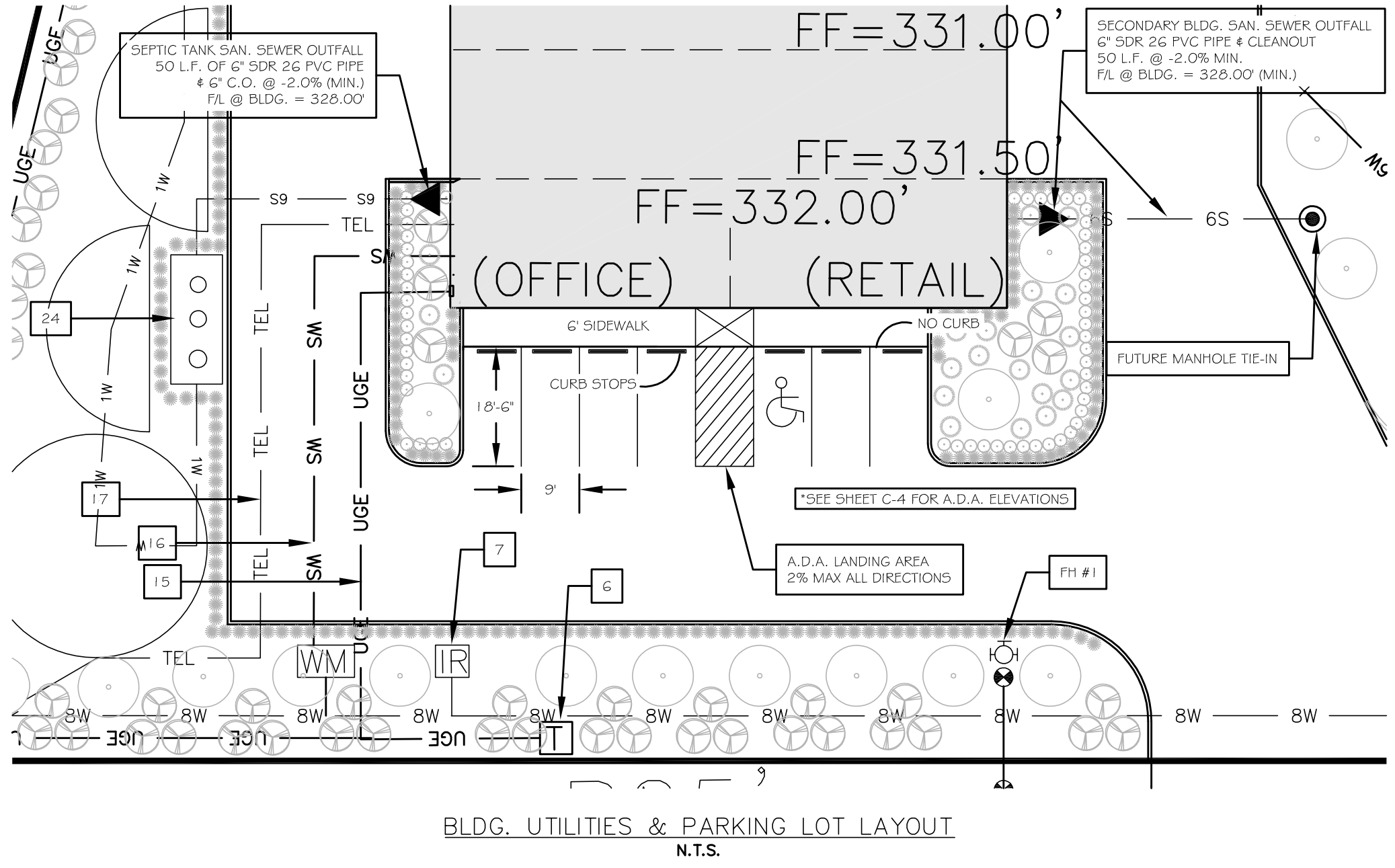


TYPICAL REINFORCED CONCRETE PAVEMENT SECTION
N.T.S.



