

PROPERTY INFORMATION
BRAZOS VALLEY WELDING
 LOT 1, BLOCK 1
 (6.77 ACRES)
 (294,901 SQ.FT.)
 ZONED: INDUSTRIAL
 NOW OR FORMERLY
 RICKY MORTON
 (VOL. 7645, PG. 119)

SYMBOL & LINE LEGEND

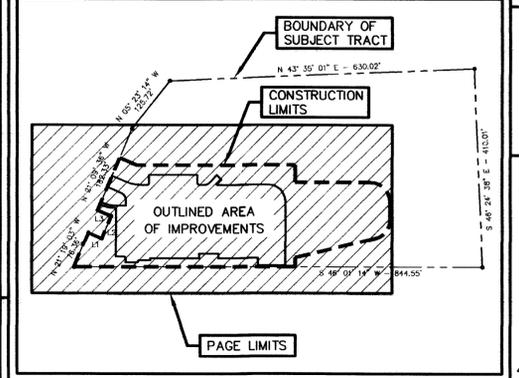
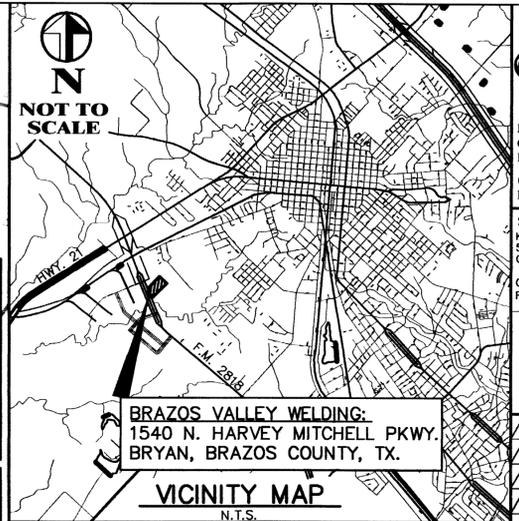
- ⊗ POWER POLE
- ⊙ LIGHT POLE
- GUY WIRE ANCHOR
- ⊞ GAS PIPELINE RISER
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ DOUBLE CHECK VALVE
- ⊞ ELECTRIC VALVE
- ⊞ BALL VALVE
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ GAS METER
- ⊞ MANHOLE
- ⊞ CLEANOUT
- ⊞ FIRE HYDRANT
- ⊞ TELEPHONE PEDESTAL
- ⊞ AREA INLET
- ⊞ JUNCTION BOX
- ⊞ BUILDING SETBACK LINE
- ⊞ PROPERTY LINE
- ⊞ EASEMENT LINE
- ⊞ PUBLIC UTILITY EASEMENT
- ⊞ WATER & SEWER EASEMENT
- ⊞ BUILDING SETBACK LINE
- ⊞ EX. CONCRETE PAVING
- ⊞ PR. GRAVEL SERVICE DRIVE

* REFER TO SHEET C3.1 FOR SITE & PARKING DETAILS

LINE TABLE

LINE LABEL	BEARING	LENGTH (FT)
L1	N 69° 05' 12" E	30.00
L2	N 21° 11' 59" W	50.03
L3	S 68° 48' 27" W	30.17

PROJECT BENCHMARK:
 COTTON SPINDLE SET IN ASPHALT AT THE SOUTHERLY EDGE OF THE INTERSECTION OF THE DRIVEWAY INTO THE SUBJECT PROPERTY AND THE FRONTAGE ROAD.
 ELEV. = 307.34'



GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISPLINES & SPECIFICATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE CONSTRUCTION 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 THE 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.
- CONTACT INFORMATION:**
 TEXAS ONE CALL - 800-245-4545
 LONE STAR ONE CALL - (800) 669-8344
 TEXAS EXCAVATION SAFETY SYSTEM (DIGTESS) - (800) 344-8377
 COB: ENGINEERING DIVISION - (979) 209-5030
 COB: WATER SERVICES DIVISION - (979) 209-5900
 COB: SANITATION DIVISION - (979) 209-5934
 BRYAN TEXAS UTILITIES (BTU): ELECTRICAL DIVISION - (979) 821-5865
 VERIZON: JM SURVANT - (979) 821-4300
 ATMOS ENERGY: KIMBERLY WINN - (979) 774-2506
 FLYXON-MOBILE: MICHAEL HILZA - (281) 591-3720
 SEMINOLE PIPELINE: JM ROLAND - (979) 421-0460
 CITGO GAS: DOUG CLINE - (713) 416-1289
 ENERGY TRANSFER PIPELINE: BENNY LOYD - (979) 820-5751
 SUDENLINK: MIKE LAVENDER - (979) 846-2229
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- 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 SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
- A COPY OF THE APPROVED CONSTRUCTION DRAWINGS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION OF THIS 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, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING 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 SHALL SAW CUT REMOVE AND REPLACE CONCRETE PAVEMENT, CURB AND GUTTER AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENT(S).
- 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 CONDITIONS OR BETTER.
- ALL WORK WITHIN THE COUNTY OR CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS AS TO THE INSTALLATION AND EROSION CONTROL PROTECTION.
- ALL EXPOSED DIRT SURFACES SHALL BE SEEDED/HYDROMULCHED. YARDS WITH SOOD SHALL BE RESODDED TO THE SAME CONDITIONS OR BETTER.
- 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 DEVELOPER.
- THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

