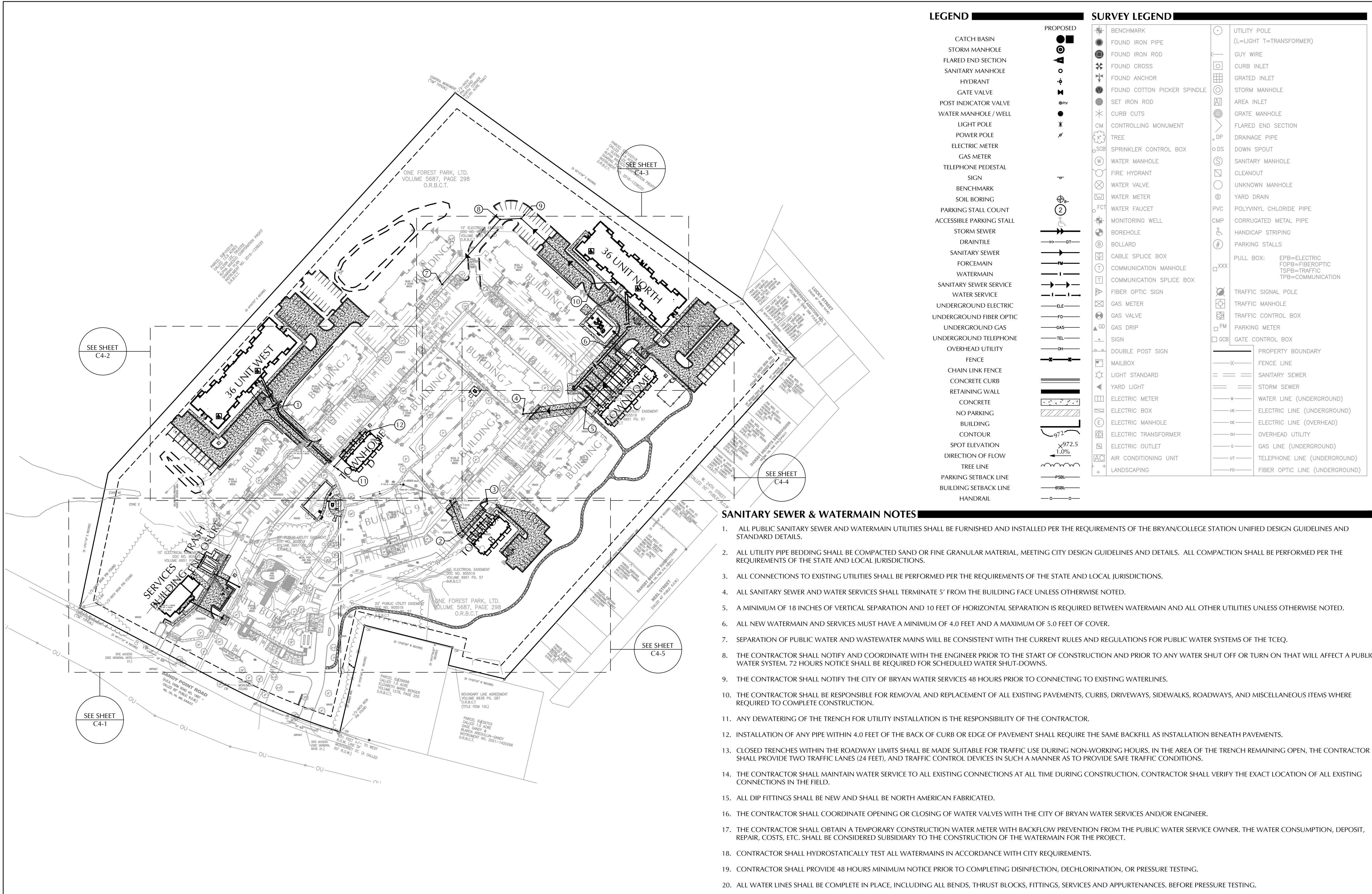


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SANITARY SEWER & WATERMAIN NOTES

1. ALL PUBLIC SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE BRYAN/COLLEGE STATION UNIFIED DESIGN GUIDELINES AND STANDARD DETAILS.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL, MEETING CITY DESIGN GUIDELINES AND DETAILS. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS.
4. ALL SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATERMAIN AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 4.0 FEET AND A MAXIMUM OF 5.0 FEET OF COVER.
7. SEPARATION OF PUBLIC WATER AND WASTEWATER MAINS WILL BE CONSISTENT WITH THE CURRENT RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS OF THE TCEQ.
8. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY WATER SHUT OFF OR TURN ON THAT WILL AFFECT A PUBLIC WATER SYSTEM. 72 HOURS NOTICE SHALL BE REQUIRED FOR SCHEDULED WATER SHUT-DOWNS.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF BRYAN WATER SERVICES 48 HOURS PRIOR TO CONNECTING TO EXISTING WATERLINES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING PAVEMENTS, CURBS, DRIVEWAYS, SIDEWALKS, ROADWAYS, AND MISCELLANEOUS ITEMS WHERE REQUIRED TO COMPLETE CONSTRUCTION.
11. ANY DEWATERING OF THE TRENCH FOR UTILITY INSTALLATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. INSTALLATION OF ANY PIPE WITHIN 4.0 FEET OF THE BACK OF CURB OR EDGE OF PAVEMENT SHALL REQUIRE THE SAME BACKFILL AS INSTALLATION BENEATH PAVEMENTS.
13. CLOSED TRENCHES WITHIN THE ROADWAY LIMITS SHALL BE MADE SUITABLE FOR TRAFFIC USE DURING NON-WORKING HOURS. IN THE AREA OF THE TRENCH REMAINING OPEN, THE CONTRACTOR SHALL PROVIDE TWO TRAFFIC LANES (24 FEET), AND TRAFFIC CONTROL DEVICES IN SUCH A MANNER AS TO PROVIDE SAFE TRAFFIC CONDITIONS.
14. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING CONNECTIONS AT ALL TIME DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING CONNECTIONS IN THE FIELD.
15. ALL DIP FITTINGS SHALL BE NEW AND SHALL BE NORTH AMERICAN FABRICATED.
16. THE CONTRACTOR SHALL COORDINATE OPENING OR CLOSING OF WATER VALVES WITH THE CITY OF BRYAN WATER SERVICES AND/OR ENGINEER.
17. THE CONTRACTOR SHALL OBTAIN A TEMPORARY CONSTRUCTION WATER METER WITH BACKFLOW PREVENTION FROM THE PUBLIC WATER SERVICE OWNER. THE WATER CONSUMPTION, DEPOSIT, REPAIR, COSTS, ETC. SHALL BE CONSIDERED SUBSIDIARY TO THE CONSTRUCTION OF THE WATERMAIN FOR THE PROJECT.
18. CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATERMANS IN ACCORDANCE WITH CITY REQUIREMENTS.
19. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO COMPLETING DISINFECTION, DECHLORINATION, OR PRESSURE TESTING.
20. ALL WATER LINES SHALL BE COMPLETE IN PLACE, INCLUDING ALL BENDS, THRUST BLOCKS, FITTINGS, SERVICES AND APPURTENANCES. BEFORE PRESSURE TESTING.
21. ALL FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 3 FEET AND A MAXIMUM OF 15 FEET BEHIND BACK OF CURB.
22. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. MATERIALS:
WATERMAIN: PVC C900
TYPE K COPPER
SANITARY SEWER: PVC SDR 26
23. ALL UTILITY WORK SHALL BE COORDINATED WITH UTILITIES FOR THE REHABILITATION PROJECT FOR THE PROPERTY.

