

DEVELOPER INFORMATION

J & S COSY HOMES, LLC 803-351-0464
 OWNER PHONE
 2860 FM 671 LULING, TX 78648
 ADDRESS
 SOUTHWEST ENGINEERS, INC. 512-312-4336
 OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATION PHONE
 PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE PHONE

UTILITY CONTACTS

PUBLIC WORKS:
 2510 E. PIERCE ST.
 LULING, TEXAS 78752
 (830)-875-5131
 FIRE DEPARTMENT:
 CITY OF LULING FIRE DEPARTMENT
 CONTACT: TOM HARMON
 FIRE CHIEF
 2510 E. PIERCE ST.
 LULING, TEXAS 78752
 (512)-738-1277
 WATER AND WASTEWATER SERVICE:
 CITY OF LULING - WATER DEPARTMENT
 CONTACT: JAIME OVALLE SR.
 2510 E. PIERCE ST.
 LULING, TEXAS 78752
 (830)-875-5131
 ELECTRIC SERVICE:
 CITY OF LULING - ELECTRIC DEPARTMENT
 CONTACT: MORRIS PEARSON
 2510 E. PIERCE ST.
 LULING, TEXAS 78752
 (830)-875-5131

WATER & WASTEWATER NOTES

- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (ASTM D2241, CLASS 20 SDR 21), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 250). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034, OR F-679 MIN SDR 26), UNLESS OTHERWISE SHOWN ON PLANS.
- DEPTH OF COVER FOR ALL NEW CROSSINGS NOT UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER SERVICE, ETC., SHALL BE A MINIMUM OF 48" MINIMUM AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MINIMUM OF 30" BELOW SUBGRADE UNLESS SPECIFIED OTHERWISE ON PLANS.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON (AWWA C-100, MIN. CLASS 250) AND LOCATED AS SHOWN ON THE PLANS.
- ALL CAST IRON AND DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM 8-MIL POLYETHYLENE.
- MINIMUM DISTANCE BETWEEN WATERLINES AND SEWER LINES IS 9 FEET MEASURED BETWEEN OUTSIDE OF PIPE DIAMETERS. APPROPRIATE MEASURES SHALL BE TAKEN TO MEET THE REQUIREMENTS OF TCEQ REGULATIONS.
- THE CONTRACTOR SHALL CONTACT THE CITY OF LULING AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING WATER LINES.
- ALL SEWER LINE MANHOLES SHALL BE 4-FOOT DIAMETER, NON-CONCENTRIC REINFORCED CONCRETE SEWER PIPE, CLASS IV WITH MINIMUM 5" THICK WALLS, CAST IRON FRAMES, AND COVERS SHALL CONFORM TO DETAIL AND SPECIFICATIONS. COVERS ARE TO BE MARKED "SANITARY SEWER".
- LINE FLUSHING OR ANY ACTIVITY USING LARGE QUANTITIES OF WATER MUST BE SCHEDULED WITH THE WATER AND WASTEWATER SUPERINTENDENT OF THE CITY OF LULING.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE AND MANHOLES INSTALLED AND PRESSURE PIPE HYDROSTATIC DESIGN OF ALL WASTEWATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY, MANDREL, VACUUM AND PRESSURE TESTING SHALL BE MONITORED.
- THE CONTRACTOR SHALL NOTIFY CITY ENGINEER OR HIS REPRESENTATIVE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
- ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY IN ACCORDANCE WITH THE SPECIFICATIONS.
- DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST IS TO BE RUN USING A MANDREL. IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LULING SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

GENERAL PROVISION FOR FIRE SAFETY:

- THE CITY OF LULING REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- TIMING OF INSTALLATION. WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- ALL PREVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 75,000 LB. LIVE-VEHICLE LOADS. ANY PREVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
- FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF LULING FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, 0 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION FOR ROADS, STREETS, STRUCTURES, AND UTILITIES SHALL CONFORM TO PLANS, SPECIFICATIONS AND TO THE CITY OF LULING REQUIREMENTS.
- CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR ELECTRICAL UTILITIES SHALL BE IN ACCORDANCE WITH CITY OF LULING ELECTRIC DEPARTMENT.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR OR HIS REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF LULING, DESIGN ENGINEER, CONTRACTOR(S)/SUBCONTRACTOR(S), ALL UTILITY SERVICE PROVIDERS, AND ANY OTHER AFFECTED PARTIES. ALL PARTIES SHALL BE NOTIFIED AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME.
- THE CONTRACTOR SHALL GIVE THE CITY OF LULING AT LEAST 72 HOURS NOTICE PRIOR TO BEGINNING EACH PHASE OF CONSTRUCTION.
- BARRICADES AND SIGNS SHALL MEET MUTCD REQUIREMENTS AND/OR TO CITY OF LULING STANDARD SPECIFICATIONS AND SHALL BE CONSTRUCTED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION.
- ANY EXISTING PAVEMENT, CURBS, SIDEWALKS OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE END OF PROJECT.
- USE DIG TEST: DIAL (800) 344-8377 OR 811 TWO WORKING DAYS BEFORE YOU DIG. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
- ALL STORM SEWER(S) SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE.
- ALL FIRE HYDRANTS SHALL BE NATIONAL STANDARD HOSE THREAD.
- MANHOLE FRAMES, COVERS AND WATER VALVES WILL BE RAISED TO FINISHED GRADE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS IN THE ROADWAY SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- PROJECTS USING LIME STABILIZATION SHALL BE REQUIRED TO PLACE LIME IN SLURRY FORM.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATED FROM THE PLANS. THE CONTRACTOR SHALL FURNISH THE CITY OF LULING ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION BASED ON THESE RECORDS. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE BEGINNING DEPARTMENT TO FINAL ACCEPTANCE.
- WHEN REQUIRED CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH CITY OF LULING STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A STRAIGHT AND UNIFORM EDGE.
- ALL CONSTRUCTION IN RIGHT-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT JURISDICTION.
- CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES. CONTRACTOR TO CONFIRM EXISTING UTILITY TIE IN ELEVATION AND THE ON POINT BEFORE LAYING ANY UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHY INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE ENGINEER OR CONTRACTOR IMMEDIATELY BY PHONE AND IN WRITING.
- IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET WITHIN A TOLERANCE OF 0.010 FT. THE ENGINEER AND HIS/HER SUBCONSULTANTS WILL NOT BE RESPONSIBLE FOR VERIFICATION OR ACCURACY OF ANY WORK BASED OFF RELOCATED BENCHMARKS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE, TYPE, AND ALIGNMENT.
- CONTRACTOR SHALL WARRANT ALL PLANTING MATERIALS, TRANSPLANTED OR OTHERWISE TO BE REASONABLY FREE OR FREE OF DISEASE AND HEALTHY FOR 1 YEAR.
- CONTRACTOR TO PROVIDE TWO SETS OF AS-BUILT DRAWINGS PRIOR TO FINAL PAYMENT.

GRADING AND DRAINAGE NOTES

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 4" OF TOP OF CURB. MATERIAL USED SHALL HAVE NO ROCKS LARGER THAN 4" IN THE GREATEST DIMENSION. THE REMAINING 4" SHALL BE SUITABLE TO CLEAN TOPSOIL FREE FROM ALL CLODS, ROCK AND ROOTS NO LARGER THAN 1/2" AND SUITABLE TO SUSTAINING PLANT LIFE.

TRENCH SAFETY NOTES

- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 6 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 6 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
- IN ACCORDANCE WITH U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

SEQUENCE OF CONSTRUCTION

- COORDINATE ALL START-UP WORK WITH THE CITY OF LULING & TXDOT IF APPLICABLE IN THEIR R.O.W.
- INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS PER APPROVED PLANS. (SILT AND SEDIMENT SHALL BE REMOVED AFTER SIGNIFICANT RAINFALL OR WHEN THE DEPTH OF SILT/SEDIMENT IS 0'-6" AT ANY ROCK BERM OR SILT FENCE.)
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR OR HIS REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF LULING, DESIGN ENGINEER, CONTRACTOR(S)/SUBCONTRACTOR(S), ALL UTILITY SERVICE PROVIDERS, AND ANY OTHER AFFECTED PARTIES. ALL PARTIES SHALL BE NOTIFIED AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME.
- POND TO BE GRADED AT 100% PROPOSED CAPACITY.
- BEGIN ANY NECESSARY DEMOLITION AND SITE STRIPPING.
- BEGIN ROUGH SITE GRADING.
- COMPLETE ALL UTILITY IMPROVEMENTS INCLUDING PUBLIC & PRIVATE WATER AND WASTEWATER SERVICE LINES.
- COMPLETE SITE IMPROVEMENTS INCLUDING PAVING, PARKING, AND BUILDING.
- HYDROMULCH OR SOD ALL DISTURBED AREAS AND CLEAN UP SITE.
- DISPOSE OF ALL CONSTRUCTION DEBRIS AND TRASH. HYDROMULCH ANY DISTURBED AREAS FOLLOWING SITE CLEANUP.
- COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION INCLUDING ANY OFF-SITE AREAS.
- UPON COMPLETION OF SITE IMPROVEMENTS, CONTRACTOR SHALL SCHEDULE FINAL INSPECTION WHEN SITE IS STABILIZED AND VEGETATION ESTABLISHED WITH THE ENGINEER PRIOR TO REMOVAL OF EROSION CONTROLS.
- FINAL CLEANING OF EROSION AND SEDIMENTATION CONTROLS AND STORM DRAIN STRUCTURES. THIS SHALL OCCUR PRIOR TO FINAL PAYMENT AND/OR CONCURRENCE AND ACCEPTANCE.
- REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROLS. RESTORE ANY AREAS DISTURBED DURING REMOVAL OR EROSION AND SEDIMENTATION CONTROLS.

EROSION AND SEDIMENTATION CONTROL NOTES:

TEMPORARY EROSION CONTROL:

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN, INCLUDING SPECIFICATIONS, SWPPP.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS MUST BE APPROVED BY THE ENGINEER AND ADDED TO THE PLAN SHEET. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY AN AUTHORIZED AGENCY DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES A MAXIMUM OF SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- SILT FENCES, ROCK BERMS AND SIMILARLY RECOGNIZED BEST MANAGEMENT PRACTICES (B.M.P.) AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING ON DOWNSTREAM FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE ENGINEER, THEY ARE WARRANTED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION OF THE PROJECT BY THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
- CONTRACTOR IS TO REMOVE ALL SILT AND CONSTRUCTION DEBRIS FROM ALL EXISTING AND PROPOSED INLETS, STORM SEWERS, PONDS, WATERWAYS AND PAVEMENT AREAS DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE.

PERMANENT EROSION CONTROL:

- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
 - A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
 - B. THE SEEDING PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:
 - BROADCAST SEEDING:
 - A. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% AND 85% GERMINATION.
 - B. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% AND 85% GERMINATION.
- FERTILIZER SHALL BE PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT THE PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 2 POUNDS PER 1000 SF.
- MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.
 - HYDRAULIC SEEDING:
 - 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 - 2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SF WITH A PURITY OF 95% AND 85% GERMINATION.
 - A. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 2 POUNDS PER 1000 SF.
 - B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL LACKFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
 - C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO THE DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS MINIMALLY AFTER A STAND OF GRASS IS ESTABLISHED DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2" INCH OR MORE SHALL POSTPONE THE WATERING FOR ONE WEEK.
 - D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2" INCH HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SF EXIST.
 - E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF SPECIFICATIONS ITEM 604.
- ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
- EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH TCEQ AND SWPPP REQUIREMENTS.
- ALL SLOPES SHALL BE SOODED OR SEEDED WITH APPROPRIATE GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON TO WHICH THEY ARE APPLIED. NO SLOPES ARE TO EXCEED 3 TO 1 (H:V).

TRAFFIC CONTROL AND MARKING NOTES:

- ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
 - ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AND AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TXDOT STANDARDS.
- EXECUTION:**
- CONTRACTOR SHALL CLEAN PAVEMENT OF GREASE, DIRT, OIL, SAND, GRAVEL, AND OTHER FOREIGN MATERIALS PRIOR TO APPLYING MARKINGS AS RECOMMENDED BY PAINT MANUFACTURER. PAVEMENT SHALL BE DRY BEFORE ANY APPLICATIONS.
 - PAVEMENT MARKINGS SHALL BE APPLIED BY MACHINE AT A RATE OF ONE (1) GALLON/100 SF.
 - PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS OF EXCESS HUMIDITY, RAIN, OR PAVEMENT TEMPERATURES BELOW 50° F.
 - MINIMUM LINE WIDTH IS FOUR (4) INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.
 - A MINIMUM OF TWO COATS SHALL BE REQUIRED. ALSO, REPAINT ANY EXISTING STRIPES DISTURBED OR ALTERED.
 - CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH SHALL BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.
 - TRAFFIC PAINT SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC PAINT OR APPROVED EQUAL COLOR AS SPECIFIED ON PLANS, WHITE ASPHALT PAVEMENT AND YELLOW ON CONCRETE PAVEMENT. USE REFLECTIVE PAINT ON DRIVEWAYS AND CROSSWALKS AND WHERE REQUIRED BY CITY OF LULING.



TEXAS ONE CALL SYSTEM
 1-800-245-4545
 UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF LULING MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

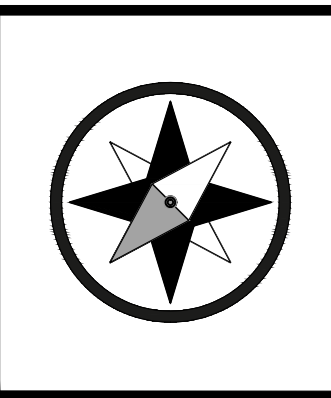
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

C:\Users\jstefan\OneDrive\Documents\1085 - J & S COSY HOMES, LLC\1001-22 - J & S COSY HOMES, LLC\Subdivision\unit 6\asst\Auto\Drawings\1085-001-NOIES.dwg - Layer: "NOIES SHEET" - Fri, Dec 22, 2023, 11:56am, By: gromant.greis@aggr.com

NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., PE # 95681 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



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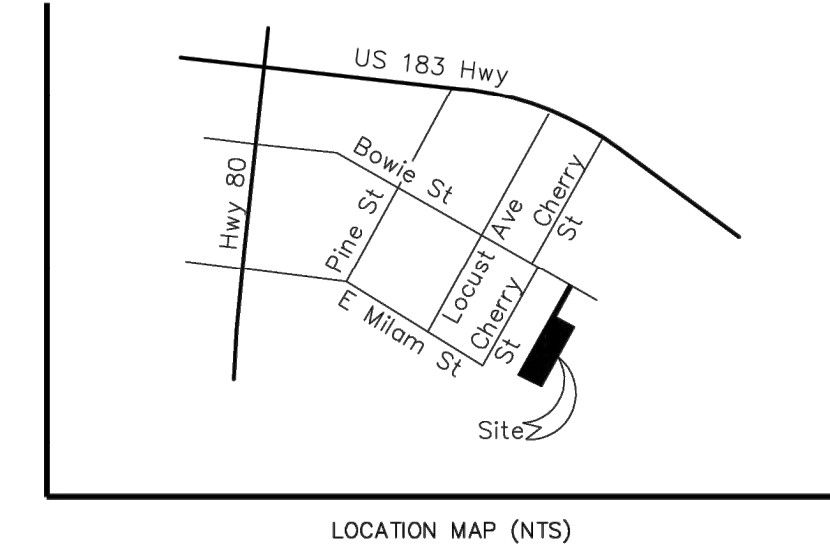
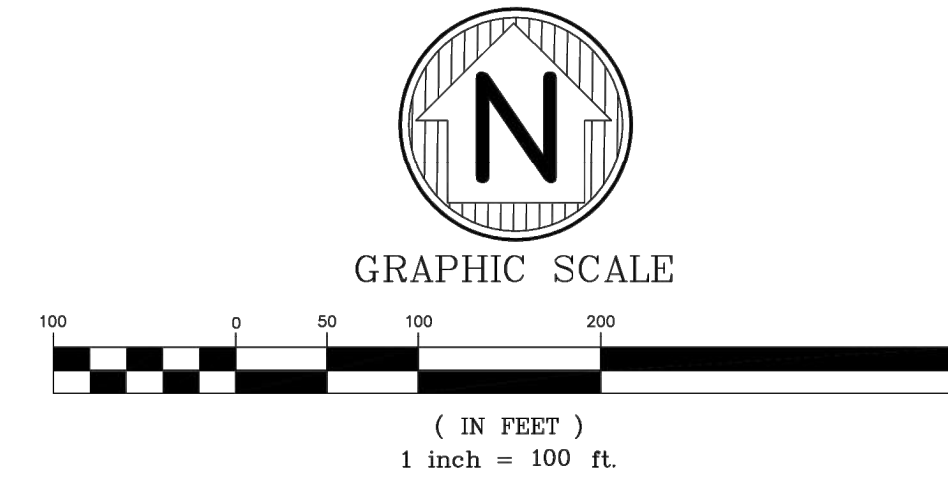
WARNING
 IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE
 DRAWN BY: AL/CO
 CHECKED BY: GG/AG

NOTES SHEET
J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO.	1085-001-22
DRAWING NO.	_____
SHEET	2 OF 19

FLOOD NOTE:
According to FEMA's Flood Insurance Rate Map, No. 4855500370E, dated June 19, 2013, the subject tract of land shown hereon is situated in Zone "X" (areas outside the 100-year flood plain). No surveying was performed to determine this zone.

J&S Subdivision, Unit 6 Final Plat



Area being platted

Being a 3.987 acre tract situated in the Spencer Morris Survey, Abstract 18, in the City of Luling, Caldwell County, Texas, described in a deed dated March 31, 2022 to J&S Covy Homes, LLC recorded in Document Number 2022-002478 OPRCC, Caldwell County, Texas.

**STATE OF TEXAS
COUNTY OF CALDWELL**

Being 3.987 acres of land situated in the Spencer Morris Survey, Abstract 18, in the City of Luling, Caldwell County, Texas, consisting of part of Parcel 1, Tract I, part of Parcel 2, Tract I, all of Parcel 2, Tract I and all of Parcel 2, Tract II as described in a deed dated January 16, 2008 to Bennie Pullin in Volume 219, Page 612 Official Public Records of Caldwell County, Texas. Said 3.987 acre tract of land was surveyed by Texas Land Surveys on February 28, 2022 and is more particularly described as follows:

Beginning at a 1/2" iron rod set with a red cap marked "RPLS #4540" (for record information please refer to map of survey made this day for accompany this metes and bounds) on the southwest right-of-way line of Bowie Street, for the most northerly corner of said Parcel 2, Tract I and this tract of land;

Thence with the southwest right-of-way line of said Bowie Street, same being the northeast boundary line of said Parcel 2, Tract I, South 61°07'26" East for a distance of 50.00 feet to a 1/2" iron rod set with a red cap marked "RPLS #4540" for an east corner of this tract of land;

Thence crossing said Parcel 2, Tract I, South 28°58'01" West for a distance of 297.26 feet to a 1/2" iron rod set with a red cap marked "RPLS #4540" for an interior angle point of this tract of land;

Thence about 2.9 feet southwest of a wire fence line in part continuing to cross said Parcel 2, Tract I and crossing said Parcel 1, Tract I with the northeast line of this tract of land, South 60°34'57" East for a distance of 185.93 feet to a 1/2" iron rod set with a red cap marked "RPLS #4540" on the southeast boundary line of said Parcel 1, Tract I and being an east corner of this tract of land;

Thence along or near a wire fence line with the southeast boundary line of said Parcel 1, Tract I and the southeast boundary line of said Parcel 1, Tract II, South 28°58'53" West for a distance of 638.66 feet to a 1/2" iron rod set with a red cap marked "RPLS #4540", on the northeast right-of-way line of Milam Street, for the south corner of said Parcel 1, Tract II and this tract of land;

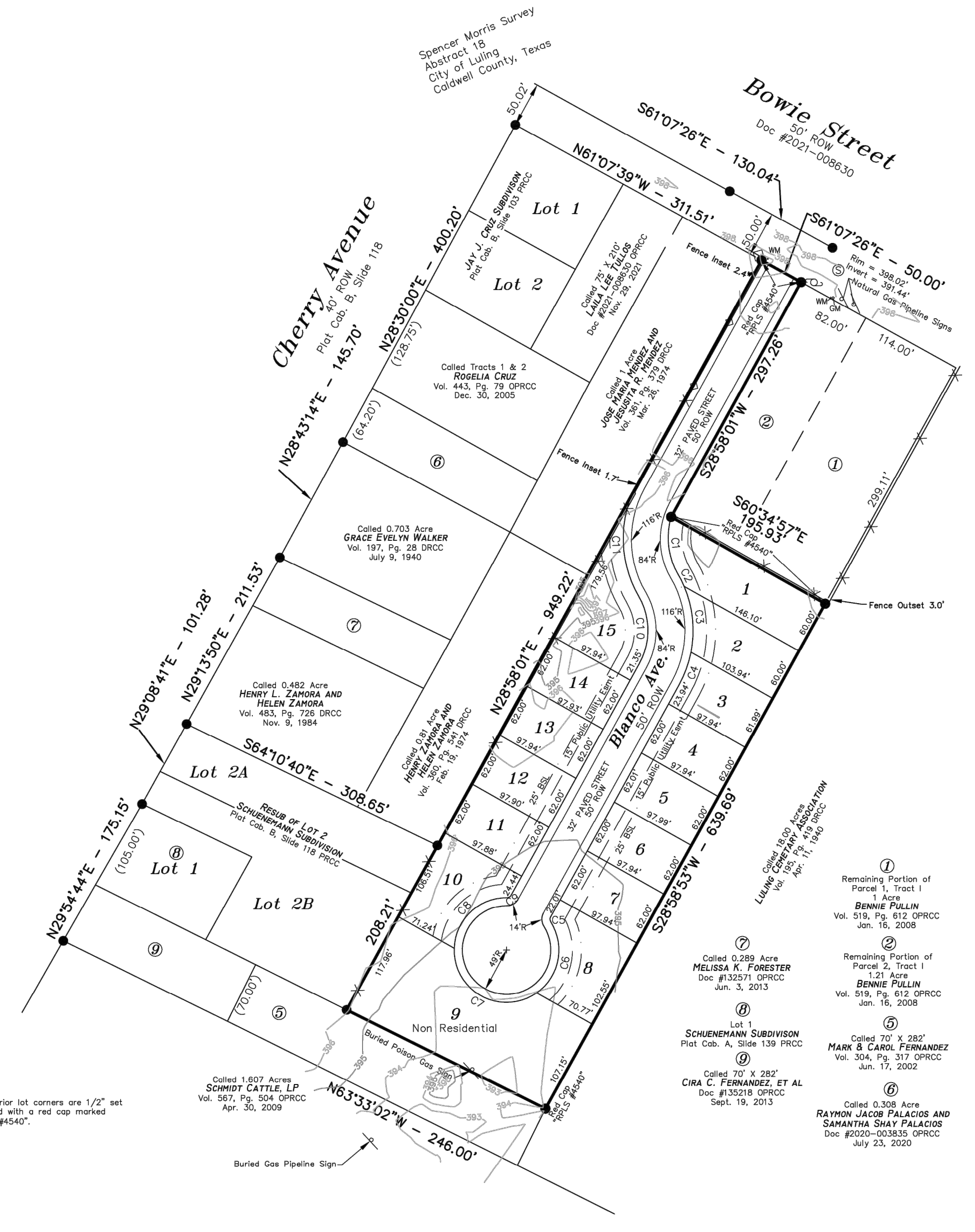
Thence along or near a wire fence line in part with the northeast boundary of said Milam Street, same being the southwest boundary line of said Parcel 1, Tract II and the southwest boundary line of said Parcel 2, Tract II and this tract of land, North 63°33'02" West for a distance of 246.00 feet to a 1/2" iron rod set with a red cap marked "RPLS #4540" for the west corner of said Parcel 2, Tract II and this tract of land;

Thence in part along or near a wire fence and a chainlink fence line with the northeast boundary line of said Parcel 2, Tract I and Parcel 2, Tract II and this tract of land, North 28°58'01" East for a distance of 949.22 feet to the Point of Beginning;

BEARING BASIS - Bearings, Distances and coordinates shown hereon are grid and are based on the Texas Coordinate System, South Central Zone, NAD83.

I, R.P. Shelley, do hereby certify that this Metes and Bounds Description reflects the results of an on-the-ground survey conducted by personal working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

± Rim = 399.04'
± Invert = 306.44'



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	64.90'	81.64'	63.21'	S56°33'39"E
C2	15.80'	125.00'	15.84'	N20°43'08"W
C3	74.71'	125.00'	73.60'	N20°57'33"W
C4	28.75'	125.00'	28.59'	N20°26'13"E
C5	5.37'	5.00'	5.16'	S21°48'01"E
C6	88.54'	59.00'	80.19'	N11°59'06"E
C7	108.81'	59.00'	103.79'	S43°59'24"E
C8	89.81'	59.00'	81.10'	S46°11'13"W
C9	5.37'	5.00'	5.16'	N20°49'46"E
C10	77.21'	73.00'	74.69'	N20°49'02"W
C11	116.48'	128.67'	112.54'	S03°59'26"E

- Legend**
- Chainlink Fence
 - Wire Fence
 - Power Pole
 - Found 5/8" Iron Rod unless otherwise noted
 - Set 1/2" Iron Rod With Red Cap Marked "RPLS #4540" unless otherwise noted
 - Record Information
 - Water Meter
 - Gas Meter

NOTE:
All interior lot corners are 1/2" set iron rod with a red cap marked "RPLS #4540".

Surveyors Note:
The adjoining Properties have not been surveyed by the undersigned Surveyor and are shown for informational purposes only.

ZONING NOTE:
All Building Setback Lines shown hereon are per current City of Luling Zoning Ordinances, Zoned R1. There are 25' rear setback lines and 6' side setback lines.

NOTE:
This Plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone and Cable Easements or any other Easements for UTILITIES unless the changes to such are shown hereon.

Prepared 01/29/23 Job Number #22-106

TEXAS LAND SURVEYORS
475 CR 4175 Crantons Gap, Texas 76637
(210) 845-4044 kathy@masjk@yahoo.com
Firm No. 10194621

Plat Establishing J&S Subdivision, Unit 6

Being Lots 1 - 15, J&S Subdivision, Unit 6 in the City of Luling, Caldwell County, Texas.

FOR REFERENCE ONLY

STATE OF TEXAS
COUNTY OF CALDWELL
CITY OF LULING

We, the undersigned Owners of the certain tract of land shown hereon and described in Document Number 2019-00123 of the Official Public Records of Caldwell County, Texas do hereby join and approve, and consent to all dedications and Plat requirements. We do hereby approve the description of this Subdivision Plat designated as J&S Subdivision, Unit 6 in the City of Luling, and do hereby dedicate to the use of the Public forever, the Streets and Alleys shown hereon, and further reserves to the Public all Easements for the proper use of all Public Utilities desiring to use the same; that any Public Utility shall have the right to remove and keep removed all or any part of any growth or construction for maintenance or efficient use of its respective system in such Easements, and further shall have full and uninterrupted access along such Easements.

DATE: _____ Signature: _____

DATE: _____ Signature: _____

NAME: Jose L. Reyna Rios and Sandra Reyna
ADDRESS: 2860 FM 871, Luling, Texas 78648
PHONE: (830) 351-0484

Before me, the undersigned authority, personally appeared Jose L. Reyna Rios and Sandra Reyna, known to me to be the people whose names is subscribed to the foregoing document, and acknowledged to me that they executed the same for the purpose and considerations stated herein.

Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public, State of Texas
My Commission Expires _____

I, R.P. Shelley, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Plat is true and correct to the best of my knowledge and is prepared from an actual survey of the property made on the grounds under my supervision and in compliance with City and State regulations and laws and that all monuments are in place.

IN WITNESS THEREOF, my hand and seal, this the ____ day of _____, 2023.



R.P. Shelley
Registered Professional Land Surveyor #4540

I, Miguel Gonzales, Jr., Registered Professional Engineer in the State of Texas, do hereby certify that proper engineering considerations have been given to the design of engineering aspects of this subdivision.

IN WITNESS THEREOF, my hand and seal, this the ____ day of _____, 2023.

Miguel Gonzales, Jr.
P.E. #95681
205 Cimarron Park Loop, STE B,
Buda, Texas 78610
Firm #1909

I, _____, Chairman of the Planning and Zoning Commission of the City of Luling, do hereby certify that this Plat was approved by the City of Luling on the ____ day of _____, 2023.

By: _____
Chairperson

I, _____, Mayor of the City of Luling, do hereby certify that this Plat was approved by the City of Luling on the ____ day of _____, 2023.

By: _____
Mayor

I, _____, County Clerk of Caldwell County, Texas, do hereby Certify that the foregoing instrument with its certificates of authentication was filed for Record in my Office, on the ____ day of _____, A.D. 2023, at ____ O'Clock ____ M., and duly recorded on the ____ day of _____, 2023 in the Plat Records of Caldwell County, Texas in the Plat Cabinet ____ Slide ____ To Certify Which, Witness my Hand and Seal at the County Court of said County, at my office in Lockhart, Texas, the date last shown above written.

County Clerk,
Caldwell County, Texas.

By: _____ Deputy
Drawn by: BOS
Checked by: KAT

I:\s & c\copy\homete, ltc\001-22_j & s subdivision, unit 6\plat [Auto] Sheets\085-001-PLAT.dwg -- Layout: "PLAT SHEET" -- Fri, Dec 22, 2023, 11:56am, By: gschl@spelsinger.com

NO.	REVISION	DATE	WARNING

Engineers
CENTRAL TEXAS
TBPE NO. F-1909
www.swengineers.com

205 Cimarron Park Loop, Ste. B, Buda TX 78610
P. 512.312.4335

DRAWN BY: ALICO
CHECKED BY: GG/AG

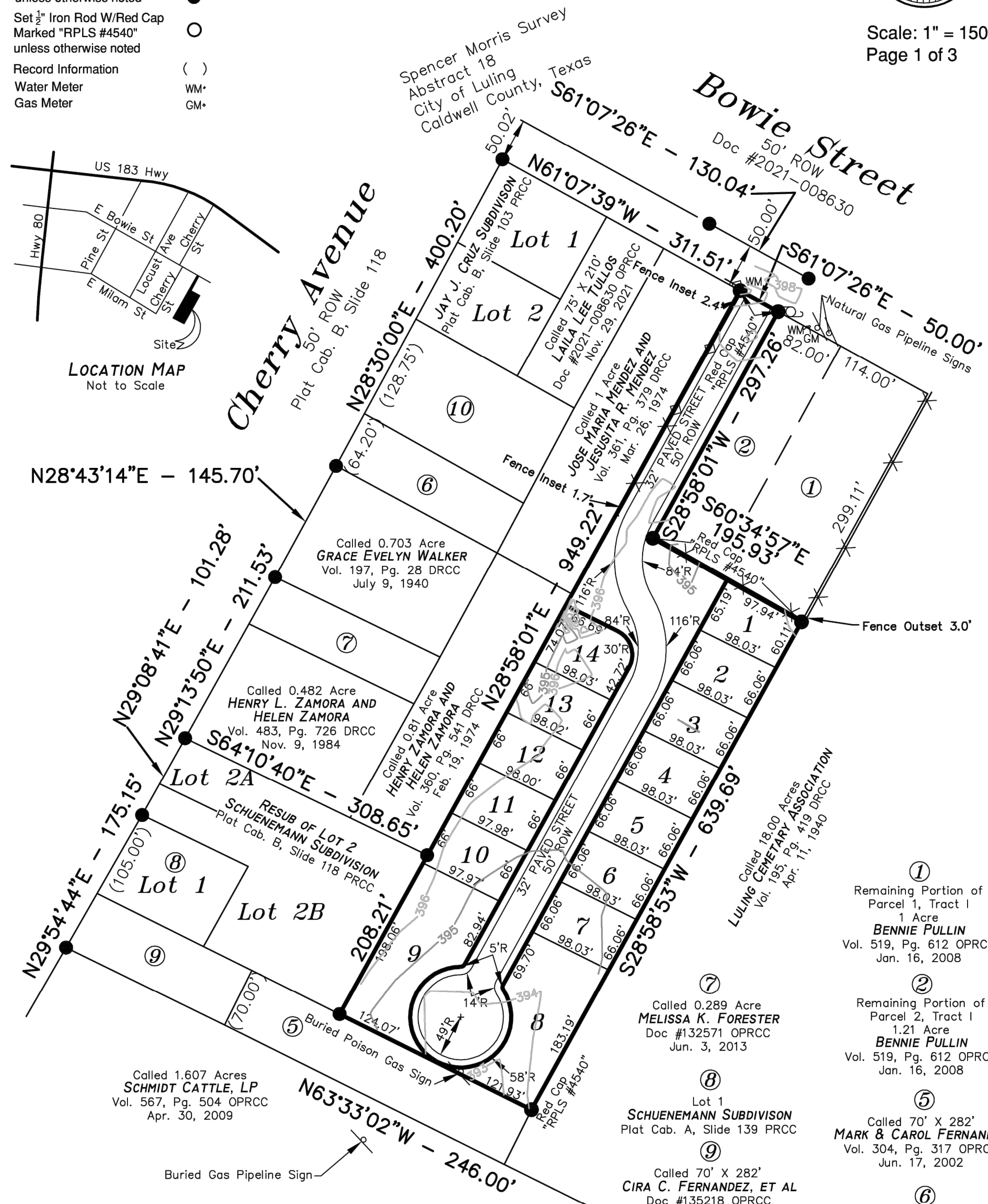
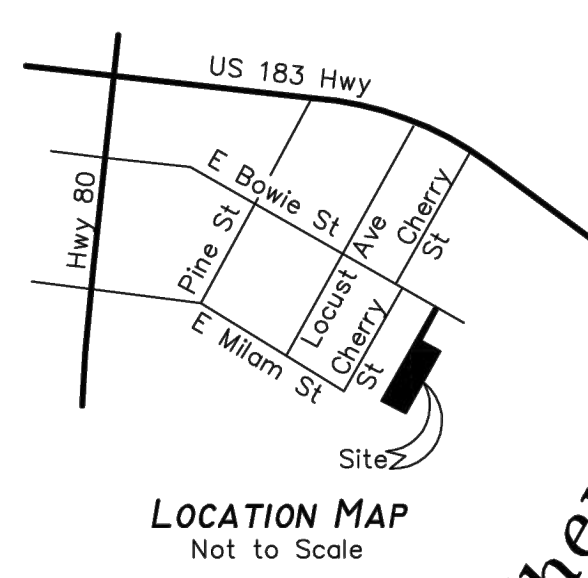
J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

DRAWING NO. _____
SHEET 3 OF 19

C:\Users\jgates\OneDrive\Documents\1085-001-EXIST & DEMO.dwg - Layout: "EXISTING CONDITIONS (SURVEY)" - Fri, Dec 22, 2023, 11:55am, By: grant.geltinger

- Legend**
- Chainlink Fence
 - Wire Fence
 - Power Pole
 - Found 5/8" Iron Rod unless otherwise noted
 - Set 3/4" Iron Rod W/Red Cap Marked "RPLS #4540" unless otherwise noted
 - Record Information
 - Water Meter
 - Gas Meter
- NOTE: There is a metes and bounds description this day made to accompany this map of survey.

Scale: 1" = 150'
 Page 1 of 3



LAND TITLE SURVEY OF:
 Being 3.987 acres of land situated in the Spencer Morris Survey, Abstract 18, in the City of Luling, Caldwell County, Texas, consisting of part of Parcel 1 Tract I, part of Parcel 2, Tract I and all of Parcel 1, Tract II and Parcel 2, Tract II, all of which is described in a deed dated January 16, 2008 to Bennie Pullin in Volume 519, Page 612 Official Public Records of Caldwell County, Texas.