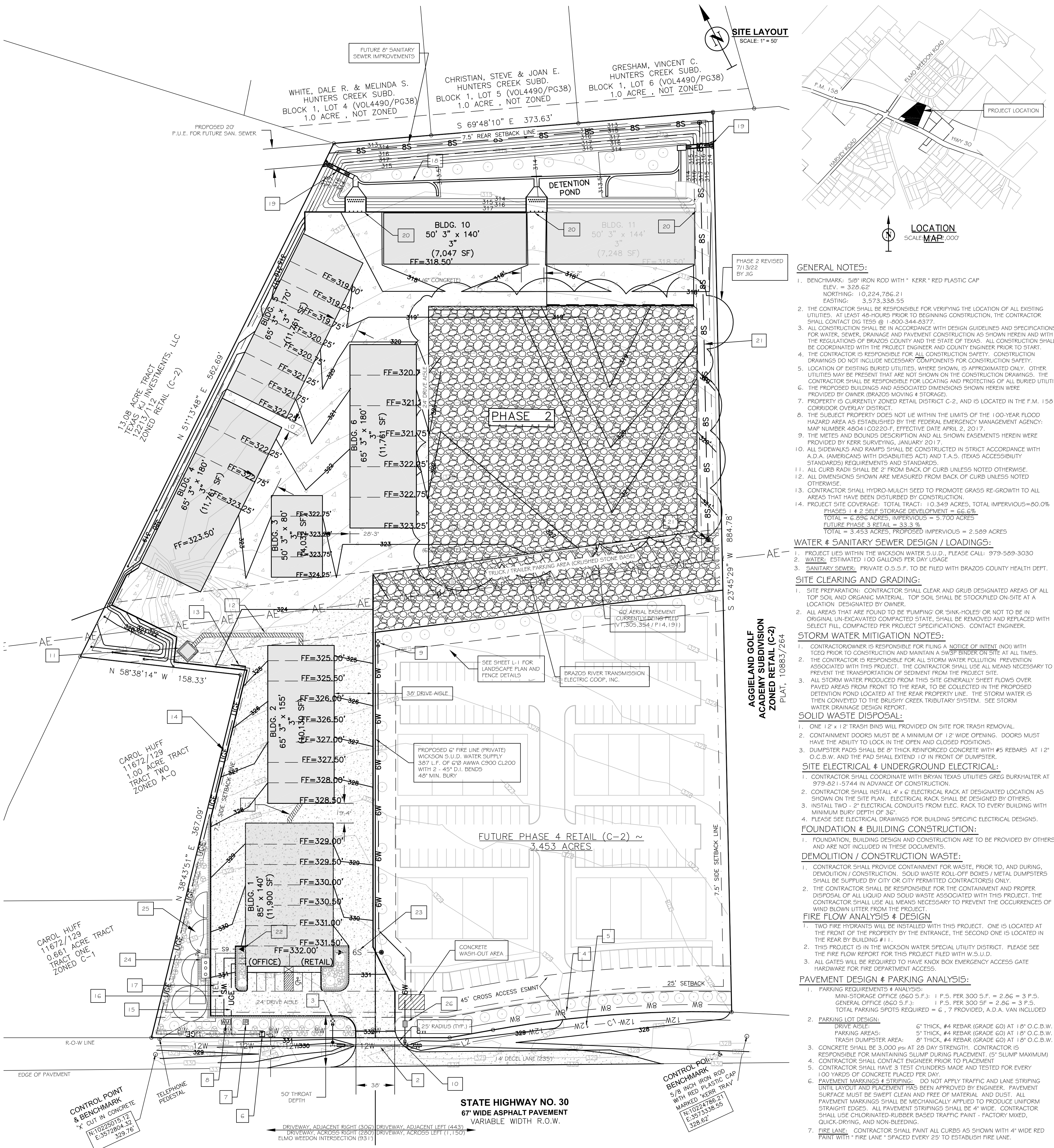
BLDG. UTILITIES & PARKING LOT LAYOUT
N.T.S.

