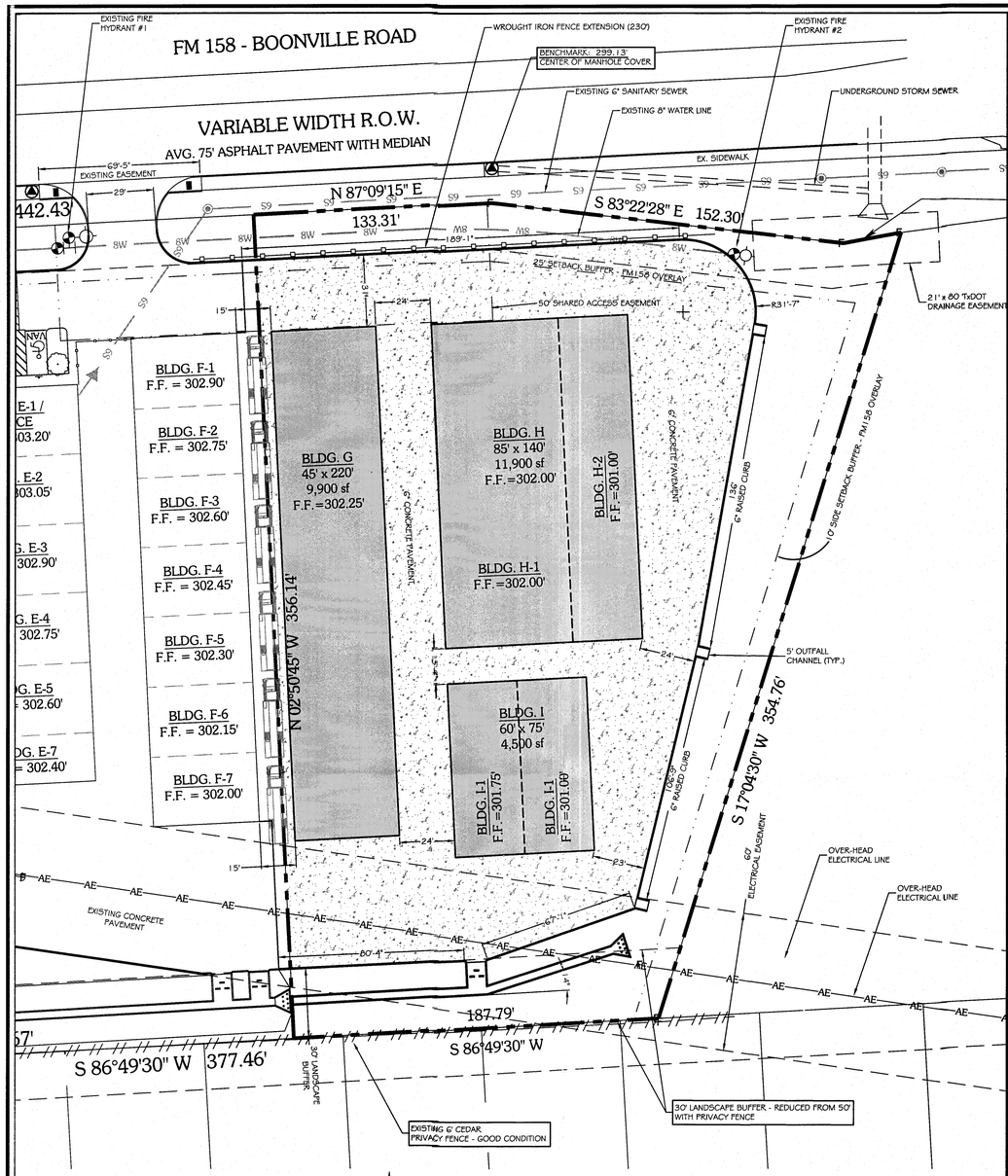
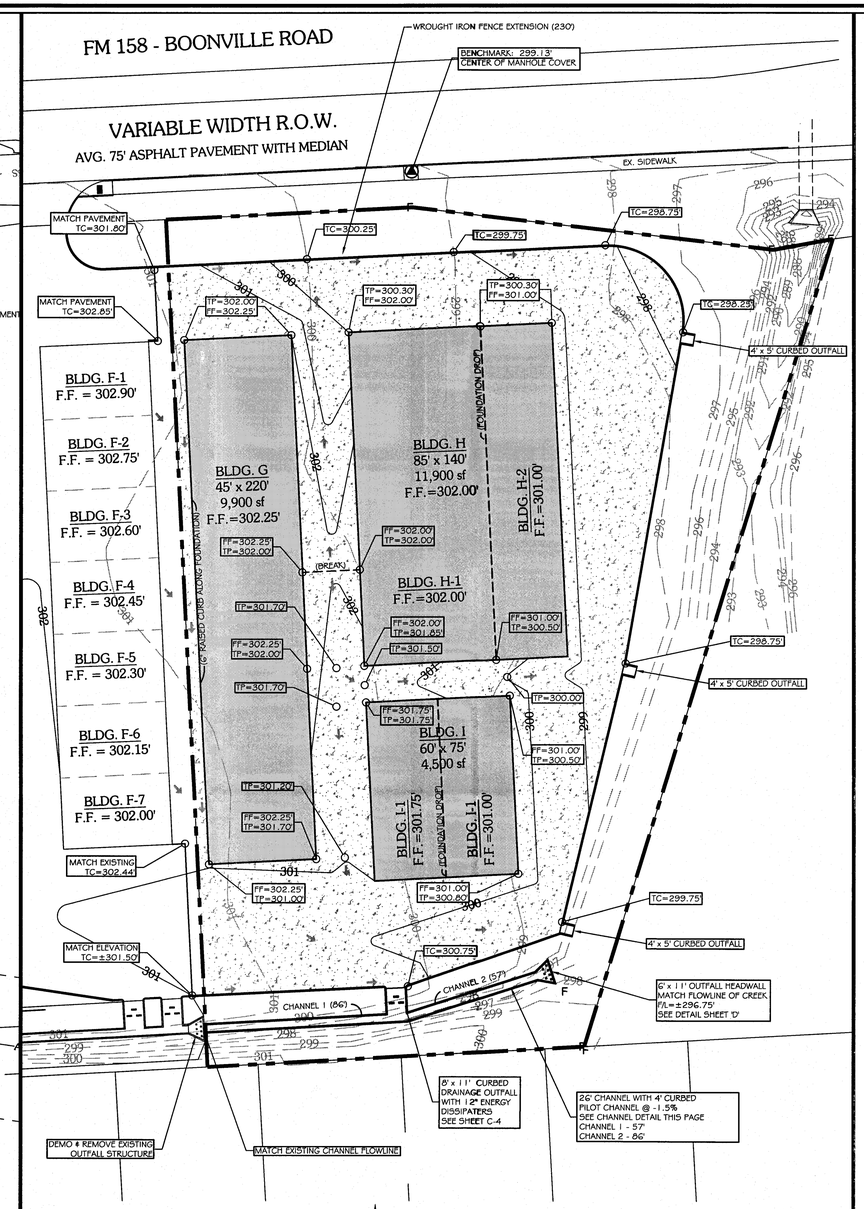
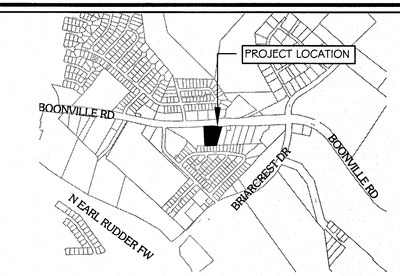