ADDRESS 1500 & 1502 Bowie Street

BUYER J&S Cosy Homes, LLC

PREPARED BY:
 DATE PREPARED: Aug. 23, 2022 JOB #22-106

- ① Remaining Portion of Parcel 1, Tract I 1.21 Acre **BENNIE PULLIN** Vol. 519, Pg. 612 OPRCC Jan. 16, 2008
- ② Remaining Portion of Parcel 2, Tract I 1.21 Acre **BENNIE PULLIN** Vol. 519, Pg. 612 OPRCC Jan. 16, 2008
- ③ Called 0.289 Acre **MELISSA K. FORESTER** Doc #132571 OPRCC Jun. 3, 2013
- ④ Lot 1 **SCHUENEMANN SUBDIVISION** Plat Cab. A, Slide 139 PRCC
- ⑤ Called 70' X 282' **CIRA C. FERNANDEZ, ET AL** Doc #135218 OPRCC Sept. 19, 2013
- ⑥ Called 0.308 Acre **RAYMON JACOB PALACIOS AND SAMANTHA SHAY PALACIOS** Doc #2020-003635 OPRCC Jun. 23, 2020
- ⑦ Called 0.703 Acre **GRACE EVELYN WALKER** Vol. 197, Pg. 28 DRCC July 9, 1940
- ⑧ Called 0.482 Acre **HENRY L. ZAMORA AND HELEN ZAMORA** Vol. 483, Pg. 726 DRCC Nov. 9, 1984
- ⑨ Called 1.607 Acres **SCHMIDT CATTLE, LP** Vol. 567, Pg. 504 OPRCC Apr. 30, 2009
- ⑩ Called Tracts 1 & 2 **ROGELIA CRUZ** Vol. 443, Pg. 79 OPRCC Dec. 30, 2005

FOR REFERENCE ONLY

TEXAS ONE CALL SYSTEM
 1-800-245-4545
 UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF LULING MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT
 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

--	--

Southwest Engineers

HEADQUARTERS
 307 Saint Lawrence Street, Gonzales TX 78629
 P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
 205 Cimarron Park Loop, Ste. B, Buda TX 78610
 P: 512.312.4330

TBPE NO. F-1909
 www.swengineers.com

WARNING

IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY: AL/CO

CHECKED BY: GG/AG

EXISTING CONDITIONS (SURVEY)

J&S SUBDIVISION, UNIT 6

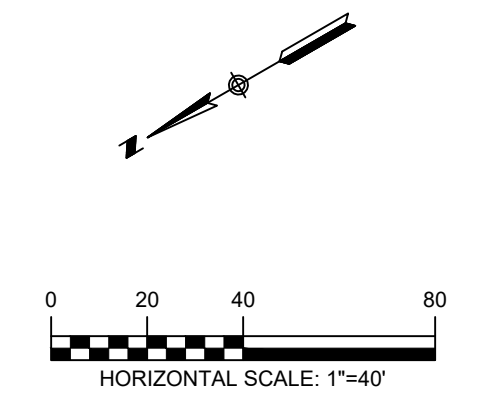
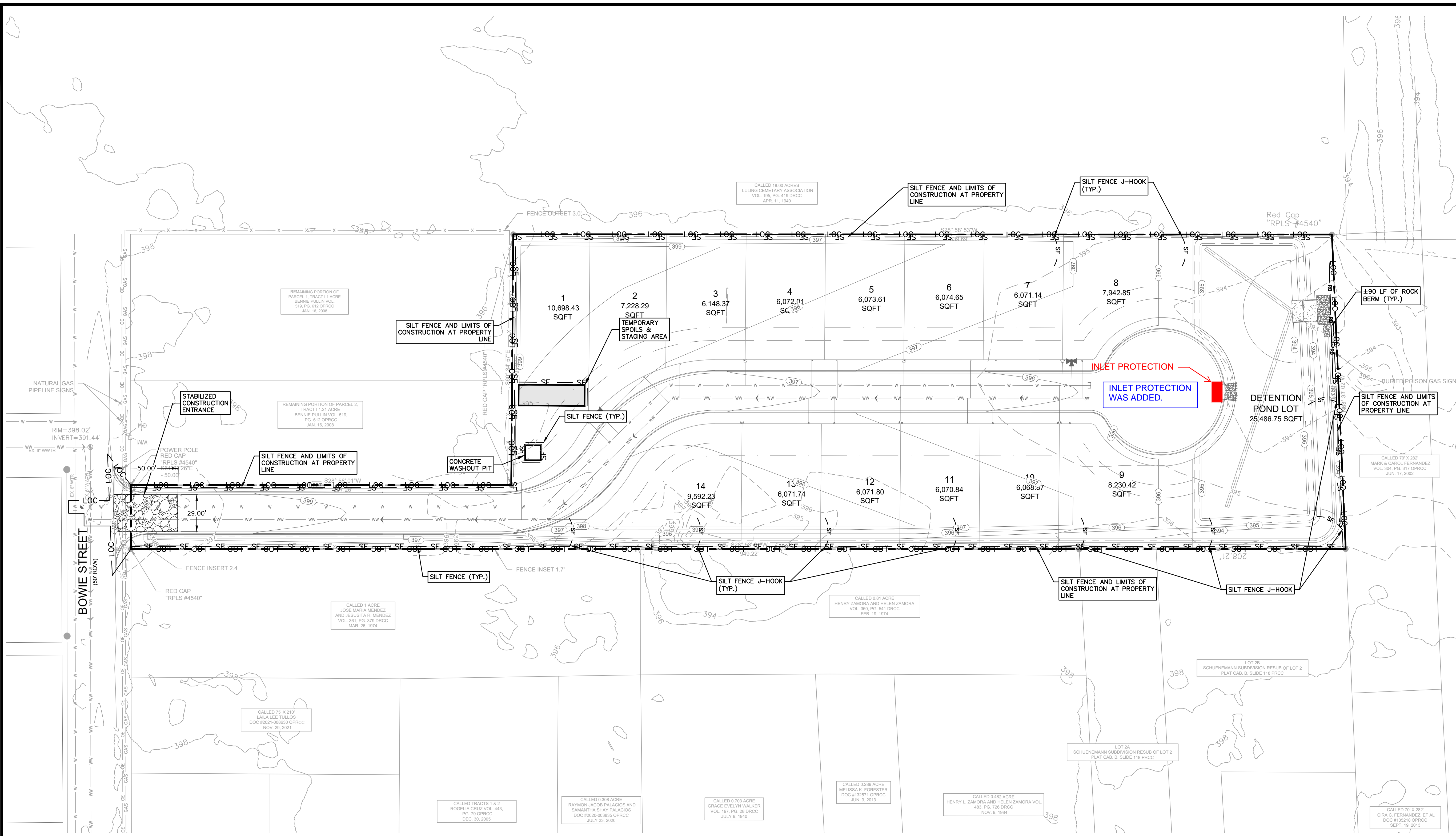
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO. 1085-001-22

DRAWING NO. _____

SHEET 4 OF 19

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- LEGEND**
- 700 --- EXISTING CONTOURS
 - 700 --- PROPOSED CONTOURS
 - DRAINAGE FLOW DIRECTION
 - SF SF SILT FENCE
 - LOC LOC LIMIT OF CONSTRUCTION
 - [Pattern] STABILIZED CONSTRUCTION ENTRANCE

- SEQUENCE OF CONSTRUCTION**
1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
 2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
 3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
 4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
 5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
 6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
 7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
 8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
 9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE
 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

LIMITS OF CONSTRUCTION:
 ±175,387.29 SF = ±4.03 AC

- ENVIRONMENTAL NOTES**
1. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING PER ECM 14.6(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LULING RULE AND REGULATIONS.
 3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEED TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS.
 5. SURVEY WAS OBTAINED VIA FIELDWORK BY HOLT CARSON, INC ON JANUARY 22, 2019.
 6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO AN OFFSITE DETENTION WATER QUALITY POND.
 7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLIANCE WITH TPDES GENERAL PERMIT NO. TX R150000 (TCEQ).

TEXAS ONE CALL SYSTEM
 1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF LULING MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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NO.	REVISION	DATE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., PE # 95681 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers

1205 Cimarron Park Loop, Ste. B, Buda TX 78610
 P: 512.312.4335

HEADQUARTERS
 307 Saint Lawrence Street, Gonzales TX 78629
 P: 830.672.7546 P: 830.672.2034

CENTRAL TEXAS
 205 Cimarron Park Loop, Ste. B, Buda TX 78610
 P: 512.312.4335

WARNING
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DRAWN BY: AL/CO

CHECKED BY: GG/AG

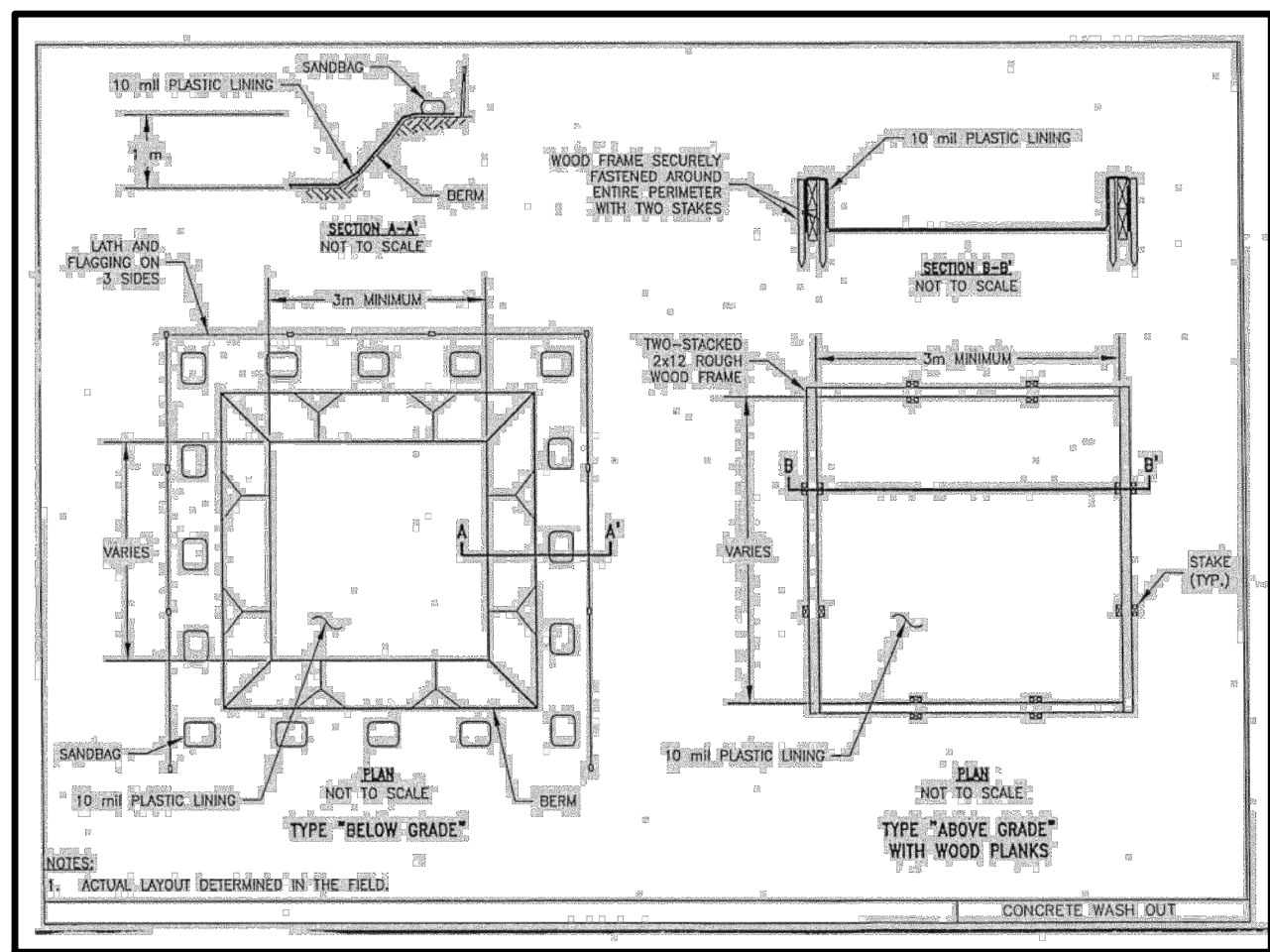
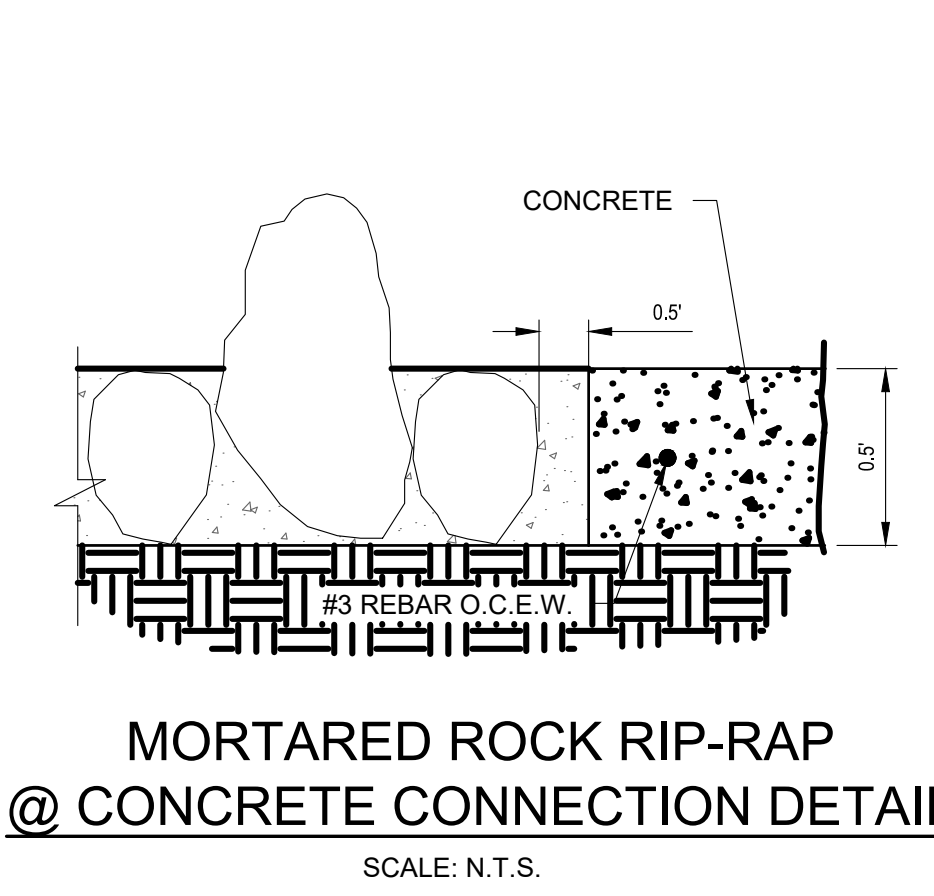
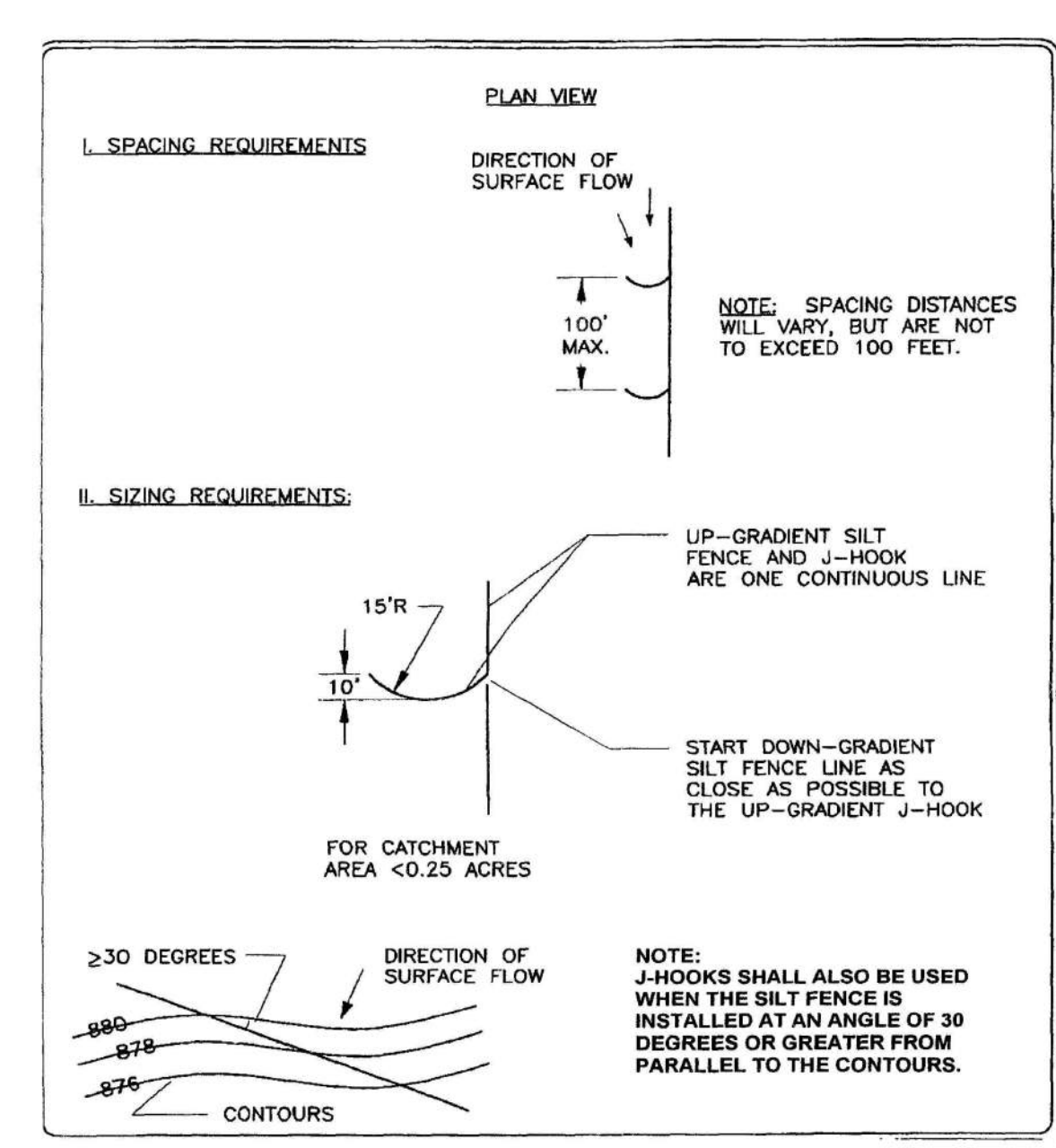
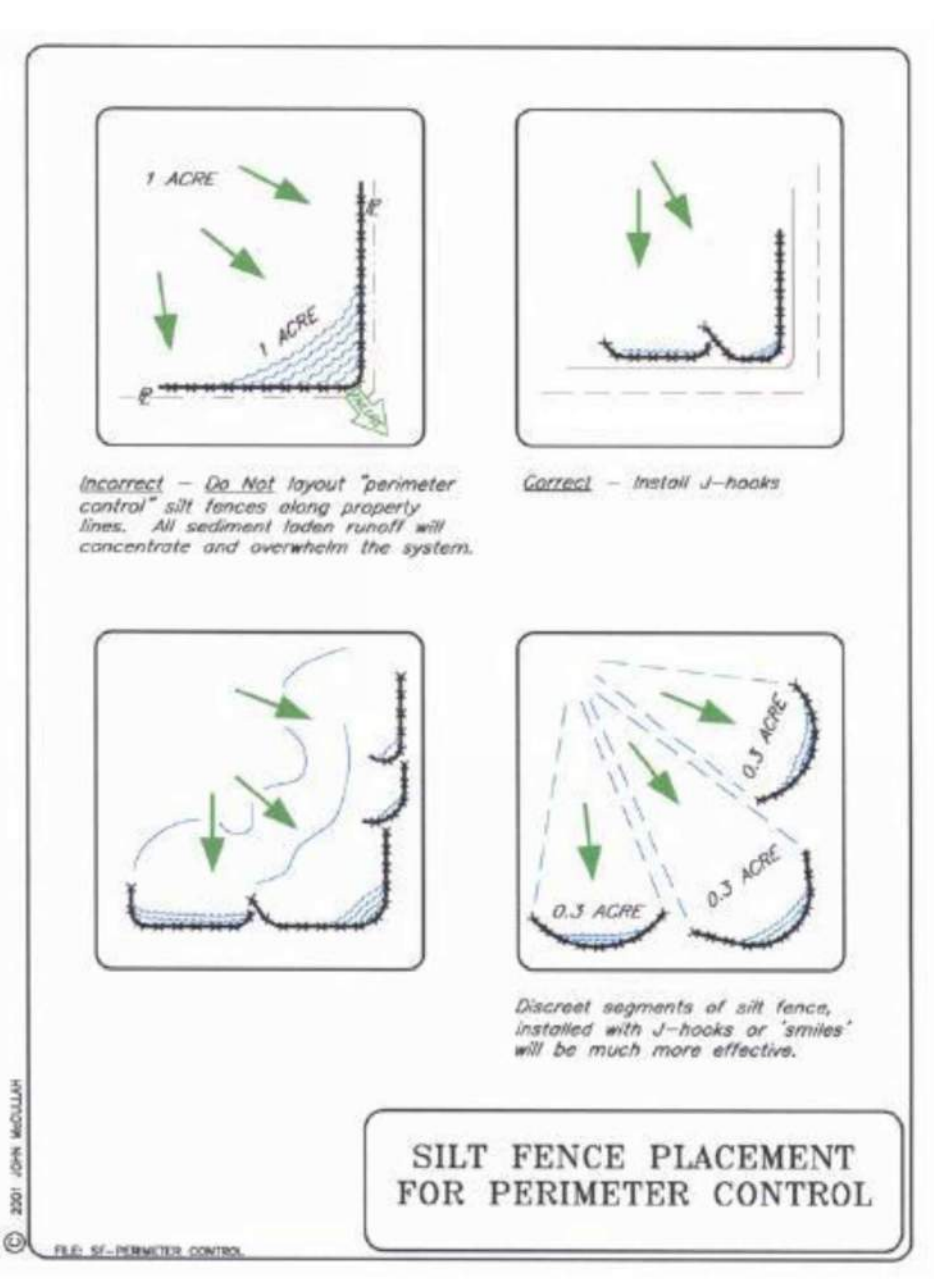
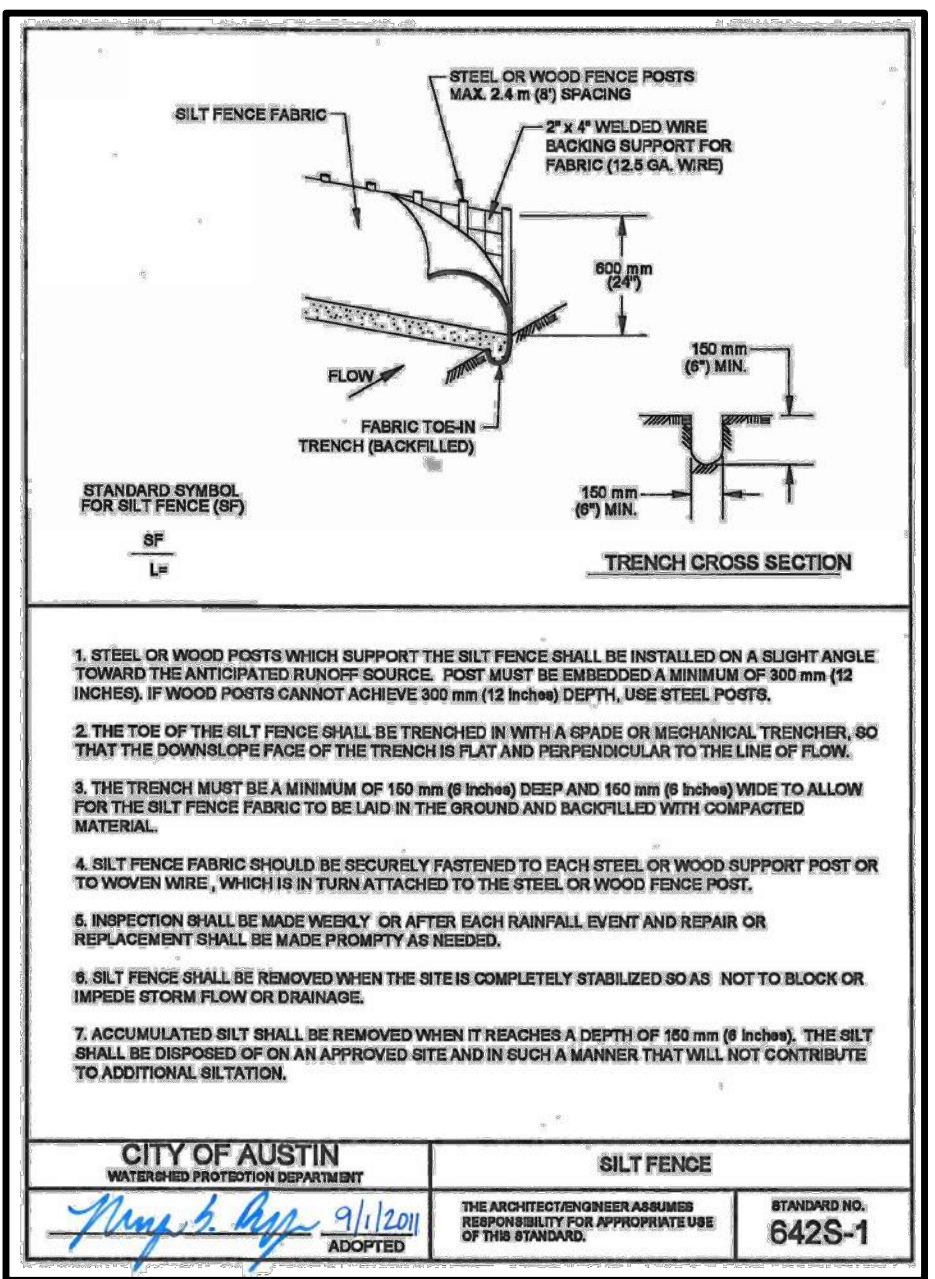
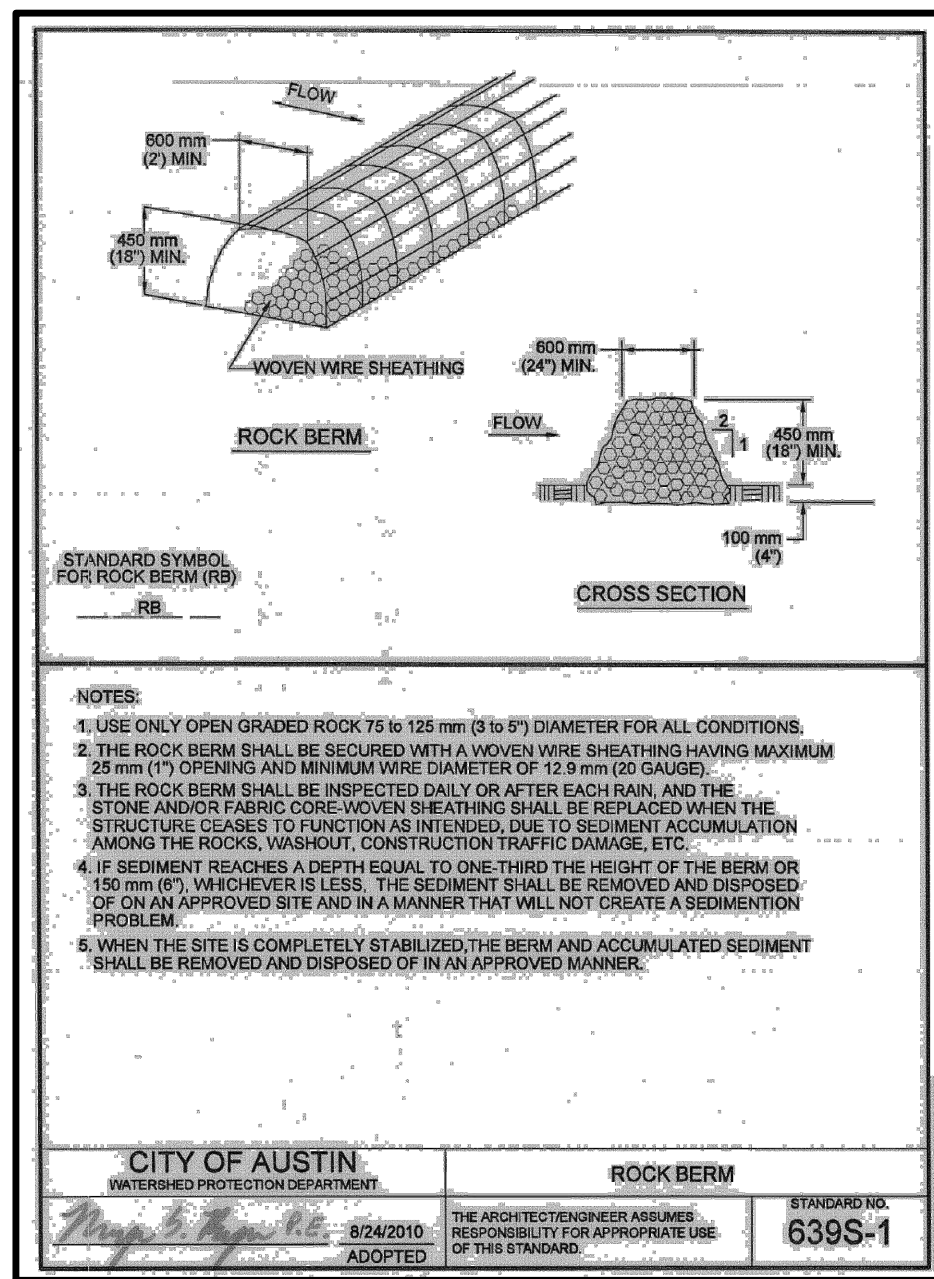
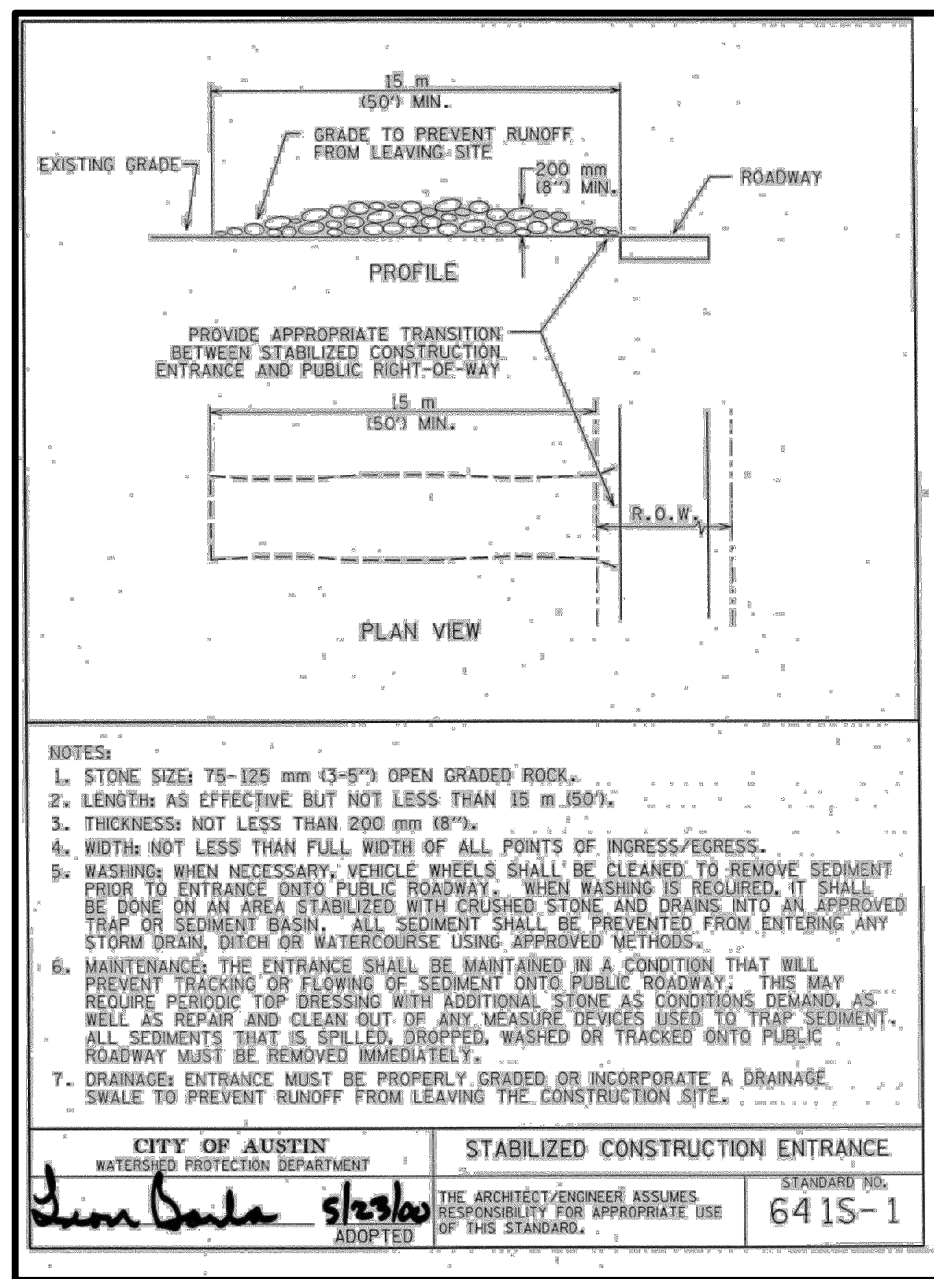
EROSION & SEDIMENTATION CONTROL PLAN

J&S SUBDIVISION, UNIT 6
 E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO. 1085-001-22

DRAWING NO. _____

SHEET 5 OF 19



SOME OF THESE DETAILS ARE DIFFICULT TO READ. SEE IF YOU CAN OBTAIN A CLEANER, MORE LEGIBLE VERSION FROM THE CITY OF AUSTIN.