DIMENSIONAL CONTROL NOTES:

- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY RME CONSULTING ENGINEERS (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTEND SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS 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 THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT RME, 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, WHICHEVER IS APPLICABLE.
- UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT BACK OF CURB) AND 2'-0" FOR SIDEWALKS.
- BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS DERIVED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING COMPANY, UNDER THE DIRECTION OF MR. BRAD KERR, R.P.L.S., No. 4502, ON NOVEMBER 21, 2007.
- T.B.M. "1", COTTON SPINDLE SET IN ASPHALT AT THE SOUTHERLY EDGE OF THE INTERSECTION OF THE DRIVEWAY INTO THE SUBJECT PROPERTY AND THE FRONTAGE ROAD.
 (ELEV. = 307.34')

TxDOT DRIVEWAY PERMIT NOTES:

- ALL PIPES USED SHALL BE REINFORCED CONCRETE PIPE (RCP).
- CULVERT CROSSINGS WITHIN THE 30-FOOT CLEAR ZONE (PARALLEL CULVERTS) SHALL BE REQUIRED TO HAVE MINIMUM 6:1 SLOPING ENDS KNOWN AS SAFETY END TREATMENTS (SETs). THE CULVERT SHALL HAVE SUFFICIENT LENGTH TO ALLOW THE 6:1 SLOPE TO BE ACHIEVED FROM THE EDGE OF PAVEMENT TO THE FLOWLINE AT THE END OF THE SET.
- RIP-RAP OR STABILIZING MATERIAL SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT TIME OF CONSTRUCTION AS DIRECTED BY AREA ENGINEER.
- THE COMPLETE PERMIT PACKAGE SHALL BE ON THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY TxDOT.
- ALL WORK WITHIN THE STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH STATE STANDARDS AND SPECIFICATIONS AS TO THE INSTALLATION AND MATERIALS USED.
- ALL MATERIALS AND MIX DESIGNS TO BE PLACED IN TxDOT RIGHT-OF-WAY MUST BE OBTAINED FROM TxDOT APPROVED SOURCES AND BE OF APPROVED TxDOT MIX DESIGNS.
- ALL EXPOSED DIRT SURFACES SHALL BE SOODED AS SPECIFIED BY THE AREA ENGINEER.
- 4:1 MAXIMUM SLOPE ON THE DITCH FRONT SLOPE IS REQUIRED.
- IN NO EVENT WILL AN EDGE DROP OFF BE PERMITTED DURING THE HOURS OF DARKNESS. IF THE CONTRACTOR, DUE TO UNFORESEEN CIRCUMSTANCES IS UNABLE TO COMPLETE A SECTION BEFORE THE END OF THE WORK DAY, BASE MATERIAL CAPABLE OF VEHICLE SUPPORT SHALL BE PULLED BACK TO THE EXISTING PAVEMENT EDGE ON A 4:1 SLOPE.
- PROPOSED SIGNS, OR THOSE WHICH REQUIRE RELOCATION, SHALL BE DONE IN ACCORDANCE TO THE FOLLOWING STANDARDS: SMD (GEN)-02 & SMD (SLIP-1)-02 THRU SMD (SLIP-3)-02.
- THE TEXAS UNIVERSAL TRIANGULAR SLIP BASE SIGN SUPPORTS WILL BE REQUIRED FOR ALL SIGNAGE WITHIN TxDOT RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET. THE PAVEMENT SHALL BE CLEANED DAILY.

SITE NOTES:

- ADDITIONAL CITY OF BRYAN SITE PLAN DATA REQUIREMENTS ARE COVERED ON THE FOLLOWING DRAWINGS:
 C1.2: GRADING & DRAINAGE PLAN (EXISTING & PROPOSED GRADING & DRAINAGE ELEMENTS)
 C1.3: UTILITY PLAN (EXISTING & PROPOSED UTILITY INFORMATION)
 C1.5: LANDSCAPE PLAN (EXISTING & PROPOSED LANDSCAPING DATA)
- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 129 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GRAY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE EXISTING AND PROPOSED IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 48% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER BY DEFINITION.
- 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 OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO 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.
- CONTACT MR. ERIC ZARGOSA (979) 209-5934 or (979) 820-4676 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE.
- THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. GATES WILL EITHER ROLL AND "COLLAPSE" INTO THE FENCE OR SWING INTO THE YARD. ALL GATES ALONG FIRE LANES SHALL BE EQUIPPED WITH KNOX BOXES FOR FIRE DEPARTMENT ENTRY.
- THE ABOVE GROUND, LOW PRESSURE, LIQUID STORAGE TANKS 1, 2, 3 AND 4, AS SHOWN ON THIS SITE PLAN ARE 3,000 GALLON ARGON, 3,000 GALLON NITROGEN, 3,000 GALLON OXYGEN AND 14,000 POUND CARBON DIOXIDE TANKS, RESPECTIVELY. THESE LOW PRESSURE LIQUID STORAGE TANKS ARE ALSO EQUIPPED WITH MANUAL SHUT-OFF VALVES.
- SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.

