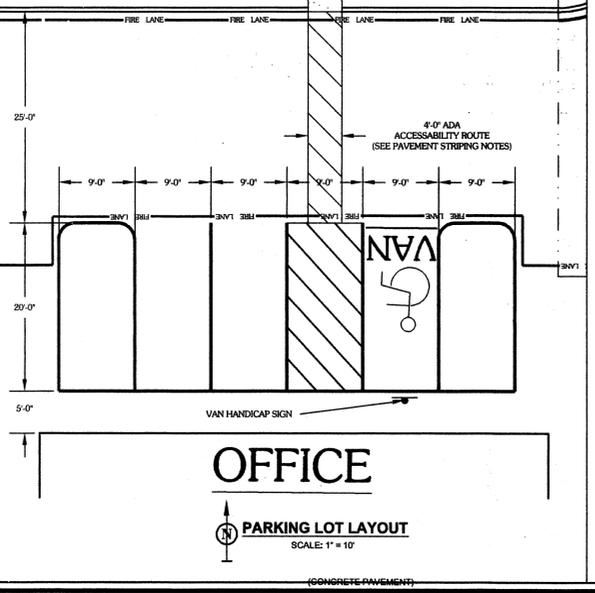
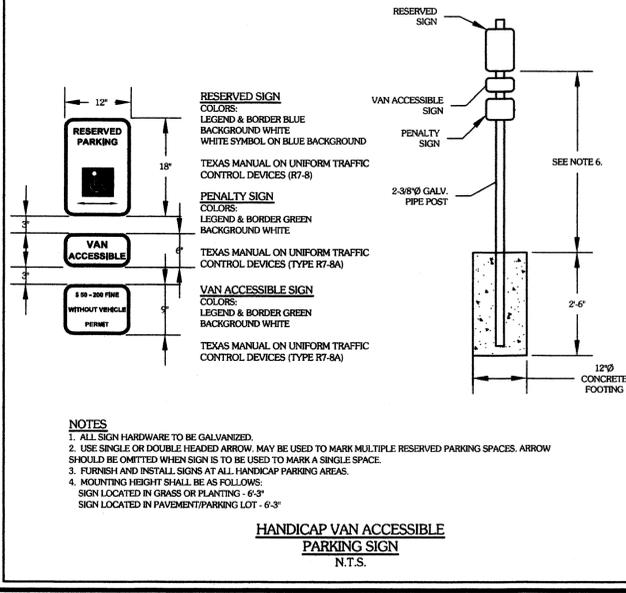
- STORM WATER MITIGATION NOTES:**
- CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
  - ALL STORM WATER PRODUCED FROM THIS SITE GENERALLY SHEET FLOWS OVER GRASSLAND AND PAVED AREAS FROM WEST TO EAST AND IS COLLECTED VIA ON SITE DRAINAGE WAY / CHANNEL THAT CONVEYS STORM WATER RUN-OFF TO THE CARTER CREEK SECONDARY TRIBUTARY.

- PARKING ANALYSIS & DESIGN:**
- | REQUIRED PARKING SPOTS:        | 1 per 300 S.F. OF GENERAL OFFICE BUILDING: | 900 S.F. = 3 PARKING SPOTS |
|--------------------------------|--|----------------------------|
| TOTAL PARKING SPOTS PROVIDED:  | 3 PARKING SPOTS                            |                            |
| - INCLUDES 1 VAN HANDICAP SPOT |  |                            |
- PARKING LOT SHALL BE 6" THICK REINFORCED CONCRETE WITH #4 REBAR (GRADE 60) AT 18" ON CENTER, BOTH WAYS.
  - CONCRETE SHALL BE 3,500 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5' SLUMP MAXIMUM)

CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT. PAVEMENT STRIPING, DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEEP CLEAN AND FREE OF MATERIAL AND DEBRIS. ALL PAVEMENT MARKINGS SHALL BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.

**DEVELOPER**  
CODY HALL  
P.O. BOX 10716  
COLLEGE STATION, TX, 77842  
(979) 324-3336

**DRAWN BY:** JOE G.  
**DATE:** NOVEMBER 2008  
**SCALE:** NOTED  
**PROJECT #:** GE001036

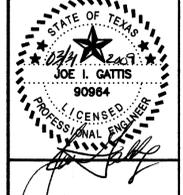


NO.	DATE	REVISIONS	DESCRIPTION

**GATTISENGINEERING**  
ENGINEERS & CONSULTANTS

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**BRAZOS MOVING & STORAGE**  
2704 BOONVILLE ROAD  
BRYAN, BRAZOS COUNTY, TEXAS



**MASTER SITE PLAN**  
CHALL SUBDIVISION - 4.42 ACRES  
ZONED C-2 (RETAIL DISTRICT)  
JOHN AUSTIN LEAGUE, ABSTRACT #2  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY 2009

**RECEIVED**  
APR 1 2009