

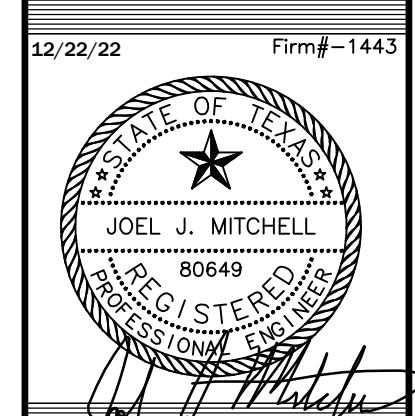


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MITCHELL & MORGAN 3204 EARL RUDDER FWY S COLLEGE STATION, TX 77845 T.979.260.6963



12/22/22 Firm # 1443

New Buildings for Hush & Whisper Barrel Storage 2898 FM 974, Bryan, Texas 77808

Revisions table with columns for Number, Date, and Description.

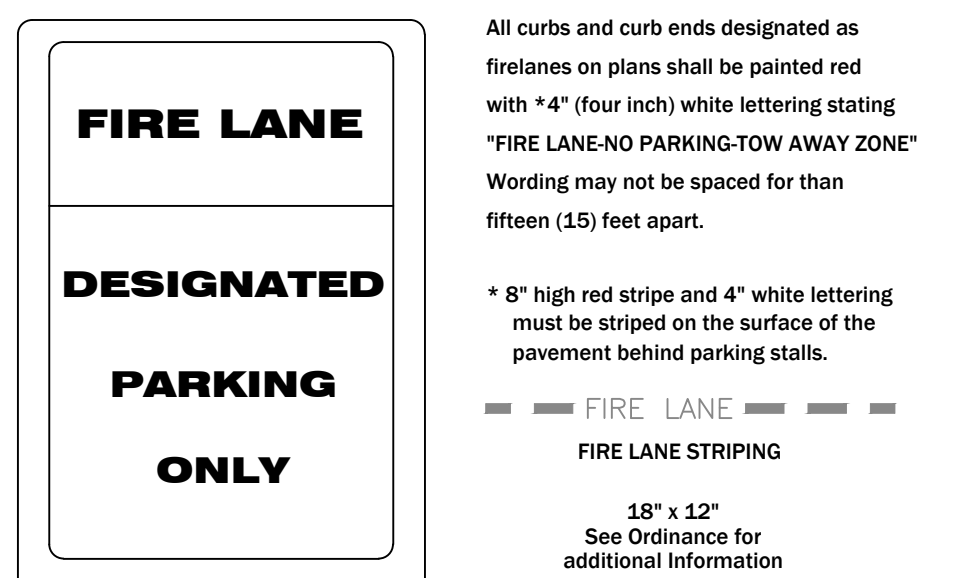
Project 22009 January, 2023

C1.0

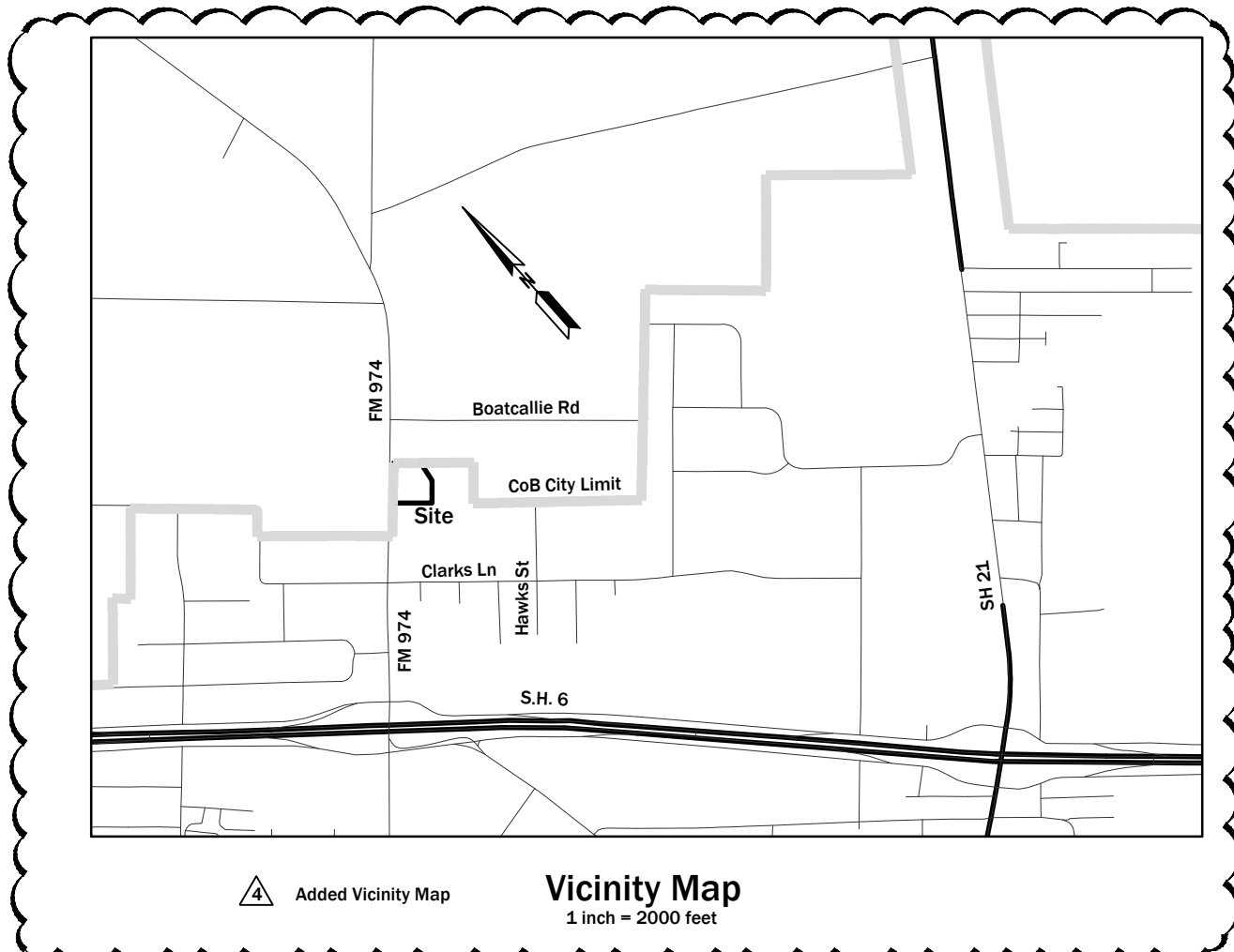
- GENERAL CONSTRUCTION NOTES: 1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. 2. All construction shall be in accordance with the current City of Bryan (COB) Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2020, and BCS Unified Design Details.

- SITE PLAN NOTES: 1. Name of Project: HUSH & WHISPER BARREL STORAGE. 2. Owner's Contact Information: Name: Chuck Seesock, Project Manager. 3. Engineer: Mitchell & Morgan, L.L.P.

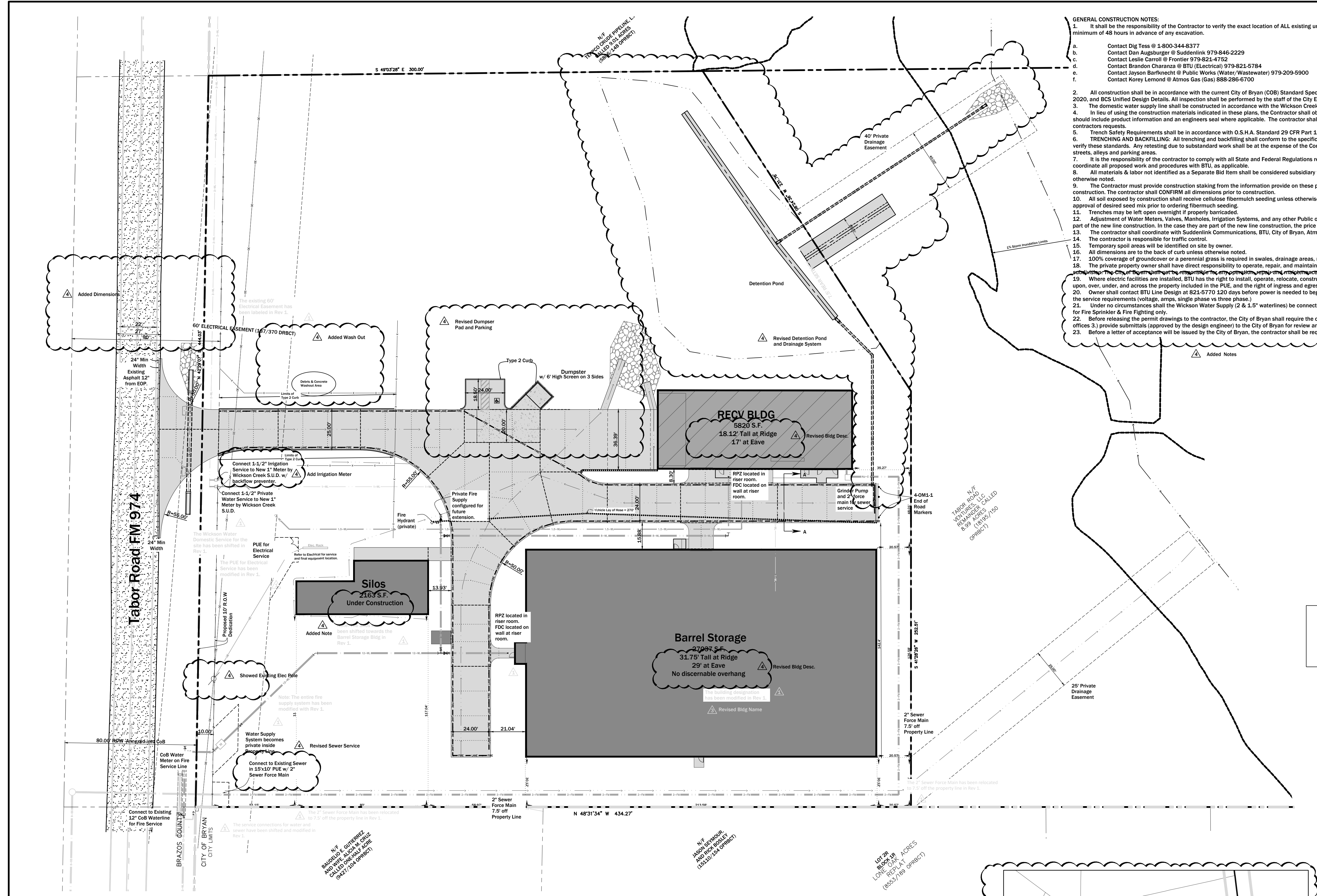
- PARKING DATA: PARKING SPACES REQUIRED/PROVIDED: 1/Employee present = 1 Parking Space Required. 1 Handicap spaces (per ADA requirements)



