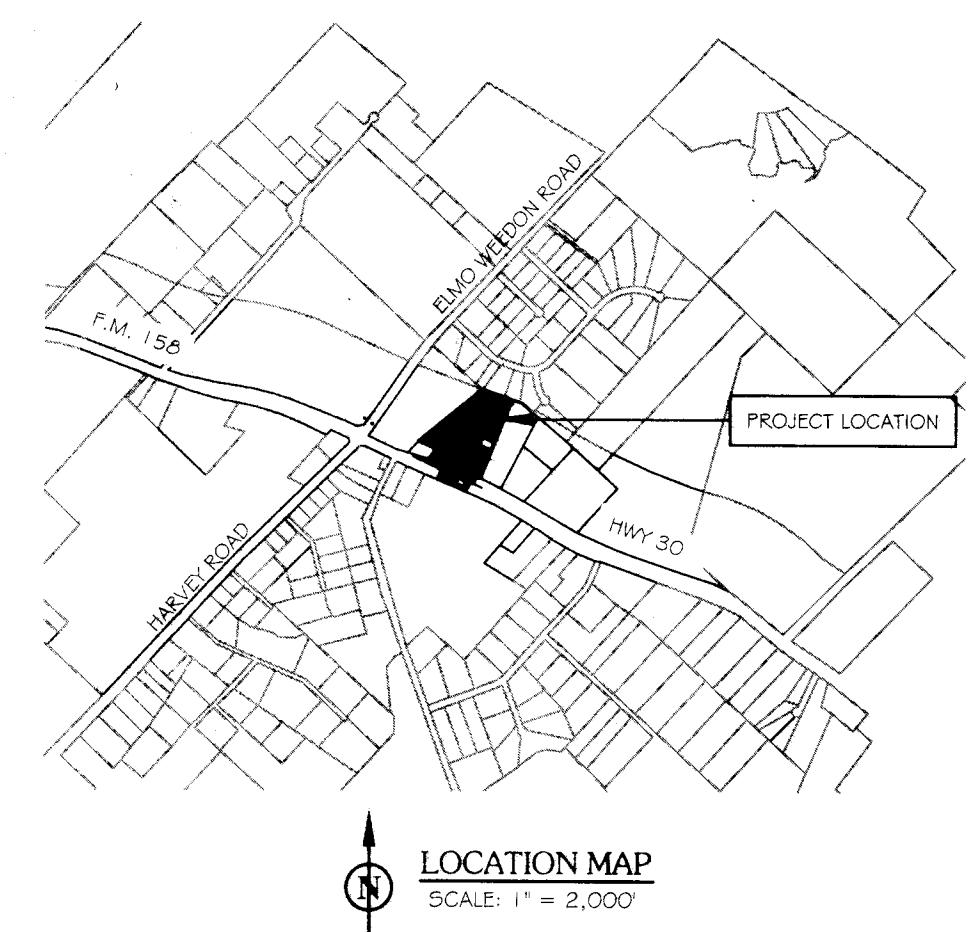
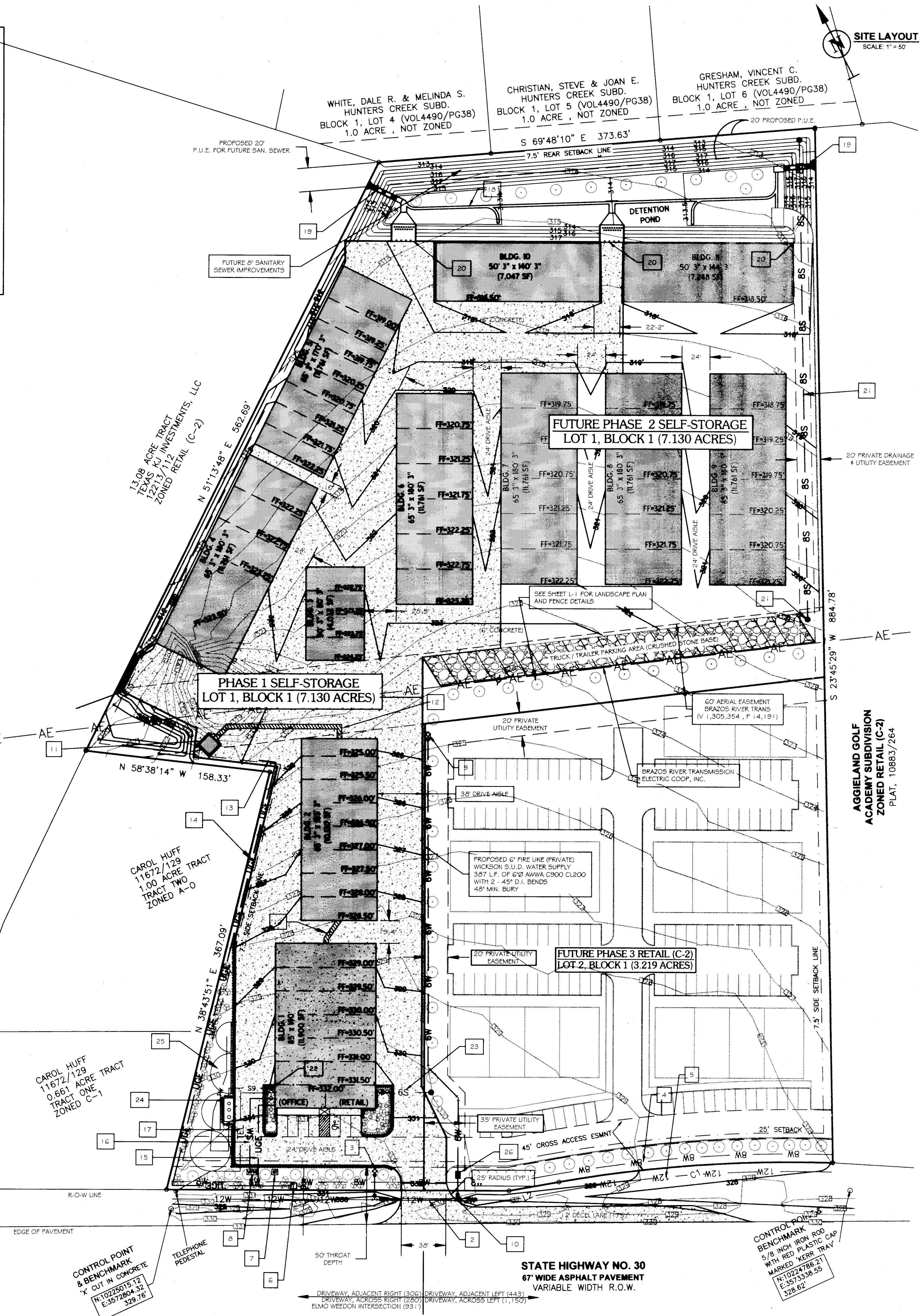


