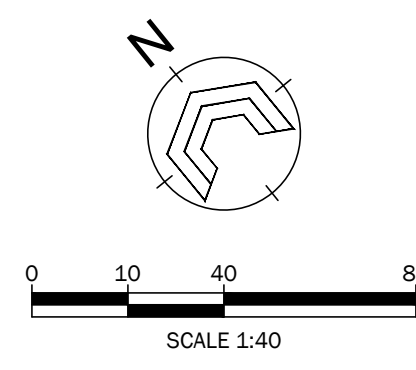


REMAINDER 143.59 ACRES
CARRABBA BROTHERS, LTD.
VOL. 5116, PG. 224, B.C.D.R.



LEGEND	
	SAWCUT LIMITS
	GRAVEL PAVEMENT
	6" REINFORCED CONCRETE PAVEMENT
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	LIGHT

DIMENSIONAL CONTROL NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII:** ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
GRULLER SURVEYING LLC
1244 NORTH POST OAK RD, SUITE 200
HOUSTON, TEXAS 77055
CONTACT: KENNETH GRULLER
PHONE: 713-333-1466
EMAIL: KENNETH@GRULLERSURVEYING.COM
- HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
- SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

CONTROL BENCHMARK

- CITY OF BRYAN MONUMENT:** GPS-126, ELEVATION : 288.46, SITE BENCHMARK: SQUARE CUT ON TOP OF CURB AS SHOWN HEREON, ELEV. 302.24'

