CONSTRUCTION PLANS FOR
LOS ROBLES RANCH
DRIPPING SPRINGS, TX

OWNER/DEVELOPER:	MISSION OAKS 101 W MISSION BLVD. POMONA, CALIFORNIA 91766 (310) 844-5918
CONTACT:	RYAN WRIGHT
ENGINEER:	JUMPH GROUP, LLC 246 MARTHA DRIVE BUDA, TEXAS 78610 (512) 423-6816
CONTACT:	JENNIFER J. PAISLEY, P.E. #91109
LAND SURVEY:	CROSS TEXAS LAND SERVICES, INC. TX. FIRM #100248-00 9915 SOUTH COUNTY ROAD 1213 MIDLAND, TEXAS 79706 (512) 965-2878
CONTACT:	MARK R. WATSON, RPLS #5740
LEGAL DESCRIPTION:	5.06 ACRES OF LAND, MORE OR LESS, OUT OF THE RICHARD HAILEY SURVEY, ABSTRACT NO. 224, IN HAYS COUNTY, TEXAS AND ALSO KNOWN AS LOT 5, BEAR CREEK OAKS SECTION III, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED AS TRACT 1 IN WARRANTY DEED RECORDED IN VOLUME 1120, PAGE 715, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND SAID 5.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ACCOMPANYING METES AND BOUNDS DESCRIPTION. TRACT 2: LOT 8, SILVER SPUR RANCHETTES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 234, PLAT RECORDS, HAYS COUNTY, TEXAS.
SITE AREA:	44.13 ACRES (OVERALL LOS ROBLES RANCH)
BENCHMARK:	x
WATERSHED:	ONION CREEK - COLORADO RIVER
UTILITY PROVIDERS:	ELECTRIC: PEC GAS: TxGAS WATER: WTCPUA EMERGENCY SERVICES: ESD #6
EDWARDS:	THE SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
FLOODPLAIN NOTE:	A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48209C0130F, DATED SEPTEMBER 2ND, 2005 FOR HAYS (COUNTY).

DATE OF SUBMITTAL:

DEVELOPMENT PERMIT #: ----

SUBMITTED BY:

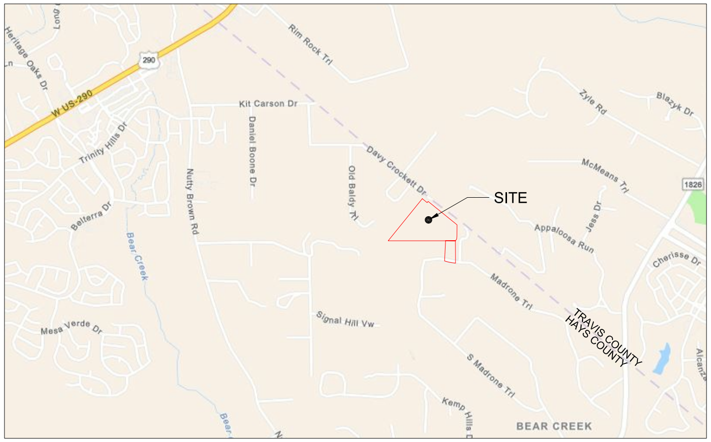
JENNIFER J. PAISLEY, P.E. #91109 DATE

APPROVED BY:

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

ESD #6 DATE

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY DATE



LOCATION MAP

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) NOTES:

1. The West Travis County Public Utility Agency is the retail water provider.
2. 32 5/8" Number/size of meter(s) for domestic purposes only.

   ___ number/size landscape irrigation meter(s), as applicable.

3. WTCPUA does not guarantee fire flow.
4. A WTCPUA representative must be present at the time of connection to the existing system.
5. All water and wastewater infrastructure shall be constructed in accordance with City of Austin water and wastewater construction specifications and with materials from the current approved City of Austin Standard Products List (SPL).

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JENNIFER J. PAISLEY, P.E. LIC.# 91109, ON 5/23/2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

DAVY CROCKETT
LOS ROBLES RANCH

COVER SHEET

MARK	DATE	DESCRIPTION

DESIGNED BY: JJP
CHECKED BY: JJP
DRAWN BY: TLH
DATE: 5/23/2022

SHEET NUMBER
1 OF X

C:\USERS\TIM HARRINGTON\JUMPH GROUP DROPBOX\ATLAS\0023-HY224A_DAVY CROCKETT\0023-HY224A_DAVY CROCKETT\02 CAD\21-006 U0 SAMPLE FOR JUMPH (15)\21-006 G COVERSHEET_01.DWG

C:\USERS\TIM HARRINGTON\JUMPH GROUP DROPBOX\ATLAS\0023-HY224A_DAVY CROCKETT\0023-HY224A_DAVY CROCKETT\02 CAD\21-006 U0 SAMPLE FOR JUMPH (15)\21-006 G GENERAL NOTES_01.DWG

SPOILS MANAGEMENT AND DISPOSAL NOTES

1. Temporary holding sites as necessary to stockpile excavated soils, embedment material, and/or piping and appurtenances may be located within the limits of construction as shown on the plans .
2. No permanent spoils disposal shall be allowed on-site, unless approved by the owner and governing authority.
3. All spoils materials shall be disposed of by the Contractor at an approved spoil disposal site. The Contractor shall be responsible for locating and securing a permit for the site; and shall notify the Owner and/or Engineer at least forty-eight (48) hours prior to disposal of any spoil material.

EROSION /SEDIMENTATION CONTROL NOTES

Use latest City of Austin, City of Dripping Springs, City of Bee Cave, Travis County, Hays County Erosion/Sedimentation Control notes, as appropriate.

STANDARD TREE PROTECTION NOTES

Use latest City of Austin, City of Dripping Springs, City of Bee Cave, Travis County, Hays County Erosion/Sedimentation Control notes, as appropriate

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) NOTES - to be placed on General Notes Sheet

HOURS OF CONSTRUCTION

1. No work shall be done between the hours of 8:00 P.M. and 6:00 A.M; nor on Sundays or Legal Holidays without the written permission of the WTCPUA in each case, except such work as may be necessary for the proper care, maintenance and protection of the work already done or in the case of an emergency.

LIMITS OF CONSTRUCTION

1. The limits of construction shall be bounded by the right of way line or permanent / temporary casement limits shown on the Plans. Limits of construction may be further restricted by placement of silt fence, tree protection fencing, or other appurtenances as shown on the Plans.
2. Limits of construction shall be clearly delineated by the Contractor by installing silt fence, orange tensar fencing (4 - foot roll tied to 6-foot posts set at 10-foot intervals) or other barriers as approved by the Engineer. All temporary barriers shall be removed at the end of the project.
3. Any areas outside the limits of construction disturbed by the Contractor shall immediately be restored to preconstruction condition.

SANITARY FACILITIES

1. Provisions shall be made for necessary sanitary conveniences for the use of laborers on the work. The facilities must be properly secluded from public observation and shall be installed and maintained by the contractor. ·

PROTECTION OF BORE PITS

1. Install barrier fencing (Tensar orange fencing or chain link fencing) to surround the bore pits. Barrier fencing shall remain in place at all times while the bore pit is open. Contractor shall be responsible for security and safety at the bore pits.

HORIZONTAL CONTROLS

1. All line work shall be staked prior to construction with sealed cut sheets provided to the WTCPUA inspector prior to construction.

CONSTRUCTION SEQUENCING (modify to fit project)

1. 48 hours prior to beginning any work, call the One-Call Board of Texas at 811 or 1-800-545-6005 for utility locations and obtain street cut permit for any work within city, county, and/or state right-of-way.
2. Install temporary erosion controls and tree/natural area protection fencing prior to pre- construction meeting and prior to any site clearing, grubbing, excavation, material stockpiling, or other construction operations.
3. Schedule and convene a preconstruction meeting including but not limited to the Owner's representative, Engineer, WTCPUA representative, Fire Department, City, County, TxDOT representative, and TCEQ representative, as applicable.
4. Install traffic control measures.
5. Contractor shall locate all existing utilities prior to initiating construction.
6. Rough cut water quality ponds and direct runoff to ponds to act as a sediment trap.
7. Remove and stockpile topsoil in areas as required.
8. Rough cut roads/site, as necessary.
9. Install all underground utilities. Contractor shall be responsible for coordinating with the WTCPUA when switching service to the WTCPUA system. It shall be the contractor's responsibility to provide materials/facilities to ensure service is maintained during switchover.
10. Complete all underground installations, including installation of sleeves.
11. Complete subgrade.
12. Complete 1st course base.
13. Complete final course base.
14. Lay pavement and/or complete any pavement repair.
15. Complete water quality ponds.
16. Complete permanent erosion control and site restoration.
17. Remove and dispose of temporary erosion controls.
18. Complete any necessary final dress up of areas disturbed by construction operations.

TRAFFIC CONTROL NOTES (include if applicable)

1. Plans shall indicate responsible agent for traffic control (Engineer or Contractor).
2. Contractor shall maintain reasonable local vehicular traffic throughout construction operations.
3. Contractor shall provide signs, barricades, flaggers, and other measures as required to allow for vehicular and pedestrian traffic to proceed safely with minimum inconvenience. Signs, barricades, flaggers, and related work shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and with the requirements of the governing city/county.
4. For any activity within TxDOT right-of-way, project must ha', e a TxDOT permit. A copy of the TxDOT permit shall be provided to the WTCPUA prior to construction.

SWPPP NOTES

This project is subject to the Texas Commission on Environmental Quality's (TCEQ) Texas Pollution Discharge Elimination System (TPDES) General Permit TXR150000 for Construction Activities. The General Permit requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which has been provided by the OWNER for use by the CONTRACTOR. The OWNER shall provide the OWNER'S Notice of Intent (NOI) and Notice of Termination (N0T) to the TCEQ. The CONTRACTOR'S responsibilities are as follows:

1. Maintain a copy of the SWPPP and a set of construction plans with the temporary erosion and sediment control plan at the Work site at all times.
2. File a Notice of Intent (NOI) and applicable payment to the TCEQ at least 2 days prior to site disturbance.
3. Post a copy of the OWNER'S and CONTRACTOR'S NOI forms at the Work site.
4. Sign the certification and obtain a signed certification statement from all Subcontractors responsible for implementing the erosion and sediment control measures which indicates that the CONTRACTOR and Subcontractor understands the permit requirements (forms are in the SWPPP)
5. Follow and comply with all aspects of the TPDES General Permit No. TXR150000. This includes but is not limited to field inspections and report, maintaining and repairing erosion controls and updating erosion controls and updating erosion control plan sheets based on field changes and modifications.
6. File a copy of the CONTRACTOR'S Notice of Termination (NOT) with the TCEQ once the work is completed in accordance with the TPDES general permit no TXR.150000 and has been accepted by the owner.

WTCPUA WATER & WASTEWATER GENERAL CONSTRUCTION NOTES

1. All construction operations shall be accomplished in accordance with applicable state statutes and U.S. Occupational Safety and Health Administration regulations (0.S.H.A.). Copies of O.S.H.A. standards may be purchased from the U.S. Government printing office. Information and related reference materials may be obtained from O.S.H.A. Austin Area Office - La Costa Green Bldg 1033, La Posada Dr, Suite 375, Austin, Texas 78752-3832, 512- 374-0271.
2. The attention of the contractor is directed to The City of Austin Standard Specifications and to the State Law, (Vernon's Annotated Texas Statutes, Article 1436 ©) and the need for effective precautionary measures when operating in the vicinity of electrical lines. The contractor is responsible for all safety requirements, and for coordination of all work with the appropriate electric utility company.
3. The Contractor shall contact the One-Call Board of Texas at 811 or 1-800-545-6005 for existing utility locations prior to any excavation. The location and type of utilities and underground facilities shown on these plans are not guaranteed to be accurate or all- inclusive. It is the Contractor's responsibility to locate and protect all existing utilities. The Contractor shall verify all depths and locations of existing utilities prior to any construction. In additional to normal precautions when excavating, use extra caution when excavating within 25 feet of any utilities shown on the plans.
4. The Contractor shall be responsible for all coordination between himself and other contractors and utilities in the vicinity of the project. This includes all water, wastewater, gas, electrical, telephone, cable television, and street and drainage work. Once the contractor becomes aware of a possible conflict, it is the contractor's responsibility to notify the engineer and WTCPUA inspector within twenty-four (24) hours.
5. The contractor shall be responsible for disposing of all spoil material from the construction site. All spoils material shall be disposed of by the contractor at an approved spoil site. The contractor shall be responsible for locating and securing a permit for the site. The contractor shall notify the WTCPUA inspector at least forty-eight (48) hours prior to disposal of the material. No spoils are to remain overnight in the floodplain.
6. No blasting or burning will be allowed.
7. It shall be the responsibility of the contractor to repair, at his expense, all utilities, pavement, curb, fences or any other items damaged during construction regardless of whether these items are shown on the construction plans.
8. Whenever existing utilities, indicated or not on plans, present obstructions to grade and/or alignment of proposed pipe, contractor is to immediately notify the engineer who will determine if existing improvements are to be relocated or if the grade and/or alignment of proposed pipe is to be changed.
9. Dust prevention shall be provided by the Contractor at his own expense. Dust control shall include spraying of water on all disturbed areas, spoil piles, or haul materials associated with the project or other methods approved by the WTCPUA.
10. Cleanup - upon completion and before making application for acceptance of the work, the contractor shall clean all streets and all ground occupied by him in connection with the work of all rubbish, excess materials, excess excavated materials, temporary structures and equipment. All parts of the work shall be left in a neat and presentable condition satisfactory to the WTCPUA and other governmental bodies having jurisdiction prior to submittal of the final payment.
11. The contractor shall maintain access to businesses and residences at all times. The contractor shall coordinate with property owners to minimize disruption of deliveries, parking, and other activities.
12. Dewatering, if necessary, shall be considered incidental to the work and shall not constitute a basis for additional payment.
13. The minimum depth of cover from top of pipe to finished grade for all water lines shall be four feet. Install lines to avoid high points.
14. Concrete shall be Class 'A' with a minimum 28-day compressive strength of 3,000 psi, unless otherwise noted.
15. Reinforcing steel shall be ASTM A 615M, Grade 60 unless otherwise noted.
16. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the WTCPUA must rely on the adequacy of the design engineer. Approval of these plans by the WTCPUA does not release the design engineer of these responsibilities.

WEST TRAVIS COUNTY PUA WATER AND WASTEWATER UTILITY NOTES

1. West Travis County PUA is the water and / or wastewater service provider for this project. A pre-construction meeting with the WTCPUA shall be held prior to commencement of construction to schedule inspection of installation of water/wastewater facilities. Water facilities will be inspected up to, and including, the water meter and/or fire hydrants. The contact number for WTCPUA is (512) 263- 0100.
2. The City of Austin standard specifications and standard details current at the time of construction shall govern materials and methods used to perform this work. City of Austin Specifications and Standard Details are available at https://library.municode.com/tx/austin/codes/
3. Contractor shall obtain all approvals and permits, including but not limited to street/driveway cut and utility cut permits from the appropriate governmental agency before beginning construction within the right-of-way of a public street or alley.
4. The WTCPUA shall be contacted at (512) 263-0100 at least 48 hours before connecting to their existing water and/or wastewater facilities.
5. The Contractor shall contact the Austin Area "One Call" System at 811 or 1-800-545-6005 for existing utility locations prior to any excavation. In advance of construction, the contractor shall verify the location of all utilities to be extended, tied to, or altered, or subject to damage/inconvenience by the construction operations.
6. No other utility service/appurtenances shall be placed near the property line, or other assigned location designated for water and wastewater utility service that would interfere with the waterand/or wastewater services.
8. Where water lines and sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution). Any deviation these standards shall require a variance approved by TCEQ before submitting piping assignments to the WTCPUA.
9. The City of Austin Specification item 509S will be required as a minimum trench safety measure. Contract documents, which include a trench safety plan signed and sealed by a Texas Professional Engineer and a pay item for trench safety measures, in compliance with OSHA, State, County, and City requirements before beginning work on the project.
10. All material tests, including soil density tests and related soil analysis, shall be accomplished by an independent laboratory funded by the owner in accordance with City of Austin Standard Specification Item 1804S.4.
11. Connections to existing WTCPUA water lines shall be made by cut-in tees in accordance with City of Austin Standard Specification Item 510.3(24). Isolation valves shall be installed on the ends of the cut-in tee, as necessary. A shut-out valve plan shall be provided showing the location of existing gate valves in the vicinity of the connection. The shut-out plan shall identify all affected property Contractor shall perform all work and shall furnish all materials, including draining and cutting into existing piping and connecting a new pipeline or other extension into the existing pressure piping, forming an addition to the potable water transmission and distribution network and performing necessary shutoffs. Contractor shall schedule all such connections in advance and such schedule shall be approved by the WTCPUA before beginning the work. At least 48 hours- notice shall be given to the WTCPUA prior to making the connection, and a representative from the WTCPUA shall be present when the connection is made. Pressure taps may be approved on a case- by-case basis. "Size on Size" taps will NOT be permitted. When approved, any taps shall be made by use of and approved full circle, gasketed cast iron or ductile iron tapping sleeve. Concrete blocking shall be placed behind and under all tap sleeves prior to making the pressure tap and the use of precast blocks may be used to hold the tap in its correction position prior to blocking. The blocking behind and under the tap shall have a minimum of 24 hours curing time before the valve can be reopened for service from that tap. The contractor shall notify the WTCPUA inspector a minimum of seventy-two (72) hours in advance for the WTCPUA to notify the affected customers. The WTCPUA shall be present while all work is performed to make the connection.
12. Thrust restraint shall be by metal thrust restraints in accordance with City of Austin Standard Specification Item 510.3(22).
13. Fire hydrants shall be set in accordance with City of Standard Specification Item 51lS.3 E and shall be approved Fire Department or other appropriate party prior to installation. Fire hydrants on mains under construction shall be securely wrapped with a poly wrap bag and taped into place. The poly wrap will be removed when the mains are accepted and placed in service. Fire hydrants that are to be used as drain hydrants shall be painted silver w/ blue caps prior to acceptance. Where Storz adaptors are required (Hays County), fire hydrants shall be manufactured with integral Storz adaptors.
14. Water line testing and sterilization shall be performed in accordance with City of Austin Standard Specification Item 510.3(29) and/or TCEQ rules.
15. Test pressure for 2-hour test shall be at 175 psi at the lowest point in the line.

Note:

Prior to pressure testing, contractor shall verify that thrust blocking and/or thrust restraint back to and including the valve against which the pressure test shall be performed, has been installed to at least the specifications of this project. Failure to verify that thrust blocking and/or thrust restraint in the existing line meets or exceeds the specifications of this project may result in serious damage to the existing waterline.

16. Water lines shall be filled with water and all air expelled at least 24 hours before testing. All service laterals and drain valve leads, with the hydrant valves closed and nozzle caps open shall be included in the tests.
17. Contractor shall submit a Disinfection and Flushing Plan in accordance with AWWA standards to the WTCPUA for approval. Required flushing volumes, flushing schedule, and method of disposal of flush water shall be in accordance with the approved plan.
18. Gate valves shall be resilient seated gate valves conforming to AWWA C509, with a minimum rated working pressure of 250 psig.
19. Force main testing shall be performed in accordance with the City of Austin Standard Specification Item 510.3(27) and/or TCEQ rules.
20. Gravity sanitary sewer main testing shall be performed in accordance with the City of Austin Standard Specification Items 510.3(26) and/or TCEQ rules. In addition, all gravity sanitary sewer mains shall be televised prior to acceptance by WTCPUA. Digital files (via CD-ROM) clearly showing televised recording shall be submitted to the Engineer of Record following inspection.
21. Locator 'Finder' Wire - All non -metallic water lines shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and will terminate at each isolation valve such that it is accessible from the valve box.
22. Locator 'Finder' Wire - All non-metallic wastewater lines shall have a finder wire located above the pipe. The wire shall be poly-insulated No. 10 solid copper and will terminate at readily accessible locations throughout the collection system.
23. All valve risers shall have a 1'-6" square concrete box poured around them at finished grade.
24. All manholes shall be lined with a corrosion resistant lining approved by the WTCPUA.
25. Bolted and gasketed covers shall be used for all manholes located in the 100-year floodplain. Where there are more than three gasketed manholes in a row, vents shall be provided on every third manhole.
26. The downstream end of any force main shall be terminated in a sanitary sewer manhole in a manner to minimizeturbulence.
27. Contractor shall have necessary Erosion and Sedimentation Controls in place prior to commencing water/wastewater facility construction.
28. Record drawings, as stipulated by the WTCPUA, shall be submitted to the Engineer of Record for verification and furnished to the WTCPUA upon completion of the project.
29. The WTCPUA will own and operate all water lines and appurtenances up to and including the water meter. These improvements will be defined by a recorded easement or in public right-of-way.
30. Any portions of wastewater lines including services that are located outside of a recorded easement or public right-of-way will be owned and maintained by the property owner, or his/her assigns.
31. Where existing water and/or wastewater infrastructure is to be abandoned, the engineer shall submit an abandonment plan for approval by the WTCPUA.
32. Water services shall be installed using HDPE pipe. Copper is not allowed.
33. For any storm sewer line crossing a water or wastewater line closer than 18”, the storm sewer pipe shall be laid such that no storm sewer joints will be over the water pipe crossing.

OTHER NOTES - Engineer is responsible for including all applicable notes, including but not limited to County, City, TxDOT, State, Fire Department, TCEQ (CZP, WPAP, Organized Sewage Collection System Notes, General Construction Notes). Engineer is responsible for ensuring the current adopted version of all notes is included in the construction plans.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

(Revised February 2019 or latest version)

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems.”
2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].
10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].
11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
    - ○ The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q= \frac{LD\sqrt{P}}{148,000}$$

Where:
- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- ○ The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L= \frac{SD\sqrt{P}}{148,000}$$

Where:
- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).
13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].
14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].
15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].
16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651- 14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].
18. De-chlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

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TBPE# F-22413

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JENNIFER J. PAISLEY, P.E.
LIC.# 91109, ON
4/24/2022
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMITTING PURPOSES.

DAVY CROCKETT
LOS ROBLES RANCH

GENERAL NOTES

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

LOS ROBLES RANCH

SHEET NUMBER
2 OF X

HAYS COUNTY ROAD DEPARTMENT NOTES

TO ALL CONTRACTORS: GENERAL CONSTRUCTION NOTES FOR PLANS

THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL APPROVED BY HAYS COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

1. **Seventy-Two (72) hours prior to the beginning of construction, the developer shall arrange a pre-construction conference with all pertinent parties.**
2. **All roadway and drainage improvements shall be designed and constructed in accordance with Hays County specifications. Contractor shall be responsible for obtaining any necessary permits from Hays County Road and Bridge Department prior to beginning any on-site construction. Contractor shall be responsible for scheduling the necessary inspections from the Hays County Road and Bridge Department. All repairs to improvements caused by contractor's failure to install improvements in accordance with Hays County specifications and these construction plans shall be the responsibility of the contractor. Hays County Transportation Department's acceptance of the improvements are contingent on repairs being made to Hays County's satisfaction. Delays caused by repairs are the responsibility of the contractor.**
3. A minimum of two (2) Benchmarks shall be shown on the construction plans.
4. All bedding materials used within the ROW shall comply with COA Item 510.
5. All concrete placed within the ROW shall be a minimum of Class A. The use of rebar chairs and tests cylinders will be required on PCC valley gutter placements.
6. The proposed fully developed stormwater runoff rate cannot exceed existing conditions runoff rate.
7. Dewatering operations must use SWPPP-specified methods only. If such methods are only general or not applicable, pump from the top of the pool (rather than the bottom) and discharge to a vegetated, upland area (away from waterbodies or drainages) or use another type of filtration prior to discharge. Refer to the EPA 2017 General Construction Permit, Section 2.4, as applicable.
8. The contractor shall supply qualified personnel to perform SWPPP inspections on project ≥ 1 acre. Qualified personnel shall have CISEC, CESSWI, or equivalent certification approved by the MS4.
9. Contractor shall ensure that mud and debris tracked onto publicly maintained roadways from vehicles leaving the construction site will be cleaned up daily.
10. No **EXPLOSIVES** shall be used for this project without **TCEQ** approval.
11. All holes, trenches and other hazardous areas shall be adequately protected by barricades, fencing, lights and/or other protective devices in compliance with COA 509S and OSHA regulations at all times.
12. The contractor shall submit a Trench Safety Plan prepared and sealed by an engineer licensed by the State of Texas prior to the start of the project. The contractor shall assign a competent person that has been properly trained and is qualified to make inspections and supervise the installation, maintenance, and removal of the trench safety or excavation safety system.
13. Hays County is not responsible for sidewalk maintenance. A fully executed license agreement must be in-place prior to construction of sidewalks within Hays County ROW.
14. Contractor shall comply with construction sequencing which may be specified somewhere in the construction plans.
15. Permit is required for construction in 'Right of Way': Ordinance 7.10. No driveway, utility construction, mailboxes, landscaping or any other encroachment into right-of-way or easement shall be allowed without first obtaining a permit from the Hays County Road and Bridge Department.
16. Prior to the installation of any road building material the subgrade shall be inspected by Hays County. Prior to paving, base material shall be inspected by Hays County. The owner or his agent shall notify Hays County forty-eight (48) hours prior to the time when the inspection is needed: Ordinance 1.05; 2.06.
17. All outfalls constructed within Hays County must be submitted to Hays County with GPS coordinates at the end of each project. Coordinates will be submitted on the NAD 1983 State Plane South Central FIPS 4204 Feet Coordinate System. All coordinates will be submitted in grid units. The required file type for coordinate data submissions is *txt format.
18. At the time a final inspection and release of performance security is requested; the design engineer shall provide a complete set of "As-Built" Record drawings in PDF format (300dpi) on a virus free disk and shall certify that all road and drainage construction has been completed in substantial accordance with previously approved plans and specifications, except as noted.

No performance security will be released without these exhibits.

Texas Commission on Environmental Quality Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction.

Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on- site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
    B. any change in the nature or character of the regulated activity from that which was originally approved;
    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795San Antonio Regional Office 14250 Judson Road
San Antonio, Texas 78233-4480 Phone (210) 490-3096
Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

APPENDIX P-1: - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

—Plan sheets submitted to the City of Austin MUST show the following:

✓ Direction of flow during grading operations.
✓ Location, description, and calculations for off-site flow diversion structures.
✓ Areas that will not be disturbed; natural features to be preserved.
✓ Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.)
✓ Location and type of E&S BMPs for each phase of disturbance.
✓ Calculations for BMPs as required.
✓ Location and description of temporary stabilization measures.
✓ Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.
✓ Describe sequence of construction as it pertains to ESC including the following elements:

1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc)
2. Project phasing if required (LOC greater than 25 acres)
3. Sequence of grading operations and notation of temporary stabilization measures to be used
4. Schedule for converting temporary basins to permanent WQ controls
5. schedule for removal of temporary controls
6. Anticipated maintenance schedule for temporary controls

—Categorize each BMP under one of the following areas of BMP activity as described below:

3.1Minimize disturbed area and protect natural features and soil
3.2Control Stormwater flowing onto and through the project
3.3 Stabilize Soils
3.4 Protect Slopes
3.5 Protect Storm Drain Inlets
3.6 Establish Perimeter Controls and Sediment Barriers
3.7 Retain Sediment On-Site and Control Dewatering Practices
3.8 Establish Stabilized Construction Exits
3.9 Any Additional BMPs

—Note the location of each BMP on your site map(s).
—For any structural BMPs, you should provide design specifications and details and refer to them.
—For more information, see City of Austin Environmental Criteria Manual 1.4.