- NUMERICAL LEGEND**
1. LANDSCAPING - SEE SHEET L-1
 2. 12" CONCRETE CULVERT WITH SAFETY END TREATMENTS (70), SHEET C-4 FOR GRADES
 3. PROPOSED FIRE HYDRANT #1, 4" AMERICAN DARING.
 4. INSTALL 1" 2" x 4" 2" 5.5" SMITH-BURK SADDLE TAP #4 VALVE ONTO 12" WATER LINE. CONTRACTOR SHALL COORDINATE WITH KYLE EPPERL @ W.S.U.D. @ 979-589-3030. CONTRACTOR SHALL KEEP COUPON FROM INSTALLATION.
 5. 2" WATER MAIN, WICKSON WATER SPECIAL UTILITY DIST., CONTACT KENT WATSON 979-589-3030
 6. 12" WATER MAIN, WICKSON WATER SPECIAL UTILITY DIST., CONTACT KENT WATSON 979-589-3030
 7. 3/4" IRRIGATION METER AND BOX, TAP #9 WATER MAIN, COORDINATE WITH W.S.U.D.
 8. 3/4" DOMESTIC WATER METER AND BOX, TAP #9 WATER MAIN, COORDINATE WITH W.S.U.D.
 9. PROPOSED FIRE HYDRANT #2, 4" AMERICAN DARING ASSEMBLY, 8" RESILIENT GATE VALVE
 10. INSTALL 1" 2" x 4" 2" 5.5" SMITH-BURK SADDLE TAP #4 VALVE ONTO 12" W.S.U.D. WATER MAIN. CONTRACTOR SHALL COORDINATE WITH KYLE EPPERL @ W.S.U.D. @ 979-589-3030. CONTRACTOR SHALL KEEP COUPON FROM INSTALLATION.
 11. 12" x 12" TRASH BIN LOCATION, 8" THICK CONCRETE, 6" PRIVACY FENCE & LOCKABLE GATE
 12. 4" A.D.A. PATH, PAVEMENT STRIPING, SEE SHEET L-1
 13. 4" x 6" ELECTRICAL METER RACK, COORDINATE WITH BTU. SEE ELECTRICAL DRAWINGS
 14. 2" 4" GREY ELECTRICAL CONDUIT, 450, 36" MINIMUM BURY, COORDINATE WITH BTU
 15. 1" 2" GREY ELECTRICAL CONDUIT, 2" GREY ELECTRICAL CONDUIT (110), 36" MINIMUM BURY DEPTH
 16. 3/4" DOMESTIC WATER SERVICE, SCH. 40 PVC PIPE, 36" MIN. BURY DEPTH (80)
 17. TELECOM CONDUIT, 4" - 2" GREY CONDUIT, 36" MIN. BURY DEPTH (156)
 18. 2" WIRE CONCRETE FLOOR CHANNEL, SEE SHEET C-1
 19. DETENTION POND OUTFALL STRUCTURES (1, 2) 12" CULVERT PIPE WITH SLOPED END TREATMENTS, SHEET C-5
 20. 20" WIDE DRAINAGE CURB CUT AND FLUME, SEE SHEET C-5
 21. FUTURE PRIVATE 6" SAN. SEWER OUTFALL WITH 6" C.O. TO SEPTIC TANK, SHOWN
 22. FUTURE BUILDING 6" SAN. SEWER OUTFALL FOR FUTURE GRAVITY SEWER. FL @ BLDG. = 328.00' @ -2.0% (MIN.)
 23. FUTURE BUILDING 6" SAN. SEWER OUTFALL FOR FUTURE GRAVITY SEWER. FL @ BLDG. = 328.00' @ -2.0% (MIN.)
 24. 1,500 GALLON O.D. 5.5" TANK PACKAGE AEROBIC SYSTEM, 100 GPD CAPACITY, CONCRETE TANK. SEE NOTES BELOW.
 25. AEROBIC SPRAY FIELD, 2, 31' 50" FT.
 26. 4" x 6" PRE-CAST WATER VALVE, 6" DOUBLE CHECK DETECTOR ASSEMBLY (AMES 300095)

- TxDOT PERMIT GENERAL PROVISIONS:**
1. TRAFFIC CONTROL PLAN IS REQUIRED PER TMUDOT PRIOR TO START OF CONSTRUCTION IN THE RIGHT OF WAYS.
 2. AREAS WITHIN R.O.W. DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS THAN EXISTING PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION ALL UTILITIES WITHIN THE R.O.W. CONSTRUCTION SITE. CONTACTS WITH LOCAL UTILITY COMPANIES AND UTILITY LOCATORS ARE REQUIRED. CALL 1-800-DIG-TESS
 4. ANY LANE CLOSURE WILL BE ALLOWED ONLY BETWEEN 6:30AM AND 4:30PM. QUALIFIED FLAGMEN WILL BE REQUIRED.
 5. NO UNDER-CUTTING OF EXISTING ASPHALT PAVEMENT WILL BE ALLOWED.
 6. DRIVEWAYS SHALL BE CONSTRUCTED AS PER TxDOT BRAZOS COUNTY STANDARD DETAILS AND SPECIFICATIONS. DRIVEWAY RADI SHALL BE 25'. PAVEMENT SHALL BE NON-TRACKABLE.
 7. SETS WILL BE REQUIRED (SEE ATTACHED).
 8. DITCH SECTIONS @ PROPOSED ACCESS DRIVEWAY SHALL BE GRADED TO DRAIN.
 9. PAVEMENT SURFACES SHALL BE KEPT CLEAR OF MUD, DEBRIS, ETC.
 10. NO CURB AND GUTTER SHALL BE ALLOWED ON R.O.W.
 11. CONSTRUCTION OF ACCESS DRIVEWAY SHALL BE COMPLETED WITHIN 45 DAYS FROM START OF CONSTRUCTION UNLESS AN EXTENSION IS GRANTED BY THE TxDOT MAINTENANCE SUPERVISOR.
 12. CONTRACTOR SHALL CONTACT MR. JEFFERY HOLLAND AT TxDOT BRAZOS COUNTY MAINTENANCE AT 979-778-6054 OR JEFFERY.HOLLAND@TXDOT.GOV 48 HOURS PRIOR TO STARTING WORK.
 13. UPON COMPLETION SITE CONSTRUCTION AND NEW SHARED DRIVEWAY, ALL EXISTING DRIVEWAYS AND CULVERTS 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.
1. THE DISPLAY OF RENTAL TRUCK OR TRAILER UNITS SHALL NOT BE PERMITTED WITHIN SIGHT OF S.H. 30.
 2. 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.
 3. 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.

