

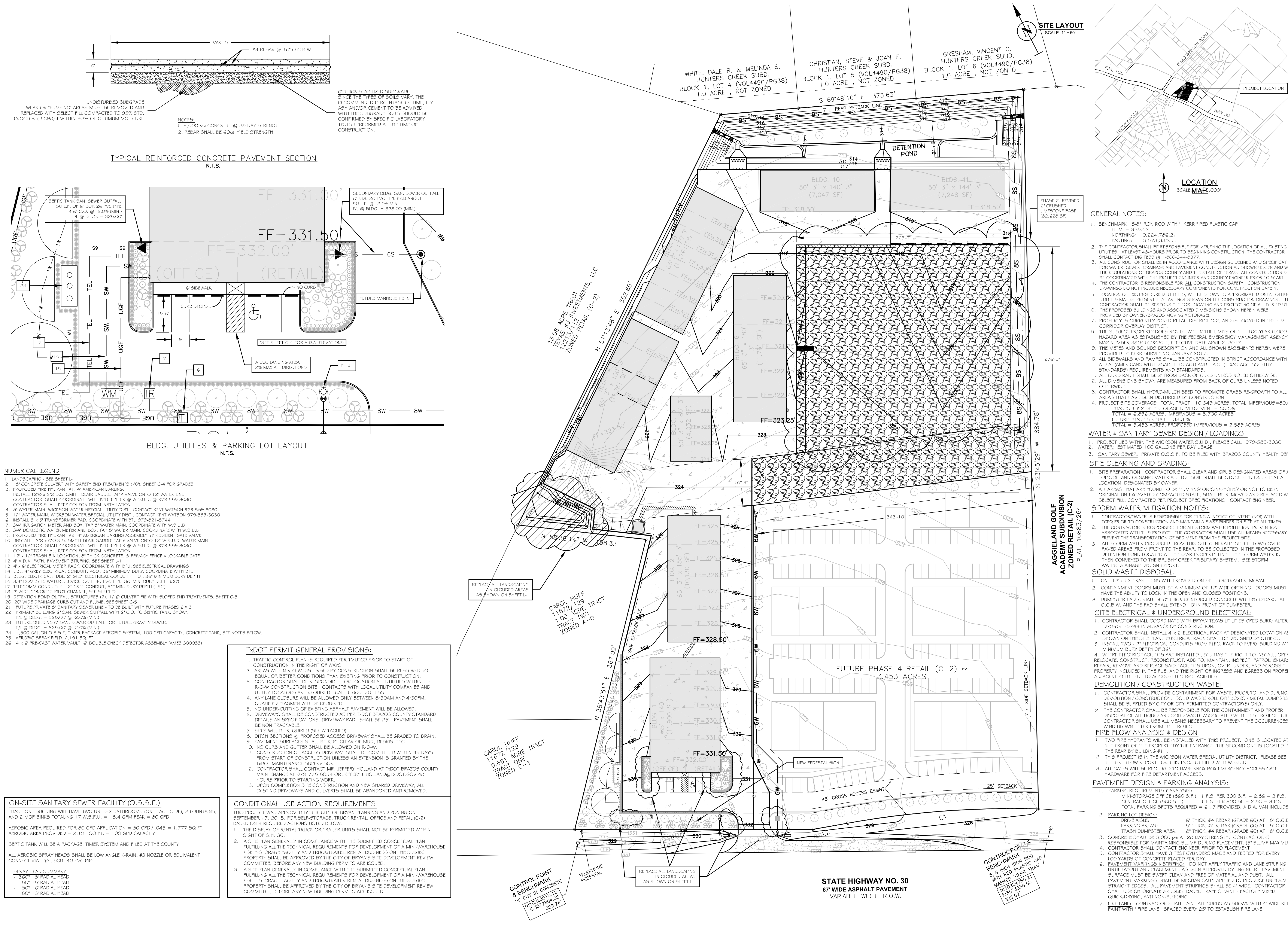
APPROVED FOR BIDDING & CONSTRUCTION

GATTISENGINEERING ENGINEERS & CONSULTANTS

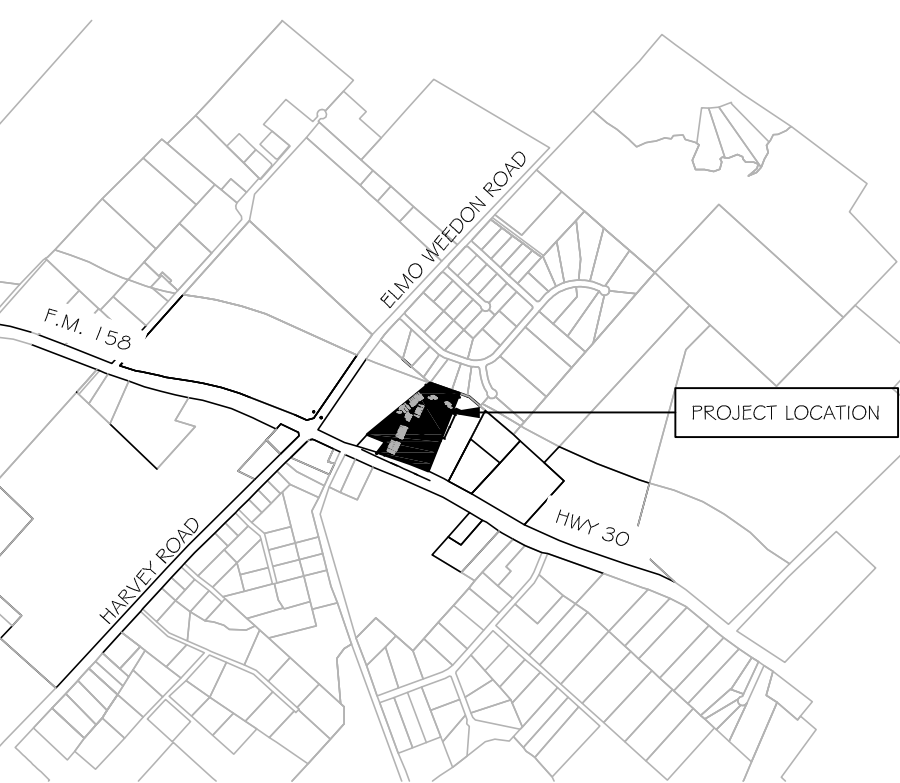
MORNINGSTAR STORAGE 10099 STATE HWY 30 BRYAN, BRAZOS COUNTY, TEXAS SEPTEMBER 14, 2022

C-HALL #3, BLK. 1, LOT 1, 7.13 AC. MARIA KEGANS SURVEY, A-28 BRYAN, BRAZOS COUNTY, TEXAS

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



SITE LAYOUT SCALE: 1" = 50'



LOCATION SCALE MAP: 000

GENERAL NOTES:

- 1. BENCHMARK: 5/8" IRON ROD WITH "KERR" RED PLASTIC CAP. ELEV. = 328.62' ... 12. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.

WATER & SANITARY SEWER DESIGN / LOADINGS:

- 1. PROJECT LIES WITHIN THE WICKSON WATER S.U.D., PLEASE CALL: 979-569-3030 ... 3. SANITARY SEWER: PRIVATE O.S.S.F. TO BE FILED WITH BRAZOS COUNTY HEALTH DEPT.

STORM WATER MITIGATION NOTES:

- 1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION AND MAINTAIN A SW3P BINDER ON SITE AT ALL TIMES.

SOLID WASTE DISPOSAL:

- 1. ONE 12' x 12' TRASH BINS WILL PROVIDED ON SITE FOR TRASH REMOVAL.

SITE ELECTRICAL & UNDERGROUND ELECTRICAL:

- 1. CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES GREG BURKHALTER AT 979-821-5744 IN ADVANCE OF CONSTRUCTION.

DEMOLITION / CONSTRUCTION WASTE:

- 1. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION.