GAS COMPANY NOTES:

- AT 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.
- TWENTY-FOUR (24) INCH CLEARANCE SHALL BE MAINTAINED BETWEEN THE PROPOSED UTILITY AND THE EXISTING UNDERGROUND GAS LINE. THIS CLEARANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE, OR SLEEVING, WHICHEVER IS MORE CONSERVATIVE.
- FOR EXCAVATION NEAR THE UNDERGROUND GAS LINE, THE CONTRACTOR SHALL COVER, OR REMOVE, THE BUCKET TEETH OF THE EXCAVATOR. THE FINAL TWENTY-FOUR (24) 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 AREA ENGINEER OF TxDOT - BRYAN AREA OFFICE.
- 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 AREA ENGINEER.
- PLASTIC DRUMS SHALL BE USED FOR OVERNIGHT DELINEATION OF OFF ROADWAY WORK AREAS.
- THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PLAN APPROVAL BY THE AREA ENGINEER TEN (10) WORKING DAYS PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO SUPPLY ALL SUB-CONTRACTORS WITH A COPY OF THIS PERMIT AND APPROVED TRAFFIC CONTROL PLAN. THE CONTRACTOR OR SUB-CONTRACTOR IS REQUIRED TO CONTACT THE MAINTENANCE SUPERVISOR FROM 24 TO 48 HOURS PRIOR TO COMMENCING ANY WORK.
- THE STANDARD TxDOT TRAFFIC CONTROL PLAN (TCP 1-4-98) IS ISSUED FOR REFERENCE ONLY. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE TxDOT WITH A SITE SPECIFIC TRAFFIC CONTROL PLAN FOR APPROVAL AND USE.

PARKING REQUIREMENTS:
ORDINANCE:
 WAREHOUSE - 1 SPACE/1000 GROSS SQ.FT.
 OFFICE - 1 SPACE/300 GROSS SQ.FT.
REQUIRED:
 WAREHOUSE (2,848 / 1000) = 3 SPACES
 OFFICE (4,756 / 300) = 16 SPACES
TOTAL REQUIRED = 19 SPACES
PROVIDED:
 REGULAR = 27 SPACES
 H/C = 2 SPACES
TOTAL = 29 SPACES

STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (AT LEAST 72 HOURS PRIOR TO DIGGING)
 WARNING!! THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

RME Consulting Engineers
 1391 SEAMIST LANE <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmeengineer.com
 OFFICE - (979) 690-0329
 FAX - (979) 690-0329
 SURVEYOR
 KERR SURVEYING, LLC
 505 CHURCH AVE., P.O. BOX 269
 COLLEGE STATION, TX 77841
 OFF: (979) 268-3195
 FAX: (979) 691-8904