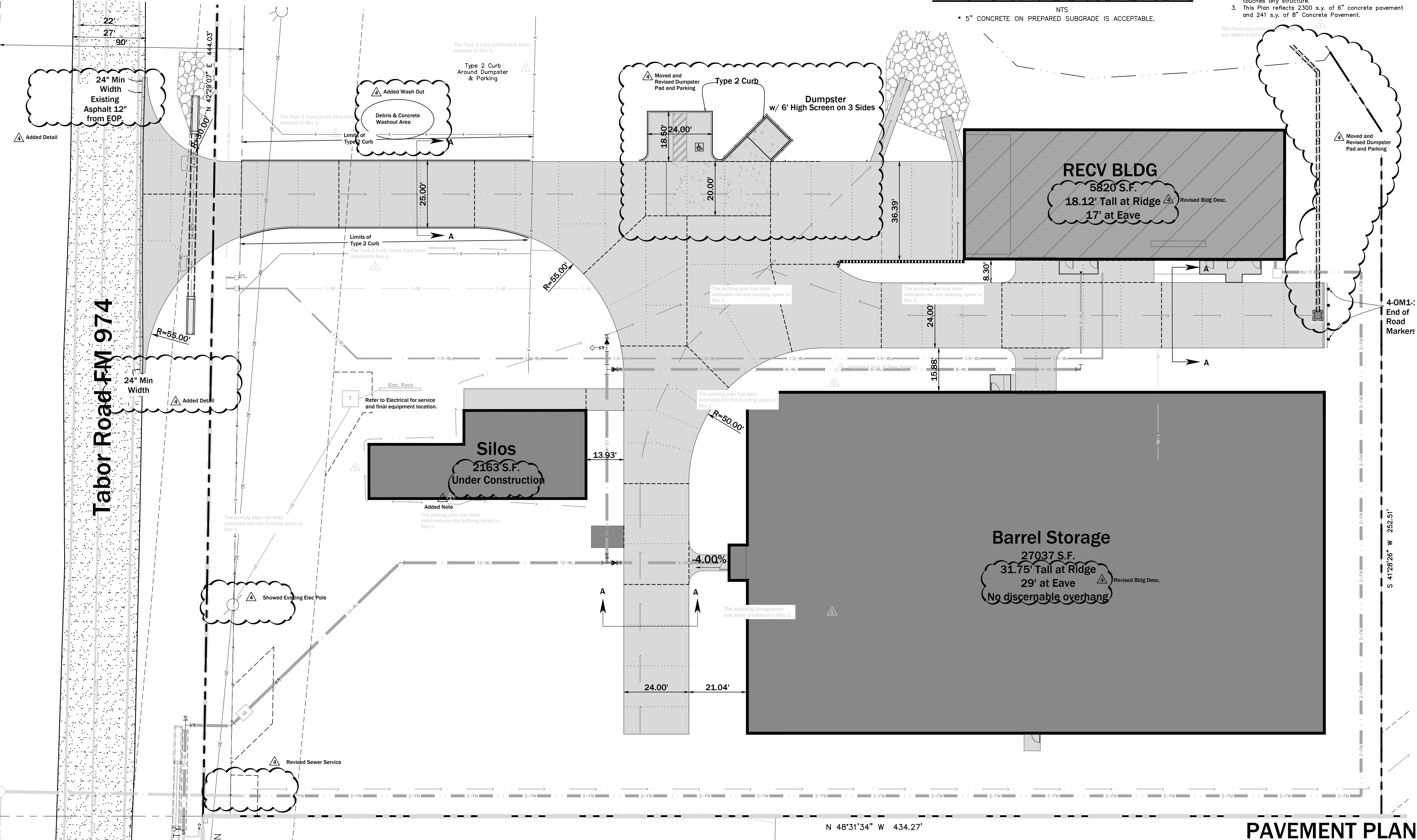
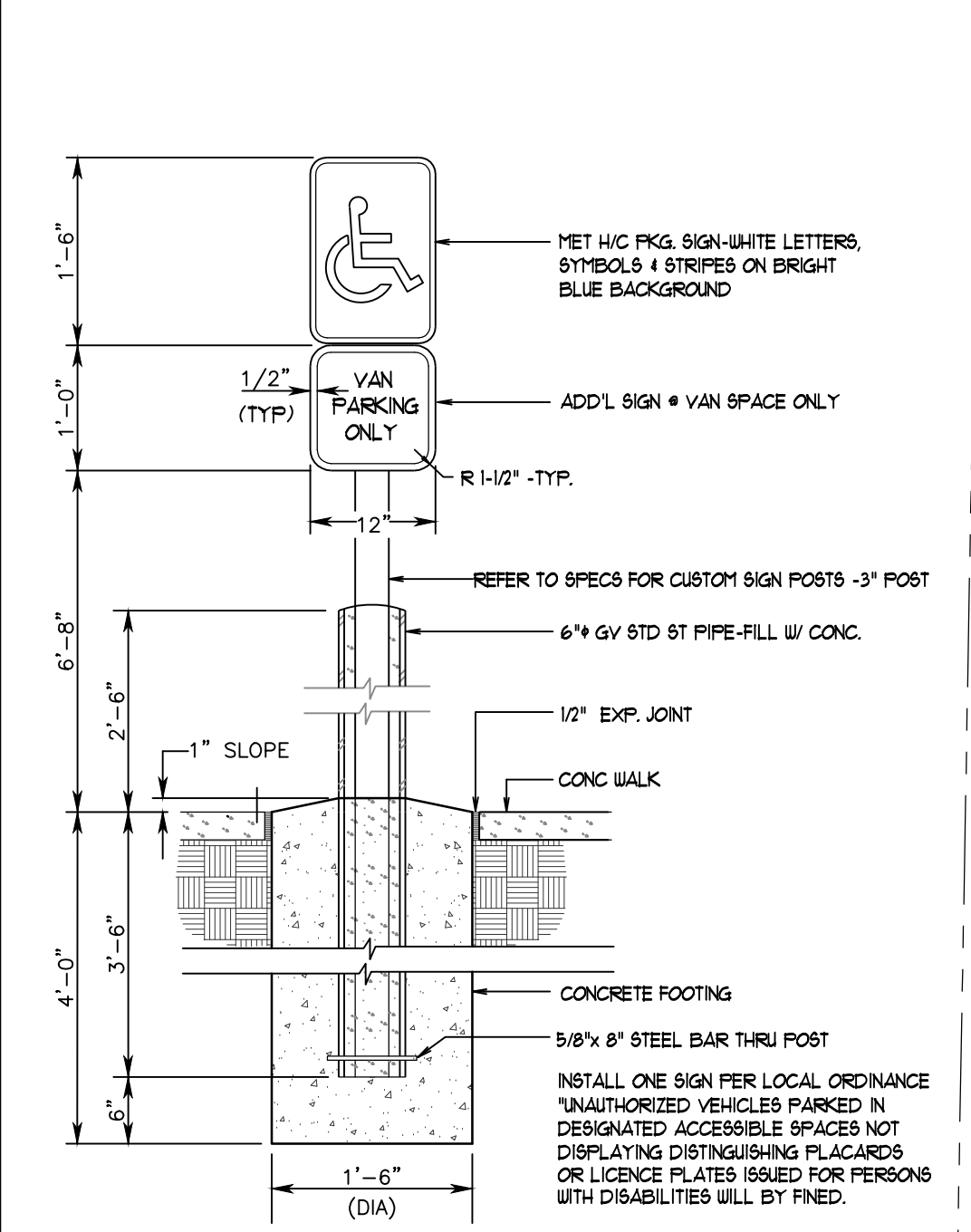
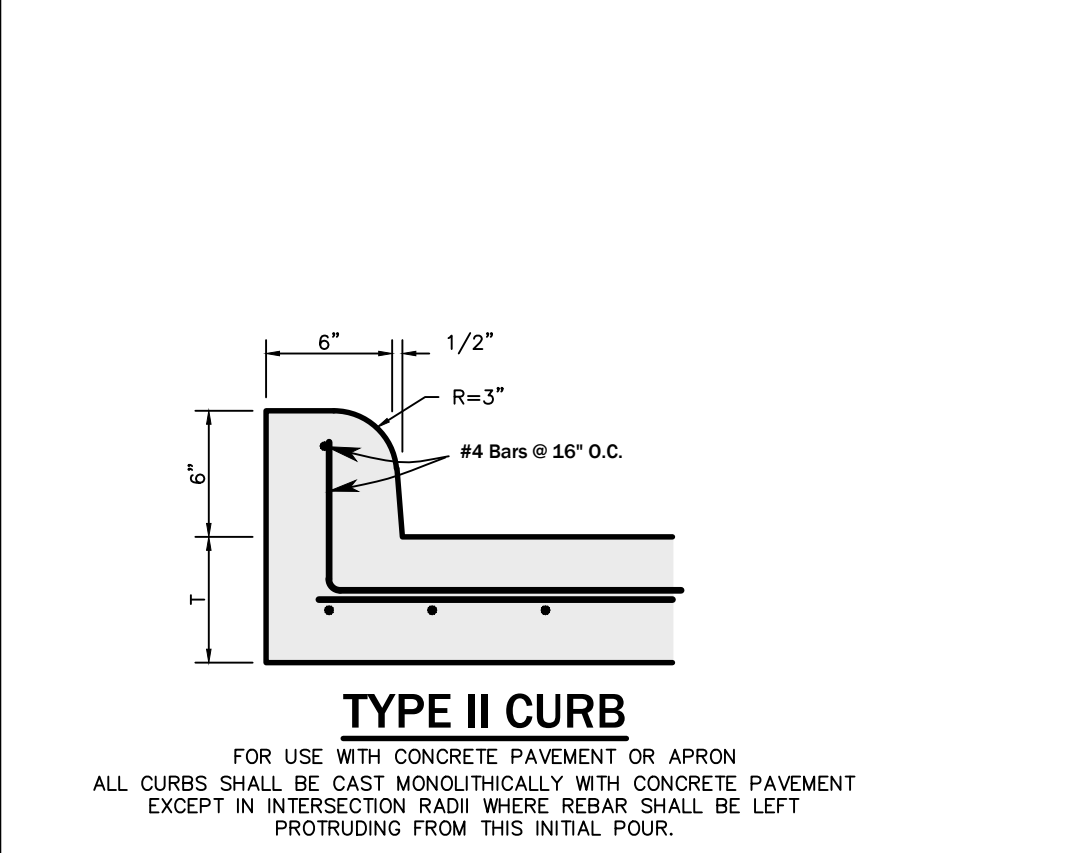
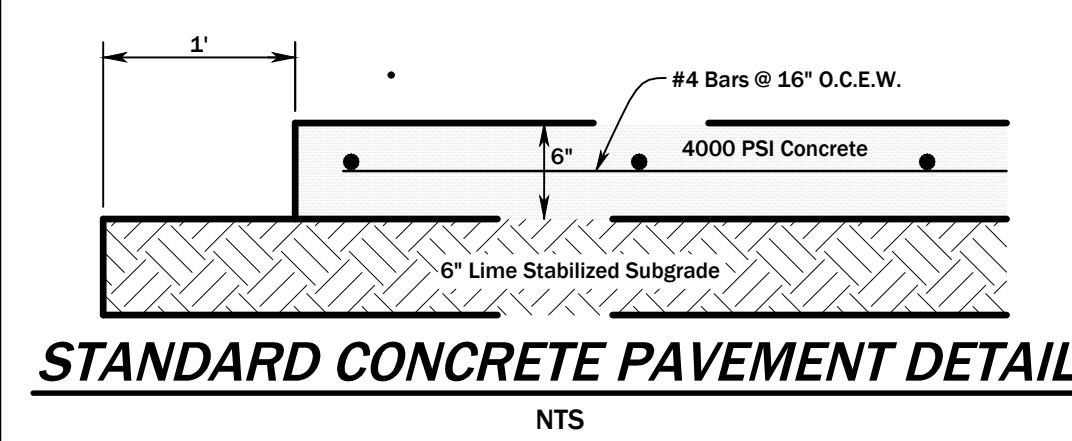
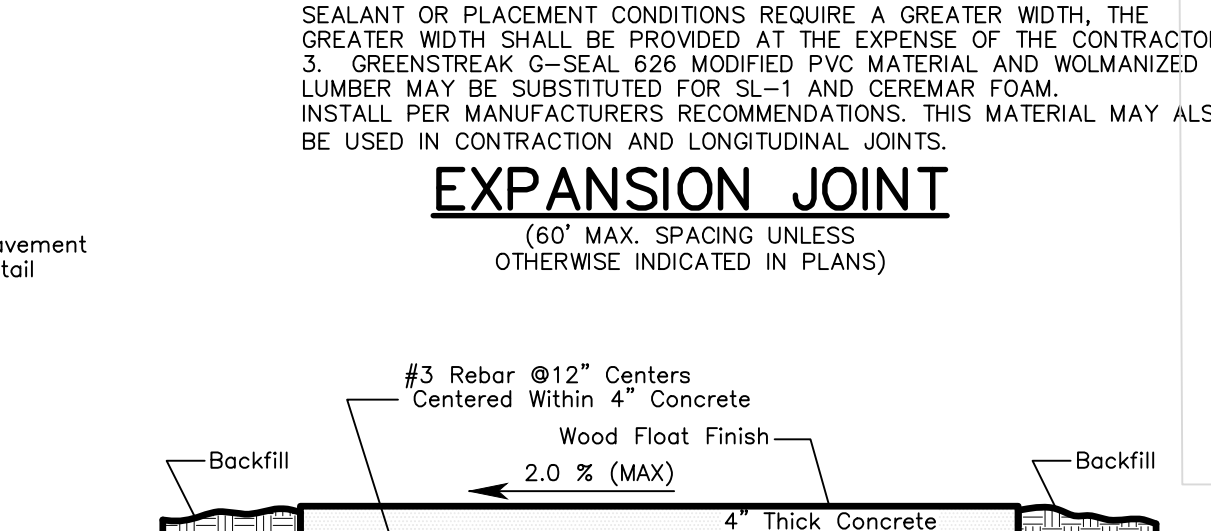
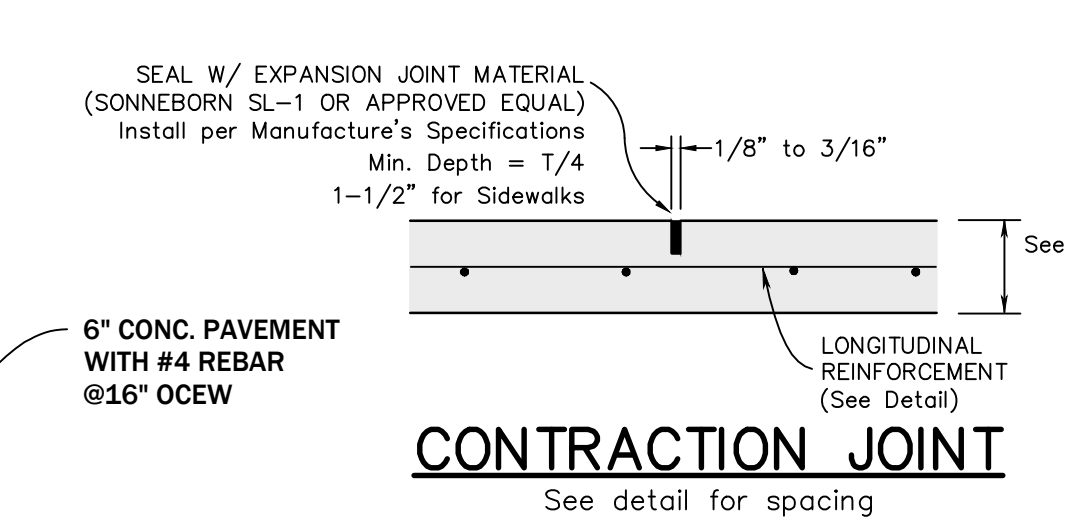
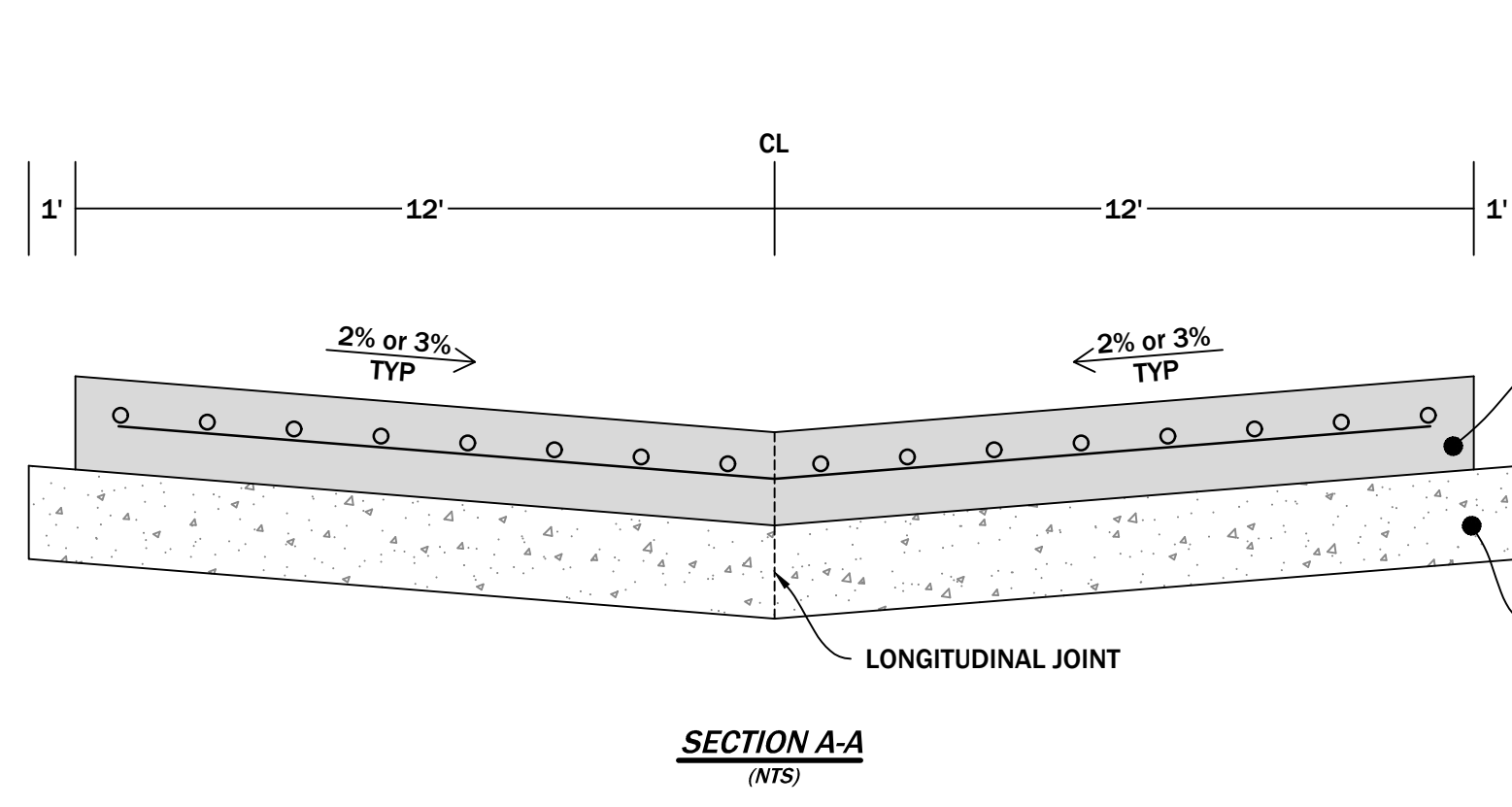
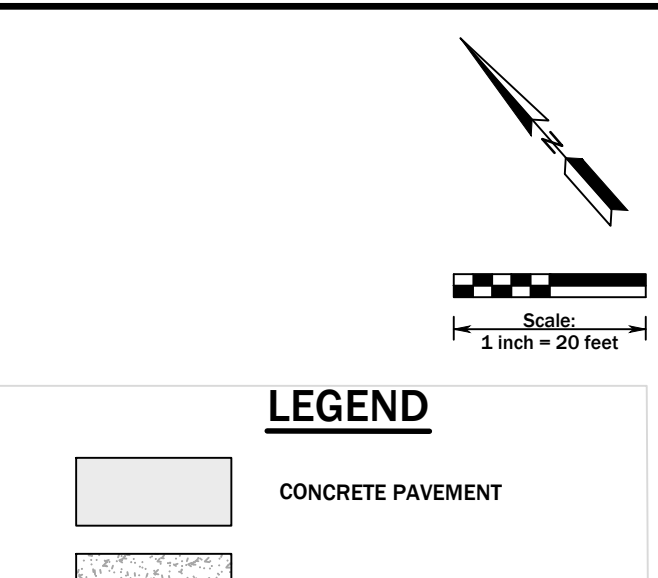
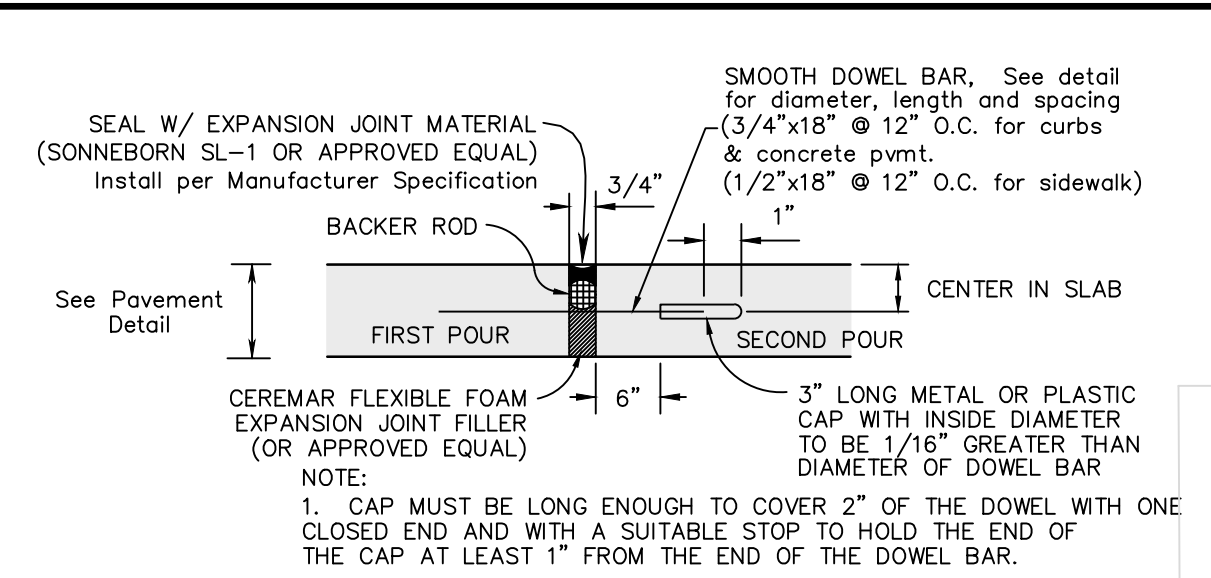
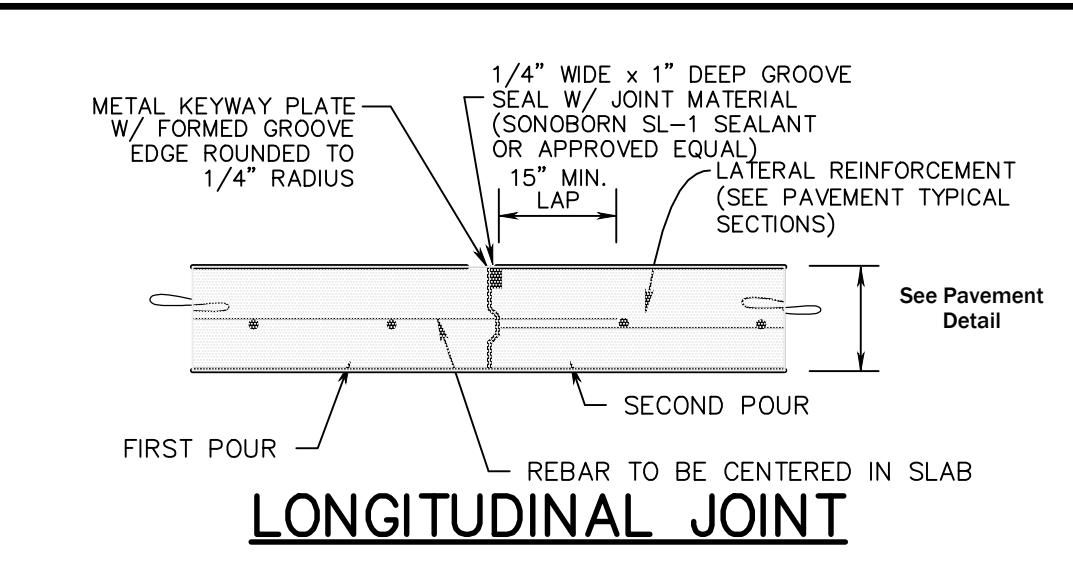
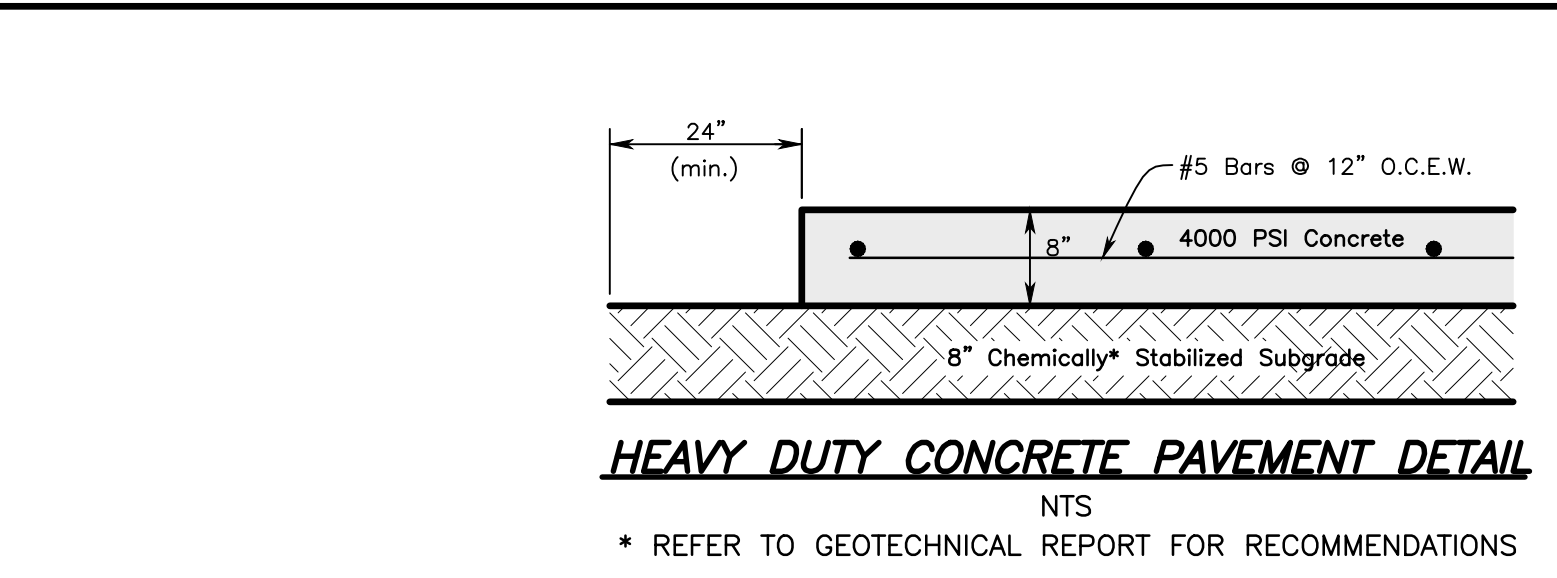
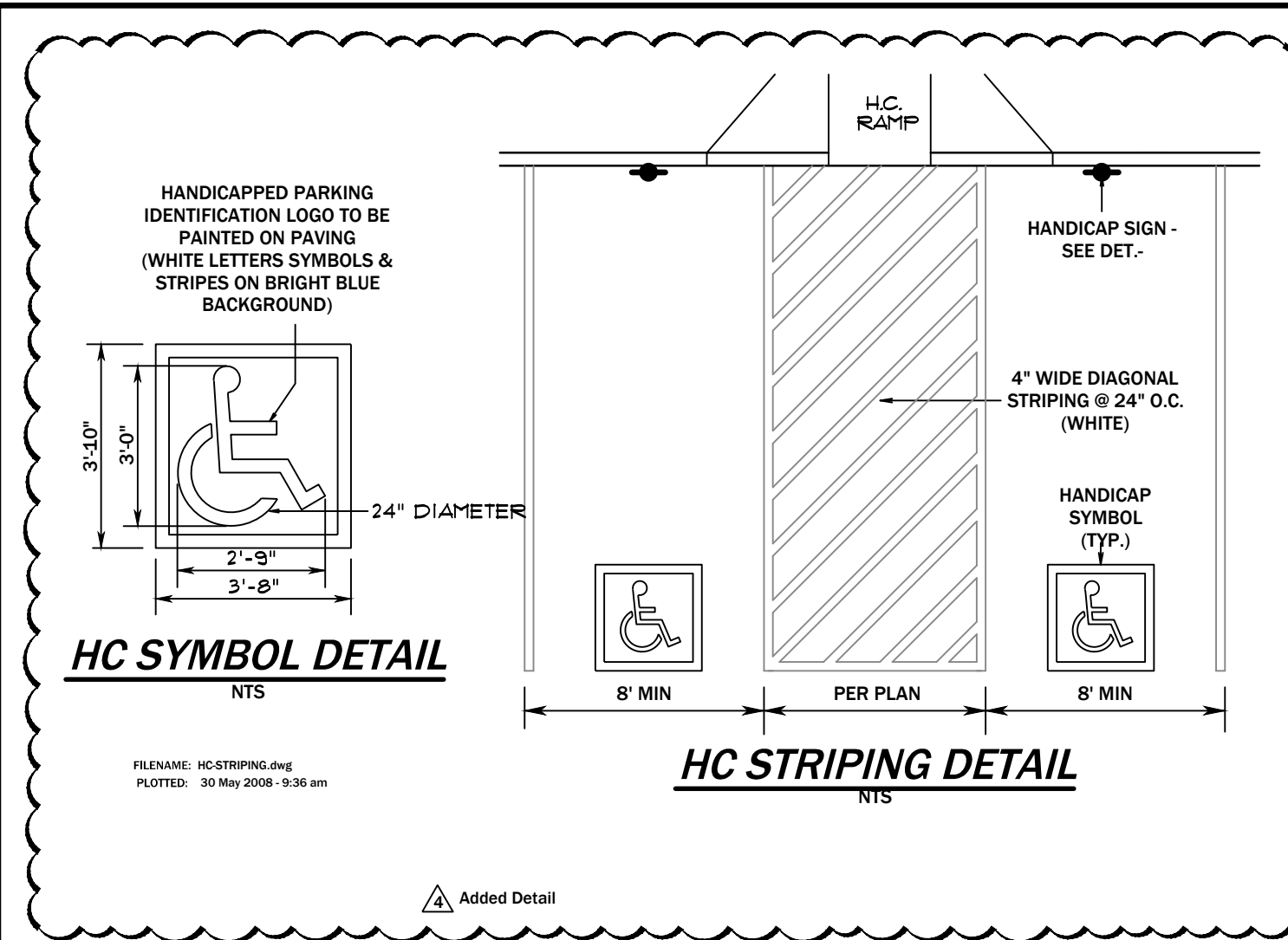
FIRE LANE SIGN