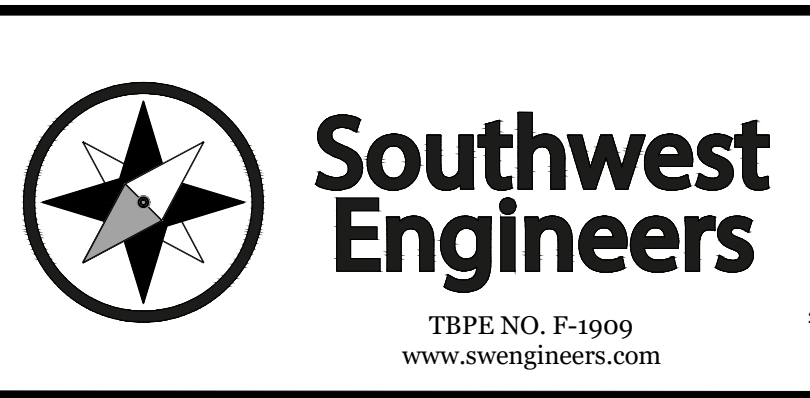
DETAILS HAVE BEEN UPDATED

C:\Users\jgarcia\OneDrive\Documents\Clients\1085 - J & S Subdivision, Unit 6\Subdivision - J & S Subdivision - 1085 - J & S Subdivision.dwg - Layout: "EROSION DETAILS" - Fri, Dec 22, 2023, 11:56am, By: grant.gelsinger

NO.	REVISION	DATE



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HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330

WARNING
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

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CHECKED BY: GG/AG


EROSION DETAILS

J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO. 1085-001-22

DRAWING NO. _____

SHEET 6 OF 19

 **TEXAS ONE CALL SYSTEM**
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

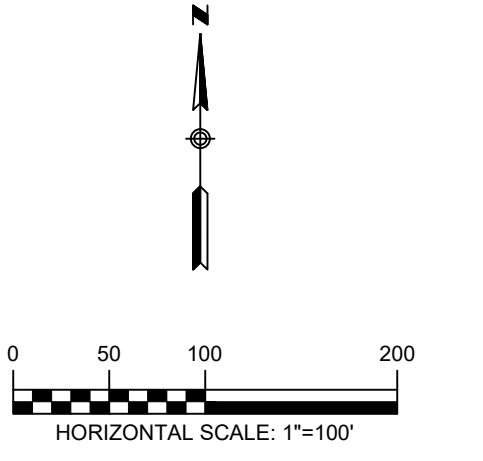
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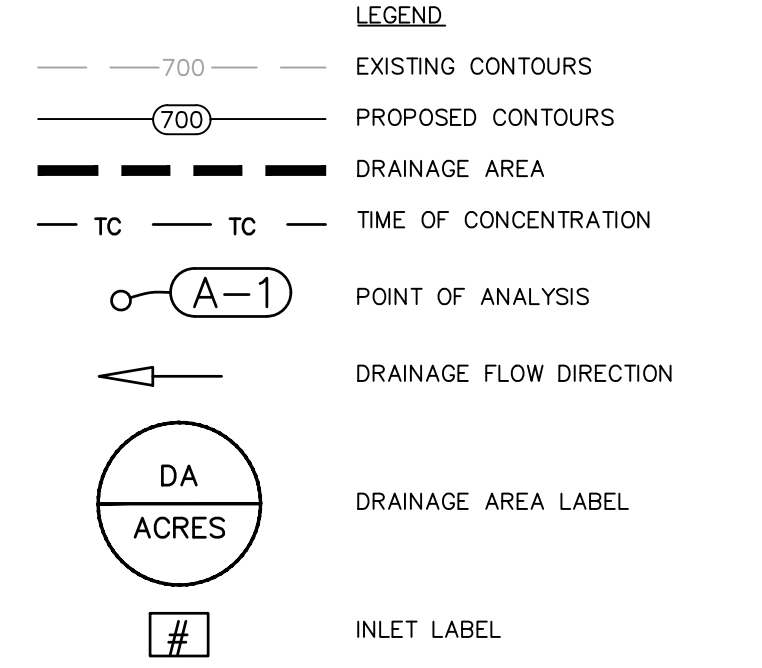
EXISTING TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW (1)				SHALLOW CONCENTRATED FLOW (2)				SHALLOW CONCENTRATED FLOW (3)				SHALLOW CONCENTRATED FLOW (4)				Total Tc (MIN.)
	SLOPE (F/T/F)	L FT	n	Tc sheet (MIN.)	SLOPE (F/T/F)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (F/T/F)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (F/T/F)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (F/T/F)	L FT	Paved? Y or N	Tc Shallow (MIN.)	
A1	0.005	100.000	0.24	22.0	0.007	329	N	4.2	0.010	55	Y	0.4	0.005	949	N	13.9	0.020	99	N	0.7	41.2
A2	0.005	100.000	0.24	22.0	0.006	139	N	1.9	0.005	638	N	9.3	0.020	99	N	0.7	0.020	0	N	0.0	33.9

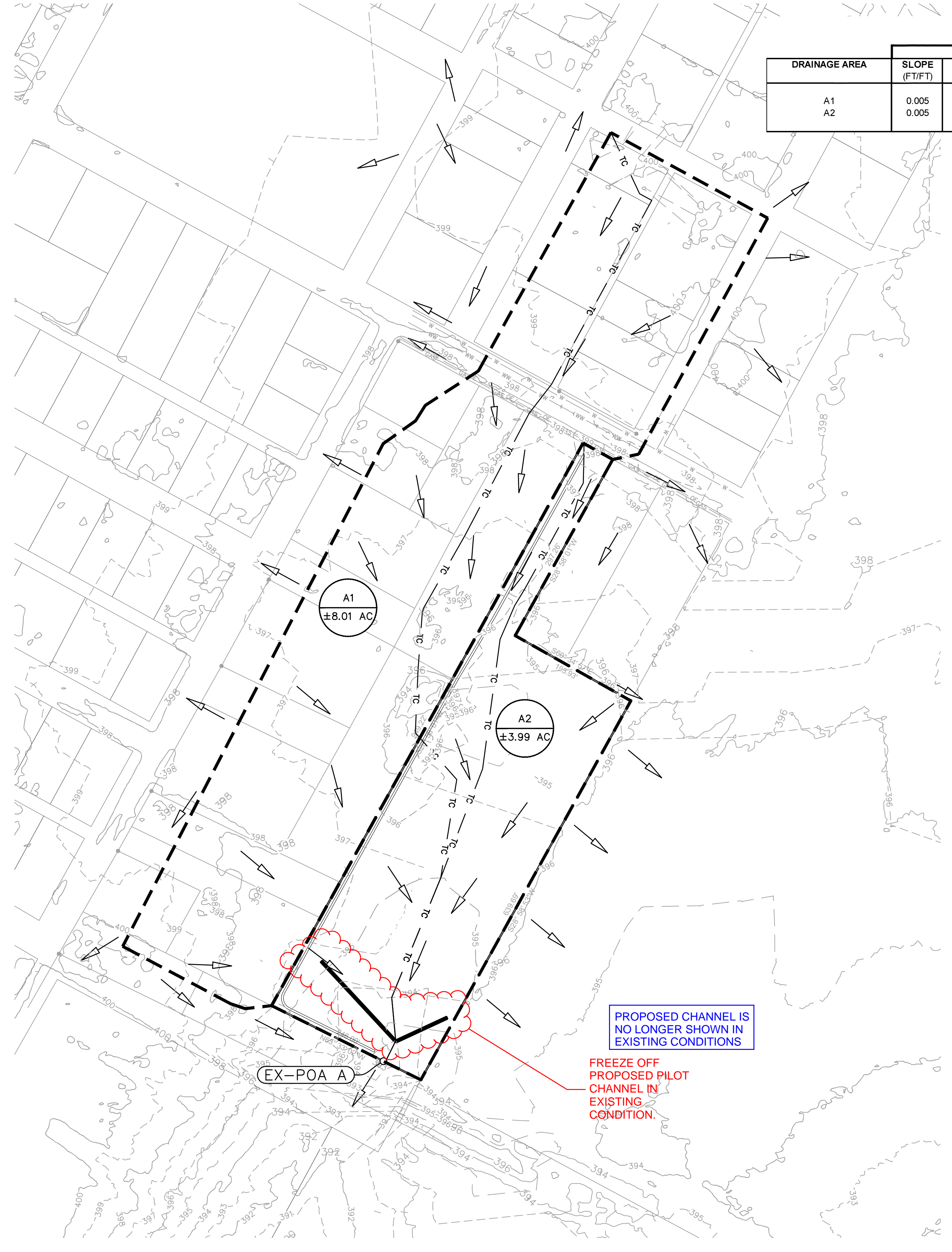


EXISTING DRAINAGE SUMMARY TABLE (NRCS METHOD)

AREA NAME	A1	A2	POA A
Drainage Area (ac.)	8.01	3.99	-
CN #	83	82	-
% Impervious	0%	0%	-
Tc (hrs)	0.687	0.565	-
2 year Discharge (cfs)	13.13	6.52	19.51
10 year Discharge (cfs)	23.72	12.28	35.71
25 year Discharge (cfs)	30.6	16.07	46.29
100 year Discharge (cfs)	41.36	22.08	62.87



- NOTES:
- ON-SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY **TEXAS LAND SURVEYORS** OBTAINED ON **AUGUST 23, 2022**.
 - OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS).



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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CAUTION - ELECTRICITY PRESENT

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C:\Users\jgarcia\OneDrive\Documents\Projects\1085-001\Drawings\1085-001_DRAIN.dwg - Layout: "EX-DA MAP" - Fri, Dec 22, 2023, 11:56am, By: ggonzalez

NO.	REVISION	DATE

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WARNING

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EXISTING DRAINAGE AREA MAP

J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

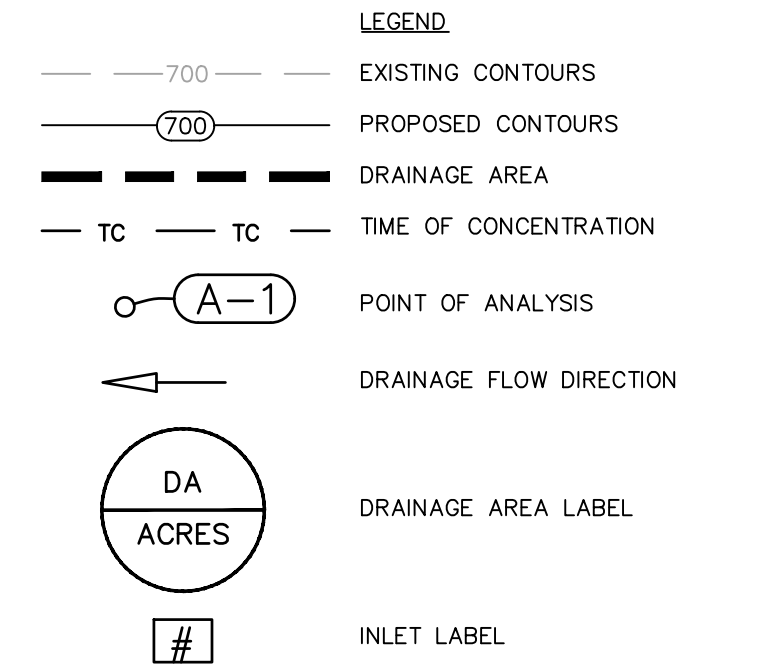
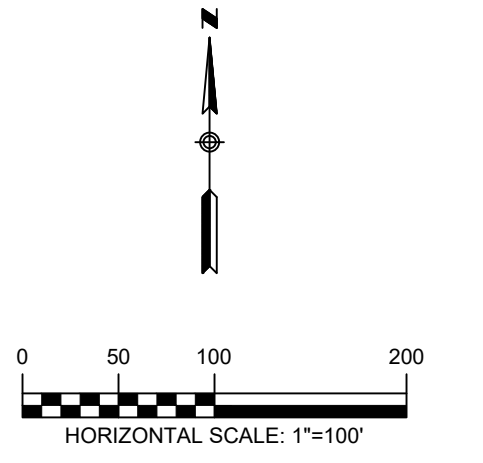
PROJECT NO.	1085-001-22
DRAWING NO.	
SHEET	7 OF 19

PROPOSED TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW (1)				SHALLOW CONCENTRATED FLOW (2)				SHALLOW CONCENTRATED FLOW (3)				CHANNEL FLOW (GUTTER)			Total Tc (MIN.)
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L FT	Tc Shallow (MIN.)	
A1	0.005	100.000	0.24	22.0	0.007	329	N	4.1	0.010	55	Y	0.4	0.005	529	N	7.7	3.25	613.2633	3.14	37.4
A2	0.005	100.000	0.01	1.9	0.005	0	Y	0.0	0.005	0	N	0.0	0.005	0	N	0.0	5.1	790.8821	2.58	5.0

DETENTION SUMMARY TABLE (NRCS METHOD)

AREA NAME	A1		A2 (DETENTION PROVIDED)				POA A	
	EX A1	PR A1	PR A2 (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	EX A2	EX POA A	PR POA A
Drainage Area (ac.)	8.01	8.60	3.40	-	-	3.99	-	-
CN #	83.00	83.00	85.00	-	-	82.00	-	-
Impervious (%)	16.06%	16.06%	30.00%	-	-	0.00%	-	-
Tc (hrs)	0.69	0.62	0.08	-	-	0.56	-	-
2 year	13.13	14.86	14.85	394.91 (m/s)	9.01 cfs	6.52	19.51 cfs	19.44 cfs
10 year	23.72	26.68	25.33	395.14 (m/s)	18.46 cfs	12.28	35.71 cfs	35.58 cfs
25 year	30.60	34.34	32.01	395.27 (m/s)	23.81 cfs	16.07	46.29 cfs	45.91 cfs
100 year	41.36	46.28	42.37	395.42 (m/s)	33.39 cfs	22.08	62.87 cfs	61.79 cfs



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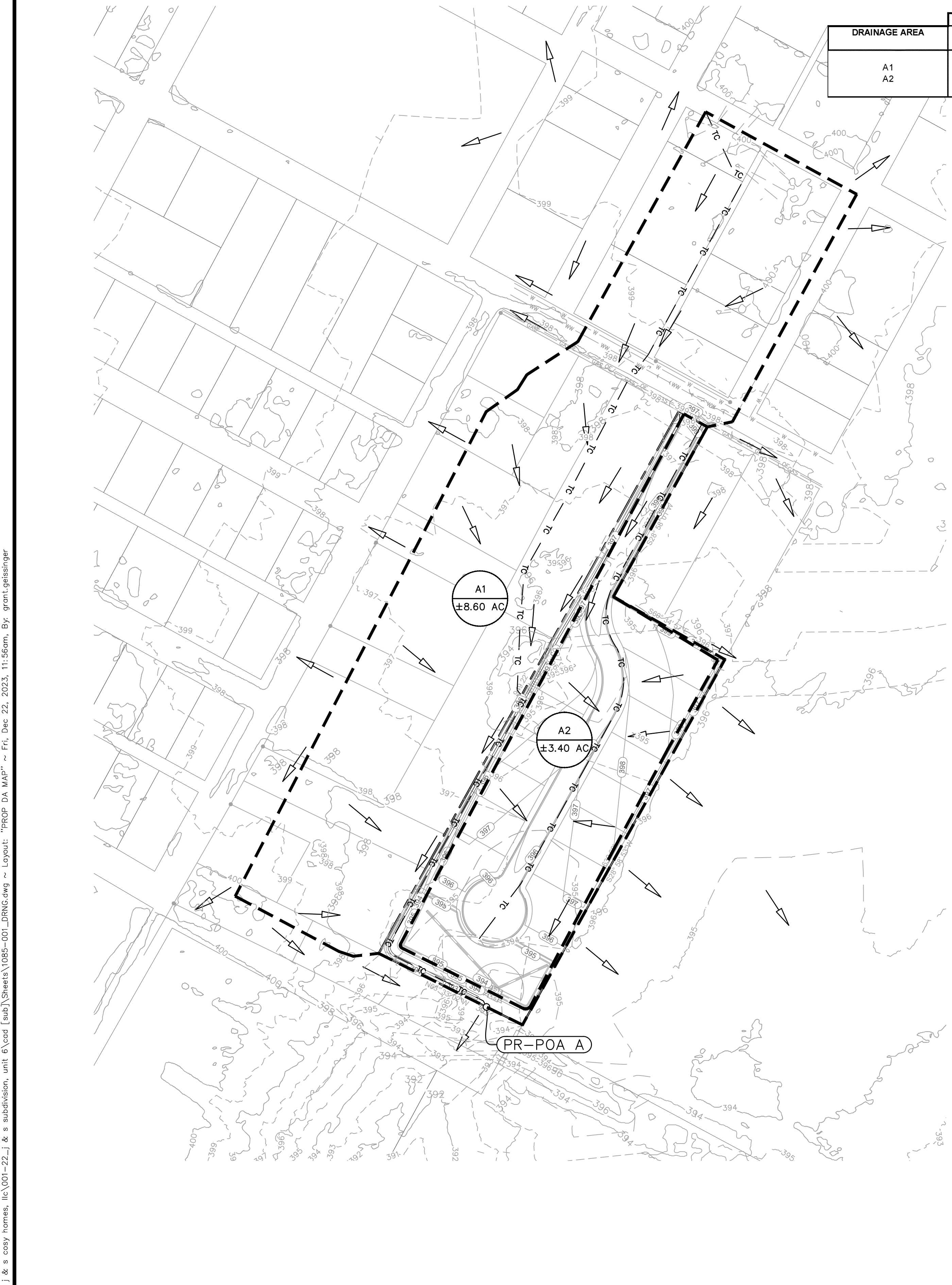
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PROPOSED DRAINAGE AREA MAP

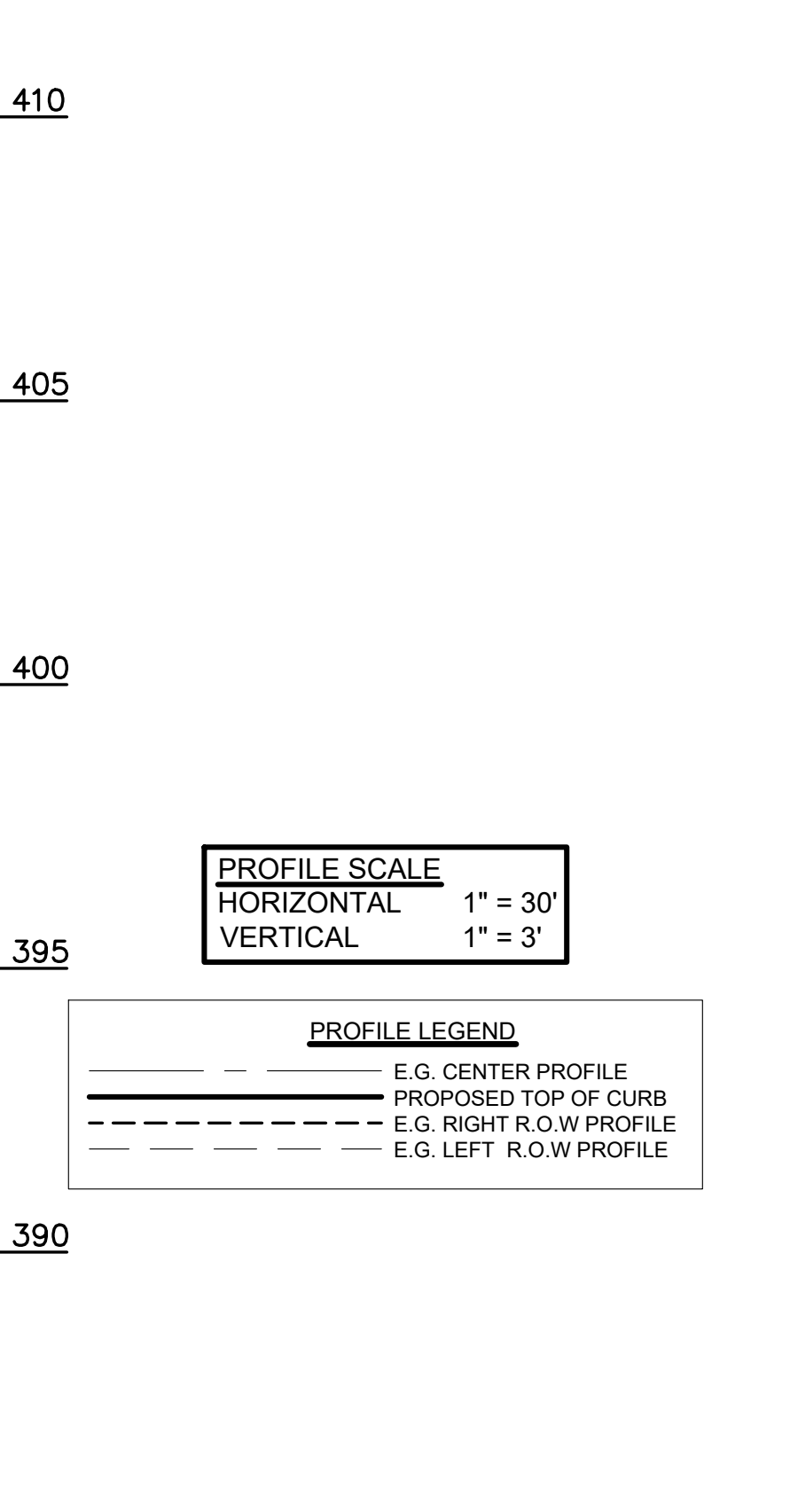
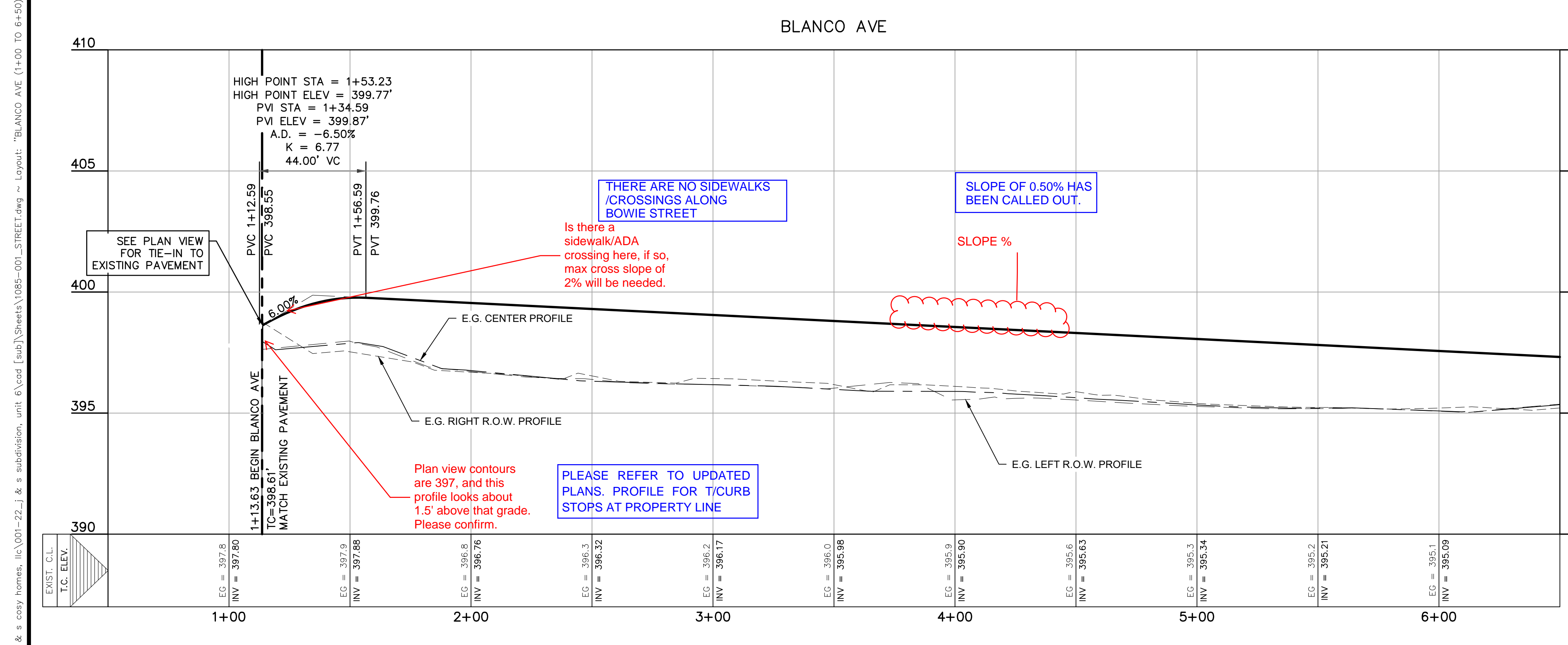
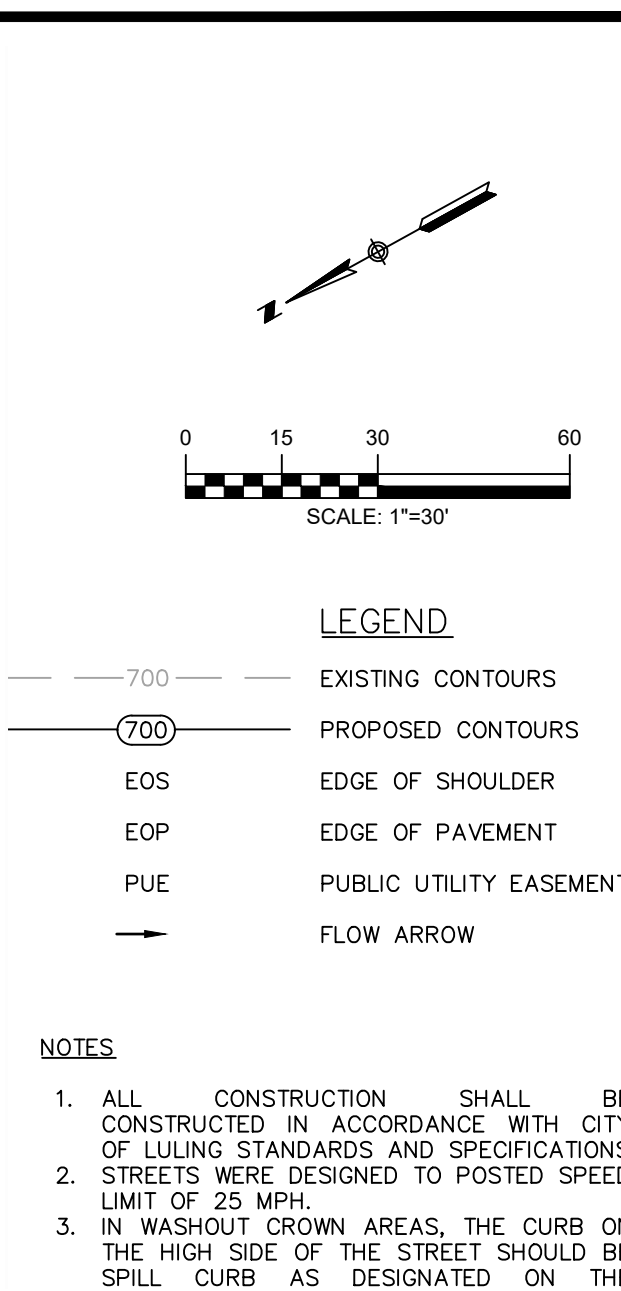
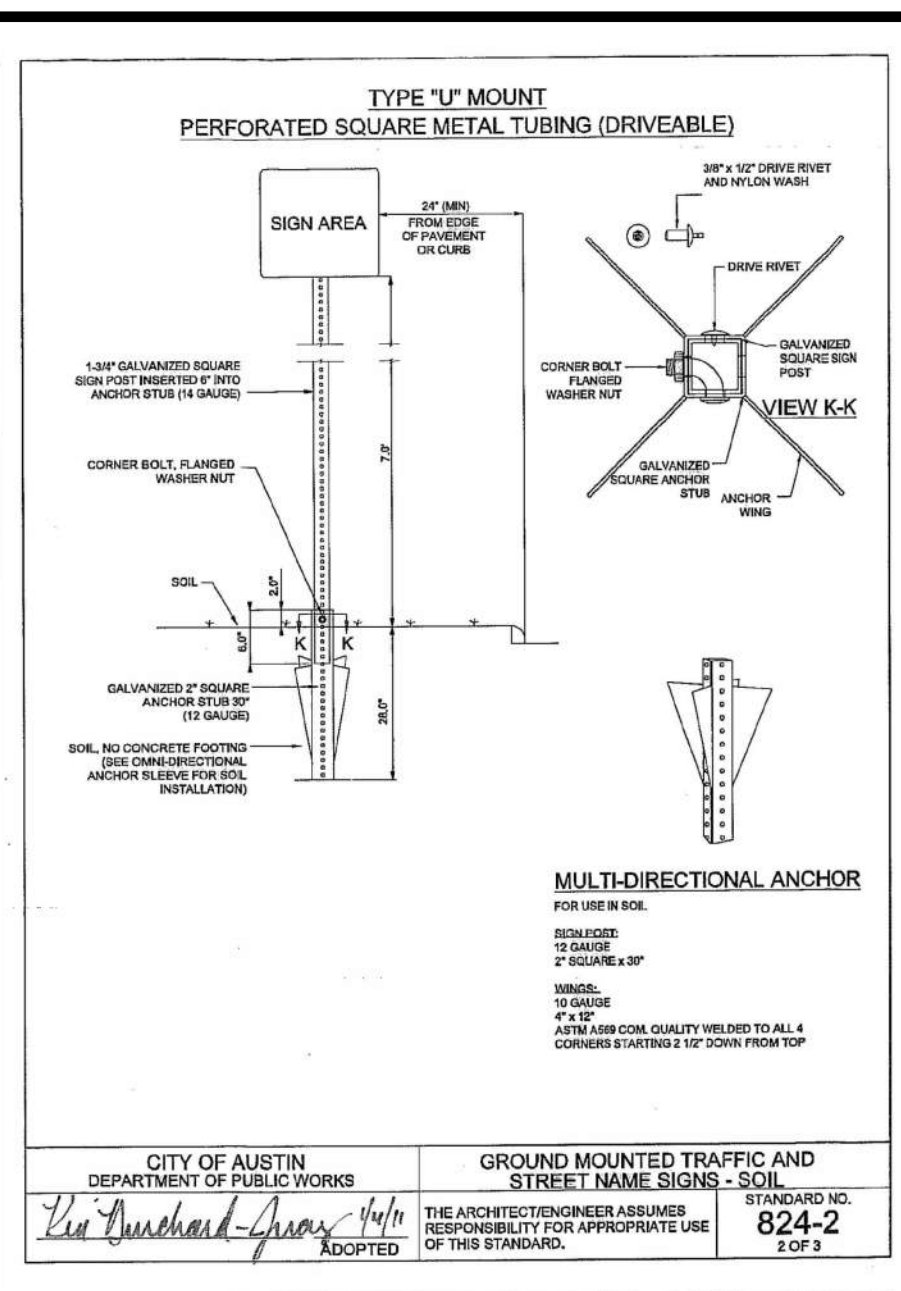
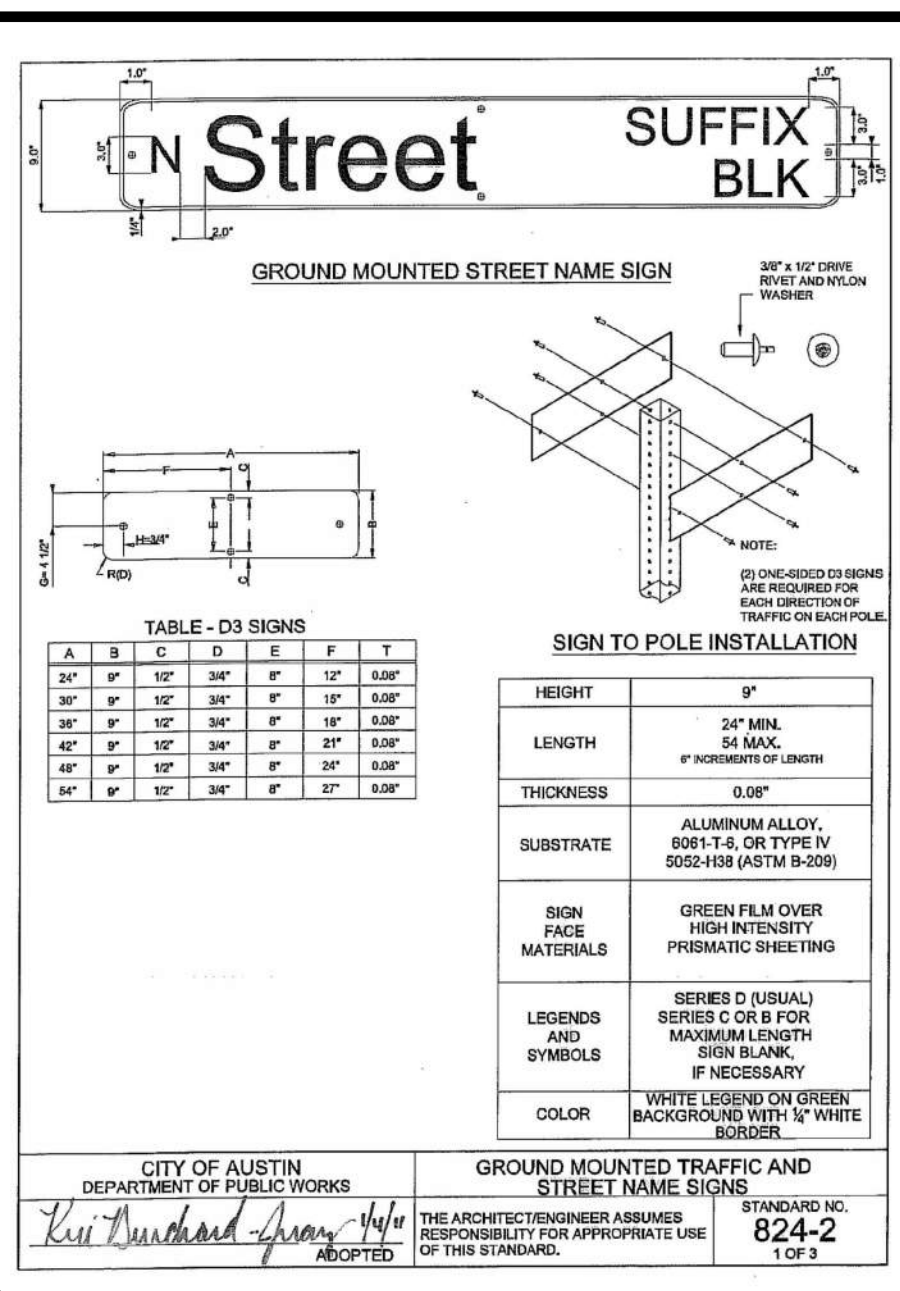
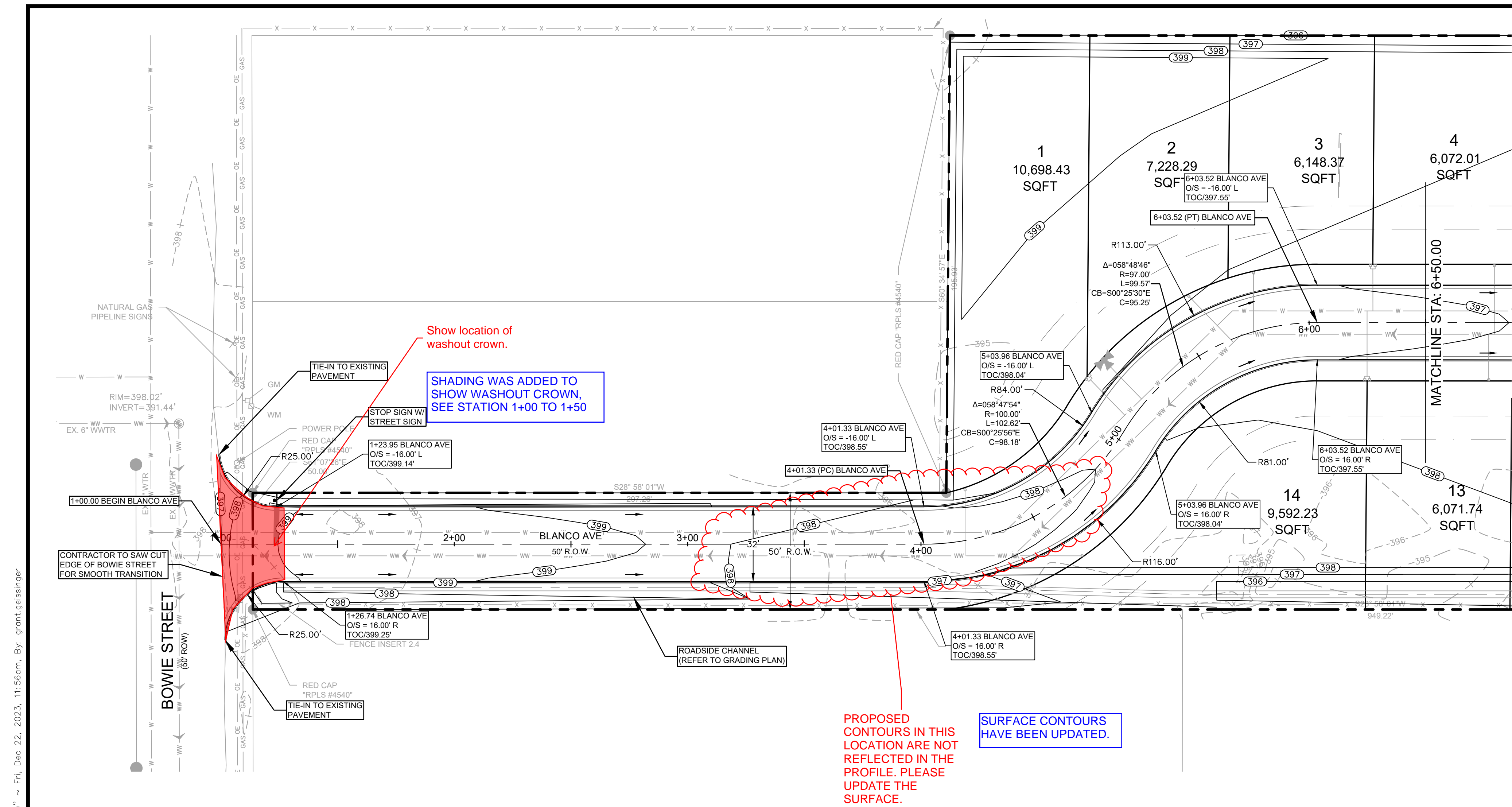
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PROJECT NO. 1085-001-22

DRAWING NO. _____

SHEET 8 OF 19

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SIGNAGE NOTES

INSTALLATION

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY, WARNING AND STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS.