LEGEND

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAIN TILE
- SANITARY SEWER
- FORCE MAIN
- WATER MAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- HANDRAIL

SURVEY LEGEND

- BENCHMARK
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CROSS
- FOUND ANCHOR
- FOUND COTTON PICKER SPINDLE
- SET IRON ROD
- CURB CUTS
- CONTROLLING MONUMENT
- TREE
- SPRINKLER CONTROL BOX
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER FAUCET
- MONITORING WELL
- BOREHOLE
- BOLLARD
- CABLE SPlice BOX
- COMMUNICATION MANHOLE
- COMMUNICATION SPlice BOX
- FIBER OPTIC SIGN
- GAS METER
- GAS VALVE
- GAS DRIP
- SIGN
- DOUBLE POST SIGN
- MAILBOX
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- AIR CONDITIONING UNIT
- LANDSCAPING
- UTILITY POLE (L=LIGHT T=TRANSFORMER)
- GUY WIRE
- CURB INLET
- GRATED INLET
- STORM MANHOLE
- AREA INLET
- GRATE MANHOLE
- FLARED END SECTION
- DRAINAGE PIPE
- DOWN SPOUT
- SANITARY MANHOLE
- CLEANOUT
- UNKNOWN MANHOLE
- YARD DRAIN
- POLYVINYL CHLORIDE PIPE
- CORRUGATED METAL PIPE
- HANDICAP STRIPING
- PARKING STALLS
- PULL BOX: EPB=ELECTRIC, FOPB=FIBEROPTIC, TSPB=TRAFFIC, TPB=COMMUNICATION
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- PARKING METER
- GATE CONTROL BOX
- PROPERTY BOUNDARY
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- OVERHEAD UTILITY
- GAS LINE (UNDERGROUND)
- TELEPHONE LINE (UNDERGROUND)
- FIBER OPTIC LINE (UNDERGROUND)

NOTE:
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LOUCKS FIRM NO. F-20662
LOUCKS PROJ. NO. 21560.0A

PROJECT TITLE
SANDY CREEK
APARTMENTS

ISSUE #	DATE	DESCRIPTION
1	03/22/2022	SITE PLAN SUBMITTAL

CERTIFICATION

DRAWN BY	JBT
CHECKED BY	SRT
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE
OVERALL SANITARY
SANITARY &
WATERMAIN PLAN

