



PROJECT OWNER:  
Mill Design, L.P.  
AT&T SCOTT WOODRUP  
10000 WOODRUP BLVD., SUITE 100  
HOUSTON, TEXAS 77055  
PHONE: 713-231-5335 FAX: 713-231-8335

BUILDING CONSTRUCTION:  
2220 Terry Road, Suite 200  
Houston, Texas 77058  
Phone: 713-631-0000

**FORT BEND STEEL**  
13600, 13610, 13620, 13630, 13640,  
13650, 13660, 13670, 13680  
S. GESSNER ROAD  
MISSOURI CITY, TEXAS 77489

PROFESSIONAL SEAL



OCTOBER 6, 2021

ISSUED / REVISED

NO.	DATE	DESCRIPTION

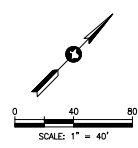
PROJECT LOCATION:  
FORT BEND STEEL  
13600, 13610, 13620, 13630, 13640, 13650, 13660,  
13670, 13680 S. GESSNER RD.  
MISSOURI CITY, TEXAS 77489  
JOB NO. 172-2

DRAWING OWNER:  
AHE HOLDINGS, LLC  
6700 N. HAYDEN BLVD.  
HOUSTON, TEXAS 77058  
PHONE: (281) 921-2819

DRAWN BY: EBL  
CHECKED BY: MSL  
JOB NO: 1252  
PLOTTED SCALE: 1"=40'  
CAD FILENAME:  
DATE PLOTTED:  
TOPRIGHT:

DRAWING TITLE:  
**UTILITY PLAN**

DRAWING NUMBER:  
**C2.1**



**LEGEND**

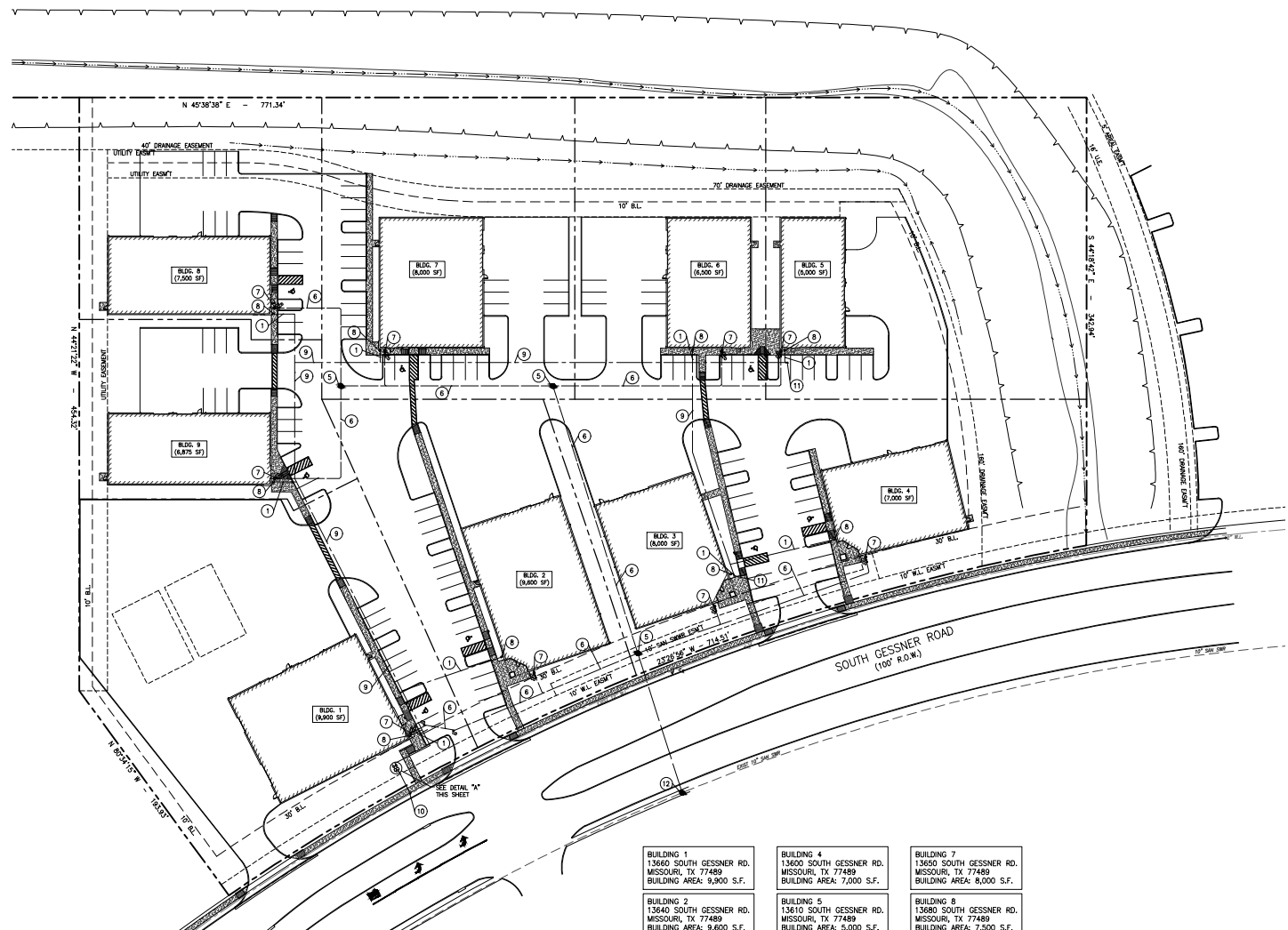
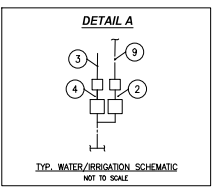
- WATER LINE
- SANITARY SEWER LINE