MOUNTING

THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (TWT) - 08.

THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (SLIP-1-3) - 08.

OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS D & OM (1-5) - 10.

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12/22/2023

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BLANCO AVE (1+00 TO 6+50)

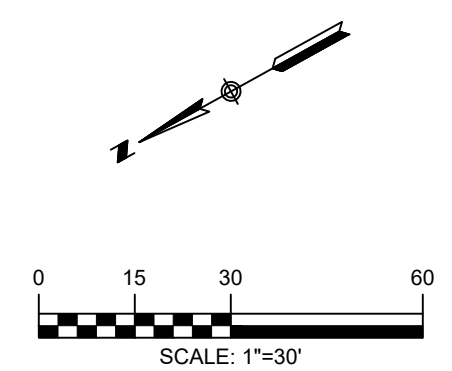
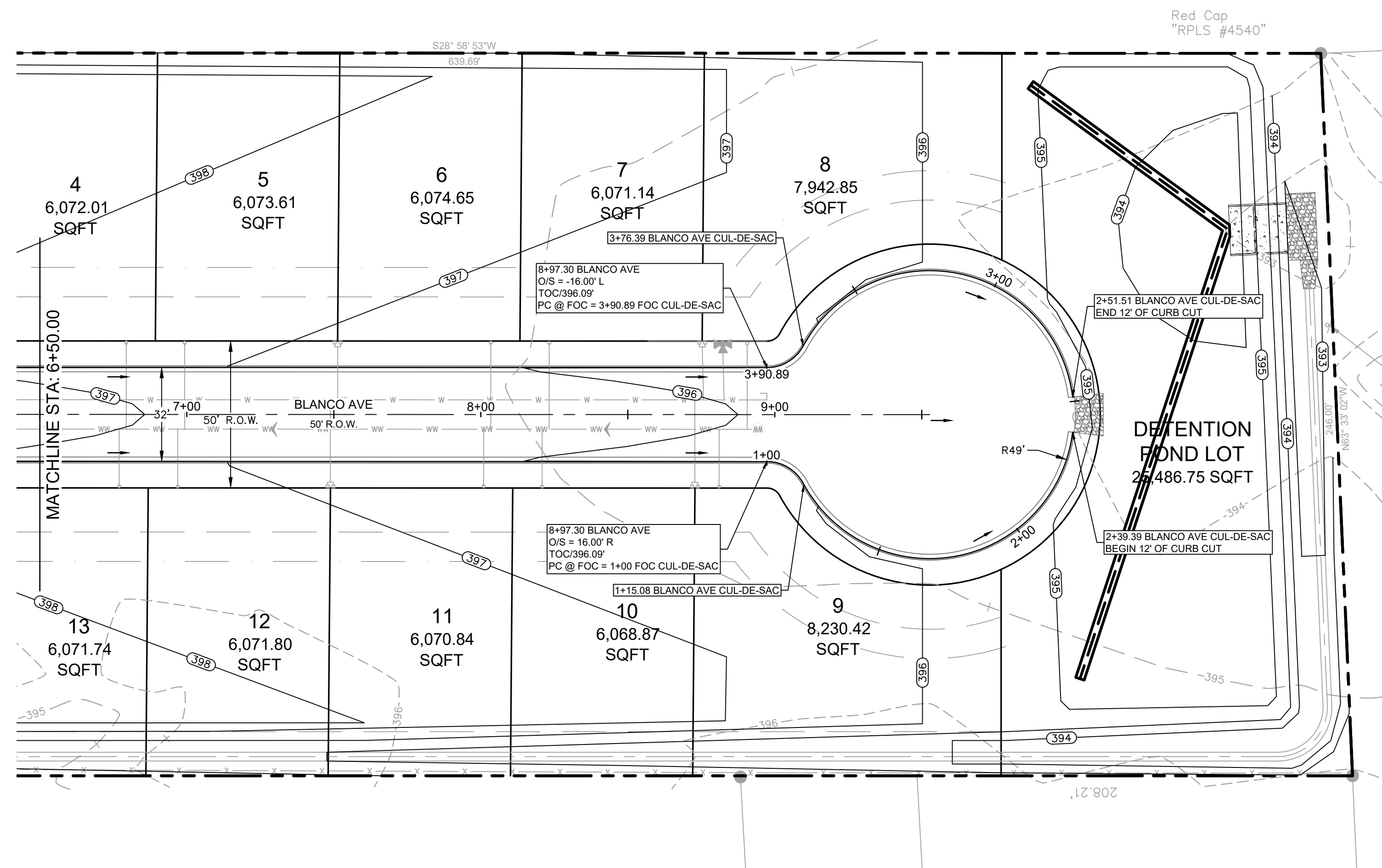
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PROJECT NO. 1085-001-22

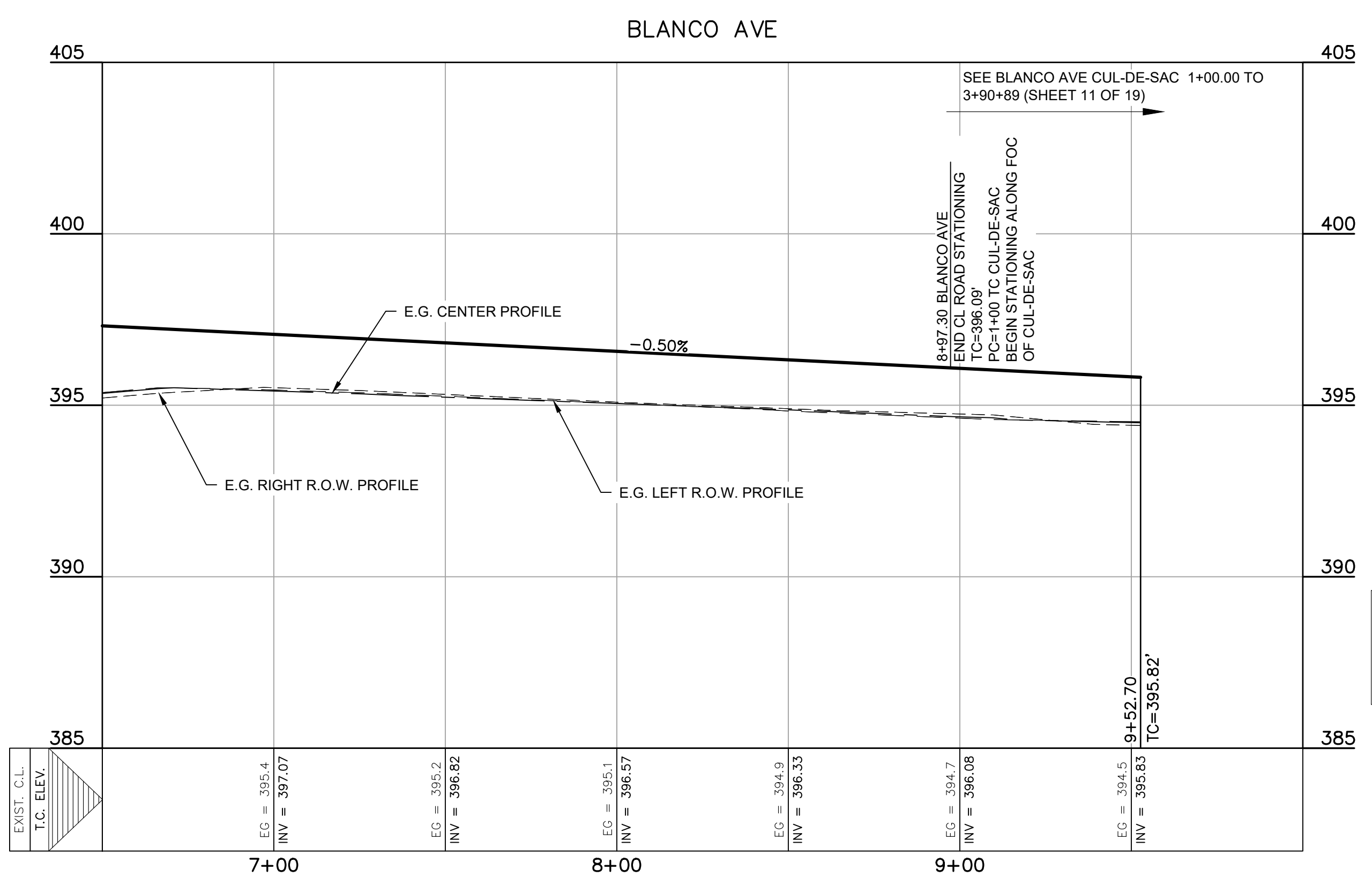
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SHEET 9 OF 19



- LEGEND**
- 700 --- EXISTING CONTOURS
 - 700 --- PROPOSED CONTOURS
 - EOS --- EDGE OF SHOULDER
 - EOP --- EDGE OF PAVEMENT
 - PUE --- PUBLIC UTILITY EASEMENT
 - FLOW ARROW --- FLOW ARROW

- NOTES**
1. ALL CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF LULING STANDARDS AND SPECIFICATIONS
 2. STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF 25 MPH.
 3. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
 4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO PONDING OF WATER OCCURS.
 5. CONTRACTOR SHALL ADJUST TOP OF INLET AND MANHOLES TO MATCH STREET SLOPE AND TOP OF CURB ELEVATION.
 6. ALL DIMENSIONS MEASURED TO FACE OF CURB.



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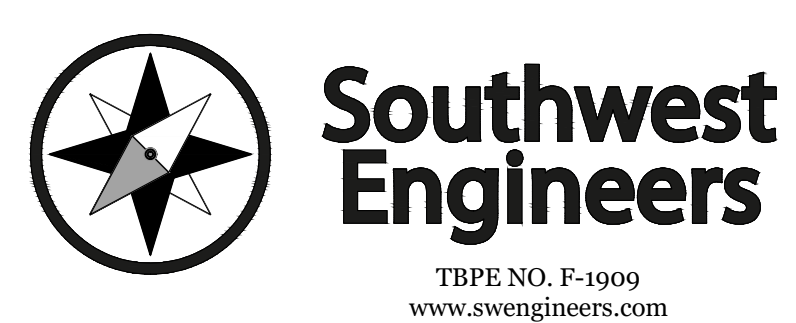
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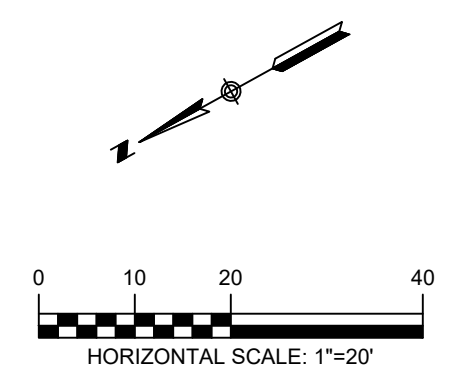
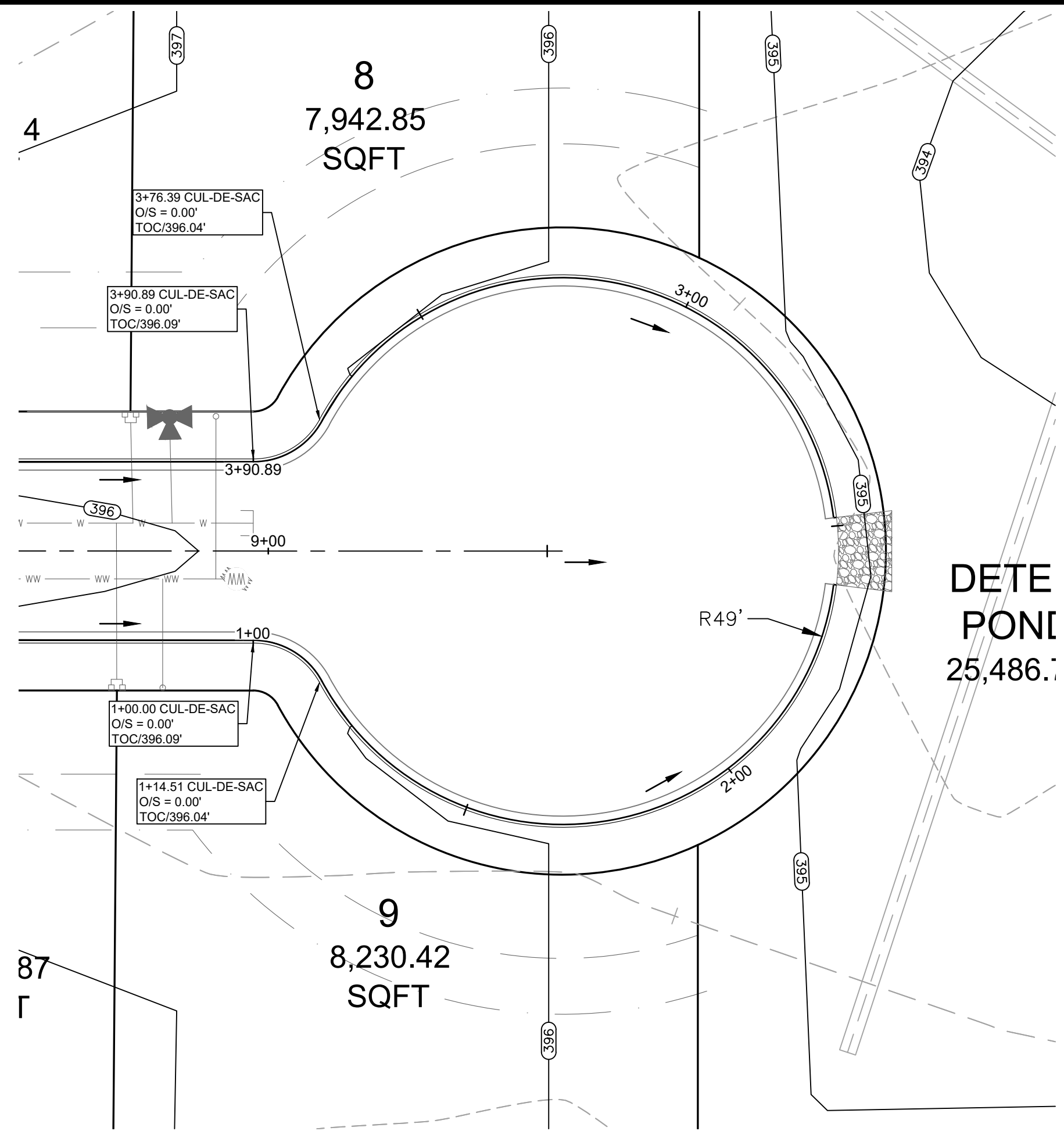
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PROJECT NO. 1085-001-22

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SHEET 10 OF 19

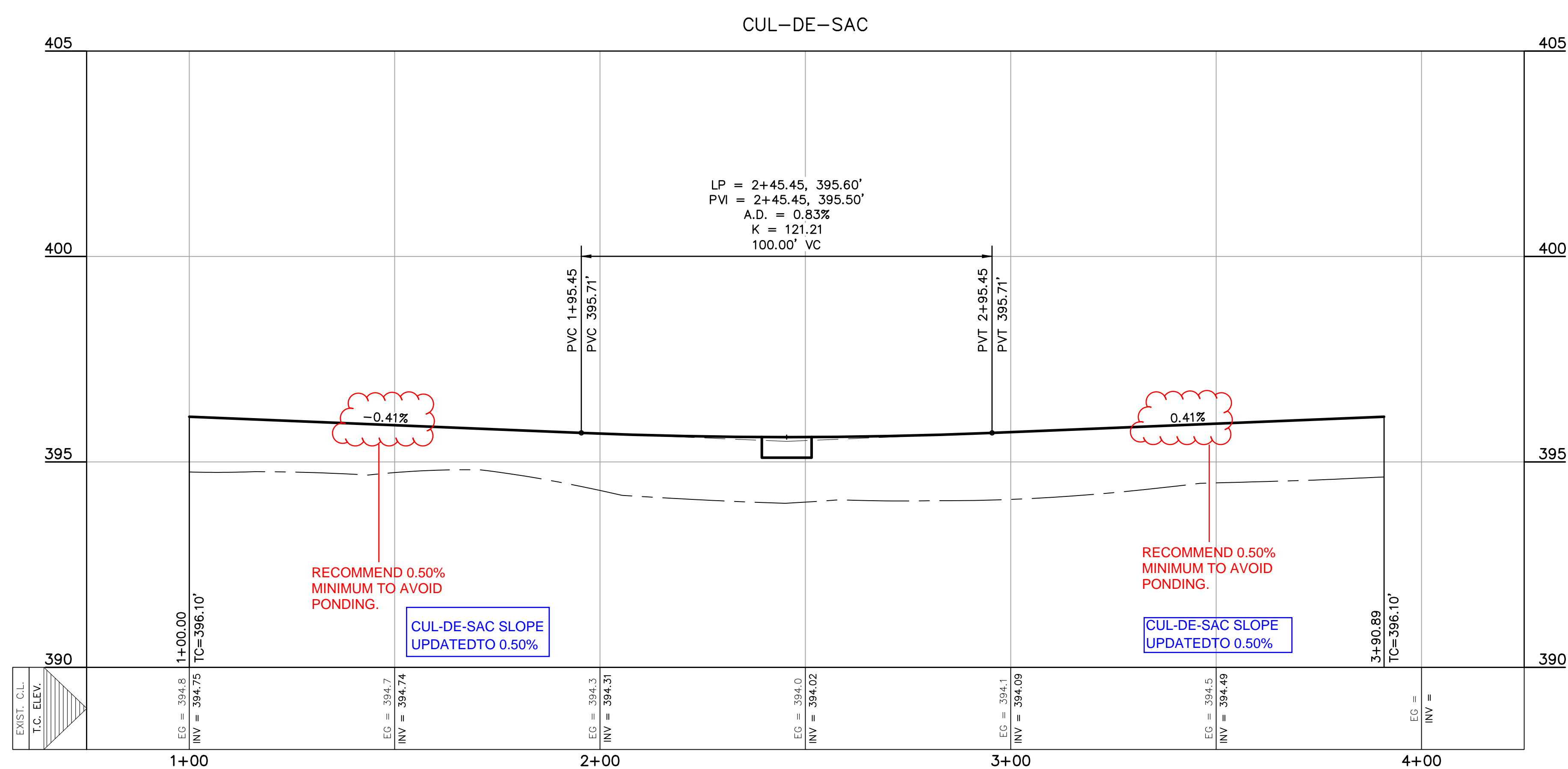
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LEGEND

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EDGE OF SHOULDER
---	EDGE OF PAVEMENT
---	PUBLIC UTILITY EASEMENT
---	FLOW ARROW

- NOTES**
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 5. ALL DIMENSIONS MEASURED TO FACE OF CURB.



PROFILE SCALE
 HORIZONTAL 1" = 30'
 VERTICAL 1" = 3'

PROFILE LEGEND

---	E.G. CENTER PROFILE
---	PROPOSED TOP OF CURB
---	E.G. RIGHT R.O.W PROFILE
---	E.G. LEFT R.O.W PROFILE

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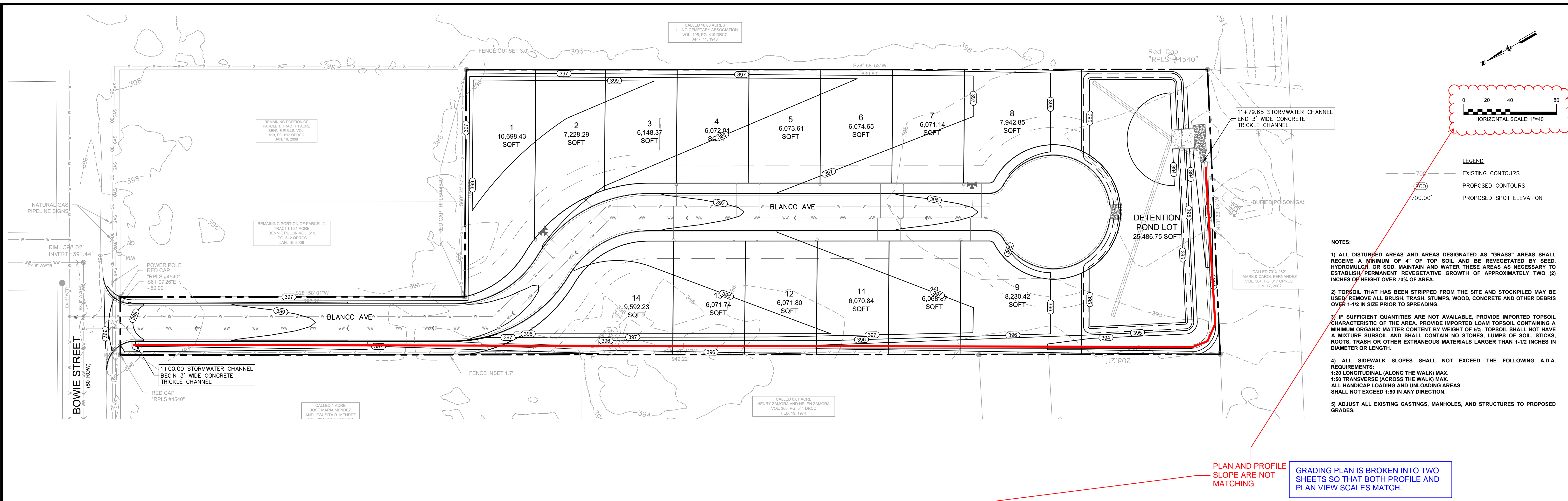
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BLANCO AVE CUL DE SAC (1+00 TO 3+90.89)

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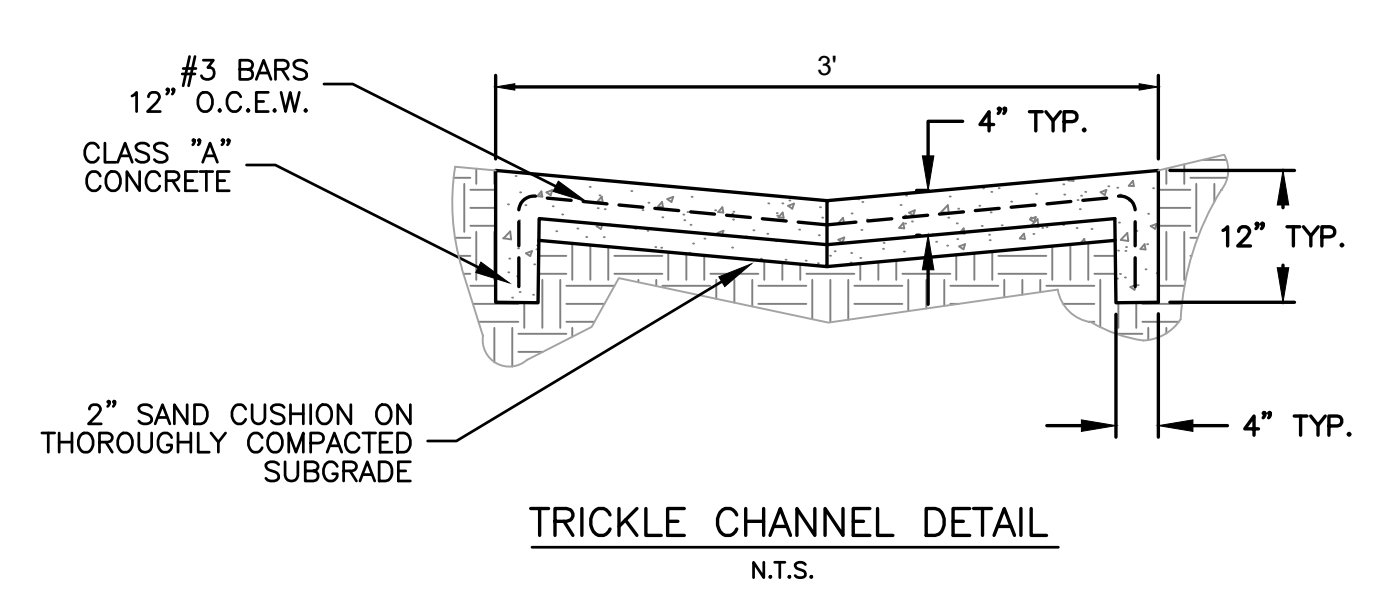
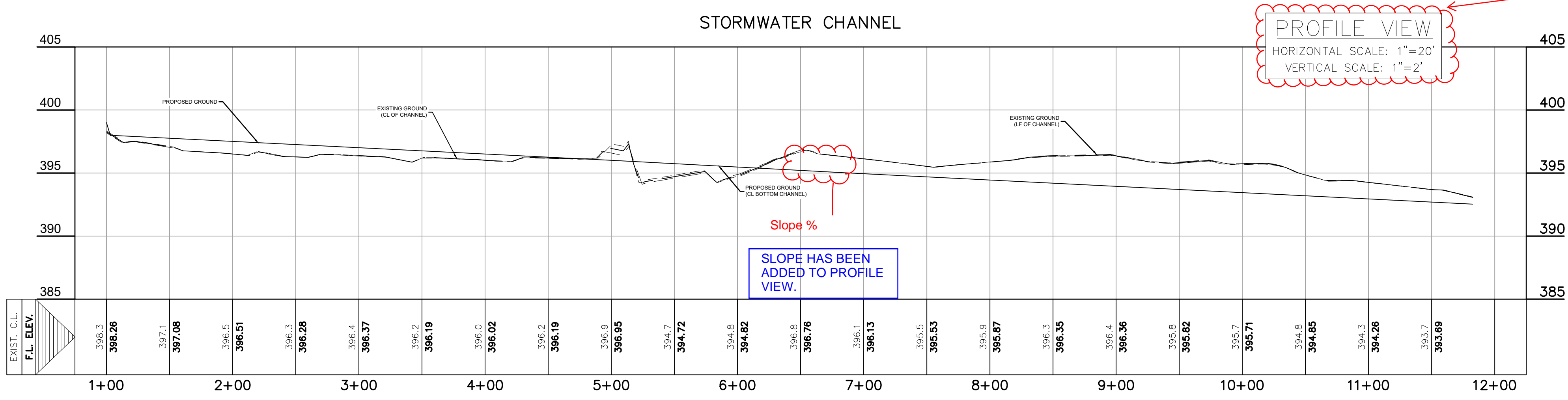
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PLAN AND PROFILE SLOPE ARE NOT MATCHING

GRADING PLAN IS BROKEN INTO TWO SHEETS SO THAT BOTH PROFILE AND PLAN VIEW SCALES MATCH.



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MIGUEL GONZALES JR.
 LICENSED PROFESSIONAL ENGINEER
 95881

12/22/2023

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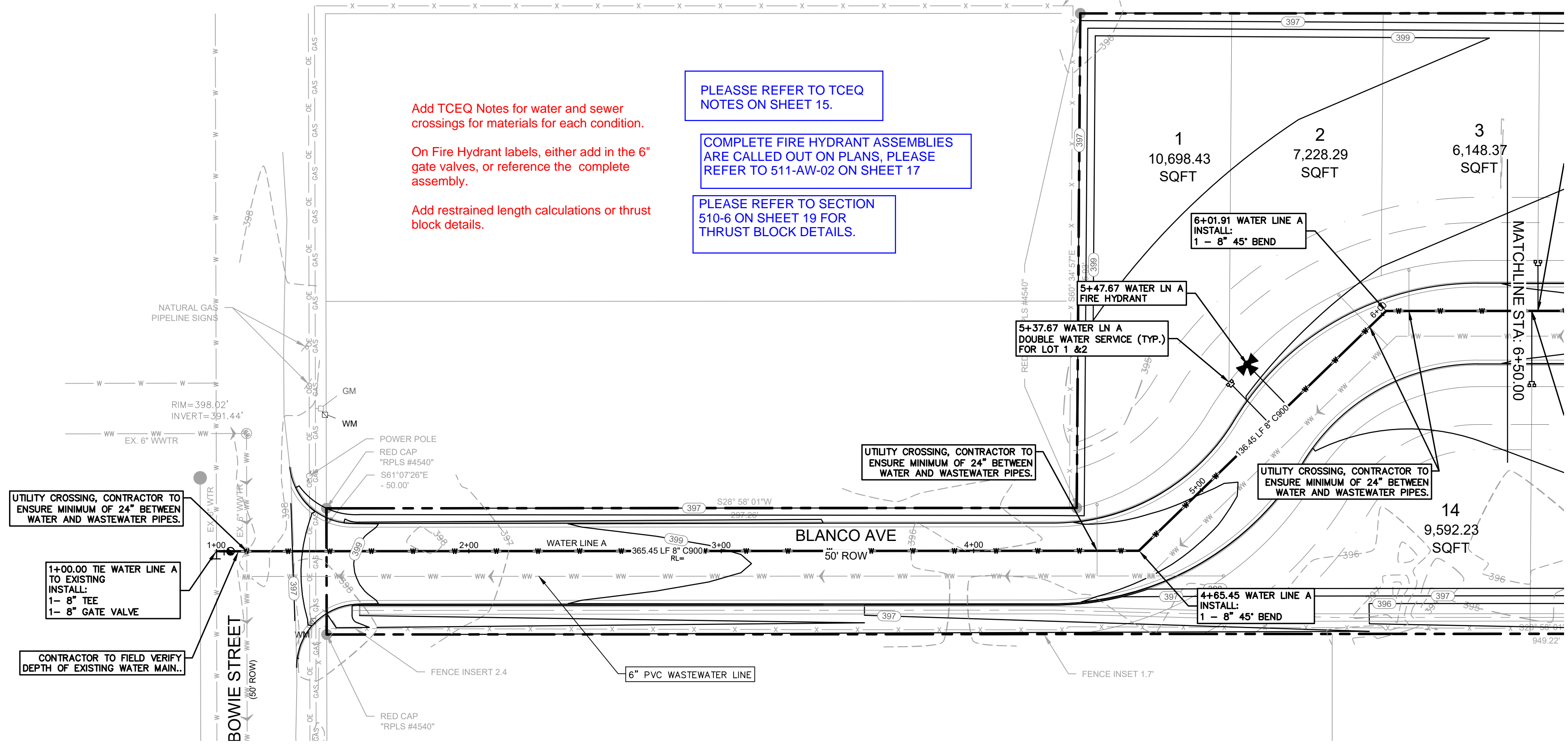
GRADING PLAN

J&S SUBDIVISION, UNIT 6
 E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO.	1085-001-22
DRAWING NO.	
SHEET	12 OF 19

O:\Voprosy\p010\Clients\1085 - J & S Subdivision, Unit 6\Subdivision, Unit 6\Subdivision\1085-001-GRADING PLAN.dwg - Fri, Dec 22, 2023, 11:57am, By: ggonzalesjg

C:\Users\jgarcia\OneDrive\Documents\Projects\1085-001\1085-001-Water Line A Plan and Profile.dwg -- Layout: "WATER LINE A PLAN AND PROFILE (1+00 TO 6+50)" -- Fri, Dec 22, 2023, 11:57am, By: grant.gelshinger

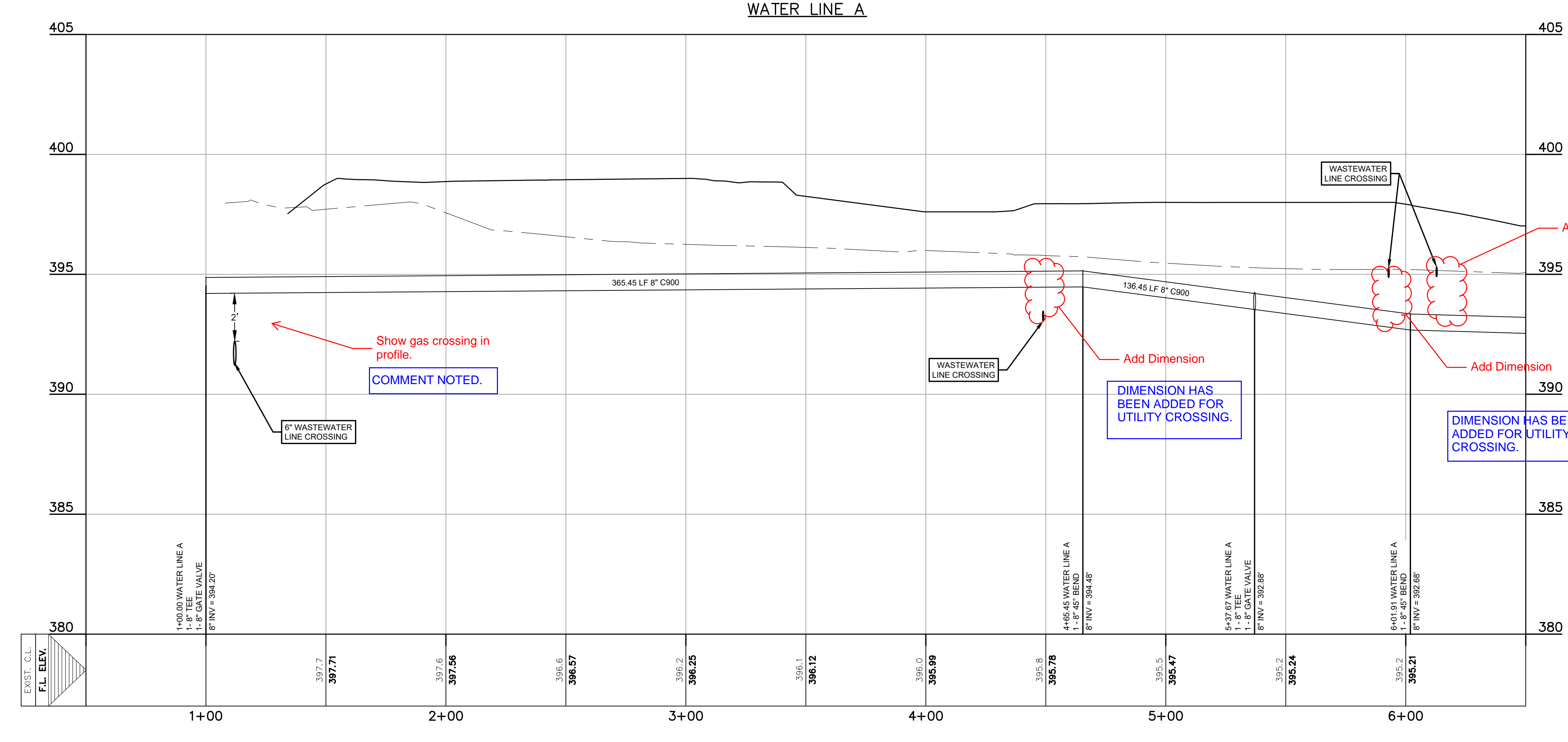
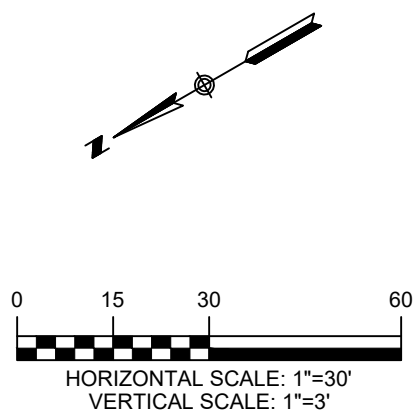


WATER NOTES:

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- ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, PIPE, FITTINGS AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.