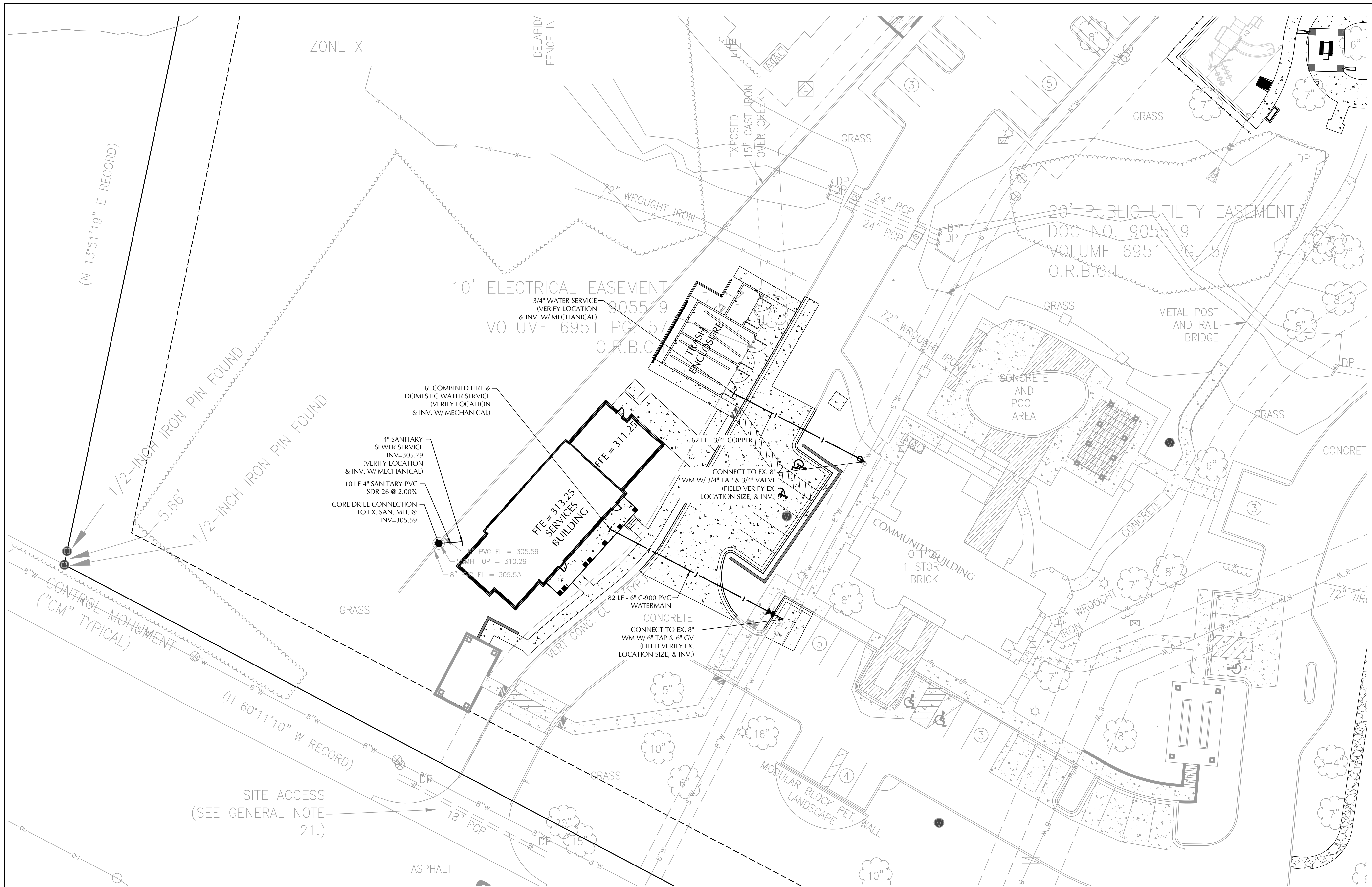
SHEET NUMBER
C4-0

NOT FOR CONSTRUCTION

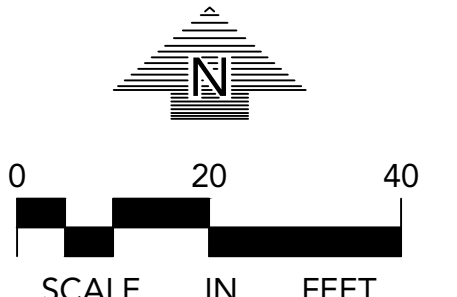
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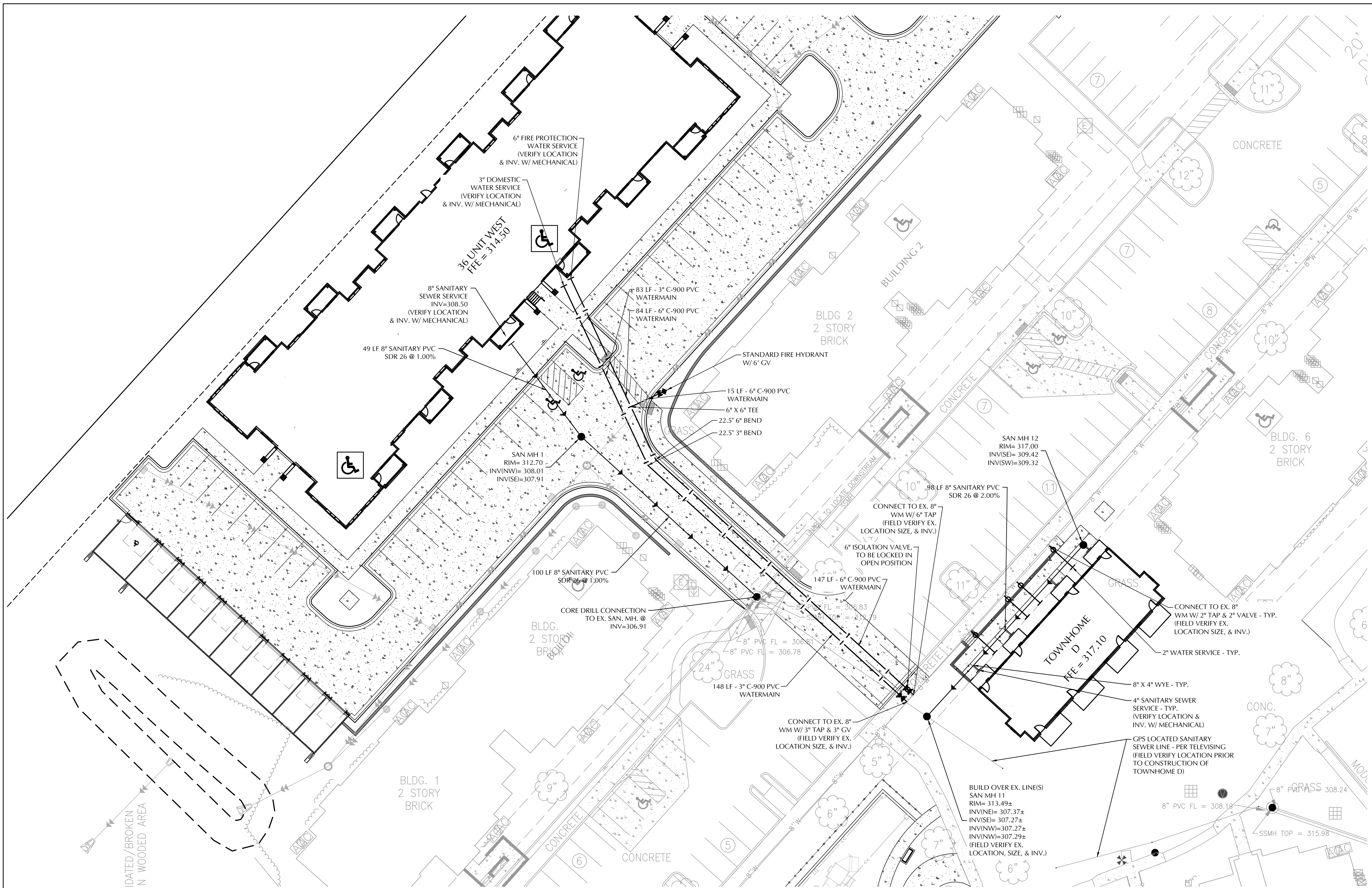