FIRE FLOW ANALYSIS & DESIGN

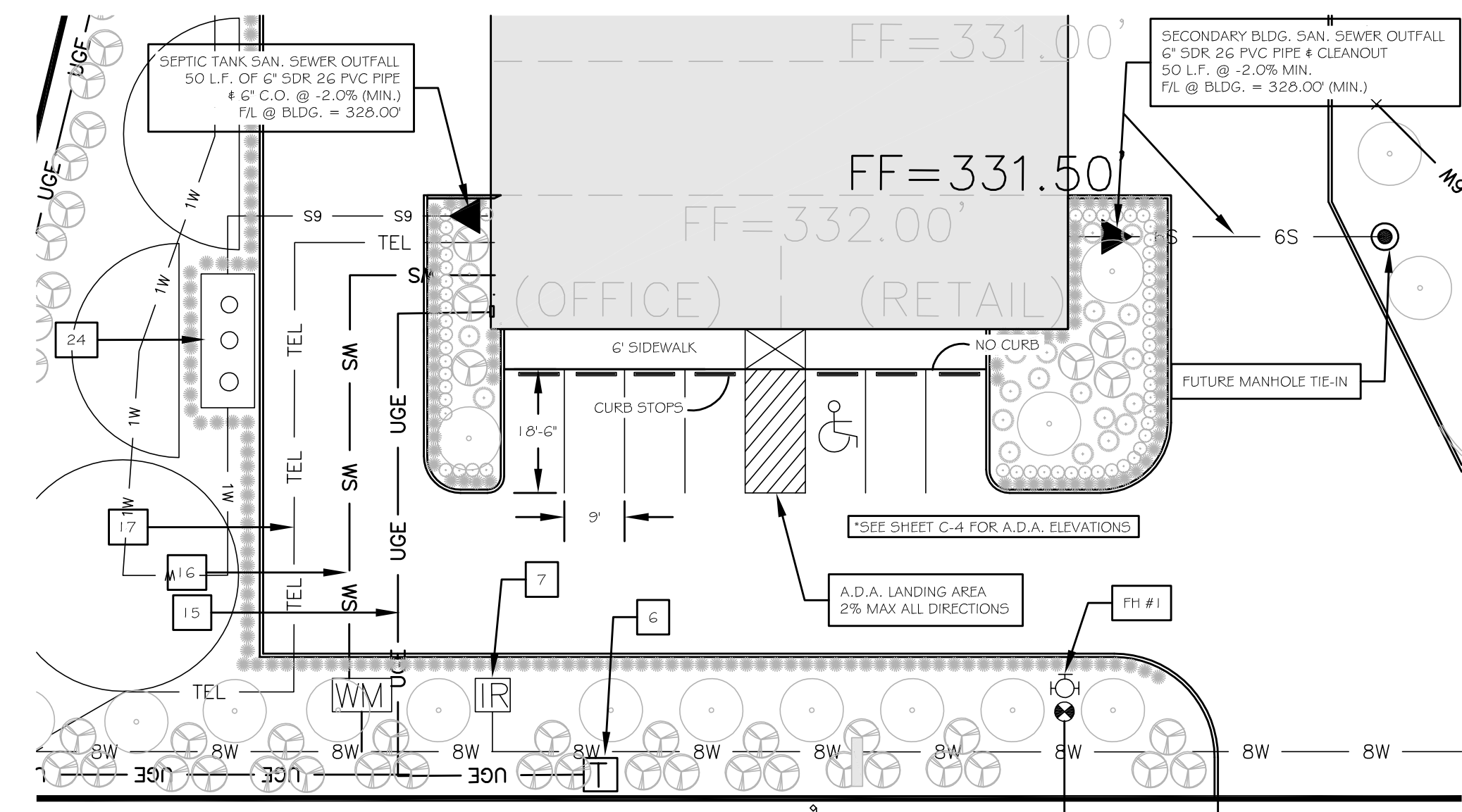
- 1. TWO FIRE HYDRANTS WILL BE INSTALLED WITH THIS PROJECT. ONE IS LOCATED AT THE FRONT OF THE PROPERTY BY THE ENTRANCE, THE SECOND ONE IS LOCATED IN THE REAR BY BUILDING #1.

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. ... 7. FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS AS SHOWN WITH 4" WIDE RED PAINT WITH "FIRE LANE" SPACED EVERY 25' TO ESTABLISH FIRE LANE.



TYPICAL REINFORCED CONCRETE PAVEMENT SECTION N.T.S.