SITE LAYOUT, EASEMENT & UTILITIES
SCALE: 1" = 30'



SITE ELEVATIONS
SCALE: 1" = 30'



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. ESTABLISHED BENCHMARK ELEVATION FOR EXISTING & PROPOSED ELEVATIONS AND CONTOURS IS THE CENTER OF STORM SEWER MANHOLE COVER AT STORMWATER INLET BOX IN FRONT OF PHASE 4 TRACT ALONG BOONVILLE RD. BENCHMARK = 299.13'
2. 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 DIG TESS @ 1-800-344-8377.
3. 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 ENGINEER'S OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. 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.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2.
8. 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 48041C0215 F, EFFECTIVE DATE APRIL 2, 2014.
9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVEYING, JANUARY 2009, AND CAN BE FOUND ON SHEET C-2.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. LANDSCAPE DESIGN AND ANALYSIS CAN BE FOUND ON SHEET L-1.
12. ALL CURB RADII SHALL BE 1', BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
14. 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 ARCHITECTUAL DRAWINGS.
15. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
16. OWNER SHALL PROVIDE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
17. THIS PROJECT LIES WITHIN THE FM158 OVERLAY DISTRICT.
18. ALL EXTERIOR WALLS OF ALL BUILDINGS WILL CONSIST OF A MINIMUM OF 75% NON-METALLIC MATERIALS. THE AREA COVERED BY OPERABLE DOORS WILL NOT BE CONSIDERED AS EXTERIOR WALLS.
19. CHAIN LINK FENCES ARE PROHIBITED IN THE FM158 OVERLAY DISTRICT. EXISTING CHAIN LINK FENCE ON SITE MUST BE REMOVED WITH THIS DEVELOPMENT.
20. CONDITIONAL USE PERMIT: GRANTED FOR THIS PROJECT FOR SELF-STORAGE AND TRUCK LEASING.