CIVIL SITE PLAN



5/23/2023 10:58:11 AM H:\Projects\22009\22009-C1-Civil_Site_Plan.dwg C:\Users\jtmiller\AppData\Local\Temp\AutoCAD_2023_12_22_10_58_11.dwg



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MITCHELL MORGAN
 REGISTERED PROFESSIONAL ENGINEER
 JOEL J. MITCHELL
 No. 80649

Project 22009
 January, 2023

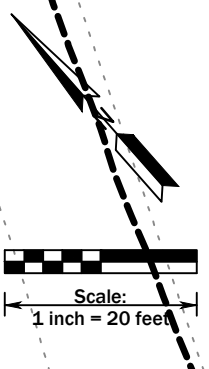
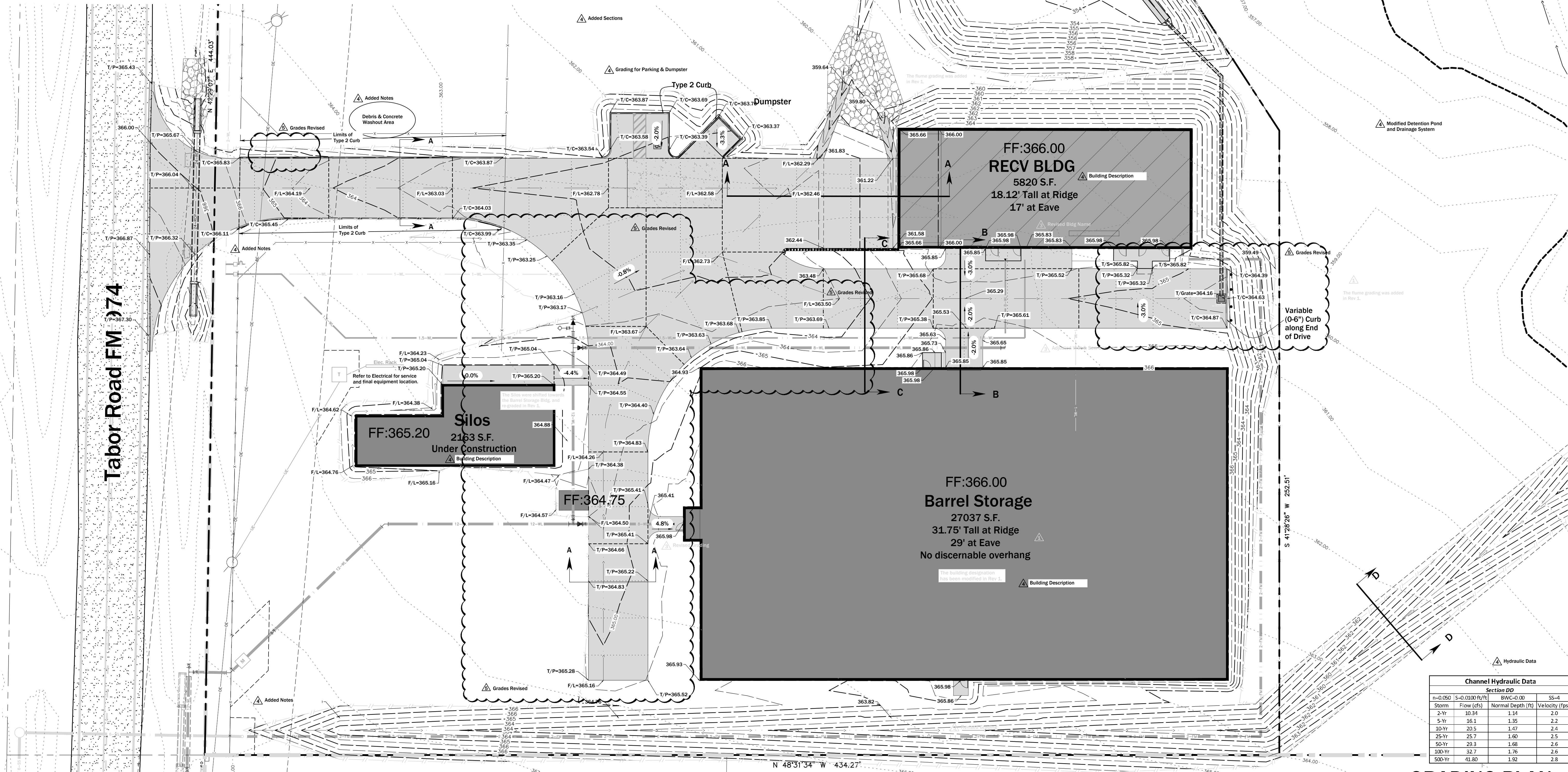
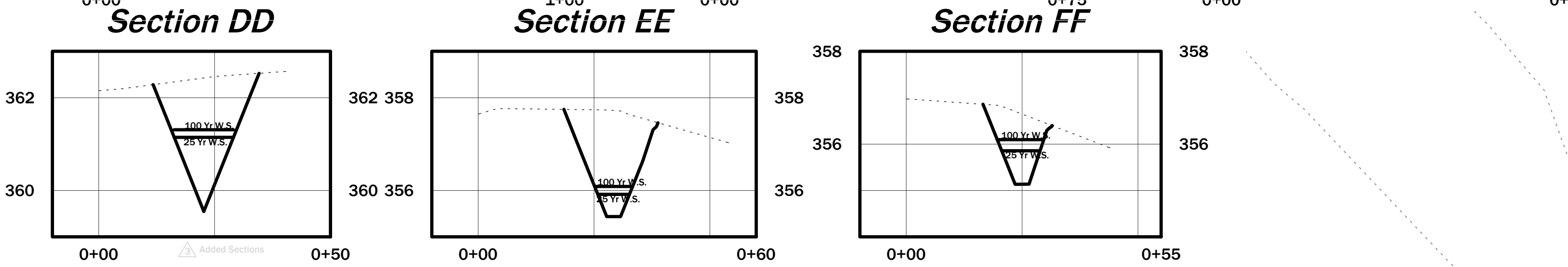
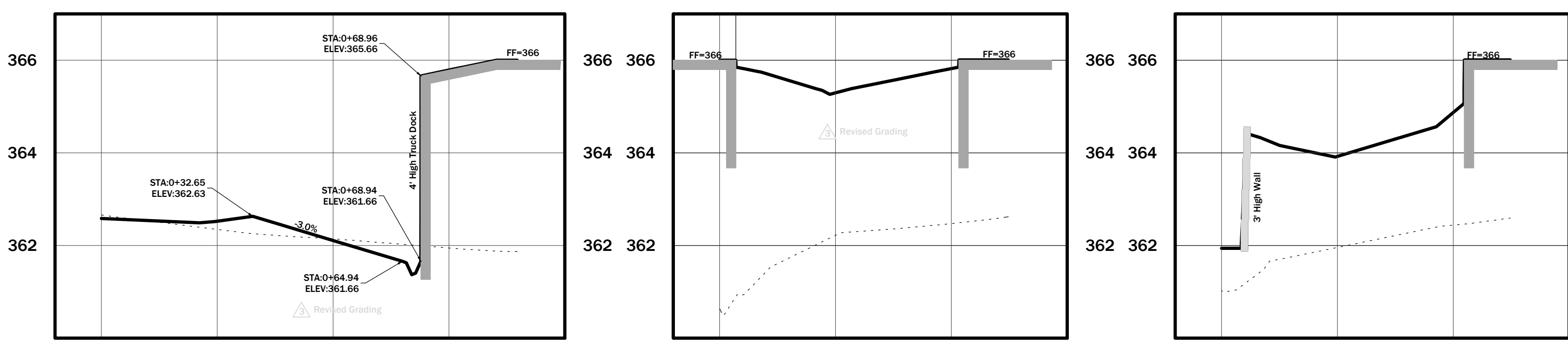
C2.0