STATIONARILY COMPLETE ISSUED FOR CONSTRUCTION 11/05/08
 CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

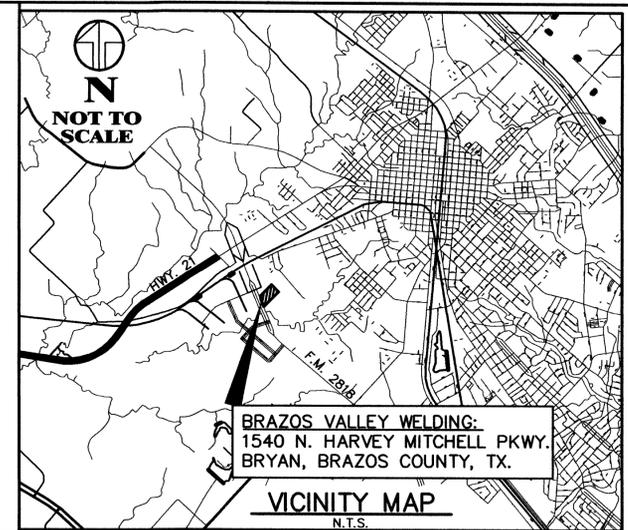
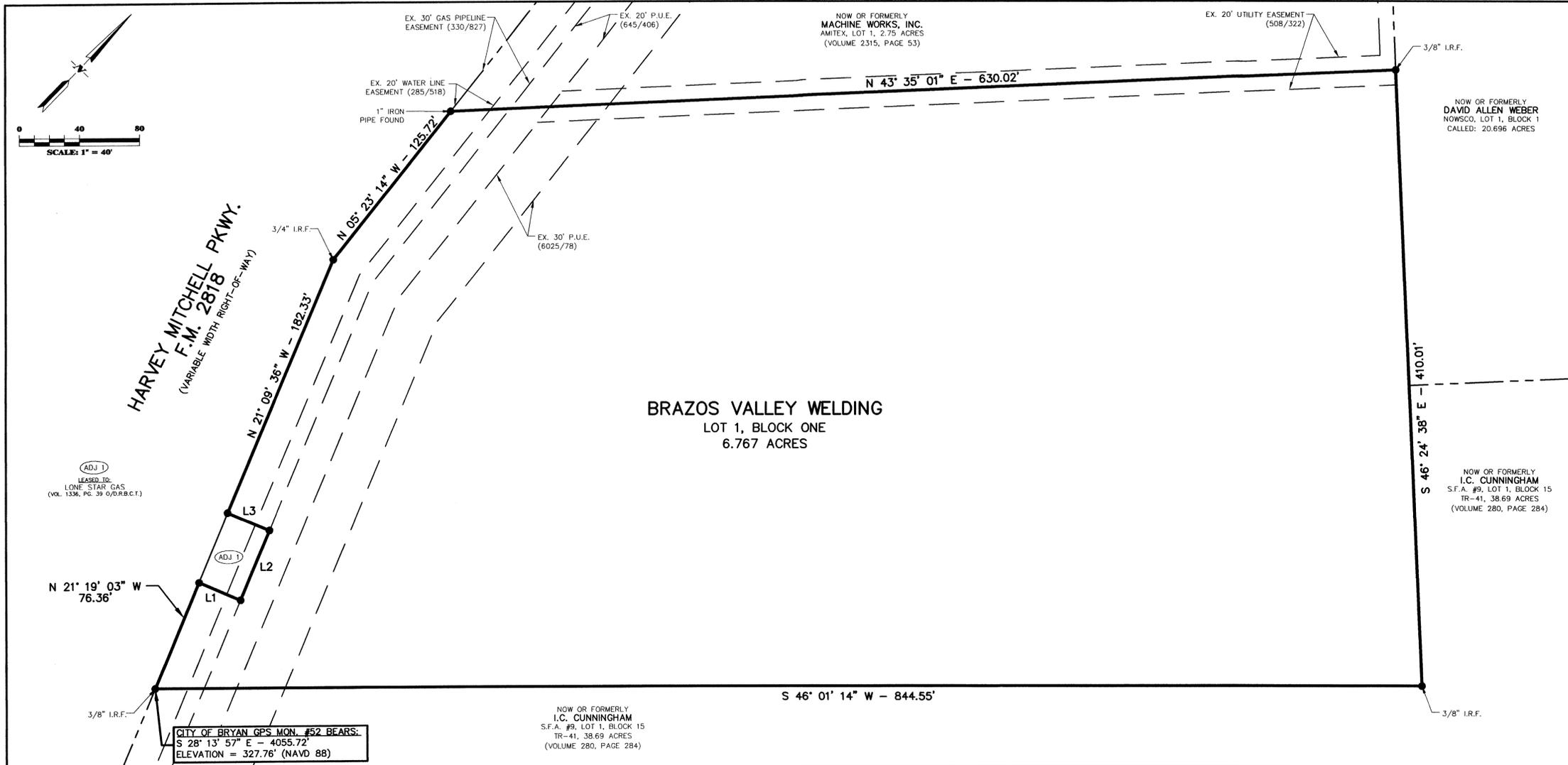
RECEIVED
 NOV 06 2008
 CIVIL SITE PLAN
 FOR THE
BRAZOS VALLEY WELDING SUPPLY
 1540 NORTH HARVEY MITCHELL PKWY
 BRYAN, TX
 BRAZOS VALLEY WELDING SUPPLY
 LOT 1, BLOCK 1 (6.77 ACRES)
 BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
 BRAZOS VALLEY WELDING SUPPLY
 c/o RICKY MORTON
 415 SOUTH FRAZIER
 CONROE, TEXAS 77301
 OFF: (936) 539-3124
 FAX: (936) 539-3167

FILENAME: 0329SP1A | SCALE: 1"=30'
 SUBMITTED DATE: AUGUST 27, 2008
 DRAWN BY: A.J.B.
 CHECKED BY: R.A.M.
 FIELD BOOK: N/A | PAGES: N/A

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
223 - 0329

C1.1
 SHEET 2 OF 10



- FINAL PLAT NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0129C, JULY 2, 1992.
 - BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON HONORING THE DEED CALL BEARING FOR THE SOUTHEAST PROPERTY LINE, AS RECORDED IN VOLUME 1336, PAGE 39 (O/D.R.B.C.T.).
 - NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
 - THE TRACT OF LAND IS CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

LINE TABLE		
LINE LABEL	BEARING	LENGTH (FT)
L1	N 69° 05' 12\" E	30.00
L2	N 21° 11' 59\" W	50.03
L3	S 68° 48' 27\" W	30.17

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____

COUNTY OF _____

I (We), _____ the owner(s) and developer(s) of the land shown on this plot, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONNING COMMISSION

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. 4502

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
6.767 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 6.767 ACRES AS DESCRIBED BY A DEED TO RICKY J. PALASOTA AND WIFE, ELAINE PALASOTA, RECORDED IN VOLUME 1336, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2818 (HARVEY MITCHELL PARKWAY - VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 6.767 ACRE TRACT AND A WEST CORNER OF THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO I. C. CUNNINGHAM RECORDED IN VOLUME 280, PAGE 284 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 21E 19' 03\" W ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 76.36 FEET TO A POINT MARKING THE SOUTH CORNER OF A CALLED 30 FOOT BY 50 FOOT LEASE TRACT TO LONE STAR GAS COMPANY AS REFLECTED IN VOLUME 1336, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND SAID LEASE TRACT FOR THE FOLLOWING CALLS:

N 69E 05' 12\" E FOR A DISTANCE OF 30.00 FEET TO A POINT;

N 21E 11' 28\" W FOR A DISTANCE OF 50.06 FEET TO A POINT;

