

Site Plan For:

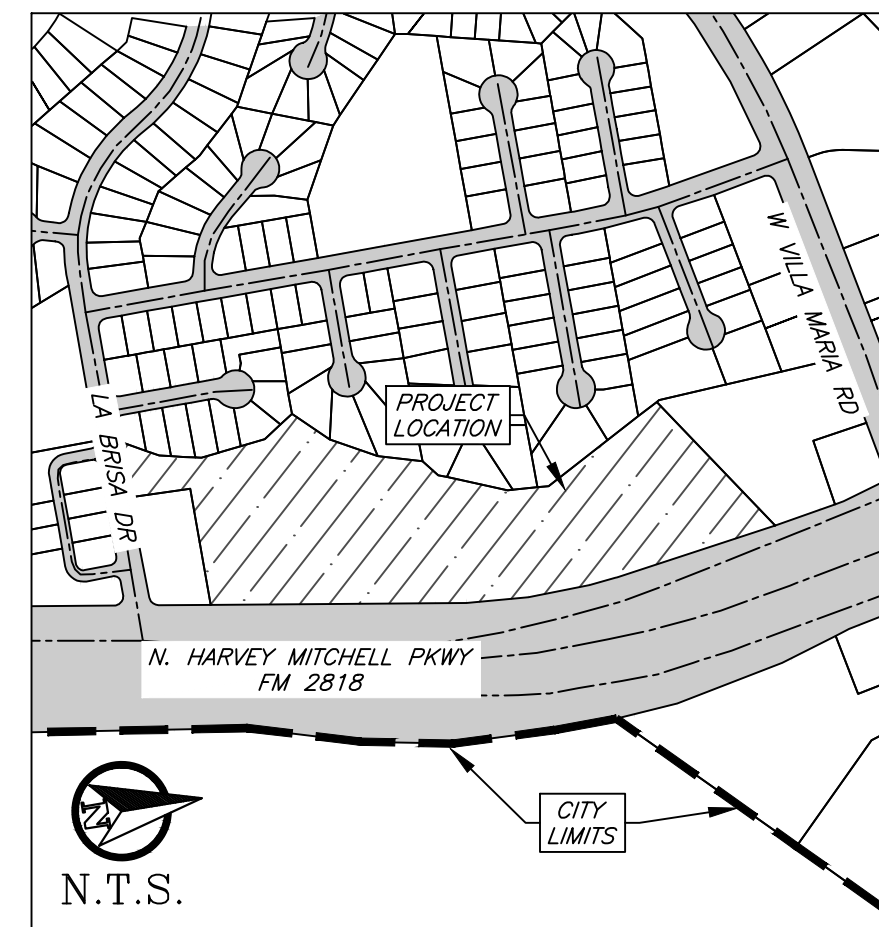
Morning Star Storage

Being 0.62 AC of

425 N. Harvey Mitchell Pkwy

La Brisa Ph. 10, Block 1, Lot 2 - 10.00 AC

Bryan, Brazos County, Texas



VICINITY PLAN
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Pavement Plan
L1	Landscape Plan

OWNER/DEVELOPER:

Morning Star Storage

725 Park Center Dr
Matthews NC, 28105

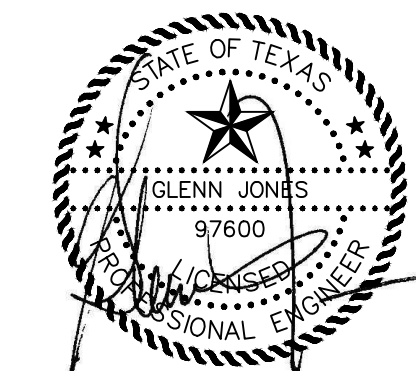
ENGINEER:



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567



Know what's below.
Call before you dig.



The seal on this document was authorized by Glenn Jones #97600 on this date, March 12, 2025. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

**RELEASED FOR
CONSTRUCTION**

March 2025

General Notes:

- The contractor shall promptly notify the engineer of any discrepancies between these plans and other drawings of differing disciplines & specifications.
- The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation. The contractor shall also notify the engineer if design changes need to be made in the field.
- Contractor to verify all underground utilities in the field prior to construction.
- It is the responsibility of the contractor to comply with all state and federal regulations regarding construction activities near energized over head power lines.
- The contractor shall be responsible for the protection of all existing utilities or service lines that are crossed or exposed during construction operations. Where existing utilities or service lines are cut, broken, or damaged, the contractor shall repair or replace the utilities or service line with the same type of material and construction or better. This material and work shall be at the contractor's own expense.
- During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical. The contractor shall clean and remove from the project area all surplus and discarded materials, temporary structures, and debris of any kind and shall leave the project site in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
- Contractor is responsible for OSHA established trench safety as described in the Federal Register 29 CFR Part 1926. A trench safety plan should be prepared and a "competent person" appointed prior to any and all excavating operations exceeding 5' depth. The plan is to be prepared and sealed by a registered Texas professional engineer and shall be submitted to the City of Bryan and consulting engineer prior to any excavation on the project.
- A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of redline drawings, recording as-built conditions during construction. These redline marked up drawings will be submitted to the design consultant who will make the changes on the original tracings for Public Infrastructure only, labeling each sheet in the set as "record drawings".
- The contractor shall be responsible for safeguarding and protections all material and equipment stored on the jobsite. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuries, during and after working hours, until project completion.
- Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment is to be stored overnight at locations so as not to block streets or drives. Materials are to be protected from damage by the elements.
- Contractor shall saw cut, remove, and replace pavement, and curb & gutter as required to construct proposed improvements.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
- Any adjacent property and right-of-way disturbed during construction will be returned to their existing condition or better. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
- All exposed dirt surfaces shall be seeded, hydro-mulched, or sodded.
- The contractor shall not create a dirt nuisance or safety hazard in any street or driveway.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
- The contractor shall coordinate all fence removal and replacement with the Owner.
- The contractor shall protect all monuments, iron pins, and property corners during construction.
- The contractor must provide construction staking from the information provided on the plans.

General Utility Note (Private & Public):

- All excavation for underground utilities shall be made true to grade. Excavation shall be made a minimum of six inches below the required grade and provide a sand bed for the piping. Backfill over piping shall be made with earth or fill sand, free of debris, and shall be tamped by hand or mechanical means to the density of the adjacent undisturbed earth or to 95% standard proctor density (ASTM D698), which ever is greater. All trenching and excavation shall be done in strict accordance with current OSHA requirements and all other applicable safety codes and standards.
- Minimum bury or cover specified is to be measured from finish grades. Where utility line extend under pavement, the bury or cover shall be measured from the bottom of the structure.
- Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under foundations, pavement, walks, etc.) the utility shall be bedded and initial backfill with cement stabilized sand. Final backfill in these areas shall be compacted by mechanical tamping to structural compaction requirements.
- Regardless of elevations shown for manhole rims, clean-out covers, or grates, these items shall be placed flush with the pavement elevations and slopes. Manholes and clean-outs not in non-pavement areas shall be set 3-6 inches above the finish grade.
- Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing and construction. Notify the engineer at once of any conflict.
- The contractor shall coordinate all utility installation so that grade critical elements (i.e. storm drain, sanitary sewer, etc.) do not conflict with non-grade critical elements (i.e. electrical conduit, water services, etc.).
- The contractor shall furnish all materials, equipment, and labor for excavation, boring, installation, and backfilling of utility lines and relates appurtenances, as shown on the plans.
- The loading and unloading of all pipe and other accessories shall be in accordance with the manufacturer's recommended practices and shall, at all times, be performed with care to avoid any damage to the material. The contractor shall locate and provide the necessary storage areas for materials and equipment.
- Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.
- This project shall be built by means of open cut except as noted on the drawings. If needed, contractor shall determine the locations of bore pits in the field subject to the inspector's approval.
- Structural backfill will be required for all excavation within 5 feet of public roadway pavements or walks.

Private Utility Notes:

- The contractor shall install the proposed private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private or public utilities shall be installed in accordance with the utility company's specifications. Should these drawings or specifications differ with other utility company's specifications, the stricter of the two shall apply.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
- The contractor shall coordinate all installations of service lines, conduits, meters, etc., with the appropriate utility company.

Water Line Notes (Public & Private):

- All private domestic water line pipe shall be constructed out of PVC (Sch 40). Public or fire water line pipe shall be constructed out of C900 and public services shall be copper.
- All 24 inch to 42 inch storm sewer pipe, shall be constructed out of reinforced concrete pipe (RCP), C443 ASTM C76, Class III except as noted.
- All 6 inch to 18 inch storm sewer pipe, except as noted, shall be HDPE. SDR-35, ASTM D-3034, PVC pipe may be used in place of HDPE pipe.
- Contractor shall provide a minimum of 12 inch clearance at storm sewer and water line crossings and a minimum of 6 inch clearance at storm sewer and sanitary sewer crossings.
- Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench detail contained in these construction drawings.
- All private storm sewers shall be inspected & approved by the building official.