3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls and tree/natural area protection measures and prior to beginning any site preparation work. The owner or owner's representative shall notify the Planning and Development Review Department, 974-2278, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by ~~the Planning and Development Review Department~~ City of Austin staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
6. The contractor is required to provide a certified inspector with either a Certified Professional in Erosion and Sediment Control (CPESC), Certified Erosion, Sediment and Stormwater- Inspector (CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC) certification 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 to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
7. Prior to final acceptance by the City, 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.
8. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Austin Environmental Inspector for further investigation.
9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below.
   A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees. ~~The topsoil shall be composed of 4 parts of soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil shall be locally available native soil that meets the following specifications:~~
   - ~~Shall be free of trash, weeds, deleterious materials, rocks, and debris.~~
   - ~~100% shall pass through a 1.5-inch (38-mm) screen.~~
   - ~~Soil to be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:~~

~~Textural ClassMinimumMaximumClay5%50%Silt10%50%Sand15%67%~~

Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S.

__An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S ~~soil texture class required above~~ by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.

- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

~~Topsoil salvaged from the existing site may often be used, but it should meet the same standards as set forth in these standards~~.

The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop~~s~~:(Western Wheatgrass (*Pascopyrum smithii*) at~~0.5 pounds per 1000 SF~~ 5.6 pounds per acre, Oats (*Avena sativa*) at ~~0.5 pounds per 1000 SF~~ 4.0 pounds per acre, Cereal Rye Grain (*Secale cereale*) ~~at 0.5 pounds per 1000 SF)~~ 45 pounds per acre~~with a total rate of 1.5 pounds per 1000 SF~~. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (*Lolium multiflorum*) or perennial ryegrass (*Lolium perenne*). Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of ~~1 pounds per 1000 SF~~45 pounds per acre or a native plant seed mix conforming to Items 604S or 609S.
   A. Fertilizer shall be ~~water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF~~applied only if warranted by a soil test and shall .conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.
   B. Hydromulch shall comply with Table1, below.
   C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 ~~16~~ square feet ~~exist~~.
   D. When required, native ~~grass~~ plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specifications 604S or 609S.

Table 1: Hydromulching for Temporary Vegetative Stabilization

MaterialDescriptionLongevityTypical ApplicationsApplication Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)70% or greater
Wood/Straw 30% or less Paper or Natural Fibers0-3
monthsModerate slopes; from flat to 3:11500 to 2000
lbs per acre

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (½) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of~~1 --pound per 1000 SF~~ 45 pounds per acre with a purity of 95% and ~~with 85%~~ ~~germination~~a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Items 604S or 609S.
   A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator. ~~shall be a water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of ½ pound per 1000 SF.~~B. Hydromulch shall comply with Table 2, below.
   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 a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.~~ Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.
   D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with ~~95%~~ a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 16 square feet ~~exist~~.
   E. When required, native ~~grass~~ plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items # 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

MaterialDescriptionLongevityTypical ApplicationsApplication RatesBonded Fiber Matrix (BFM)80% Organic defibrated fibers10%
Tackifier6 monthsOn slopes up to 2:1 and erosive soil conditions2500 to 4000 lbs per acre (see manufacturers recommendations)Fiber Reinforced Matrix (FRM)65%
Organic defibrated fibers
25%
Reinforcing Fibers or less 10% TackifierUp to 12 monthsOn slopes up to 1:1 and erosive soil conditions3000 to 4500 lbs per acre (see manufacturers recommendations)

10. Developer Information:

Owner__Phone # ______ Address __________

Owner's representative responsible for plan alterations:___Phone # _

Person or firm responsible for erosion/sedimentation control maintenance:___Phone #

Person or firm responsible for tree/natural area protection Maintenance:___Phone #

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Planning and Development Review Department at 974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

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GROUP, LLC
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www.JumphGroup.com
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DAVY CROCKETT
LOS ROBLES RANCH

GENERAL NOTES

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

LOS ROBLES RANCH

SHEET NUMBER
3 OF X

LEGAL DESCRIPTION:
5.06 ACRES OF LAND, MORE OR LESS, OUT OF THE RICHARD HAILEY SURVEY, ABSTRACT NO. 224, IN HAYS COUNTY, TEXAS AND ALSO KNOWN AS LOT 5, BEAR CREEK OAKS SECTION III, AN UNRECORDED SUBDIVISION IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED AS TRACT 1 IN WARRANTY DEED RECORDED IN VOLUME 1120, PAGE 715, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AND SAID 5.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ACCOMPANYING METES AND BOUNDS DESCRIPTION.

TRACT 2:
LOT 8, SILVER SPUR RANCHETTES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 234, PLAT RECORDS, HAYS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. 2176671-DRP, EFFECTIVE DATE OF 1/31/2022, AND ISSUED ON 2/7/2022.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [ ].

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

THE FOLLOWING AFFECTS TRACT 1:

a. EASEMENT:
RECORDED: VOLUME 304, PAGE 59 AND VOLUME 313, PAGE 446, DEED RECORDS, HAYS COUNTY, TEXAS.
TO: PEDERNALES ELECTRIC COOPERATIVE
PURPOSE: ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM [AFFECTS WITHIN RIGHT OF WAY/ACCESS EASEMENT]

b. EASEMENT:
RECORDED: VOLUME 328, PAGE 358, DEED RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: 10 FEET IN WIDTH ALONG THE FRONT, REAR AND SIDE PROPERTY LINES FOR UTILITIES AND DRAINAGE [AFFECTS - SHOWN HEREON]

c. EASEMENT:
RECORDED: VOLUME 331, PAGE 583, DEED RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: INGRESS AND EGRESS TO THE PROPERTY OWNERS WITHIN BEAR CREEK OAKS,III [AFFECTS - SHOWN HEREON]

d. ANY AND ALL EASEMENTS, BUILDING SETBACK LINES, CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN VOLUME 302, PAGE 503, VOLUME 307, PAGE 495, VOLUME 308, PAGE 816, VOLUME 328, PAGE 358 AND VOLUME 382, PAGE 774, DEED RECORDS, HAYS COUNTY, TEXAS. [AFFECTS - SHOWN HEREON – AFFECTS TREE CLEARING]

e. MAINTENANCE CHARGES AND/OR ASSESSMENTS AS PROVIDED FOR IN INSTRUMENTS RECORDED IN VOLUME 302, PAGE 503, VOLUME 307, PAGE 495, VOLUME 308, PAGE 816 AND VOLUME 382, PAGE 774, DEED RECORDS, HAYS COUNTY, TEXAS. SAID CHARGES AND ASSESSMENTS ARE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE AS SET OUT THEREIN.

f. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 251, PAGE 712, DEED RECORDS, HAYS COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT.

g. ANY AND ALL PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

h. ANY CLAIM, RIGHT, OR ASSERTION OF TITLE BY THE ADJOINING LAND OWNER IN AND TO THAT STRIP OF LAND LOCATED BETWEEN THE PROPERTY LINE AND THE FENCE(S) AS SHOWN ON THAT SURVEY DATED 12/21/1994,
PREPARED BY RALPH W. HARRIS, R.P.L.S. 1729. [NOT PROVIDED COPY OF SURVEY]

AS TO TRACT 2:

i. EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
PURPOSE: PUBLIC UTILITIES
LOCATION: FIVE (5) FEET ON EACH SIDE OF THE DIVIDING LINES, AND ALONG THE REAR OF ALL LOTS IN THE SUBDIVISION [AFFECTS - SHOWN HEREON]

j. EASEMENT:
RECORDED: VOLUME 242, PAGE 931 AND REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS. (LOT 8)
TO: PEDERNALES ELECTRIC COOPERATIVE, INC.
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
[AFFECTS - SHOWN HEREON]

k. EASEMENT RIGHTS FOR ELECTRICAL LINES ACROSS SUBJECT PROPERTY AS SHOWN ON SURVEY DATED 12/21/1994, PREPARED BY RALPH W. HARRIS, RPLS NO. 1729.

l. ANY CLAIM, RIGHT, OR ASSERTION OF TITLE BY THE ADJOINING LAND OWNER IN AND TO THAT STRIP OF LAND LOCATED BETWEEN THE PROPERTY LINE AND THE FENCE(S) AS SHOWN ON THAT SURVEY DATED 12/21/1994, PREPARED BY RALPH W. HARRIS, R.P.L.S. 1729. [LIKELY AFFECTS SOUTH PROPERTY LINE - SHOWN HEREON - NOT PROVIDED COPY OF SURVEY]

m. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE:
RECORDED: VOLUME 236, PAGE 187, DEED RECORDS, HAYS COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT.

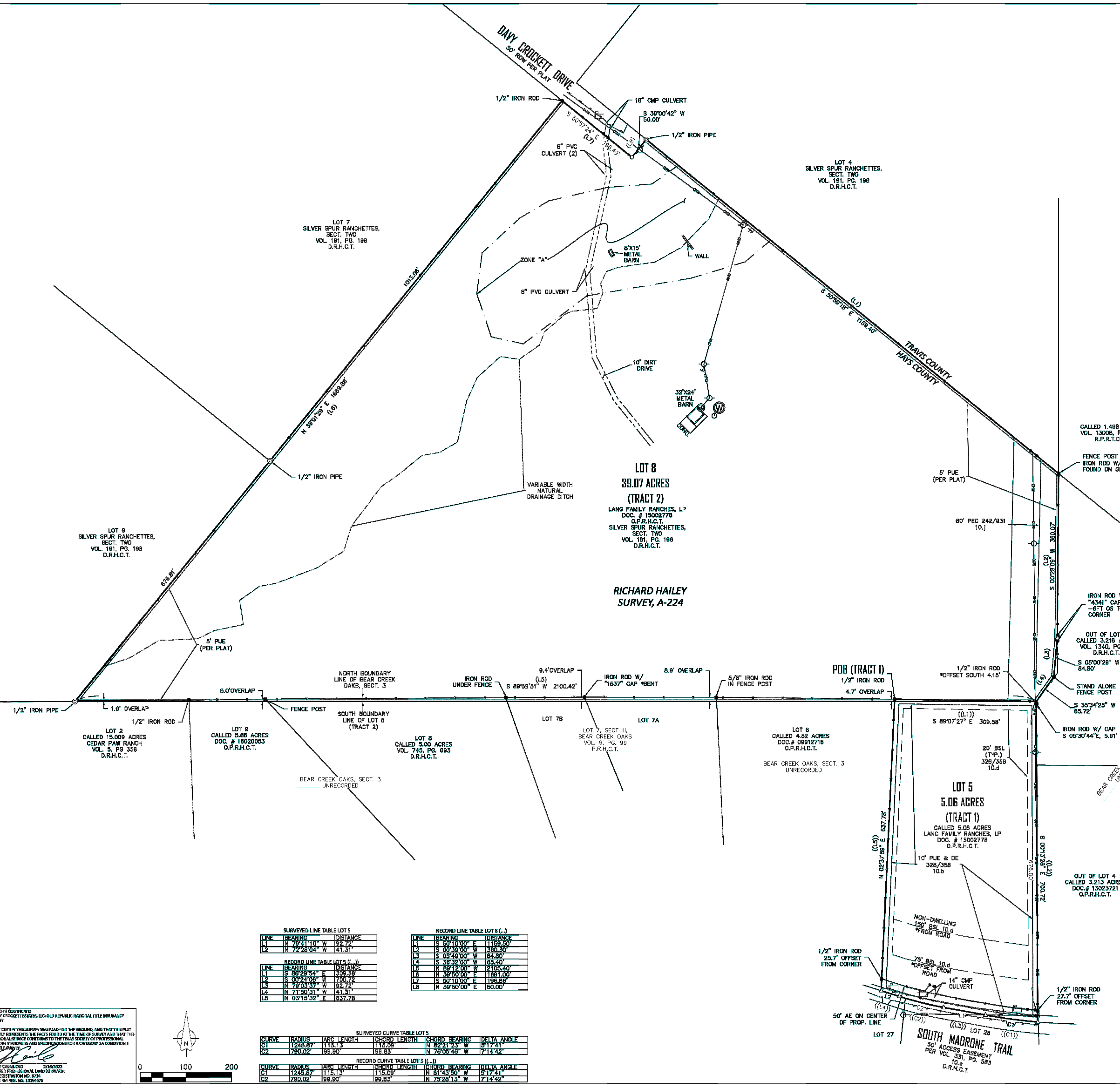
FLOODPLAIN NOTE:
PER FEMA, A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "A", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0130F, HAYS COUNTY, TEXAS DATED 9/2/2005. PER FEMA ZONE "A" IS A SPECIAL FLOOD HAZARD AREA WITHOUT A DESIGNATED BASE FLOOD ELEVATION.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.000067.
UNITS: US SURVEY FEET.

SURVEYOR'S NOTES:

1. BOUNDARY OVERLAP BETWEEN LOT 8 (TRACT 2) AND BEAR CREEK OAKS, SECTION 3, AND LOT 2 CEDAR PAW RANCH IS DIMENSIONED AND SHOWN HEREON. APPROXIMATE OVERLAP AREA = 0.27 ACRE.
2. POSSIBLY SUBJECT TO ADDITIONAL BUILDING SETBACK LINES (BSL) THAT AFFECT LOT 8 (TRACT 2) - NO DOCUMENT IDENTIFYING BUILDING SETBACK LINES AFFECTING LOT 8 (TRACT 2) PROVIDED.



SURVEYED LINE TABLE LOT 5

LINE	BEARING	DISTANCE
L1	N 79°41'10" W	92.72'
L2	N 72°28'04" W	41.31'

RECORD LINE TABLE LOT 5 ((...))

LINE	BEARING	DISTANCE
L1	S 86°29'54" E	309.58'
L2	S 00°24'06" W	700.72'
L3	N 79°03'37" W	92.72'
L4	N 71°50'31" W	41.31'
L5	N 03°15'32" E	637.78'

RECORD LINE TABLE LOT 8 (...)

LINE	BEARING	DISTANCE
L1	S 50°10'00" E	1159.50'
L2	S 00°39'00" W	360.30'
L3	S 05°49'00" W	84.80'
L4	S 36°32'00" W	65.40'
L5	N 89°12'00" W	2105.40'
L6	N 39°50'00" E	1691.00'
L7	S 50°10'00" E	196.86'
L8	N 39°50'00" E	50.00'

SURVEYED CURVE TABLE LOT 5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1245.87'	115.13'	115.09'	N 82°21'23" W	5°17'41"
C2	790.02'	99.90'	99.83'	N 76°05'46" W	7°14'42"

RECORD CURVE TABLE LOT 5 ((...))

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1245.87'	115.13'	115.09'	N 81°43'50" W	5°17'41"
C2	790.02'	99.90'	99.83'	N 75°28'13" W	7°14'42"

44.13 ACRE
LAND TITLE SURVEY
LOT 8 SILVER SPUR RANCHETTES
&
A CALLED 5.06 ACRES (LOT 5)
BEAR CREEK OAKS SECTION III
(UNRECORDED)
CITY OF BEAR CREEK
HAYS COUNTY, TEXAS

Date: 2/18/2022	GF No. 2176671–DRP		
Job No. 64–HY224A	Scale: 1"=100'	Size: 24X36	
Address: DAVY CROCKETT DRIVE		Drawn By: GC	
City: DRIPPING SPRINGS	Zip: 78620	Rev: –	

MC SURVEYING, LLC
1[illegible] Pink Camile Blvd, Dripping Springs, TX 78620
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678

GARRETT CAVAIUOLO
6714

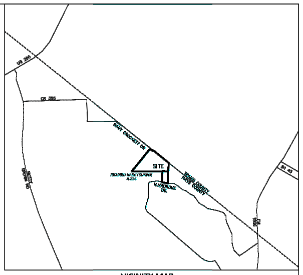
SURVEYOR'S CERTIFICATE:
TO: DAVY CROCKETT ESTATES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II LAND TITLE SURVEY.

GARRETT CAVAIUOLO 2/18/2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
TBPELS FIRM REG. NO. 10194678

LEGEND

SUBJECT BOUNDARY	———
ADJOINER BOUNDARY	———
BUILDING SETBACK LINE	—— —— ——
EASEMENT LINE	— — — —
WIRE FENCE	——x——
FEMA FLOOD ZONE	— · — · —
OVERHEAD WIRE	——OHW——OHW——
EDGE OF ASPHALT	- - - - -
CALCULATED CORNER	△
IRON PIPE FOUND (AS NOTED)	◎
BOUNDARY MARKER FOUND (AS NOTED)	●
1/2" IRON ROD SET W/ "RPLS 6714" CAP	○
UTILITY POLE	Ø
GUY WIRE	⊥
ELECTRIC METER	EM
WATER WELL	W
WATER SPIGOT	⏻
GATE POST	●
MAILBOX	☐
RECORD BEARING & DISTANCE	(......)
CORRUGATED METAL PIPE	CMP
BUILDING SETBACK LINE	BSL
PUBLIC UTILITY EASEMENT	PUE
ACCESS EASEMENT	AE
POINT OF BEGINNING	POB
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	R.P.R.T.C.TX.
OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS	O.P.R.H.C.TX.
DEED RECORDS, HAYS COUNTY, TEXAS	D.R.H.C.TX.
PLAT RECORDS, HAYS COUNTY, TEXAS	P.R.H.C.TX.



VICINITY MAP
NOT TO SCALE

JUMPH
GROUP, LLC
246 MARTHA DRIVE, BUDA, TX
www.JumphGroup.com
civ[redacted]@JumphGroup.com
PH: (512) 384-1838
TBPE# F-22413

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DAVY CROCKETT
LOS ROBLES RANCH

TITLE SURVEY

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 5/24/2022

SHEET NUMBER
4 OF X

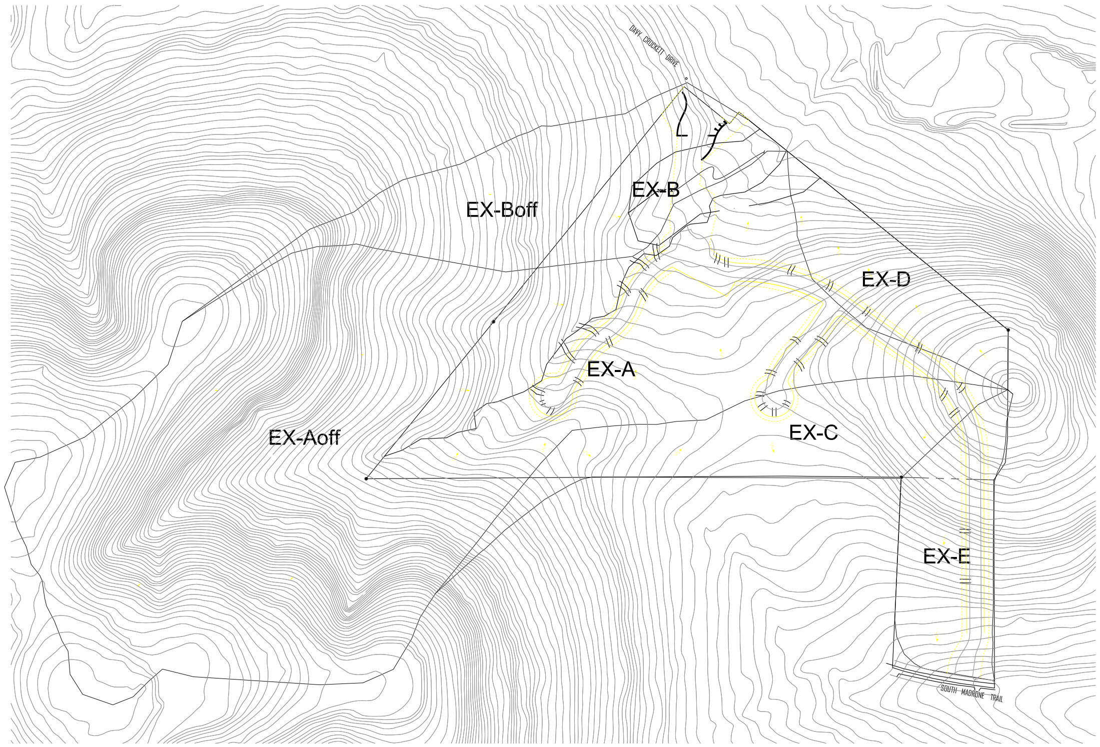
0023-HY224A

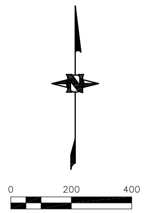
TIME OF CONCENTRATION - EXISTING

	Drainage Area	Overland / Sheet Flow				Shallow Concentrated Flow (Grass)				Channel/Pipe Flow					Calculated
		Reach	Slope, s	n	Tc	Reach	Slope, s	n	Tc	Reach	Slope, s	n	Velocity, v	Tc	Tc
	(AC)	(ft)	(ft/ft)		(min)	(ft)	(ft/ft)		(min)	(ft)	(ft/ft)		(ft/s)	(min)	(min)
EX-Aoff	39.08	300	0.22	0.04	0.6					800	0.07	0.08	7.68	1.74	5.0
EX-Boff	7.37	300	0.12	0.04	0.8	890	0.02	0.2	20.9						21.7
EX-A	20.31	250	0.06	0.04	0.9					1850	0.03	0.08	5.50	5.61	6.5
EX-B	4.62	200	0.08	0.04	0.7	600	0.03	0.2	11.5						12.2
EX-C	8.39	300	0.07	0.04	1.1	800	0.05	0.2	12.6						13.7
EX-D	5.07	300	0.13	0.04	0.8			0.2							5.0
EX-E	6.02	300	0.07	0.04	1.1	750	0.08	0.2	9.0						10.0

LEGEND

IRON ROD FOUND	●
EXISTING DRAINAGE BOUNDARY	──
PROPOSED LOT LINES	──
PROPOSED EASEMENT	- - -
PROPOSED DITCH	──
PROPOSED CENTERLINE OF DITCH	──
PROPOSED SIDEWALK	──
PROPOSED RIGHT OF WAY	──
PROPOSED ℄ RIGHT OF WAY	— - —
PROPOSED DRIVEWAY	──





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EXISTING DRAINAGE AREA MAP

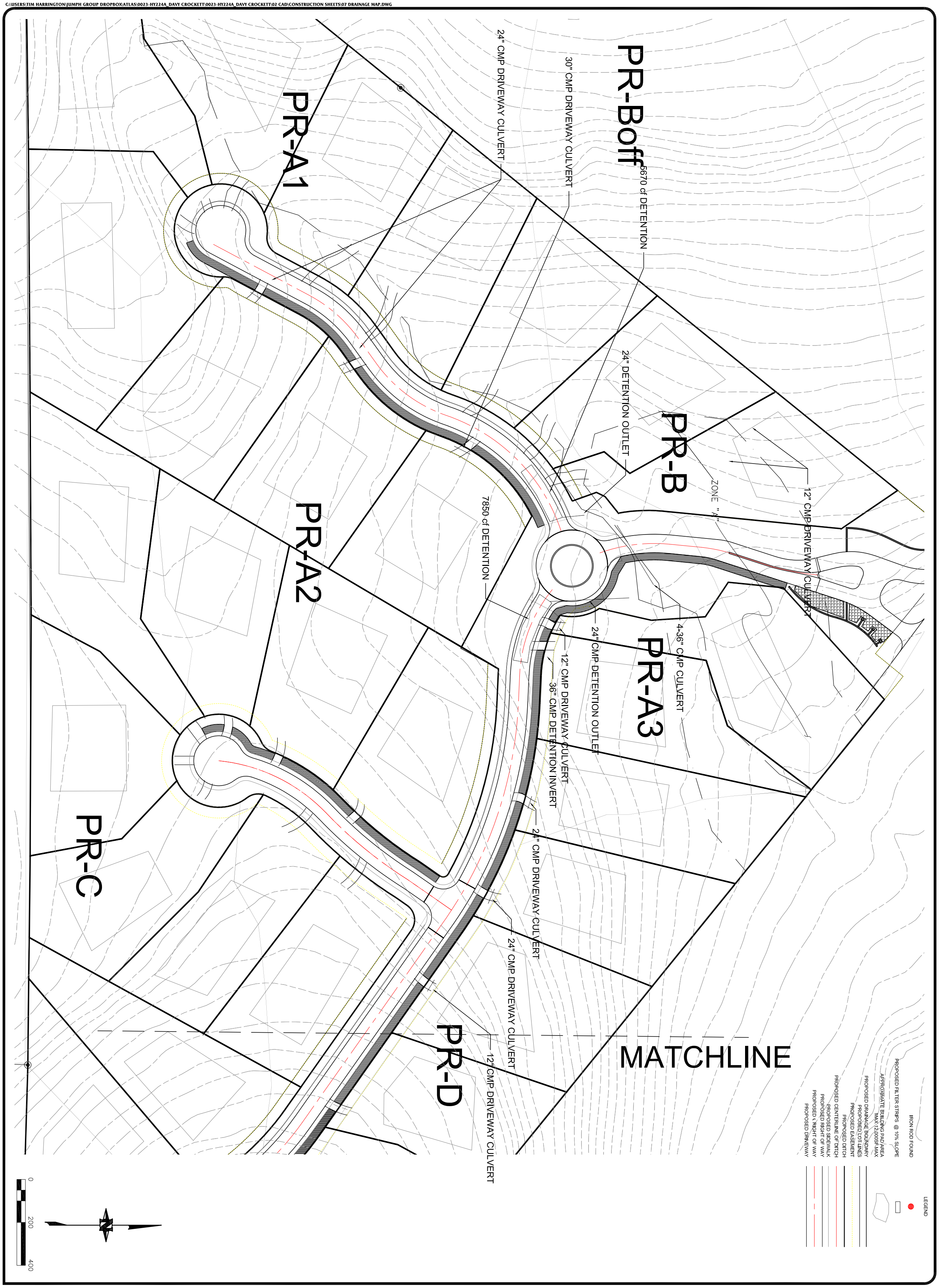
MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 5/16/2022

LOS ROBLES RANCH

SHEET NUMBER
X OF X

C:\USERS\TIM HARRINGTON\JUMPH GROUP DROPBOX\ATLAS\0023-HY224A_DAVY CROCKETT\0023-HY224A_DAVY CROCKETT\02 CAD\CONSTRUCTION SHEETS\07 DRAINAGE MAP.DWG