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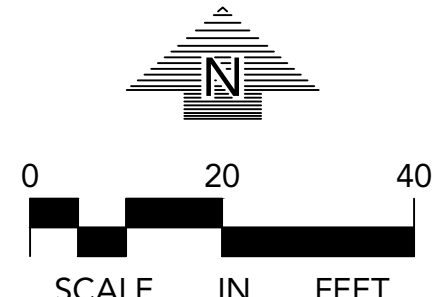
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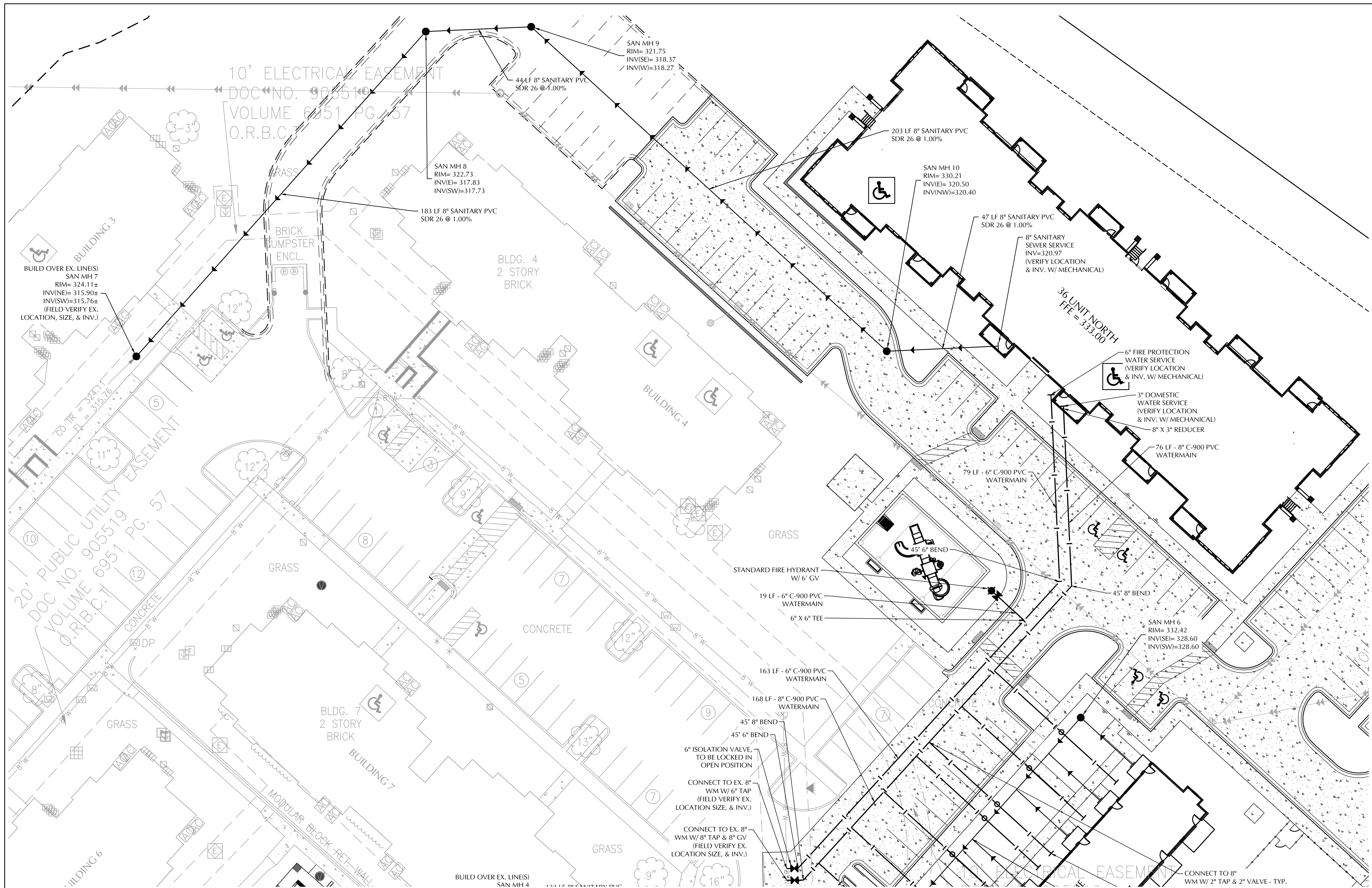
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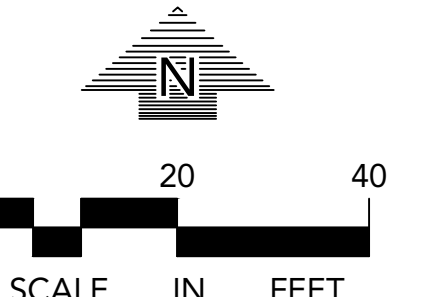
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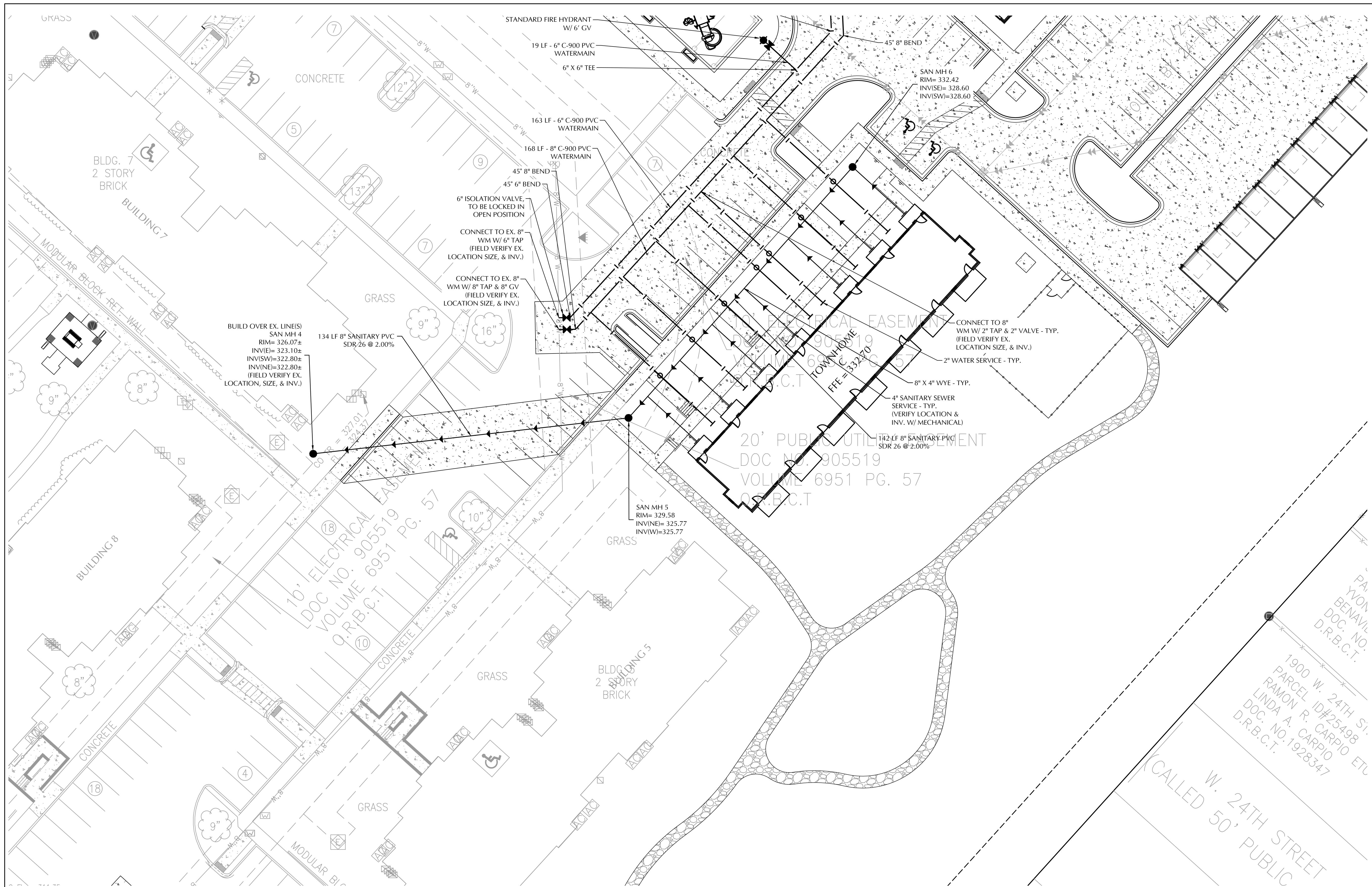
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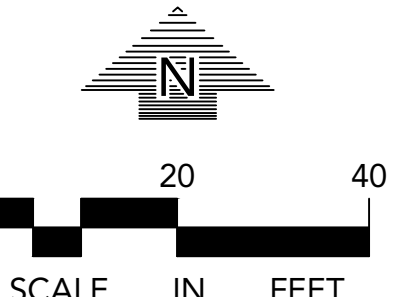
SHEET TITLE
SANITARY SANITARY & WATERMAIN PLAN - INSET 4