- NUMERICAL LEGEND**
- LANDSCAPING - SEE SHEET L-1
 - 1.0' CONCRETE CULVERT WITH SAFETY END TREATMENTS (70'), SHEET C-4 FOR GRADES
 - PROPOSED FIRE HYDRANT #1, 4" AMERICAN DARLING
 - INSTALL 120" x 60" S.S. SMITH-BLAIR SADDLE TAP & VALVE ONTO 12" WATER MAIN
CONTRACTOR SHALL COORDINATE WITH KYLE EPLER @ W.S.U.D. @ 979-589-3030
CONTRACTOR SHALL KEEP COUPON FROM INSTALLATION
 - 8" WATER MAIN, WICKSON WATER SPECIAL UTILITY DIST., CONTACT KENT WATSON 979-589-3030
 - 12" WATER MAIN, WICKSON WATER SPECIAL UTILITY DIST., CONTACT KENT WATSON 979-589-3030
 - INSTALL 5' x 5' TRANSFORMER PAD, COORDINATE WITH BTU 979-821-5744
 - 3/4" IRRIGATION METER AND BOX, TAP 8" WATER MAIN, COORDINATE WITH W.S.U.D.
 - 3/4" DOMESTIC WATER METER AND BOX, TAP 8" WATER MAIN, COORDINATE WITH W.S.U.D.
 - PROPOSED FIRE HYDRANT #2, 4" AMERICAN DARLING ASSEMBLY, 8" RESILIENT GATE VALVE
 - INSTALL 120" x 60" S.S. SMITH-BLAIR SADDLE TAP & VALVE ONTO 12" W.S.U.D. WATER MAIN
CONTRACTOR SHALL COORDINATE WITH KYLE EPLER @ W.S.U.D. @ 979-589-3030
CONTRACTOR SHALL KEEP COUPON FROM INSTALLATION
 - 12" x 12" TRASH BIN LOCATION, 8" THICK CONCRETE, 8" PRIVACY FENCE & LOCKABLE GATE
 - 4" A.D.A. PATH, PAVEMENT STRIPING, SEE SHEET L-1
 - 4" x 6" ELECTRICAL METER RACK, COORDINATE WITH BTU, SEE ELECTRICAL DRAWINGS
 - DBL. 4" GREY ELECTRICAL CONDUIT, 450', 36" MINIMUM BURY, COORDINATE WITH BTU
 - BLDG. ELECTRICAL DBL. 2" GREY ELECTRICAL CONDUIT (110), 36" MINIMUM BURY DEPTH
 - 3/4" DOMESTIC WATER SERVICE, SCH. 40 PVC PIPE, 36" MIN. BURY DEPTH (60')
 - TELECOMM CONDUIT, 4" GREY CONDUIT, 36" MIN. BURY DEPTH (156')
 - 2" WIDE CONCRETE PILOT CHANNEL, SEE SHEET D'
 - DETENTION POND OUTFALL STRUCTURES (2), 12" Ø CULVERT PIPE WITH SLOPED END TREATMENTS, SHEET C-5
 - 20' WIDE DRAINAGE CURB CUT AND FLUME, SEE SHEET C-5
 - FUTURE PRIVATE 6" SANITARY SEWER LINE - TO BE BUILT WITH FUTURE PHASES 2 & 3
 - PRIMARY BUILDING 6" SAN. SEWER OUTFALL WITH 6" C.O. TO SEPTIC TANK, SHOWN
 - FL @ BLDG. = 328.00 @ ±2.0% (MIN.)
 - FUTURE BUILDING 6" SAN. SEWER OUTFALL FOR FUTURE GRAVITY SEWER
 - FL @ BLDG. = 328.00 @ ±2.0% (MIN.)
 - 1,500 GALLON 0.5 S.F. TIMER PACKAGE AEROBIC SYSTEM, 100 GPD CAPACITY, CONCRETE TANK, SEE NOTES BELOW.
 - AEROBIC SPRAY FIELD, 2,191 SQ. FT.
 - 4' x 6' PRE-CAST WATER VAULT, 6" DOUBLE CHECK DETECTOR ASSEMBLY (AMES 300055)