Section AA

Section BB

Section CC

Section EE				Section FF			
Storm	Flow (cfs)	Normal Depth (ft)	Velocity (fps)	Storm	Flow (cfs)	Normal Depth (ft)	Velocity (fps)
2-Yr	0.0	0.00	0.0	2-Yr	0.0	0.00	0.0
5-Yr	0.0	0.00	0.0	5-Yr	0.0	0.00	0.0
10-Yr	1.2	0.32	3.0	10-Yr	1.23	0.48	1.3
25-Yr	3.7	0.48	4.0	25-Yr	3.70	0.72	1.8
50-Yr	5.7	0.57	4.4	50-Yr	5.70	0.84	2.0
100-Yr	8.1	0.65	4.8	100-Yr	8.1	0.96	2.2
500-Yr	15.20	0.82	5.7	500-Yr	15.20	1.21	2.6



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12/22/22 Firm # 1443
 JOEL J. MITCHELL
 REGISTERED PROFESSIONAL ENGINEER

New Buildings for
Hush & Whisper Barrel Storage
 2898 FM 974, Bryan, Texas 77808

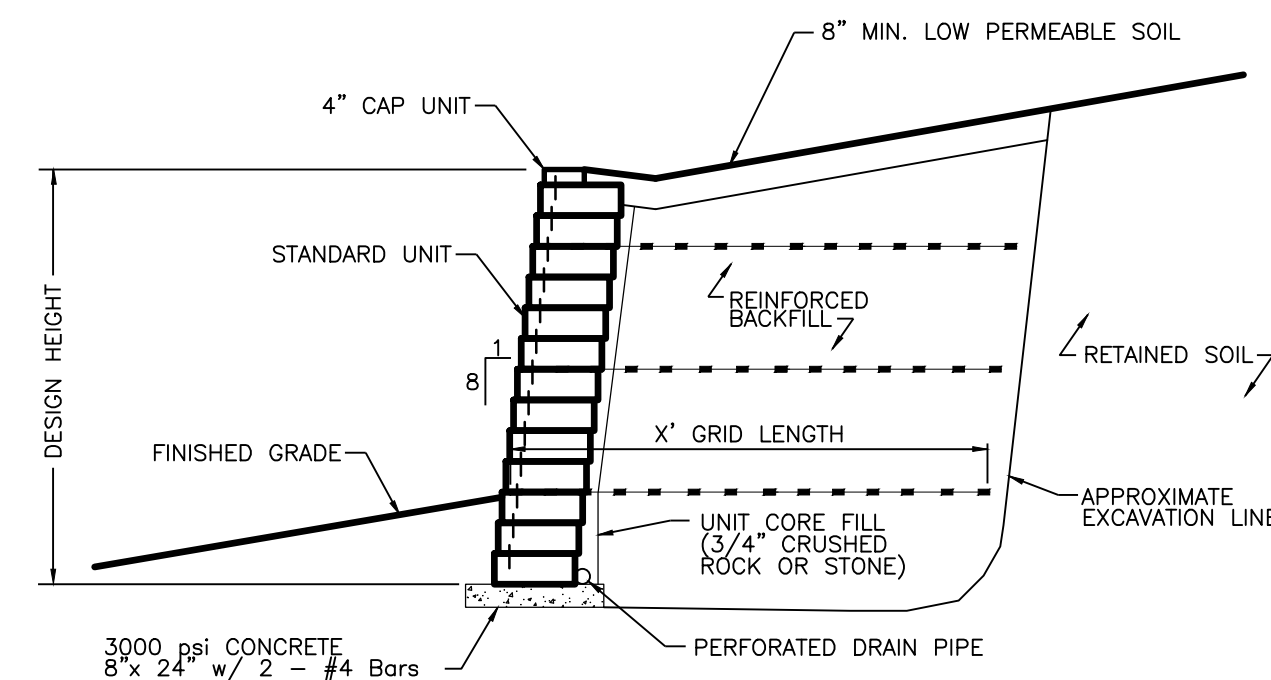
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△	2	2/10/23
△	3	2/27/23
△	4	4/12/23
△	5	4/25/23

Project 22009
 January, 2023

C2.1

Channel Hydraulic Data			
Section DD			
Storm	Flow (cfs)	Normal Depth (ft)	Velocity (fps)
2-Yr	10.34	1.71	2.0
5-Yr	16.1	1.85	2.2
10-Yr	20.5	1.97	2.4
25-Yr	25.7	1.60	2.5
50-Yr	29.3	1.68	2.6
100-Yr	32.7	1.76	2.6
500-Yr	41.80	1.92	2.8

GRADING PLAN

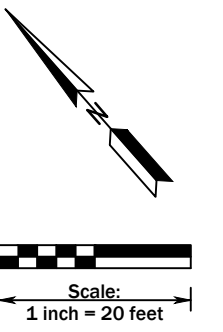


**MODULAR BLOCK RETAINING WALL
TYPICAL REINFORCED SECTION**
STANDARD UNIT - 1" MINIMUM SETBACK

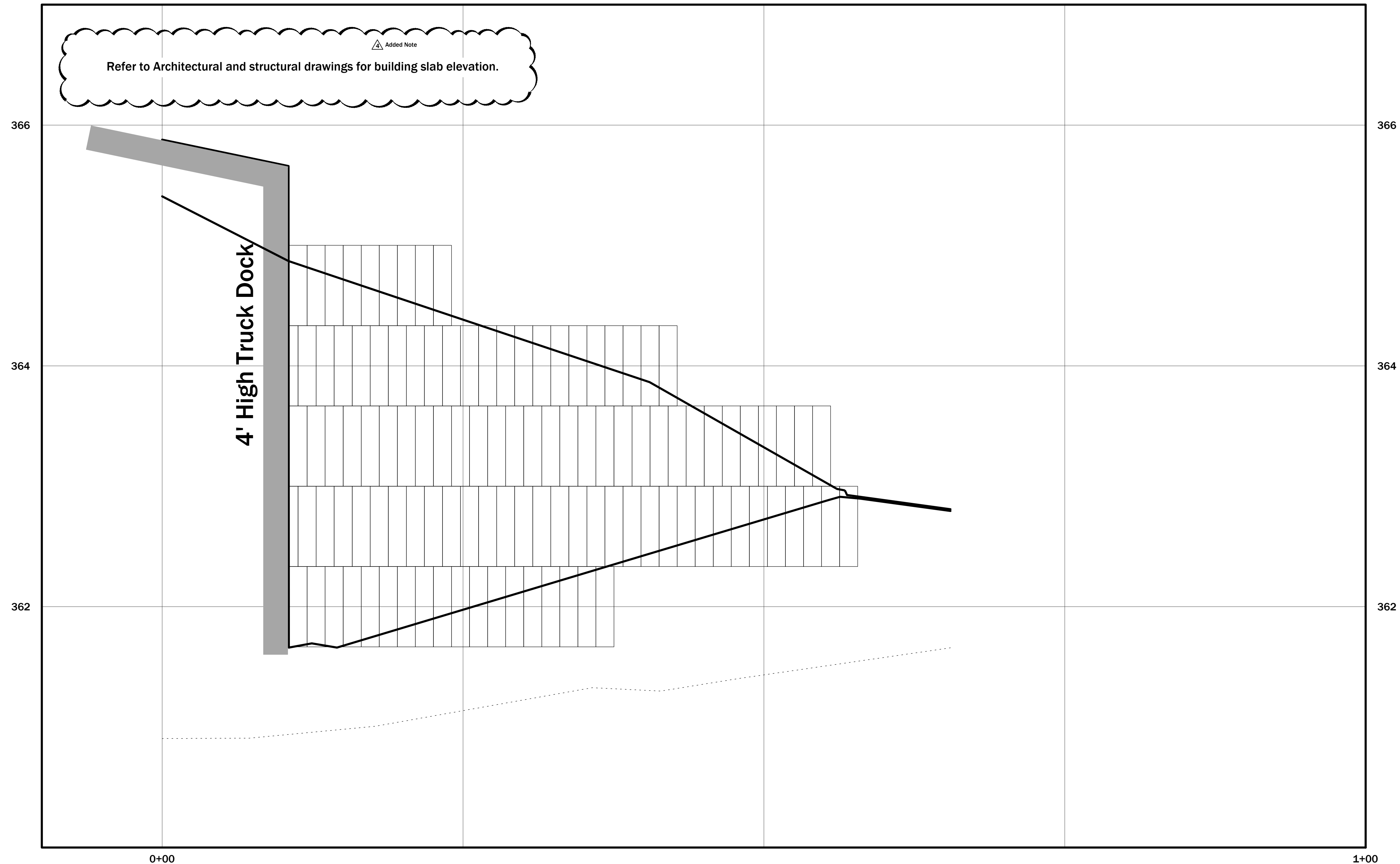
Contractor shall submit sealed engineering drawings for design of wall based on wall type. Appearance of wall shall be selected by owner prior to design. Retaining wall will require a separate building permit.

Retaining Wall Construction Notes:

1. Retaining wall shall be Pavestone or other approved block wall. Owner to pick color/ style/ and finish of wall.
2. Contractor shall provide sealed drawings from an engineer in the state of Texas for wall design conforming to the grading requirement on this sheet and standard design practices.



Retaining Wall



Added Note
Refer to Architectural and structural drawings for building slab elevation.



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New Buildings for

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2898 FM 974, Bryan, Texas 77808

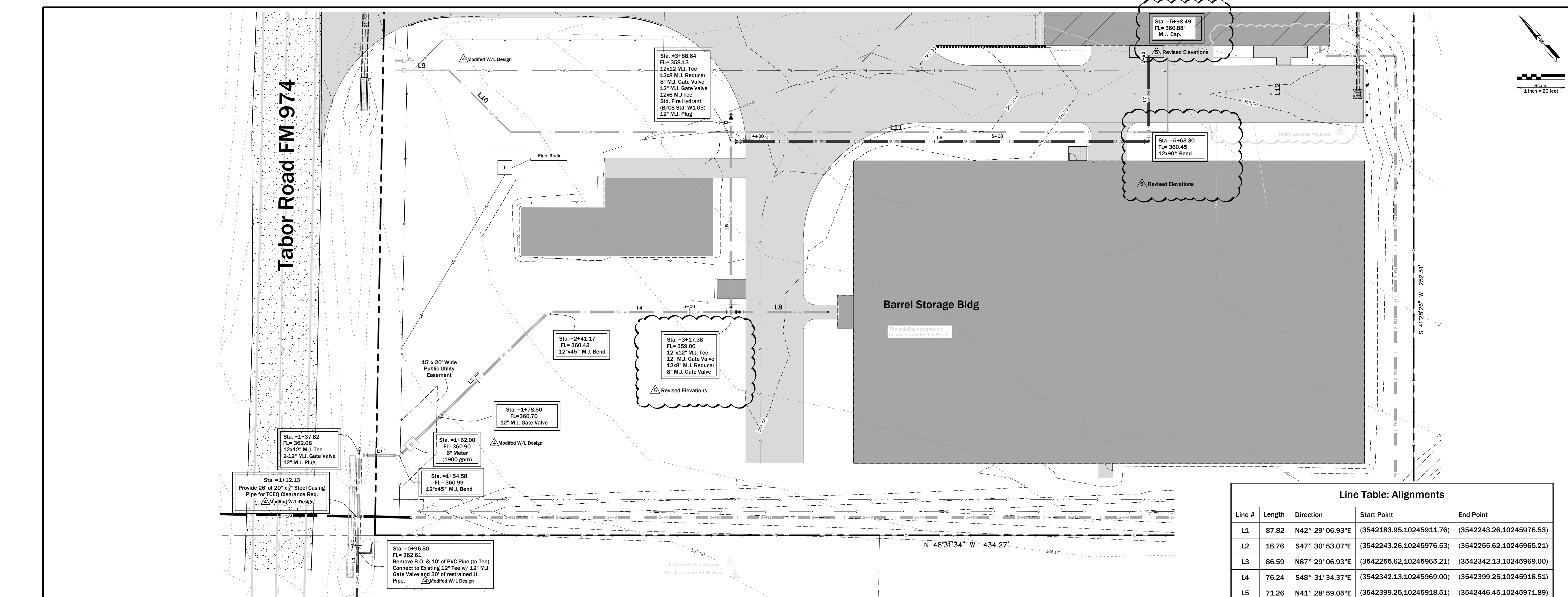
Revisions	
Number	Date
△	1/30/23
△	2/10/23
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△	4/12/23

Project 22009
January, 2023

C2.2

RETAINING WALL PLAN

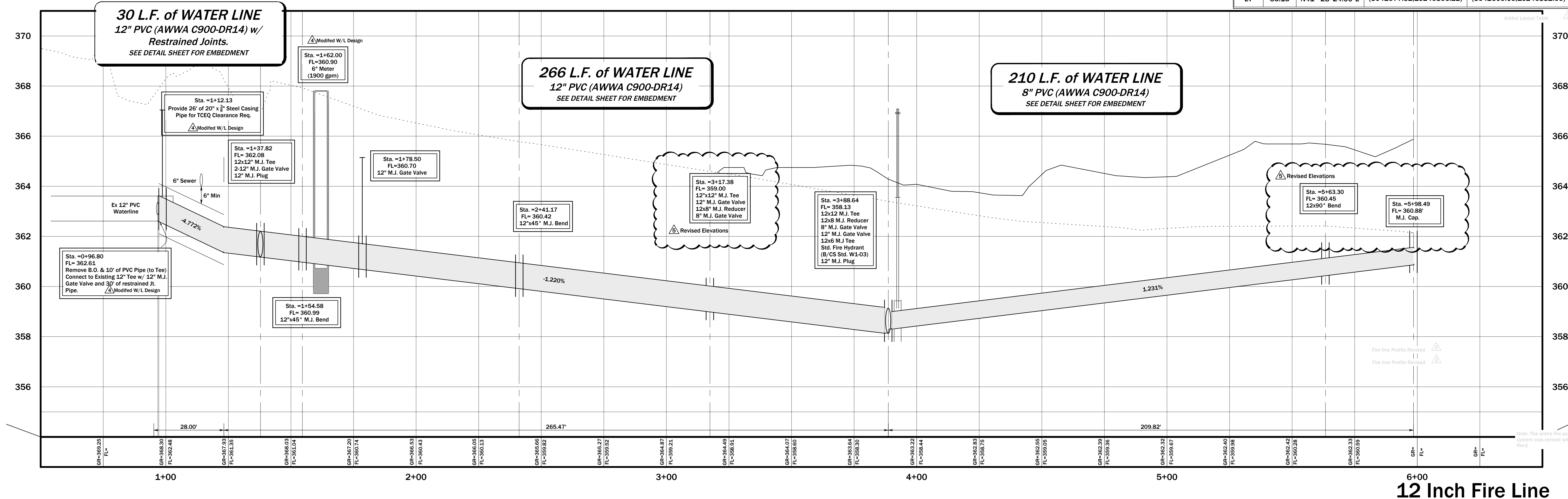
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Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	87.82	N42° 29' 06.93"E	(3542183.95,10245911.76)	(3542243.26,10245976.53)
L2	16.76	S47° 30' 53.07"E	(3542243.26,10245976.53)	(3542255.62,10245965.21)
L3	86.59	N87° 29' 06.93"E	(3542255.62,10245965.21)	(3542342.13,10245969.00)
L4	76.24	S48° 31' 34.37"E	(3542342.13,10245969.00)	(3542399.25,10245918.51)
L5	71.26	N41° 28' 59.05"E	(3542399.25,10245918.51)	(3542446.45,10245971.89)
L6	174.67	S48° 31' 35.94"E	(3542446.45,10245971.89)	(3542577.32,10245856.22)
L7	35.15	N41° 28' 24.06"E	(3542577.32,10245856.22)	(3542600.60,10245882.55)