SHEET NUMBER

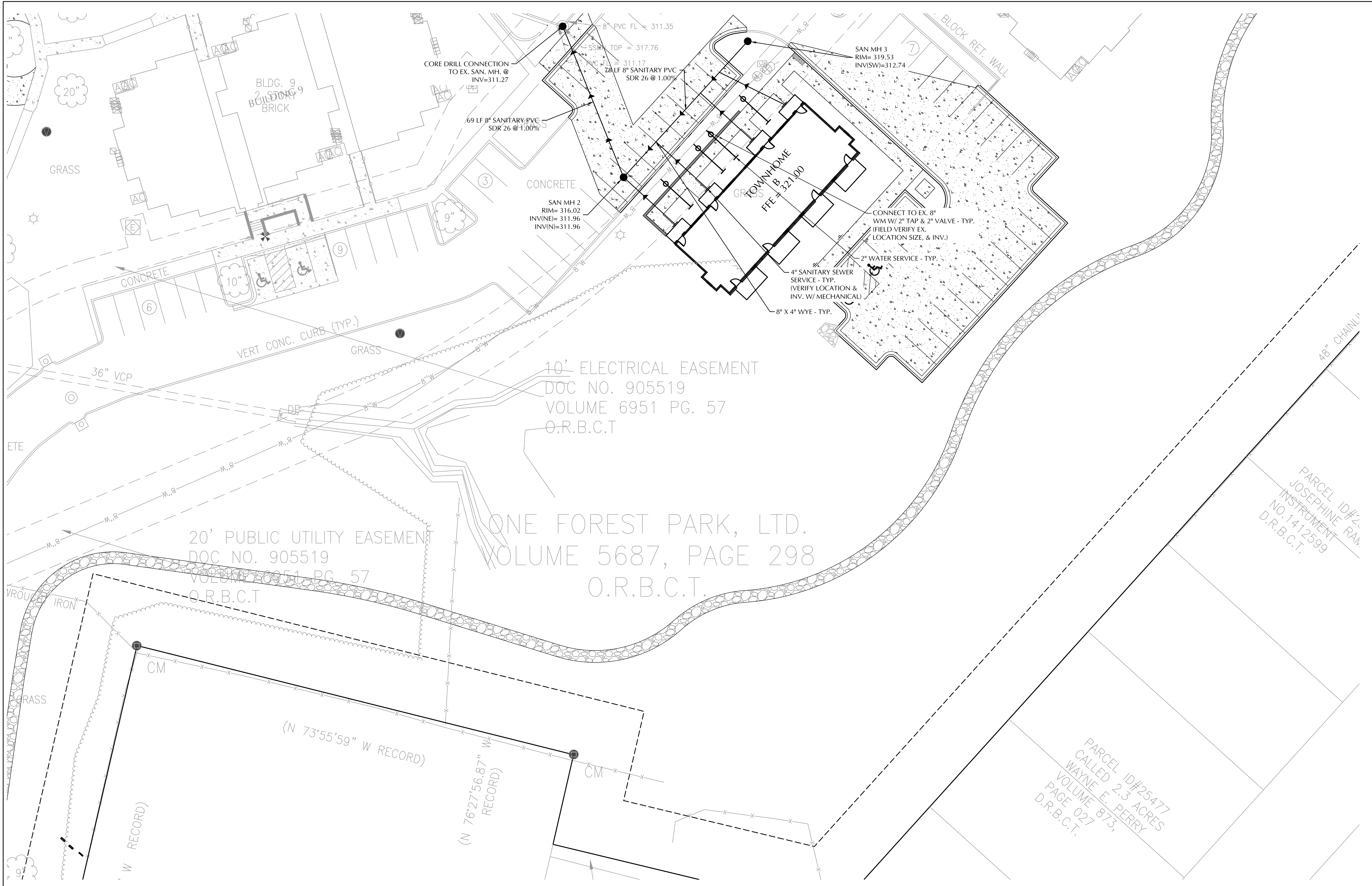
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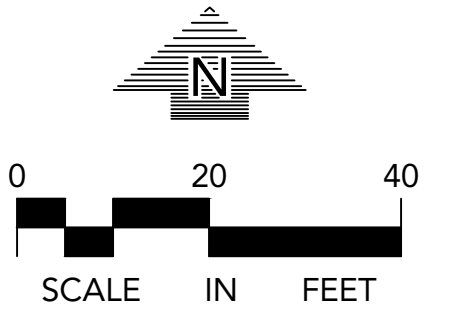


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APARTMENTS

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SHEET TITLE
SANITARY SANITARY
& WATERMAIN PLAN -
INSET 5

SHEET NUMBER

C4-5

ISSUE #	DATE	DESCRIPTION
1	03/22/2022	SITE PLAN SUBMITTAL

CERTIFICATION

NOT FOR CONSTRUCTION

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CHECKED BY	SRT
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

OVERALL STORM SEWER PLAN

SHEET NUMBER

C5-0

LEGEND

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAIN TILE
- SANITARY SEWER
- FORCE MAIN
- WATER MAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- HANDRAIL