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DEVELOPED DRAINAGE AREA MAP

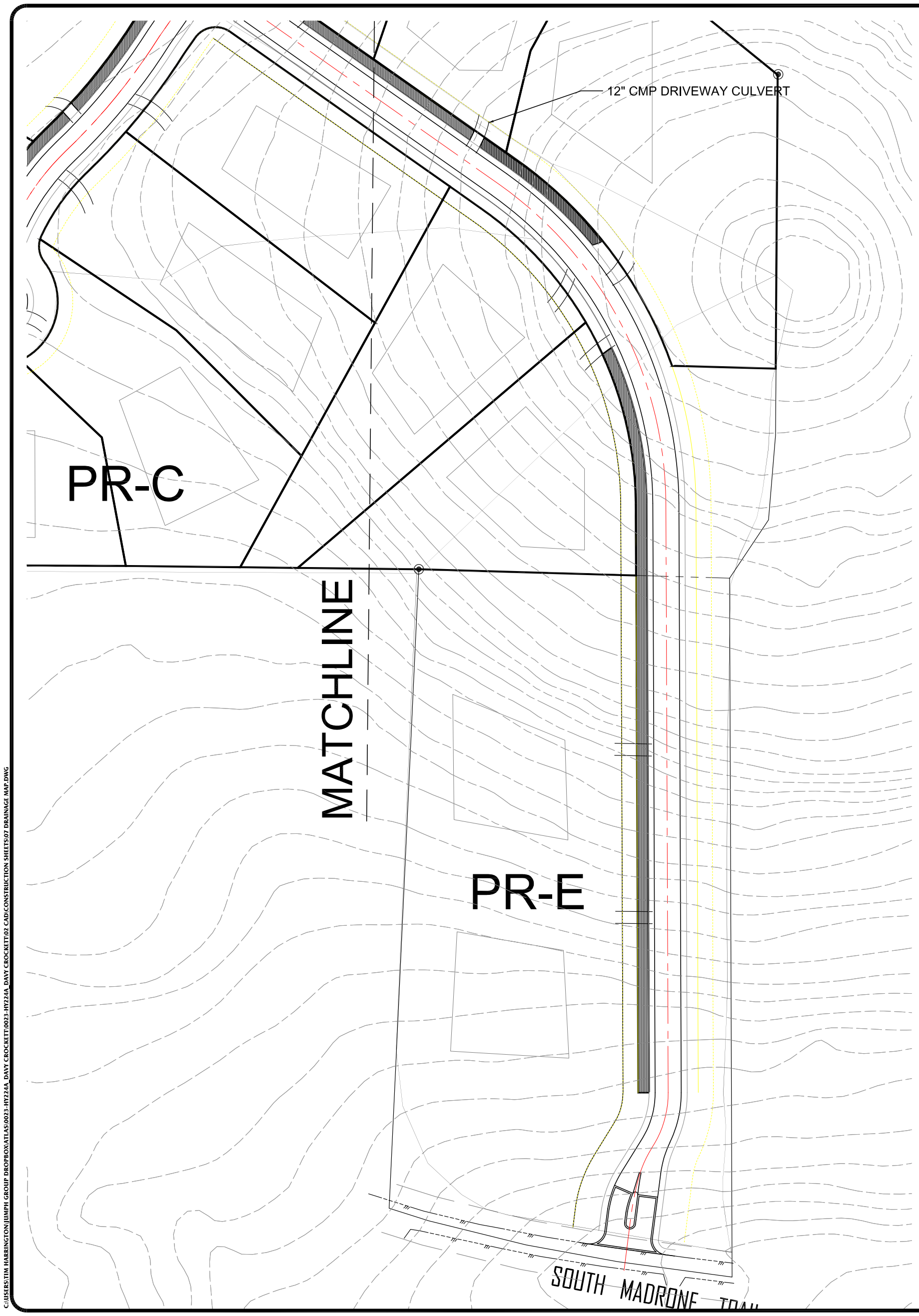
MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 5/16/2022

LOS ROBLES RANCH

SHEET NUMBER
X OF X

C:\USERS\TIM HARRINGTON\JUMPH GROUP DROPBOX\ATLAS\0023-HY224A_DAVY CROCKETT\0023-HY224A_DAVY CROCKETT\02 CAD\CONSTRUCTION SHEETS\07 DRAINAGE MAP.DWG

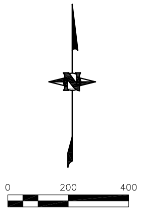


LEGEND

IRON ROD FOUND	●
PROPOSED FILTER STRIPS @ 10% SLOPE	▭
APPROXIMATE BUILDING PAD AREA MAX 12,000SF MAX	⬠
PROPOSED DRAINAGE BOUNDARY	━━━
PROPOSED LOT LINES	───
PROPOSED EASEMENT	- - -
PROPOSED DITCH	━━━
PROPOSED CENTERLINE OF DITCH	───
PROPOSED SIDEWALK	───
PROPOSED RIGHT OF WAY	───
PROPOSED ℄ RIGHT OF WAY	── ─ ──
PROPOSED DRIVEWAY	───

TIME OF CONCENTRATION - PROPOSED

	Drainage Area (AC)	Overland / Sheet Flow				Shallow Concentrated Flow (Grass)				Channel/Pipe Flow					Calculated
		Reach (ft)	Slope, s (ft/ft)	n	Tc (min)	Reach (ft)	Slope, s (ft/ft)	n	Tc (min)	Reach (ft)	Slope, s (ft/ft)	n	Velocity, v (ft/s)	Tc (min)	Tc (min)
PR-Aoff	39.08	300	0.22	0.04	0.6					800	0.07	0.08	7.68	1.74	5.0
PR-Boff	7.37	300	0.12	0.04	0.8	890	0.02	0.2	20.9						21.7
PR-A1	7.22	250	0.06	0.04	0.9					1850	0.03	0.08	5.50	5.61	6.5
PR-A2	9.85					100	0.17	0.2	0.8	1850	0.03	0.08	5.50	5.61	6.4
PR-A3	3.47					100	0.12	1.2	5.8	1850	0.03	0.08	5.50	5.61	11.4
PR-B	4.62	200	0.08	0.04	0.7	600	0.03	0.2	11.5						12.2
PR-C	8.39	300	0.07	0.04	1.1	800	0.05	0.2	12.6						13.7
PR-D	5.07	300	0.13	0.04	0.8			0.2							5.0
PR-E	6.02	300	0.07	0.04	1.1	750	0.08	0.2	9.0						10.0



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DEVELOPED DRAINAGE AREA MAP

MARK	DATE	DESCRIPTION

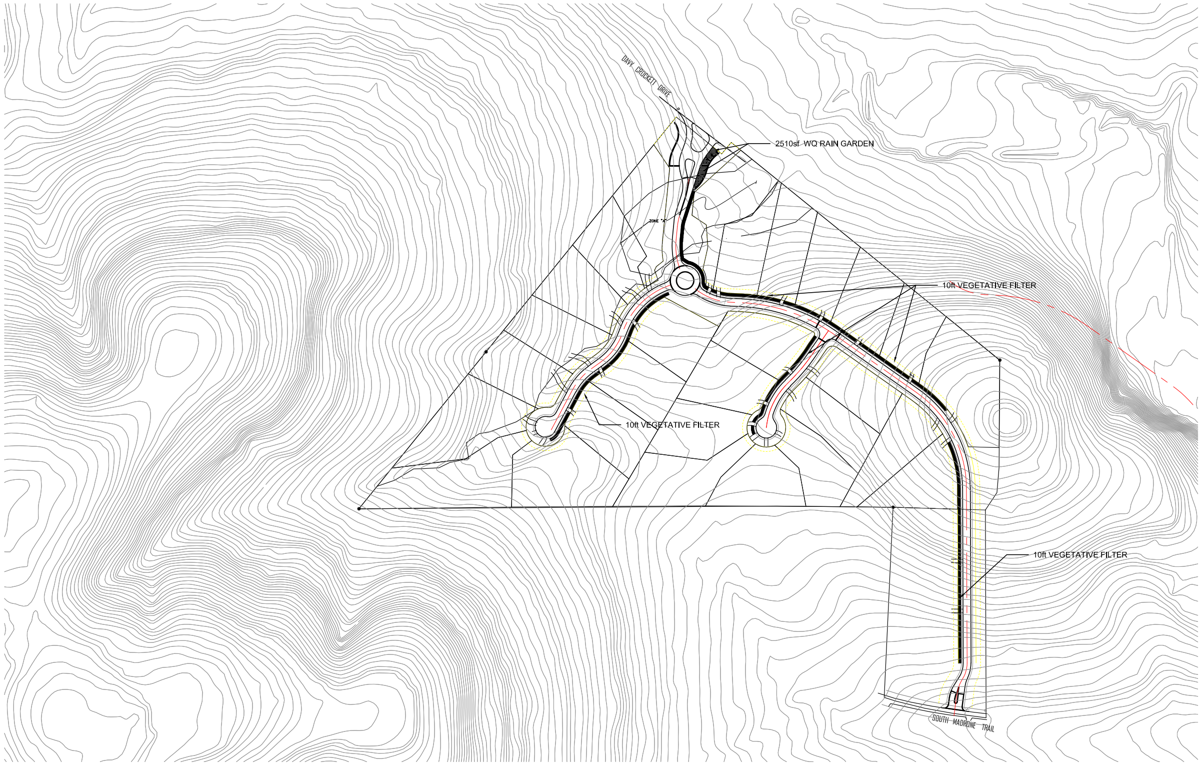
DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 5/16/2022

LOS ROBLES RANCH

SHEET NUMBER
X OF X

LEGEND

IRON ROD FOUND	●
PROPOSED RAIN GARDEN	▱
APPROXIMATE BUILDING PAD AREA MAX 12,000SF MAX	⬡
PROPOSED DRAINAGE BOUNDARY	―
PROPOSED LOT LINES	―
PROPOSED EASEMENT	- - -
PROPOSED DITCH	―
PROPOSED CENTERLINE OF DITCH	―
PROPOSED SIDEWALK	―
PROPOSED RIGHT OF WAY	―
PROPOSED ℄ RIGHT OF WAY	— – —
PROPOSED DRIVEWAY	―



VEGETATIVE FILTER STRIPS

Filter strips, also known as vegetated buffer strips, are vegetated sections of land similar to grassy swales, except they are essentially flat with low slopes, and are designed only to accept runoff as overland sheet flow. The dense vegetative cover facilitates conventional pollutant removal through detention, filtration by vegetation, and infiltration.

TSS Removal for Vegetative Filter Strips on 85% .
Filter Strips as designed for this project are 10ft wide and at a maximum of 10% slope.

To avoid flow channelization and maintain performance, a filter strip should:

- Contain dense vegetation with a mix of erosion resistant, soil binding species
- Engineered vegetated filter strips should be graded to a uniform, even and a slope of less than 20%
- Natural vegetated filter strip slopes should not exceed 10%, providing that there are no flow concentrating areas on the strip.

RAIN GARDEN NOTES

FULL FILTRATION SYSTEMS : Full filtration rain gardens are sized to capture and convey runoff through a biofiltration bed underlain by an underdrain system. The filtration area is the flat surface area at the bottom of the rain garden basin (i.e., the flat area above the growing medium). The maximum ponding depth for a full filtration rain garden is 12 inches. Equation H-3 below provides the filter surface area (i.e., the flat bottom surface of the rain garden) required for a full filtration rain garden.

GROWING MEDIUM : The rain garden growing medium should have sufficient water holding capacity to support vigorous plant growth, enhancing the ability for plants to survive during dry periods. It should also sustain a healthy microorganism population which, in concert with vegetation, should enhance biological removal of pollutants in stormwater. For full infiltration rain gardens, the growing medium should be native soil. In the event the designer is not certain about the native soil's ability to support vegetation, a 6 inch layer of topsoil may be added to the soil. This additional depth of soil must be accounted for in the depth and volume required for the pond. For full filtration only the biofiltration medium may be used. See CoA Standard Specification 660S Biofiltration.

UNDERDRAIN SYSTEM : Full Infiltration Rain Garden -A full infiltration rain garden does not have an underdrain system and does not require a geotextile under the growing medium. If an impermeable liner is required it shall meet the specifications given in CoA Section 1.6.2.C. A geotextile (or gravel separation lens) is not required at the bottom of unlined rain gardens.

INFLOW CONTROL : If an impermeable liner is required it shall meet the specifications given in Section 1.6.2.C. A geotextile (or gravel separation lens) is not required at the bottom of unlined rain gardens. Provide energy dissipation for rain gardens with concentrated points of inflow. The maximum velocity discharged to the rain garden should not exceed 2 feet per second.

OUTFLOW CONTROL : The surface discharge from the rain garden shall be non-erosive with a maximum permissible flow velocity of 2 feet per second.

LANDSCAPE DESIGN : Vegetation quantity, size, spacing, and selection shall meet the requirements for filtration basins as provided in CoA ECM Section 1.6.7C, Biofiltration, with the exception that rain gardens do not require a minimum of five different species (i.e., one species is acceptable), although higher diversity is recommended.

HOME WATER QUALITY SYSTEMS

Each Condo Unit will be required to install a Filterra Bioretention System (CONTECH Engineered solutions) to provide water quality. The System will be sided based on the amount of actual Impervious Cover due to building footprints, pool, driveways, and other impervious cover installed on the condo unit.

The Filterra System has a TSS Removal Efficiency is 86%.

Design guidelines, including system design specifications, vegetation requirements, and maintenance schedules will be provided to homeowner/architect and Homeowner's Association.
Homeowner is required to provide regular maintenance and keep a maintenance log in the event TCEQ requests proof of maintenance.

System has an underdrain system to allow water that does not soak in to drain. The system will be connected to an individual CONTACT Detention system directly downstream. At the point the system daylights, installer shall provide a means to spread the flows, which will prevent erosion.

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PH: (512) 384-1838
TBPE# F-22413

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LIC.# 91109, ON
5/16/2022
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OR PERMITTING PURPOSES.

WATER QUALITY CONTROL MAP

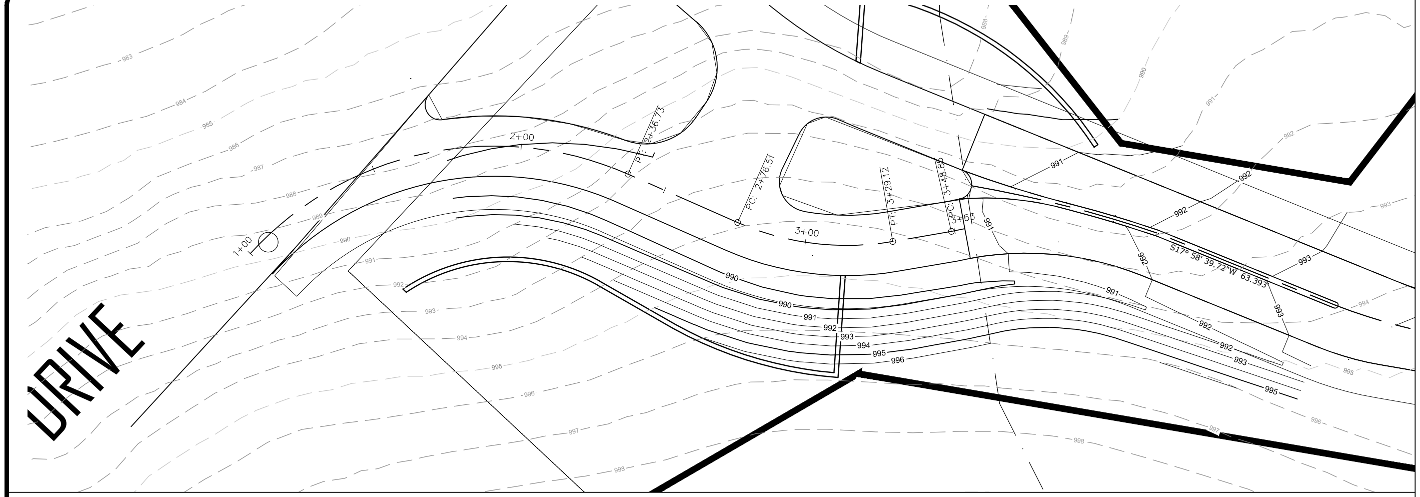
MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 5/16/2022

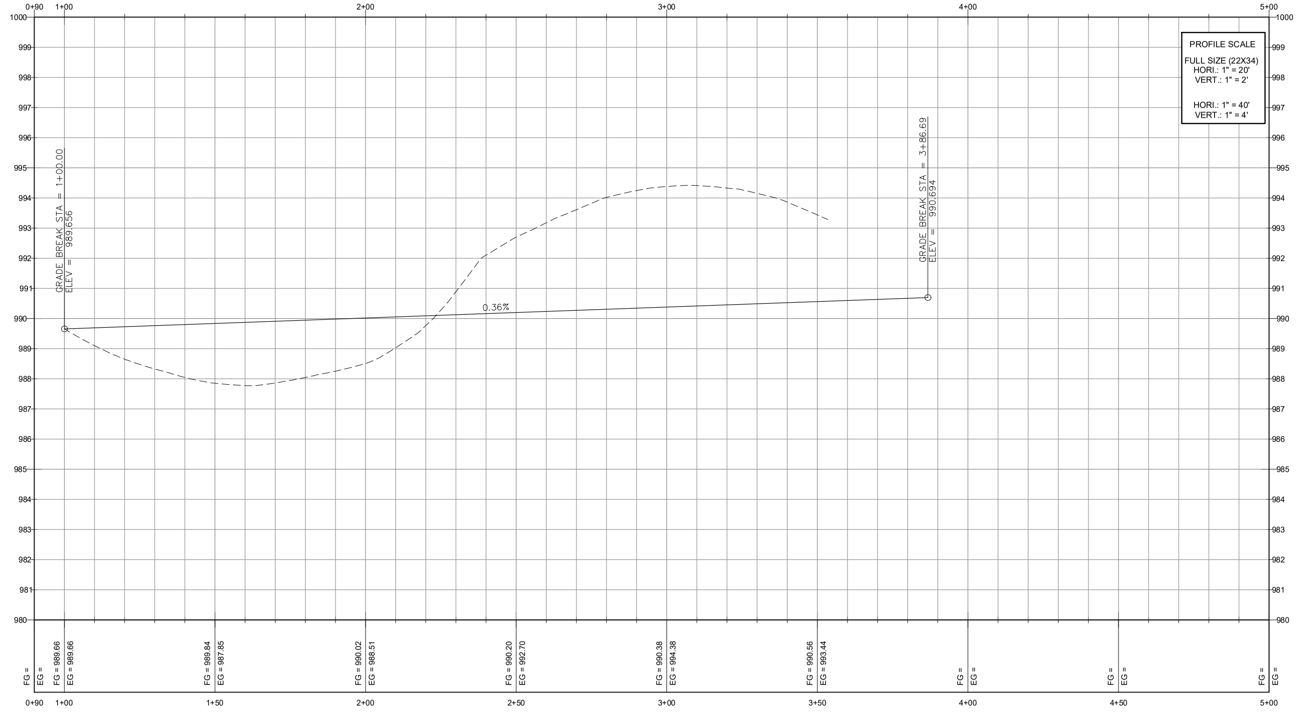
LOS ROBLES RANCH

SHEET NUMBER
X OF X

C:\USERS\TIM HARRINGTON\JUMPH GROUP DROPBOX\ATLAS\0023-HY224A_DAVY CROCKETT\0023-HY224A_DAVY CROCKETT\02 CAD\CONSTRUCTION SHEETS\07 DRAINAGE MAP.DWG



LOS ROBLES SB ENTRANCE PROFILE



0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
◉	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP ◐	GEOTECH TEST PIT
	SITE SIGN
GAS ⌀	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
W	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
// //	WOOD FENCE
X X	CHAINLINK FENCE
	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
E OH	OVERHEAD ELECTRIC OR UTILITY LINES
600	MAJOR CONTOURS
599	MINOR CONTOURS
>	GREEN PAINT (WASTEWATER LINE)
W	BLUE PAINT (WATER LINE)
G	YELLOW PAINT (GAS LINE)
C	ORANGE PAINT (TELEPHONE LINE)

!!!CAUTION!!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!!WARNING!!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "TEXAS 811" 811 OR 800-344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

WWW.ATLASDGN.COM
ADMIN@ATLASDGN.COM
PHONE: (512) 791-1175
FIRM # F-22445
ATLAS DESIGN SERVICES
1301 S CAPITAL OF TEXAS HWY, SUITE A-236 AUSTIN, TEXAS 78746

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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES ENTRANCE
PLAN & PROFILE
STA 1+00 - 5+00

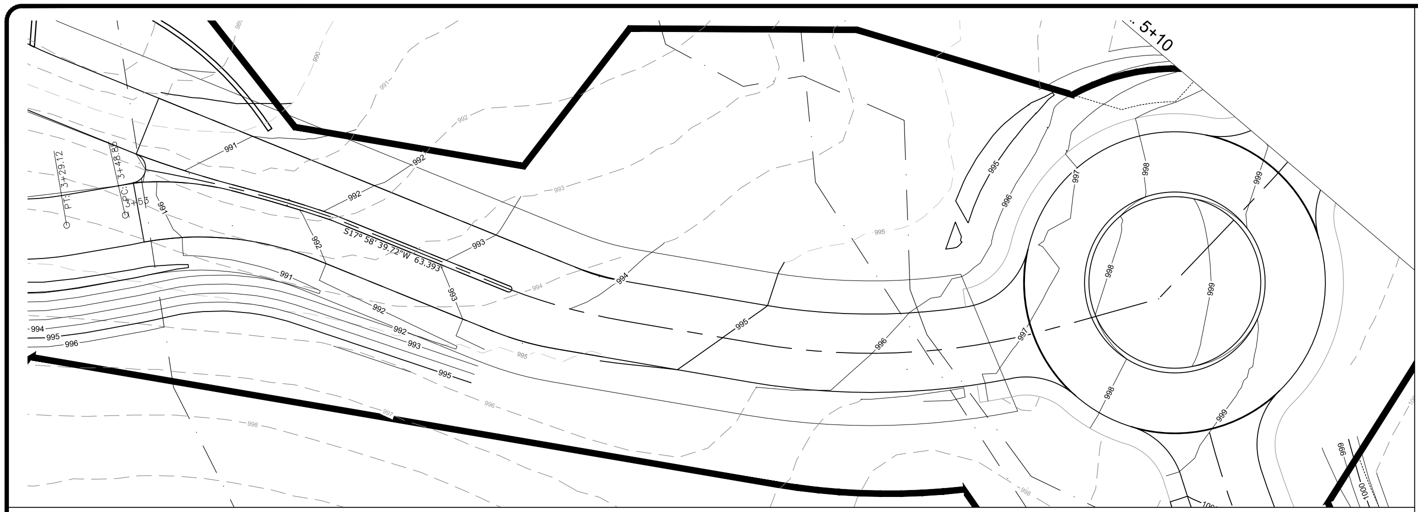
MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

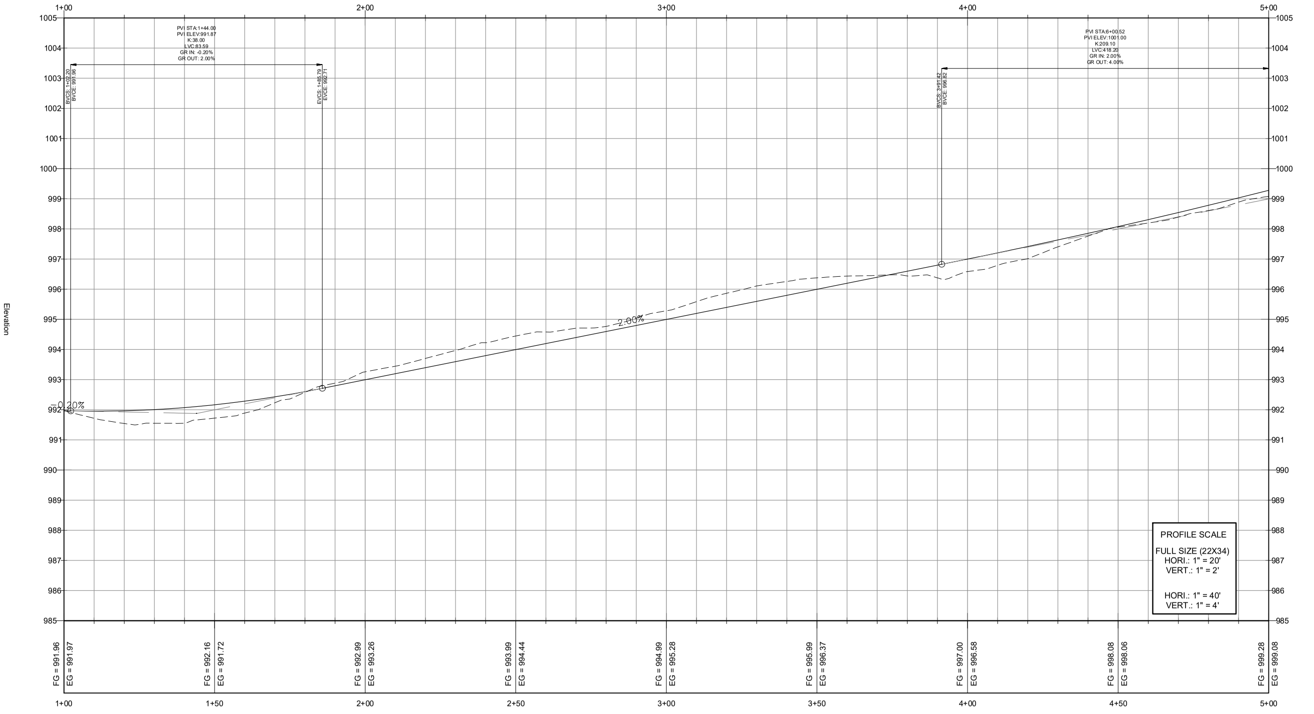
SHEET NUMBER
1 OF X

22-0424

J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-roadway.dwg



LOS ROBLES PROFILE



PROFILE SCALE
FULL SIZE (22X34)
HORI.: 1" = 20'
VERT.: 1" = 2'

HORI.: 1" = 40'
VERT.: 1" = 4'

0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
⊗	"X" MARK SET
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TP	GEOTECH TEST PIT
	SITE SIGN
GAS	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
	IRRIGATION CONTROL VALVE
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▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
—//—	WOOD FENCE
—X—	CHAINLINK FENCE
— —	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
— —600— —	MAJOR CONTOURS
— —599— —	MINOR CONTOURS
—>—	GREEN PAINT (WASTEWATER LINE)
—W—	BLUE PAINT (WATER LINE)
—G—	YELLOW PAINT (GAS LINE)
—C—	ORANGE PAINT (TELEPHONE LINE)

!!!CAUTION!!!