Demolition & Construction Notes:

- Demolition of existing structures and improvements shall include all work contained on these plans, but shall not be limited to the items specially identified. Any materials to be demolished or cleared shall be completely removed and disposed of. This work will not only consist of above ground items, but underground elements as well, including but not limited to: tree roots, foundation systems, old pipes, etc. The contractor shall notify the engineer of any additional items that require demolition, not identified on these plans, prior to removal.
- It shall be the responsibility of the contractor to stage and sequence all demolition work with utility companies to provide minimal interruption and inconvenience of utility services.
- Demolished surplus material shall be legally disposed of off-site.
- All pavement edges, bounding the construction area & matching with new construction, shall be neatly saw cut, unless gravel. Flexible pavement shall be saw cut a minimum of 24" beyond any proposed structures.
- The contractor shall field verify and locate all existing utilities on site prior to demolition.
- The contractor shall perform demolition activities as noted and shown on these plans and as directed by the owner/ developer.
- It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolition and disposal from the appropriate authorities.
- The contractor shall install all erosion and sediment control devices prior to commencing demolition work.
- The contractor is responsible for the protection of all utilities that are to remain in place.
- The contractor shall take all precautions to avoid damage to any existing road surface.
- All existing items that are to remain in place which are damaged during construction shall be restored to original condition, or better, at the sole expense of the contractor.
- Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
- An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

Dimensional Control Notes:

- The contractor may obtain an electronic copy of these plans for construction purposes. The electronic file and information generated, by J4 Engineering (J4E), for this project is considered by J4E to be confidential. When issued, it's use is intended solely for the individual or entity to which it is addressed. The material is intended for use by the recipient named, only, and permission is not granted to the recipient for distribution of these documents in any form or fashion. The recipient understands that this data is authorized "as is" without any warranty as to its performance, accuracy, freedom from error, or as to any results generated throughout its use. The recipient also understands and agrees that J4E, upon release of such data, is no longer responsible for their use or modification. The user and recipient of the electronic data accepts full responsibility and liability for any consequences arising out of their use.
- All dimensions shown are to be used in conjunction with these plans for locating all improvements and shall be field verified by the contractor for workability prior to construction of improvements.
- Unless otherwise shown, all dimensioning is to the back of curb or edge of pavement, which ever is applicable.

Grading Notes:

- All unpaved areas shall be adequately graded to drain at a minimum of 1.00% slope, unless otherwise noted, so that no ponding occurs.
- Unless otherwise specified, unpaved areas shall drain away from buildings so that the perimeter curb is a minimum 6" lower than the finished floor.
- Finish grade adjacent to curbing or sidewalk shall be 1/2" below the top of concrete and 2" below in landscaping areas.
- When top of curb elevations are shown, the curb height is 6" unless otherwise specified.
- The contractor shall follow the general intent of the grading plans. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures.
- Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to existing conditions or better.
- The approval of these plans is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owner(s). Any adjacent property and right-of-way disturbed during construction will be returned to there existing conditions or better.

Erosion Control Notes:

- Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
- The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis; especially after a rainfall to insure that all controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
- All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
- During construction, contractor shall maintain Best Management Practice (BMP). Sediment fence, hay bale barriers, or other devices shall control all storm water leaving the site.

- The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.
- Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sediment socks, replacing the hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
- The contractor is responsible for removing sediment control devices after the site has been seeded and/ or sodded, and ground cover has taken root.
- The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro-mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion or if activities cease for 14 days.
- When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
- Erosion control measures shall be implemented prior to any excavation or demolition work.

Sidewalk Construction

- Sidewalks shall be doweled into and tie to any concrete structure adjacent to sidewalk (driveway, inlet box, curb) #4 x 12" bars @ 18" O.C.
- ADA ramps shall be constructed per the ambulatory ramp details on the pavement plan shown in these plans. All public ramps shall have a detectable warning surface in accordance with BCS Unified guidelines, details, and specifications.

Paving Notes:

- The pavement system shown was designed without the aid of a geotechnical investigation. Due to the plastic soils within this area, some differential movement may still occur due to seasonal soil moisture variations.
- Sub-grade**
 - Existing trees, stumps, and large tree systems, shall be grubbed and removed. Vegetation shall be removed and the top 6 inches of top soil and sub-grade stripped from the areas to be covered by the proposed improvements.
 - Paving areas shall be proof-rolled with a 20 ton roller and, if required at the time of construction, the contractor shall stabilize weak areas by over excavation and backfilling.
 - Materials excavated on site, excluding the top 6 inches, may be used as fill material, under pavement areas only, if the material is free from trash, lumps, clods, organic substance, & other foreign matter.
 - Fill material shall be placed in eight inch maximum loose lifts, with each lift wetted or dried to a moisture content range of 0% to +3% of the optimum moisture content and compacted to a uniform density of 95% for non-structural and 98% for structural areas, of the maximum dry density as determined by ASTM D698.
 - Compaction test, for fill, shall be verified by in-place density test for each lift. One in-place density test shall be performed for every 4,000 SF with a minimum of 3 tests being performed, per lift.
- Asphalt**
 - All asphalt paving shall be hot-mix asphalt cement (HMCA), Type D P64-22, in accordance with TxDOT Item #340, unless otherwise specified.
 - No more than 20% RAP shall be used with HMCA mix design.
 - Limestone base shall be prime coating with RC-250, MC-30, CRS-1P/2P, or approved equal in accordance with TxDOT Item #300 and Item #310.
- Portland Cement Concrete**
 - All concrete, unless otherwise specified, shall have a minimum compressive strength of 3,500 psi at 28 days for pavement and 3,000 psi at 28 days for non-pavement applications (ie. sidewalks, drainage flumes, and containment structures).
 - All concrete shall be vibrated when placed and not raked a distance greater than 10 feet.
 - Unless otherwise noted, joint spacing shall not exceed 15 feet in any direction to another joint or edge of pavement. Control joints shall be cut between 4 and 18 hours after placement of concrete and may be substituted with construction joints. If provided, the contractor shall follow the general intent of the joint plans shown.
 - Expansion joints shall not exceed a maximum spacing of 45 feet and should not be placed through the middle of concrete inlets or junction boxes located in the pavement. All area inlets or junction boxes, located in pavement area, shall be installed with isolation joints between the structure and the pavement.
 - All joints shall be sealed with Sonoborn Sonolastic SL-1, or an approved equal.
 - Concrete shall not be placed if the air temperature is 50° F and falling or 95° F or higher. Concrete may be placed if the air temperature is 40° F and rising or less than 95° F.
- Steel**
 - All reinforcing steel shall be deformed billed steel bar having a minimum yield strength of not less than 60 KSI conforming to ASTM A6115, Grade 60.
 - All reinforcing steel shall be free from rust or other bond reducing agents.
 - All splices in pavement and curbing steel shall be staggered and lapped 30 times the bar diameter or 12 inches, whichever is greater.
 - Concrete coverage for the reinforcing steel shall comply with the ACI code, latest edition. The steel shall have a minimum 1 1/2 inch clearance.

Gas Company Notes:

- All underground gas utility crossings, the contractor shall give the appropriate utility company a minimum of 72 hours notice so that their field representative may be present.
- Eighteen (18) inch clearance shall be maintained between the proposed utility and the existing underground gas line, this clearance shall be measured form outside of pipe to outside of pipe, or sleeving, whichever is more conservative.
- For excavation near the underground gas line(s), the contractor shall cover, or remove, the bucket teeth of the excavator. The final thirty-six (36) inches surrounding the gas line shall be excavated by hand digging.

Traffic Control Notes:

- Contractor shall provide and install traffic control devices in conformance with part VI of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD, most recent edition with revisions) during construction.
- Lane closure will not be allowed unless approved by the TxDOT or COB representative, as applicable.
- The work shall be completed such that the roadway will be fully opened to traffic overnight. Overnight lane closures will not be permitted, unless otherwise approved by the applicable engineer.
- Plastic drums shall be used for overnight delineation of off roadway work areas.