PROPOSED

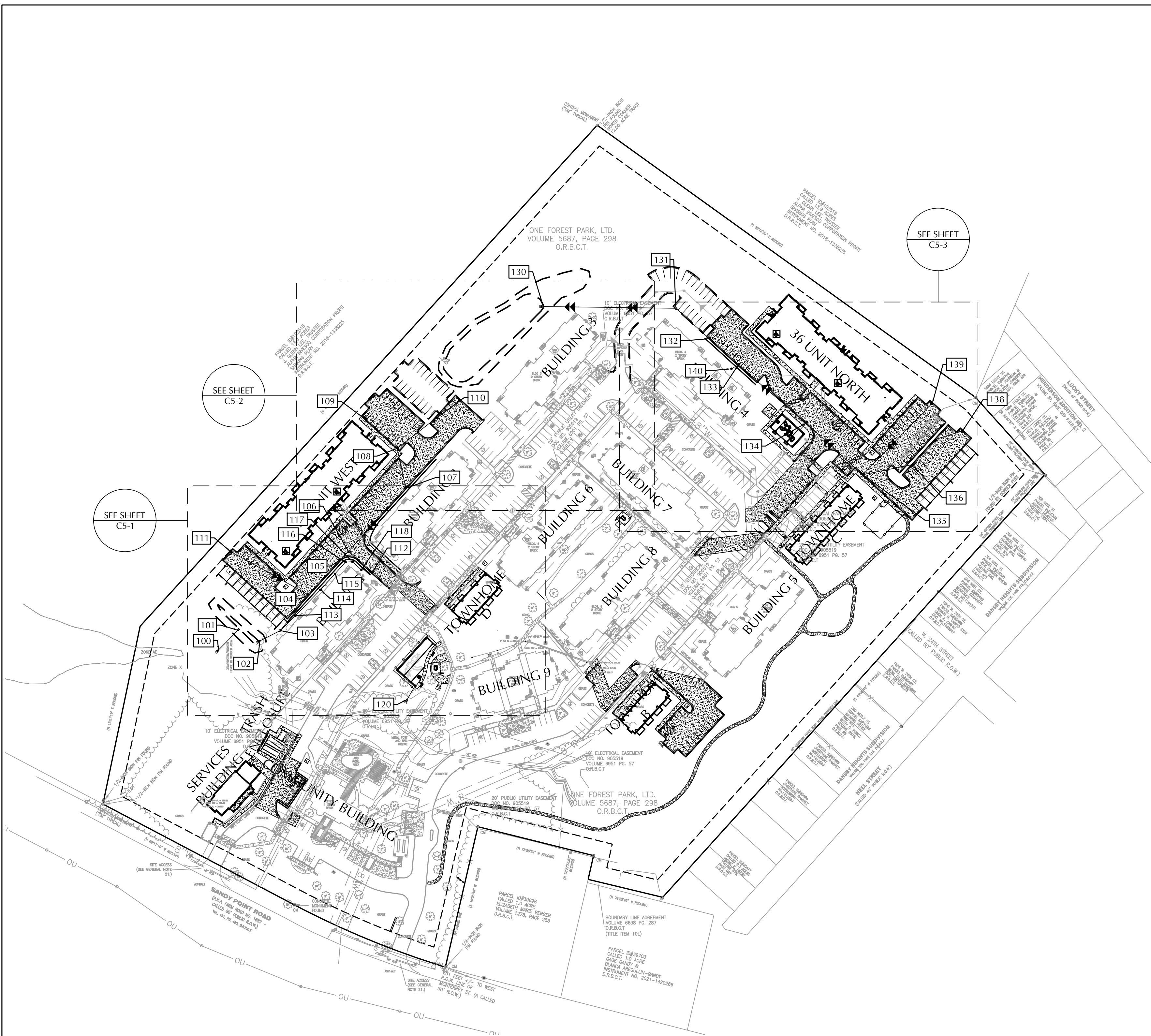
- BENCHMARK
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CROSS
- FOUND ANCHOR
- FOUND COTTON PICKER SPINDLE
- SET IRON ROD
- CURB CUTS
- CONTROLLING MONUMENT
- TREE
- SPRINKLER CONTROL BOX
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER FAUCET
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- BOREHOLE
- BOLLARD
- CABLE SPlice BOX
- COMMUNICATION MANHOLE
- COMMUNICATION SPlice BOX
- FIBER OPTIC SIGN
- GAS METER
- GAS VALVE
- GAS DRIP
- SIGN
- DOUBLE POST SIGN
- MAILBOX
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- AIR CONDITIONING UNIT
- LANDSCAPING

SURVEY LEGEND

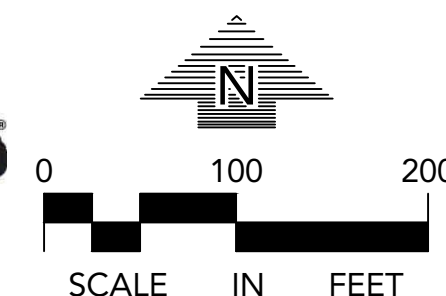
- UTILITY POLE (L=LIGHT T=TRANSFORMER)
- GUY WIRE
- CURB INLET
- GRATED INLET
- STORM MANHOLE
- AREA INLET
- GRATE MANHOLE
- FLARED END SECTION
- DRAINAGE PIPE
- DOWN SPOUT
- SANITARY MANHOLE
- CLEANOUT
- UNKNOWN MANHOLE
- YARD DRAIN
- POLYVINYL CHLORIDE PIPE
- CORRUGATED METAL PIPE
- HANDICAP STRIPING
- PARKING STALLS
- PULL BOX: EPB=ELECTRIC
FOPB=FIBEROPTIC
TSPB=TRAFFIC
TPB=COMMUNICATION
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- PARKING METER
- GATE CONTROL BOX
- PROPERTY BOUNDARY
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- OVERHEAD UTILITY
- GAS LINE (UNDERGROUND)
- TELEPHONE LINE (UNDERGROUND)
- FIBER OPTIC LINE (UNDERGROUND)

STORM SEWER NOTES

- ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE BRYAN/COLLEGE STATION UNIFIED DESIGN GUIDELINES AND STANDARD DETAILS.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL, MEETING CITY DESIGN GUIDELINES AND DETAILS. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 6 INCHES CLEARANCE SHALL BE PROVIDED AT ALL WATERMAIN CROSSINGS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING DRAINAGE PATTERNS, STORM STRUCTURES, AND STORM PIPE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROPERLY BACKFILL AND COMPACT ALL OUTFALLS AND REGRADE, RESEED, AND FERTILIZE ALL DISTURBED AREAS WITHIN 10 DAYS OF EACH OCCURRENCE.
- STORM SEWER MATERIALS:
REINFORCED CONCRETE PIPE
PERFORATED PVC
- ALL STORM SEWER WORK SHALL BE COORDINATED WITH STORM SEWER FOR THE REHABILITATION PROJECT FOR THE PROPERTY.