12 Inch Fire Line (including CoB)





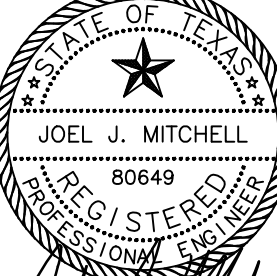
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12/22/22 Firm # 1443



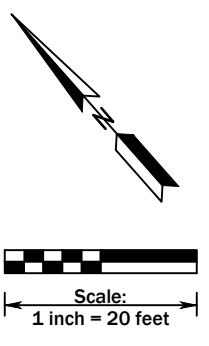
JOEL J. MITCHELL
REGISTERED PROFESSIONAL ENGINEER
No. 80649

New Buildings for
Hush & Whisper Barrel Storage
2698 FM 974, Bryan, Texas 77808

Revisions	Number	Date
△	1	1/30/23
△	2	2/10/23
△	3	2/27/23
△	4	4/12/23
△	5	4/25/23

Project 22009
January, 2023

C3.0

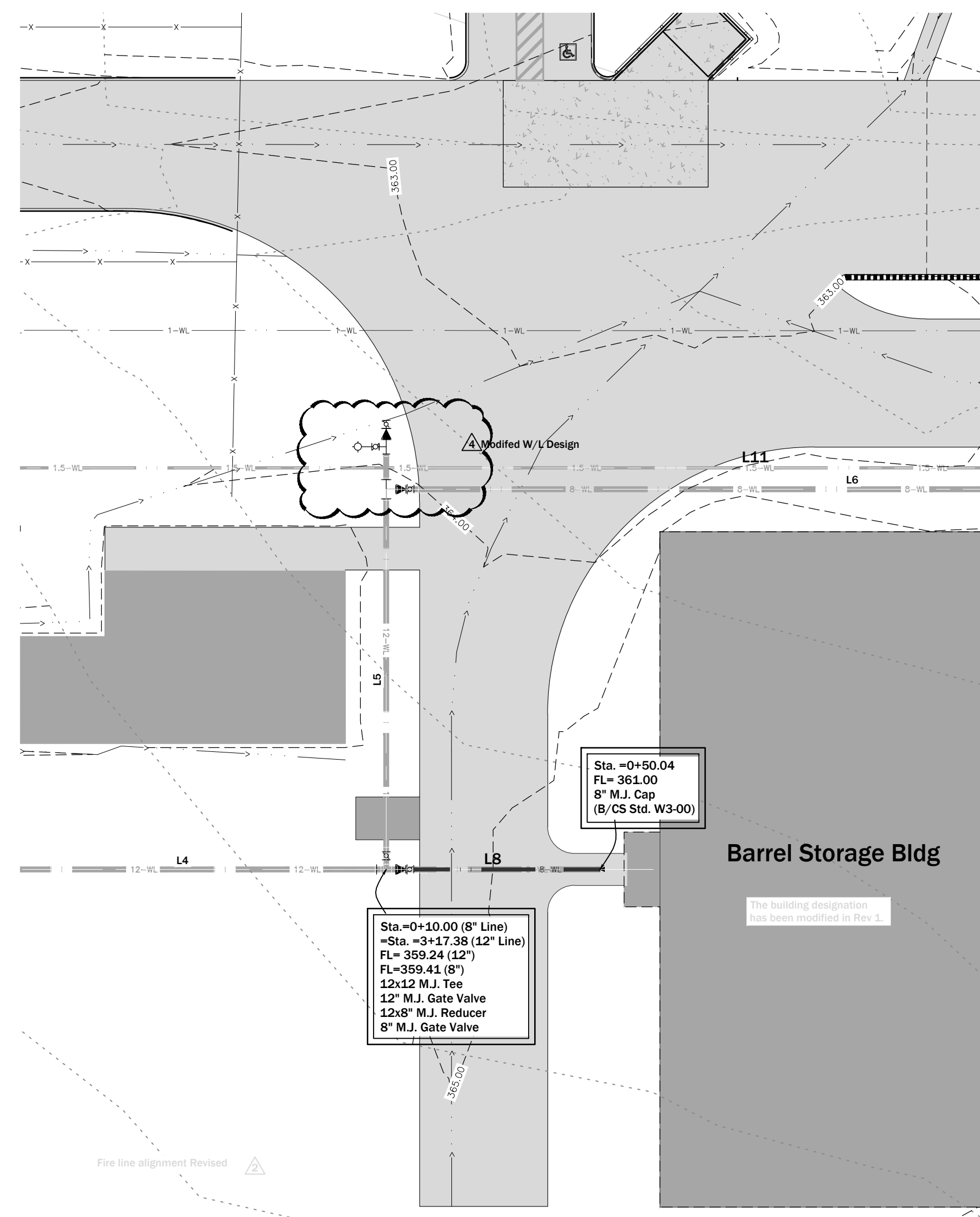
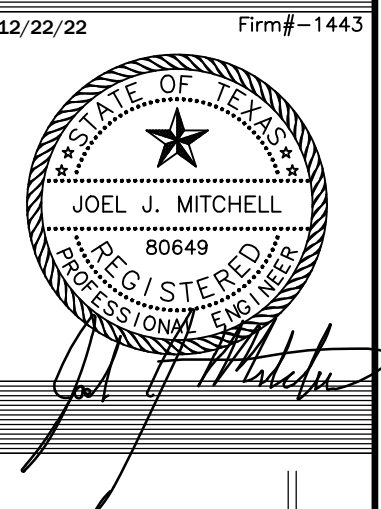


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Sta. =0+50.04
FL= 361.00
8" M.J. Cap
(B/CS Std. W3-00)

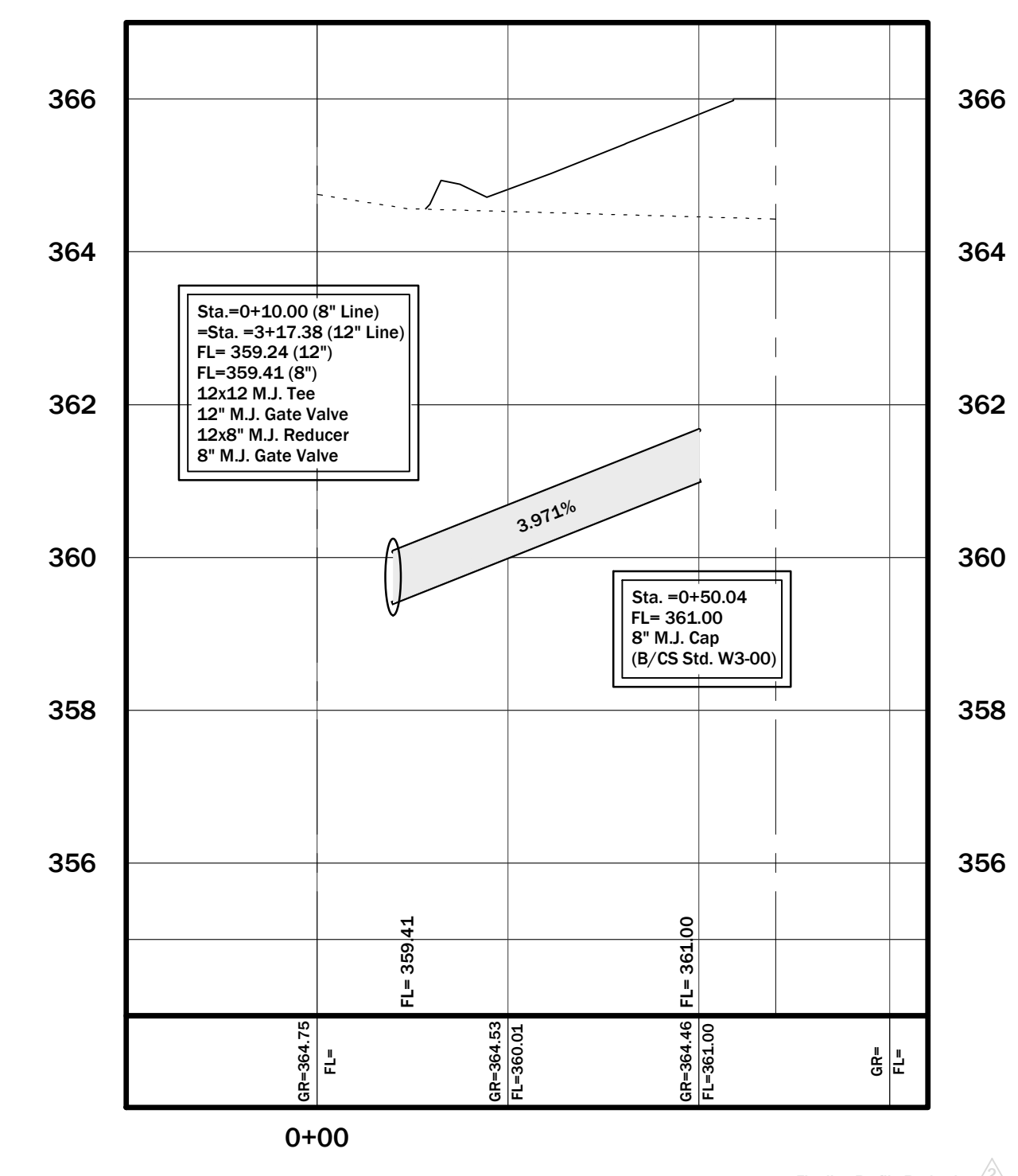
Sta. =0+10.00 (8" Line)
=Sta. =3+17.38 (12" Line)
FL= 359.24 (12")
FL= 359.41 (8")
12x12 M.J. Tee
12" M.J. Gate Valve
12x8" M.J. Reducer
8" M.J. Gate Valve

Barrel Storage Bldg

41 L.F. of WATER LINE
8" PVC (AWWA C900-DR14)
SEE DETAIL SHEET FOR EMBEDMENT

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L8	60.04	S48° 31' 34.37"E	(3542391.76,10245925.13)	(3542436.75,10245885.37)

8 Inch Fire Line to Barrel Storage Bldg



Sta. =0+10.00 (8" Line)
=Sta. =3+17.38 (12" Line)
FL= 359.24 (12")
FL= 359.41 (8")
12x12 M.J. Tee
12" M.J. Gate Valve
12x8" M.J. Reducer
8" M.J. Gate Valve

Sta. =0+50.04
FL= 361.00
8" M.J. Cap
(B/CS Std. W3-00)

New Buildings for
Hush & Whisper Barrel Storage
2898 FM 974, Bryan, Texas 77808

Revisions	
Number	Date
1	1/30/23
2	2/10/23
3	2/27/23
4	4/12/23

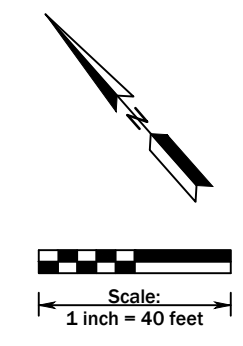
Project 22009
January, 2023

C3.1

8In Fire Line to Barrel Storage Bldg

FILENAME: 2206103-WL.dwg
PLOTED: 14 Apr 2023 7:55 am

Note: The entire fire supply system was revised with Rev.1



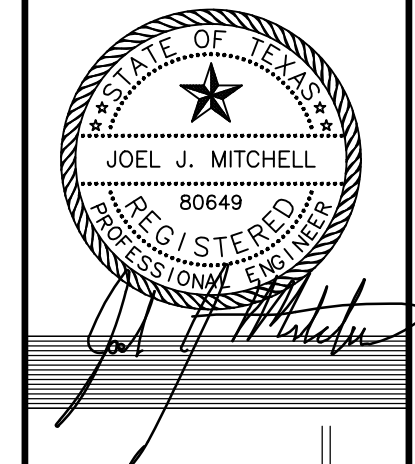
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12/22/22 Firm#-1443



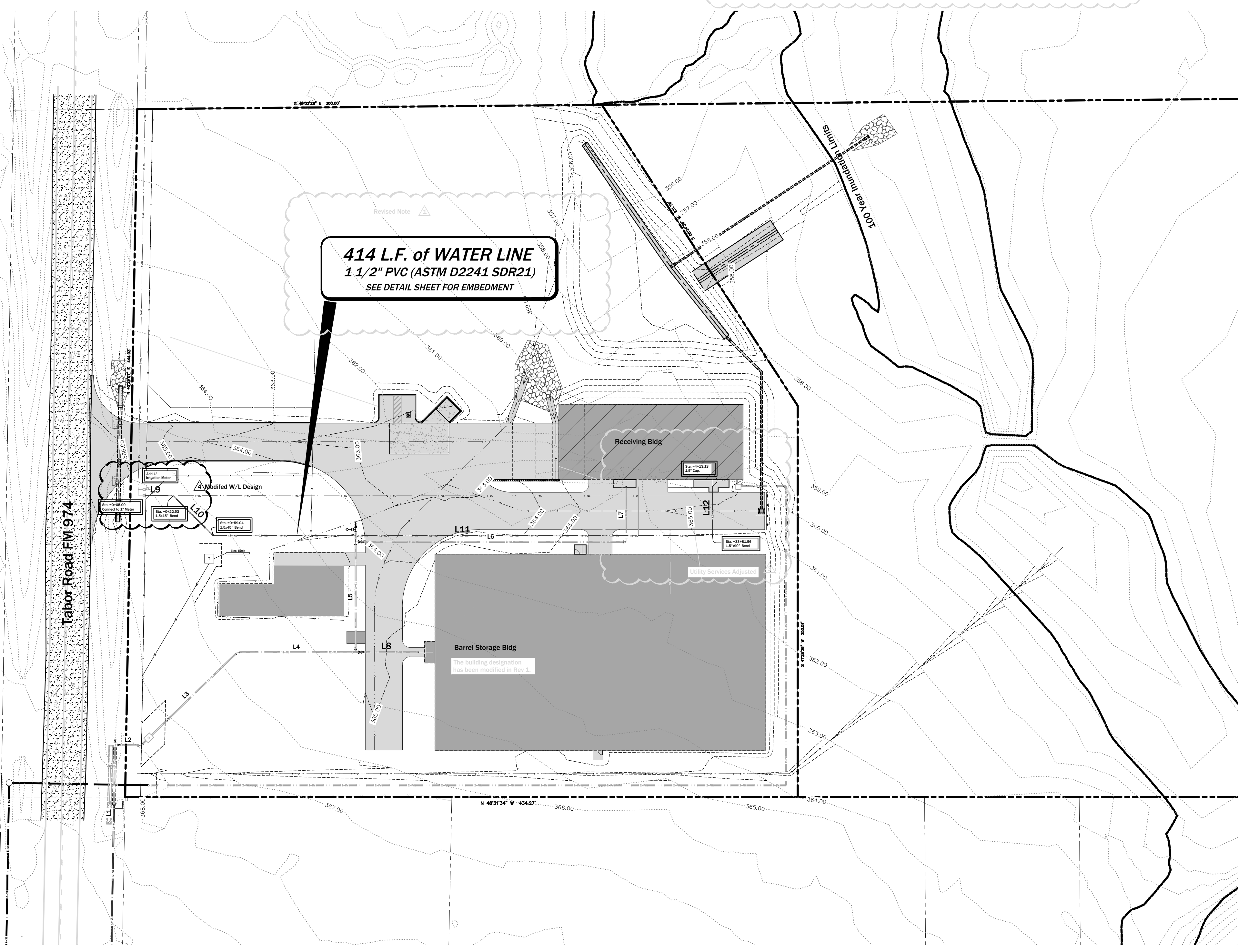
New Buildings for
Hush & Whisper Barrel Storage
2898 FM 974, Bryan, Texas 77808

Revisions	
Number	Date
1	1/30/23
2	2/10/23
3	2/27/23
4	4/12/23

Project 22009
January, 2023

C3.2

Line #	Length	Direction	Start Point	End Point
L9	22.53	S48° 31' 32.55"E	(3542361.00,10246087.22)	(3542377.88,10246072.29)
L10	36.50	S3° 31' 32.55"E	(3542377.88,10246072.29)	(3542380.12,10246035.86)
L11	322.53	S48° 31' 35.94"E	(3542380.12,10246035.86)	(3542621.78,10245822.26)
L12	36.06	N41° 28' 46.77"E	(3542621.78,10245822.26)	(3542645.67,10245849.28)