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FIRM # F-22445

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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 1+00 - 5+00

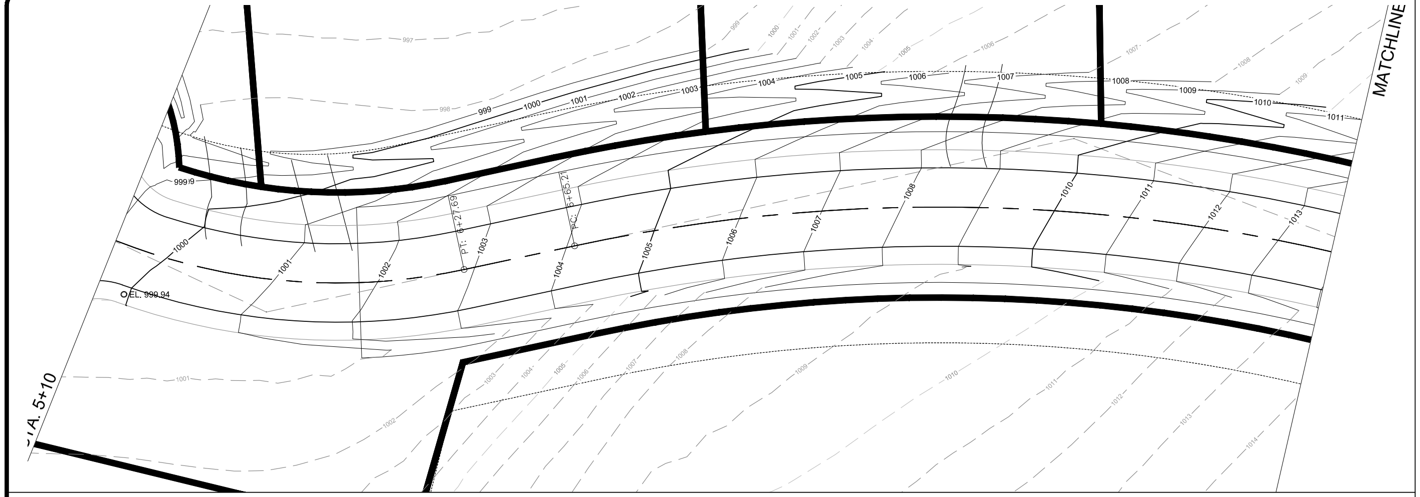
MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

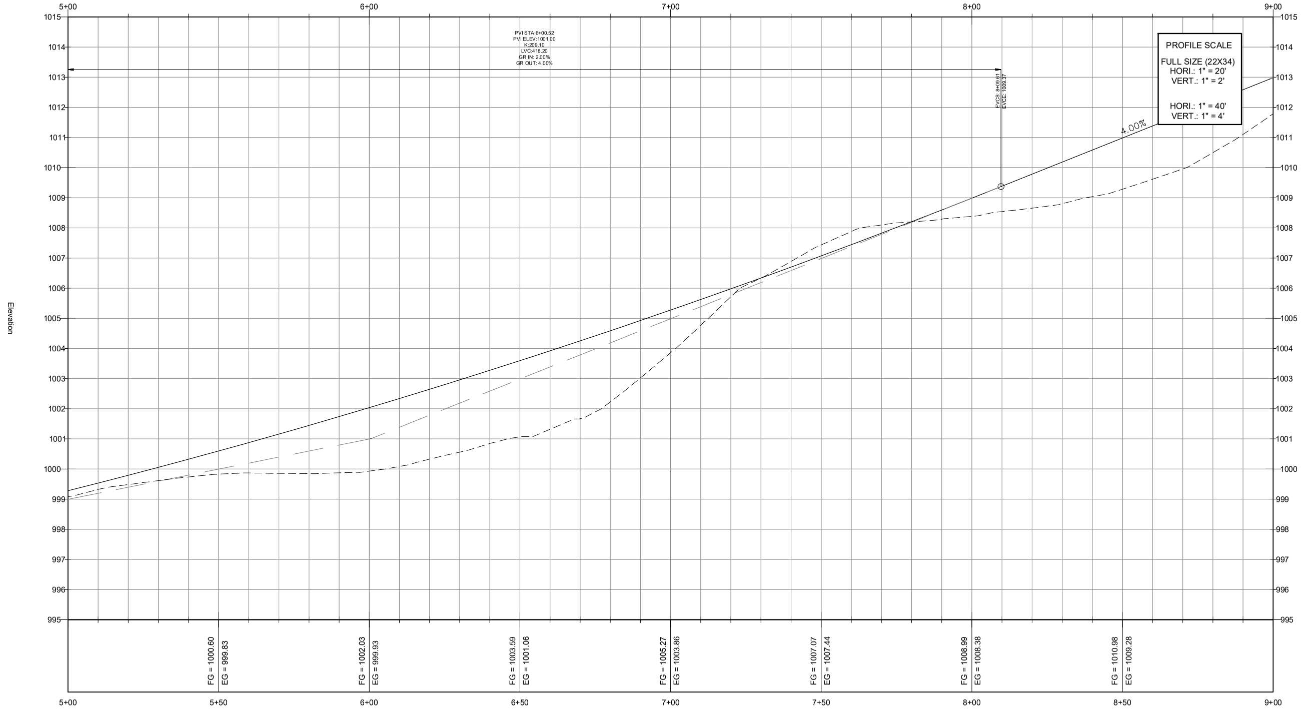
SHEET NUMBER
2 OF X

22-0424

J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-roadway.dwg



LOS ROBLES PROFILE



PROFILE SCALE
FULL SIZE (22X34)
HORI.: 1" = 20'
VERT.: 1" = 2'

HORI.: 1" = 40'
VERT.: 1" = 4'

0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ☒	ELECTRIC PULL BOX
TP ◐	GEOTECH TEST PIT
	SITE SIGN
GAS ∅	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
W	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
—//—	WOOD FENCE
—X—	CHAINLINK FENCE
— —	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
E OH	OVERHEAD ELECTRIC OR UTILITY LINES
600	MAJOR CONTOURS
599	MINOR CONTOURS
—>—	GREEN PAINT (WASTEWATER LINE)
W	BLUE PAINT (WATER LINE)
G	YELLOW PAINT (GAS LINE)
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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 5+00 - 9+00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
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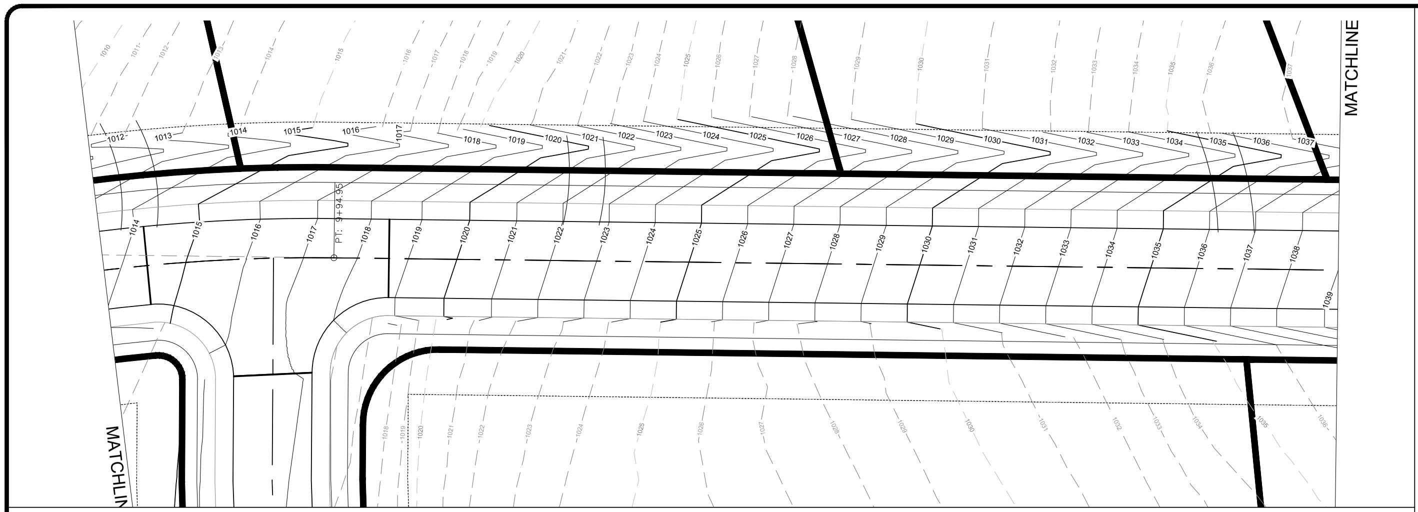
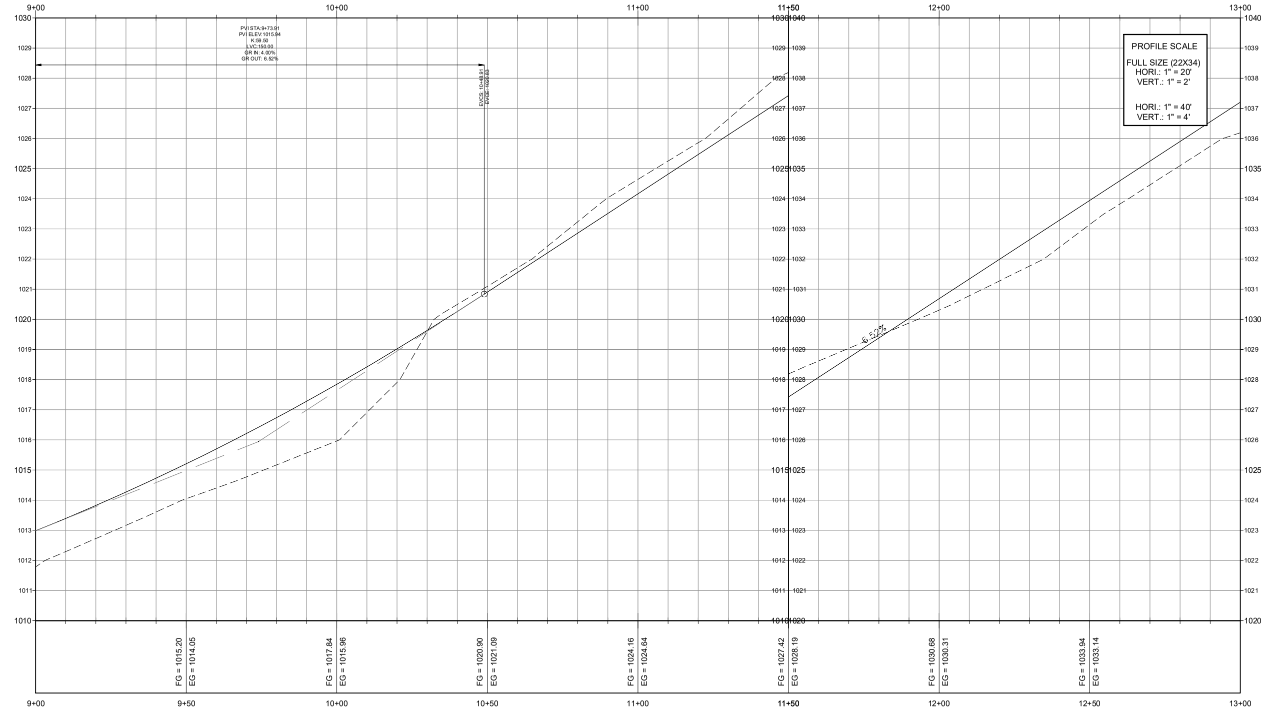
05/16/2022

SHEET NUMBER
3 OF X



LOS ROBLES PROFILE



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TP ●	GEOTECH TEST PIT
○	SITE SIGN
GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
—○	ELECTRIC GUY WIRE ANCHOR
○—○	OVERHEAD STREET LIGHT
—○—	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 9+00 - 13+00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
4 OF X

22-0424

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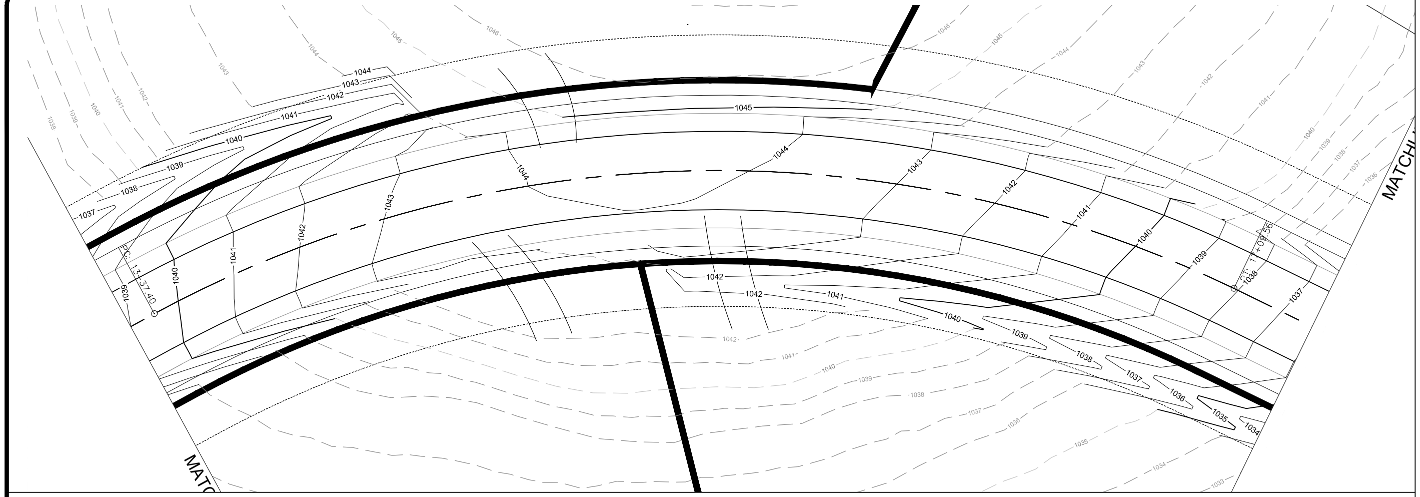
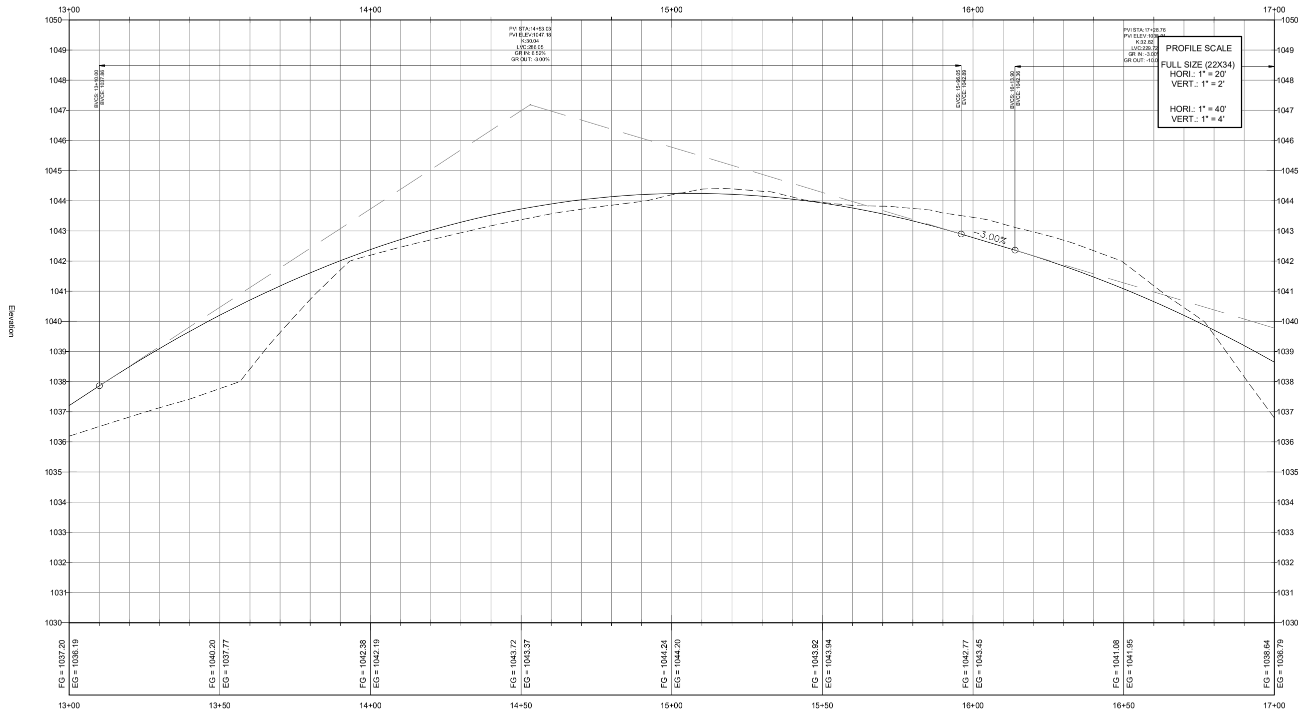


LOS ROBLES PROFILE



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	SITE SIGN
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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 13+00 - 17+00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
05/16/2022

SHEET NUMBER
5 OF X

22-0424

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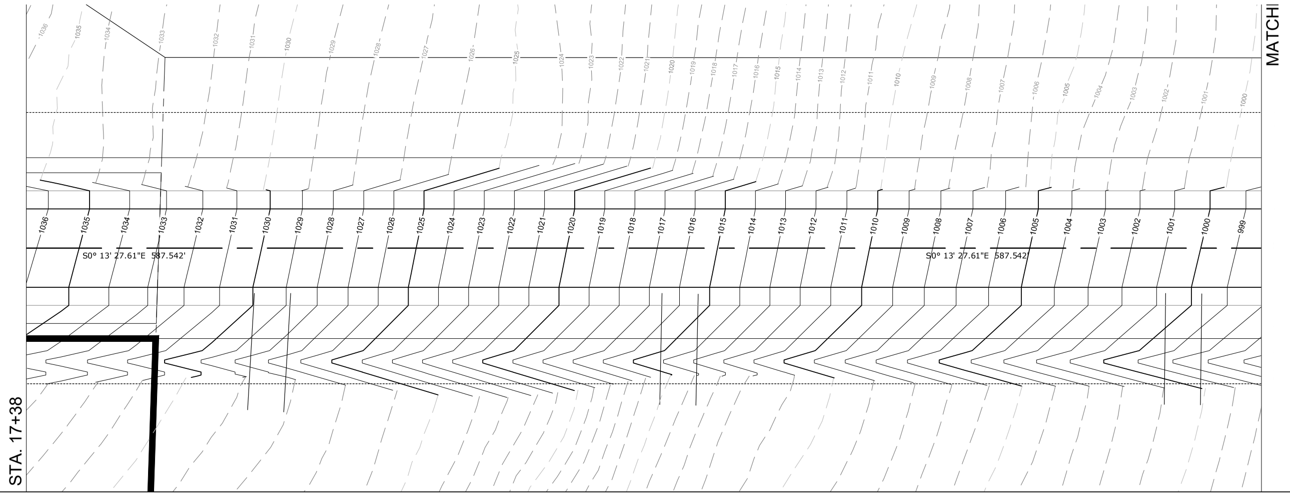

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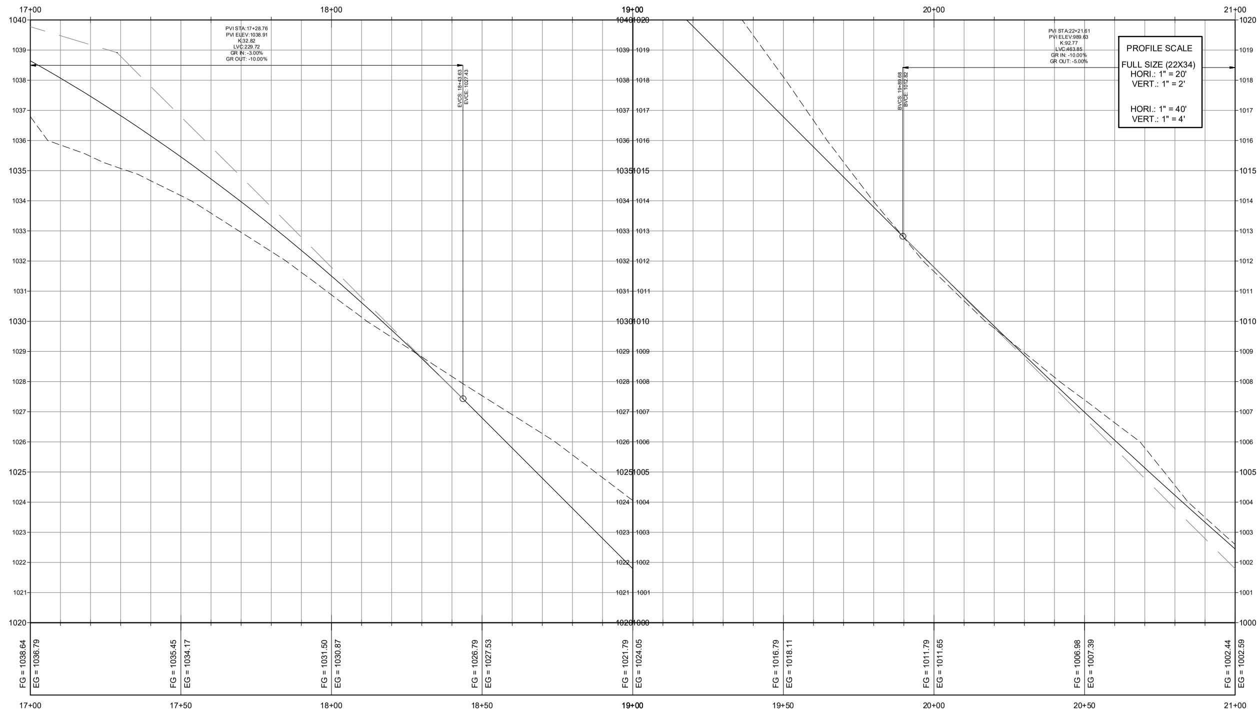

Station	FG	EG
17+00	1038.64	1036.79
17+50	1035.45	1034.17
18+00	1031.50	1030.87
18+50	1026.79	1027.53
19+00	1021.79	1024.05
19+50	1016.79	1018.11
20+00	1011.79	1011.65
20+50	1006.98	1007.39
21+00	1002.44	1002.59

0 20 40 Feet

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LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
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	ELECTRIC GUY WIRE ANCHOR
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FH ⊕	FIRE HYDRANT
W	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
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⊙	WASTEWATER CLEANOUT
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TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 17+00 - 21+00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
04/24/2022

SHEET NUMBER
6 OF X

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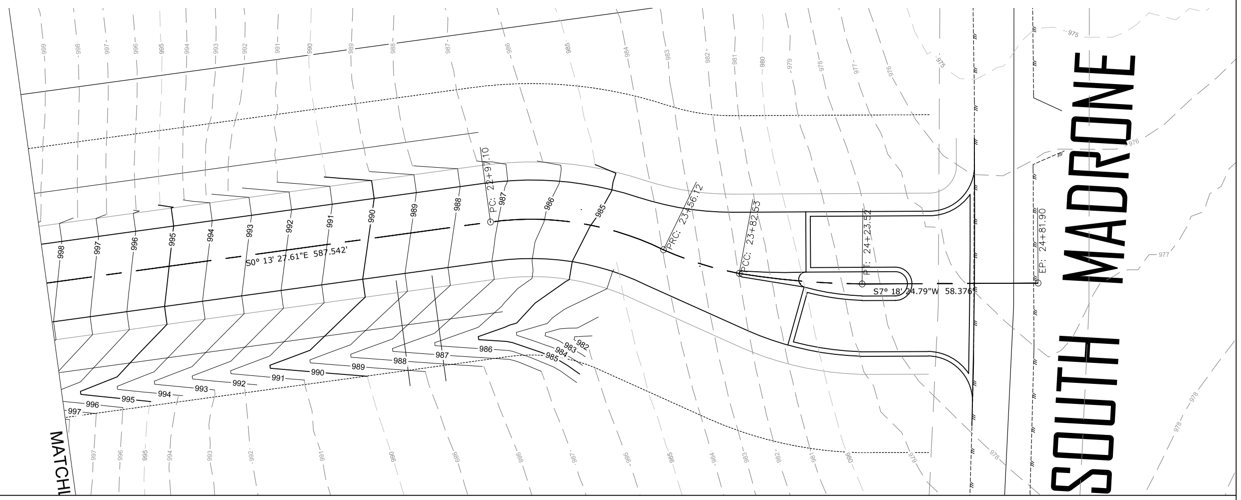

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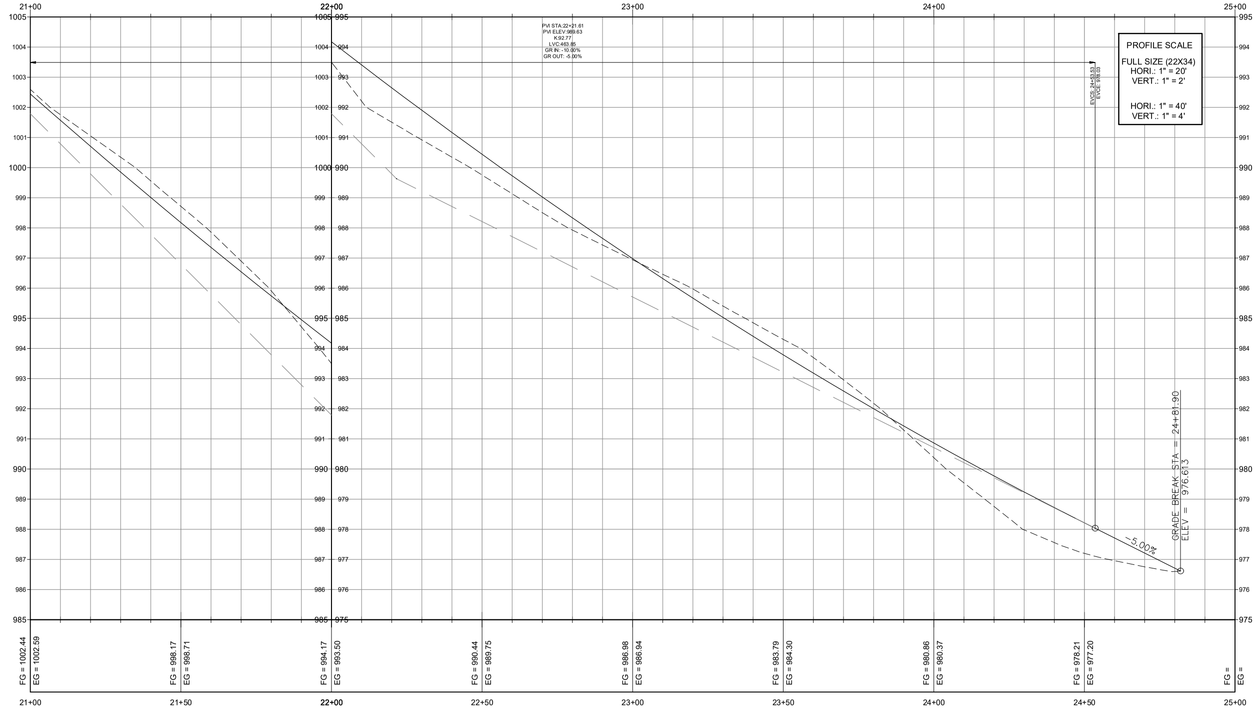

Station	FG	EG
21+00	1002.44	1002.59
21+50	998.17	998.71
22+00	994.17	993.50
22+50	990.44	989.75
23+00	986.98	986.94
23+50	983.79	984.30
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25+00		

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LEGEND

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ADMIN@ATLASDGN.COM
PHONE: (512) 791-1175
FIRM # F-22445

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DAVY CROCKETT
LOS ROBLES RANCH

LOS ROBLES
PLAN & PROFILE
STA 21+00 - 25+00

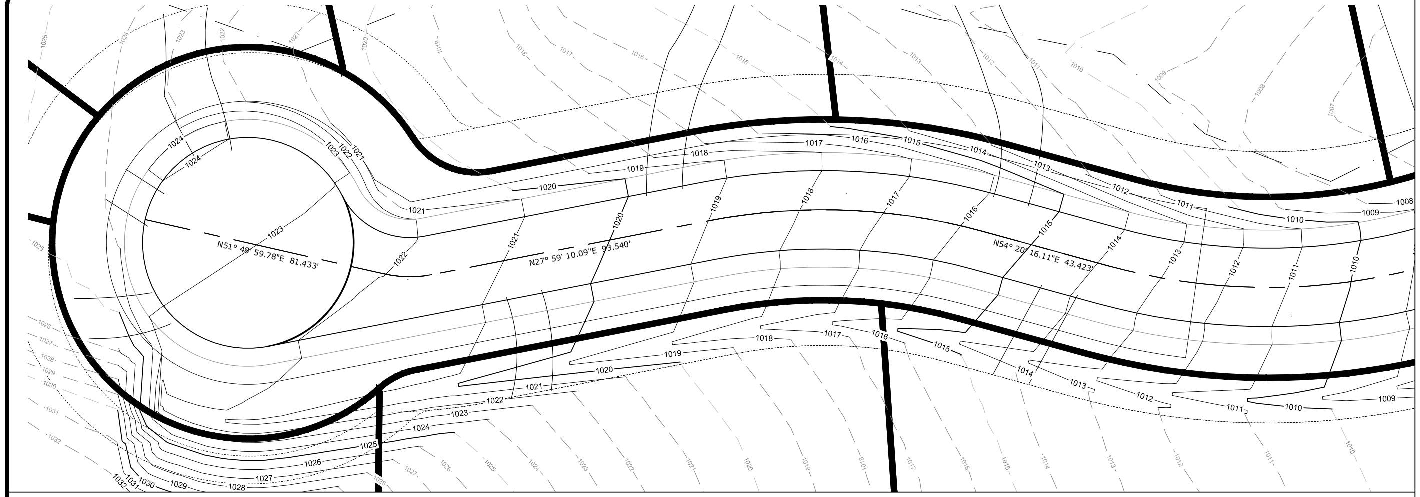
MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