- NUMERICAL LEGEND 1. LANDSCAPING - SEE SHEET L-1 ... 26. 4" x 6" PRE-CAST WATER VAULT, 6" DOUBLE CHECK DETECTOR ASSEMBLY (AMES 3000SS)

TxDOT PERMIT GENERAL PROVISIONS:

- 1. TRAFFIC CONTROL PLAN IS REQUIRED PER TMDOT PRIOR TO START OF CONSTRUCTION IN THE RIGHT OF WAYS.

CONDITIONAL USE ACTION REQUIREMENTS

- 1. THE DISPLAY OF RENTAL TRUCK OR TRAILER UNITS SHALL NOT BE PERMITTED WITHIN SIGHT OF S.H. 30.

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

- SPRAY HEAD SUMMARY 1- 360° 10" RADIAL HEAD 1- 180° 18" RADIAL HEAD 1- 180° 15" RADIAL HEAD 1- 180° 13" RADIAL HEAD

CONTROL POINT & BENCHMARK 5/8" IRON ROD WITH "KERR" RED PLASTIC CAP MARKED "KERR" TRAY

STATE HIGHWAY NO. 30 67' WIDE ASPHALT PAVEMENT VARIABLE WIDTH R.O.W.

**SWPPP GENERAL NOTES:**

1. THE CONTRACTOR SHALL KEEP THE SWPP PLAN BINDER ON SITE AT ALL TIMES AND MAY USE THE INFORMATION CONTAINED IN THESE PLANS.
2. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHAT EVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES.
5. CONSTRUCTION EXIT IS TO BE DRESSED WITH ADDITIONAL ROCK AS NEEDED AND MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.
6. INSPECTIONS SHALL BE PERFORMED EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE, ALL EROSION CONTROL DEVICES SHALL BE CLEANED OF SILT (AS NEEDED) AFTER EVERY RAIN.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TPDES GENERAL PERMIT NO TXR150000 REQUIREMENTS FOR CONSTRUCTION SITES.
8. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAS BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY HYDRO-MULCH SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

SWPPP BINDER #1 TO BE KEPT ON SITE AT ALL TIMES  
 SWPPP BINDER #2 IS LOCATED AT GATTIS ENGINEERING, LLC.

A TCEQ N.O.1. IS REQUIRED FOR THIS PROJECT AND CURRENTLY IS IN PROCESSING.