NO.	DATE	BY	CHK

Drawn: KC
Checked: AH

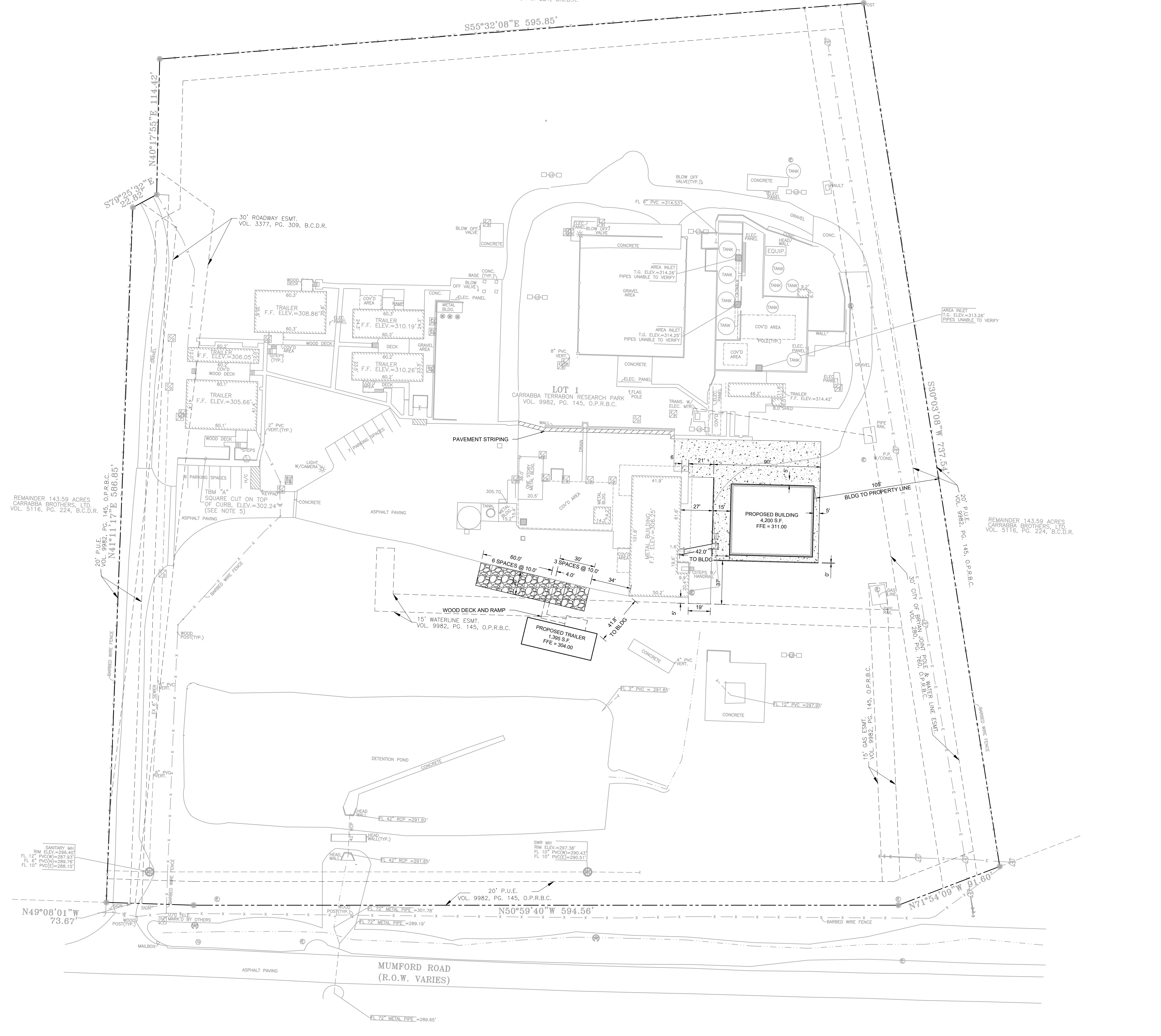
02/10/2023

Project No. 22-XXX
Title

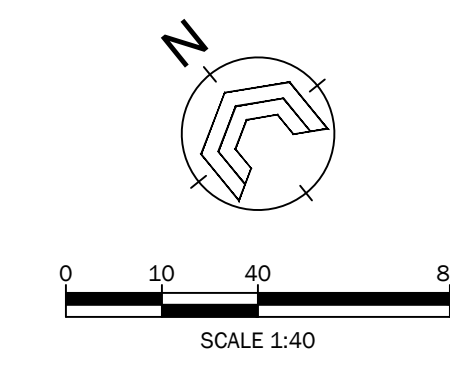
SITE PLAN

Sheet No.

C-100



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VOL. 5116, PG. 224, B.C.D.R.



EXISTING	PROPOSED	
		WASTEWATER LINE
		WASTEWATER MANHOLE
		WASTEWATER CLEANOUT
		WATER LINE
		WATER METER
		BACK FLOW PREVENTER
		FIRE HYDRANT
		WATER VALVE
		FDC
		GAS LINE
		GAS METER
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		POWER POLE
		UNDERGROUND UTILITY MARKER
		STORM DRAIN
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN GRATE INLET