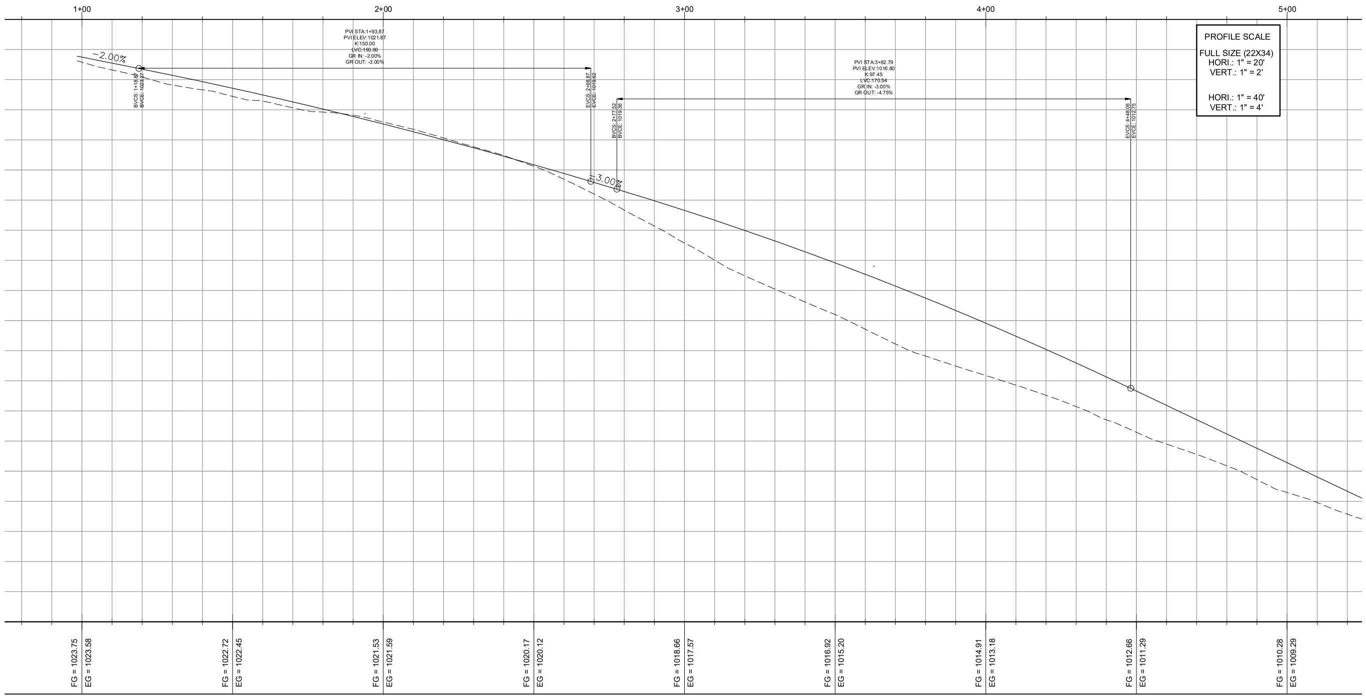
SHEET NUMBER
7 OF X

22-0424

J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-roadway.dwg



ROBLES CT PROFILE



PROFILE SCALE
FULL SIZE (22X34)
HORI.: 1" = 20'
VERT.: 1" = 2'

HORI.: 1" = 40'
VERT.: 1" = 4'

0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ☒	ELECTRIC PULL BOX
TP	GEOTECH TEST PIT
	SITE SIGN
GAS	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
⊘	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
▭	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
⊡	STORM INLET & COVER
—//—	WOOD FENCE
—x—	CHAINLINK FENCE
— —	RIGHT OF WAY LINE (APPROXIMATE)
——	EDGE OF PAVEMENT
——	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
—600—	MAJOR CONTOURS
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—>—	GREEN PAINT (WASTEWATER LINE)
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DAVY CROCKETT
LOS ROBLES RANCH

ROBLES CT
PLAN & PROFILE
STA 1+00 - 5+00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 04/24/2022

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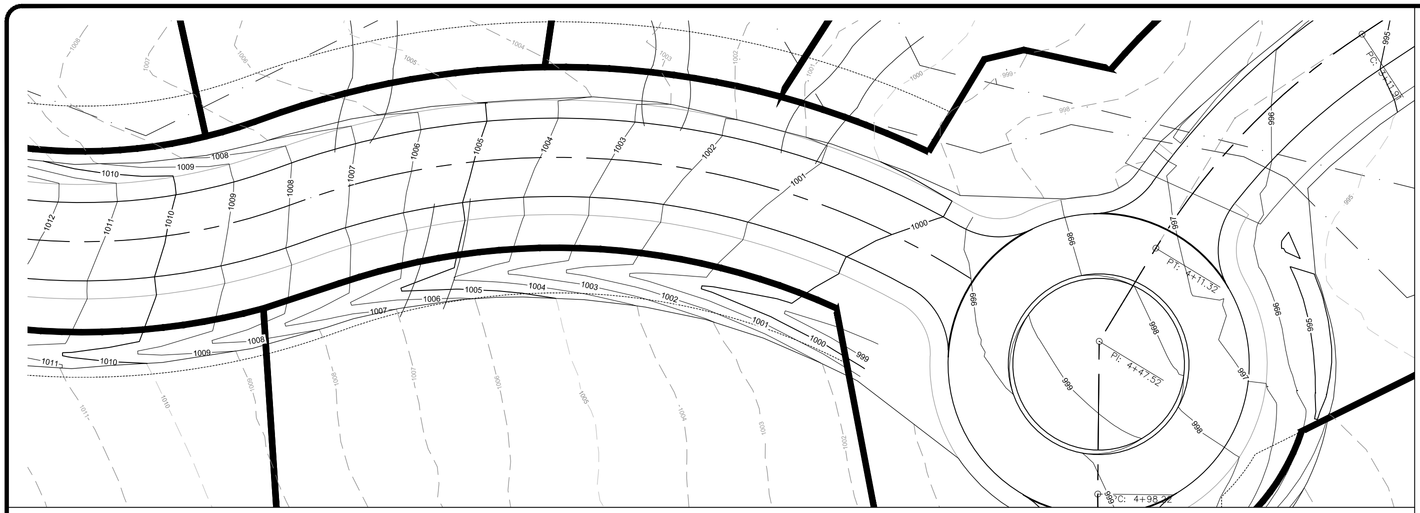

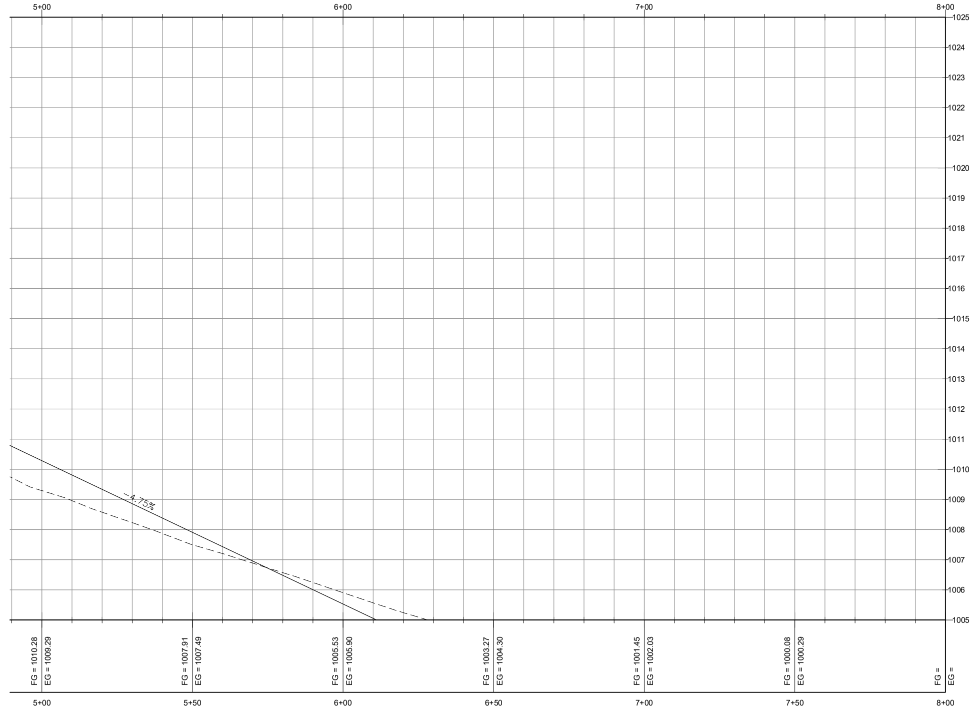

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EP ☒	ELECTRIC PULL BOX
TP	GEOTECH TEST PIT
○	SITE SIGN
GAS	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
●	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
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—//—	WOOD FENCE
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DAVY CROCKETT
LOS ROBLES RANCH

ROBLES CT
PLAN & PROFILE
STA 5+00 - 9+00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
04/24/2022

SHEET NUMBER
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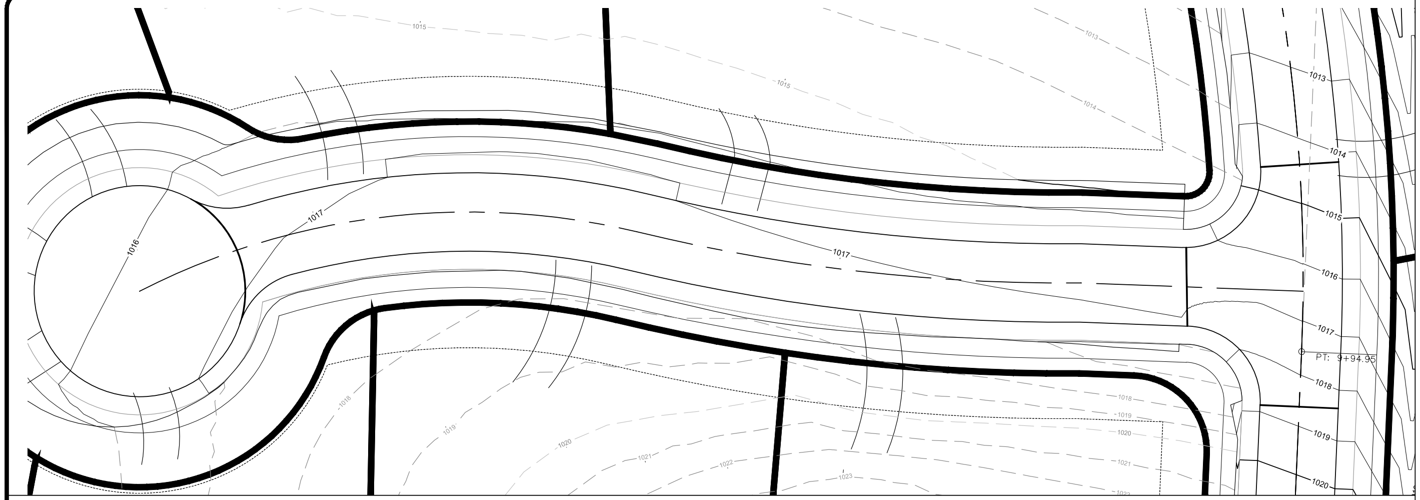
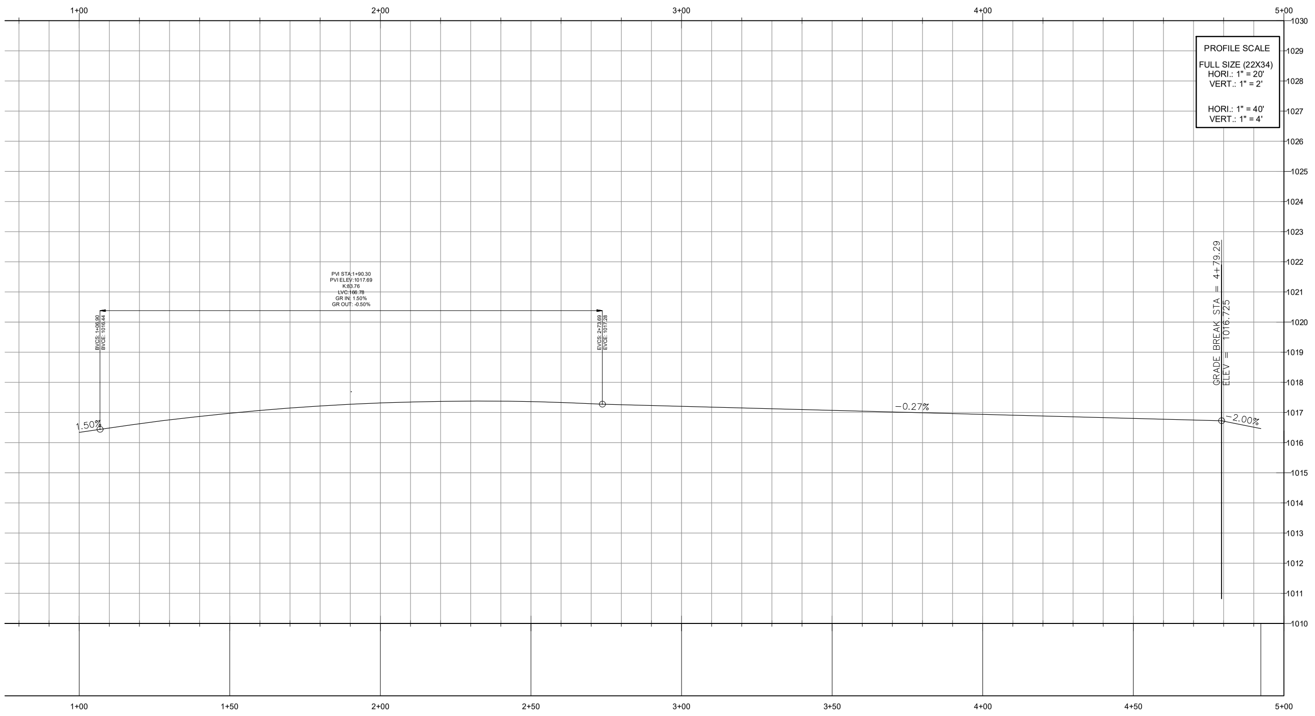


CERRO CT _ PROFILE



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EP ☒	ELECTRIC PULL BOX
TP	GEOTECH TEST PIT
	SITE SIGN
GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
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C ☐	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
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⊙	WASTEWATER CLEANOUT
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	COMMUNICATION MANHOLE
⊘	SITE BOLLARD
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AKA	ALSO KNOWN AS
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▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
	WOOD FENCE
—X—	CHAINLINK FENCE
	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
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DAVY CROCKETT
LOS ROBLES RANCH

CERRO CT
PLAN & PROFILE
STA 1+00 - 5+00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
10 OF X

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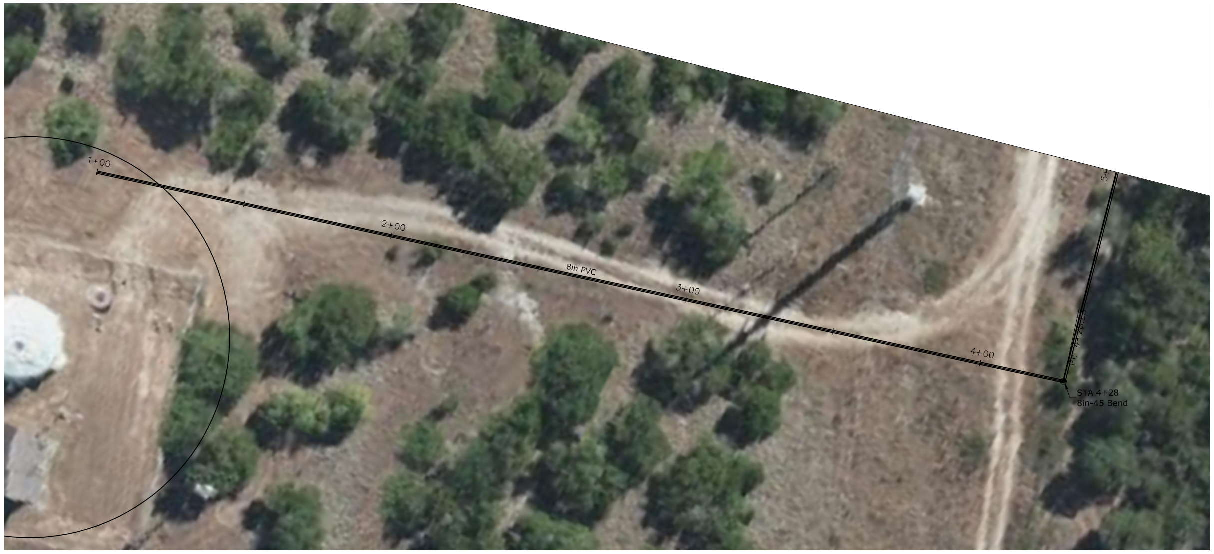

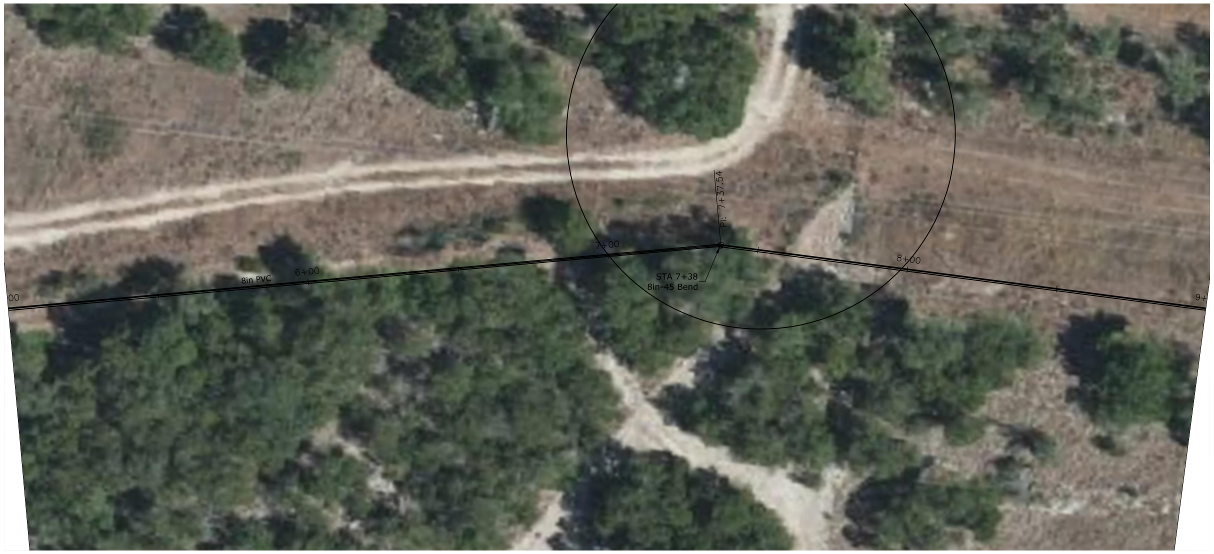

0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

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GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
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LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
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TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
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AKA	ALSO KNOWN AS
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— — —	RIGHT OF WAY LINE (APPROXIMATE)
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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 1+00.00 - 9+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
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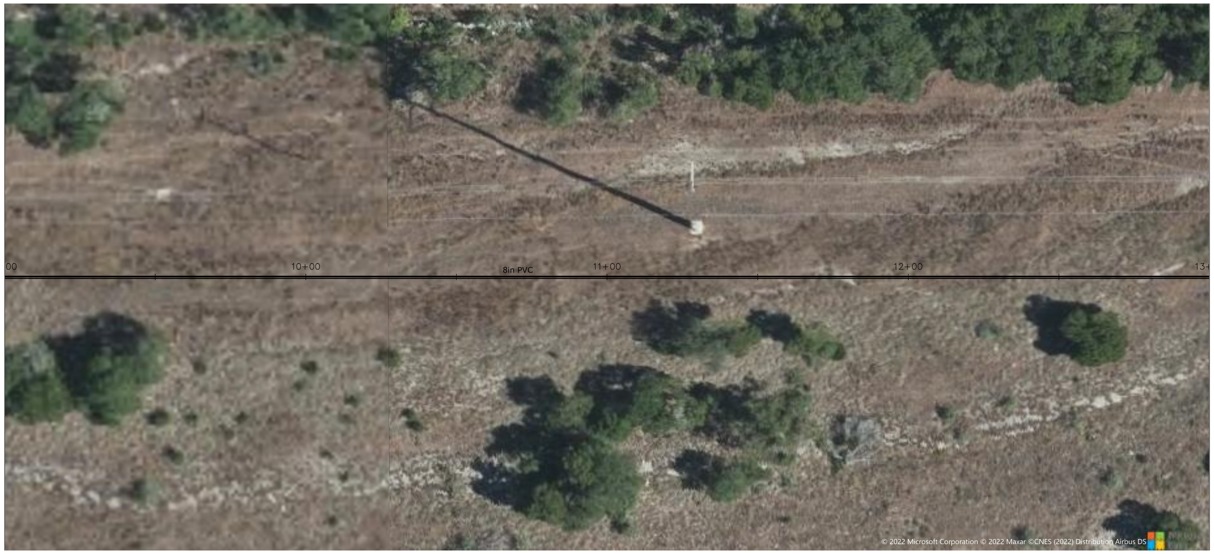
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10+00
8in PVC
11+00
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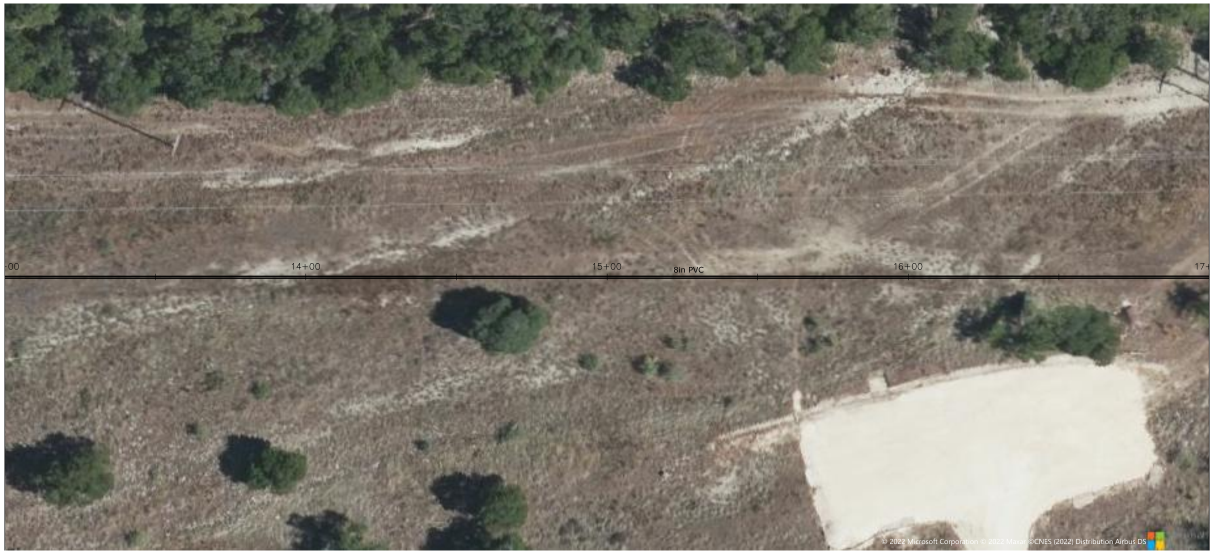
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14+00
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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 9+00.00 - 17+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
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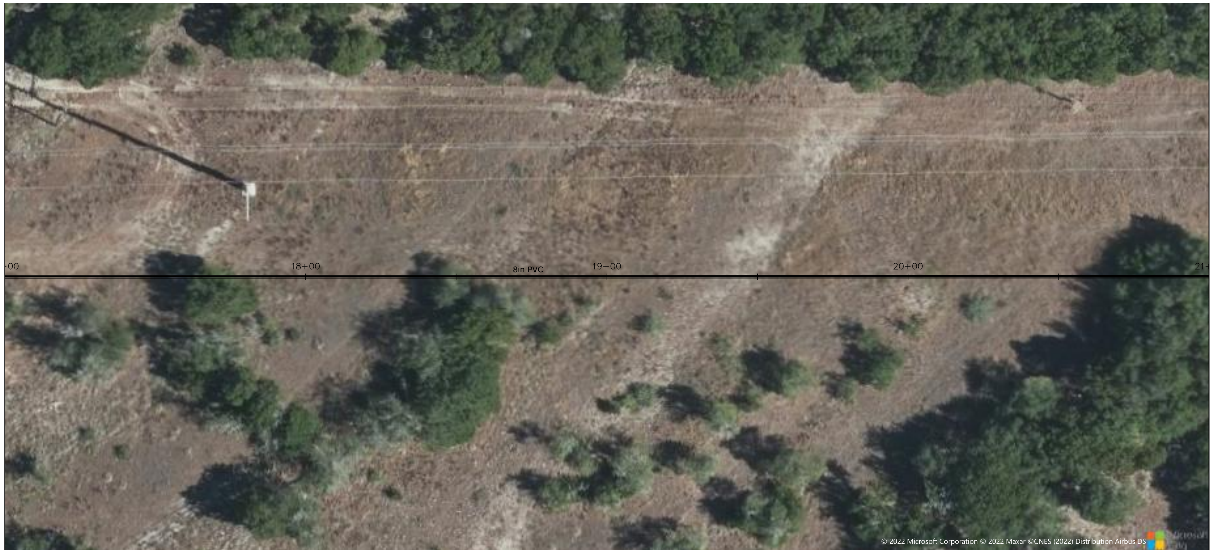

18+00
8in PVC
19+00
20+00
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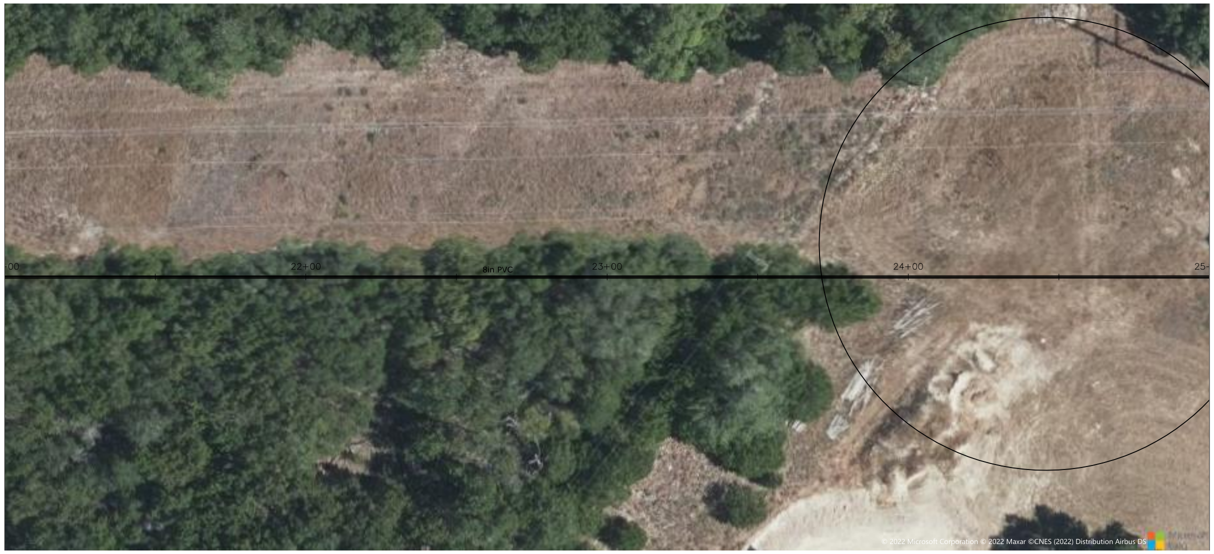