Legend			
Line Types			
	W-8	Existing Water Line, Size Noted	
	W-8	Proposed Water Line, Size Noted	
	W	Existing Water Service	
	W	Proposed Water Service	
	S-8	Existing Sanitary Sewer Line, Size Noted	
	S-8	Proposed Sanitary Sewer Line, Size Noted	
	S	Existing Sanitary Sewer Service	
	S	Proposed Sanitary Sewer Service	
	---	Existing Storm Sewer Piping	
	---	Proposed Storm Sewer Piping	
	GAS	Existing Natural Gas Line	
	GAS	Proposed Natural Gas Line	
	UE	Existing Underground Electrical Line	
	UE	Proposed Underground Electrical Line	
	AE	Existing Aerial Electrical Line	
	AE	Proposed Aerial Electrical Line	
	T	Existing Underground Telephone	
	T	Proposed Underground Telephone	
	---	Existing Contour, Elevation Noted	
	---	Proposed Contour, Elevation Noted	
	---	Existing Easement	
	SILT	Silt Fence	
	○	Existing Chain Link Fence	
	○	Proposed Chain Link Fence	
	X	Existing Wire Fence	
	//	Existing Board Fence	
	//	Proposed Board Fence	
Symbols			
	Hydrant		Storm Grate Inlet
	Water Valve		S.E.T.
	Water Manhole		Sewer Manhole
	Water Meter		Sewer Clean-Out
	Phone Pedestal		Mail Box
	Sign		Power Pole
Abbreviations			
TP	Top of Pavement	W/	With
TC	Top of Curb	W/OUT	Without
TG	Top of Ground	S.E.T.	Sloped End Treatment
TW	Top of Walk	BM	Bench Mark
TI	Top of Inlet	TBM	Temporary Bench Mark
TR	Top of Wall	SF	Square Yard
FL	Flow Line	LY	Linear Foot
MH	Man Hole	CO	Clean Out
Min	Minimum	O.C.	On Center
Max	Maximum	O.C.E.W.	On Center Each Way
N.T.S.	Not to Scale	PSI	Pounds per Square Inch
PI	Point of Inflection	PVC	Polyvinyl Chloride
PT	Point of Tangency	RCP	Reinforced Concrete Pipe
PC	Point of Curvature	PVMT	Pavement
Sch	Schedule	H	Horizontal
R.O.W.	Right of Way	V	Vertical

Notes

General Notes:

The seal on this document was authorized by Glenn Jones #97600 on this date, March 12, 2025. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

Firm Name and Address:

PO Box 5192 - Bryan, Texas - 77805
979-739-0267 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Morning Star Storage

Being 0.64 AC of
425 N. Harvey Mitchell Pkwy
La Brea Ph. 10,
Block 1, Lot 2 - 10.00 AC
Bryan, Brazos County, Texas

Date: March 2025	Sheet: C1
Scale: As Noted	

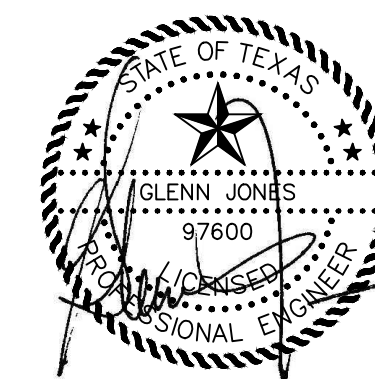
J4 Engineering 3/12/2025 Brazos MorningStarStorage No. 5 - Site Plan.dwg J4E Project # 24-066

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current Bryan Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.
- See Sheet C1 - General Notes

Owner/Developer:
Morning Star Storage
725 Park Center Dr
Matthews, NC 28105



The seal on this document was authorized by Glenn Jones #97600 on this date, March 12, 2025. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

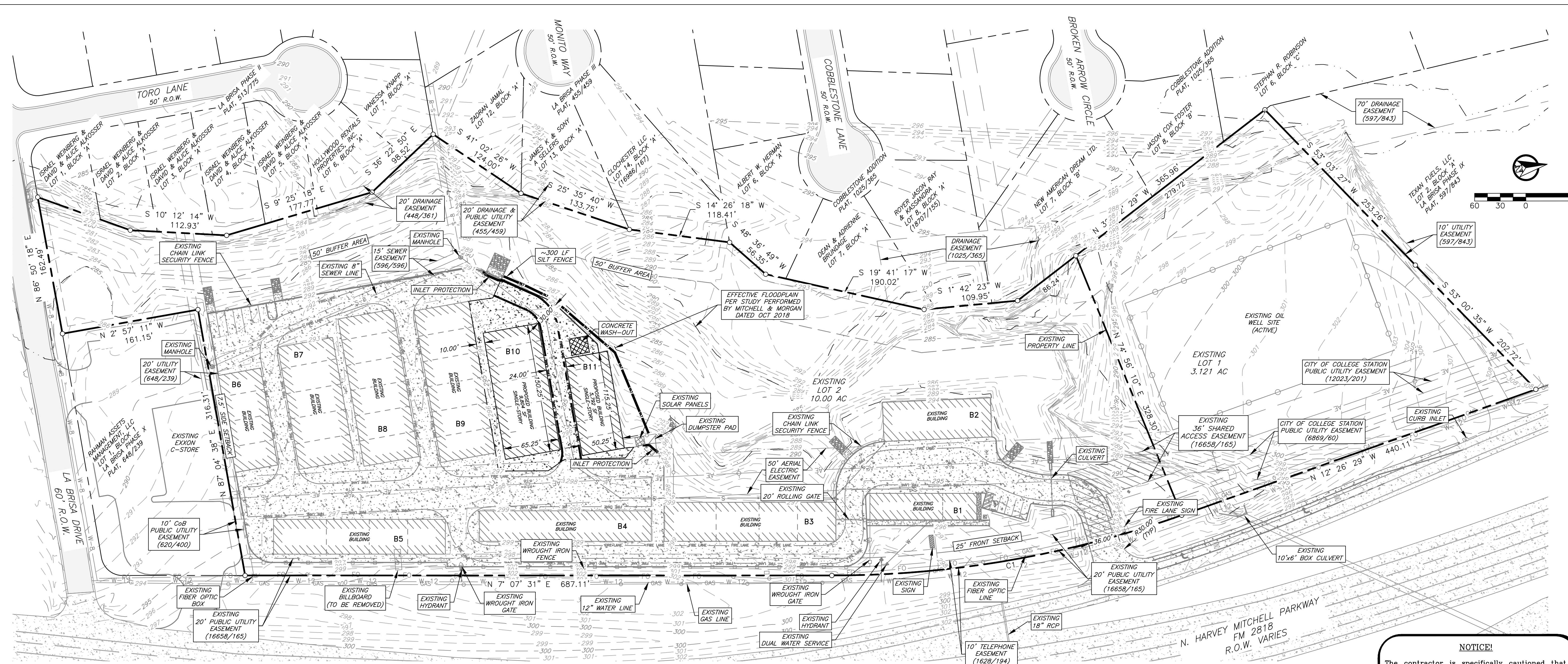
Contact Information:

Texas One Call:	800-245-4545
Lone Star One Call:	800-689-8344
Texas Excavation Safety:	800-344-8377
System (Digtest):	
COB Water Services:	979-209-5900
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Verizon:	979-821-4300
Suddenlink:	979-846-2229

Vicinity Map:

N.T.S.

- ### Site Specific Notes:
- The owner & developer of the property is Morning Star Storage. The subject property is 13.121 AC of the Zeno Phillips League A-45.
 - The proposed building additions, totaling 15,596 sf, are single-story Type IIB without sprinklers, Height = 9'-6".
 - Fire flow hydrant demand is 2,250 gpm. The existing hydrants on the property will provide the hydrant flow for this project.
 - This lot is not within the 100-yr floodplain according to the DPFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0195F, effective July 7, 2014.
 - The Property is currently zoned Retail District (C-2) approved by the Bryan City Council on April 14, 2020 with Ordinance No. 2415.
 - The City of Bryan Planning and Zoning Commission approved Conditional Use Permit case no. CU20-01 on August 29, 2020 to allow the construction of a self-storage facility on the subject property shall be approved by City of Bryan's Site Development Review Committee (SDRC), before any building permits are issued, the total area of disturbance shall not exceed 4.50 acres, and no trailer or truck rental shall be allowed on the subject property.
 - The disturbed area for this project is 0.65 acres (28,300 sf).
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