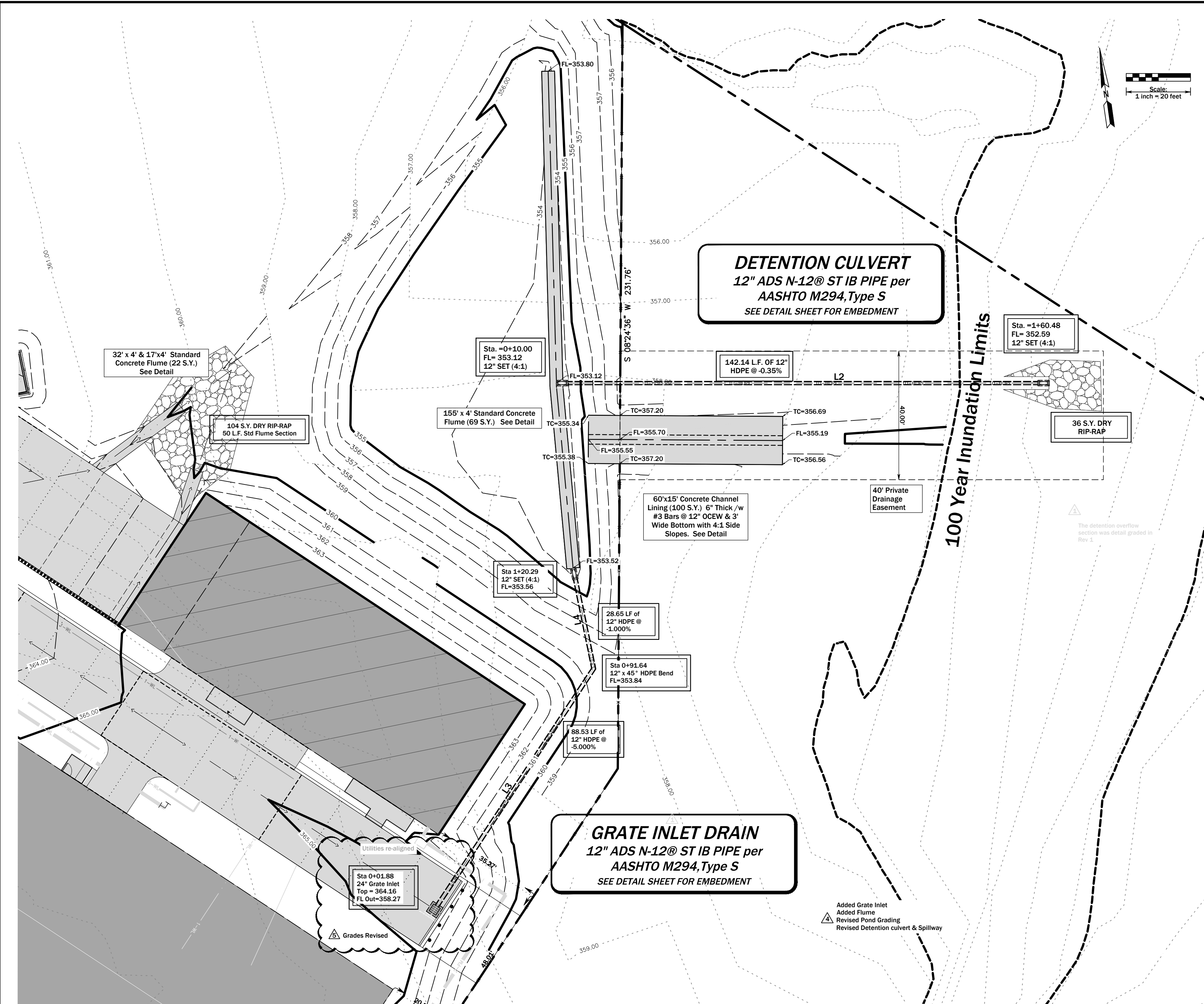
414 L.F. of WATER LINE
1 1/2" PVC (ASTM D2241 SDR21)
SEE DETAIL SHEET FOR EMBEDMENT

FILENAME: 2206103-WL.dwg
PLOTED: 14 Apr 2023 7:55 am

Wickson Creek Domestic Water Supply

Note: The entire domestic water supply system was revised with Rev. 1.

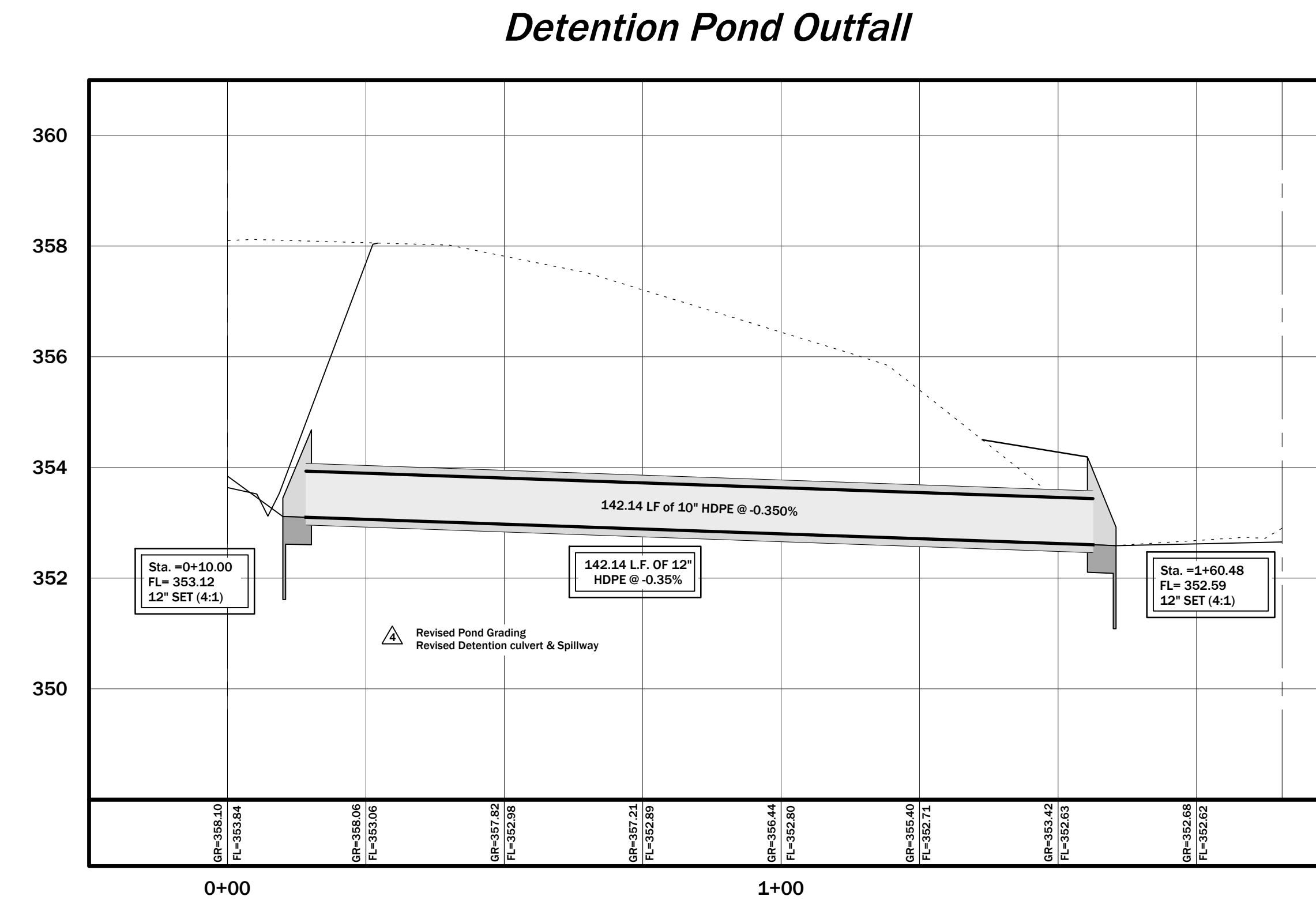
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Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L2	190.48	S81° 56' 55.68"E	(3542709.12,10245971.04)	(3542897.73,10245944.36)

DETENTION CULVERT
12" ADS N-12@ ST IB PIPE per AASHTO M294, Type S
SEE DETAIL SHEET FOR EMBEDMENT

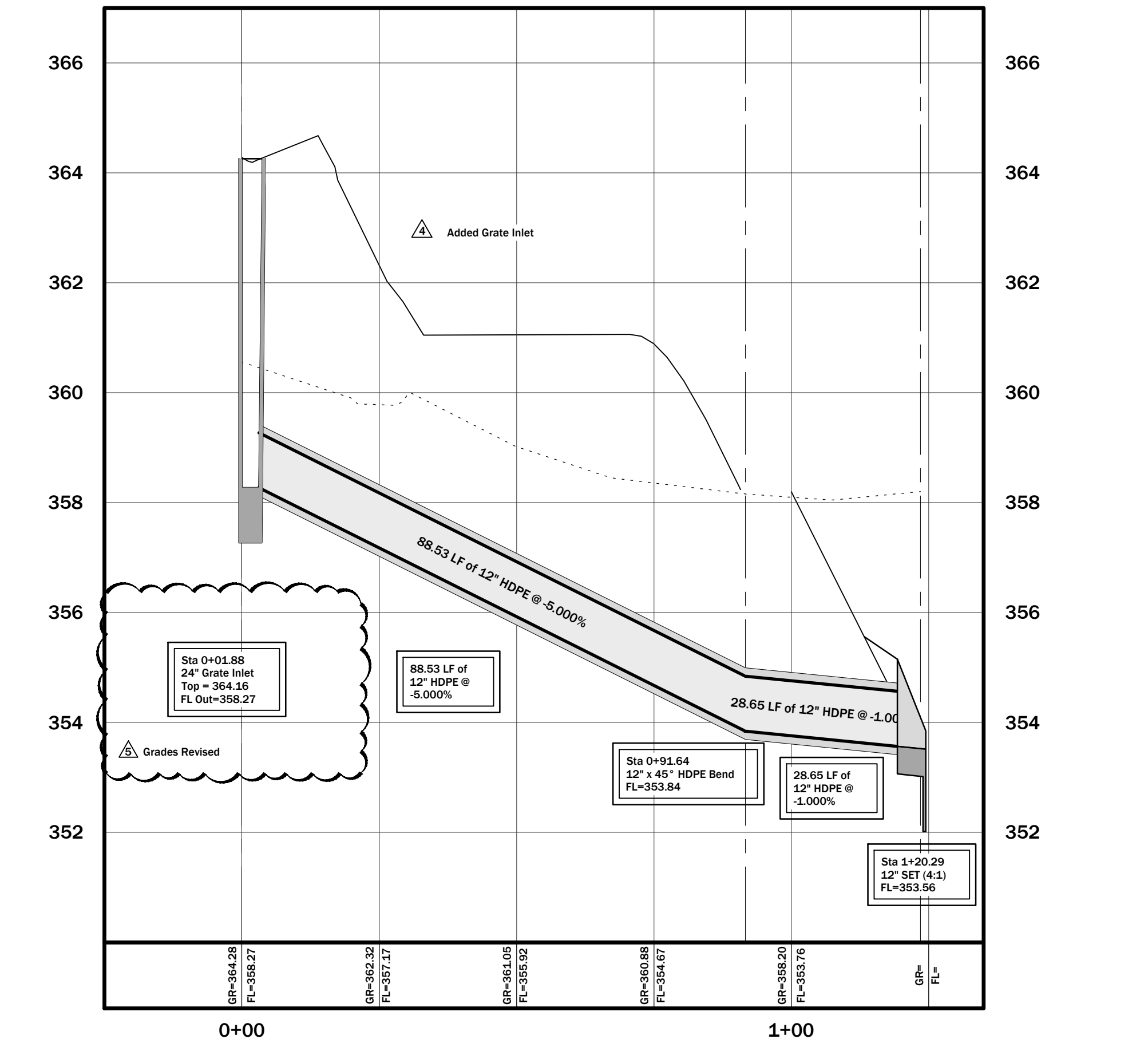


Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L3	91.64	N41° 28' 21.33"E	(3542654.72,10245811.87)	(3542715.41,10245880.53)
L4	31.85	N3° 31' 38.77"W	(3542715.41,10245880.53)	(3542713.45,10245912.32)

GRATE INLET DRAIN
12" ADS N-12@ ST IB PIPE per AASHTO M294, Type S
SEE DETAIL SHEET FOR EMBEDMENT

Grate Inlet Drain



Detention Pond

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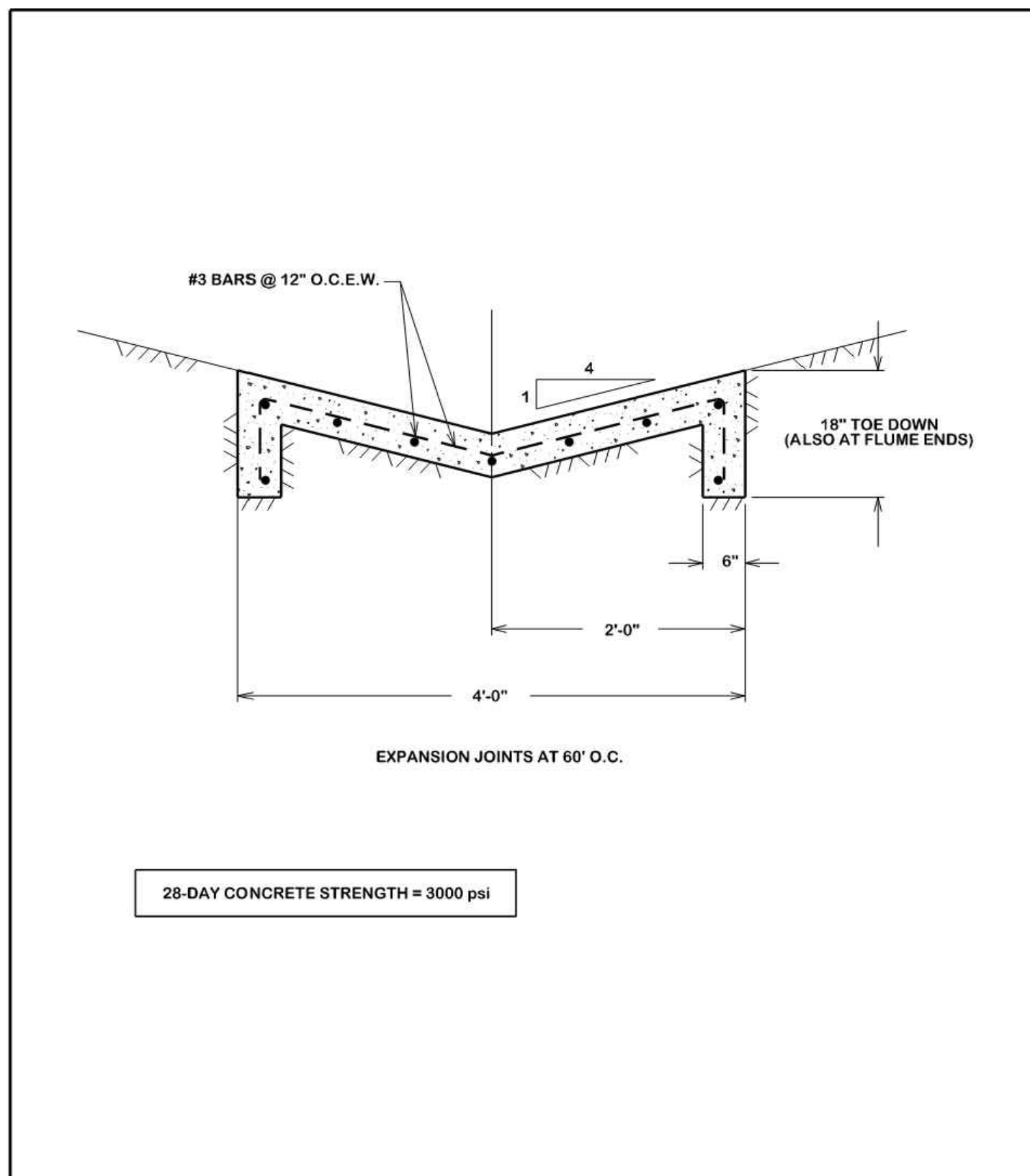
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Number	Date
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2	2/10/23
3	2/27/23
4	4/12/23
5	4/25/23