22+00
8in PVC
23+00
24+00
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
⊙	"X" MARK SET
EP ☒	ELECTRIC PULL BOX
TP ◐	GEOTECH TEST PIT
▷	SITE SIGN
GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
—○	ELECTRIC GUY WIRE ANCHOR
○—○	OVERHEAD STREET LIGHT
—⊖—	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
●	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
⊘	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
▭	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
⊡	STORM INLET & COVER
—//—//—	WOOD FENCE
—x—x—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
——	EDGE OF PAVEMENT
——	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
— —600— —	MAJOR CONTOURS
— —599— —	MINOR CONTOURS
—>—	GREEN PAINT (WASTEWATER LINE)
—W—	BLUE PAINT (WATER LINE)
—G—	YELLOW PAINT (GAS LINE)
—C—	ORANGE PAINT (TELEPHONE LINE)

!!!CAUTION!!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

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FIRM # F-22445
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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 17+00.00 - 25+00.00

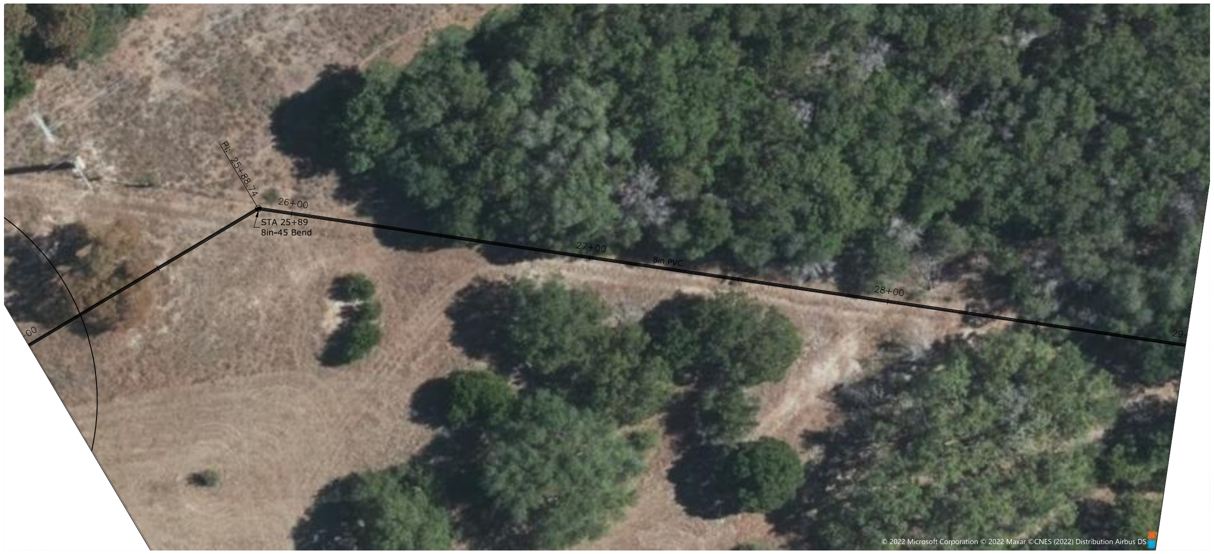
MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
13 OF X

22-0424

J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-water.dwg


PI: 25+88.74
STA 25+89
8in-45 Bend
26+00
27+00
8in PVC
28+00
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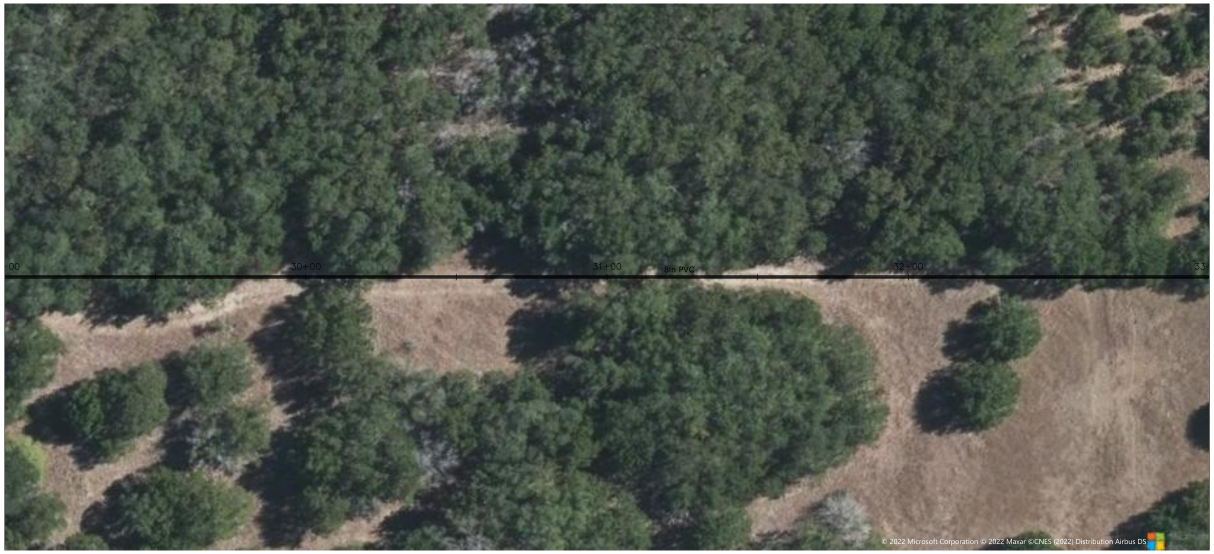
30+00
31+00
8in PVC
32+00
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP	GEOTECH TEST PIT
	SITE SIGN
GAS	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
—//—	WOOD FENCE
—X—	CHAINLINK FENCE
— —	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
E OH	OVERHEAD ELECTRIC OR UTILITY LINES
600	MAJOR CONTOURS
599	MINOR CONTOURS
→	GREEN PAINT (WASTEWATER LINE)
W	BLUE PAINT (WATER LINE)
G	YELLOW PAINT (GAS LINE)
C	ORANGE PAINT (TELEPHONE LINE)

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EXISTING OVERHEAD UTILITIES IN VICINITY
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WHEN WORKING NEAR ELECTRIC FACILITIES

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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 25+00.00 - 33+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
05/16/2022

SHEET NUMBER
14 OF X

22-0424

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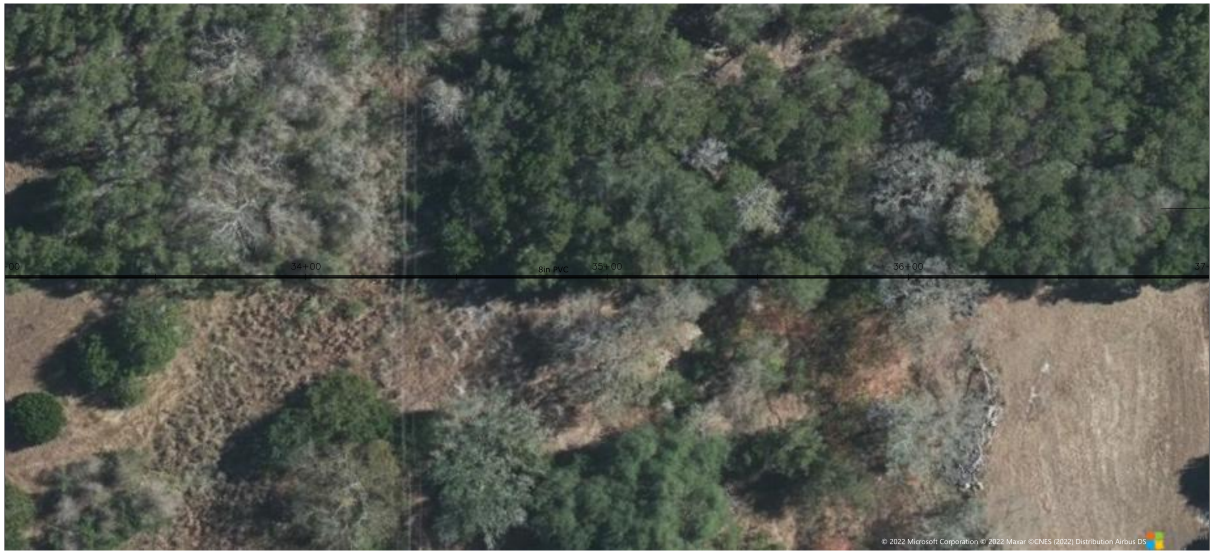

34+00
8in PVC
35+00
36+00
37
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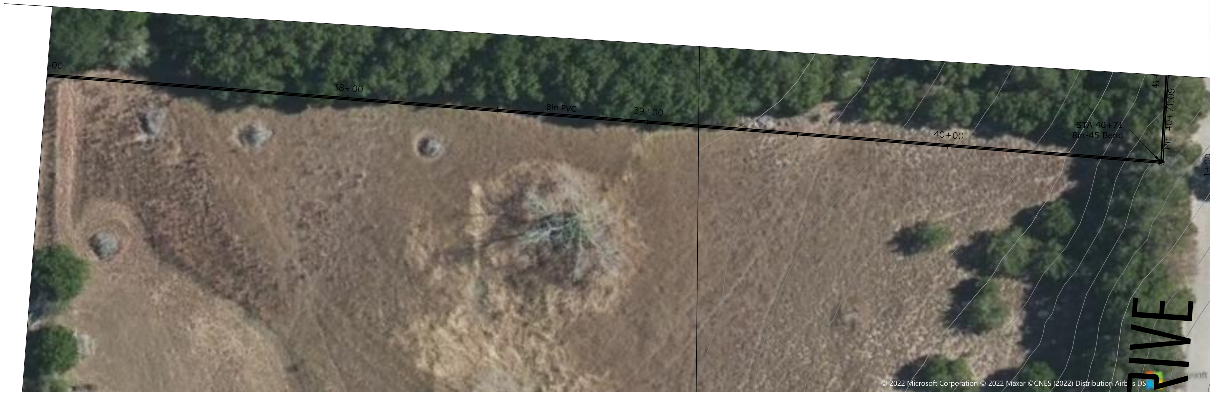

38+00
8in PVC
39+00
40+00
STA 40+71
8in-45 Bend
PI: 40+71.09
41+
1+00
RIVE
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
○	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP ●	GEOTECH TEST PIT
▷	SITE SIGN
GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
—○	ELECTRIC GUY WIRE ANCHOR
○—○	OVERHEAD STREET LIGHT
—⊕—	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
●	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
⊘	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
▭	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
◎	STORM INLET & COVER
—//—//—	WOOD FENCE
—x—x—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
———	EDGE OF PAVEMENT
———	CURB LINE
— E OH —	OVERHEAD ELECTRIC OR UTILITY LINES
— — 600 — —	MAJOR CONTOURS
— — 599 — —	MINOR CONTOURS
—>—	GREEN PAINT (WASTEWATER LINE)
— W —	BLUE PAINT (WATER LINE)
— G —	YELLOW PAINT (GAS LINE)
— C —	ORANGE PAINT (TELEPHONE LINE)

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DAVY CROCKETT
LOS ROBLES RANCH

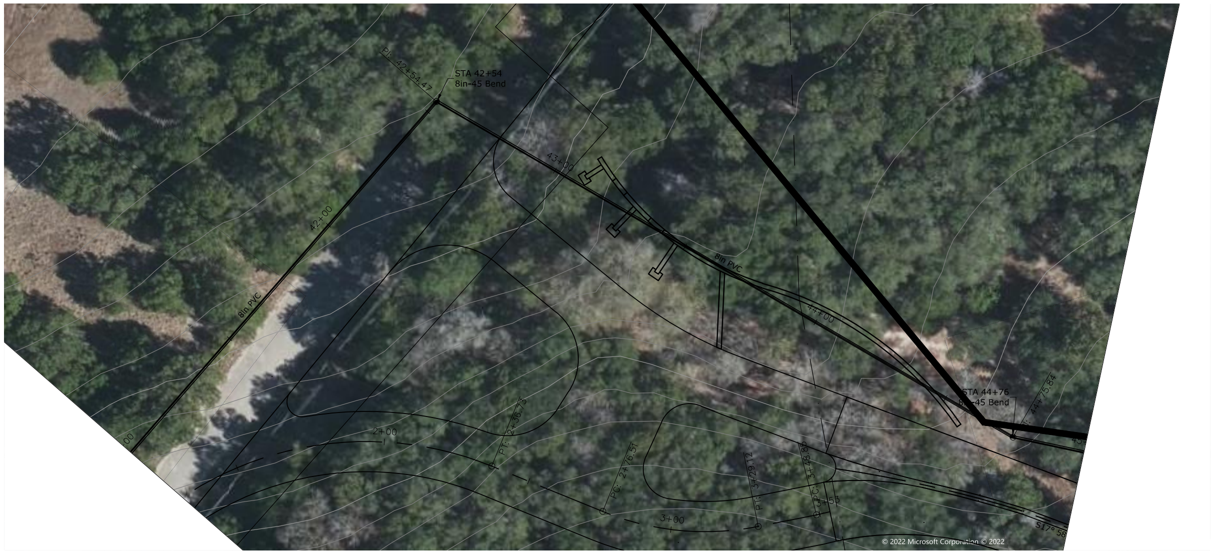
WATER LINE A STA 33+00.00 - 41+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
15 OF X

22-0424



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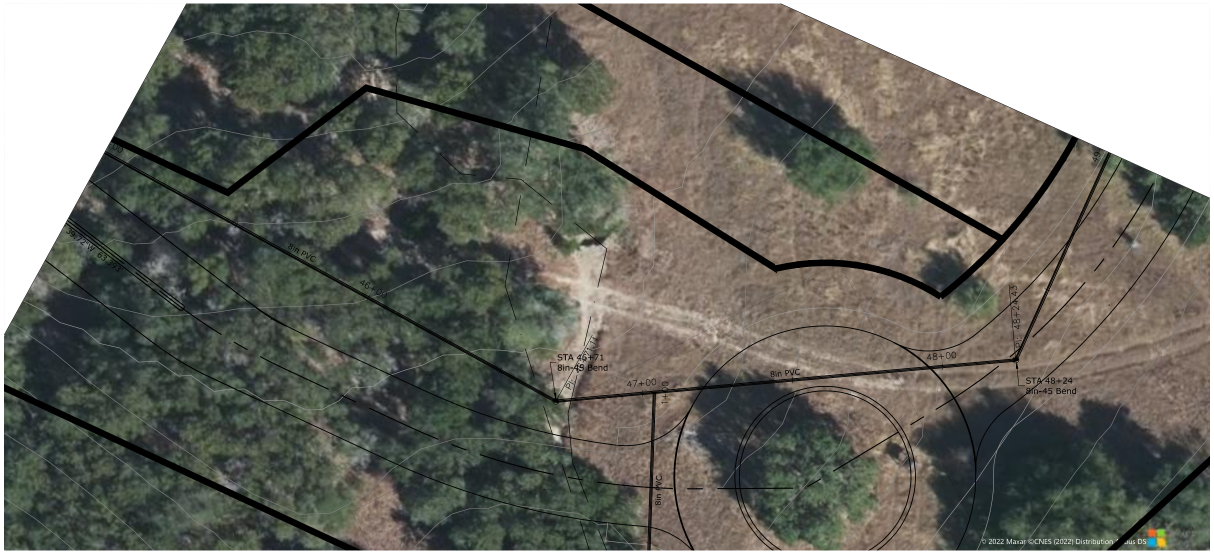

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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP	GEOTECH TEST PIT
	SITE SIGN
GAS ∅	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
W	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
ⓘ	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
—//—//—	WOOD FENCE
—X—X—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
——	EDGE OF PAVEMENT
	CURB LINE
— E OH —	OVERHEAD ELECTRIC OR UTILITY LINES
- - 600 - -	MAJOR CONTOURS
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22-0424

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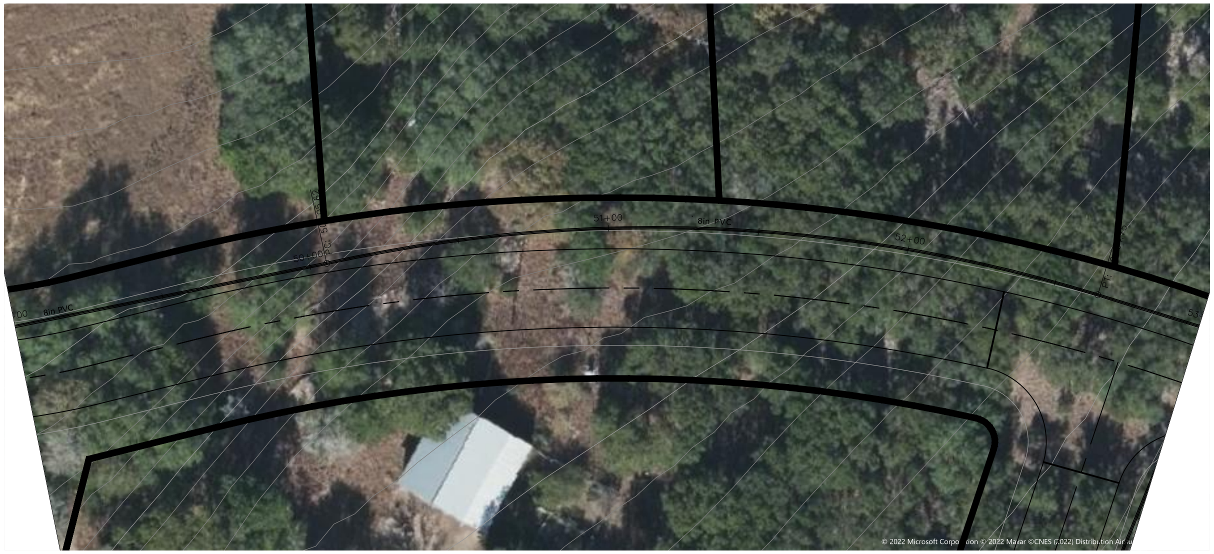
DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 41+00.00 - 49+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
16 OF X



51+00
8in PVC
52+00
50+00
PC: 50+05.62
8in PVC
PT:
53+
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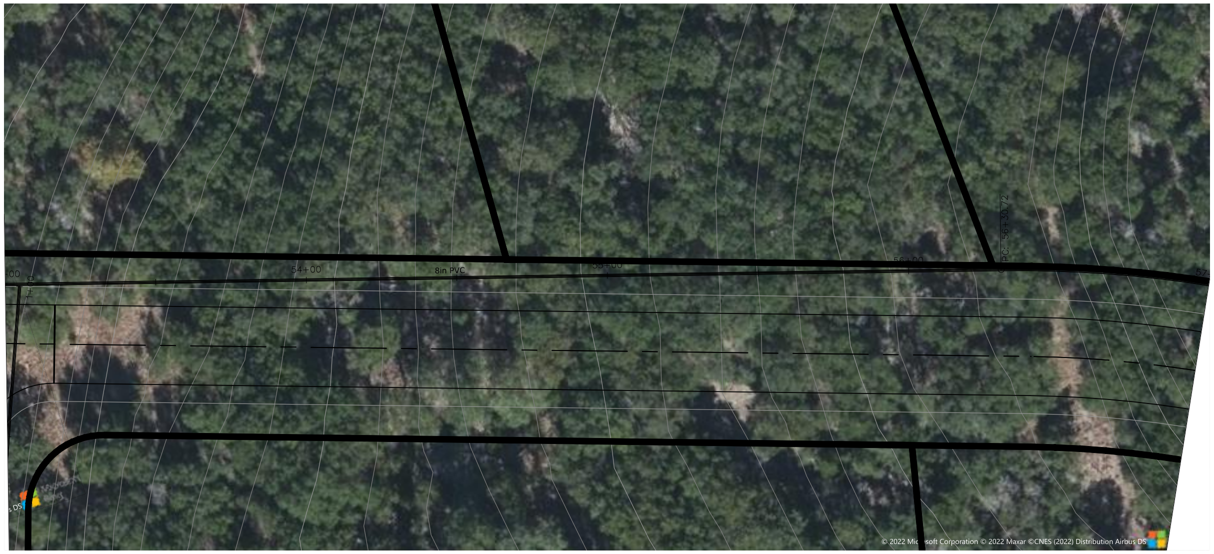

54+00
8in PVC
55+00
56+00
PC: 56+30.72
57+
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

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TP	GEOTECH TEST PIT
	SITE SIGN
GAS	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C ☐	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
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☐	STORM INLET & COVER
—//—	WOOD FENCE
—x—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
——	EDGE OF PAVEMENT
——	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
—600—	MAJOR CONTOURS
—599—	MINOR CONTOURS
—>—	GREEN PAINT (WASTEWATER LINE)
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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 49+00.00 - 57+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
05/16/2022

SHEET NUMBER
17 OF X

22-0424

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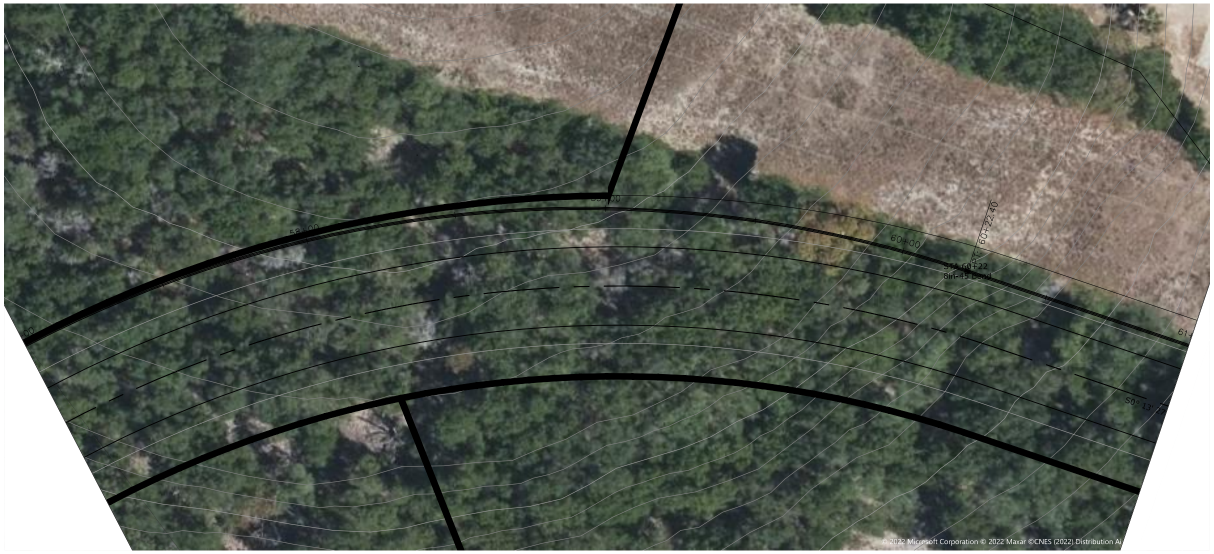
59+00
60+00
STA 60+22
8in-45 Bend
PT: 60+22.40
61+
S0° 13' 27
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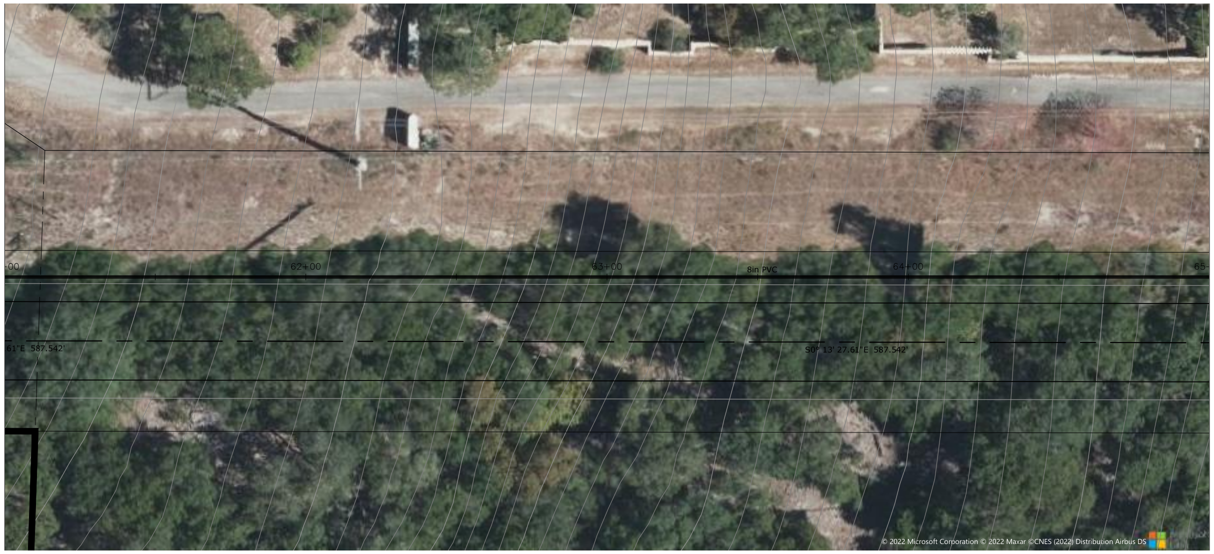
62+00
63+00
8in PVC
64+00
65+
61"E 587.542'
S0° 13' 27.61"E 587.542'
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
⊙	"X" MARK SET
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TP	GEOTECH TEST PIT
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G ⊗	GAS VALVE
G	GAS METER
C ☒	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
	ELECTRIC UTILITY POLE
FH	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
⊘	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
—//—//—	WOOD FENCE
—x—x—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
—600—	MAJOR CONTOURS
—599—	MINOR CONTOURS
—→—	GREEN PAINT (WASTEWATER LINE)
—W—	BLUE PAINT (WATER LINE)
—G—	YELLOW PAINT (GAS LINE)
—C—	ORANGE PAINT (TELEPHONE LINE)

!!!CAUTION!!!

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!!!WARNING!!!