- GENERAL NOTES:**
- BENCHMARK: 5/8" IRON ROD WITH "KERR" RED PLASTIC CAP
ELEV. = 328.62'
NORTHING: 10,224,786.21
EASTING: 3,573,338.55
 - 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.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND PAVEMENT STATE AS SHOWN HEREIN AND WITH THE REGULATIONS OF BRAZOS COUNTY AND THE STATE OF TEXAS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE PROJECT ENGINEER AND COUNTY ENGINEER 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 (BRAZOS MOVING & STORAGE).
 - PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2, AND IS LOCATED IN THE F.M. 158 CORRIDOR OVERLAY 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 48041C0220-F, EFFECTIVE DATE APRIL 2, 2017.
 - THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVIVORS, JANUARY 2017.
 - 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.
 - ALL CURB RADI SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
 - PROJECT SITE COVERAGE: TOTAL TRACT: 10.349 ACRES, TOTAL IMPERVIOUS=80.0%
PHASES 1 & 2 SELF-STORAGE DEVELOPMENT = 66.6%
TOTAL = 6.856 ACRES, IMPERVIOUS = 5,700 ACRES
FUTURE PHASE 3 RETAIL = 3.33%
TOTAL = 3.453 ACRES, PROPOSED IMPERVIOUS = 2,589 ACRES
 - 0.5 S.F. THIS PROJECT WILL UTILIZE A SMALL PACKAGE OFF-SITE SANITARY SEWER FACILITY FOR ITS DOMESTIC SANITARY SEWER PRODUCTION. UPON COMPLETION OR EXTENSION OF CITY GRAVITY SANITARY SEWER SERVICES TO THIS PROJECT, THE OSSF SHALL BE ABANDONED AND REMOVED.
- CONDITIONAL USE ACTION REQUIREMENTS**
- THIS PROJECT WAS APPROVED BY THE CITY OF BRYAN PLANNING AND ZONING ON SEPTEMBER 17, 2015, FOR SELF-STORAGE, TRUCK RENTAL, OFFICE AND RETAIL (C-2) BASED ON 3 REQUIRED ACTIONS LISTED BELOW.
- THE DISPLAY OF RENTAL TRUCK OR TRAILER UNITS SHALL NOT BE PERMITTED WITHIN SIGHT OF S.H. 30.
 - A SITE PLAN GENERALLY IN COMPLIANCE WITH THE SUBMITTED CONCEPTUAL PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF A MINI-WAREHOUSE / SELF-STORAGE FACILITY AND TRUCK/TRAILER RENTAL BUSINESS ON THE SUBJECT PROPERTY SHALL BE APPROVED BY THE CITY OF BRYAN'S SITE DEVELOPMENT REVIEW COMMITTEE, BEFORE ANY NEW BUILDING PERMITS ARE ISSUED.
 - A SITE PLAN GENERALLY IN COMPLIANCE WITH THE SUBMITTED CONCEPTUAL PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF A MINI-WAREHOUSE / SELF-STORAGE FACILITY AND TRUCK/TRAILER RENTAL BUSINESS ON THE SUBJECT PROPERTY SHALL BE APPROVED BY THE CITY OF BRYAN'S SITE DEVELOPMENT REVIEW COMMITTEE, BEFORE ANY NEW BUILDING PERMITS ARE ISSUED.

12/27/2017

APPROVED FOR BIDDING & CONSTRUCTION

GATTISE ENGINEERING
ENGINEERS & CONSULTANTS

BRAZOS MOVING & STORAGE #3
10099 STATE HWY 30
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 27, 2017

PRELIMINARY PLAN
C-HALL #3 SUBDIVISION
LOTS 1 & 2, BLOCK 1 (10.349 ACRES)
MARIA KEGANS SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY: JOE G.
DATE: SEPTEMBER 2017
SCALE: NOTED
PROJECT #: GE028003

PRELIM