S 68E 46' 27\" W FOR A DISTANCE OF 30.17 FEET TO A POINT ON THE EAST LINE OF FM 2818;

THENCE: N 21E 09' 36\" W ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 182.33 FEET TO A 1/4 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 05E 23' 14\" W CONTINUING ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 125.72 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE WEST CORNER OF SAID 6.767 ACRE TRACT AND THE SOUTH CORNER OF AMTEX SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 495, PAGE 449 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43E 35' 01\" E ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND AMTEX SUBDIVISION FOR A DISTANCE OF 630.02 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NOWSCO SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 470, PAGE 871 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 6.767 ACRE TRACT;

THENCE: S 46E 24' 38\" E ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND NOWSCO SUBDIVISION FOR A DISTANCE OF 410.01 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 6.767 ACRE TRACT AND AN INTERIOR CORNER OF SAID CUNNINGHAM TRACT;

THENCE: S 46E 01' 14\" W ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND SAID CUNNINGHAM TRACT FOR A DISTANCE OF 844.55 FEET TO THE POINT OF BEGINNING CONTAINING 6.767 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER 2006. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 6.767 ACRE TRACT, 1336/39.

Received

FEB 26 2008

Development & Engineering Services

FINAL PLAT

OF

BRAZOS VALLEY WELDING

LOT 1, BLOCK ONE

A

CALLED 6.767 ACRE TRACT
(VOLUME 1336, PAGE 39)

STEPHEN F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: NOVEMBER 21, 2007

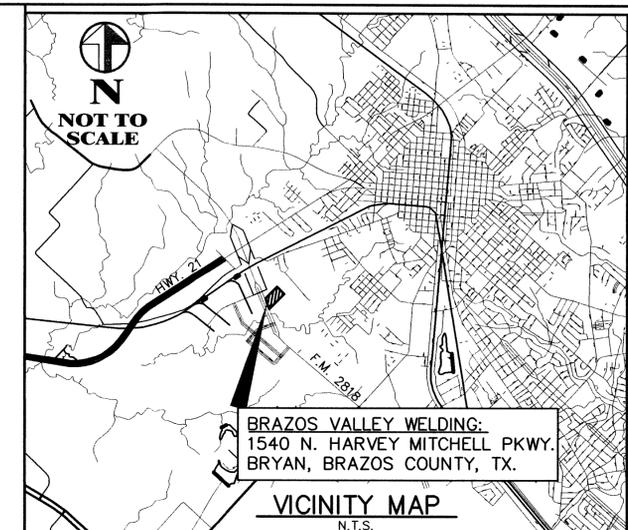
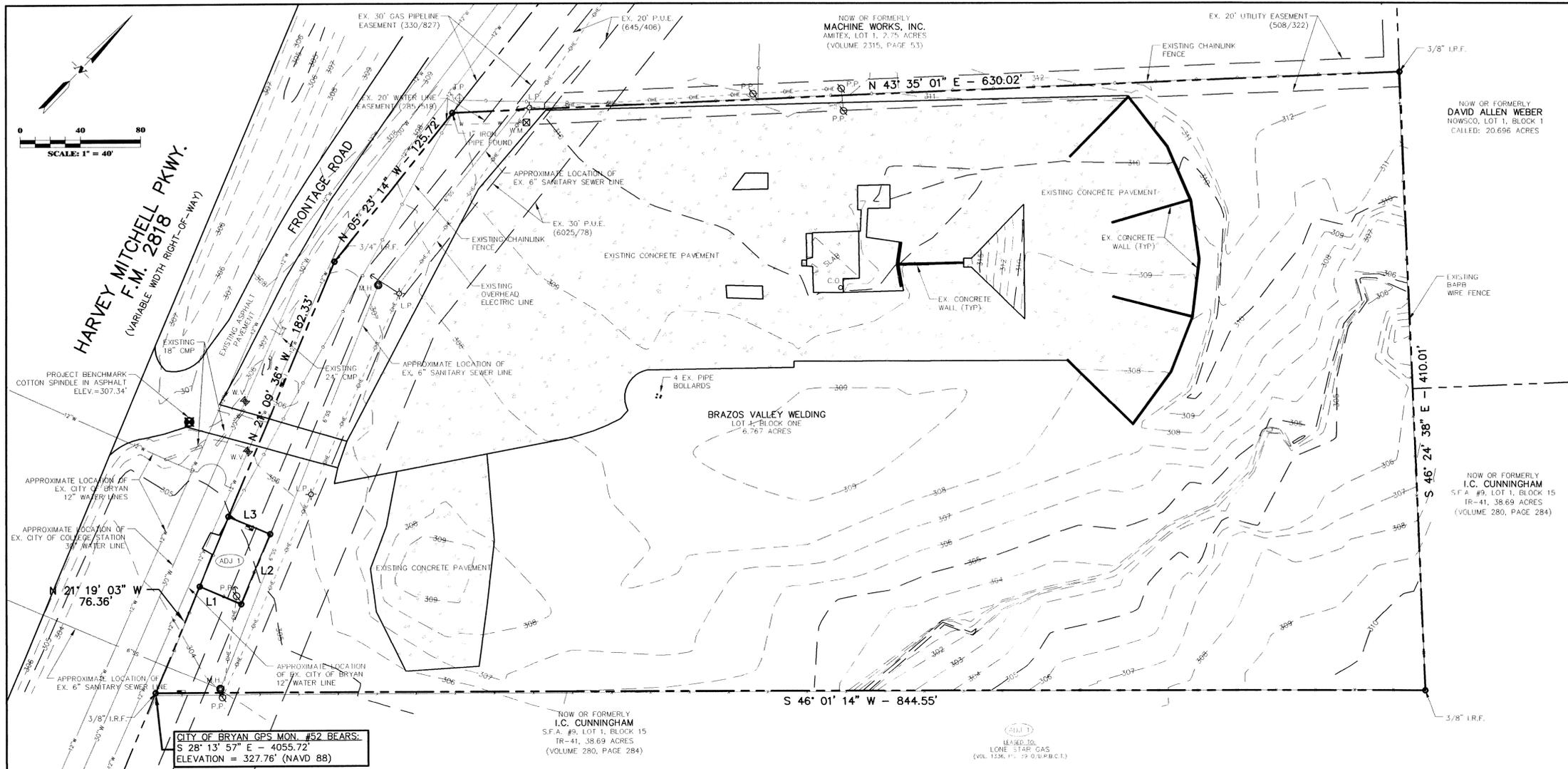
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415 SOUTH FRAZIER
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FAX: (936) 539-3167