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DESIGN SERVICES
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PHONE: (512) 791-1175
FIRM # F-22445

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DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE A STA 57+00.00 - 65+00.00

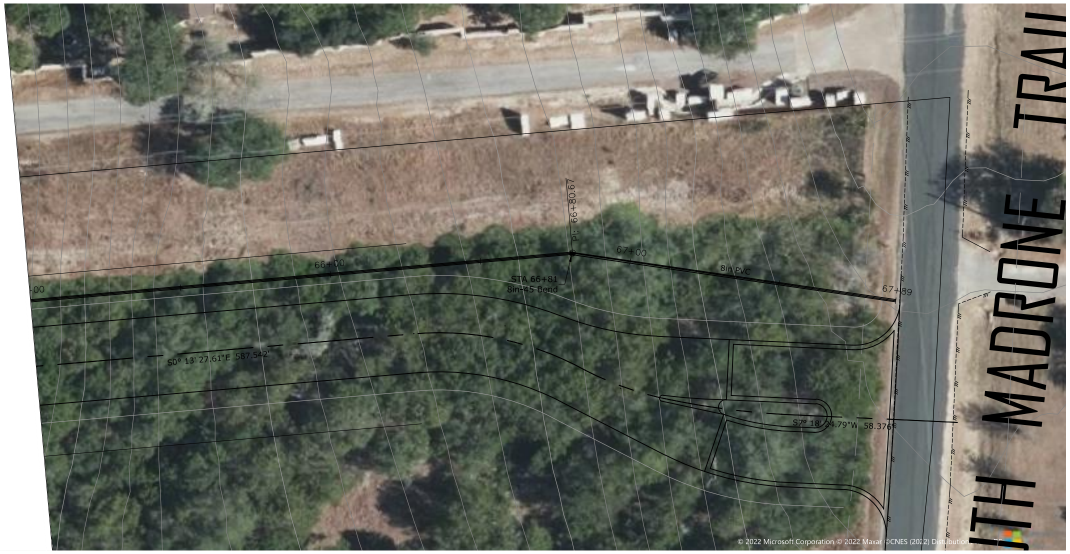
MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
05/16/2022

SHEET NUMBER
18 OF X

22-0424

J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-water.dwg



0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP ◕	GEOTECH TEST PIT
	SITE SIGN
GAS ∅	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
	ELECTRIC GUY WIRE ANCHOR
	OVERHEAD STREET LIGHT
⊖	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
W	WATER METER
⊗	WATER VALVE
	WATER VALVE SHUT OFF
	IRRIGATION CONTROL VALVE
⊙	WASTEWATER CLEANOUT
◎	WASTEWATER MANHOLE
	COMMUNICATION MANHOLE
	SITE BOLLARD
( )	RECORD INFORMATION
LS#	LANDMARK SURVEYING PROJECT CONTROL POINT SET
BMF	BENCH MARK FOUND
CPS	CONTROL POINT SET
BM	BENCH MARK
ROW	RIGHT-OF-WAY
COA	CITY OF AUSTIN
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
TCAD #	TRAVIS CENTRAL APPRAISAL DISTRICT NUMBER
FLOW	FLOW LINE OF OUTFALL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
+ NG	CROSS SECTION SURVEY SHOT
AKA	ALSO KNOWN AS
	CONCRETE IMPROVEMENT
▨	RAMP IMPROVEMENT (DESCRIBED)
	STORM INLET & COVER
	WOOD FENCE
x	CHAINLINK FENCE
	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
E OH	OVERHEAD ELECTRIC OR UTILITY LINES
600	MAJOR CONTOURS
599	MINOR CONTOURS
	GREEN PAINT (WASTEWATER LINE)
W	BLUE PAINT (WATER LINE)
G	YELLOW PAINT (GAS LINE)
C	ORANGE PAINT (TELEPHONE LINE)

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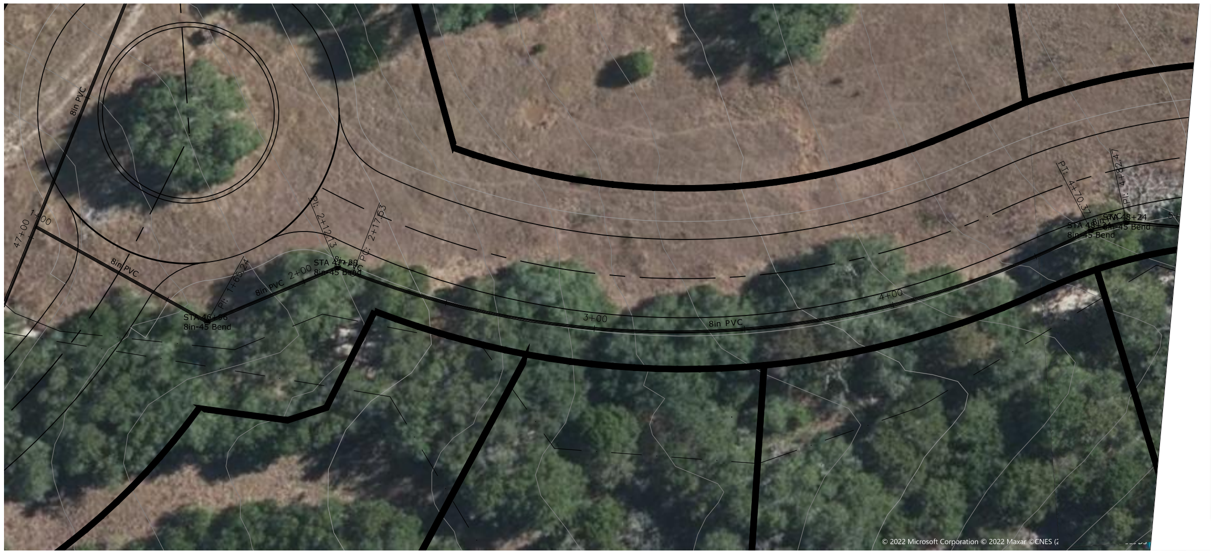
DAVY CROCKETT
LOS ROBLES RANCH

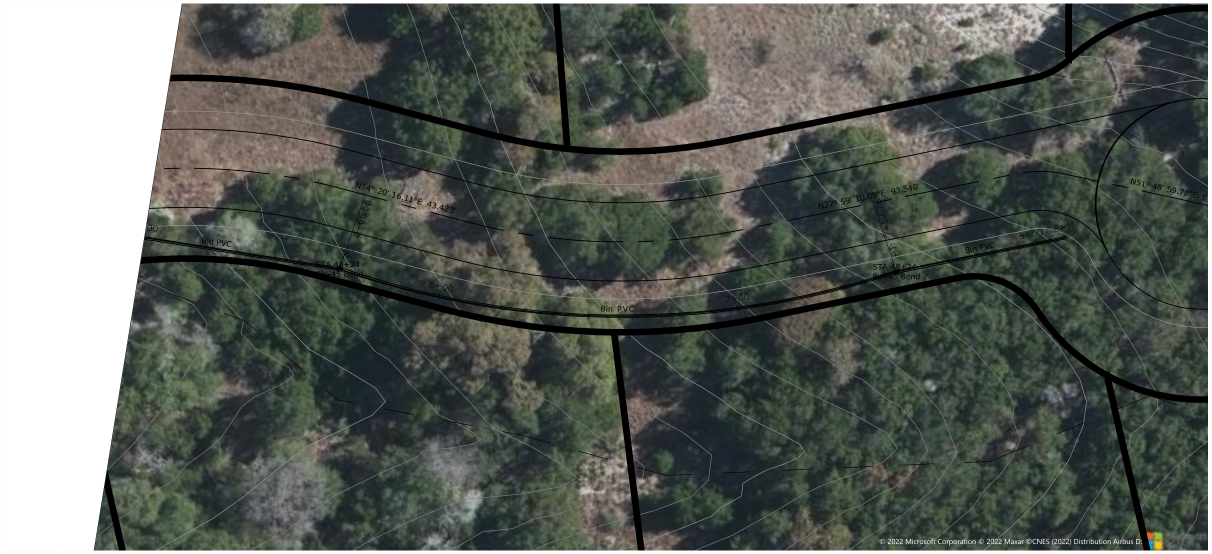
WATER LINE A STA 65+00.00 - 67+89.12

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

SHEET NUMBER
19 OF X





0 20 40 Feet
FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

LEGEND

BM △	BENCH MARK SET
△	CONTROL POINT SET
●	IRON ROD FOUND (SIZE & IDENTIFICATION NOTED)
⊙	IRON PIPE FOUND (SIZE & IDENTIFICATION NOTED)
▲	MAG NAIL FOUND
◎	"X" MARK SET
EP ⊠	ELECTRIC PULL BOX
TP ◐	GEOTECH TEST PIT
▷	SITE SIGN
GAS ⊘	GAS PRESSURE TEST OF SLIDING SLEEVE
G ⊗	GAS VALVE
G	GAS METER
C ⊠	COMMUNICATION JUNCTION BOX
C □	COMMUNICATION PED
—○	ELECTRIC GUY WIRE ANCHOR
○—○	OVERHEAD STREET LIGHT
—⊕—	ELECTRIC UTILITY POLE
FH ⊕	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
●	WATER VALVE SHUT OFF
⊙	IRRIGATION CONTROL VALVE
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( )	RECORD INFORMATION
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BMF	BENCH MARK FOUND
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+ NG	CROSS SECTION SURVEY SHOT
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▢	STORM INLET & COVER
—//—//—	WOOD FENCE
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— — —	RIGHT OF WAY LINE (APPROXIMATE)
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22-0424

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AUTHORITY OF
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LIC.# 92027, ON
05/16/2022
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OR PERMITTING PURPOSES.

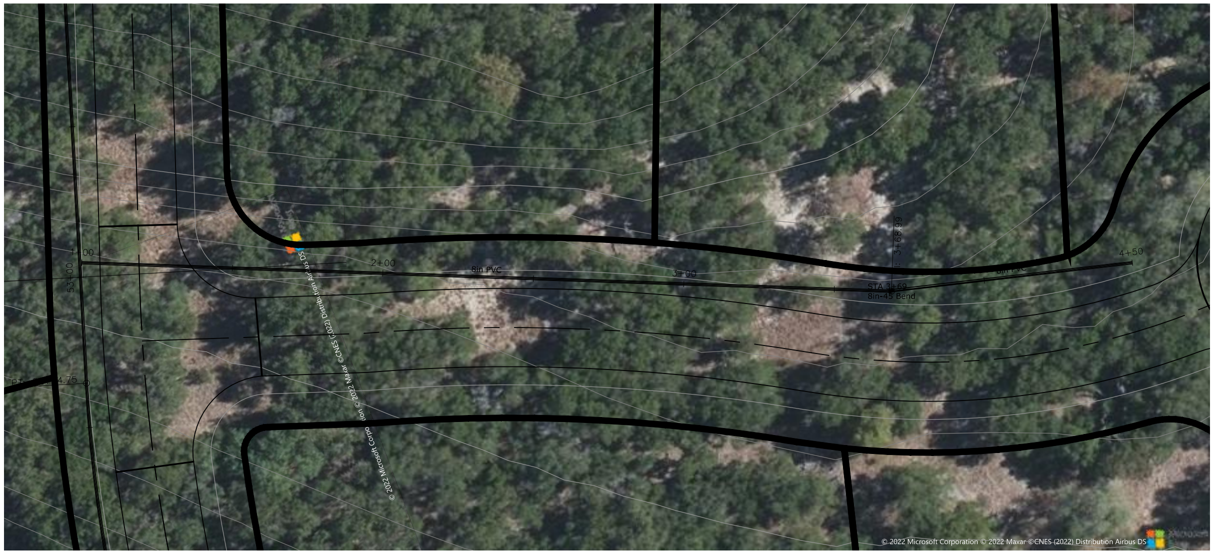
DAVY CROCKETT
LOS ROBLES RANCH

WATER LINE B STA 1+00.00 - 5+00.00

MARK	DATE	DESCRIPTION

DESIGNED BY:
J. THOMPSON
CHECKED BY:
J. PAISLEY
DRAWN BY:
J. THOMPSON
DATE:
05/16/2022

SHEET NUMBER
20 OF X


1+00
53+00
2+00
8in PVC
3+00
3+68.99
STA 3+69
8in-45 Bend
8in PVC
4+50
PI 4.75
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0 20 40 Feet

FULL SIZE (22x34) SCALE: 1" = 20'
HALF SIZE (11x17) SCALE: 1" = 40'

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△	CONTROL POINT SET
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GAS ∅	GAS PRESSURE TEST OF SLIDING SLEEVE
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	STORM INLET & COVER
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—X—X—	CHAINLINK FENCE
— — —	RIGHT OF WAY LINE (APPROXIMATE)
	EDGE OF PAVEMENT
	CURB LINE
—E OH—	OVERHEAD ELECTRIC OR UTILITY LINES
- - -600- - -	MAJOR CONTOURS
- - -599- - -	MINOR CONTOURS
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J:\22-0424 DAVY CROCKETT SUBD - JUMPH\02 DESIGN\202 Drawings\20201 Base Files\22-0424 p-water.dwg

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DAVY CROCKETT
LOS ROBLES RANCH

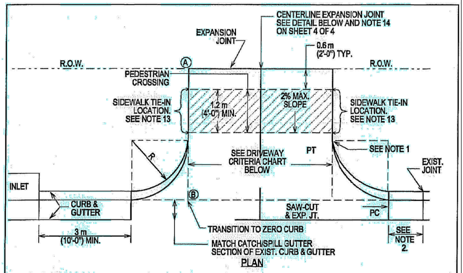
WATER LINE C STA 1+00.00 - 4+49.51

MARK	DATE	DESCRIPTION

DESIGNED BY: J. THOMPSON
CHECKED BY: J. PAISLEY
DRAWN BY: J. THOMPSON
DATE: 05/16/2022

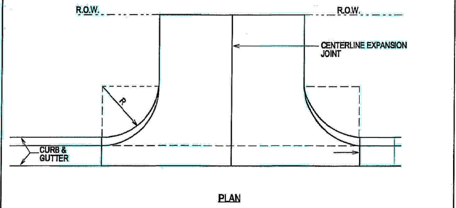
SHEET NUMBER
21 OF X

22-0424


CENTERLINE EXPANSION JOINT SEE DETAIL BELOW AND NOTE 14 ON SHEET 4 OF 4
EXPANSION JOINT
0.6 m (2'-0") TYP.
R.O.W.
Ⓐ
R.O.W.
PEDESTRIAN CROSSING
SIDEWALK TIE-IN LOCATION. SEE NOTE 13
1.2 m (4'-0") MIN.
2% MAX. SLOPE
SIDEWALK TIE-IN LOCATION. SEE NOTE 13
R
SEE DRIVEWAY CRITERIA CHART BELOW
PT
SEE NOTE 1
EXIST. JOINT
INLET
CURB & GUTTER
Ⓑ
SAW-CUT & EXP. JT.
PC
3 m (10'-0") MIN.
TRANSITION TO ZERO CURB
MATCH CATCH/SPILL GUTTER SECTION OF EXIST. CURB & GUTTER
SEE NOTE 2.

PLAN

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINTⒶABOVE POINTⒷIS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



PLAN

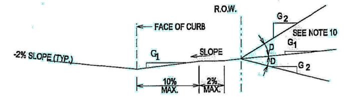
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 1 OF 4

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

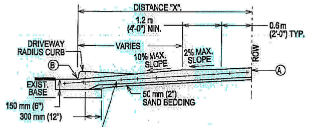
RADIUS DIMENSION METERS (FEET)			
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM



ALLOWABLE GRADES

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 3 OF 4



125 mm (5") MIN. CLASS A CONCRETE WITH 10M @ 450 mm (#3 @ 18") C.C. OR 150 mm X 150 mm X MW10 X MW10 (6" X 6" X W1.5 X W1.5) MINIMUM.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

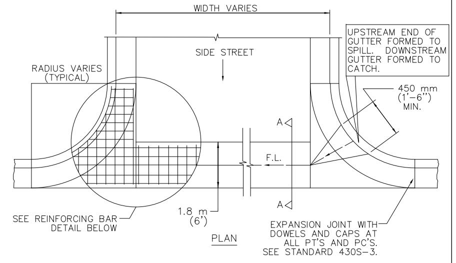
CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 2 OF 4

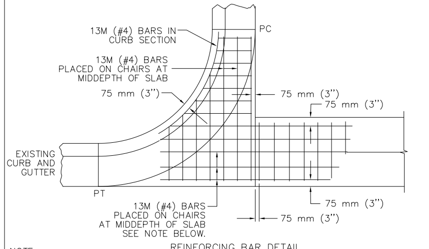
NOTES:

1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
2. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET); WHICHEVER IS LESS.
7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
9. WHEN TWO DRIVEWAYS ARE USED (0NE PER UNIT; TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.
11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
12. USE 12 mm (½") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 4 OF 4


WIDTH VARIES
SIDE STREET
UPSTREAM END OF GUTTER FORMED TO SPILL. DOWNSTREAM GUTTER FORMED TO CATCH.
RADIUS VARIES (TYPICAL)
450 mm (1'-6") MIN.
A
F.L.
A
SEE REINFORCING BAR DETAIL BELOW
1.8 m (6')
EXPANSION JOINT WITH DOWELS AND CAPS AT ALL PT'S AND PC'S. SEE STANDARD 430S-3.

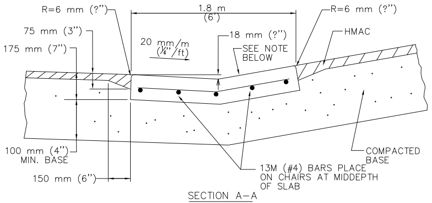
PLAN


13M (#4) BARS IN CURB SECTION
PC
13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB
75 mm (3")
75 mm (3")
75 mm (3")
EXISTING CURB AND GUTTER
PT
13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB SEE NOTE BELOW.
75 mm (3")
75 mm (3")

REINFORCING BAR DETAIL

NOTE:
ALTERNATE 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB TO BE CONTINUOUS ACROSS EXPANSION JOINT. BREAK BOND 150 mm (6") ON EACH SIDE OF EXPANSION JOINT.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CONCRETE VALLEY GUTTER	
RECORD COPY SIGNED BY BILL GARDNER 06/12/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 436S-2 1 OF 2



SECTION A–A

NOTE:
ADJUST SLOPE FROM 20 mm/m (?"/ft) MINIMUM TO THE SLOPE OF THE SIDE STREET.

NOTES:

1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. CONCRETE FOR THE VALLEY GUTTER SHALL BE CLASS A, ITEM 403S, "CONCRETE FOR STRUCTURES".
3. MONOLITHIC CURB AND GUTTER SHALL BE MEASURED BY PLAN QUANTITY PER SQUARE FEET AND PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING P.C. AND 0.5% MINIMUM HIGHER THAN THE OPPOSING MID POINT.
5. ALLOWABLE CONSTRUCTION JOINT AT THE CENTER LINE WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CONCRETE VALLEY GUTTER	
RECORD COPY SIGNED BY BILL GARDNER 06/12/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 436S-2 2 OF 2

JUMPH GROUP, LLC
246 MARTHA DRIVE, BUDA, TX
www.JumphGroup.com
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PH: (512) 384-1838
TBPE# F-22413

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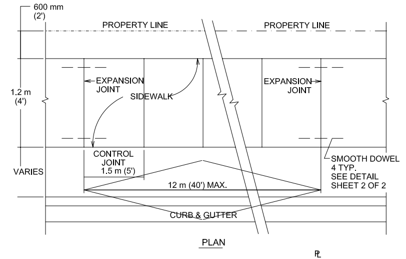
DETAILS

MARK	DATE	DESCRIPTION

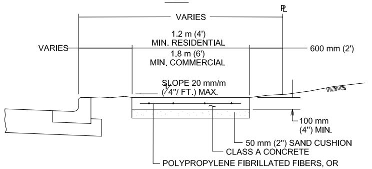
DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

LOS ROBLES RANCH

SHEET NUMBER
X OF X



PLAN

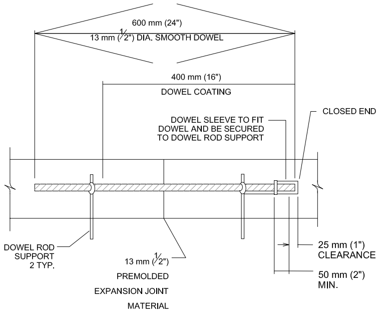


POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.

REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

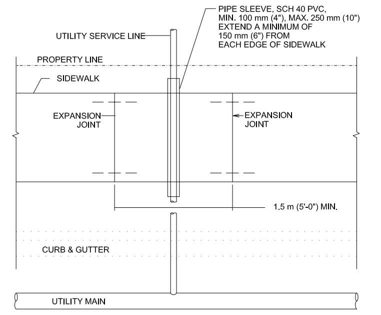
SECTION

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
SIDEWALK
RECORD COPY SIGNED
BY BILL GARDNER
03/26/08
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S-1
1 OF 3

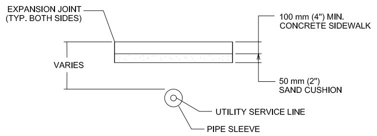


DOWEL DETAIL

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
SIDEWALK
RECORD COPY SIGNED
BY BILL GARDNER
03/26/08
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S-1
2 OF 3



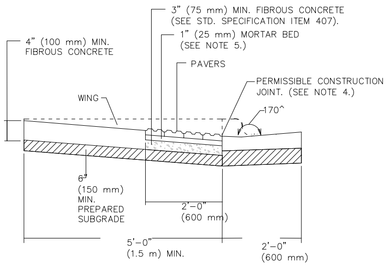
SIDEWALK OVER UTILITY SERVICE LINE PLAN



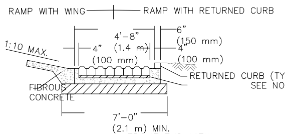
SECTION OF SIDEWALK OVER
UTILITY SERVICE LINES

NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
SIDEWALK
RECORD COPY SIGNED
BY BILL GARDNER
03/26/08
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S-1
3 OF 3



CROSS SECTION

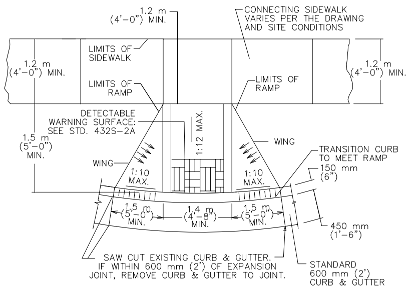


FRONT END VIEW

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
DETECTABLE WARNING–PAVER
(CITY PROPERTY/EASMENTS)
RECORD COPY SIGNED
BY BILL GARDNER
06/21/07
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S–2A
1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 1/4" (6 mm) JOINT SIZE. GAPS LARGER THAN 1/4" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
DETECTABLE WARNING–PAVER
(CITY PROPERTY/EASMENTS)
RECORD COPY SIGNED
BY BILL GARDNER
06/21/07
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S–2A
2 OF 2



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
TYPE 1 SIDEWALK CURB RAMP
RECORD COPY SIGNED
BY BILL GARDNER
9/14/05
ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO.
432S–5

JUMPH
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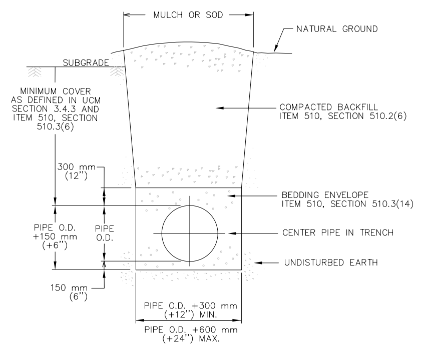
DAVY CROCKETT
LOS ROBLES RANCH

DETAILS

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

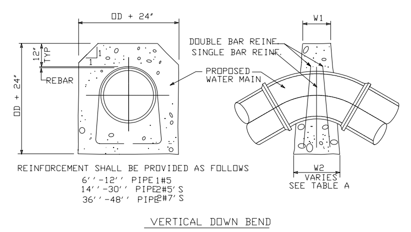
SHEET NUMBER
36 OF X


MULCH OR SOD
NATURAL GROUND
SUBGRADE
MINIMUM COVER AS DEFINED IN UCM SECTION 3.4.3 AND ITEM 510, SECTION 510.3(6)
COMPACTED BACKFILL ITEM 510, SECTION 510.2(6)
300 mm (12")
BEDDING ENVELOPE ITEM 510, SECTION 510.3(14)
PIPE O.D. +150 mm (+6")
PIPE O.D.
CENTER PIPE IN TRENCH
UNDISTURBED EARTH
150 mm (6")
PIPE O.D. +300 mm (+12") MIN.
PIPE O.D. +600 mm (+24") MAX.

REFERENCES:

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	
RECORD COPY SIGNED BY BILL GARDNER	03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 510S-5



REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS
6''-12'' PIPE 1#5
14''-30'' PIPE 2#5'S
36''-48'' PIPE 2#7'S

VERTICAL DOWN BEND

REV. DATE: 2-27-97 DESCRIPTION: STANDARD MANUAL

TABLE A
UPWARD THRUST GRAVITY BLOCKS

PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH-W2 (in)
6"	6"	0-5	NOTE 2
		5-15	24
		15-25	48
		► 25	NOTE 1
8"	6"	0-5	NOTE 2
		5-9	30
		9-15	36
		►15	NOTE 1
12"	6"	0-5	NOTE 2
		5-15	48
		►15	NOTE 1
16"	12"	0-5	NOTE 2
		5-10	60
		10-15	96
		► 15	NOTE 1
24" THRU 36" DIA.		►5.0	NOTE 1
42" THRU 48" DIA.		►3.0	NOTE 1

NOTES:

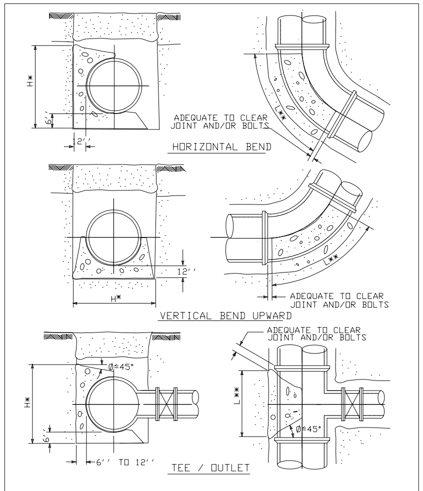
1- FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL BE INSTALLED

2- FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42'' IN DIAMETER.

THRUST BLOCK DESIGN AS FOLLOWS
A. PRESSURE OF 150 P. S. I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE
B. MAXIMIM SOIL BEARING SEE TABLE BELOW

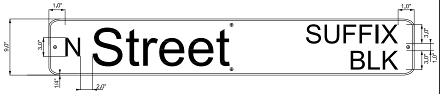
SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq. Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq. Ft.
LIMESTONE ROCK	4000 Lb/Sq. Ft.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON APPROVED	*2/11/86* DATE	ADOPTED: 2/11/86 SCALE: N. T. S. INITIAL:	STANDARD NO. 510-6 1 OF 2


H*
6''
12''
ADEQUATE TO CLEAR JOINT AND/OR BOLTS
L**
HORIZONTAL BEND
12''
H*
ADEQUATE TO CLEAR JOINT AND/OR BOLTS
L**
VERTICAL BEND UPWARD
ADEQUATE TO CLEAR JOINT AND/OR BOLTS
Ø≤45°
H*
6''
6'' TO 12''
L**
Ø≤45°
TEE / OUTLET

* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		CONCRETE THRUST BLOCKING	
RECORD COPY SIGNED BY JAMES E. THOMPSON APPROVED	*2/11/86* DATE	ADOPTED: 2/11/86 SCALE: N. T. S. INITIAL:	STANDARD NO. 510-6 2 OF 2



GROUND MOUNTED STREET NAME SIGN

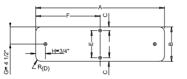
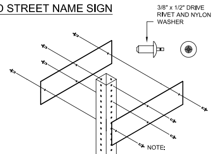


TABLE - D3 SIGNS

A	B	C	D	E	F	T
24"	9"	1/2"	3/4"	8"	12"	0.08"
30"	9"	1/2"	3/4"	8"	15"	0.08"
36"	9"	1/2"	3/4"	8"	18"	0.08"
42"	9"	1/2"	3/4"	8"	21"	0.08"
48"	9"	1/2"	3/4"	8"	24"	0.08"
54"	9"	1/2"	3/4"	8"	27"	0.08"



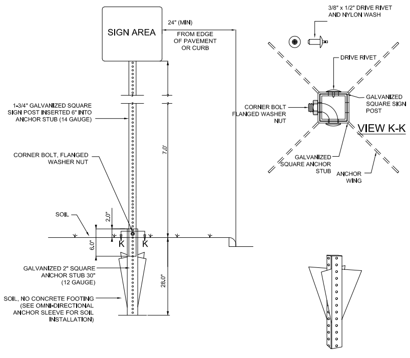
(2) ONE-SIDED D3 SIGNS ARE REQUIRED FOR EACH DIRECTION OF TRAFFIC ON EACH POLE.