LEGEND

- W --- W --- W --- EXISTING WATER LINE
- ==== W ==== W ==== W ==== PROPOSED WATER PIPE
- WW --- WW --- WW --- EXISTING WASTEWATER LINE
- ==== WW ==== WW ==== WW ==== PROPOSED WASTEWATER LINE
- GAS --- GAS --- GAS --- EXISTING GAS LINE
- OE --- OE --- OE --- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS METER
- EXISTING WATER METER
- PROPOSED WATER VALVE
- PROPOSED DOUBLE WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF LULING MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

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NO.	REVISION	DATE



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12/22/2023

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P: 512.312.4335

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CHECKED BY: GG/AG

WATER LINE A PLAN AND PROFILE (1+00 TO 6+50)

J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO. 1085-001-22

DRAWING NO. _____

SHEET 13 OF 19

C:\Users\jgarcia\OneDrive\Documents\Projects\1085-001\1085-001-Water.dwg -- Layout: "WATER LINE A PLAN AND PROFILE (6+50 TO 9+32.07)" -- Ed: Dec 22, 2023, 11:57am, By: grant.gilchrist

Add TCEQ Notes for water and sewer crossings for materials for each condition.

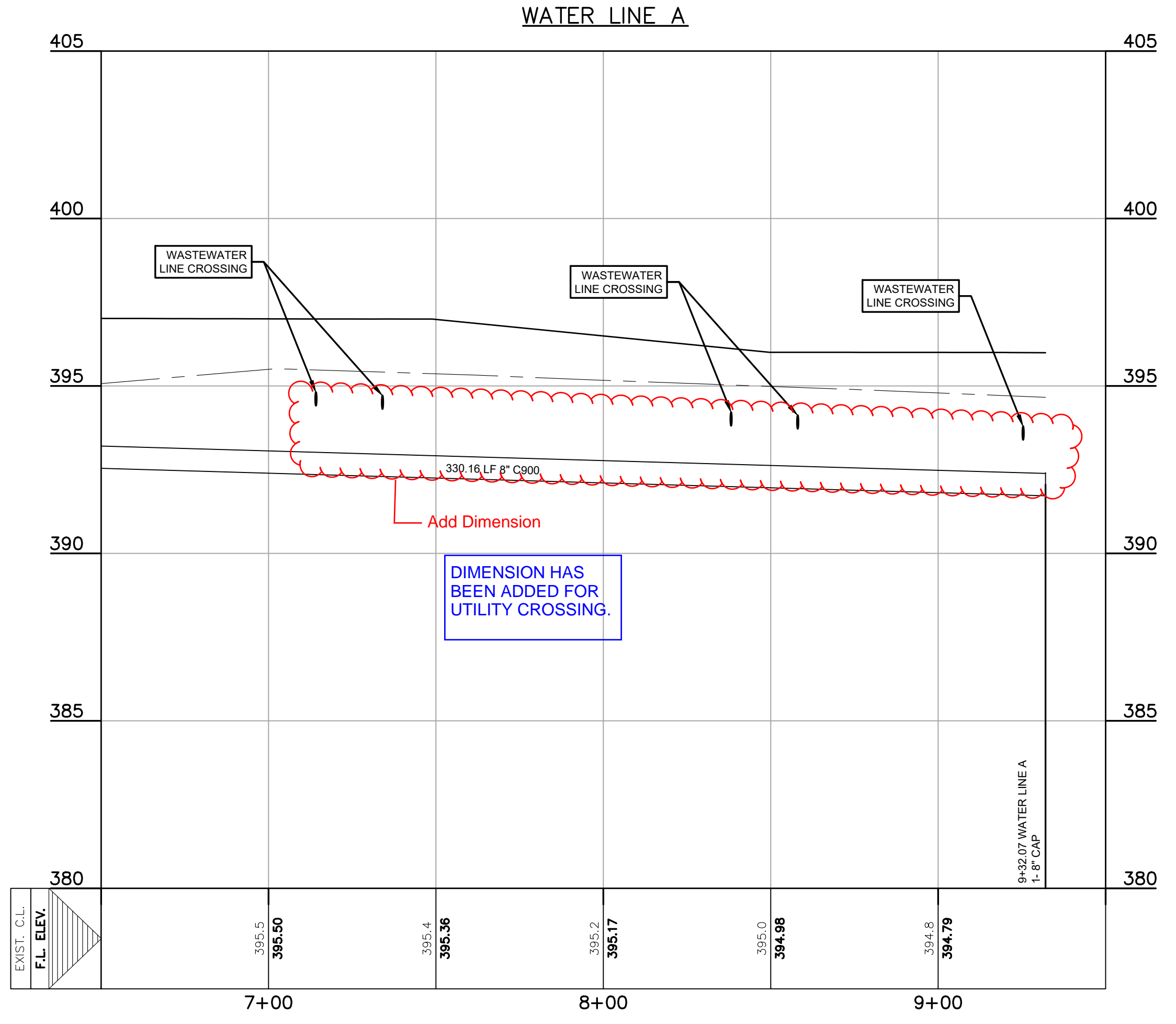
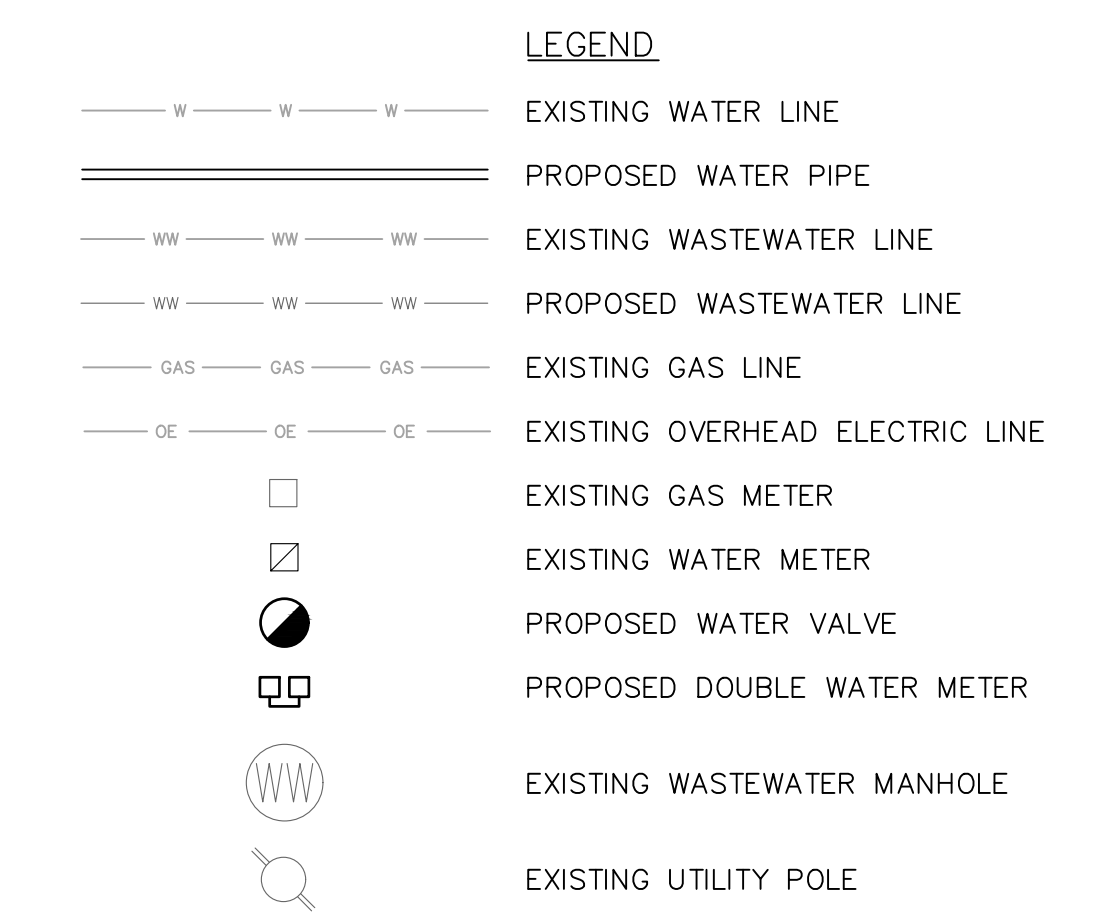
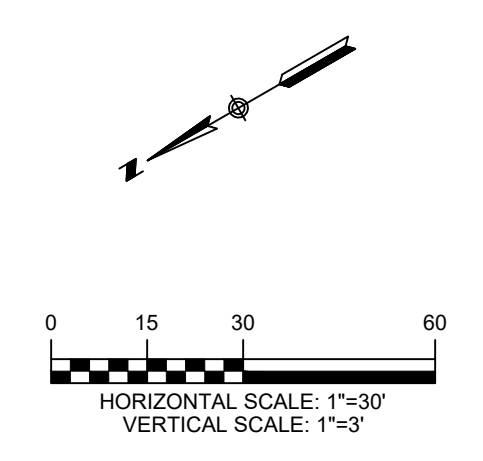
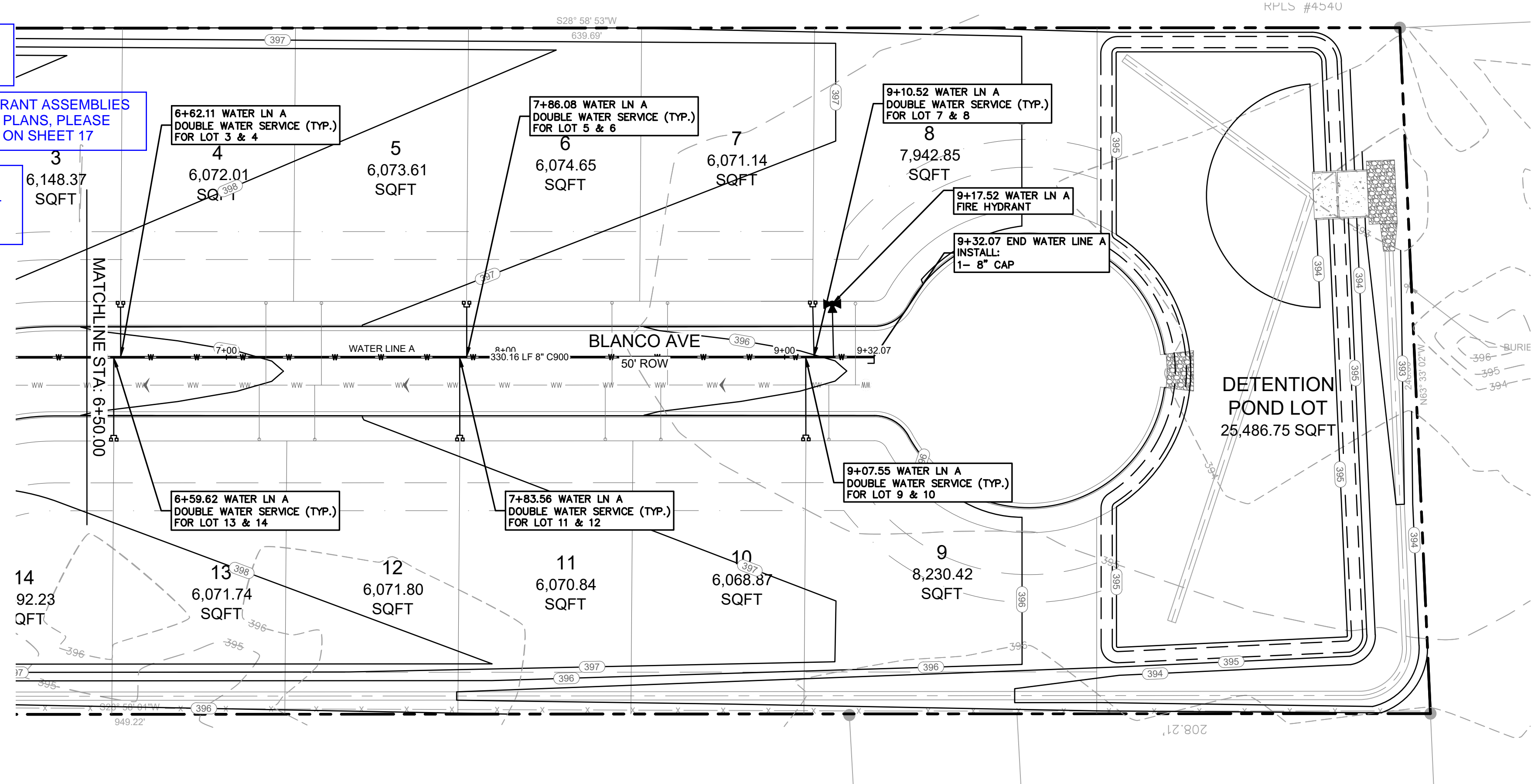
On Fire Hydrant labels, either add in the 6" gate valves, or reference the complete assembly.

Add restrained length calculations or thrust block details.

PLEASE REFER TO TCEQ NOTES ON SHEET 15.

COMPLETE FIRE HYDRANT ASSEMBLIES ARE CALLED OUT ON PLANS, PLEASE REFER TO 511-AW-02 ON SHEET 17

PLEASE REFER TO SECTION 510-6 ON SHEET 19 FOR THRUST BLOCK DETAILS.

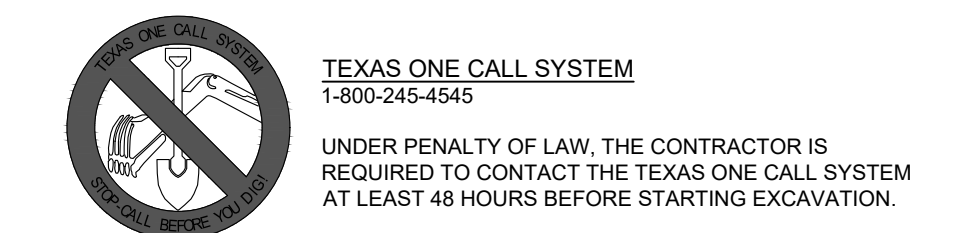


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- IF WATER SERVICE IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR WILL CALL CITY OF AUSTIN UTILITIES TO ESTABLISH AN ACTIVE UTILITY ACCOUNT. ONCE SERVICE IS AVAILABLE TO THE SITE, AND ALL APPLICATION TAP FEES HAVE BEEN PAID, A NEW WATER METER SHALL BE ISSUED TO BE INSTALLED IN ORDER TO ENSURE ACCURATE CALIBRATION OF THE WATER METER(S) TO BE USED FOR THE SITE. UNDER NO CIRCUMSTANCES SHALL AN EXISTING WATER METER BE USED DURING CONSTRUCTION OR RELOCATED TO ANOTHER LOCATION AND/OR ADDRESS WITHOUT PRIOR SUBMITTAL OF A WRITTEN REQUEST FOR EXCEPTION AND SUBSEQUENT WRITTEN APPROVAL FROM THE TAPS OFFICE.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITY LINES PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER IF DISCREPANCIES ARISE BETWEEN RECORD INFORMATION AND IN THE FIELD.
- CONTRACTOR TO INSTALL TRAFFIC CONTROLS IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- PROPOSED BUILDINGS, SIDEWALKS, AND DRIVEWAYS ARE SHOWN FOR REFERENCE ONLY.
- IF STATIC PRESSURE OF EXISTING WATER MAIN IS GREATER THAN 65 PSI, CONTRACTOR TO INSTALL PRV ON OWNER'S SIDE OF METER (SET TO 65 PSI).
- ALL WORK IN PUBLIC RIGHT-OF-WAYS AND CONNECTION TO PUBLIC UTILITIES SHALL BE PER CITY OF AUSTIN STANDARDS, DETAILS, AND SPECIFICATIONS.
- WATER METERS AND CLEANOUTS MAY NOT BE LOCATED WITHIN SIDEWALK OR DRIVEWAYS.