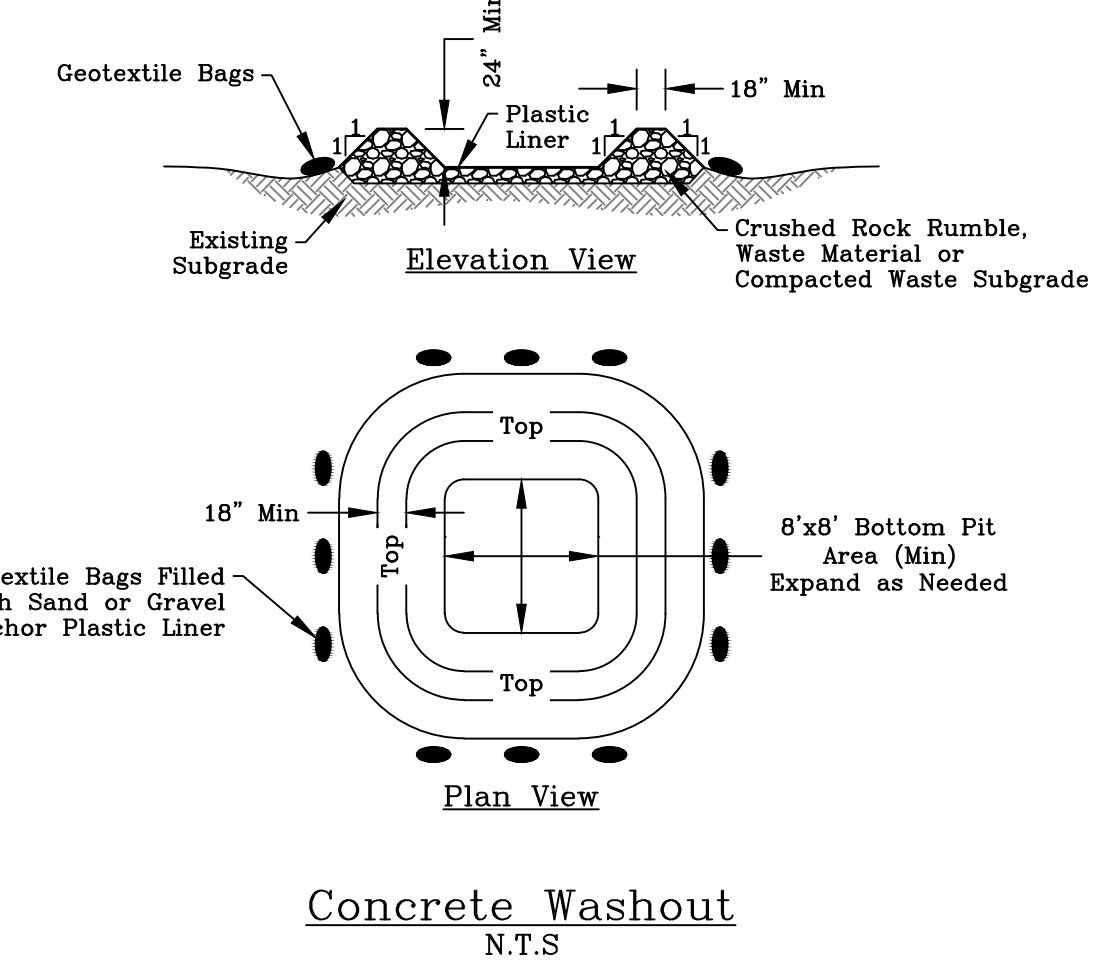
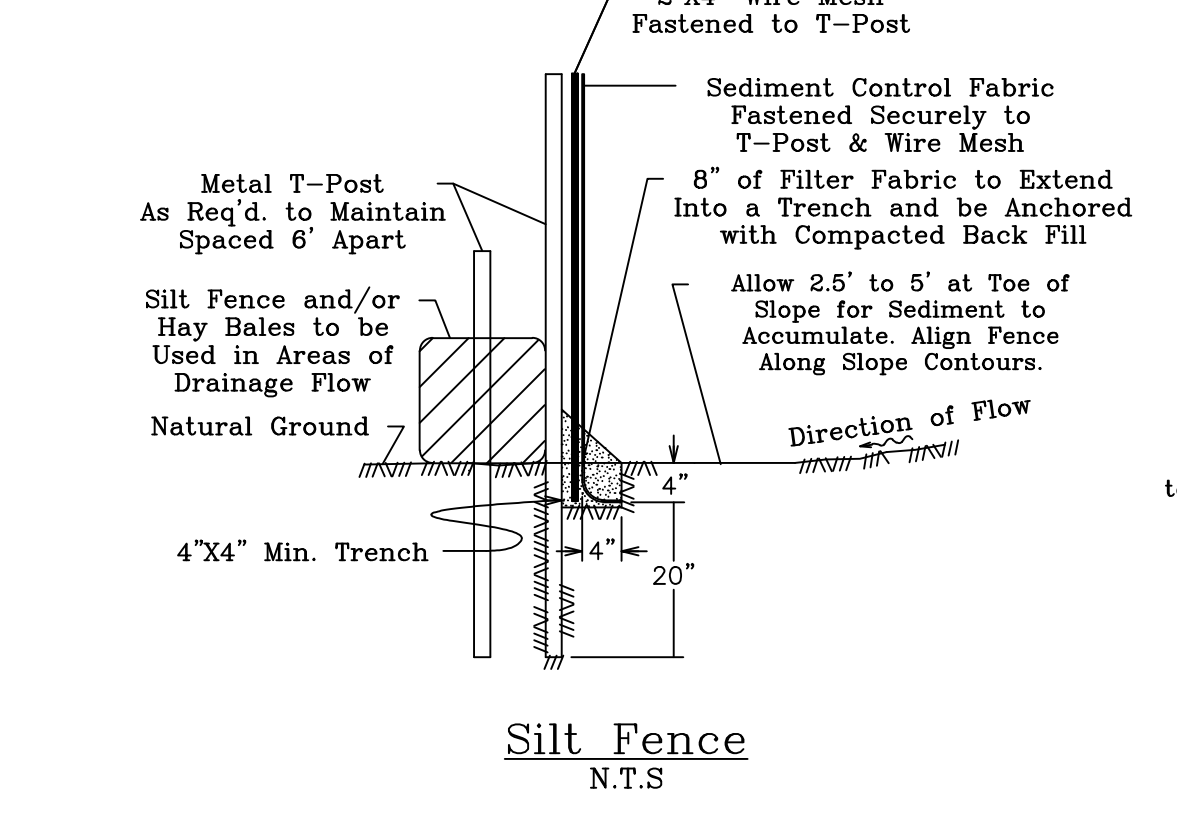
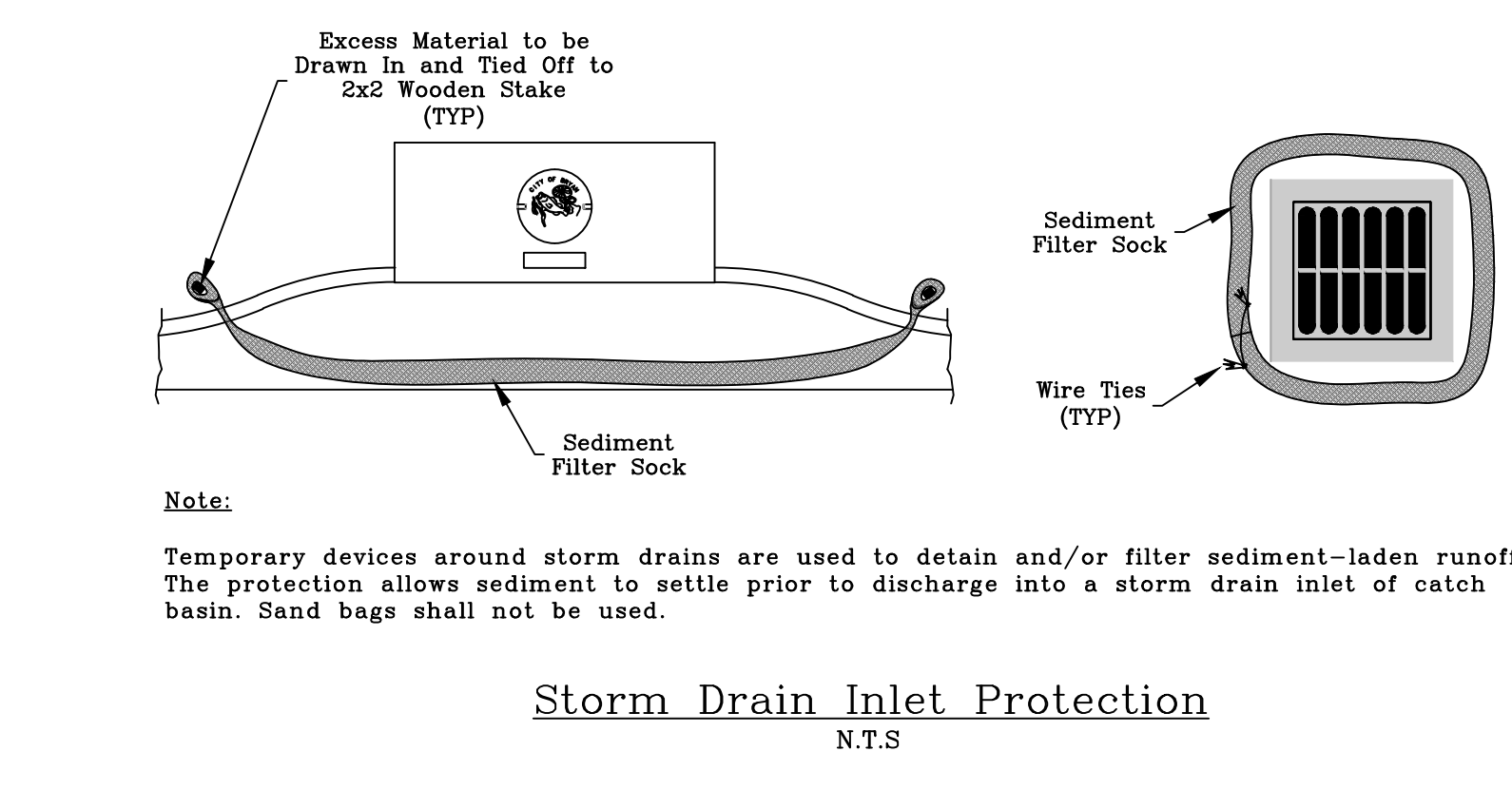