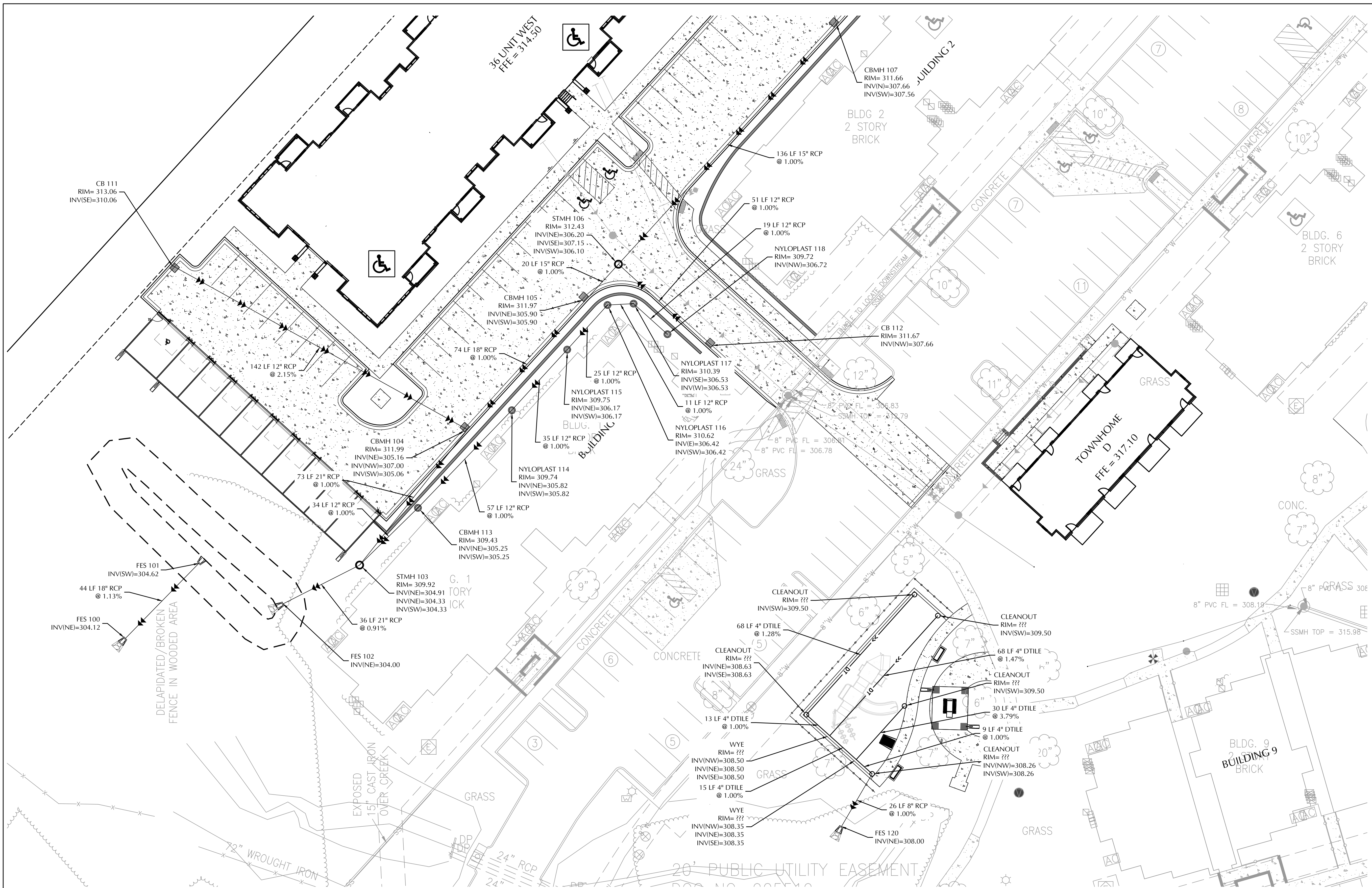
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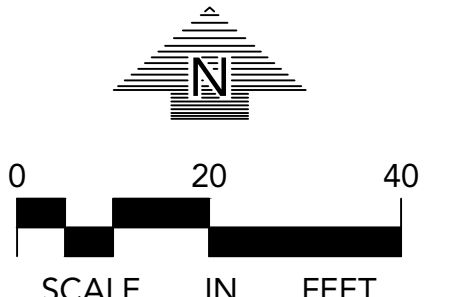
ISSUE #	DATE	DESCRIPTION
1	03/22/2022	SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

DRAWN BY	JBT
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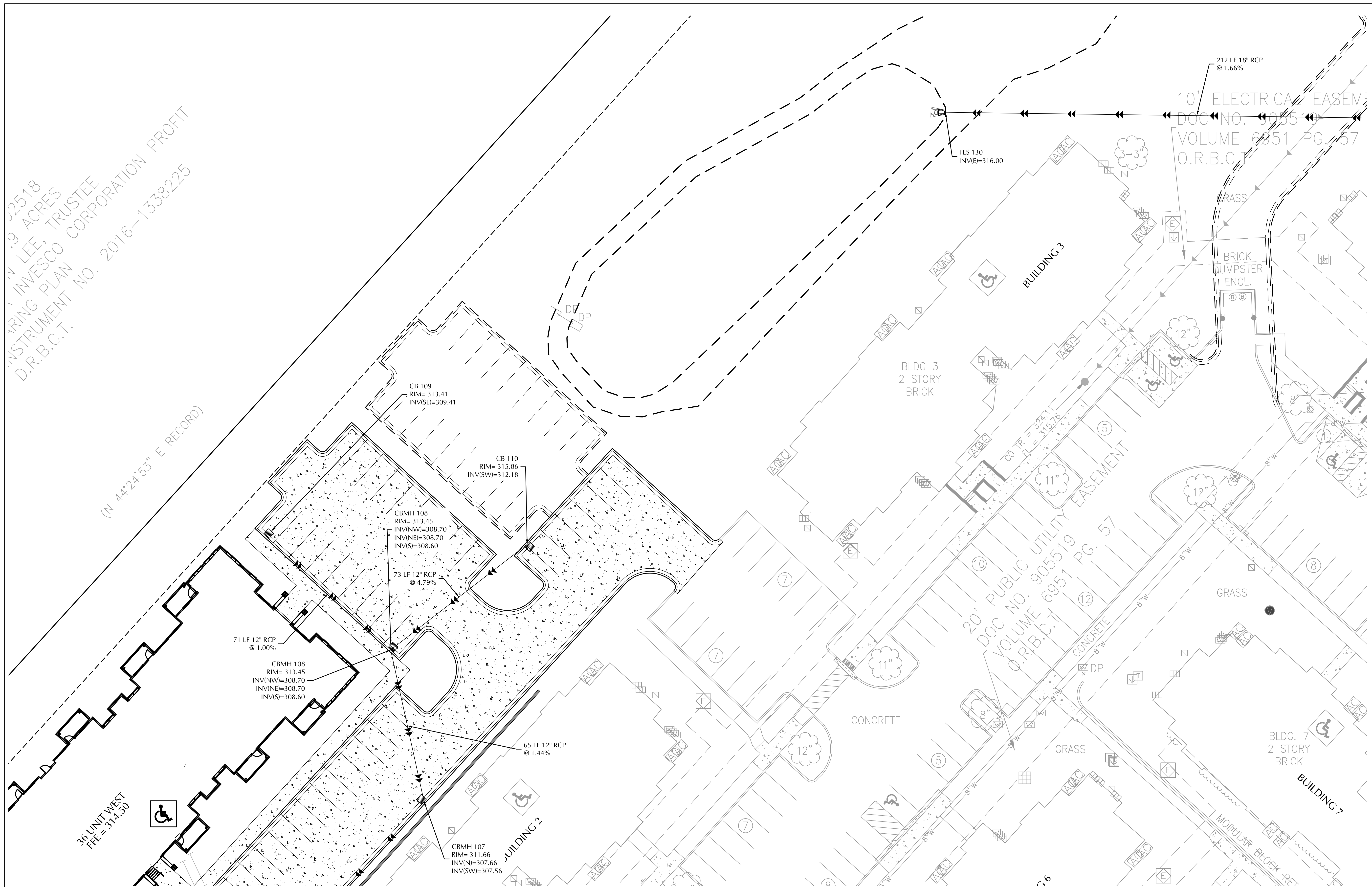
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COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