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12/22/2023

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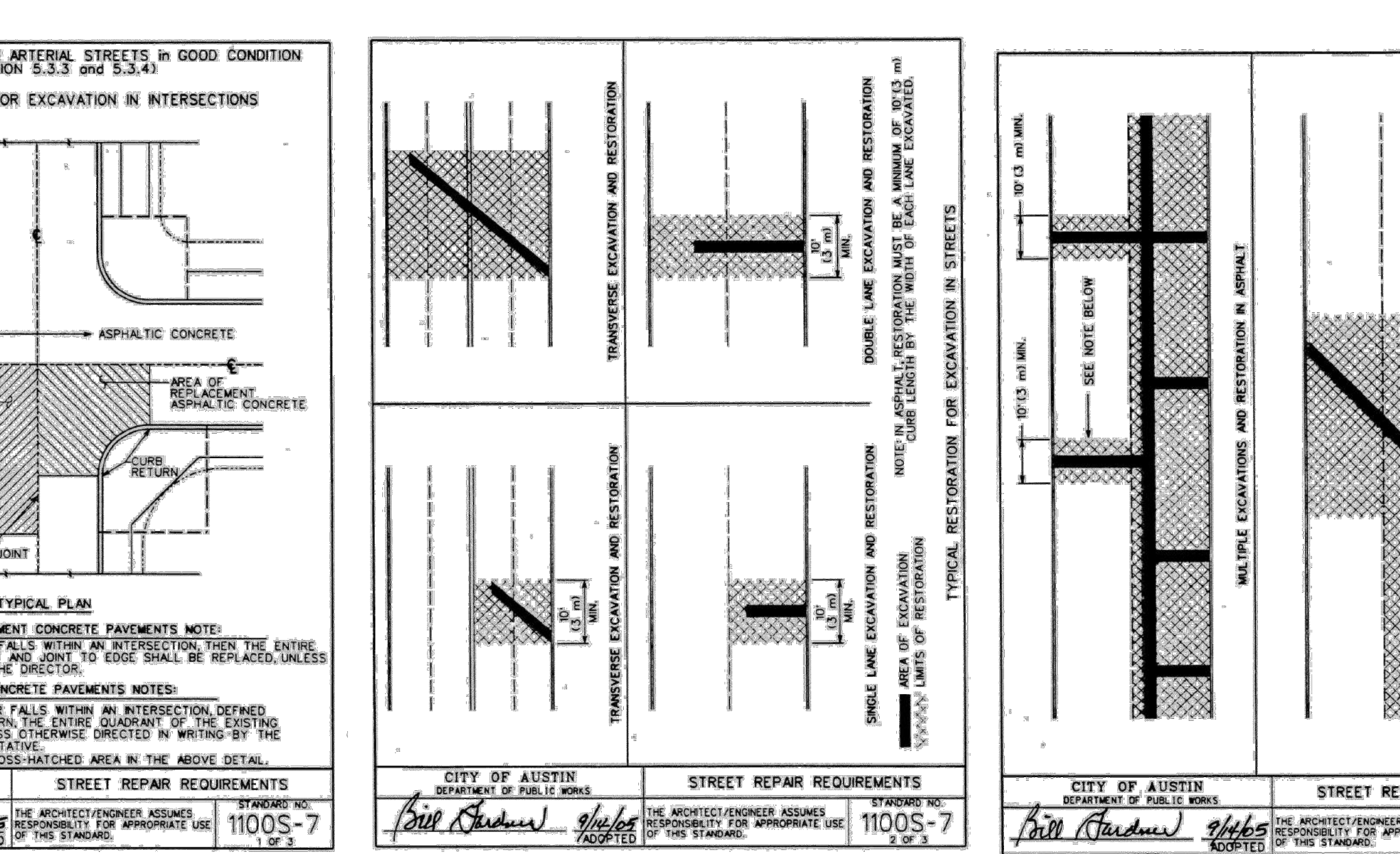
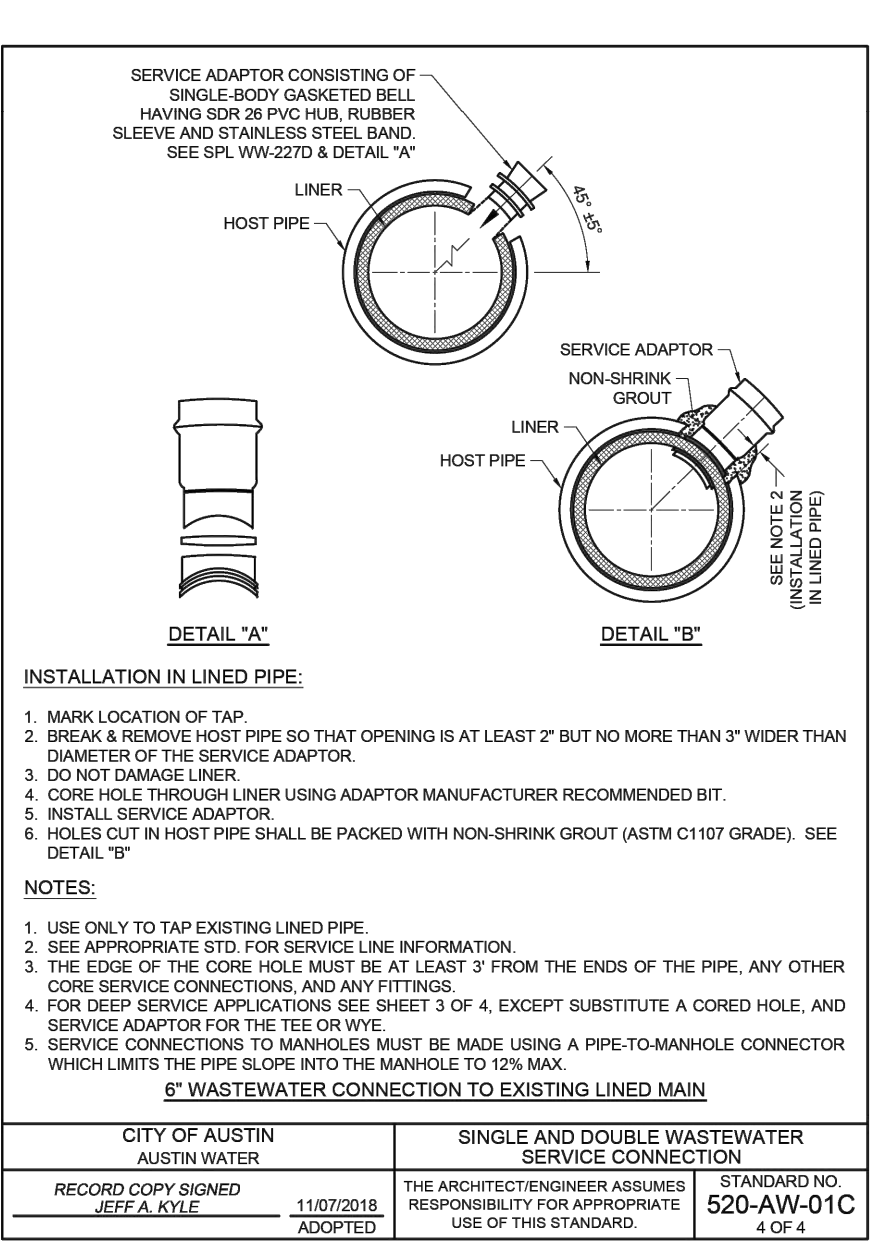
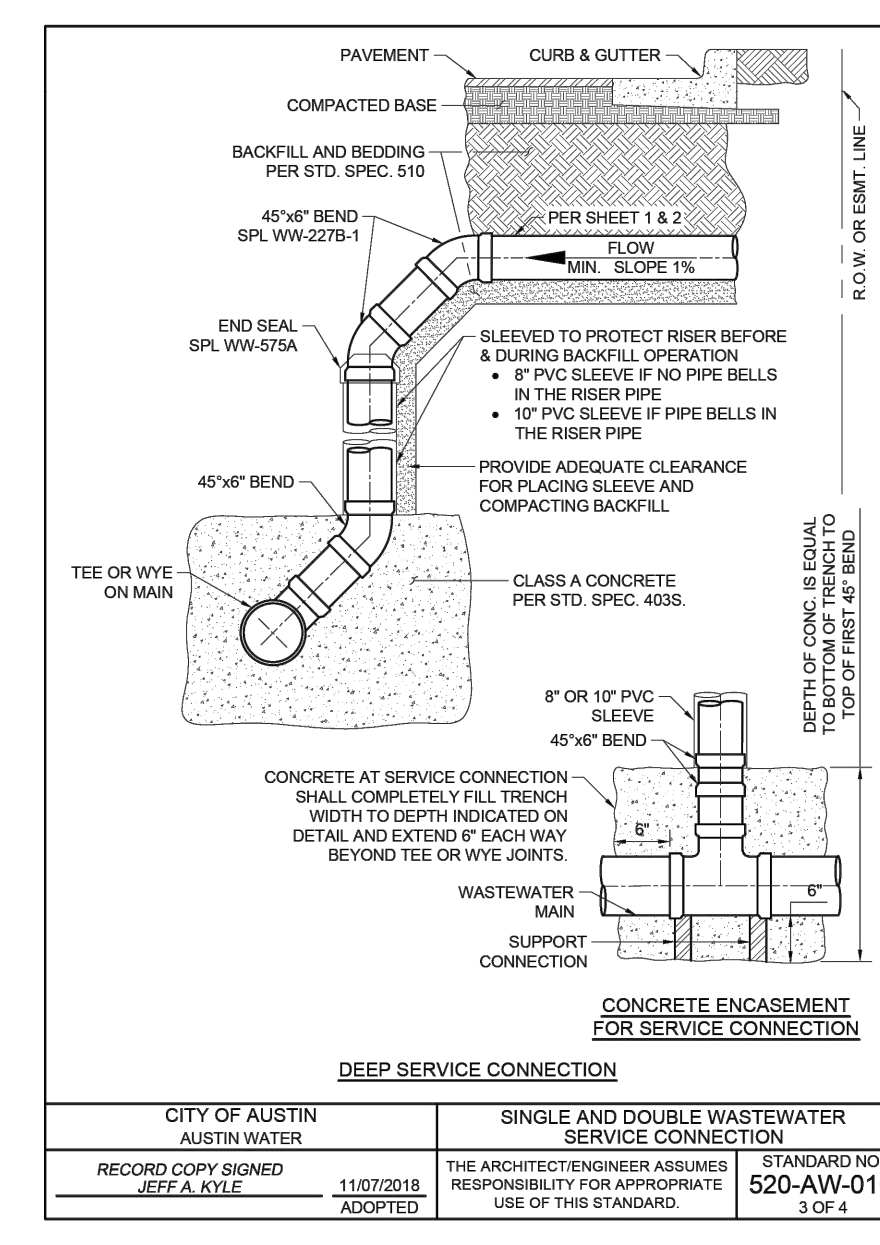
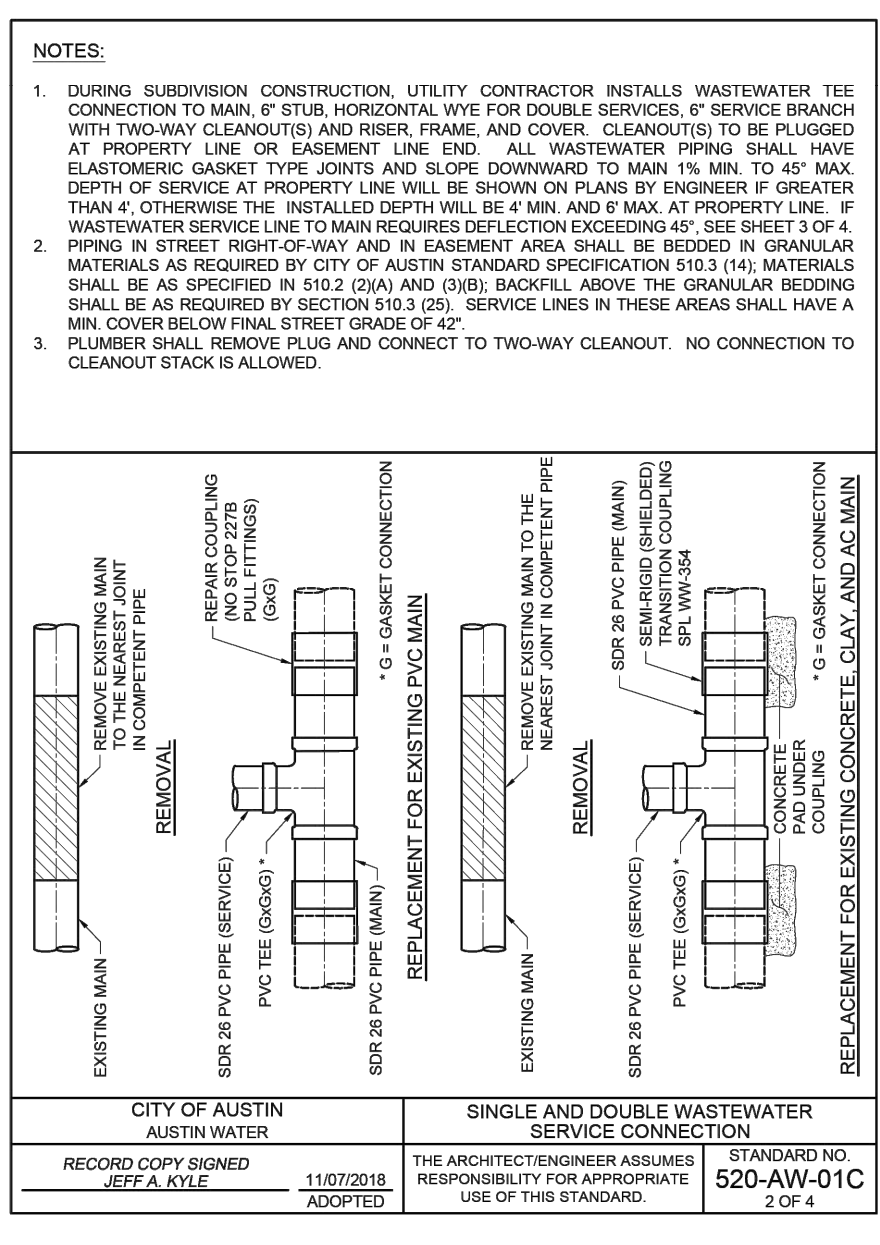
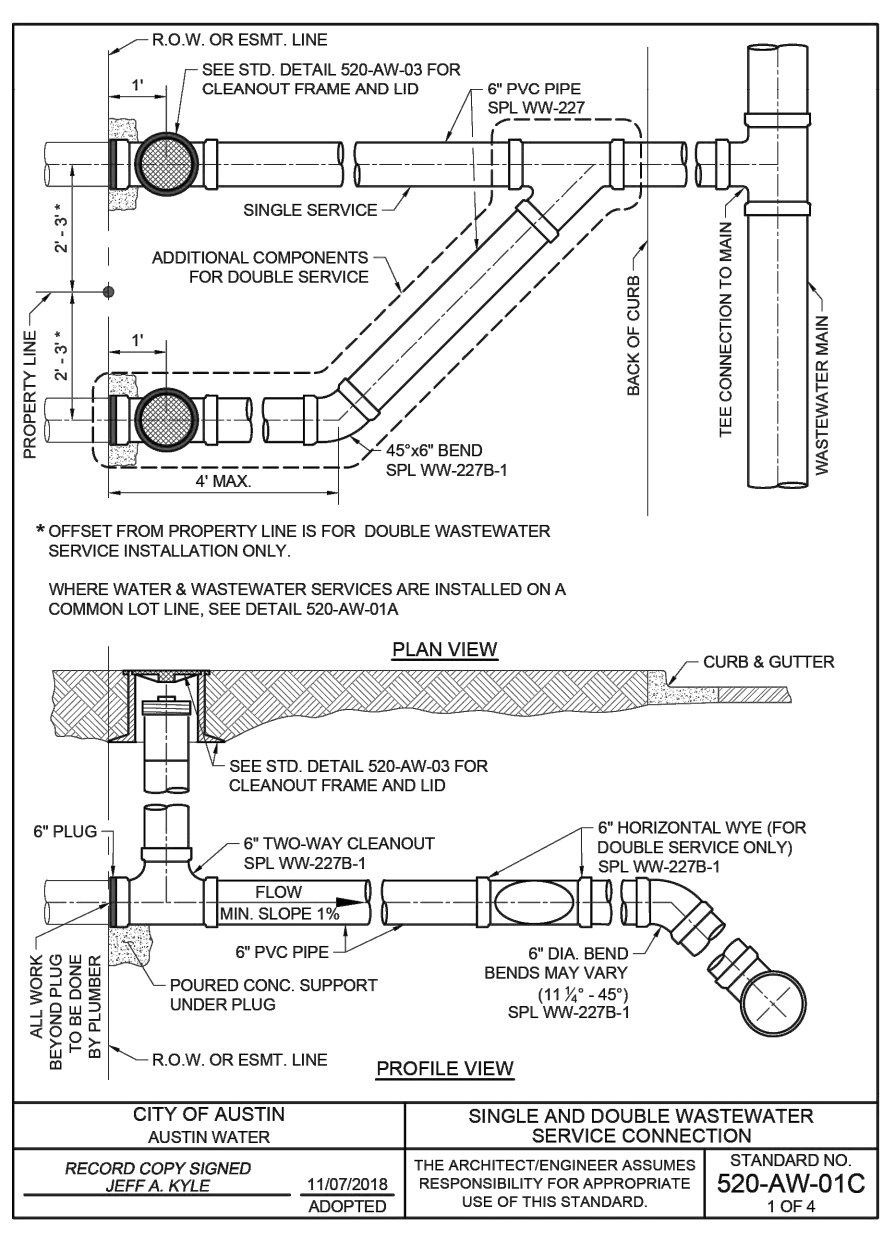
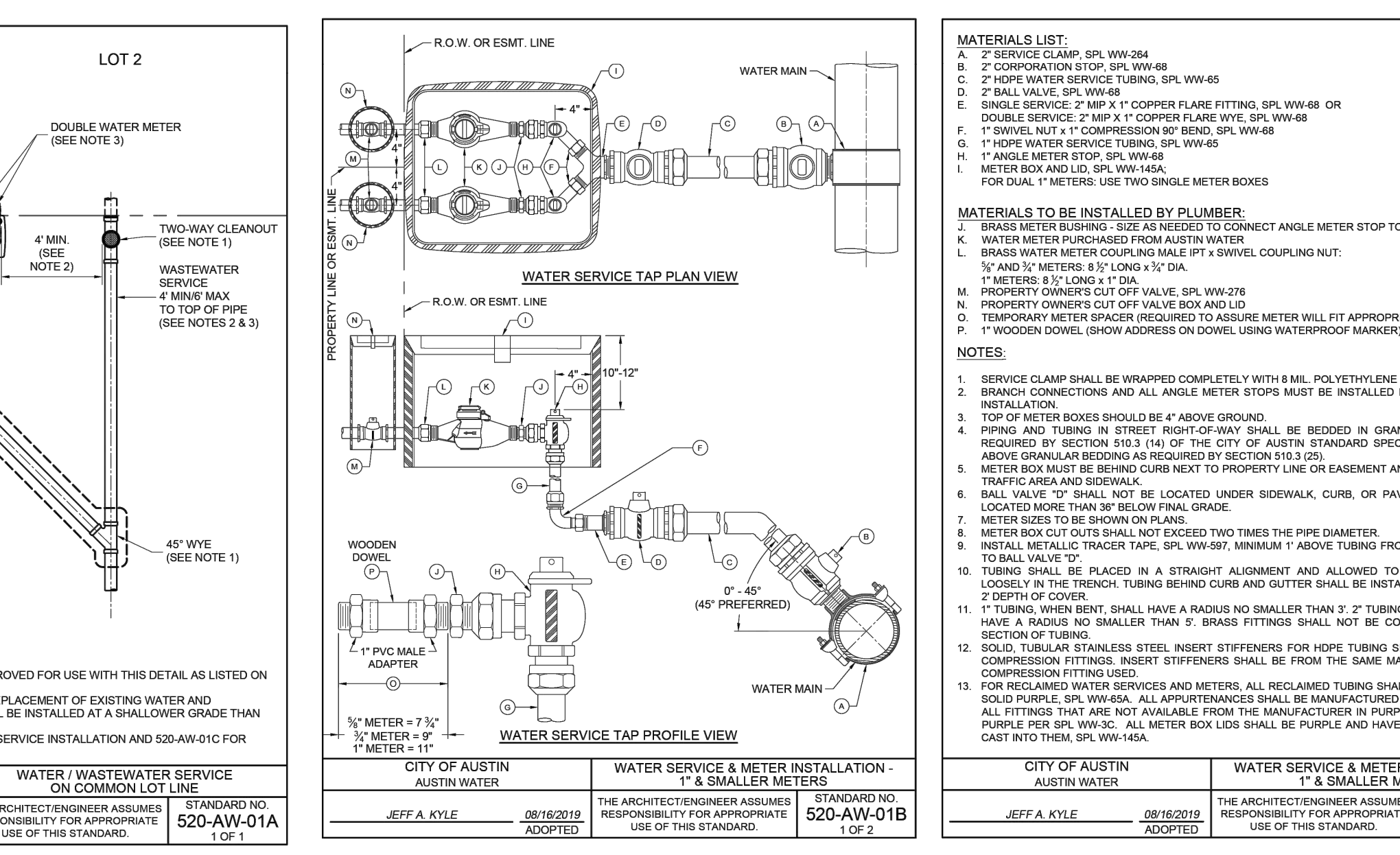
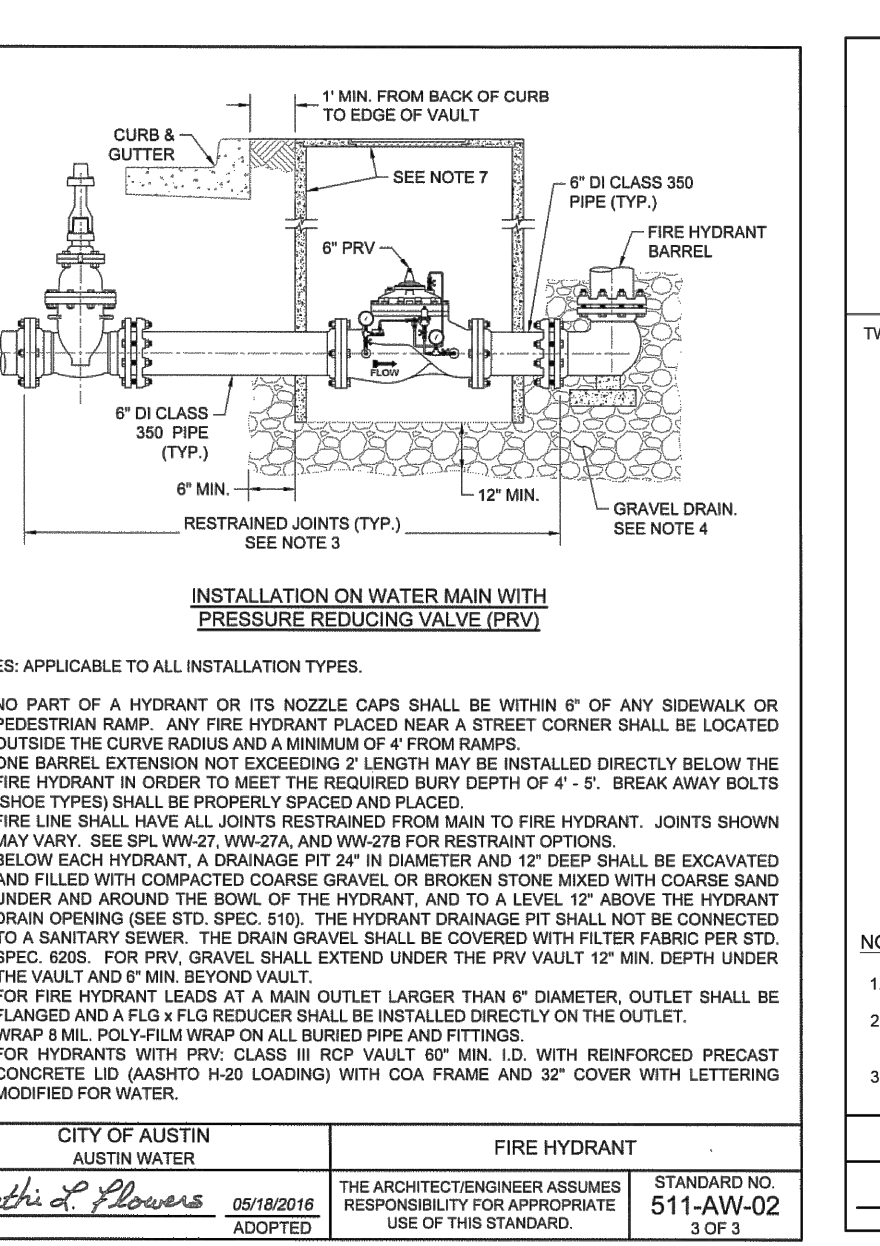
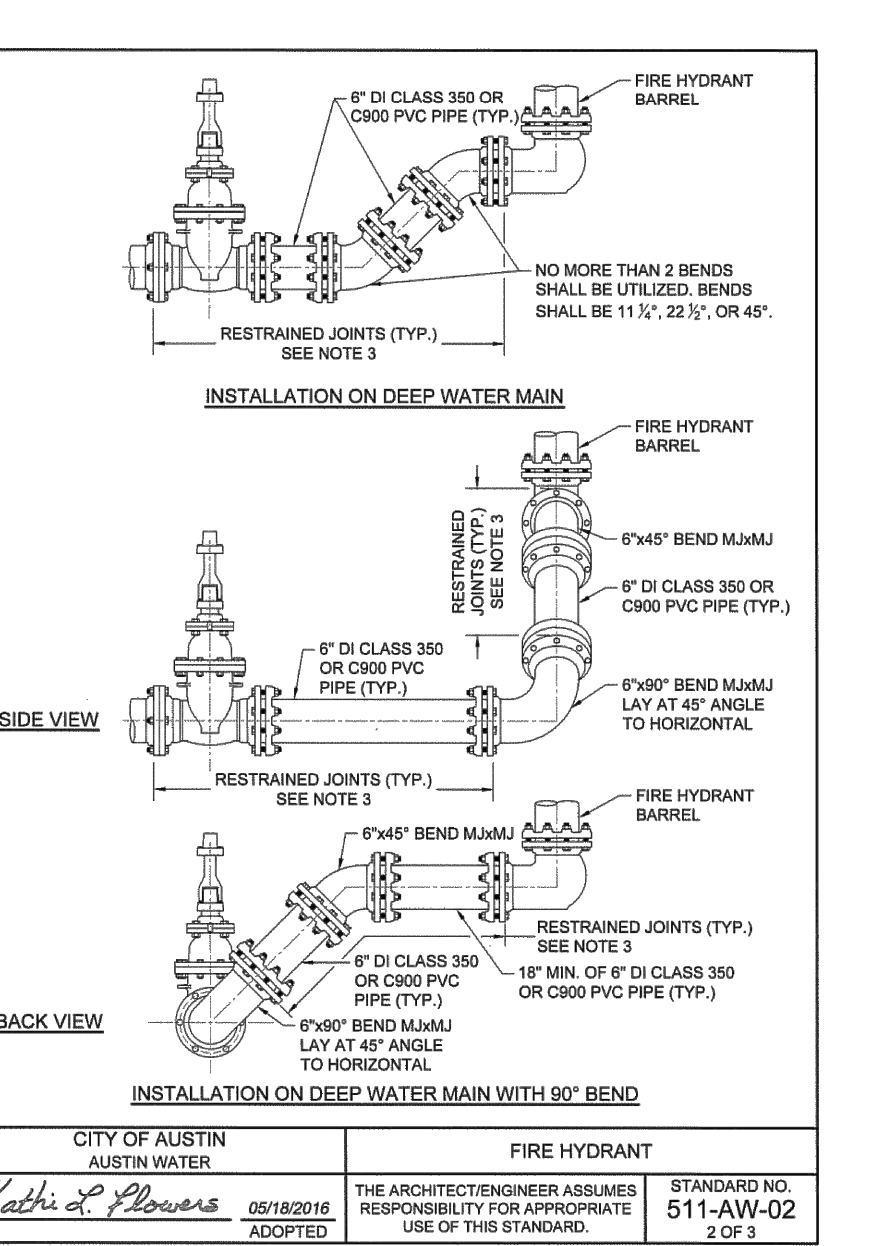
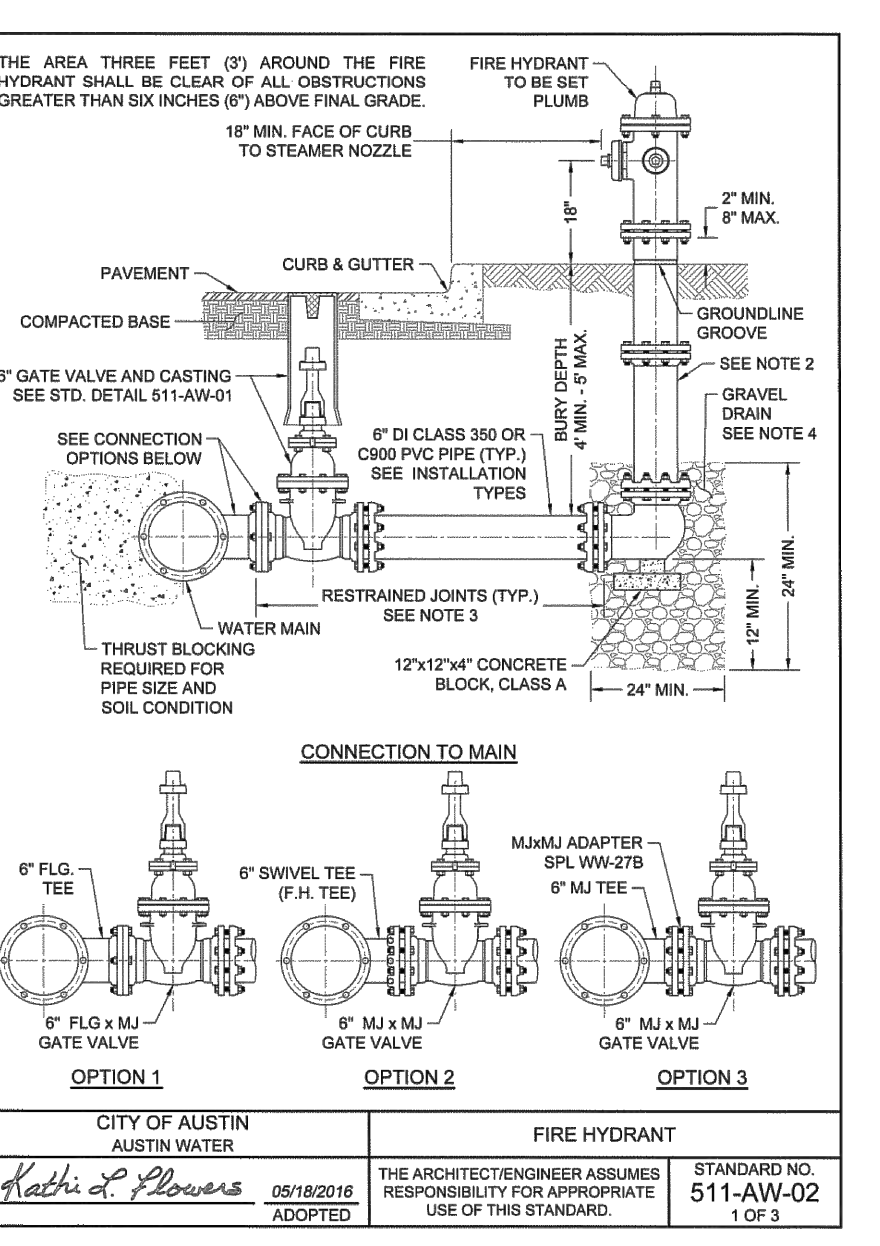
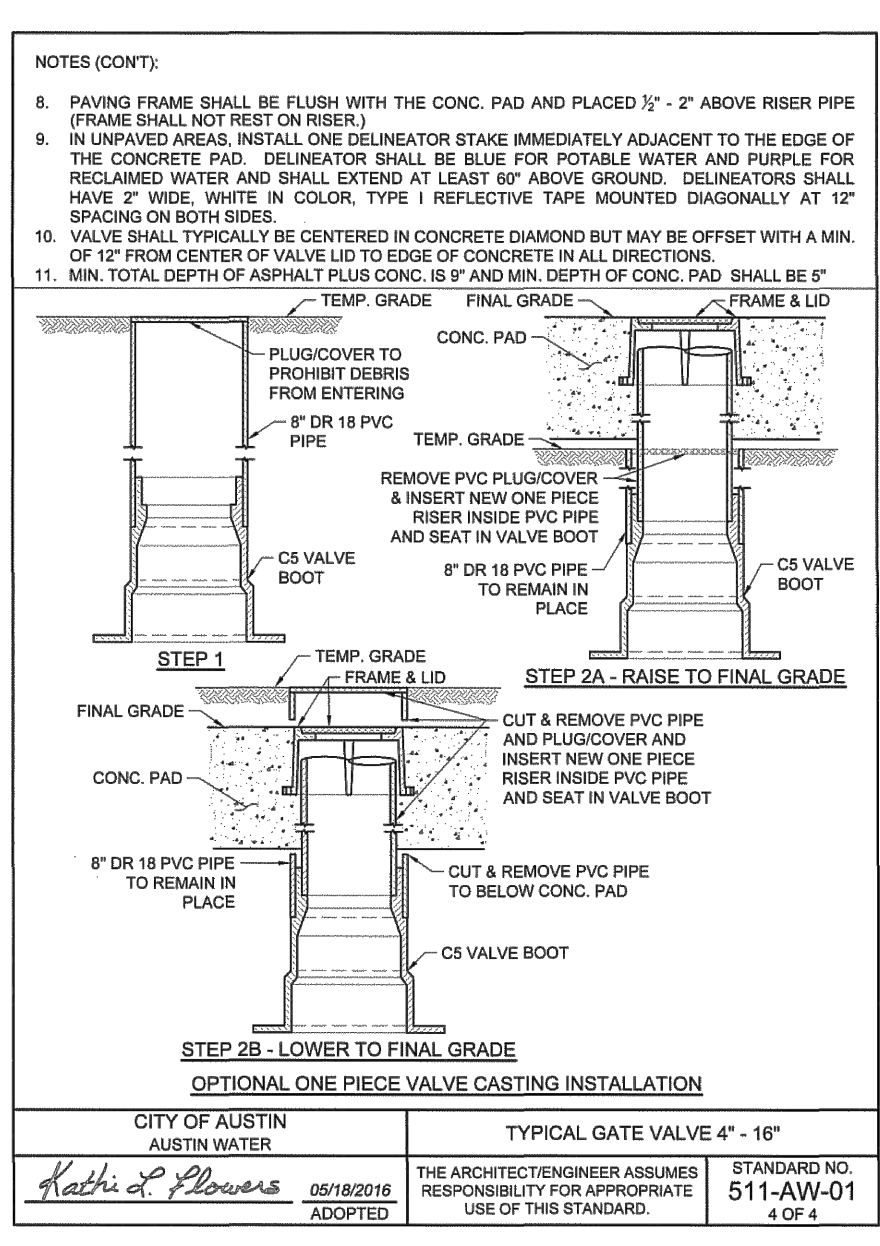
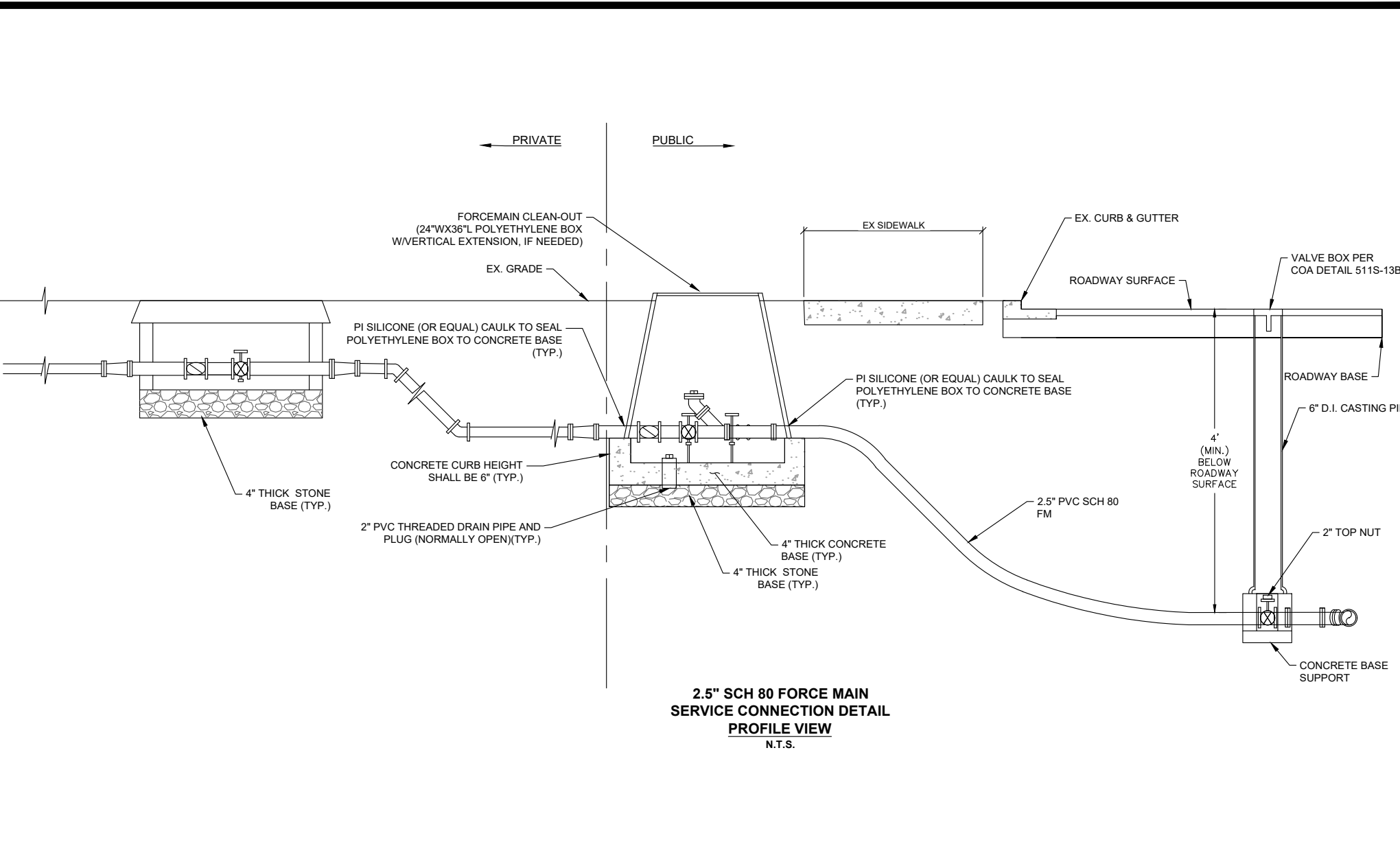
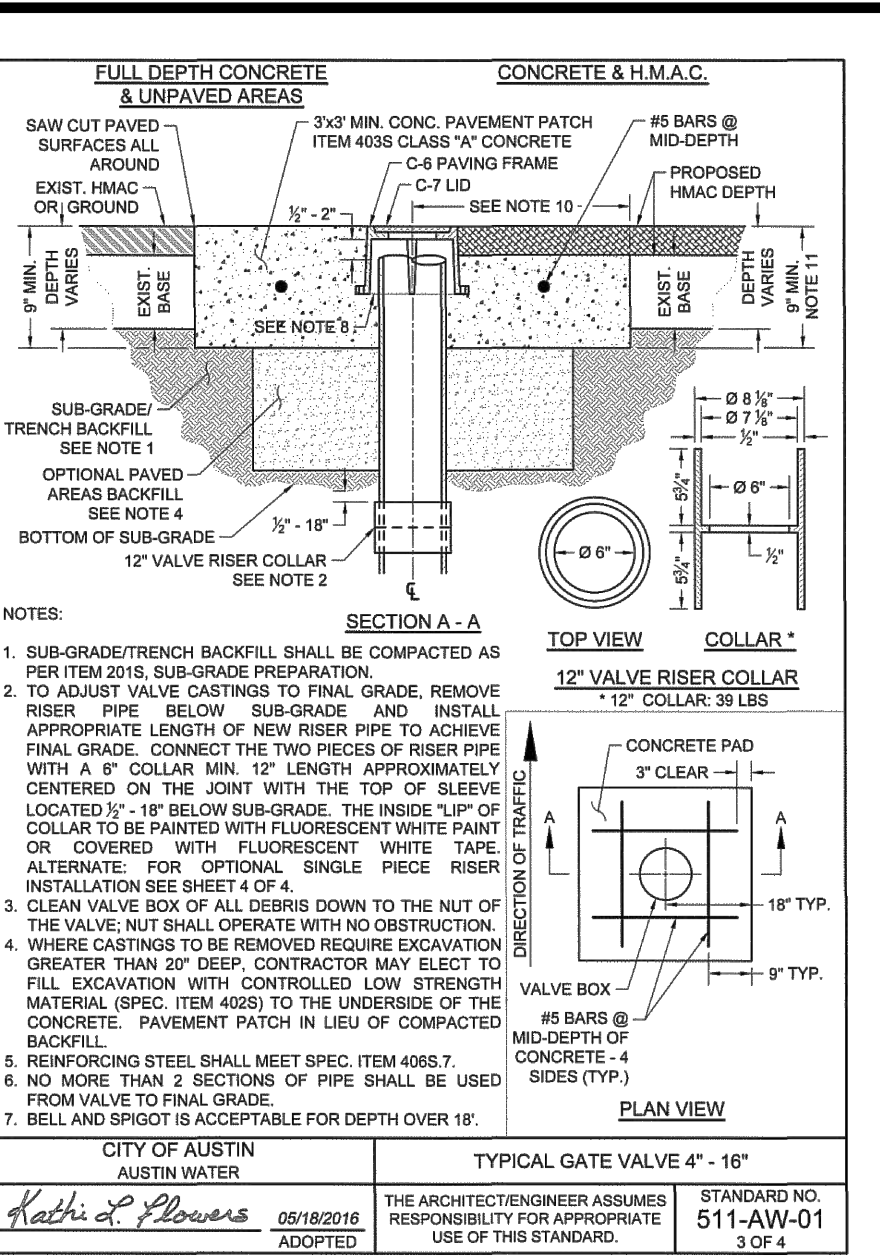
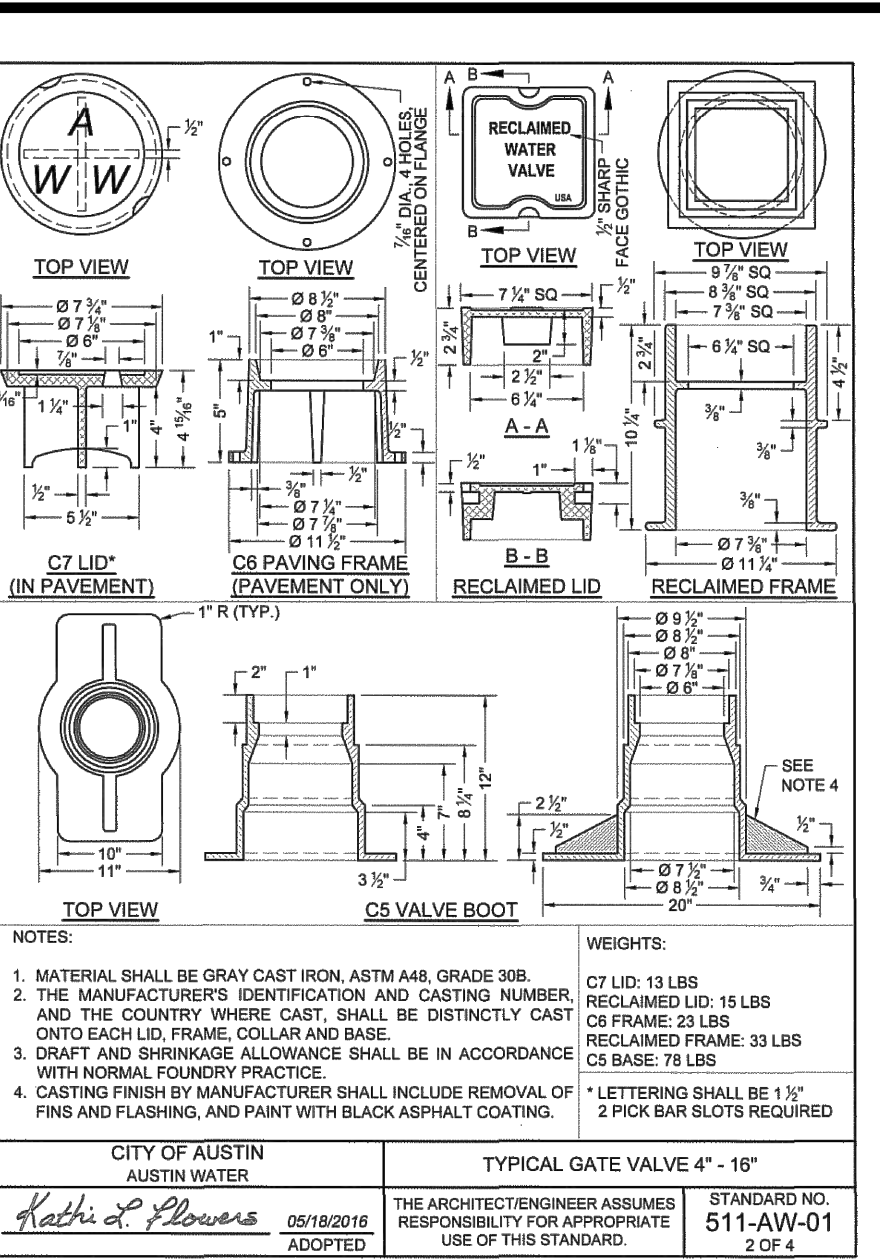
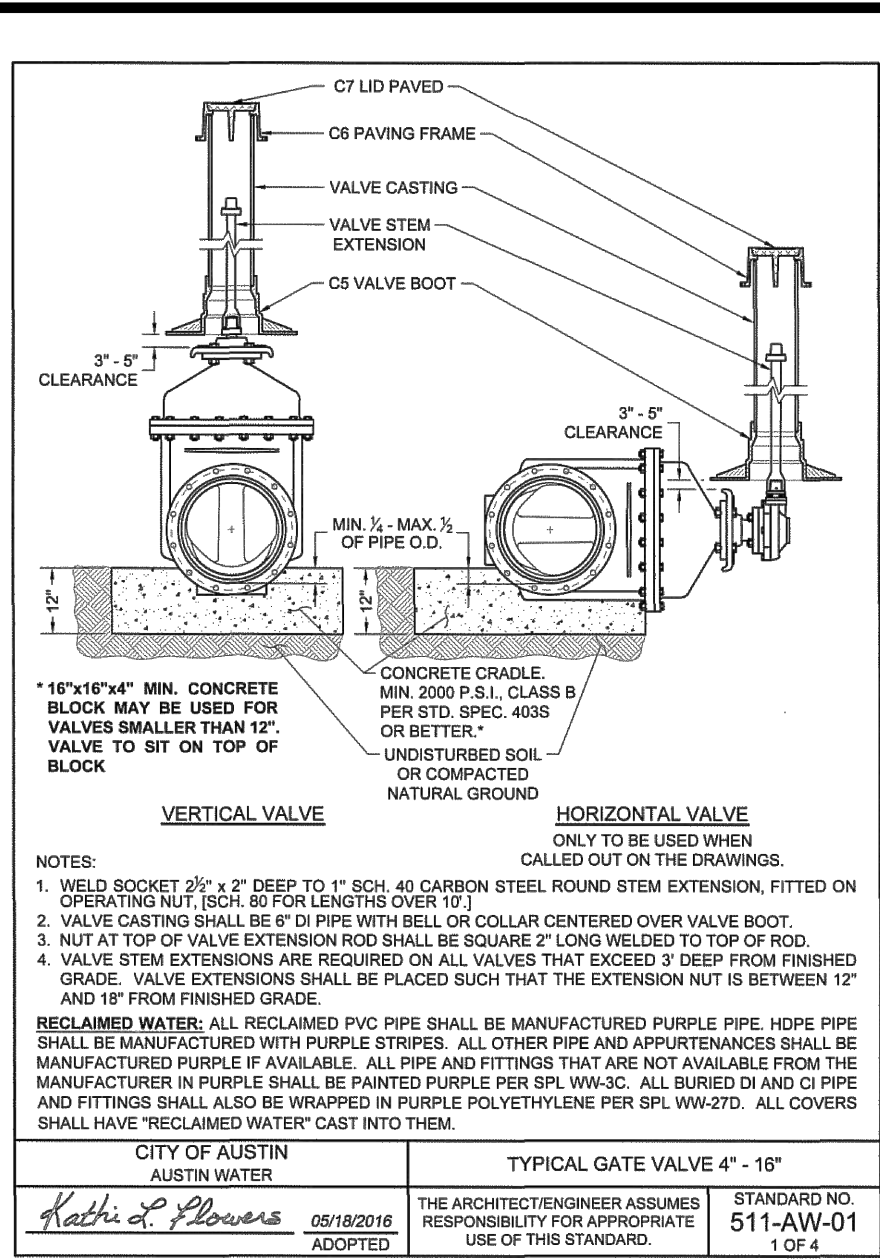
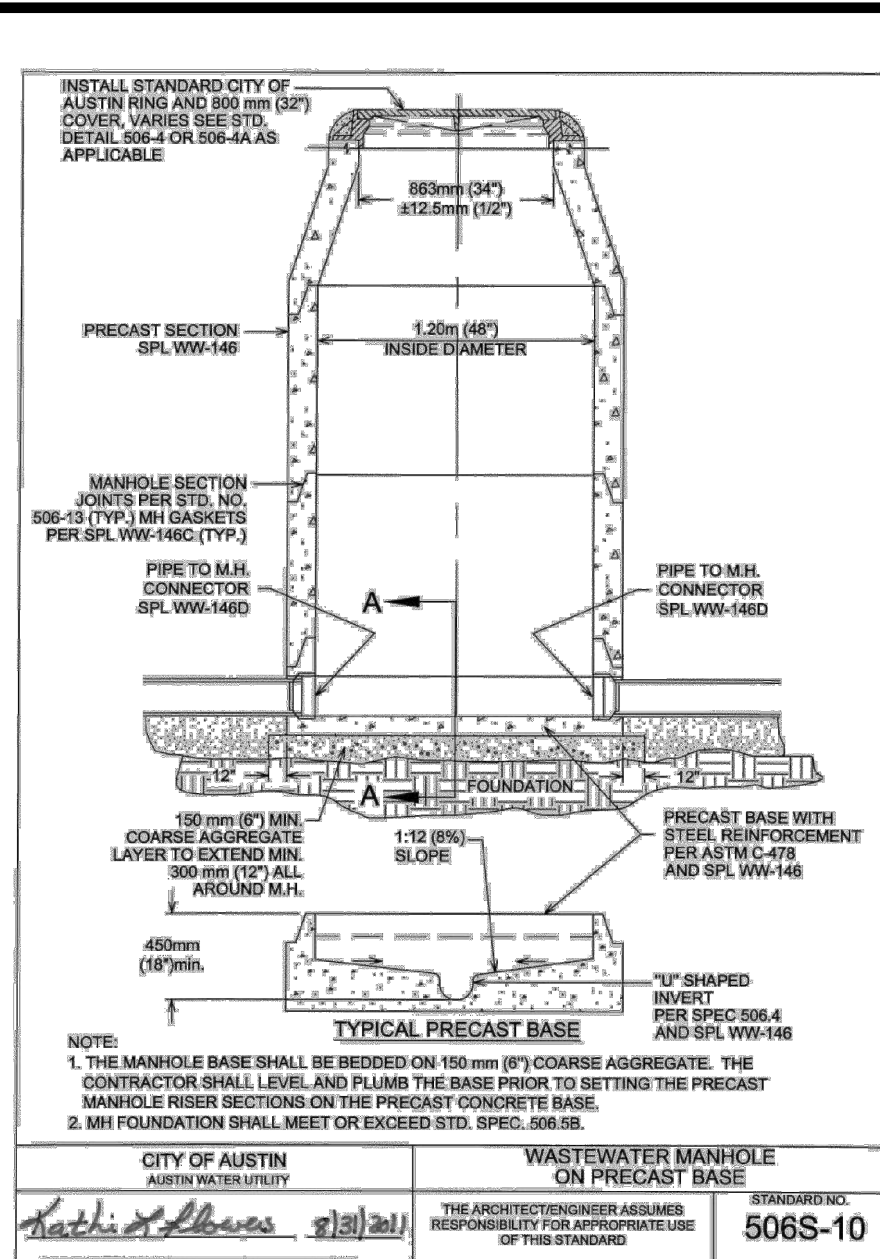
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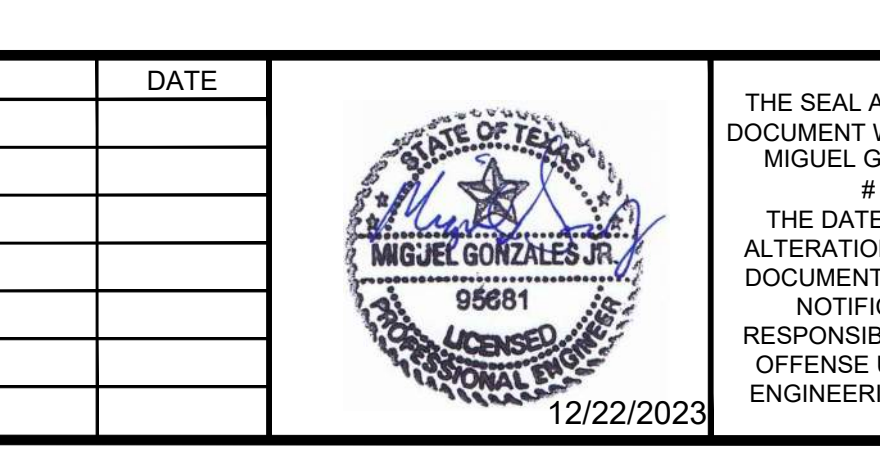
WATER LINE A PLAN AND PROFILE (6+50 TO 9+32.07)

J&S SUBDIVISION, UNIT 6
E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO.	1085-001-22
DRAWING NO.	
SHEET	14 OF 19



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SOUTHWEST ENGINEERS
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P: 817.312.4335