OWNER / DEVELOPER  
 BRAZOS MOVING & STORAGE, LLC  
 P.O. BOX 10716  
 979-324-3336

**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 SWPP 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.

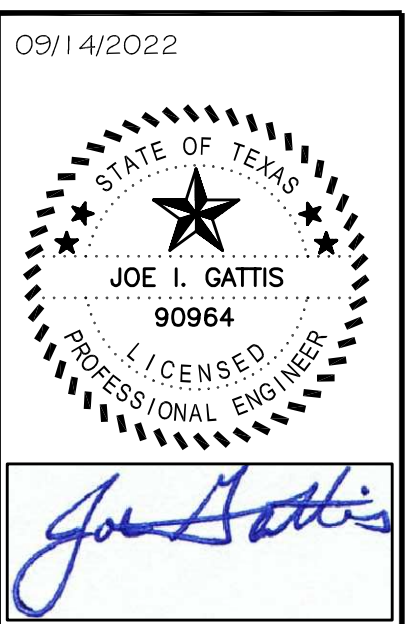
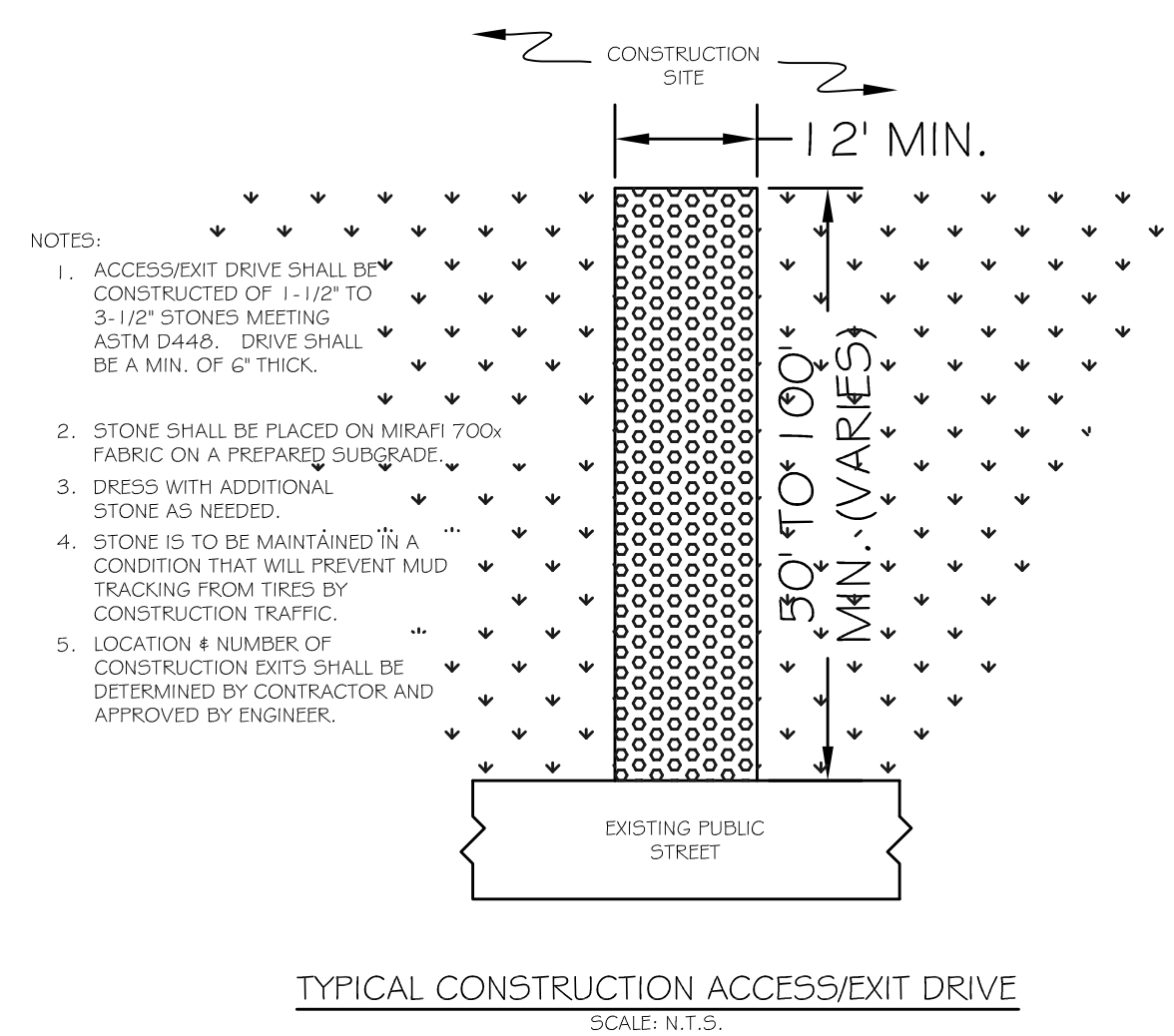