- ON-SITE SANITARY SEWER FACILITY (O.S.S.F.)**
- PHASE ONE BUILDING WILL HAVE TWO UNI-SEX BATHROOMS (ONE EACH SIDE), 2 FOUNTAINS, AND 2 MOP SINKS TOTALING 17 W.S.F.U. = 18.4 GPM PEAK = 80 GPD
- AEROBIC AREA REQUIRED FOR 80 GPD APPLICATION = 80 GPD / .045 = 1,777.50 SQ. FT. AEROBIC AREA PROVIDED = 2,191.50 FT. = 100 GPD CAPACITY
- SEPTIC TANK WILL BE A PACKAGE, TIMER SYSTEM AND FLEED AT THE COMPANY
- ALL AEROBIC SPRAY HEADS SHALL BE LOW ANGLE K-RAIN, #3 NOZZLE OR EQUIVALENT CONNECT VIA 1/2" SCH. 40 PVC PIPE
- SPRAY HEAD SUMMARY**
- 1- 360° 18" RADIAL HEAD
 - 1- 180° 18" RADIAL HEAD
 - 1- 180° 16" RADIAL HEAD
 - 1- 180° 13" RADIAL HEAD



SITE LAYOUT
SCALE: 1" = 50'

LOCATION
SCALE: MAP 1:1000

GENERAL NOTES:

1. BENCHMARK: 5/8" IRON ROD WITH "KERR" RED PLASTIC CAP
ELEV. = 328.62'
NORTHING: 10,224.786, 21
EASTING: 3,573.338, 55
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 @ 1-800-544-6377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND PAVEMENT CONSTRUCTION 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.
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. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN WERE PROVIDED BY OWNER (BRAZOS MOVING & STORAGE).
6. PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2, AND IS LOCATED IN THE F.M. 156 CORRIDOR OVERLAY DISTRICT.
7. 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 4604 (10/22/20), EFFECTIVE DATE APRIL 2, 2017.
8. THE METES AND BOUNDARIES DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVEYING, JANUARY 2017.
9. 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.
10. ALL CURB RADI SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
12. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
13. PROJECT SITE COVERAGE: TOTAL TRACT: 10.349 ACRES, TOTAL IMPERVIOUS=80.0%
PHASES 1 & 2 SELF STORAGE DEVELOPMENT = 66.6%
TOTAL = 6.896 ACRES, IMPERVIOUS = 5,700 ACRES
FUTURE PHASE 3 RETAIL = 33.3%
TOTAL = 3.453 ACRES, PROPOSED IMPERVIOUS = 2,589 ACRES
14. WATER & SANITARY SEWER DESIGN / LOADINGS:

- WATER & SANITARY SEWER DESIGN / LOADINGS:**
1. PROJECT LIES WITHIN THE WICKSON WATER S.U.D., PLEASE CALL: 979-589-3030
 2. WATER: ESTIMATED 100 GALLONS PER DAY PER USER
 3. SANITARY SEWER: PRIVATE 0.5,5.F. TO BE FILED WITH BRAZOS COUNTY HEALTH DEPT.

- 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. CONTACT ENGINEER.