TPPE No. F-1909
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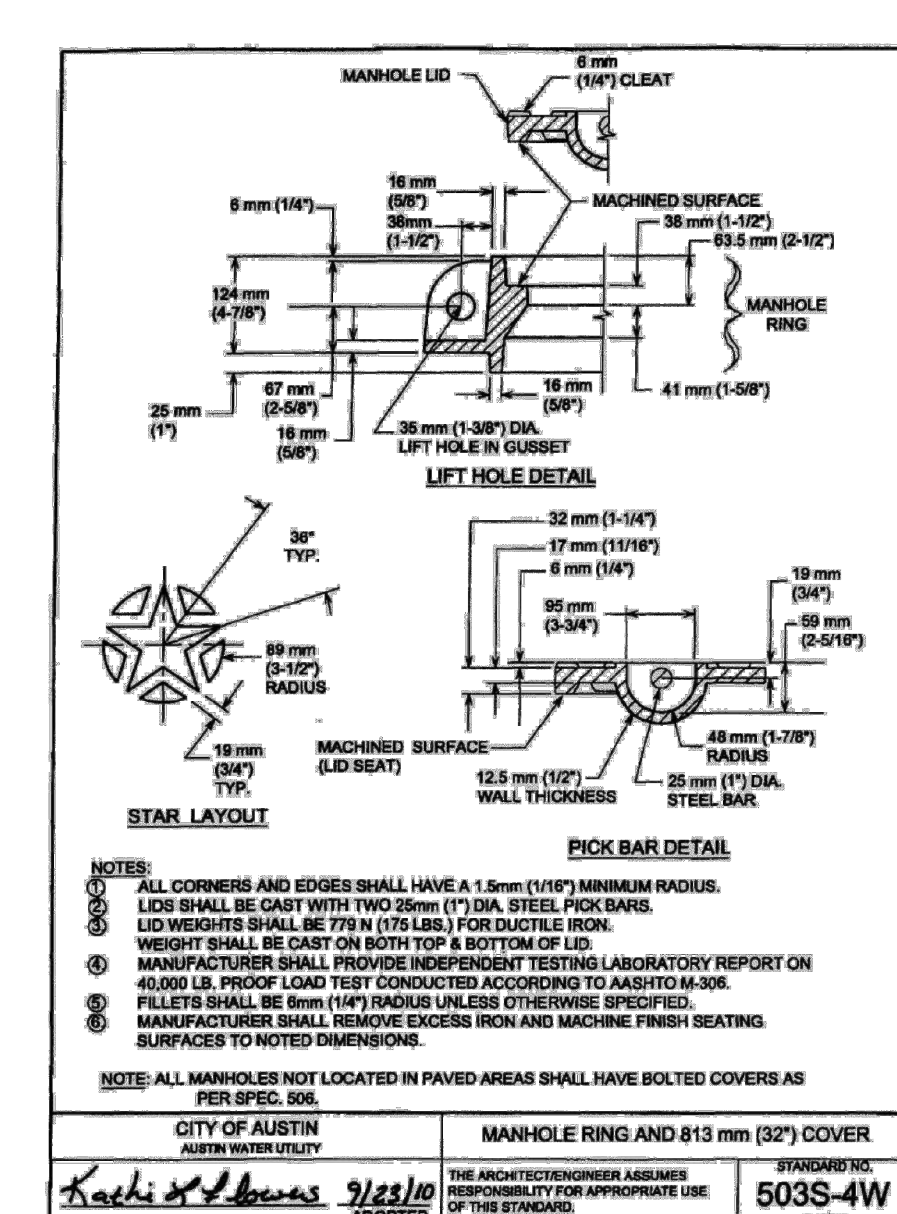
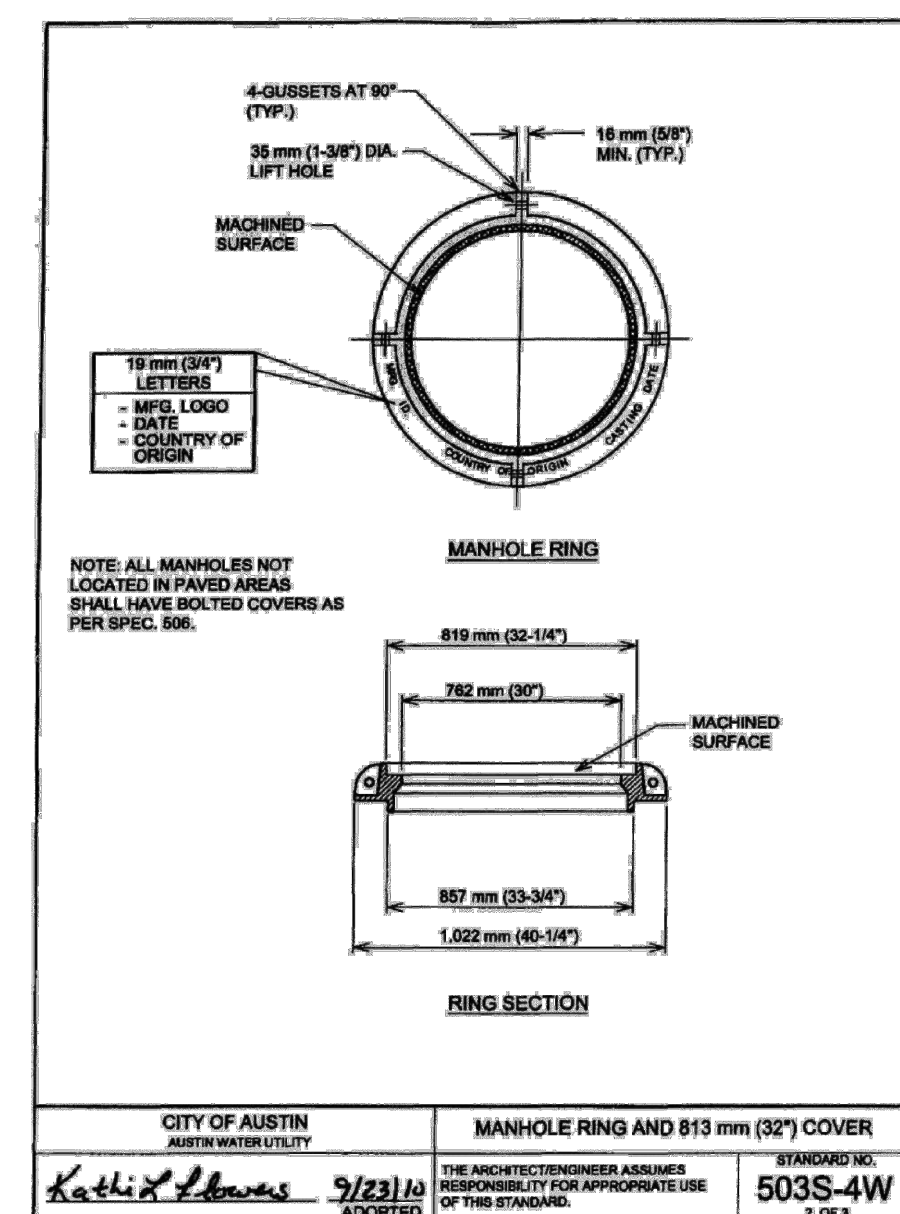
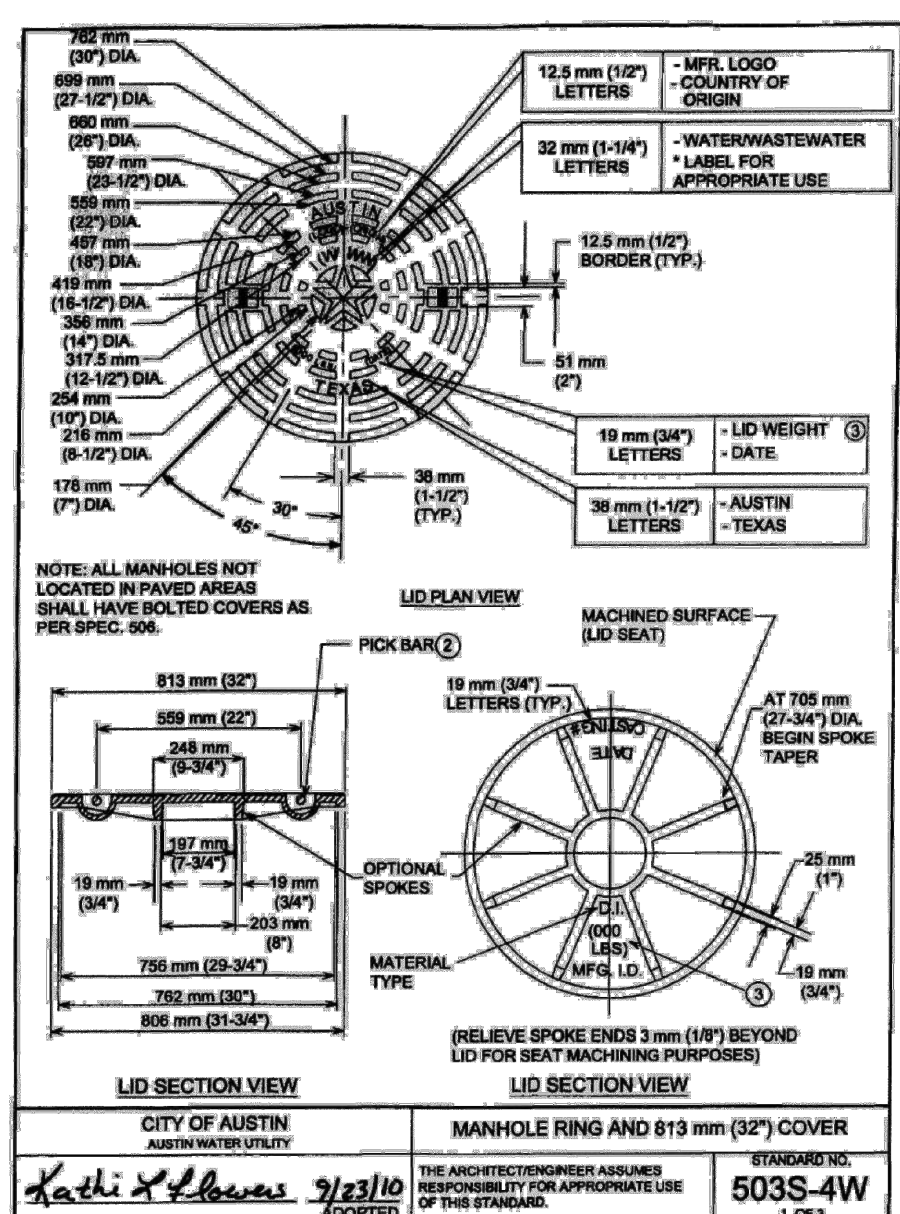
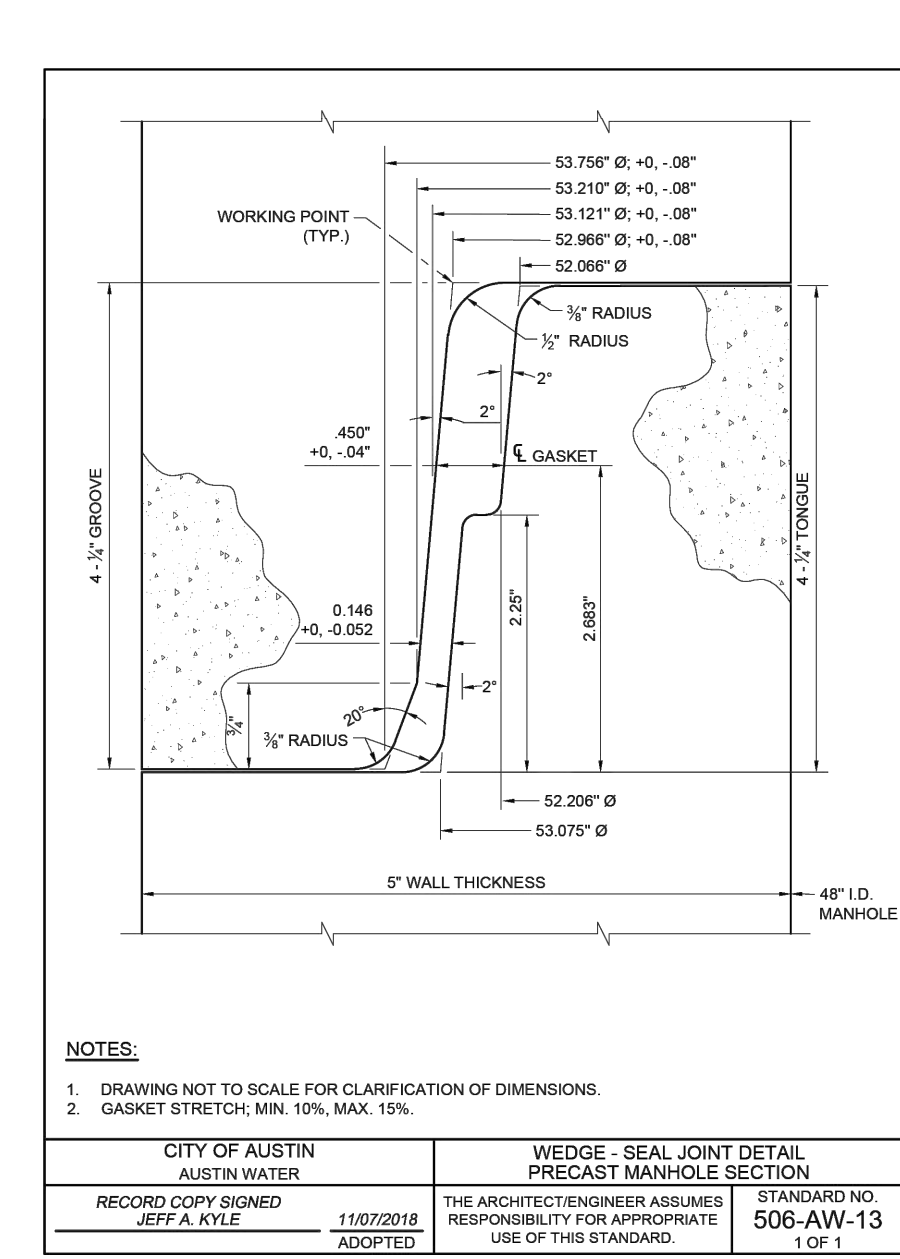
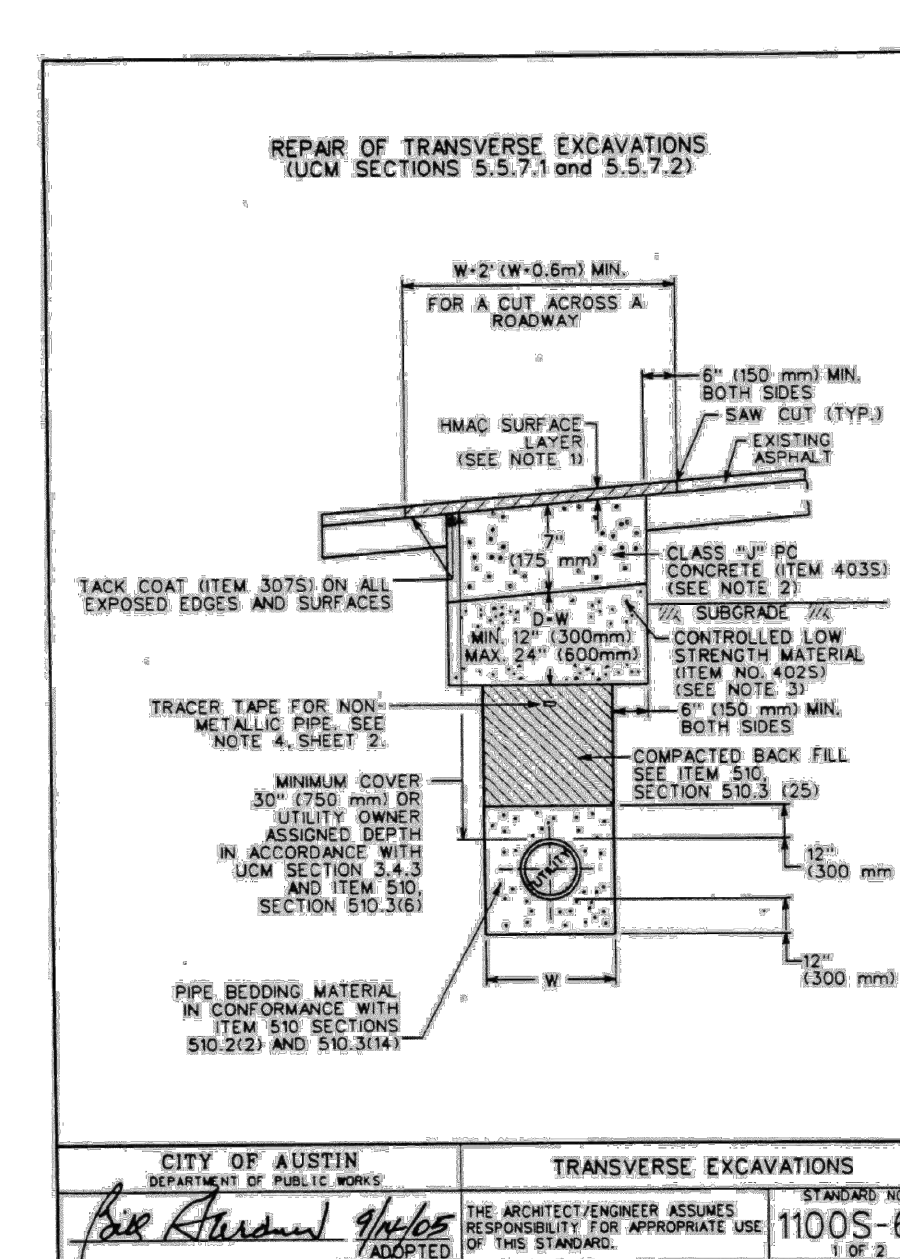
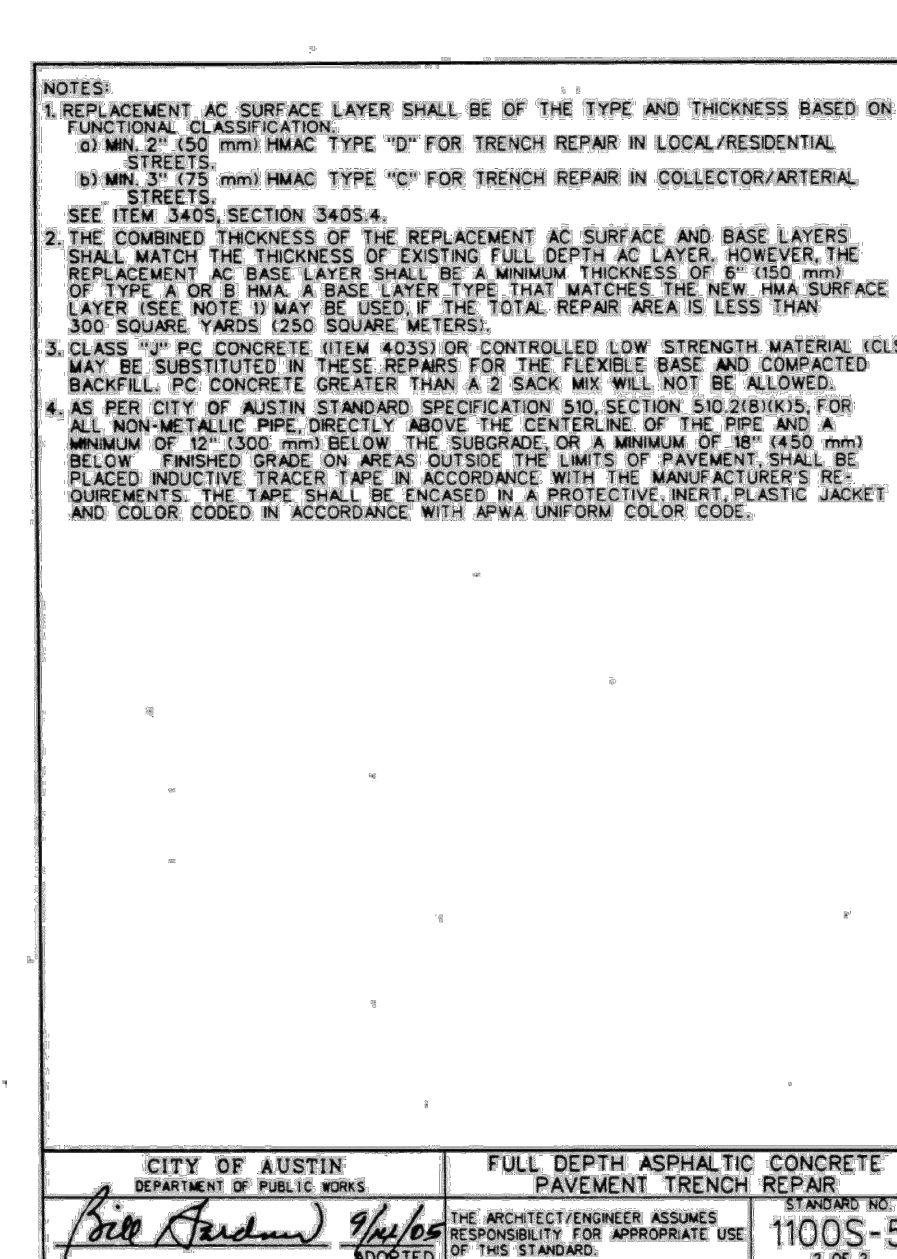
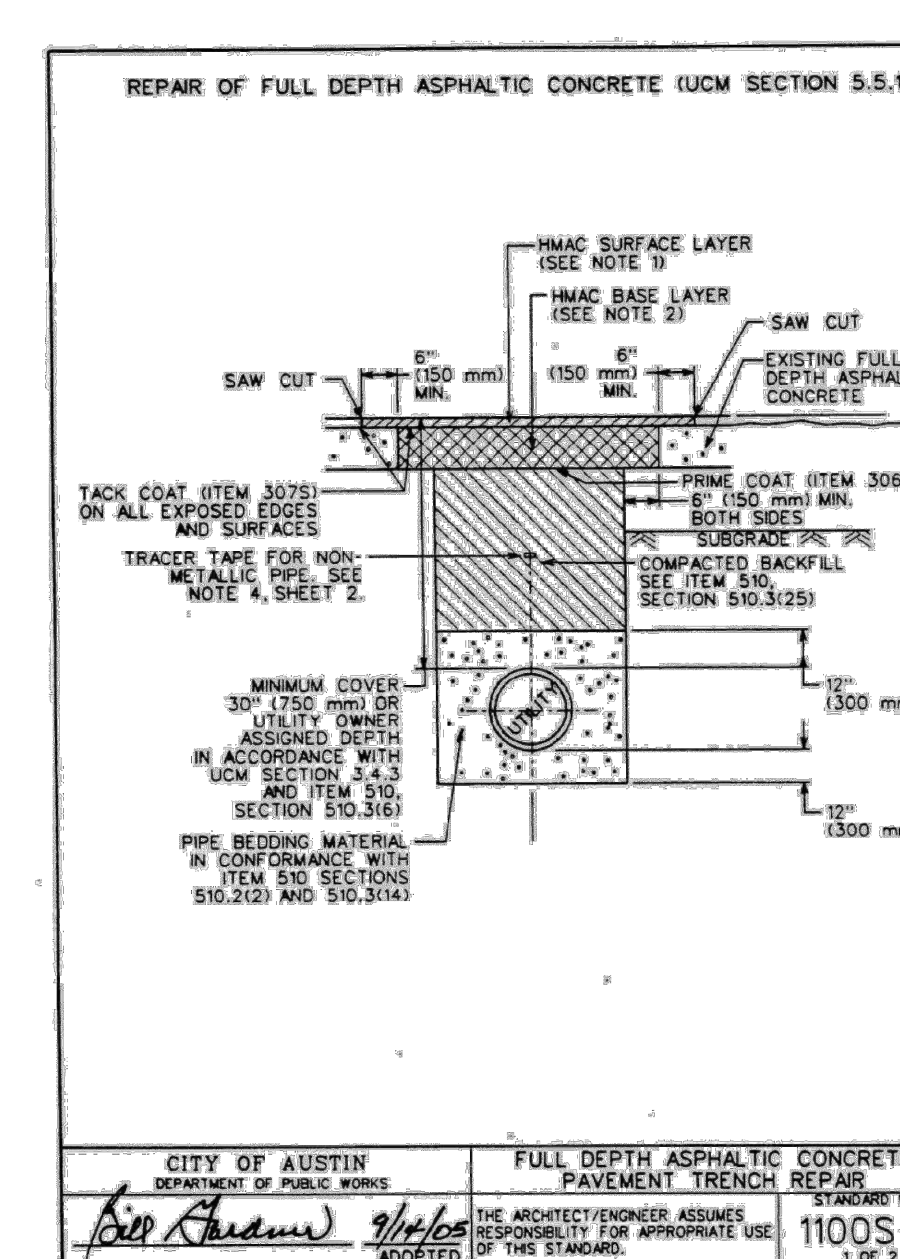
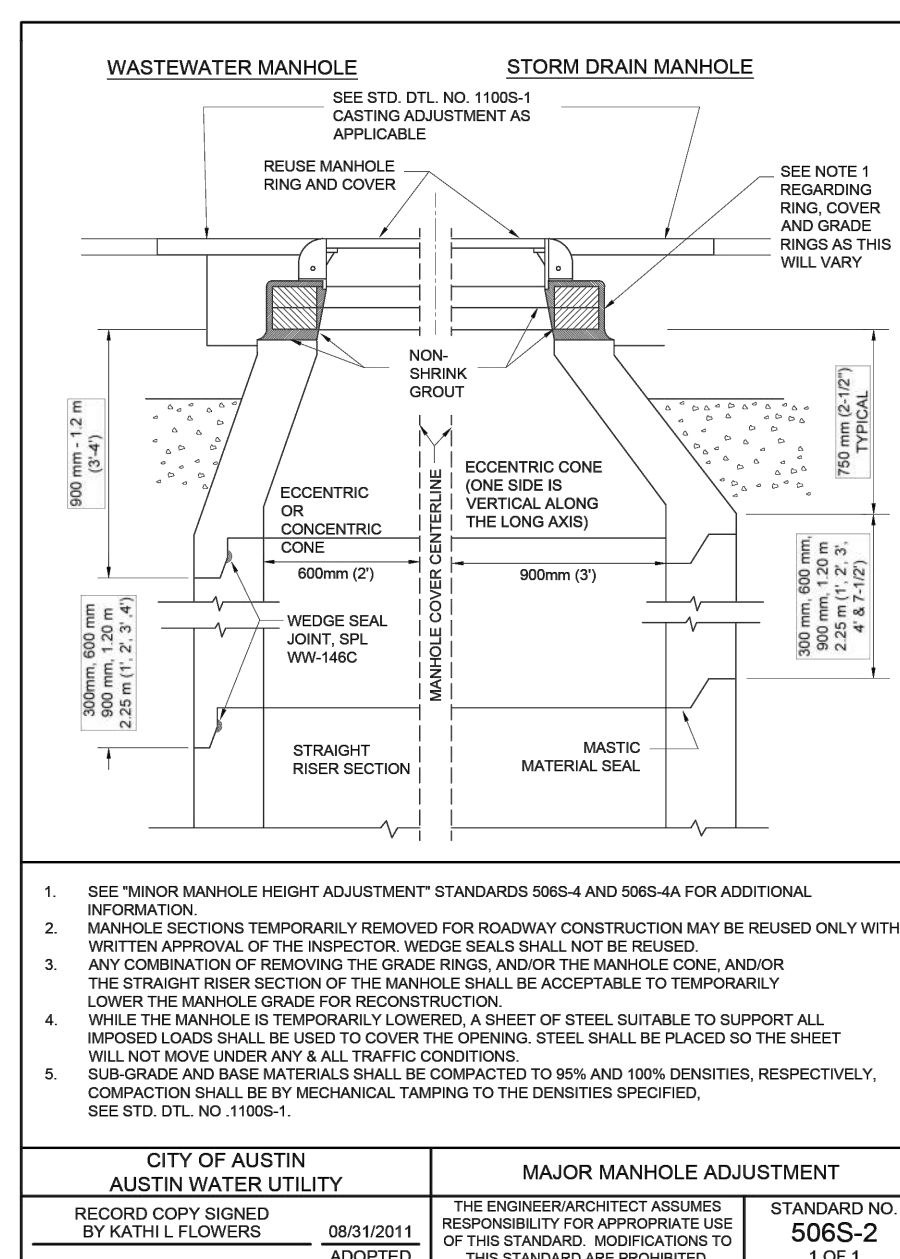
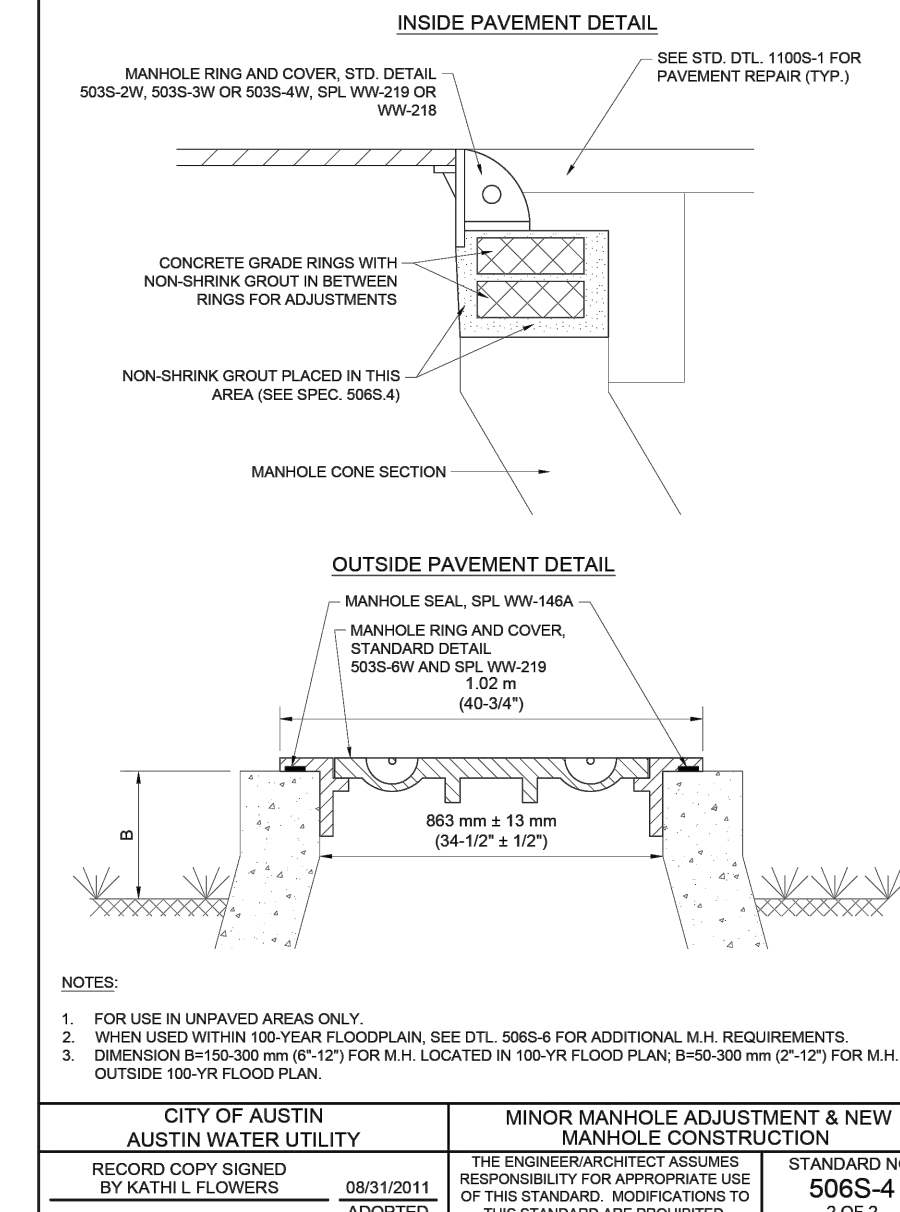
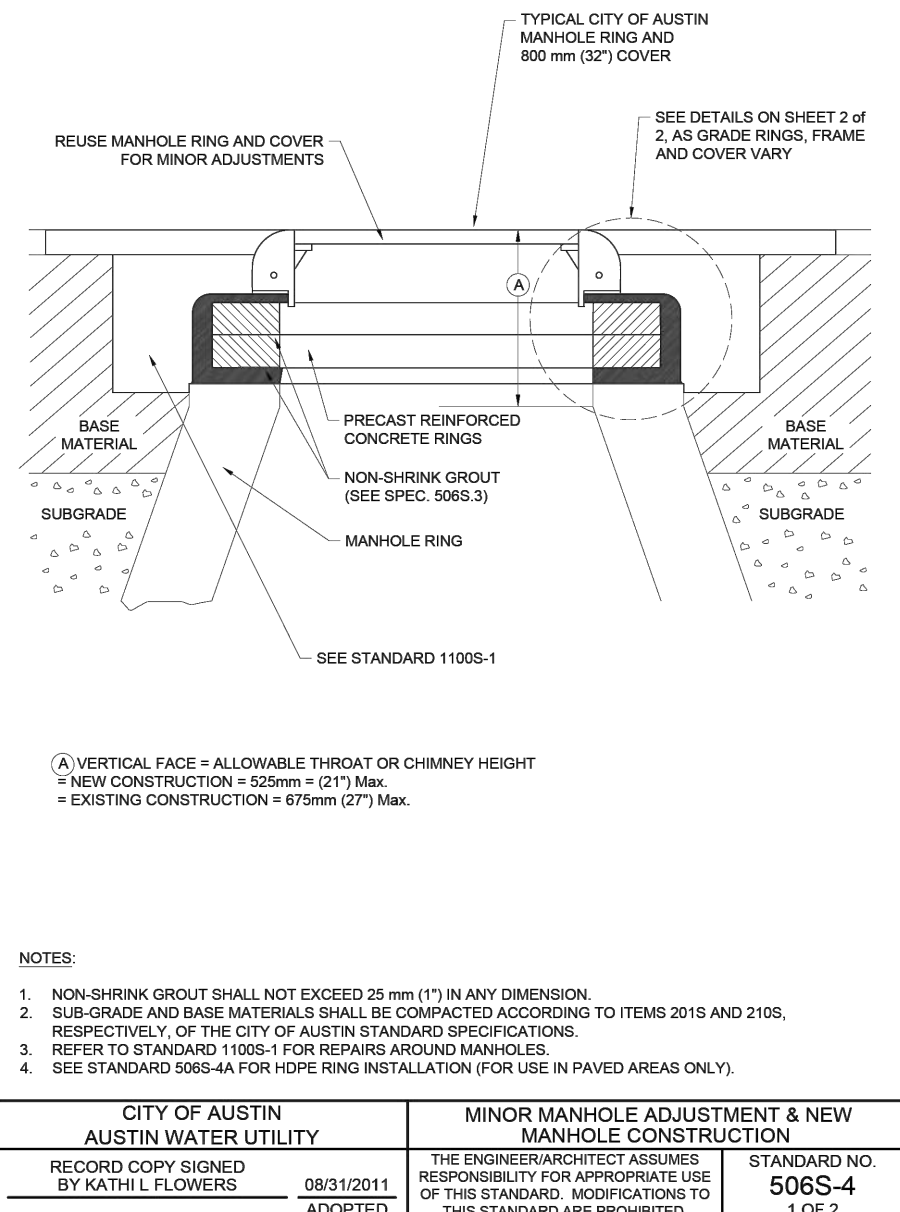
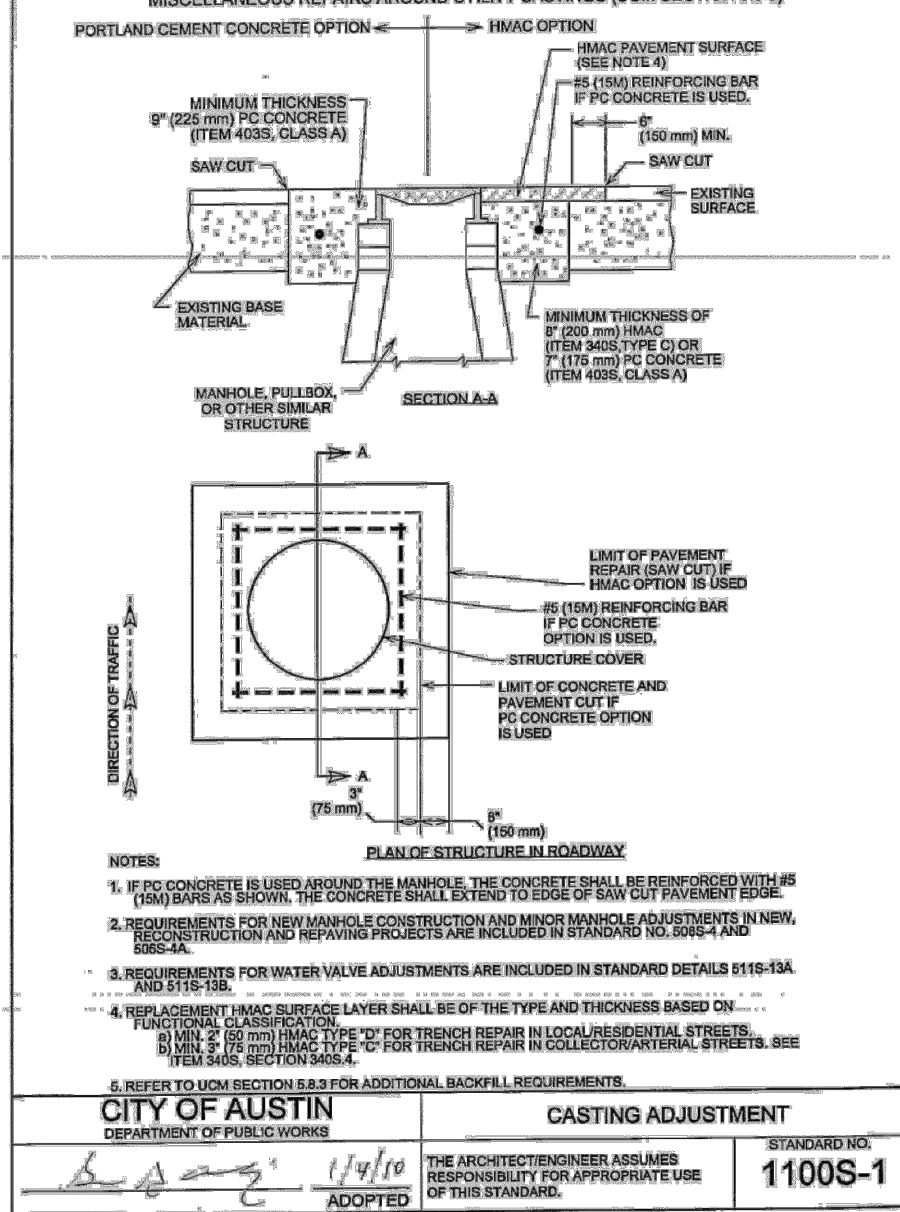
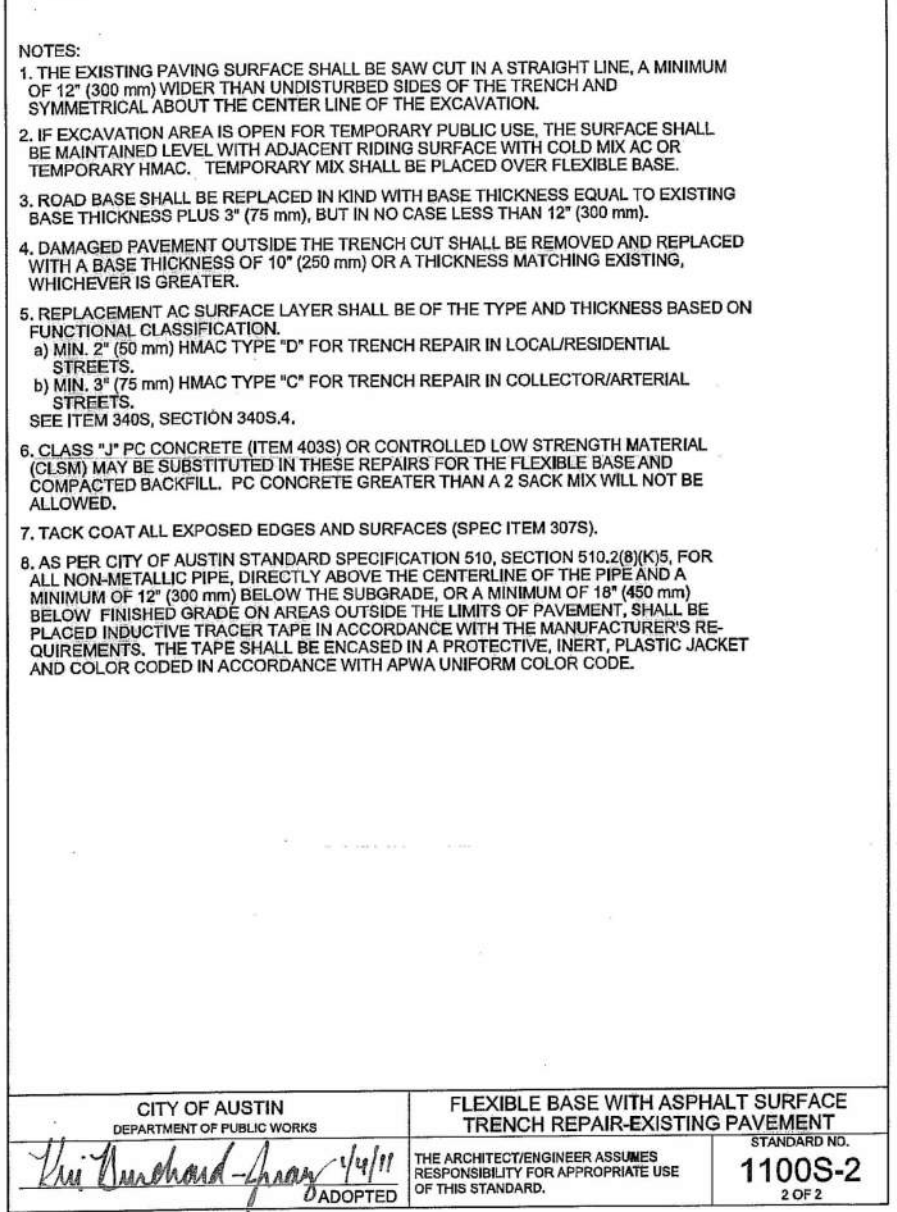
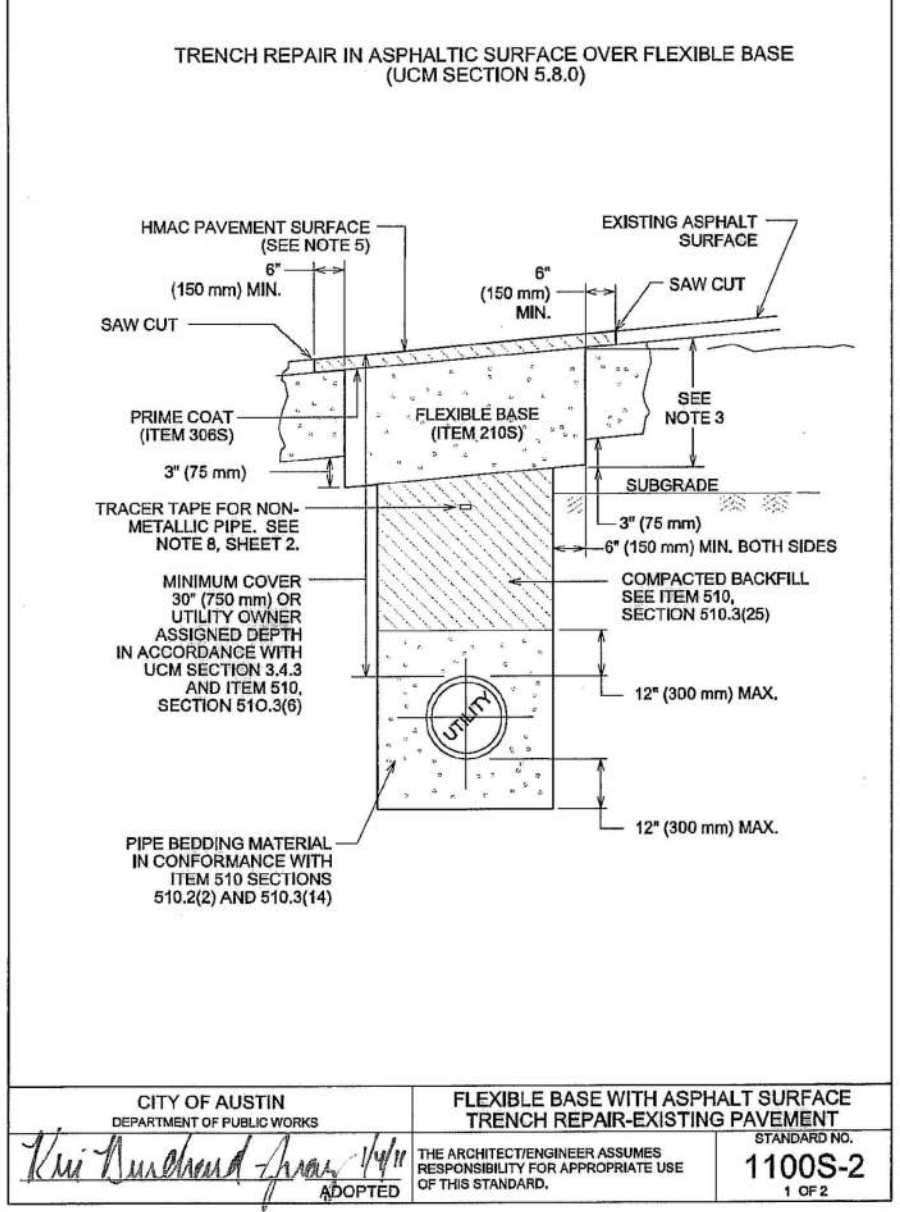
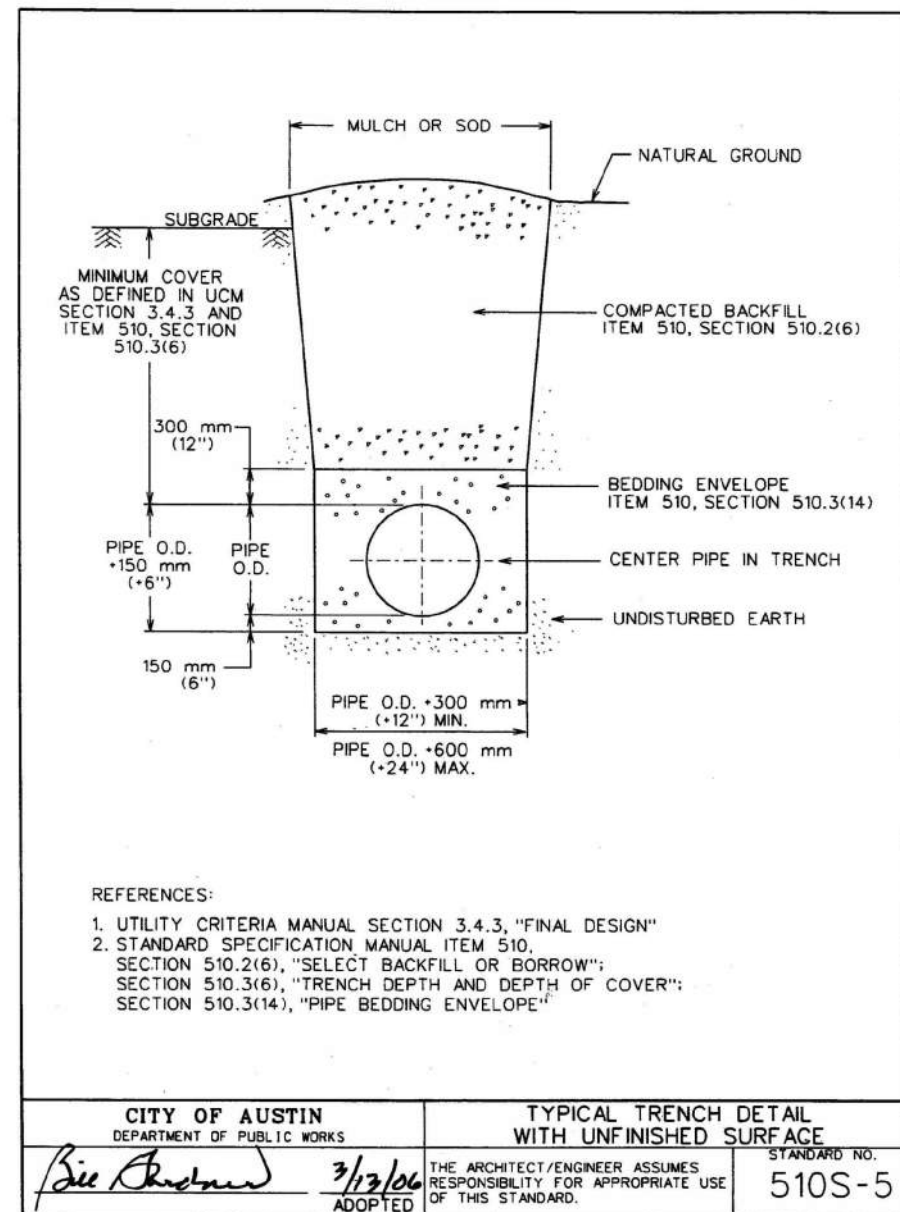
UTILITY DETAILS (1 OF 2)