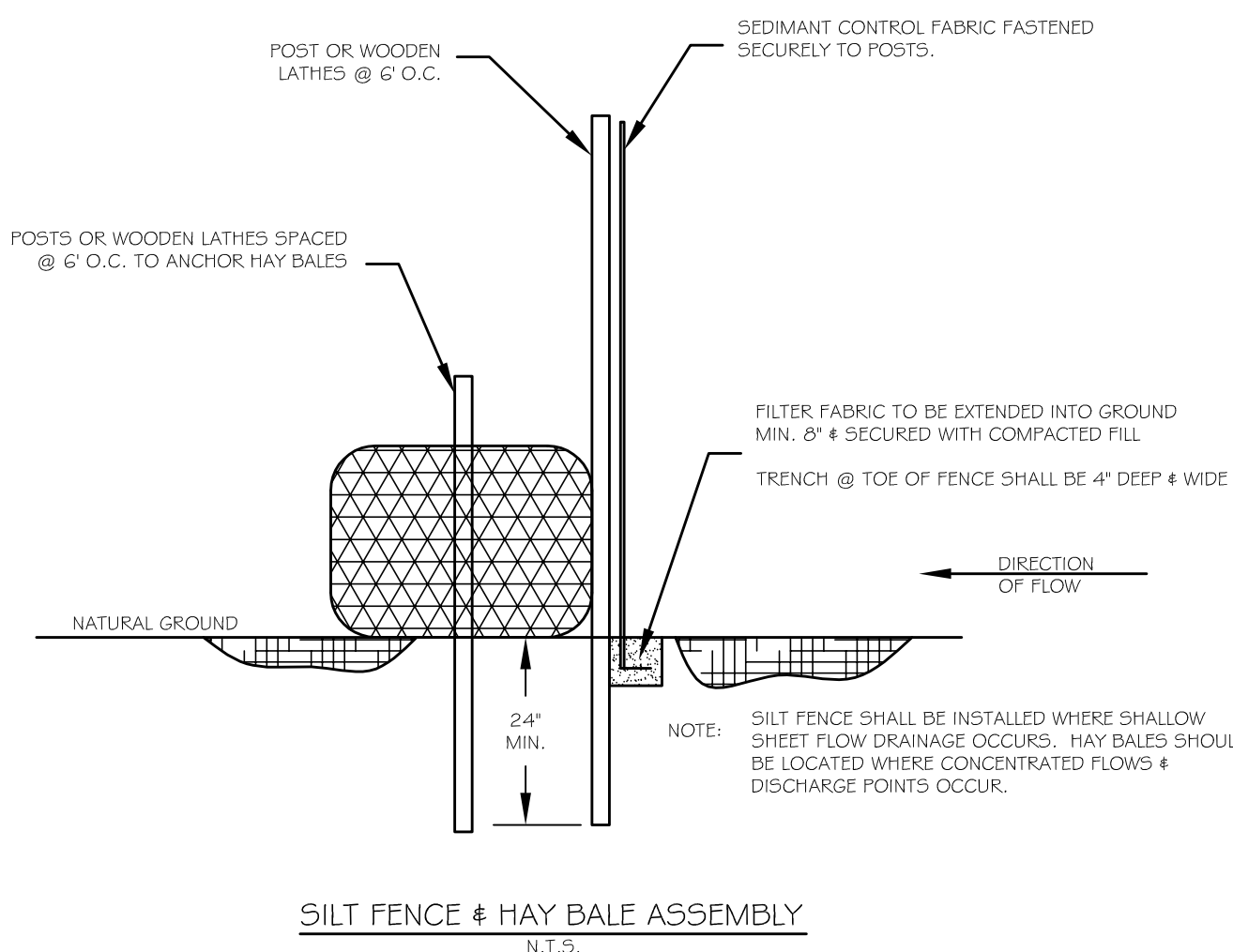
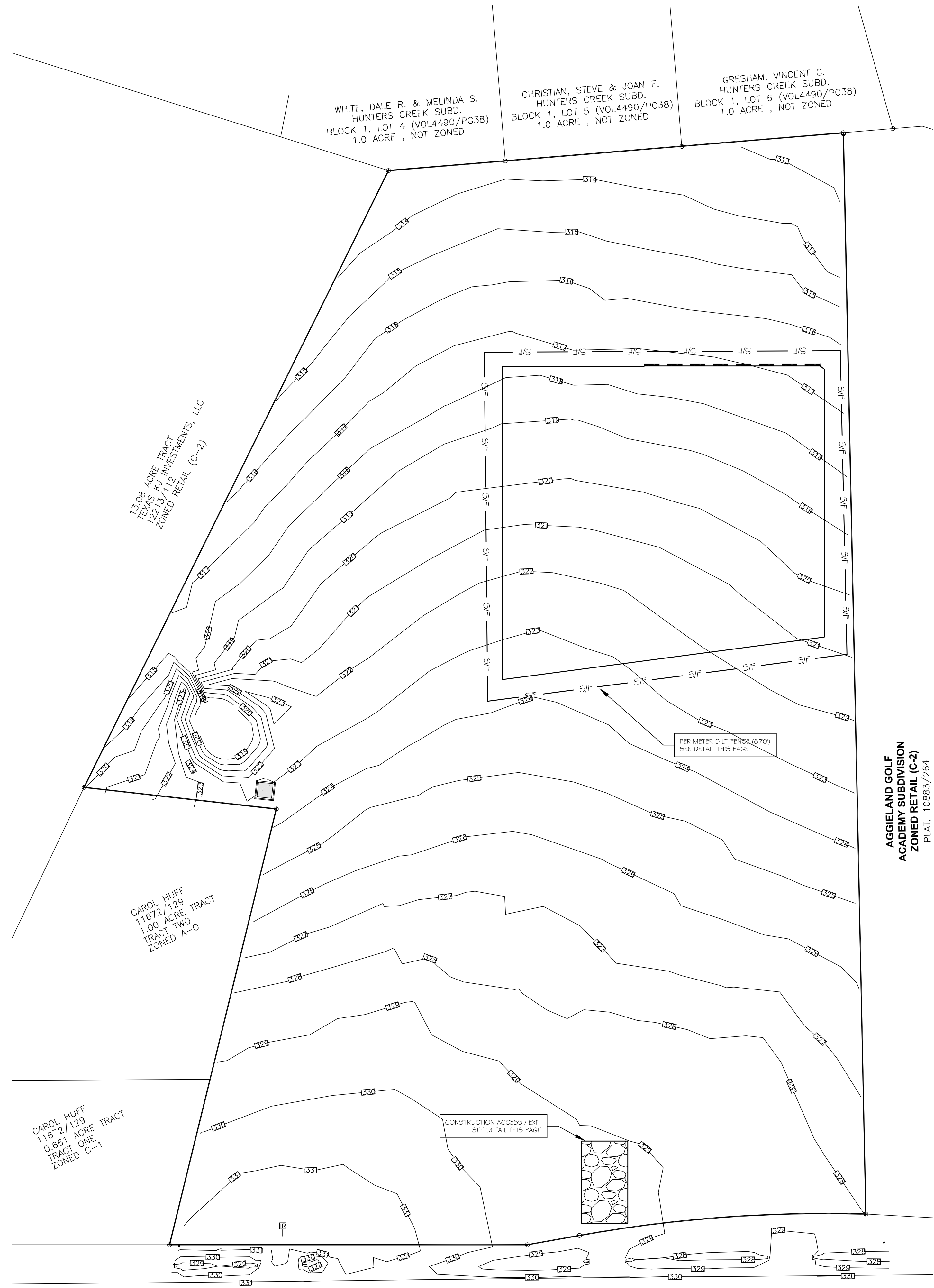
**DEMOLITION / CONSTRUCTION WASTE:**