STORM SEWER PLAN - INSET 2

SHEET NUMBER

C5-2

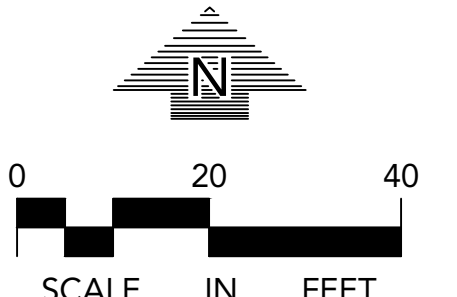


2518
9 ACRES
LEE, TRUSTEE
INVESTCO CORPORATION PROFIT
PLANNING PLAN
INSTRUMENT NO. 2016-1338225
D.R.B.C.T.

(N 44°24'53" E RECORD)

20' PUBLIC UTILITY EASEMENT
DOC NO. 905519
VOLUME 6951 PG. 57
O.R.B.C.T.

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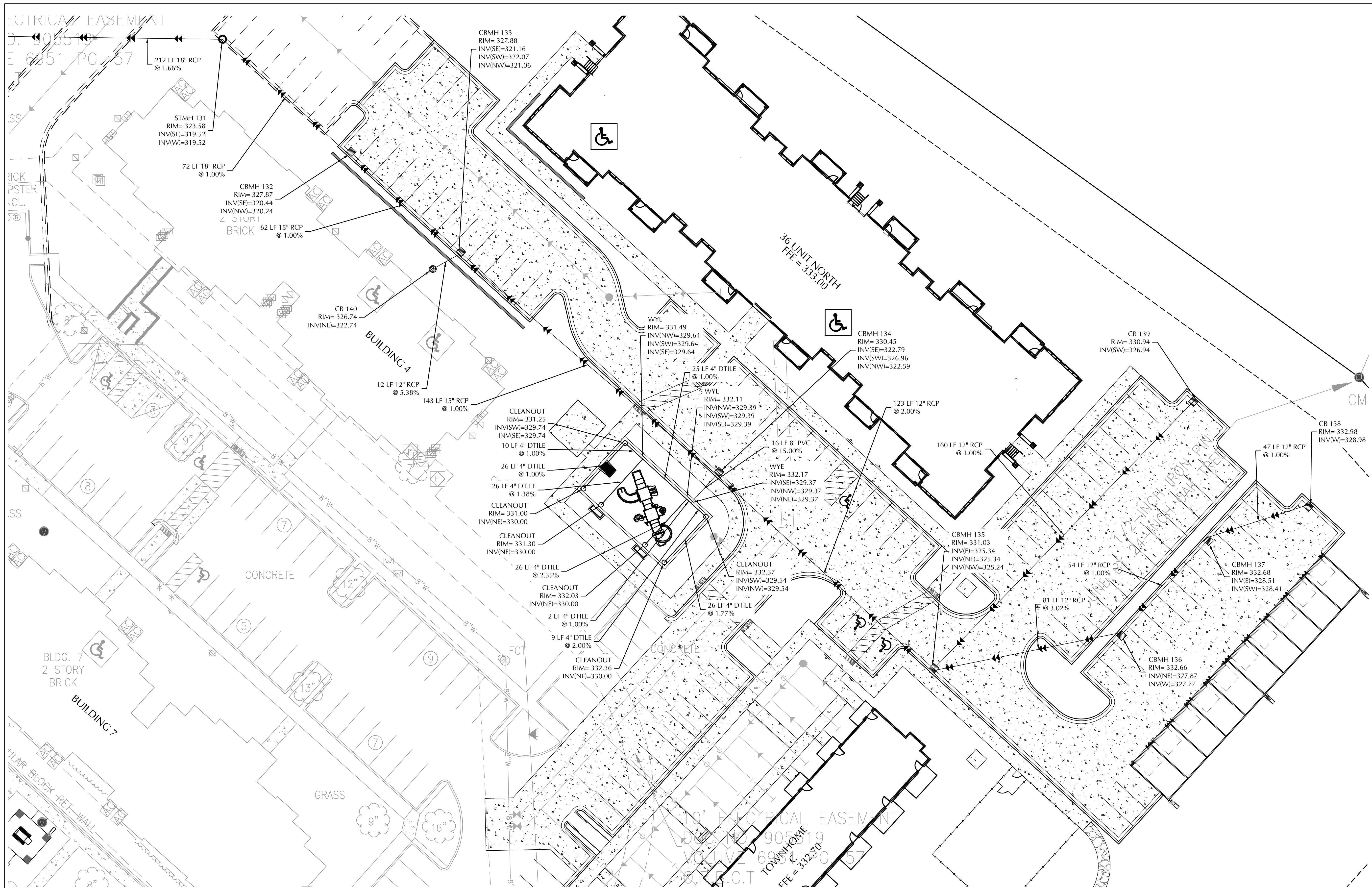


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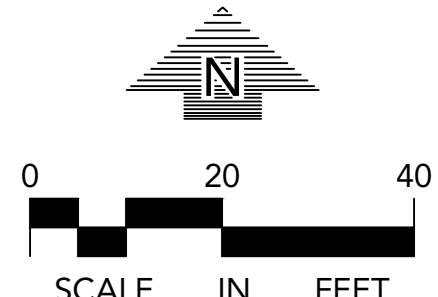
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