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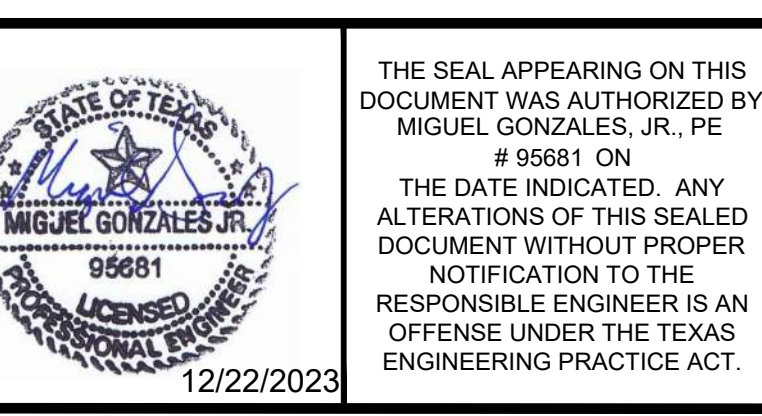
PROJECT NO. 1085-001-22

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SHEET 17 OF 19



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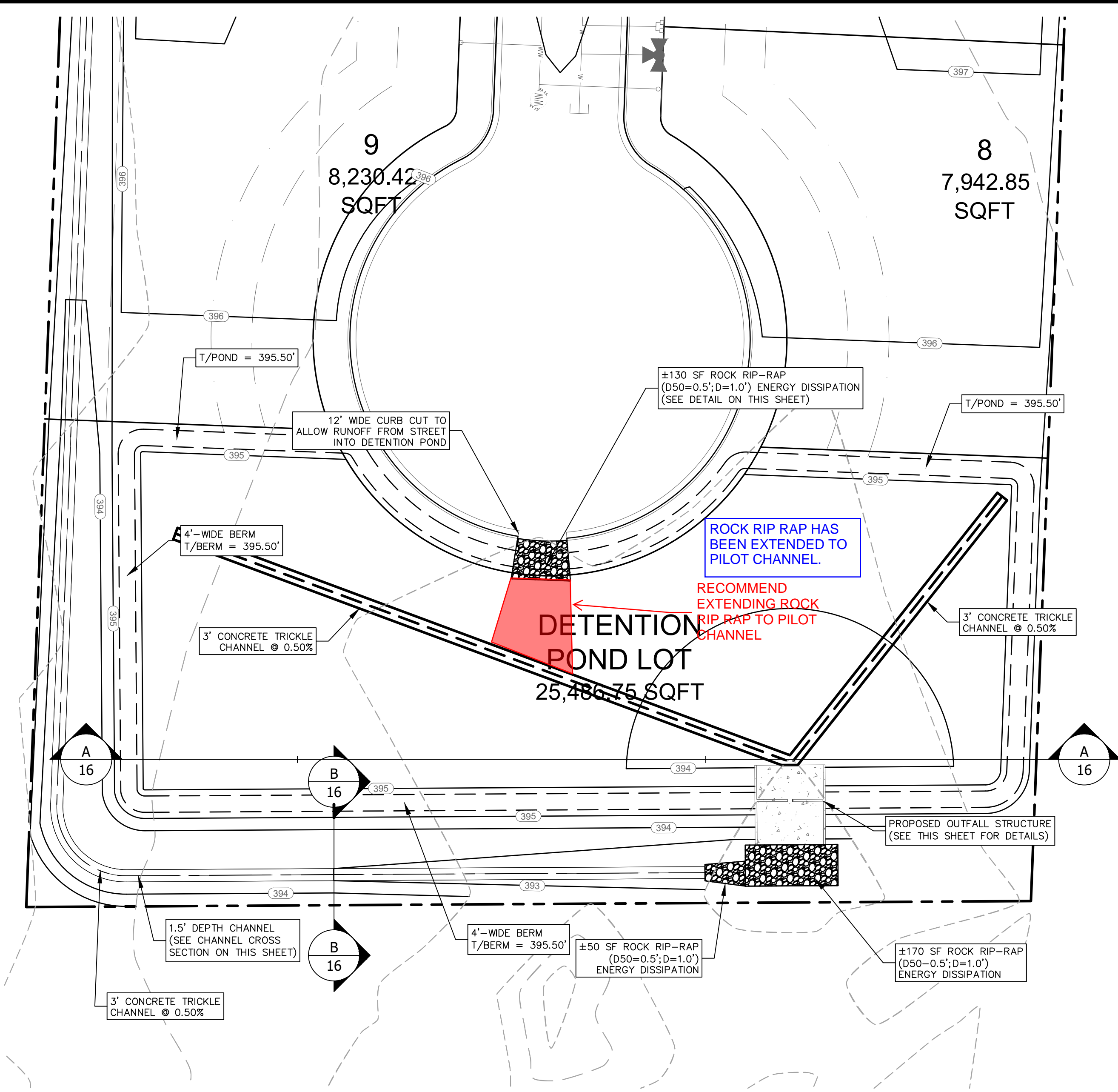
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UTILITY DETAILS (2 OF 2)

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PROJECT NO. 1085-001-22
 DRAWING NO. _____
 SHEET 18 OF 19

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DETENTION SUMMARY TABLE (NRCS METHOD)

AREA NAME	A2 (DETENTION PROVIDED)				POA A			
	EX A1	PR A1	PR A2 (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	EX A2	EX POA A	PR POA A
Drainage Area (ac.)	8.01	8.60	3.40	-	-	3.99	-	-
CN #	83.00	83.00	85.00	-	-	82.00	-	-
Impervious (%)	16.06%	16.06%	30.00%	-	-	0.00%	-	-
Tc (hrs)	0.69	0.62	0.08	-	-	0.56	-	-
2 year	13.13	14.86	14.85	394.91 (msl)	9.01 cfs	6.52	19.51 cfs	19.44 cfs
10 year	23.72	26.68	25.33	395.14 (msl)	18.46 cfs	12.28	35.71 cfs	35.58 cfs
25 year	30.60	34.34	32.01	395.27 (msl)	23.81 cfs	16.07	46.29 cfs	45.91 cfs
100 year	41.36	46.28	42.37	395.42 (msl)	33.39 cfs	22.08	62.87 cfs	61.79 cfs

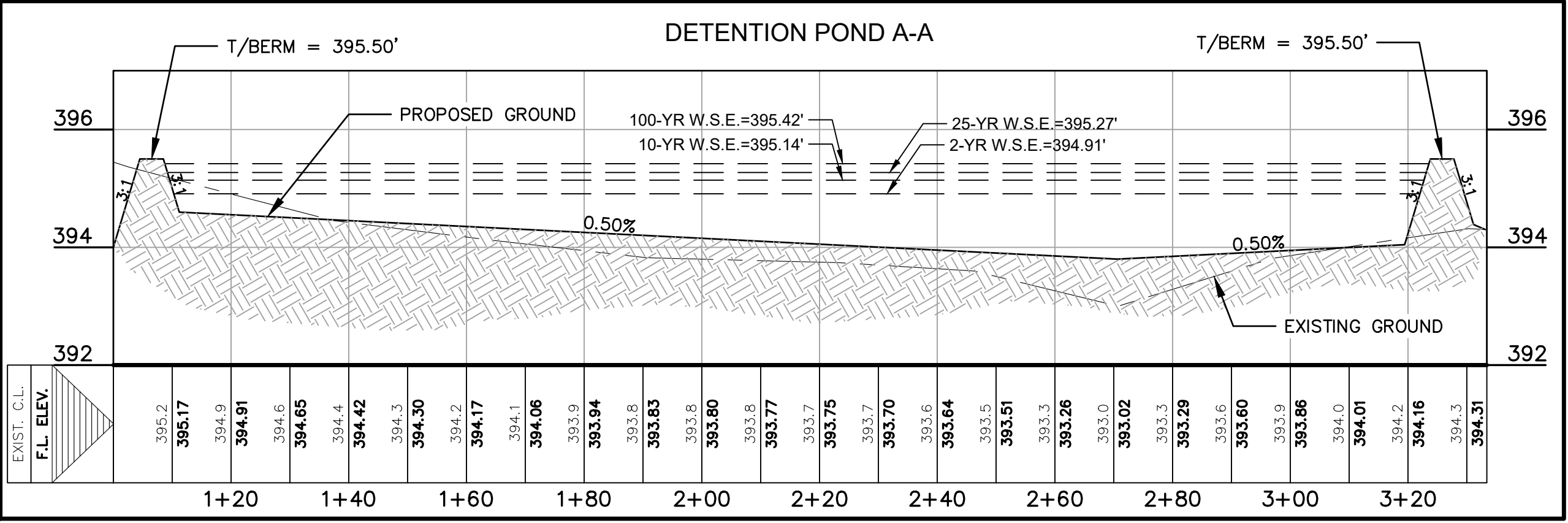
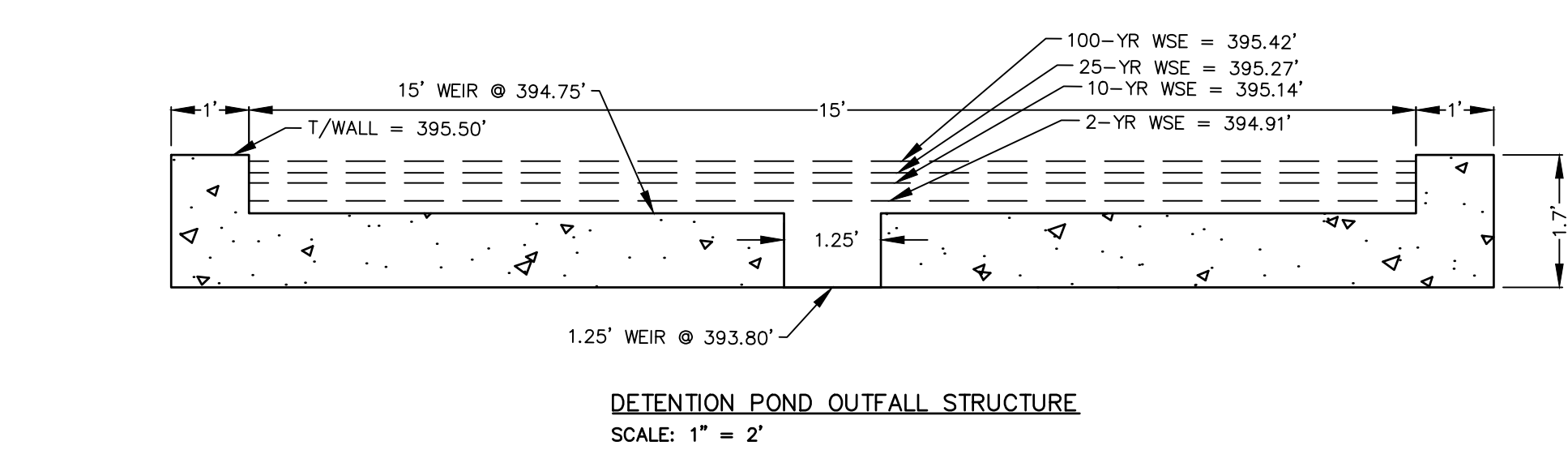
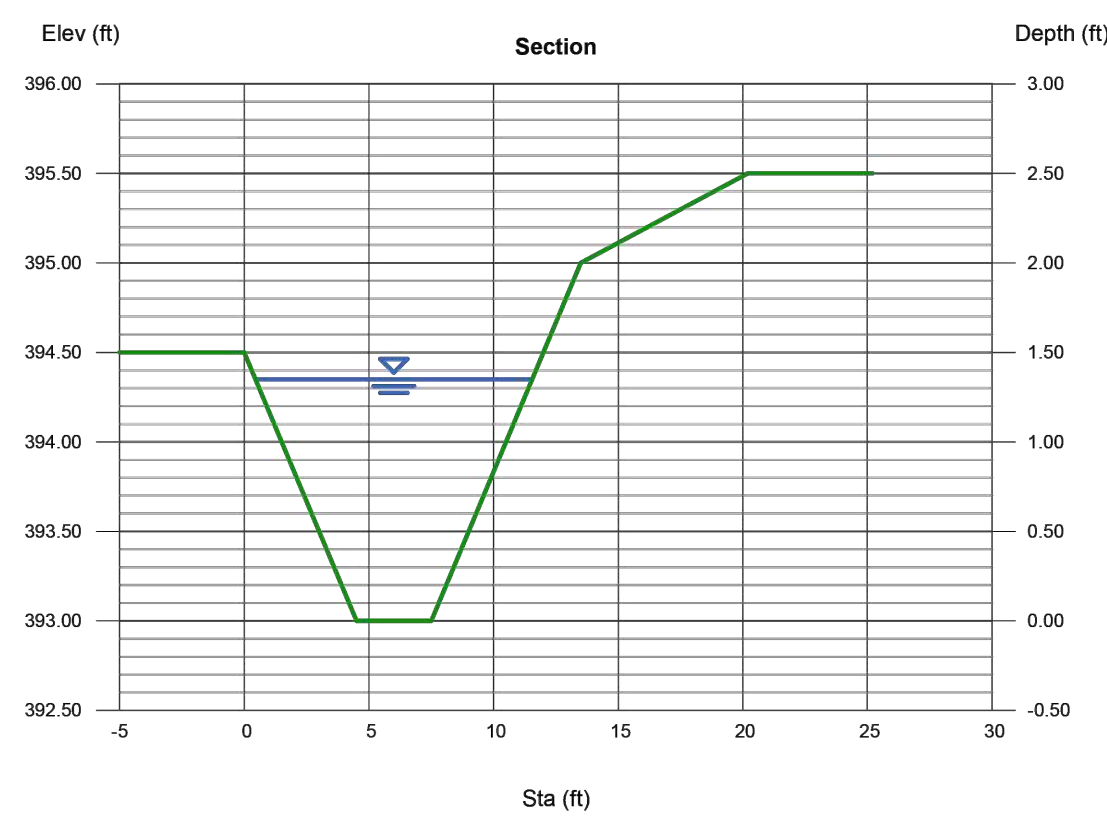
Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 12 2023

CROSS SECTION C-C PROPOSED CHANNEL: 100-YR

User-defined	Invert Elev (ft) = 393.00	Highlighted Depth (ft) = 1.35
	Slope (%) = 0.50	Q (cfs) = 44.83
	N-Value = 0.019	Area (sqft) = 9.52
		Velocity (ft/s) = 4.71
Calculations	Known Q = 44.83	Wetted Perim (ft) = 11.54
	Known Q (cfs) = 44.83	Crit Depth, Yc (ft) = 1.28
		Top Width (ft) = 11.10
		EGL (ft) = 1.60

(Sta, El, n)-(Sta, El, n) = (0.00, 394.50)-(4.50, 393.00), 0.022(7.50, 393.00), 0.011(13.50, 395.00), 0.022(20.20, 395.50), 0.022



Rock Rip-Rap Size Calculation⁽¹⁾

$D_{50} = 0.0105 \cdot V \cdot 2.06$

D_{50} = Median Rock Diameter (feet)

V = Average Water Velocity (ft/sec)

Velocity ("V") for the flow using "Q=VA"

Q = 47.21 cfs

A = 6.00 sq.ft.

V = Q/A

V = 7.87 ft/sec.

$D_{50} = 0.74$ ft.

Required Size of D_{50} (inches) = 9

Proposed Size of D_{50} (inches) = 6 to 12

Length of Downstream Rip-Rap Apron (L_B)⁽²⁾

Max. Unit Discharge (Q_{max}) = Q/L (ft.³/sec/ft.)

Weir's Length (L_w) = 12 ft.

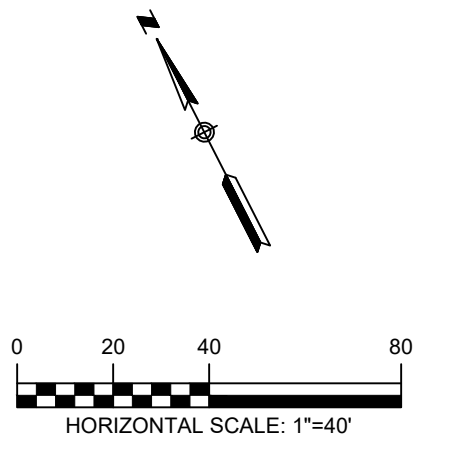
Q_{max} = 3.93 ft.³/sec/ft. (Required)

L_B = 10 ft. (Provided)

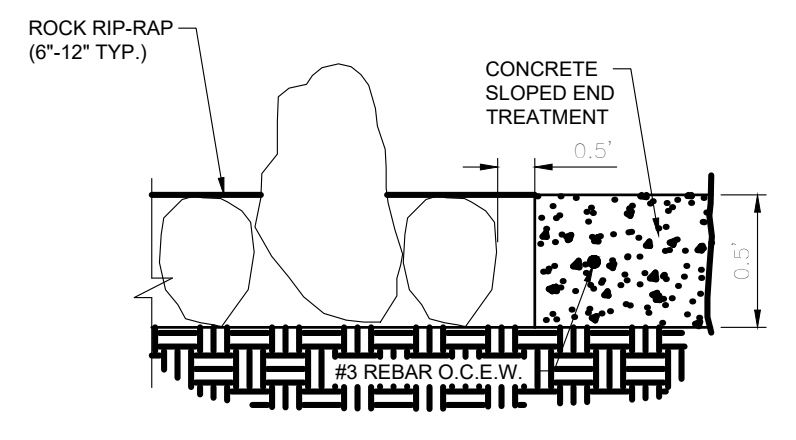
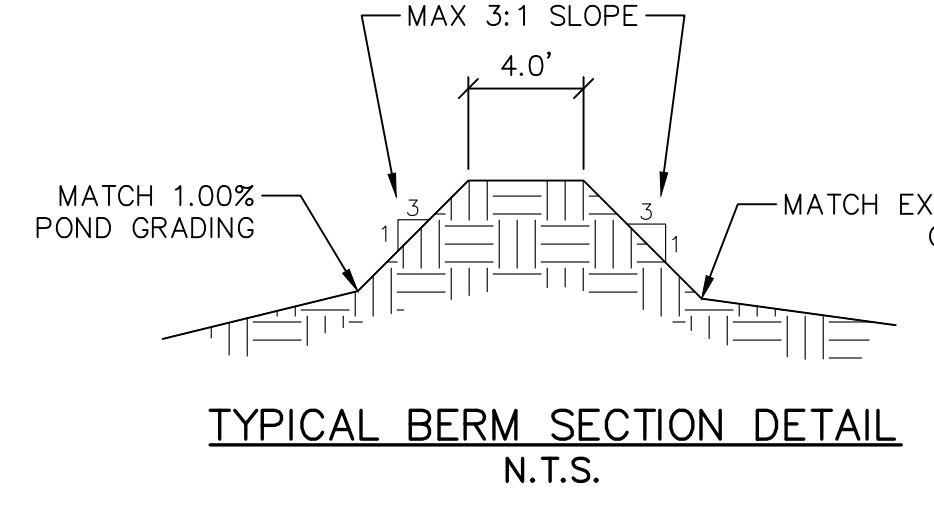
Notes: (1) As stated in Section 1.4.6(D)(5) of the City of Austin (COA) Environmental Criteria Manual (ECM). (2) Per COA DCM Section 6.5.1.C (Table 6-3) - Length of Downstream Apron

STAGE STORAGE TABLE

Stage (ft msl)	Pond Basin:	
(elev)	Area (sf)	Storage (cf)
393.80	0	0.00
394.00	2432	162.13
395.00	14700	7865.85
395.50	15601	15439.99



- NOTES:**
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
 - EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.
 - ALL DISTURBED AREAS AND AREAS DESIGNATED AS "GRASS" AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOP SOIL AND BE REVEGETATED BY SEED, HYDROMULCH, OR SOD. MAINTAIN AND WATER THESE AREAS AS NECESSARY TO ESTABLISH PERMANENT REVEGETATIVE GROWTH OF APPROXIMATELY TWO (2) INCHES OF HEIGHT OVER 70% OF AREA.
 - TOPSOIL THAT HAS BEEN STRIPPED FROM THE SITE AND STOCKPILED MAY BE USED. REMOVE ALL BRUSH, TRASH, STUMPS, WOOD, CONCRETE AND OTHER DEBRIS OVER 1-1/2 IN SIZE PRIOR TO SPREADING.
 - IF SUFFICIENT QUANTITIES ARE NOT AVAILABLE, PROVIDE IMPORTED TOPSOIL CHARACTERISTIC OF THE AREA. PROVIDE IMPORTED LOAM TOPSOIL CONTAINING A MINIMUM ORGANIC MATTER CONTENT BY WEIGHT OF 3%. TOPSOIL SHALL NOT HAVE A MIXTURE SUBSOIL AND SHALL CONTAIN NO STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS LARGER THAN 1-1/2 INCHES IN DIAMETER OR LENGTH.
 - THE PROPOSED SWALE WAS DESIGNED TO CONVEY THE STORMWATER RUNOFF FOR THE 100-YR STORM EVENT. STORMWATER DISCHARGES FROM THE SITE AS OVERLAND SHEET FLOW ALONG LINE OF ANALYSIS B.



- STONE FILL MATERIAL**
STONE FILL MATERIAL SHALL CONSIST OF HARD, DURABLE, CLEAN STONE OF THE SIZE INDICATED, 5 TO 8 INCHES IN SIZE OR AS APPROVED BY THE ENGINEER AND RESISTANT TO THE ACTION OF AIR AND WATER AND SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.
- WIRE CONTAINERS**
WIRE MESH SHALL CONSIST OF PLASTIC COATED (P.V.C.) GALVANIZED WIRE 0.120 INCH APPROXIMATELY 4 INCHES IN THE LONGEST DIMENSION. THE WIRE MESH IS TO BE FABRICATED IN DIAMETER MINIMUM AND SHALL EQUAL OR EXCEED FEDERAL SPECIFICATION QQ-W-461G, CLASS 3 UNLESS OTHERWISE INDICATED. OPENING OF THE MESH SHALL NOT EXCEED IN SUCH MANNER AS TO BE NONTRAVELING. TIE AND CONNECTING WIRE SHALL BE OF THE SAME TYPE AND SIZE AS THE BASKETS AND SHALL BE SUPPLIED IN SUFFICIENT QUANTITY FOR SECURELY FASTENING ALL EDGES OF THE GABION AND DIAPHRAGMS.
- FILTER FABRIC**
FILTER FABRIC SHALL BE NON-BIODEGRADABLE ULTRAVIOLET STABILIZED, INERT TO MOST SOIL CHEMICALS, UNAFFECTED BY MOISTURE WHICH ALLOWS WATER TO PASS THROUGH WHILE RETAINING SOIL PARTICLES AND SHALL CONFORM TO ITEM NO. 620, "FILTER FABRIC".

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF LULING MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

Southwest Engineers

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330

TBPE NO. F-1909
www.swengineers.com

WARNING

IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: AL/CO

CHECKED BY: GG/AG

OVERALL POND PLAN

J&S SUBDIVISION, UNIT 6

E. BOWIE STREET, LULING, CALDWELL COUNTY, TX 78648

PROJECT NO.	1085-001-22
DRAWING NO.	
SHEET	19 OF 19