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.

**GENERAL NOTES:**

1. 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 AND THE CITY OF BRYAN @ 979-209-5050.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD SPECIFICATIONS AND THE CONSTRUCTION STANDARDS 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. 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.
5. 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.

| LEGEND |  |
|--------|--|
|        | PROPERTY BOUNDARY LINE                           |
|        | R.O.W. LINES                                     |
|        | EASEMENT LINE                                    |
|        | SANITARY SEWER LINE/SIZE (INCHES)                |
|        | WATER LINE/SIZE (INCHES)                         |
|        | SANITARY SEWER MANHOLE                           |
|        | EXISTING OVERHEAD ELECTRICAL                     |
|        | EXISTING CONTOURS                                |
|        | EXISTING CONCRETE DRIVEWAYS (CONCRETE / ASPHALT) |



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 BIDDING &  
 CONSTRUCTION

**GATTISENGINEERING**  
 ENGINEERS & CONSULTANTS

FIRM # F-7698  
 2010 Mosses Creek Ct. • College Station, TX 77845 • (979) 575-5022  
 INFO@GATTISENGINEERING.COM

MORNINGSTAR STORAGE  
 10099 STATE HWY 30  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SEPTEMBER 14, 2022

EROSION CONTROL PLAN

DRAWN BY: JOE G.  
 DATE: MARCH 2017  
 SCALE: NOTED  
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**C-6**