- STORM WATER MITIGATION NOTES:**
1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION AND MAINTAIN A SWMP BINDER ON SITE AT ALL TIMES.
 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 PAVED AREAS FROM FRONT TO THE REAR, TO BE COLLECTED IN THE PROPOSED DETENTION POND LOCATED AT THE REAR PROPERTY LINE. THE STORM WATER IS THEN CONVEYED TO THE BRUSHY CREEK TRIBUTARY SYSTEM. SEE STORM WATER DRAINAGE DESIGN REPORT.

- SOLID WASTE DISPOSAL:**
1. ONE 12' x 12' TRASH BINS WILL PROVIDED ON SITE FOR TRASH REMOVAL.
 2. CONTAINMENT DOORS MUST BE A MINIMUM OF 12" WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
 3. DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #4 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

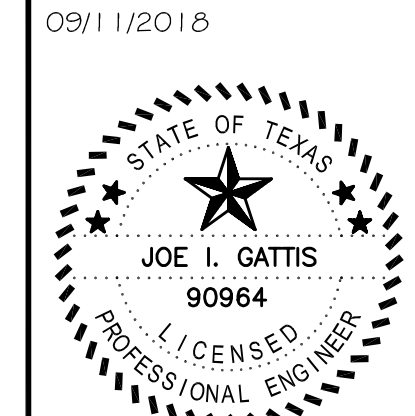
- SITE ELECTRICAL & UNDERGROUND ELECTRICAL:**
1. CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES GREG BURKHALTER AT 979-821-5744 IN ADVANCE OF CONSTRUCTION.
 2. CONTRACTOR SHALL INSTALL 4" x 6" ELECTRICAL RACK AT DESIGNATED LOCATION AS SHOWN ON THE SITE PLAN. ELECTRICAL RACK SHALL BE DESIGNED BY OTHERS.
 3. INSTALL TWO - 2" ELECTRICAL CONDUITS FROM ELEC. RACK TO EVERY BUILDING WITH MINIMUM BURY DEPTH OF 36".
 4. PLEASE SEE ELECTRICAL DRAWINGS FOR BUILDING SPECIFIC ELECTRICAL DESIGNS.

- FOUNDATION & BUILDING CONSTRUCTION:**
1. FOUNDATION, BUILDING DESIGN AND CONSTRUCTION ARE TO BE PROVIDED BY OTHERS AND ARE NOT INCLUDED IN THESE DOCUMENTS.

- 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 CONTRACTORS) ONLY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF 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.

- FIRE FLOW ANALYSIS & DESIGN:**
1. TWO FIRE HYDRANTS WILL BE INSTALLED WITH THIS PROJECT. ONE IS LOCATED AT THE FRONT OF THE PROPERTY BY THE ENTRANCE, THE SECOND ONE IS LOCATED IN THE REAR BY BUILDING #11.
 2. THIS PROJECT IS IN THE WICKSON WATER SPECIAL UTILITY DISTRICT. PLEASE SEE THE FIRE FLOW REPORT FOR THIS PROJECT FILED WITH W.S.U.D.
 3. ALL GATES WILL BE REQUIRED TO HAVE KNOCK BOX EMERGENCY ACCESS GATE HARDWARE FOR FIRE DEPARTMENT ACCESS.

- PAVEMENT DESIGN & PARKING ANALYSIS:**
1. PARKING REQUIREMENTS & ANALYSIS:
MINI-STORAGE OFFICE (860 S.F.): 1 P.S. PER 300 S.F. = 2.86 = 3 P.S.
GENERAL OFFICE (860 S.F.): 1 P.S. PER 300 S.F. = 2.86 = 3 P.S.
TOTAL PARKING SPOTS REQUIRED = 6, 7 PROVIDED, A.D.A. VAN INCLUDED
 2. PARKING LOT DESIGN:
DRIVE AISLE: 6" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
PARKING AREAS: 5" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
TRASH DUMPSTER AREA: 8" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.
CONCRETE SHALL BE 3,000 PSI AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM)
 3. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT
 4. CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
 5. PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACES MUST BE SWEET 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.
 6. FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS AS SHOWN WITH 4" WIDE RED PAINT WITH "FIRE LANE" SPACED EVERY 25' TO ESTABLISH FIRE LANE.



APPROVED FOR
BIDDING &
CONSTRUCTION

GATTISEENGINEERING
ENGINEERS & CONSULTANTS

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INFO@GATTISEENGINEERING.COM

BRAZOS MOVING & STORAGE #3
10099 STATE HWY 30
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 11, 2018

SITE PLAN
10.349 ACRE TRACT
MARIA KEGANS SURVEY, A-28
BRYAN, BRAZOS COUNTY, TEXAS

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