Fire Lane Striping:

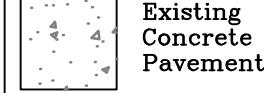

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the Fire Lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

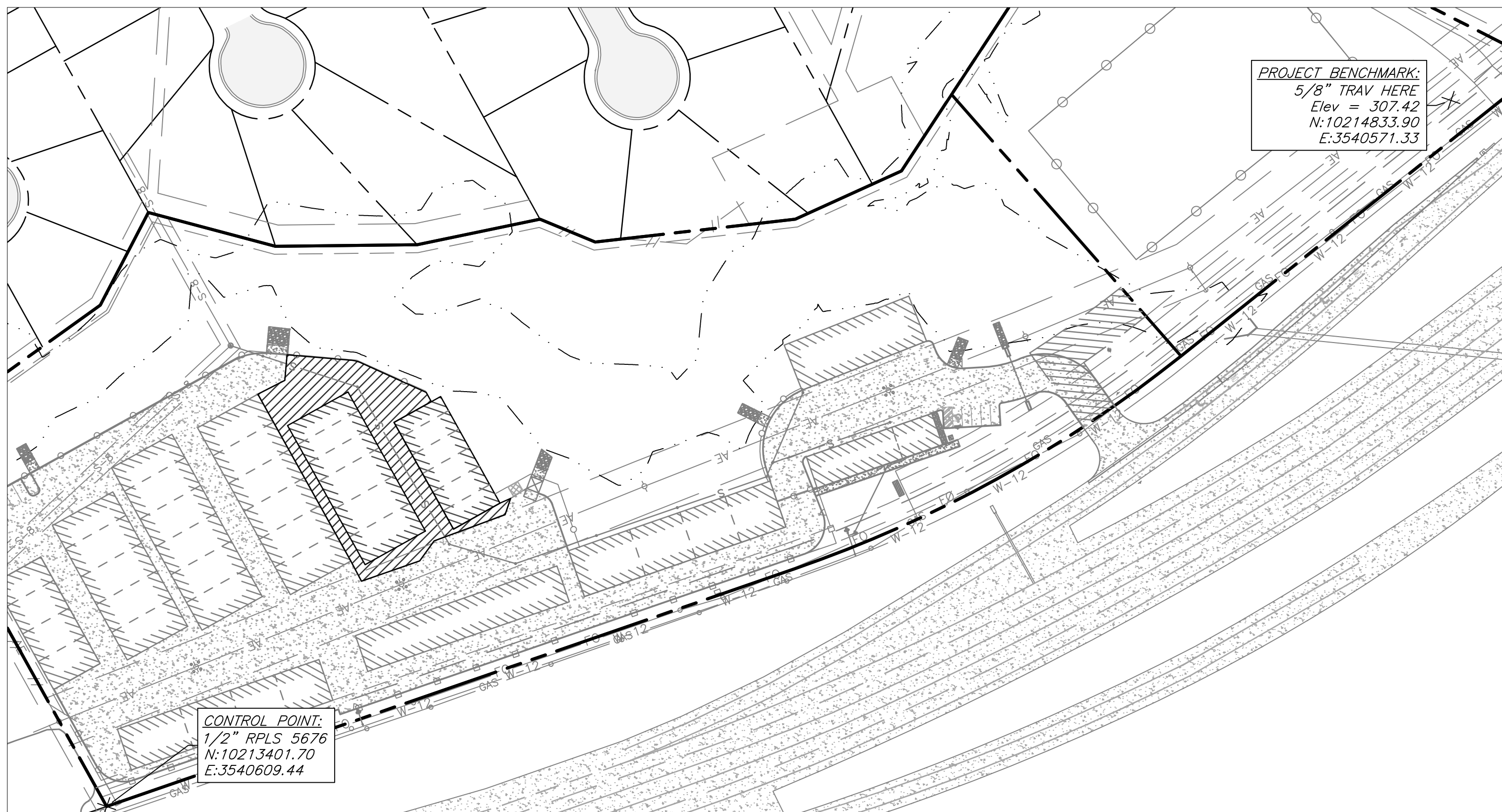
■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire Lane shall not be painted on Flat work/surface with use of Fire Lane Signage.

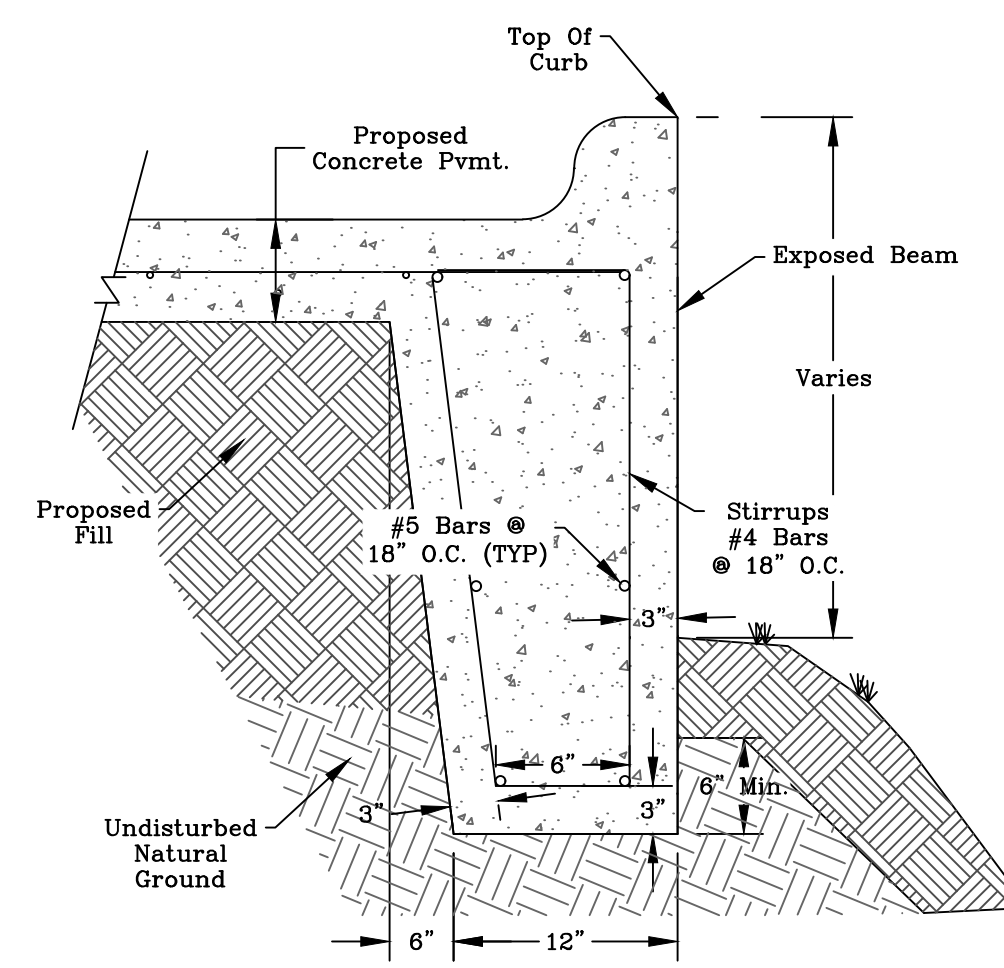


J4E Project # 24-066
Brazos MorningStarStorage No 5 - Site Plan.dwg
3/12/2025
J4 Engineering