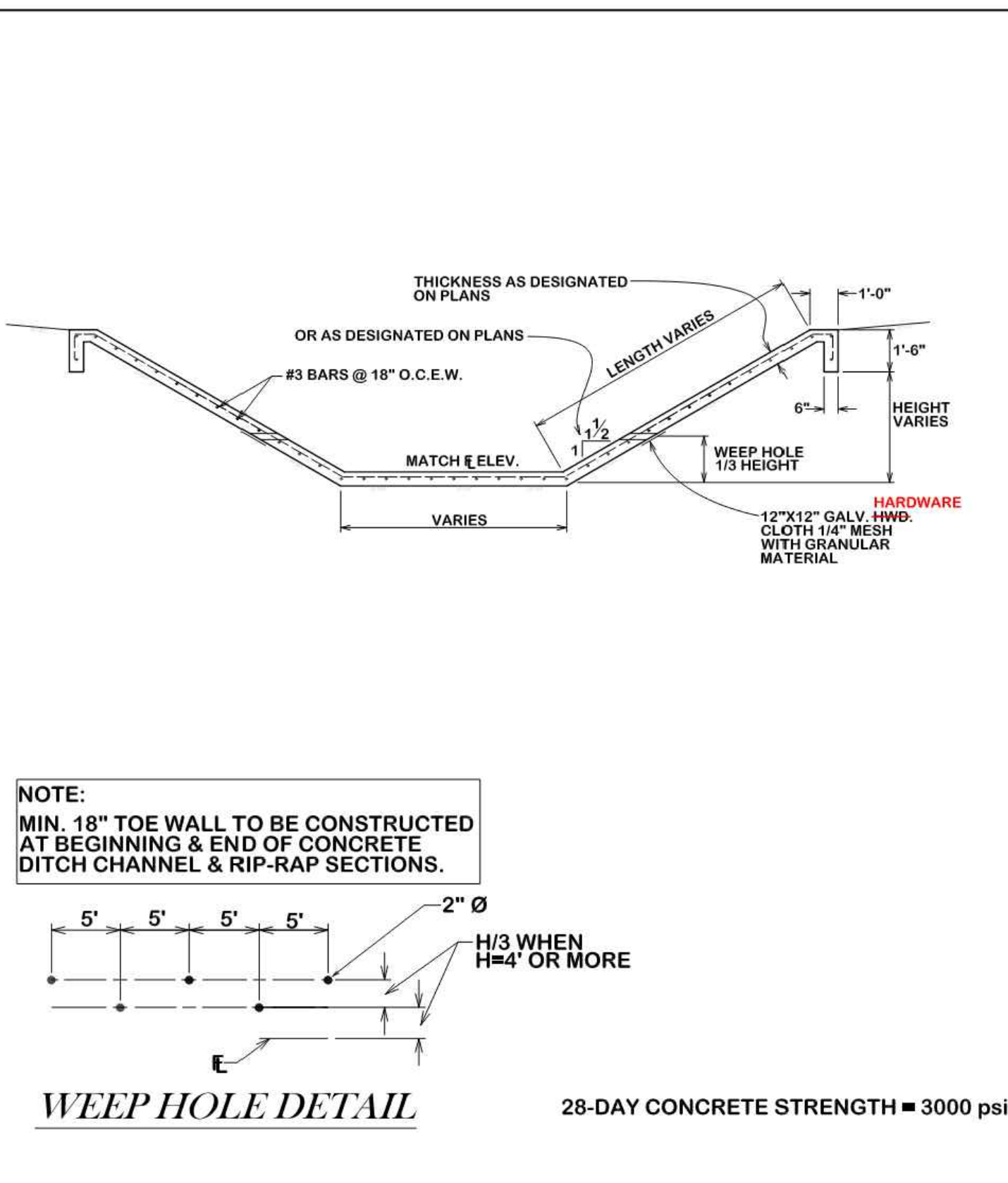
Project 22009
January, 2023

C4.1

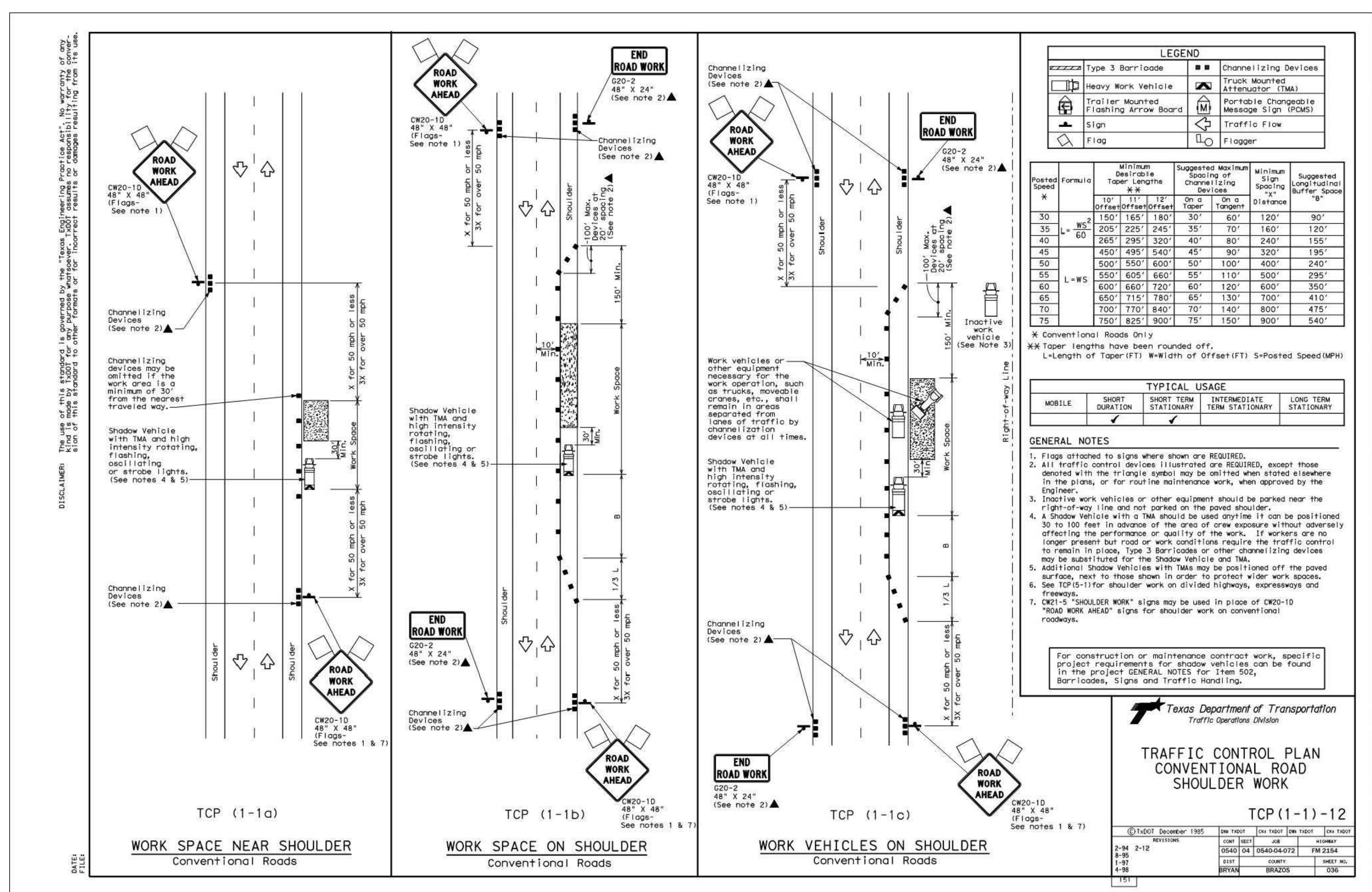
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PLOTED: 28 Apr 2023 - 1:43 pm



	STANDARD FLUME SECTION			
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. D2-04	



	CONCRETE CHANNEL LINING			
	DATE DECEMBER 2020	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. D2-00	



LEGEND	
	Type 3 Barricade
	Heavy Work Vehicle
	Trailer Mounted Flashing Arrow Board
	Sign
	Flag
	Channelizing Devices
	Truck Mounted Attenuator (TMA)
	Portable Changeable Message Sign (PCMS)
	Traffic Flow
	Flagger

Posted Speed K	Formula	Desirable Taper Lengths %*			Suggested Maximum Spacing of Channelizing Devices		Minimum Spacing ft	Suggested Longitudinal Buffer Space ft
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	L = WS/60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40	L = WS/45	265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50	L = WS/30	500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60	L = WS/20	600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70	L = WS/15	700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- GENERAL NOTES**
- Flags attached to signs where shown are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
 - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
 - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
 - See TCP (1-1) for shoulder work on divided highways, expressways and freeways.
 - CK21-5 "SHOULDER WORK" signs may be used in place of CK20-10 "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

**TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK**

TCP (1-1)-12

DESIGNED BY	DATE	SCALE	SHEET NO.
BRYAN	12/22/22	AS SHOWN	036

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12/22/22 Firm# 1443

STATE OF TEXAS
JOEL J. MITCHELL
REGISTERED PROFESSIONAL ENGINEER
No. 10000

New Buildings for
Hush & Whisper Barrel Storage
2898 FM 974, Bryan, Texas 77808

Revisions	Number	Date
	1	1/30/23
	2	2/10/23
	3	2/27/23
	4	4/12/23

Project 22009
January, 2023

C4.2

Sheet Added

SWPPP Information:
 8/CS Unified Specification Section 31.25.13 EROSION AND SEDIMENTATION CONTROL (SWPPP) requires the construction contractor generate the ECP, SWPPP, NOI (if required) and NOT (if required) using this sheet (this sheet is called the "Base Sheet") and narrative for SWPPP. The contractor is also required to update this plan and remove the SWPPP devices after the site is stabilized. See https://www.bcount.net/2021_Files/Specs/Generals_2020.pdf for more detailed information.

SWPPP Narrative:
 Nature of Construction Activity: Drainage, utility, and pavement improvements for building construction. Potential pollutants and sources - Sediment from excavation and equipment movement around the site.

Schedule of Events:
 1. Install silt fencing.
 2. Install stabilized construction exit.
 3. Clear and grub.
 4. Install utilities.
 5. Install pavement.
 6. Complete grading and install permanent seeding.
 7. When all construction activity is completed the site is stabilized. Remove silt fence and reseed any area disturbed during construction and assure a healthy ground cover.

Area of Disturbance:
 During the construction of the pavement, drainage, and utility improvements the western portion of the lot will be disturbed.

Structural Controls:
 Temporary stabilization - areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or rock check dams will be installed at all outfalls, areas where water runs off the site.

Storm Water Management:
 Storm water drainage will be controlled by the detention pond and existing grassed areas adjacent to the site. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite vehicle tracking:
 A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations:
 This storm water pollution prevention plan reflects the city's state's requirements for storm water management, erosion, and sediment control, to ensure compliance, this plan was prepared in accordance with the city's drainage policy.

Maintenance/Inspection Procedures:
 These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
 - All control measures will be inspected at least once every 14 days and following any storm event of 0.50 inches or greater.
 - All BMPs will be maintained in good working order; if a repair is necessary it will be initiated within 24 hours of the report.
 - Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
 - Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
 - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
 - A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
 - A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non-storm Water Discharges:
 It is expected that the following non-storm water discharges will occur from the site during the construction period:
 - Water from water line flushing

Site Description:
 Hush & Whisper Barrel Storage
 2898 FM 179
 Bryan, TX 77802

Owner's Contact Information:
 Name: Chuck Sesock, Project Manager
 Company: Tabor Road Ventures
 Address: 110 North Main, Bryan, Texas 77803
 Phone: (979)229-7313

The site is not located on Indian lands.
 Latitude: 30°42'53.09"N
 Longitude: 96°22'01.65"W

MS4 operator name: City of Bryan, Texas
 Receiving water body: Wickson Creek
 Estimated area to be disturbed: 2.1 acres

The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.

Operator Requirements:
 The operator shall submit a NOI to TCEQ (when applicable) and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

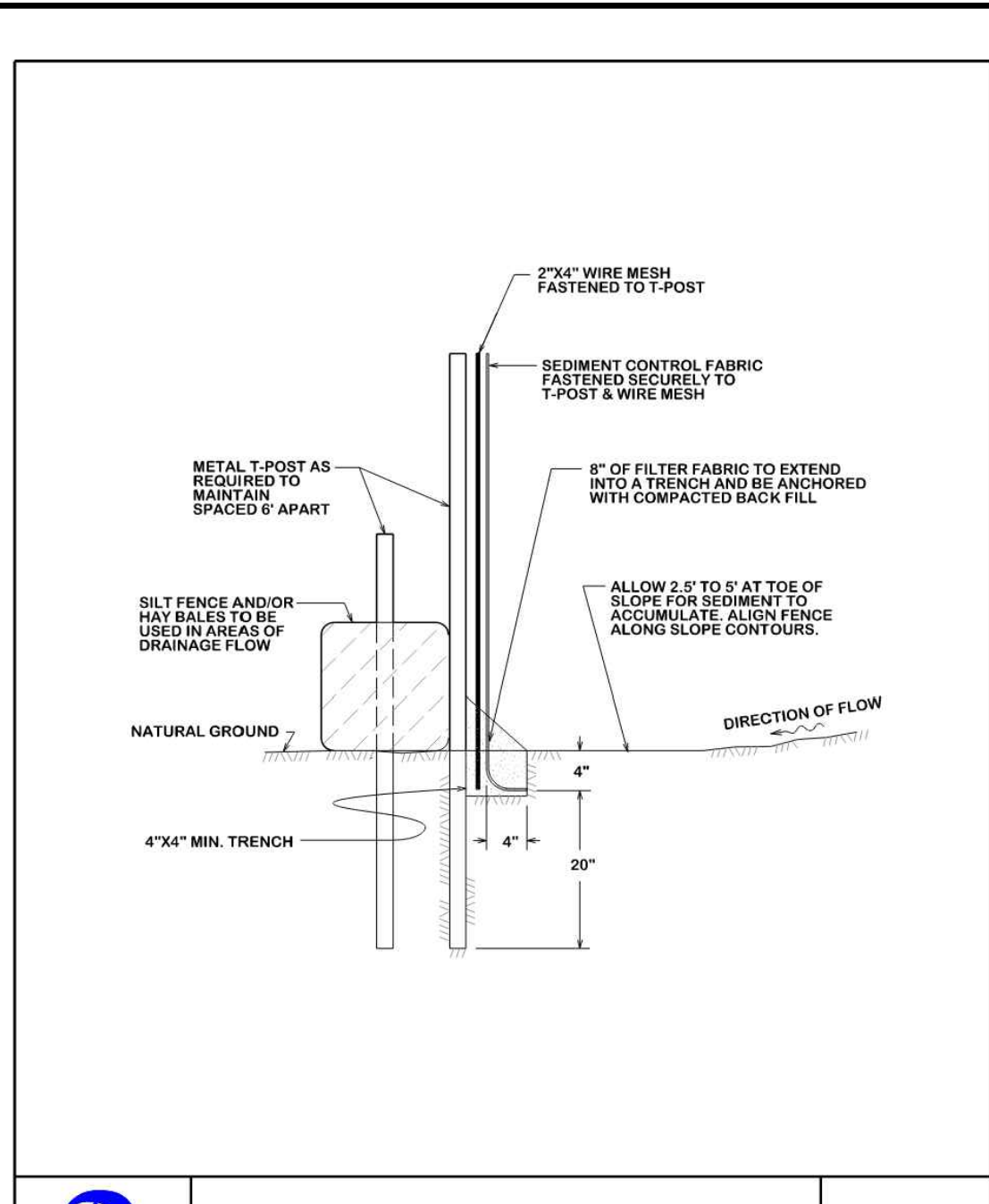
The operator shall provide a copy of NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ (when applicable) and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