WATER & SANITARY SEWER LOADINGS:

1. NO WATER OR SEWER DEMANDS.

SITE ELECTRICAL NOTES:

1. OWNER SHALL PROVIDE 2 (TWO) 4" SCH. 40 PVC CONDUITS TO EACH BUILDING FOR ELECTRICAL SERVICE. THE CITY SHALL PROVIDE AND INSTALL ELECTRICAL WIRE FOR SERVICE.
2. CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES PRIOR TO CONSTRUCTION.
3. 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.
4. DEVELOPER WILL INSTALL METER/SERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.
5. SERVICE WIRE TO BE FURNISHED AND INSTALLED BY BRYAN TEXAS UTILITIES (BTU)

SOLID WASTE DISPOSAL:

1. PHASE 4 OF DEVELOPMENT SHALL UTILIZE THE EXISTING TRASH BINS FROM PHASE 1.

FOUNDATION & BUILDING CONSTRUCTION:

1. PLEASE SEE STRUCTURAL DRAWINGS PROVIDED BY OTHERS FOR FOUNDATION AND BUILDING DESIGN DETAILS.

DEMOLITION / CONSTRUCTION WASTE:

1. 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 CITY PERMITTED CONTRACTOR(S) ONLY.
2. 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:

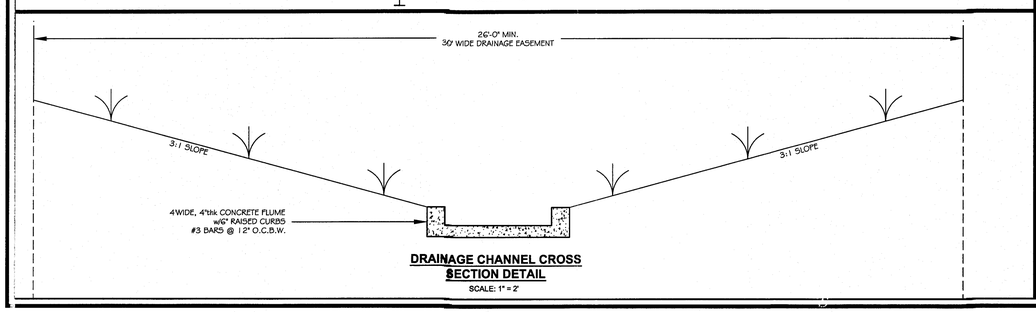
1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL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

STORM WATER MITIGATION NOTES:

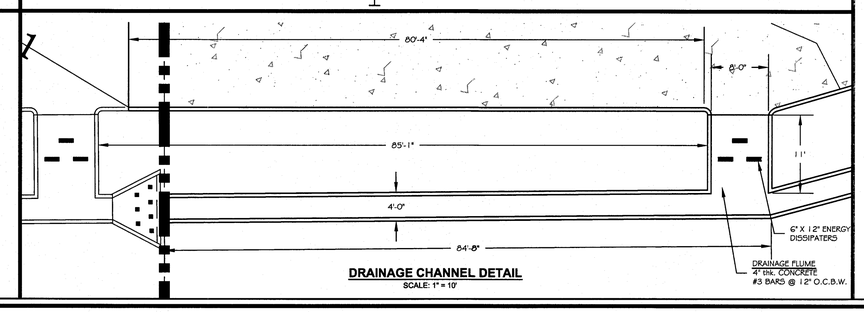
1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
3. 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:

1. PARKING ANALYSIS & REQUIREMENTS: NONE - SELF STORAGE BLDGS. ONLY
2. PARKING LOT SHALL BE 6" THICK REINFORCED CONCRETE WITH #3 REBAR (GRADE 60) AT 12" ON CENTER, BOTH WAYS.
3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT.
5. PAVEMENT STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. 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.



DRAINAGE CHANNEL CROSS SECTION DETAIL
SCALE: 1" = 2'



DRAINAGE CHANNEL DETAIL
SCALE: 1" = 10'

FOR REVIEW ONLY. NOT APPROVED FOR BIDDING OR CONSTRUCTION PURPOSES.

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

DRAWN BY:	JOE G.
DATE:	APRIL 2014
SCALE:	NOTED
PROJECT #:	GE028001

NO.	DATE	BY	DESCRIPTION

GATTIS ENGINEERING
ENGINEERS ✦ CONSULTANTS
P.O. Box 13461 • College Station, Texas 77841 • (979) 575-5022
INFO@GATTISENGINEERING.COM

BRAZOS MOVING & STORAGE
2704 BOONVILLE ROAD
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2, 2014

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
MAY 01 2014

SITEPLAN

1.75 ACRES , C-HALL SUBDIVISON
ZONED C-2 (RETAIL DISTRICT)
JOHN AUSTIN LEAGUE, ABSTRACT #2
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2, 2014

C-3