FILENAME: 0329FP1A | SCALE: 1\"=40'
SUBMITTAL DATE: JANUARY 2, 2008
DRAWN BY: A.J.B.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A | PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
223 - 0329



- PRELIMINARY PLAN NOTES:**
- (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0129C, JULY 2, 1992.
 - BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - BASIS OF BEARING: NORTH ORIENTATION IS BASED ON HONORING THE DEED CALL BEARING FOR THE SOUTHEAST PROPERTY LINE, AS RECORDED IN VOLUME 1336, PAGE 39 (O/D.R.B.C.T.).
 - NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
 - THE TRACT OF LAND IS CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.
 - TOPOGRAPHICAL & UTILITY INFORMATION ILLUSTRATED WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, UNDER THE DIRECTION OF BRAD KERR, R.P.L.S. 4502, ON NOVEMBER 21, 2007.

SYMBOL & LINE LEGEND

- ⊗ POWER POLE
- ⊗ LIGHT POLE
- GUY WIRE ANCHOR
- GAS PIPELINE RISER
- WATER VALVE
- WATER METER
- ELECTRICAL TRANSFORMER
- GAS METER
- ⊙ MANHOLE
- o.c.o. CLEANOUT
- ⊙ FH FIRE HYDRANT
- ⊙ TP TELEPHONE PEDESTAL
- AREA INLET
- ⊙ JB JUNCTION BOX
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- EX. CONCRETE PAVING
- EX. ASPHALT PAVING

LINE TABLE

LINE LABEL	BEARING	LENGTH (FT)
L1	N 69° 05' 12" E	30.00
L2	N 21° 11' 59" W	50.03
L3	S 68° 48' 27" W	30.17

PROJECT BENCHMARK:
 COTTON SPINDLE SET IN ASPHALT AT THE SOUTHERLY EDGE OF THE INTERSECTION OF THE DRIVEWAY INTO THE SUBJECT PROPERTY AND THE FRONTAGE ROAD.
 ELEV. = 307.34'

NOT FOR RECORD
PRELIMINARY PLAN
 OF
BRAZOS VALLEY WELDING
LOT 1, BLOCK ONE

CALLLED 6.767 ACRE TRACT
 (VOLUME 1336, PAGE 39)
 STEPHEN F. AUSTIN LEAGUE #9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: NOVEMBER 21, 2007