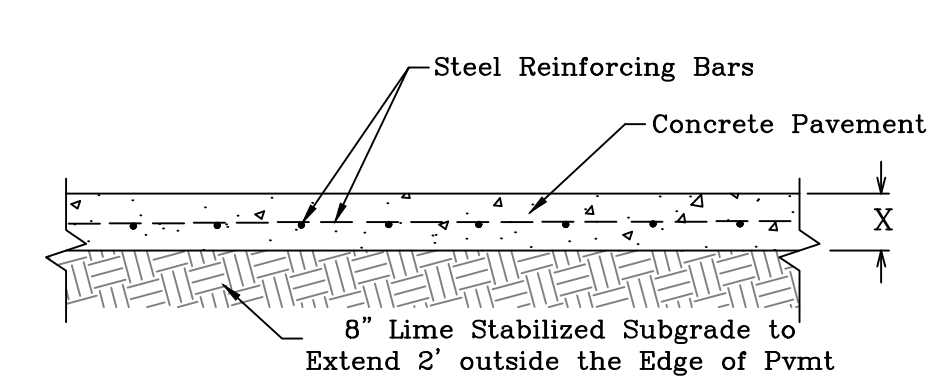
Legend		Subgrade Stabilization Table:		
	Existing Concrete Pavement	PI = Plasticity Index	LL = Liquid Limit	
	Proposed 6" Concrete Pavement	If PI >20 and LL <35, Then Lime Stabilize Subgrade		
		If PI >15 and LL >36, Then Lime Stabilize Subgrade		
		If PI <5, Then Cement Stabilize Subgrade		
		Acceptable soils other than those defined by the limits above, do not require stabilization.		
		PI	% Required	Material
		<5	5%	Cement
		<25	5%	Lime
		26-33	6%	Lime
		34-40	7%	Lime
		>40	Determined by ASTM C977	Lime



Project Benchmark Exhibit
N.T.S.

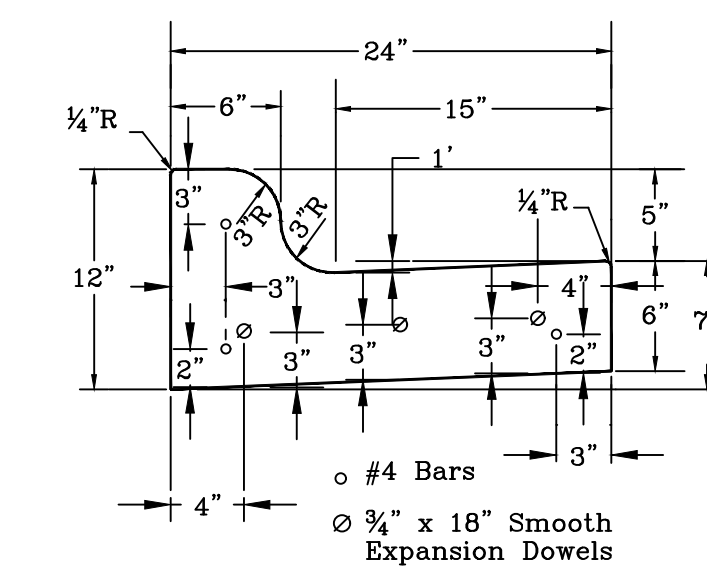


Pavement Beam Detail
N.T.S.

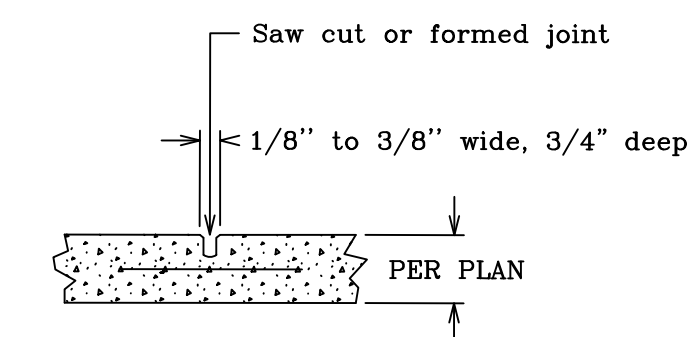


- X= as Shown on the Plan.
- 6" Pavement - use #4 rebar @ 12" O.C.E.W.

Typical Concrete Paving Section
N.T.S.

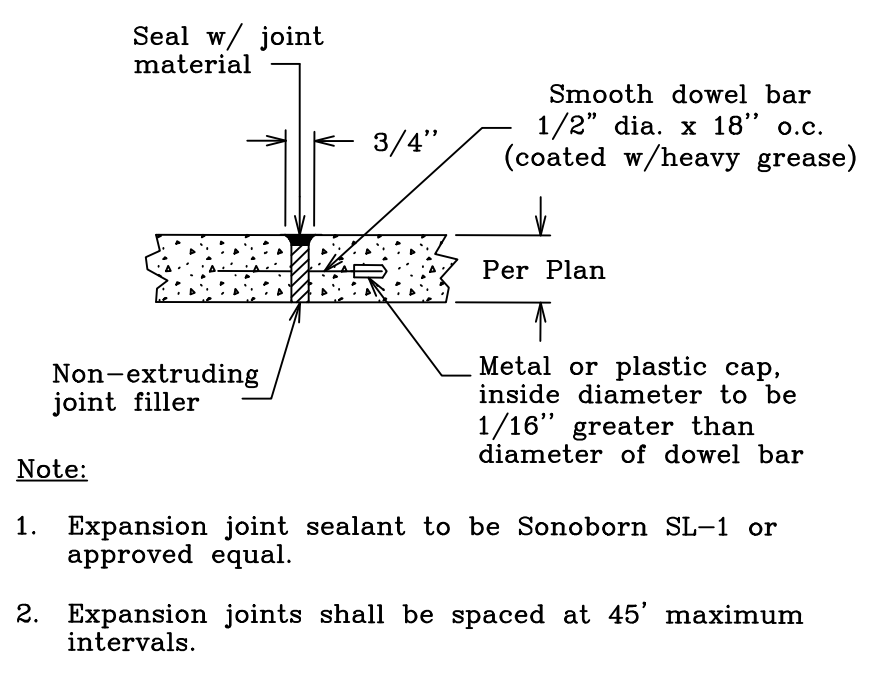


Driveway Raised Curb Detail
N.T.S.



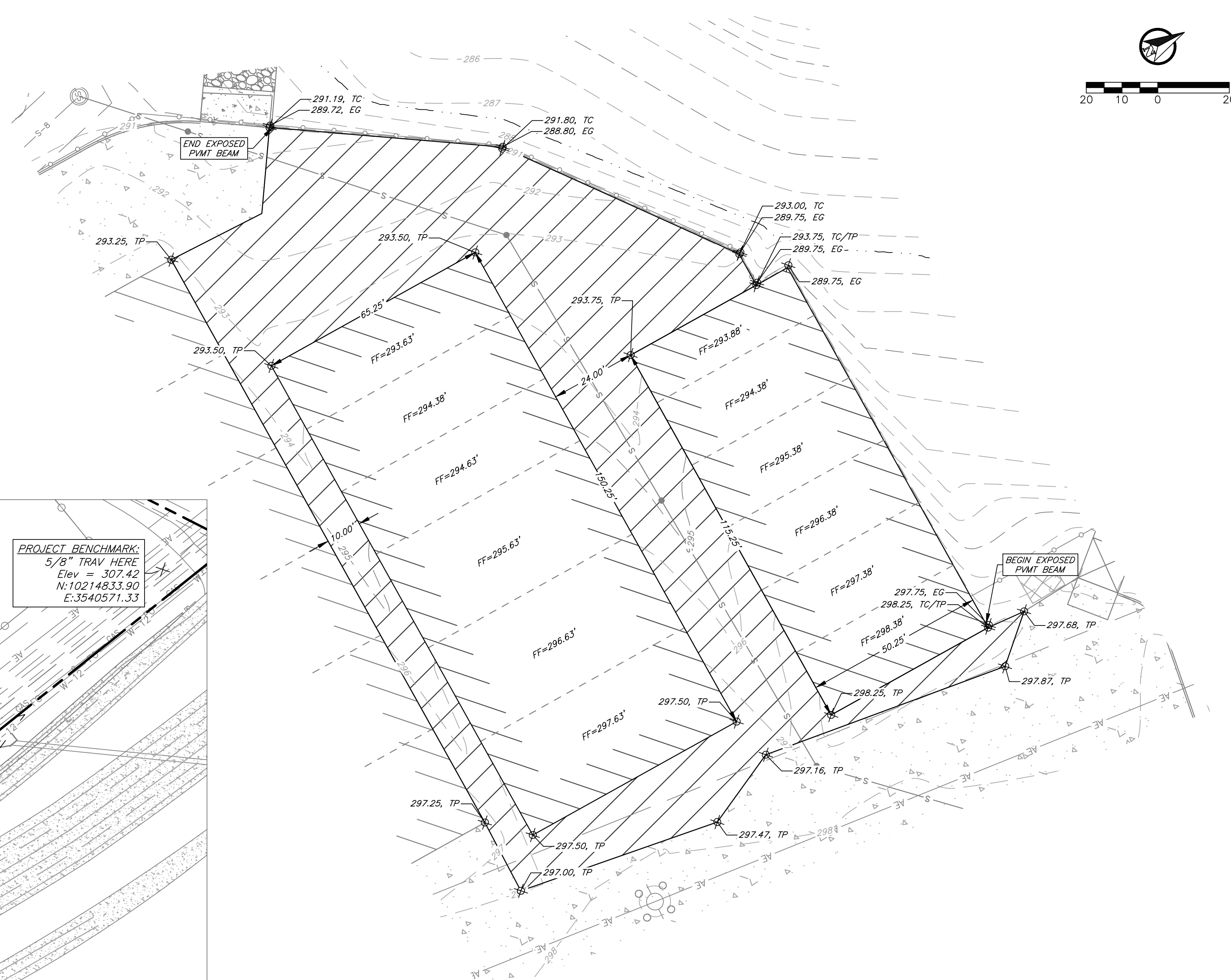
- Note:
- Contraction joints shall be spaced at 15' maximum intervals.