**UTILITY PLAN KEY NOTES**

1. PROPOSED 2" SCH. 40 PVC DOMESTIC WATER LINE PER FBCWCAD NO. 2 STANDARDS.
2. PROPOSED 6" WATER METER AND RPZ BACKFLOW PREVENTOR PER FBCWCAD NO. 2 STANDARDS AND DETAILS. SEE DETAIL SHEET C4.1
3. PROPOSED 2" SCH 40 PVC IRRIGATION LINE. SEE LANDSCAPING DRAWINGS.
4. PROPOSED 2" IRRIGATION METER AND RPZ BACKFLOW PREVENTOR PER FBCWCAD NO. 2 STANDARDS AND DETAILS. SEE DETAIL SHEET C4.1.
5. PROPOSED PRIVATE SANITARY SEWER MAN HOLE. NOTE: NO CITY, DISTRICT, OR OTHER GOVERNMENT AGENCIES ARE PROHIBITED ON COVER CASTINGS. CASTING COVER MUST STATE "SANITARY".
6. PROPOSED PRIVATE 6" SCH 40 PVC SANITARY SEWER LINE WITH CLEANOUTS SPACED EVERY 80' MAX.
7. PROPOSED SAMPLE WELL PER FBCWCAD NO. 2 STANDARDS. SEE DETAIL SHEET C4.1.
8. PROPOSED 2" PRIVATE WATER SUB-METER PER FBCWCAD NO. 2 STANDARDS AND DETAILS. SEE DETAILS SHEET C4.1.
9. PROPOSED 6" DR-18 PVC WATER MAIN PER FBCWCAD NO. 2 STANDARDS.
10. PROPOSED 6" X 12" STAINLESS STEEL TS&V WITH BOX ON EXISTING WATER LINE PER FBCWCAD NO. 2 STANDARDS AND DETAILS.
11. PROPOSED WATER SERVICE LINE BLOW OFF VALVE PER FBCWCAD NO. 2 STANDARDS AND DETAILS.
12. PROPOSED PUBLIC SANITARY SEWER MAN HOLE PER FBCWCAD NO. 2 STANDARDS AND DETAILS. SEE SHEET C4.1.

FBCWCAD NO. 2 METER NOTE  
DOUBLE CHECK BACK FLOW PREVENTOR MUST BE EQUIPPED WITH REMOTE READ FLOW DETECTOR METER AND INCLUDE DETECTION FEATURE USING SENSUS WERL BRONZE METER WITH REMOTE READ CAPABILITY PER DISTRICT STANDARDS.

PRIVATE SANITARY SEWER MANHOLE NOTE  
BLOW PROTECTION DEVICE IS REQUIRED FOR ALL PRIVATE SANITARY SEWER MANHOLE PLACED IN PAVEMENT.



BUILDING 1 13660 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 9,900 S.F.	BUILDING 4 13600 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 7,000 S.F.	BUILDING 7 13650 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 8,000 S.F.
BUILDING 2 13640 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 9,600 S.F.	BUILDING 5 13610 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 5,000 S.F.	BUILDING 8 13680 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 7,500 S.F.
BUILDING 3 13630 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 8,000 S.F.	BUILDING 6 13620 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 6,500 S.F.	BUILDING 9 13670 SOUTH GESSNER RD. MISSOURI, TX 77489 BUILDING AREA: 8,875 S.F.