SURVEYED BY: KERR SURVEYING, LLC
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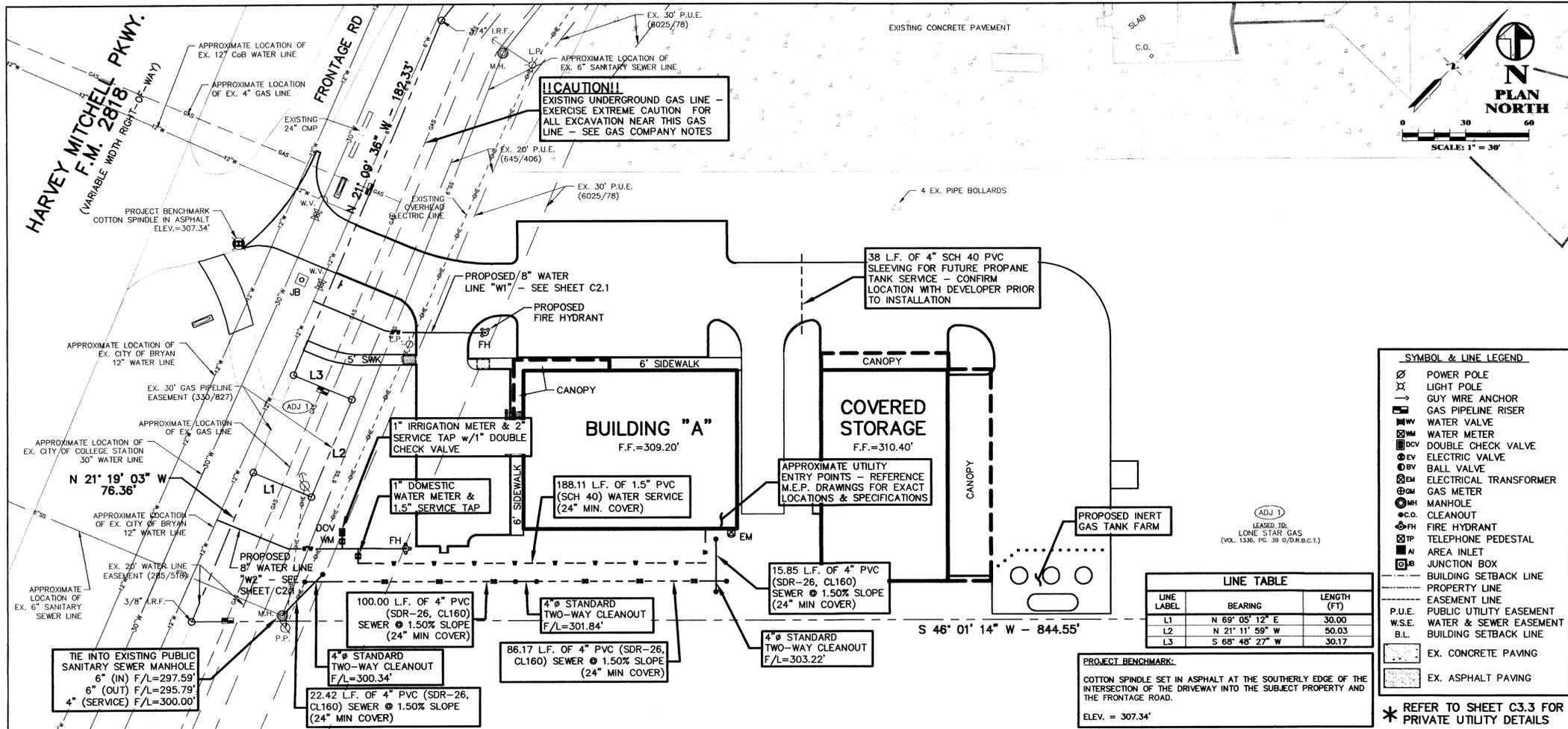
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UTILITY DEMAND SUMMARY:

USE	AVG.	PEAK (x4.0)
SEWER (gpd)	7,680	0.07 cfs
WATER (gpm)	8	32
IRRIGATION (gpm)	30	30

NOTES:

- PEAK WATER SHALL BE DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD FOR THIS NEW PLANNED DEVELOPMENT.
- SANITARY SEWER AVERAGE DAILY FLOW IS BASED UPON THE CALCULATED AVERAGE WATER DEMAND (-50%) AND A 16-HOUR USAGE PERIOD PER DAY.
- IRRIGATION DEMAND IS THE PEAK DEMAND AND IS AN ESTIMATE AND SHOULD BE VERIFIED BY THE IRRIGATOR.

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FAX: (979) 691-8904

MARK	DATE	DESCRIPTION

95% COMPLETE
NOT FOR CONSTRUCTION REVIEW ONLY
08/27/08

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88563, ON AUGUST 27, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

GENERAL UTILITY NOTES (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 D999), WHICHEVER 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 FINISHED GRADES. WHERE UTILITY LINES 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 (UNDER FOUNDATIONS, PAVEMENTS, WALKS, ETC...) THE UTILITIES SHALL BE BEDDED AND INITIAL BACKFILLED 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 PROPOSED PAVEMENT ELEVATION AND SLOPE. MANHOLES AND CLEAN-OUTS NOT IN PAVEMENT AREAS SHALL BE SET 3" ABOVE THE FINISHED GRADE.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY 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, BACKFILLING OF UTILITY LINES AND RELATED 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. CONTRACTOR TO DETERMINE THE LOCATIONS OF BORE PITS IN FIELD SUBJECT TO THE INSPECTOR'S APPROVAL.
- ALL BORES SHOWN, UNLESS OTHERWISE NOTED, SHALL BE "DRY".
- STRUCTURAL BACKFILL WILL BE REQUIRED FOR ALL EXCAVATION WITHIN FIVE (5) FEET OF PUBLIC ROADWAY PAVEMENTS OR WALKS.
- CONTRACTOR SHALL MARK ALL SERVICE LEADS WITH A METAL "T" POST, PAINTED BLUE FOR WATER AND GREEN FOR SEWER, BURIED A MINIMUM OF 3" INTO THE GROUND.
- THE 2008 B/C/S UNIFIED TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR WATER & SEWER CONSTRUCTION SHALL GOVERN ON THIS PROJECT FOR ALL PUBLIC UTILITY IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL TESTS CONTAINED THEREIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY CONFLICTS OR DISCREPANCIES OCCUR WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.