PVMT Contraction Joint Detail
N.T.S.



- Note:
- Expansion joint sealant to be Sonborn SL-1 or approved equal.
 - Expansion joints shall be spaced at 45' maximum intervals.

PVMT Expansion Joint Detail
N.T.S.

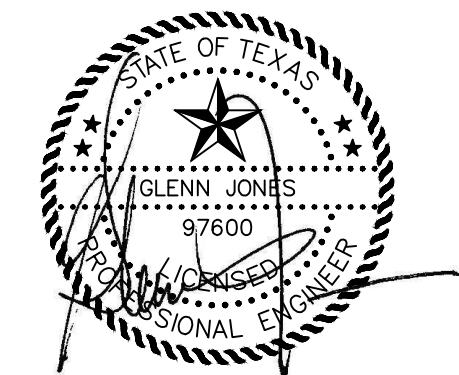


Pavement and Grading Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
- See Sheet C1 - General Notes.

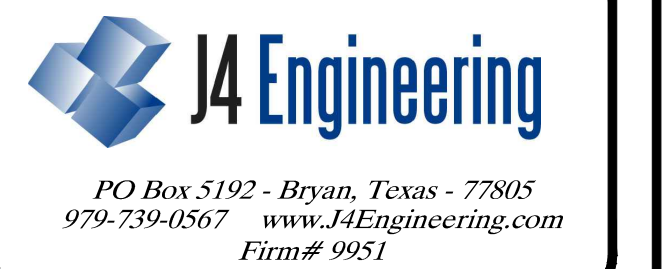
- FF - Finished Floor
 FL - Flow Line
 NG - Natural Ground
 TC - Top of Curb
 TP - Top of Pavement
 TR - Top of Wall
 TW - Top of Sidewalk



The seal on this document was authorized by Glenn Jones #97600 on this date, March 12, 2025. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

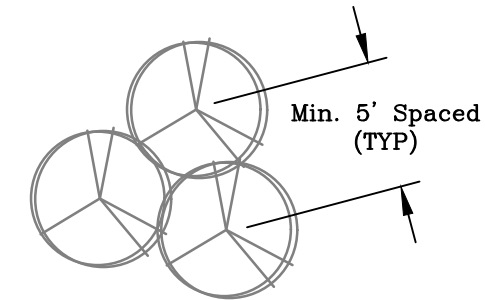
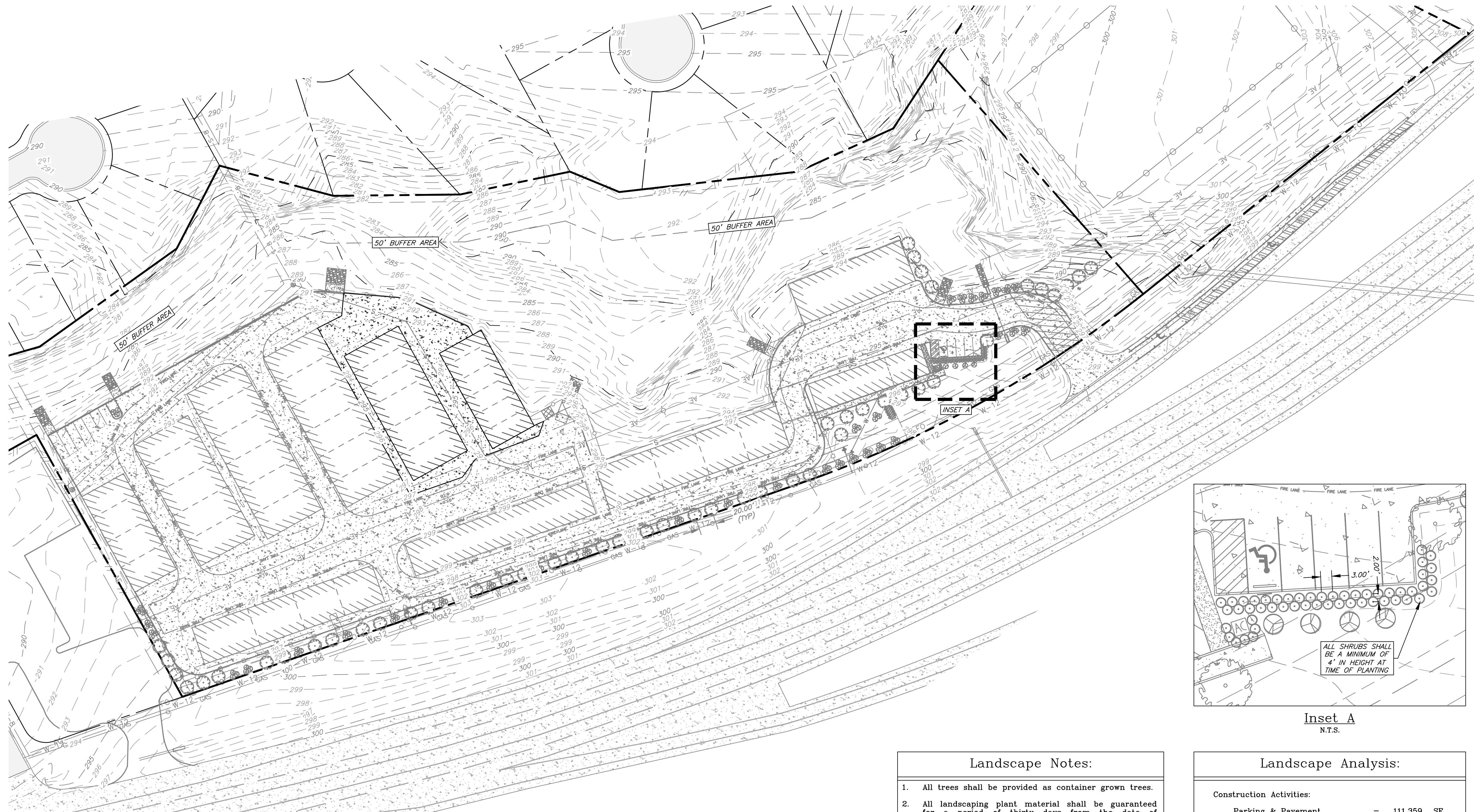
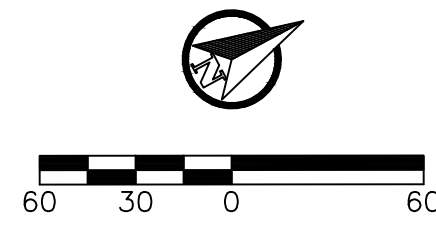
Firm Name and Address:



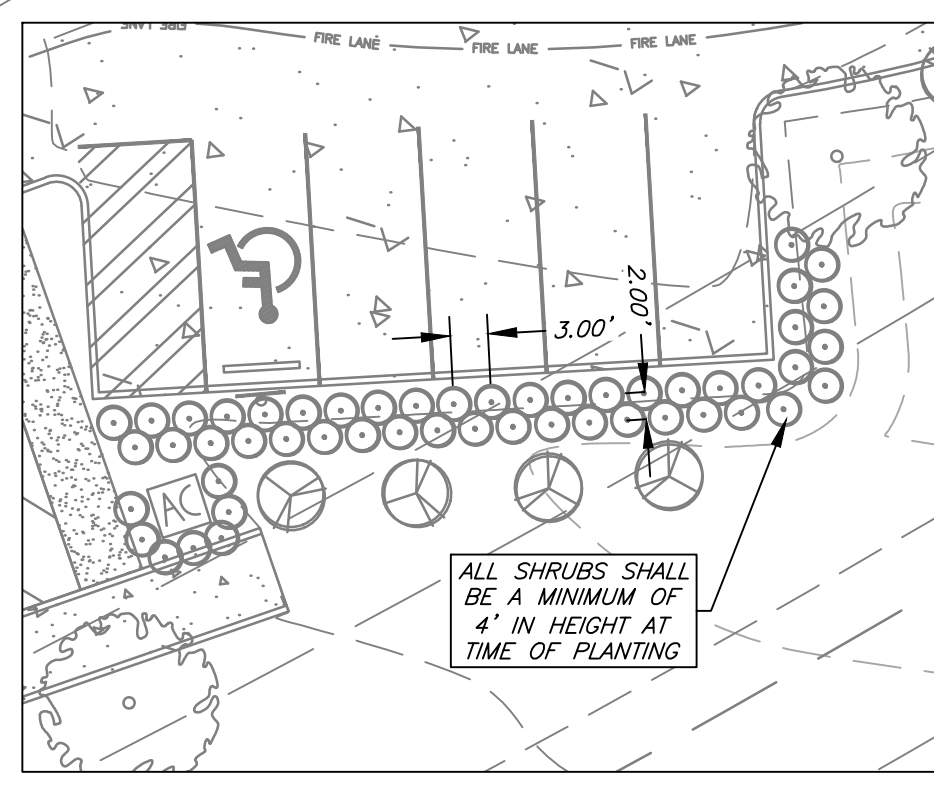
Project Name and Address:

Morning Star Storage
 Being 0.64 AC of
 425 N. Harvey Mitchell Pkwy
 La Brea Ph. 10,
 Block 1, Lot 2 - 10.00 AC
 Bryan, Brazos County, Texas

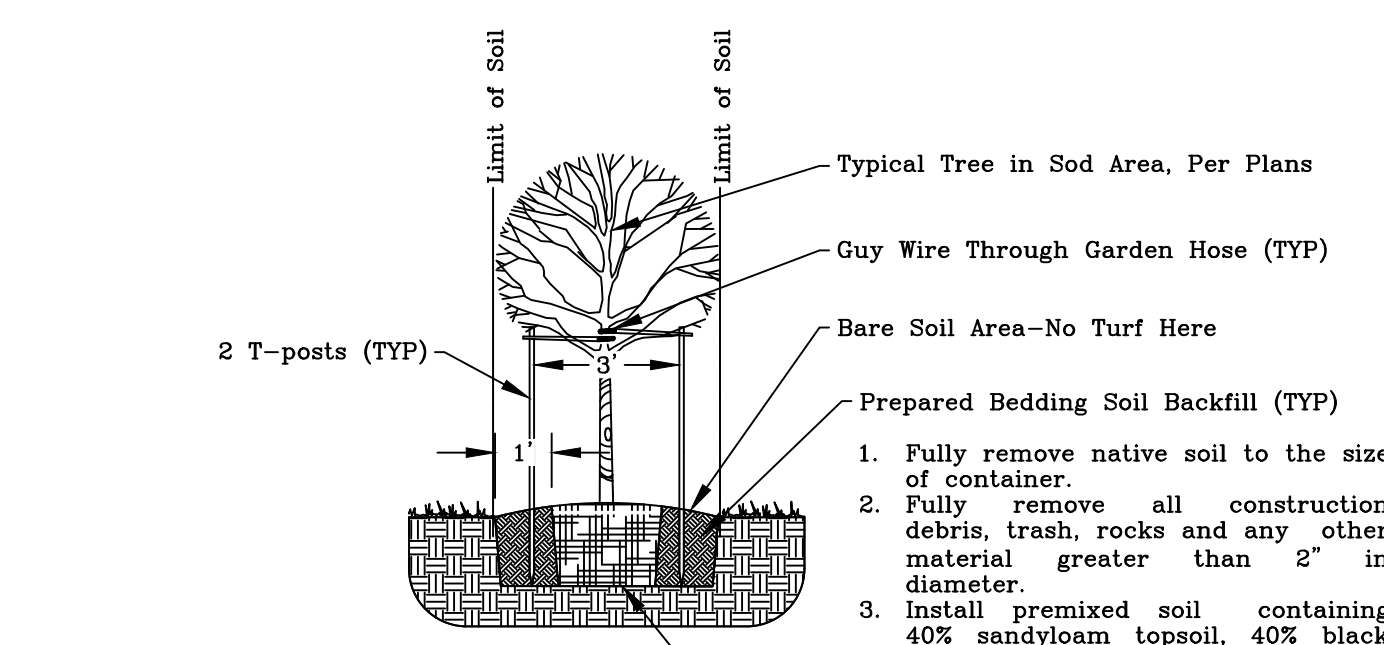
Date:	March 2025	Sheet:	
Scale:	As Noted		C3



Crepe Myrtle Planting
N.T.S.

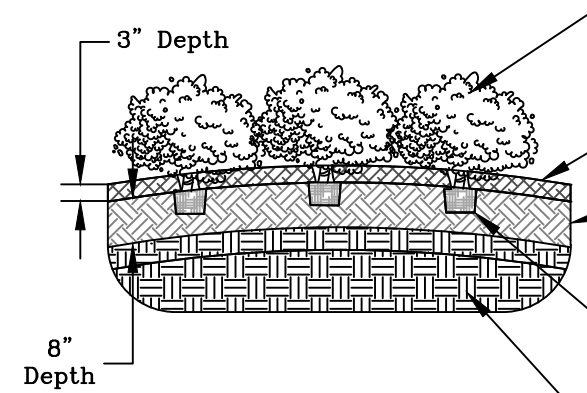


Inset A
N.T.S.



- Notes:**
1. Trees to be balled and burlapped or container grown
 2. If container grown, remove container from tree before planting.
 3. Top of root ball to be 3" higher than final grade.
 4. Top of root ball to be exposed.

Tree Staking & Planting
N.T.S.



- Notes:**
1. Container grown plants only.
 2. Remove containers from plants before installing.
 3. Place plants in prepared bed as shown.
 4. Edge spacing for plants varies with species and location.

Shrub Planting
N.T.S.

Groundcover plant material, (TYP) evenly distribute the specified quantity of plants within each designated area. Maintain edge and separation distances between plant types.

1. Fully remove native soil to the size of container.
 2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
 3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
 4. Dig planting hole width 1.5x larger than root ball on all sides.
 5. Scarify root ball.
- Make sure that plant root ball is fully planted to the depth of the container in prepared planting mix.
- Do not plant groundcover in mulch layer only.

Landscape Notes:

1. All trees shall be provided as container grown trees.
2. All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
3. The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
4. Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
5. Contractor is required to seed 100% of areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
6. All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
7. "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
8. New trees planted for landscape credit shall be at least 8-feet in height, 2 1/2 inches in caliper and a minimum of 75% having year round foliage.
9. Buffer zone to remain uncleared.

Landscape Analysis:

Construction Activities:	
Parking & Pavement	= 111,359 SF
Buildings	= 87,868 SF
Net Total	= 199,027 SF
Requirements:	
Building, Parking, & Pavement	= 33,835 SF
199,027 SF @ 17%	= 33,835 SF
Net Total	= 33,835 SF
Existing:	
Canopy Trees	= 9,800 SF
49 @ 200 SF	
Non-Canopy Trees	= 23,175 SF
103 @ 225 SF	
Shrubs	= 1,180 SF
59 @ 20 SF	
Net Total	= 34,155 SF

Symbol	Qty.	Common Name	Botanical Name	Size
	49	Live Oak	Quercus Virginiana	2.5"-3" cal.
	106	Crepe Myrtle	Lagerstroemia indica	>3" cal.
	59	Waxleaf Ligustrum	Ligustrum japonicum	5 gal

Landscape Plan

General Notes:

1. An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
2. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
3. See Sheet C1 - General Notes

No.	Revision/Issue	Date

Firm Name and Address:

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Morning Star Storage
Being 0.64 AC of
425 N. Harvey Mitchell Pkwy
La Brista Ph. 10,
Block 1, Lot 2 - 10.00 AC
Bryan, Brazos County, Texas

Date: March 2025 Sheet: L1

Scale: As Noted

J4 Engineering 03/12/2025 Brazos Mining&Storage No 5 - Site Plan.dwg J4E Project # 24-066