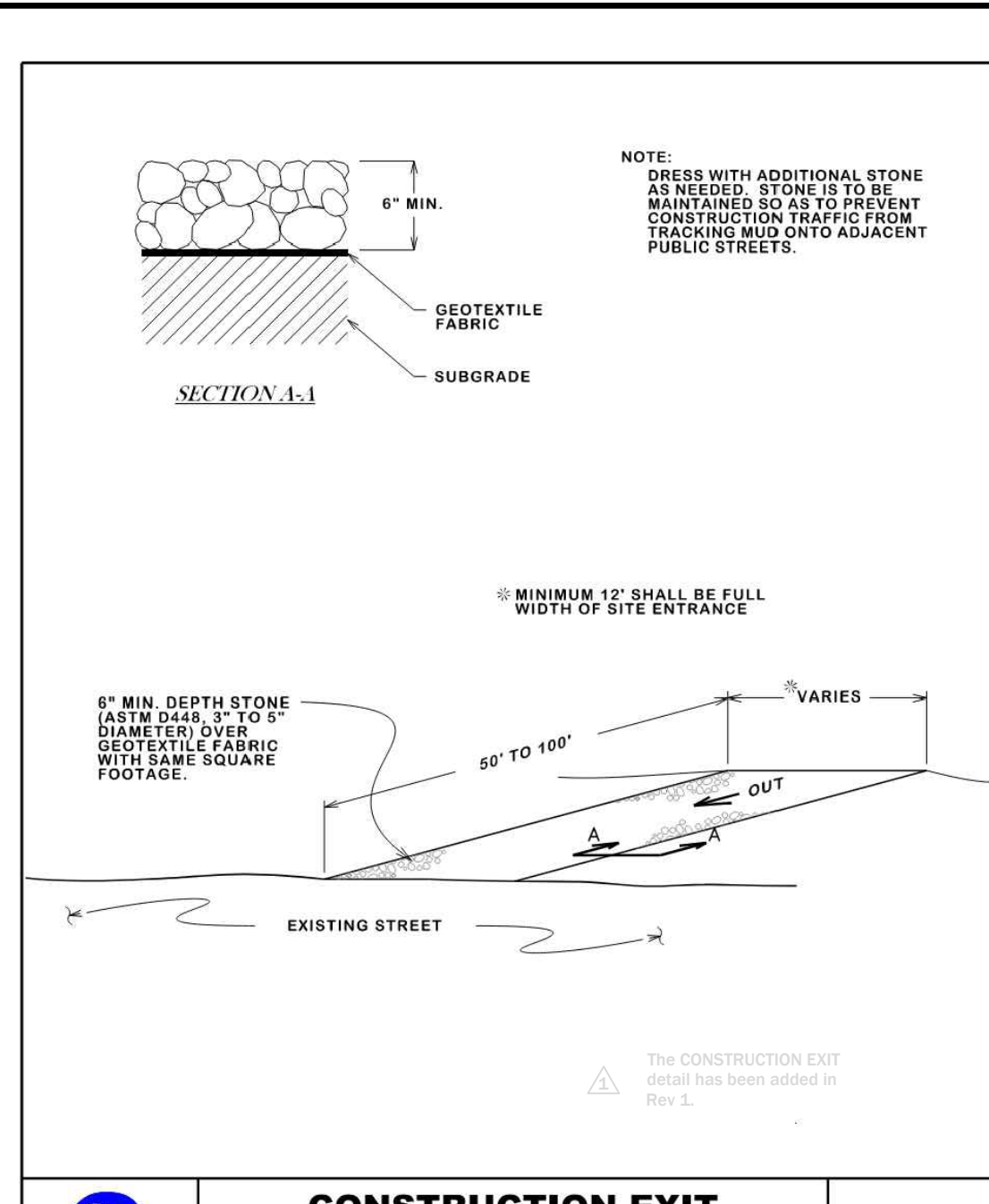
Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

Operator Inspection Requirements:
 The following records must be maintained and either attached to or referenced in the storm water plan:
 - The dates when major grading activities occur.
 - The dates when construction activities temporarily or permanently cease on a portion of the site.
 - The dates when stabilization measures are initiated.
 - A report summarizing the scope of the inspection, name and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:
 - The locations of discharges of sediment or other pollutants from the site.
 - Locations of BMPs that failed to operate as designed or proved inadequate for a particular location, and location where additional BMPs are needed.

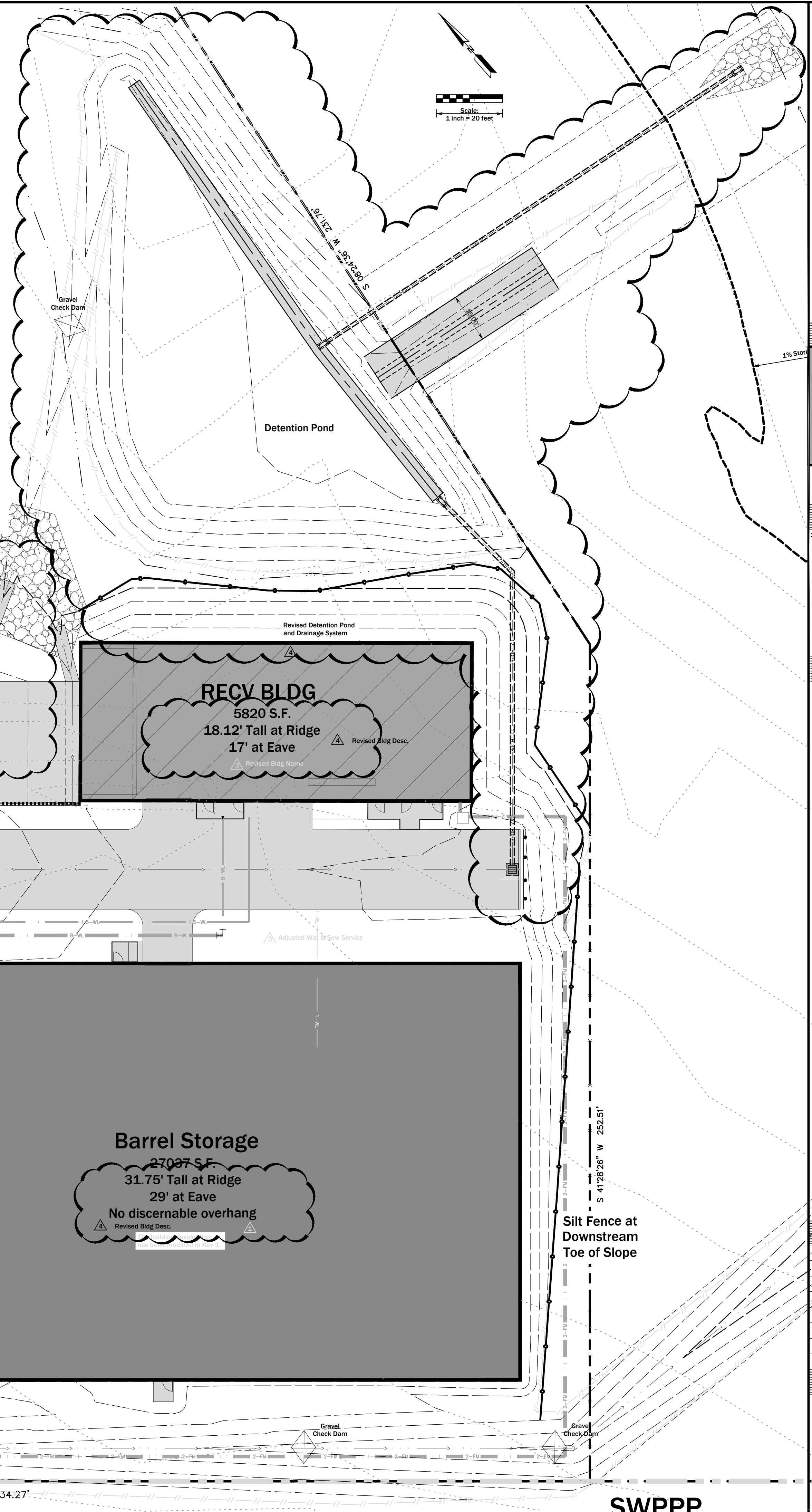
Operator's Record Keeping:
 The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:
 1. A copy of the storm water plan and All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.



SILT FENCE ASSEMBLY			
DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	CITY OF COLLEGE STATION
AUG. 2012		SWPPP1-03	



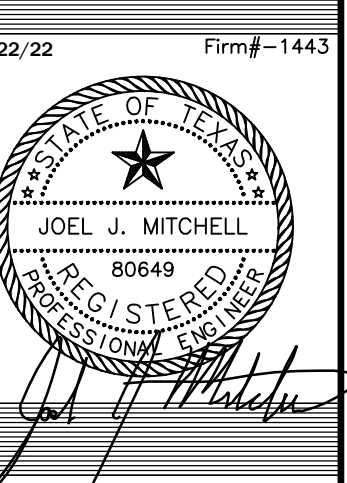
CONSTRUCTION EXIT SILT CONTROL			
DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	CITY OF COLLEGE STATION
AUG. 2012		SWPPP1-02	



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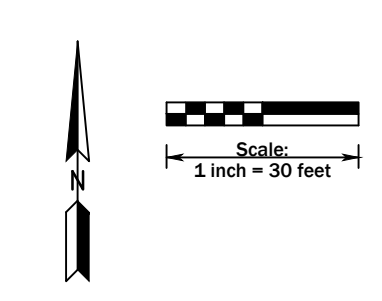
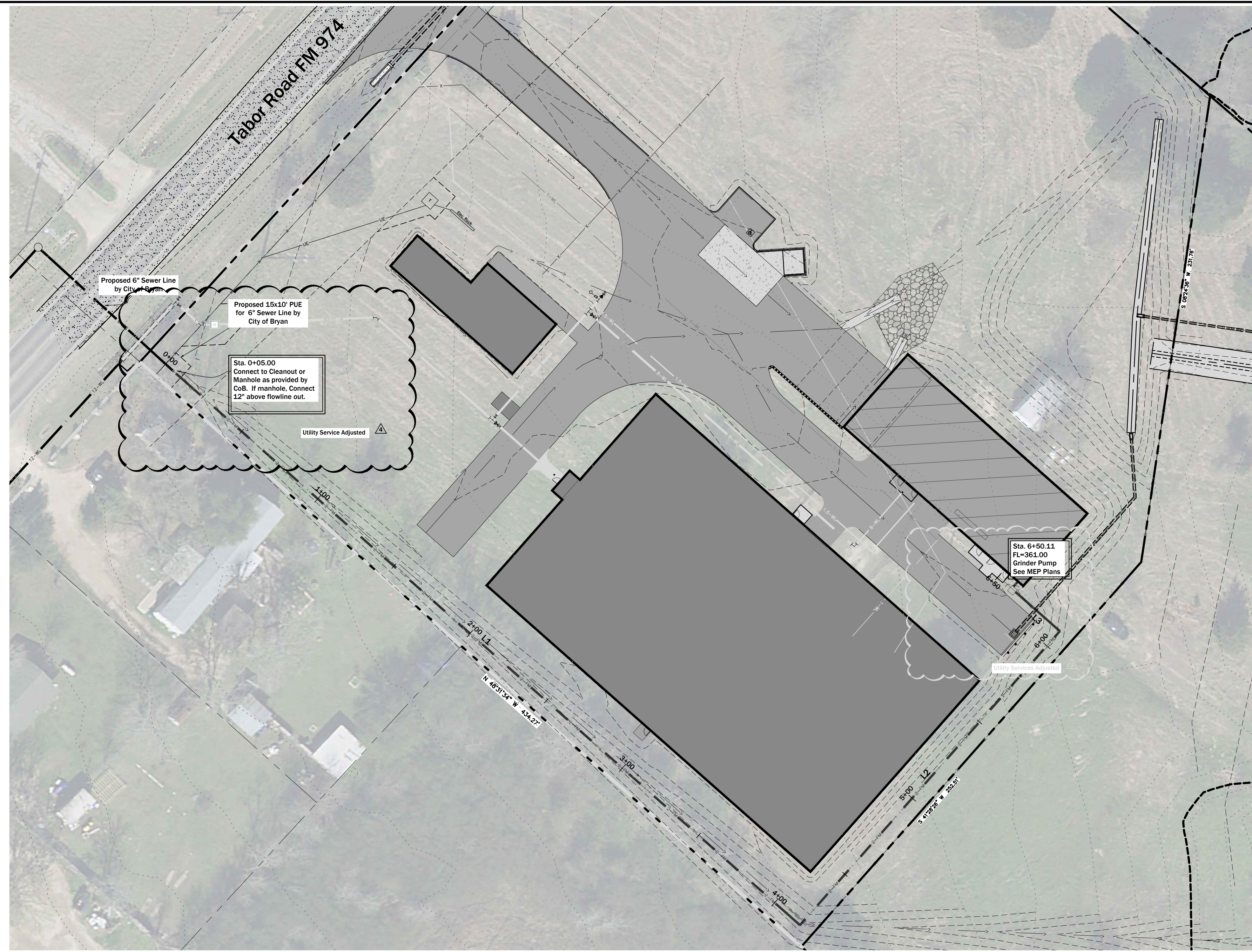
New Buildings for
Hush & Whisper Barrel Storage
 2898 FM 974, Bryan, Texas 77808

Revisions Number	Date
1	1/30/23
2	2/10/23
3	2/27/23
4	4/12/23

Project 22009
 January, 2023

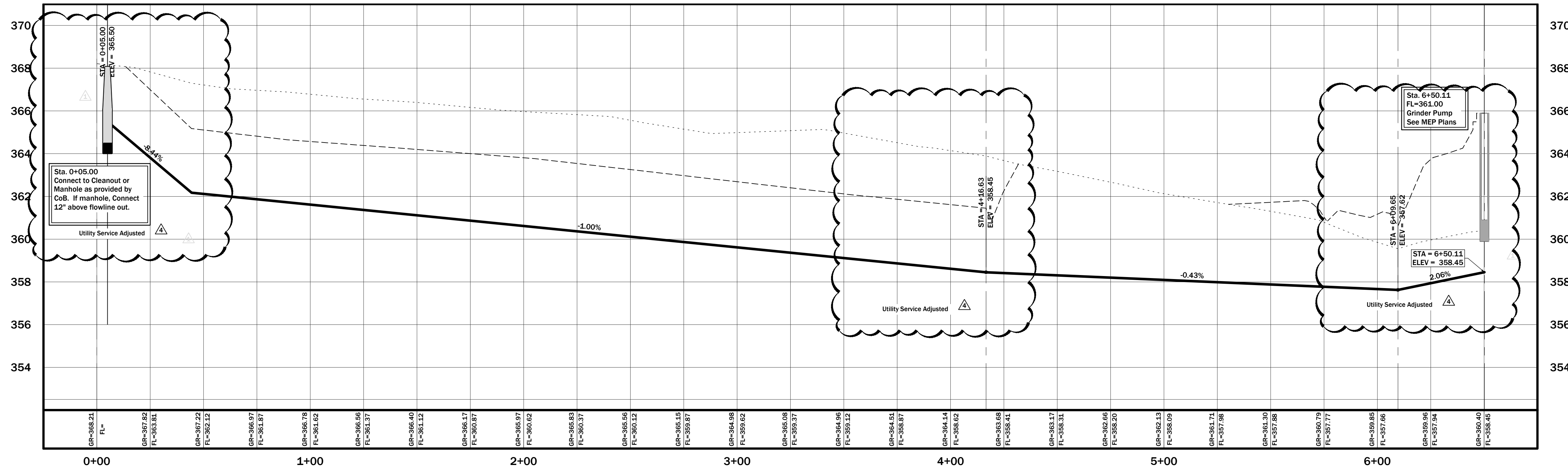
C5.0

SWPPP



Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	416.63	S48° 31' 34.37"E	(3542238.43,10245945.99)	(3542550.60,10245670.06)
L2	193.01	N41° 28' 25.63"E	(3542550.60,10245670.06)	(3542678.43,10245814.68)
L3	40.46	N48° 21' 12.73"W	(3542678.43,10245814.68)	(3542648.19,10245841.57)



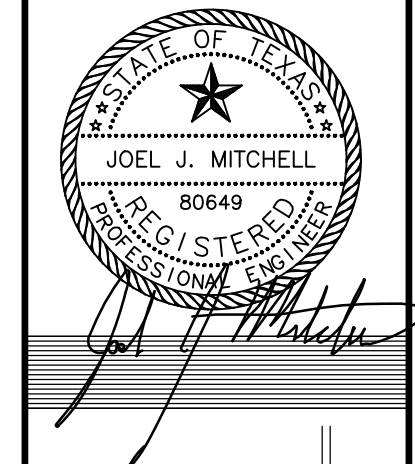
SEWER LINE SE-1
 2" PVC (ASTM D2241 SDR 26) FORCE MAIN
 SEE DETAIL SHEET FOR EMBEDMENT

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Project 22009
 January, 2023

C5.1

Sewer Line

S:\279\22009-Hush & Whisper\22009-C5.1-Sewer Line.dwg, C5.1-Sewer Line, 4/14/2023 11:46:04 AM

This entire sheet has been revised with Rev 1.