UTILITY NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- INSPECTION AND TESTING:** THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING WITH THE APPROPRIATE GOVERNING AUTHORITIES PRIOR TO BACKFILLING TRENCHES FOR ALL UTILITIES.
- TRENCH COMPACTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO A MINIMUM OF 95% STANDARD PROCTOR IN AREAS OF PROPOSED AND FUTURE PAVEMENT AND ALL AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES. TRENCHES WHICH LIE OUTSIDE THESE AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR.
- CONFLICTS:** THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN OR SANITARY SEWER PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON THE PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- CONNECTION TO EXISTING UTILITIES:** THE CONTRACTOR SHALL VERIFY THE SIZE, TYPE, ELEVATION, CONFIGURATION, AND ANGLULATION OF EXISTING WATER, SANITARY SEWER AND UTILITY LINES PRIOR TO CONSTRUCTION OF TIE-IN MATERIALS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
- WATER METERS:** THE CONTRACTOR SHALL ACQUIRE BOTH DOMESTIC AND IRRIGATION METERS FROM THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING METERS INSTALLED IN BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.
- PIPE COVER:** TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 48-INCHES.
- HORIZONTAL BLOCKING:** HORIZONTAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
- THRUST BLOCKING:** THRUST BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. THE CONTRACTOR SHALL REMOVE EXISTING THRUST BLOCKING OR RESTRAINTS WHERE NECESSARY TO ALLOW WORK TO PROCEED AND SHALL REPLACE THE THRUST BLOCKS WHERE REQUIRED. THE COST TO REMOVE, REPLACE OR PROVIDE THRUST BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ADDITIONAL BENDS:** THE CONTRACTOR SHALL SUPPLY AND INSTALL ANY ADDITIONAL BENDS WITH THRUST BLOCKING AND OTHER APPURTENANCES REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS AND SANITARY SEWER PIPE AS NEEDED AT THE BENDS WHERE THE DEFLECTION ANGLE OF THE PIPE DOES NOT MATCH THE ANGLE OF THE BEND PROVIDED THE PIPE DEFLECTION IS WITHIN TOLERABLE MANUFACTURERS LIMITS. THE COST FOR ADDITIONAL BENDS AND BLOCKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- POLYETHYLENE WRAP:** ALL VALVES, DUCTILE IRON AND CAST IRON PIPE, FITTINGS AND SPECIALS SHALL BE POLYETHYLENE WRAPPED.
- ADJUSTMENTS:** THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING MANHOLES, CLEANOUTS, VALVES, BOXES, VAULTS AND HYDRANTS TO FINAL GRADE. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPURTENANCES:** ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED. THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FIRE PROTECTION WORK:** ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE GOVERNING AUTHORITIES FIRE DEPARTMENT. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED PRESSURE TESTS ON THE FIRE PROTECTION LINES TO THE SATISFACTION OF THE FIRE MARSHALL FOR THE GOVERNING AUTHORITY AS WELL AS THE DEVELOPER'S INSURANCE CARRIER.
- WASTEWATER SYSTEM:** ALL PIPE MATERIALS AND CONSTRUCTION METHODS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 217 (DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS), LATEST REVISION.
 - ALL SEWER PIPE SHALL BE SDR-35, IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034 FOR 4-INCH THROUGH 15-INCH, AND ASTM F-879 FOR 15-INCH THROUGH 27-INCH, UNLESS NOTED OTHERWISE ON UTILITY PLAN.
 - DEFLECTION TESTS SHALL BE IN ACCORDANCE WITH TCEQ 217.57.
 - LEAKAGE TESTS SHALL BE IN ACCORDANCE WITH TCEQ 217.57.
 - BACKFILL SHALL BE IN ACCORDANCE WITH TCEQ 217.54.
 - MANHOLES SHALL BE REINFORCED CONCRETE (3000 PSI) IN ACCORDANCE WITH ASTM C478. WATER-TIGHT CONNECTIONS SHALL BE IN ACCORDANCE WITH TCEQ 217.55.
- WATER SYSTEM:** ALL PIPE MATERIALS AND CONSTRUCTION METHODS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 280, SUBCHAPTER D (RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS), LATEST REVISION.
 - WATER MAINS 4-INCH THROUGH 12-INCH SHALL BE C-900 (DR - 18) CLASS 150.
 - WATER MAINS 14-INCH THROUGH 36-INCH SHALL BE C-905 (DR - 25).
 - ALL WATER SERVICES 3-INCH AND SMALLER SHALL BE TYPE K COPPER, UNLESS NOTED OTHERWISE ON UTILITY PLANS.
 - ALL WATER LINES SHALL MEET THE REQUIREMENTS OF AWWA AND TCEQ.
 - PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA C-601.
 - DISINFECTION PROCEDURES SHALL BE IN ACCORDANCE WITH AWWA C-651.
 - ALL FITTINGS SHALL BE MEGA LUGS (VERTICAL BENDS ONLY).
- GRADING:** CONTRACTOR SHALL COMPLETE EARTHWORK GRADING AND COMPACTION PRIOR TO INSTALLATION OF SANITARY SEWER LINES.
- STUB OUTS:** CONTRACTOR SHALL STUB A PIPE STACK 24 INCHES ABOVE FINISHED GRADE AT THE TERMINATION OF ALL SANITARY SEWER SERVICES.

EARTH ENERGY

6150 MUMFORD RD
BRYAN, TX 77807

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02/10/2023

Project No. 22-00X
Title

UTILITY PLAN

Sheet No.

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