SANITARY SEWER NOTES (PUBLIC & PRIVATE):

- WHEN MAKING A CONNECTION TO AN EXISTING SANITARY SEWER MANHOLE, CONTRACTOR SHALL PLUG DOWNSTREAM END OF PROPOSED SANITARY SEWER. THE SEWER SHALL REMAIN PLUGGED UNTIL FINAL ACCEPTANCE BY THE CITY.
- WATER & SANITARY SEWER THAT ARE PARALLEL MUST BE INSTALLED IN SEPARATE TRENCHES WITH NO LESS THAN 9' (NINE FEET) MIN. CLEARANCE. ADDITIONAL CLEARANCE CRITERIA PER THE CEE IN 317.13 APPENDIX "E", WHERE IT IS NOT POSSIBLE TO ACHIEVE THE NINE FOOT SEPARATION DISTANCE SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS, THE HORIZONTAL SEPARATION DISTANCE SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS, THE SEWER AND WATER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES AND THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
- UNLESS MANHOLES CAN BE MADE WATER TIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. IF THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE WATERLINE MUST BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE WATERLINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
- CENTER JOINT OF SANITARY SEWER AT WATERLINE CROSSINGS. PROVIDE CEMENT SAND BACKFILL FOR THIS JOINT. USE PRESSURE PIPE IF VERTICAL SEPARATION IS LESS THAN NINE FEET.
- IF CLEARANCE IS BETWEEN 6 INCHES TO TWO FEET, ONE TWO FOOT JOINT OF C-900 PVC, 150 PSI WATERLINE SHALL BE CENTERED AT SANITARY CROSSING.
- NO CAST-IN-PLACE MANHOLES SHALL BE USED.
- ALL SANITARY SEWER PIPE 6" TO 15" SHALL BE SDR 26 PVC SEWER PIPE MEETING ASTM SPECIFICATION D-3034 HAVING A MINIMUM PIPE STIFFNESS OF 115, UNLESS OTHERWISE NOTED.
- ANY AND ALL D.I.P. TO BE USED WILL HAVE BOTH EXTERNAL AND INTERNAL PROTECTION. EXTERNAL POLYETHYLENE TUBING OR DOUBLE WRAP WILL BE 8 MILS THICK PER LAYER AND TIED TO PIPE AT 3' MAXIMUM INTERVAL (IF LAID), OR BANNED TO PIPE AT 1' MAXIMUM INTERVALS (w/SCREW-TIGHTENED STEEL BANDS) (IF JACKED). INTERNAL POLYETHYLENE (OR POLYURETHANE) LINER (OR COATINGS) WILL BE 40 MILS THICK.
- CONTRACTOR SHALL INSTALL DRIP PAN ON EACH SANITARY SEWER MANHOLE LOCATED IN PAVEMENT.
- SANITARY SEWER CLEANOUTS FOR SEWER SERVICE LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL INSTALL THEM IN ACCORDANCE WITH THE INTENT OF THESE PLANS AND THEY SHALL NOT BE SPACED GREATER THAN ONE-HUNDRED FEET (100') APART.

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 AND 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 SERVICES LINES, CONDUIT, METERS, ETC... WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR PUBLIC AND PRIVATE UTILITIES AND IRRIGATION AS DIRECTED BY THE DEVELOPER. NO SLEEVING IS ILLUSTRATED ON THIS PLAN AND OTHER CONSTRUCTION DRAWINGS CONTAINED IN THIS PLAN SET.
- CONTRACTOR SHALL INSTALL UNDERGROUND TELEPHONE AND CABLE LINES PER THE UTILITY PROVIDER'S DIRECTION AND SPECIFICATIONS. NO CABLE/TELEPHONE LINES ARE ILLUSTRATED IN THIS PLAN SET.
- THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICES LINES, CONDUIT, METERS, ETC... WITH THE APPROPRIATE UTILITY COMPANY.

WATER LINE NOTES (PUBLIC & PRIVATE):

- ALL DOMESTIC WATER LINE PIPE SHALL BE CONSTRUCTED OUT OF PVC (SCH 40). PUBLIC OR FIRE WATER LINE PIPE SHALL BE CONSTRUCTED OUT OF C909 (CLASS 200) MATERIAL.
- THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. CONTRACTOR TO DETERMINE THE LOCATIONS OF BORE PITS IN FIELD SUBJECT TO THE INSPECTOR'S APPROVAL.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND THE BACKFLOW PREVENTER.
- EACH BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.
- ALL TAPS OR CONNECTIONS TO MUNICIPAL WATER MAINS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE LOCAL WATER AGENCY. THE CONTRACTOR SHALL NOT OPERATE ANY MUNICIPAL VALVES.
- WATER METERS ARE TO BE PURCHASED THROUGH THE CITY OF BRYAN. THE CITY IS TO BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO WATER AND/OR SANITARY SEWER TAPS ARE MADE. AN AUTHORIZED CITY REPRESENTATIVE MUST INSPECT SAID TAPS.
- WATER SERVICES SHALL BE SLEEVED UNDER THE PAVEMENT, AND 2' BEYOND THE BACK OF CURB WITH 4" PVC (SCH 40).

PRIVATE UTILITY PLAN

FOR THE

BRAZOS VALLEY WELDING SUPPLY
1540 NORTH HARVEY MITCHELL PKWY.
BRYAN, TX
BRAZOS VALLEY WELDING
LOT 1, BLOCK 1 (6.77 ACRES)
- BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
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C1.3
SHEET 4 OF 10