SIGN TO POLE INSTALLATION

HEIGHT	9"
LENGTH	24" MIN. 54 MAX. 6" INCREMENTS OF LENGTH
THICKNESS	0.08"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV 5052-H38 (ASTM B-209)
SIGN FACE MATERIALS	GREEN FILM OVER HIGH INTENSITY PRISMATIC SHEETING
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON GREEN BACKGROUND WITH ¼" WHITE BORDER

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 824-2 1 OF 3

TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)


SIGN AREA
24" (MIN)
FROM EDGE OF PAVEMENT OR CURB
3/8" x 1/2" DRIVE RIVET AND NYLON WASH
DRIVE RIVET
GALVANIZED SQUARE SIGN POST
CORNER BOLT FLANGED WASHER NUT
VIEW K-K
GALVANIZED SQUARE ANCHOR STUB
ANCHOR WING
1-3/4" GALVANIZED SQUARE SIGN POST INSERTED 6" INTO ANCHOR STUB (14 GAUGE)
7.0'
CORNER BOLT, FLANGED WASHER NUT
SOIL
2.0"
6.0"
K
K
GALVANIZED 2" SQUARE ANCHOR STUB 30" (12 GAUGE)
28.0"
SOIL, NO CONCRETE FOOTING (SEE OMNI-DIRECTIONAL ANCHOR SLEEVE FOR SOIL INSTALLATION)

MULTI-DIRECTIONAL ANCHOR

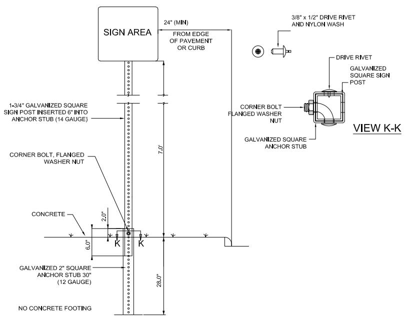
FOR USE IN SOIL

SIGN POST:
12 GAUGE
2" SQUARE x 30"

WINGS:
10 GAUGE
4" x 12"
ASTM A569 COM. QUALITY WELDED TO ALL 4 CORNERS STARTING 2 1/2" DOWN FROM TOP

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS - SOIL	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 824-2 2 OF 3

TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)


SIGN AREA
24" (MIN)
FROM EDGE OF PAVEMENT OR CURB
3/8" x 1/2" DRIVE RIVET AND NYLON WASH
DRIVE RIVET
GALVANIZED SQUARE SIGN POST
CORNER BOLT FLANGED WASHER NUT
VIEW K-K
GALVANIZED SQUARE ANCHOR STUB
1-3/4" GALVANIZED SQUARE SIGN POST INSERTED 6" INTO ANCHOR STUB (14 GAUGE)
7.0'
CORNER BOLT, FLANGED WASHER NUT
CONCRETE
2.0"
6.0"
K
K
GALVANIZED 2" SQUARE ANCHOR STUB 30" (12 GAUGE)
28.0"
NO CONCRETE FOOTING

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		GROUND MOUNTED TRAFFIC AND STREET NAME SIGNS - CONCRETE	
RECORD COPY SIGNED BY KERI JUAREZ	01/04/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 824-2 3 OF 3

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PH: (512) 364-1838
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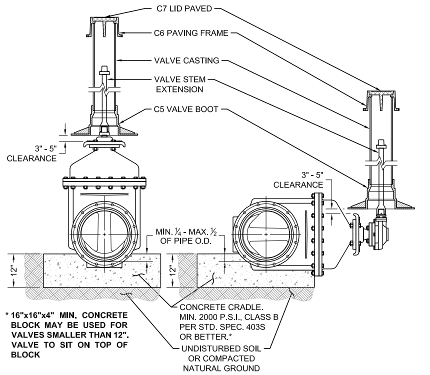
DAVY CROCKETT
LOS ROBLES RANCH

DETAILS

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

SHEET NUMBER
19 OF 21


C7 LID PAVED
C6 PAVING FRAME
VALVE CASTING
VALVE STEM EXTENSION
C5 VALVE BOOT
3" - 5" CLEARANCE
3" - 5" CLEARANCE
MIN. ¼ - MAX. ½ OF PIPE O.D.
12"
12"
CONCRETE CRADLE. MIN. 2000 P.S.I., CLASS B PER STD. SPEC. 403S OR BETTER.*
UNDISTURBED SOIL OR COMPACTED NATURAL GROUND

*** 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

VERTICAL VALVE

HORIZONTAL VALVE

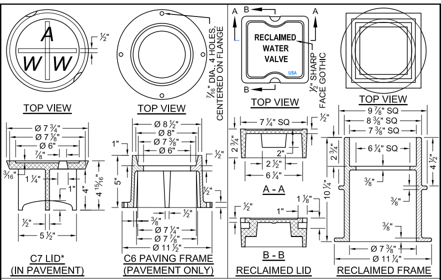
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4

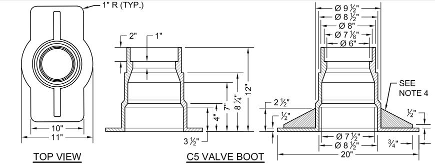


C7 LID* (IN PAVEMENT)

C6 PAVING FRAME (PAVEMENT ONLY)

RECLAIMED LID

RECLAIMED FRAME



TOP VIEW

C5 VALVE BOOT

NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

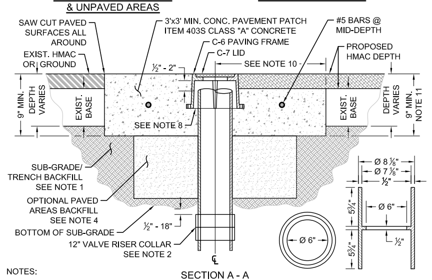
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.


SAW CUT PAVED SURFACES ALL AROUND
EXIST. HMAC OR GROUND
3'x3' MIN. CONC. PAVEMENT PATCH ITEM 403S CLASS "A" CONCRETE
C-6 PAVING FRAME
C-7 LID
#5 BARS @ MID-DEPTH
PROPOSED HMAC DEPTH
½" - 2"
SEE NOTE 10
9" MIN. DEPTH VARIES
EXIST. BASE
SEE NOTE 8
EXIST. BASE
DEPTH VARIES 9" MIN. NOTE 11
SUB-GRADE/ TRENCH BACKFILL SEE NOTE 1
OPTIONAL PAVED AREAS BACKFILL SEE NOTE 4
BOTTOM OF SUB-GRADE
½" - 18"
12" VALVE RISER COLLAR SEE NOTE 2
℄
Ø 6"
Ø 8 ⅛"
Ø 7 ⅛"
½"
5¾"
5¾"
Ø 6"
½"

SECTION A - A

TOP VIEW

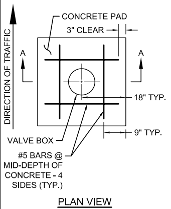
COLLAR *

12" VALVE RISER COLLAR

* 12" COLLAR: 39 LBS

NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.



PLAN VIEW

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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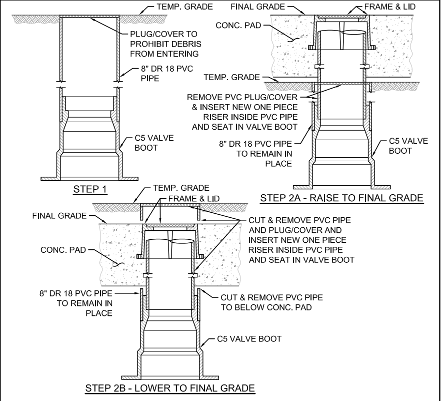
NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"


TEMP. GRADE
PLUG/COVER TO PROHIBIT DEBRIS FROM ENTERING
8" DR 18 PVC PIPE
C5 VALVE BOOT
FINAL GRADE
FRAME & LID
CONC. PAD
TEMP. GRADE
REMOVE PVC PLUG/COVER & INSERT NEW ONE PIECE RISER INSIDE PVC PIPE AND SEAT IN VALVE BOOT
8" DR 18 PVC PIPE TO REMAIN IN PLACE
C5 VALVE BOOT
TEMP. GRADE
FRAME & LID
FINAL GRADE
CONC. PAD
CUT & REMOVE PVC PIPE AND PLUG/COVER AND INSERT NEW ONE PIECE RISER INSIDE PVC PIPE AND SEAT IN VALVE BOOT
8" DR 18 PVC PIPE TO REMAIN IN PLACE
CUT & REMOVE PVC PIPE TO BELOW CONC. PAD
C5 VALVE BOOT

STEP 1

STEP 2A - RAISE TO FINAL GRADE

STEP 2B - LOWER TO FINAL GRADE

OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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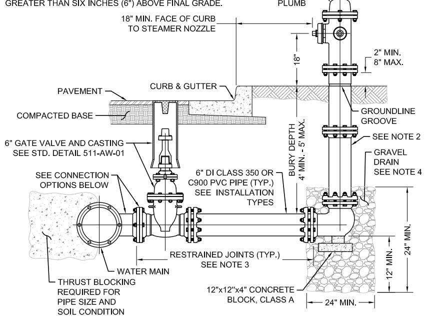
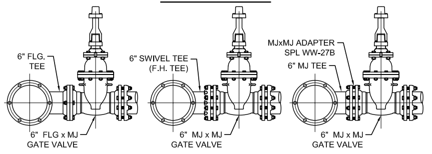
THE AREA THREE FEET (3') AROUND THE FIRE HYDRANT SHALL BE CLEAR OF ALL OBSTRUCTIONS GREATER THAN SIX INCHES (6") ABOVE FINAL GRADE.


FIRE HYDRANT TO BE SET PLUMB
18" MIN. FACE OF CURB TO STEAMER NOZZLE
18"
2" MIN. 8" MAX.
PAVEMENT
CURB & GUTTER
COMPACTED BASE
GROUNDLINE GROOVE
6" GATE VALVE AND CASTING SEE STD. DETAIL 511-AW-01
BURY DEPTH 4' MIN. - 5' MAX.
SEE NOTE 2
GRAVEL DRAIN SEE NOTE 4
SEE CONNECTION OPTIONS BELOW
6" DI CLASS 350 OR C900 PVC PIPE (TYP.) SEE INSTALLATION TYPES
24" MIN.
12" MIN.
RESTRAINED JOINTS (TYP.) SEE NOTE 3
WATER MAIN
THRUST BLOCKING REQUIRED FOR PIPE SIZE AND SOIL CONDITION
12"x12"x4" CONCRETE BLOCK, CLASS A
24" MIN.

CONNECTION TO MAIN

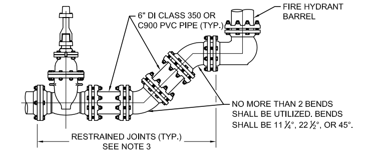


OPTION 1

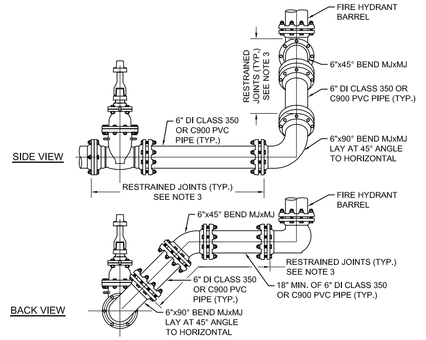
OPTION 2

OPTION 3

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-02 1 OF 3


6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
FIRE HYDRANT BARREL
NO MORE THAN 2 BENDS SHALL BE UTILIZED. BENDS SHALL BE 11 ¼°, 22 ½°, OR 45°.
RESTRAINED JOINTS (TYP.) SEE NOTE 3

INSTALLATION ON DEEP WATER MAIN


FIRE HYDRANT BARREL
RESTRAINED JOINTS (TYP.) SEE NOTE 3
6"x45° BEND MJxMJ
6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
6"x90° BEND MJxMJ LAY AT 45° ANGLE TO HORIZONTAL
SIDE VIEW
RESTRAINED JOINTS (TYP.) SEE NOTE 3
FIRE HYDRANT BARREL
6"x45° BEND MJxMJ
RESTRAINED JOINTS (TYP.) SEE NOTE 3
6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
18" MIN. OF 6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
6"x90° BEND MJxMJ LAY AT 45° ANGLE TO HORIZONTAL
BACK VIEW

INSTALLATION ON DEEP WATER MAIN WITH 90° BEND

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
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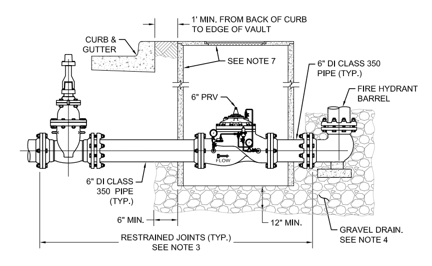
1' MIN. FROM BACK OF CURB TO EDGE OF VAULT
CURB & GUTTER
SEE NOTE 7
6" DI CLASS 350 PIPE (TYP.)
FIRE HYDRANT BARREL
6" PRV
FLOW
6" DI CLASS 350 PIPE (TYP.)
6" MIN.
12" MIN.
GRAVEL DRAIN. SEE NOTE 4
RESTRAINED JOINTS (TYP.) SEE NOTE 3

INSTALLATION ON WATER MAIN WITH PRESSURE REDUCING VALVE (PRV)

NOTES: APPLICABLE TO ALL INSTALLATION TYPES.

1. NO PART OF A HYDRANT OR ITS NOZZLE CAPS SHALL BE WITHIN 6" OF ANY SIDEWALK OR PEDESTRIAN RAMP. ANY FIRE HYDRANT PLACED NEAR A STREET CORNER SHALL BE LOCATED OUTSIDE THE CURVE RADIUS AND A MINIMUM OF 4' FROM RAMPS.
2. ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH MAY BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT IN ORDER TO MEET THE REQUIRED BURY DEPTH OF 4' - 5'. BREAK AWAY BOLTS (SHOE TYPES) SHALL BE PROPERLY SPACED AND PLACED.
3. FIRE LINE SHALL HAVE ALL JOINTS RESTRAINED FROM MAIN TO FIRE HYDRANT. JOINTS SHOWN MAY VARY. SEE SPL WW-27, WW-27A, AND WW-27B FOR RESTRAINT OPTIONS.
4. BELOW EACH HYDRANT, A DRAINAGE PIT 24" IN DIAMETER AND 12" DEEP SHALL BE EXCAVATED AND FILLED WITH COMPACTED COARSE GRAVEL OR BROKEN STONE MIXED WITH COARSE SAND UNDER AND AROUND THE BOWL OF THE HYDRANT, AND TO A LEVEL 12" ABOVE THE HYDRANT DRAIN OPENING (SEE STD. SPEC. 510). THE HYDRANT DRAINAGE PIT SHALL NOT BE CONNECTED TO A SANITARY SEWER. THE DRAIN GRAVEL SHALL BE COVERED WITH FILTER FABRIC PER STD. SPEC. 620S. FOR PRV, GRAVEL SHALL EXTEND UNDER THE PRV VAULT 12" MIN. DEPTH UNDER THE VAULT AND 6" MIN. BEYOND VAULT.
5. FOR FIRE HYDRANT LEADS AT A MAIN OUTLET LARGER THAN 6" DIAMETER, OUTLET SHALL BE FLANGED AND A FLG x FLG REDUCER SHALL BE INSTALLED DIRECTLY ON THE OUTLET.
6. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
7. FOR HYDRANTS WITH PRV: CLASS III RCP VAULT 60" MIN. I.D. WITH REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING) WITH COA FRAME AND 32" COVER WITH LETTERING MODIFIED FOR WATER.

CITY OF AUSTIN AUSTIN WATER	FIRE HYDRANT	
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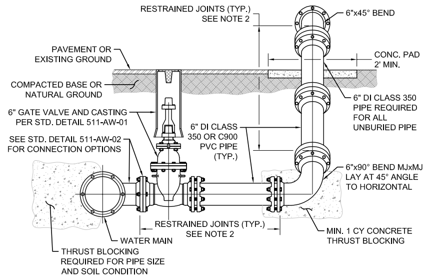
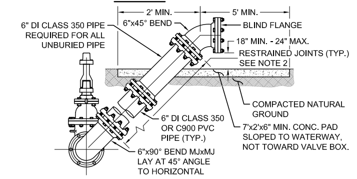

RESTRAINED JOINTS (TYP.) SEE NOTE 2
6"x45° BEND
PAVEMENT OR EXISTING GROUND
CONC. PAD 2' MIN.
COMPACTED BASE OR NATURAL GROUND
6" DI CLASS 350 PIPE REQUIRED FOR ALL UNBURIED PIPE
6" GATE VALVE AND CASTING PER STD. DETAIL 511-AW-01
6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
SEE STD. DETAIL 511-AW-02 FOR CONNECTION OPTIONS
6"x90° BEND MJxMJ LAY AT 45° ANGLE TO HORIZONTAL
RESTRAINED JOINTS (TYP.) SEE NOTE 2
WATER MAIN
MIN. 1 CY CONCRETE THRUST BLOCKING
THRUST BLOCKING REQUIRED FOR PIPE SIZE AND SOIL CONDITION

SIDE VIEW


2' MIN.
5' MIN.
6" DI CLASS 350 PIPE REQUIRED FOR ALL UNBURIED PIPE
6"x45° BEND
BLIND FLANGE
18" MIN. - 24" MAX.
RESTRAINED JOINTS (TYP.) SEE NOTE 2
COMPACTED NATURAL GROUND
6" DI CLASS 350 OR C900 PVC PIPE (TYP.)
7'x2'x6" MIN. CONC. PAD SLOPED TO WATERWAY, NOT TOWARD VALVE BOX.
6"x90° BEND MJxMJ LAY AT 45° ANGLE TO HORIZONTAL

BACK VIEW

NOTES:

1. WRAP 8 MIL. POLY-FILM WRAP ON ALL BURIED PIPE AND FITTINGS.
2. PROVIDE RESTRAINED JOINTS FOR ALL JOINTS PER SPL WW-27A. FLGxFLG JOINTS ARE ACCEPTABLE FROM 90° BEND TO BLIND FLANGE.
3. EXTERIOR SURFACES OF EXPOSED PIPE SHALL BE PAINTED PER SPL WW-3C. POTABLE WATER PIPE SHALL BE PAINTED SAFETY BLUE.

CITY OF AUSTIN AUSTIN WATER	DRAIN VALVE	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-03 1 OF 1

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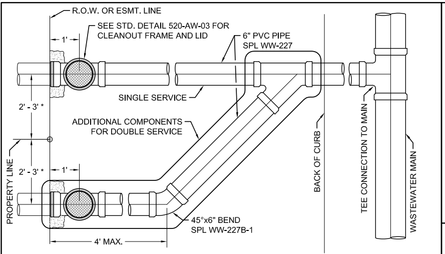
DAVY CROCKETT
LOS ROBLES RANCH

DETAILS

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

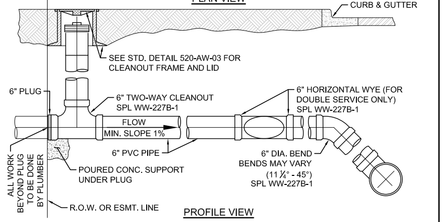
SHEET NUMBER
20 OF 21



* OFFSET FROM PROPERTY LINE IS FOR DOUBLE WASTEWATER SERVICE INSTALLATION ONLY.

WHERE WATER & WASTEWATER SERVICES ARE INSTALLED ON A COMMON LOT LINE, SEE DETAIL 520-AW-01A

PLAN VIEW


CURB & GUTTER
SEE STD. DETAIL 520-AW-03 FOR CLEANOUT FRAME AND LID
6" PLUG
6" TWO-WAY CLEANOUT SPL WW-227B-1
6" HORIZONTAL WYE (FOR DOUBLE SERVICE ONLY) SPL WW-227B-1
FLOW
MIN. SLOPE 1%
6" PVC PIPE
6" DIA. BEND BENDS MAY VARY (11¼° - 45°) SPL WW-227B-1
POURED CONC. SUPPORT UNDER PLUG
ALL WORK BEYOND PLUG TO BE DONE BY PLUMBER
R.O.W. OR ESMT. LINE

PROFILE VIEW

CITY OF AUSTIN
AUSTIN WATER

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

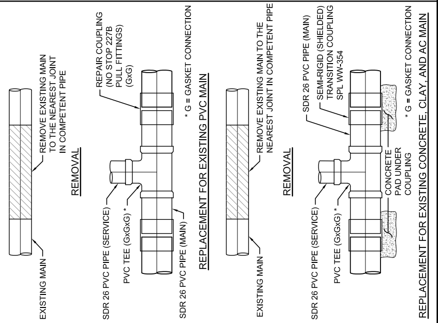
RECORD COPY SIGNED
JEFF A. KYLE
11/07/2018
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
520-AW-01C
1 OF 4

NOTES:

1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUT(S) AND RISER, FRAME, AND COVER. CLEANOUT(S) TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4.
2. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
3. PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED.


EXISTING MAIN
REMOVE EXISTING MAIN TO THE NEAREST JOINT IN COMPETENT PIPE
REMOVAL
SDR 26 PVC PIPE (SERVICE)
PVC TEE (GxGxG) *
SDR 26 PVC PIPE (MAIN)
REPAIR COUPLING (NO STOP 227B PULL FITTINGS) (GxG)
* G = GASKET CONNECTION
REPLACEMENT FOR EXISTING PVC MAIN
EXISTING MAIN
REMOVE EXISTING MAIN TO THE NEAREST JOINT IN COMPETENT PIPE
REMOVAL
SDR 26 PVC PIPE (SERVICE)
PVC TEE (GxGxG) *
SDR 26 PVC PIPE (MAIN)
SEMI-RIGID (SHIELDED) TRANSITION COUPLING SPL WW-354
CONCRETE PAD UNDER COUPLING
* G = GASKET CONNECTION
REPLACEMENT FOR EXISTING CONCRETE, CLAY, AND AC MAIN

CITY OF AUSTIN
AUSTIN WATER

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

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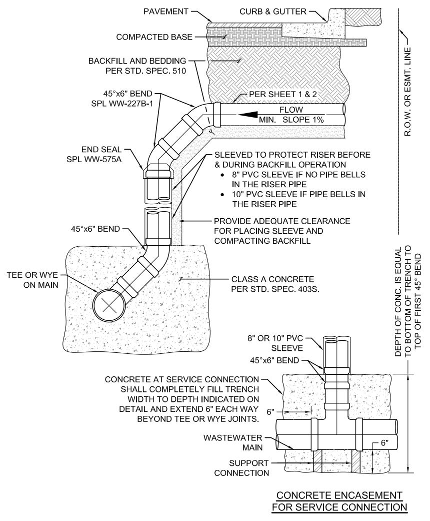
11/07/2018
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
520-AW-01C
2 OF 4


PAVEMENT
CURB & GUTTER
COMPACTED BASE
BACKFILL AND BEDDING PER STD. SPEC. 510
45°x6" BEND SPL WW-227B-1
PER SHEET 1 & 2
FLOW
MIN. SLOPE 1%
R.O.W. OR ESMT. LINE
END SEAL SPL WW-575A
SLEEVED TO PROTECT RISER BEFORE & DURING BACKFILL OPERATION
8" PVC SLEEVE IF NO PIPE BELLS IN THE RISER PIPE
10" PVC SLEEVE IF PIPE BELLS IN THE RISER PIPE
PROVIDE ADEQUATE CLEARANCE FOR PLACING SLEEVE AND COMPACTING BACKFILL
45°x6" BEND
TEE OR WYE ON MAIN
CLASS A CONCRETE PER STD. SPEC. 403S.
DEPTH OF CONC. IS EQUAL TO BOTTOM OF TRENCH TO TOP OF FIRST 45° BEND
8" OR 10" PVC SLEEVE
45°x6" BEND
CONCRETE AT SERVICE CONNECTION SHALL COMPLETELY FILL TRENCH WIDTH TO DEPTH INDICATED ON DETAIL AND EXTEND 6" EACH WAY BEYOND TEE OR WYE JOINTS.
6"
6"
WASTEWATER MAIN
SUPPORT CONNECTION

CONCRETE ENCASEMENT FOR SERVICE CONNECTION

DEEP SERVICE CONNECTION

CITY OF AUSTIN
AUSTIN WATER

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

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11/07/2018
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STANDARD NO.
520-AW-01C
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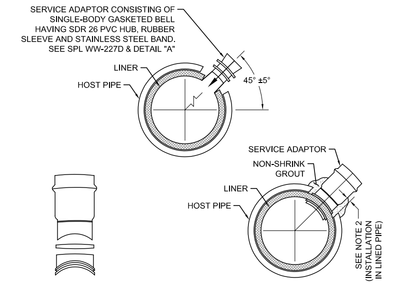
SERVICE ADAPTOR CONSISTING OF SINGLE-BODY GASKETED BELL HAVING SDR 26 PVC HUB, RUBBER SLEEVE AND STAINLESS STEEL BAND. SEE SPL WW-227D & DETAIL "A"
LINER
HOST PIPE
45° ±5°
SERVICE ADAPTOR
NON-SHRINK GROUT
LINER
HOST PIPE
SEE NOTE 2 (INSTALLATION IN LINED PIPE)

DETAIL "A"

DETAIL "B"

INSTALLATION IN LINED PIPE:

1. MARK LOCATION OF TAP.
2. BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
3. DO NOT DAMAGE LINER.
4. CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
5. INSTALL SERVICE ADAPTOR.
6. HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

NOTES:

1. USE ONLY TO TAP EXISTING LINED PIPE.
2. SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
3. THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3' FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
4. FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
5. SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

CITY OF AUSTIN
AUSTIN WATER

SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION

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11/07/2018
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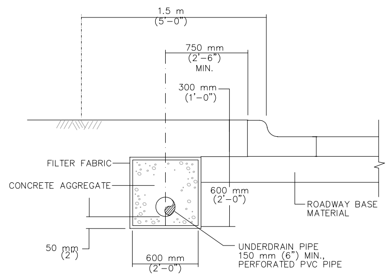
STANDARD NO.
520-AW-01C
4 OF 4



CITY OF AUSTIN
DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

UNDERDRAINS

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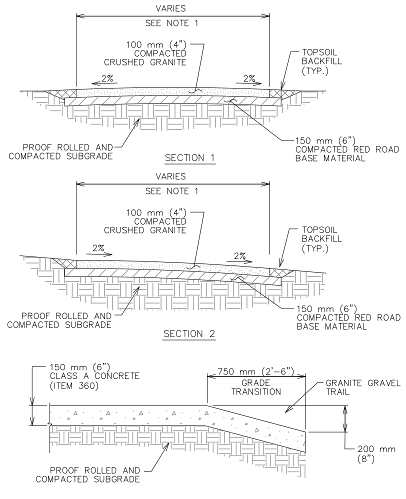
BY GEORGE E. OSWALD
3/15/05
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
551S-1


VARIES
SEE NOTE 1
100 mm (4") COMPACTED CRUSHED GRANITE
2%
2%
TOPSOIL BACKFILL (TYP.)
PROOF ROLLED AND COMPACTED SUBGRADE
150 mm (6") COMPACTED RED ROAD BASE MATERIAL
SECTION 1
VARIES
SEE NOTE 1
100 mm (4") COMPACTED CRUSHED GRANITE
2%
2%
TOPSOIL BACKFILL (TYP.)
PROOF ROLLED AND COMPACTED SUBGRADE
150 mm (6") COMPACTED RED ROAD BASE MATERIAL
SECTION 2
150 mm (6") CLASS A CONCRETE (ITEM 360)
750 mm (2'-6") GRADE TRANSITION
GRANITE GRAVEL TRAIL
200 mm (8")
PROOF ROLLED AND COMPACTED SUBGRADE

150 mm (6") CONCRETE TRANSITION

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

GRANITE GRAVEL HIKE AND BIKE TRAILS

RECORD COPY SIGNED
BY BILL GARDNER
8/16/04
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
1301S-1
1 OF 2

NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ENGINEERING DRAWINGS.
2. EXISTING TREES, PROPERTY AND PUBLIC RIGHT-OF WAYS SHALL BE PROTECTED FROM DAMAGE BY TRUCKS AND/OR EQUIPMENT.
3. THE GRANITE GRAVEL WEARING COURSE SHALL BE 100 mm (4"), COMPACTED.
4. THE WEARING MATERIAL SHALL BE COMPRISED OF UNWASHED GRANITE AGGREGATE AND RED CLAY FINES THAT CONFORM TO STANDARD SPECIFICATION ITEM SECTIO 1301S.3, "MATERIAL".
5. UPON COMPLETION OF TRAIL CONSTRUCTION, ALL GRANITE GRAVEL SHALL BE REMOVED FROM ADJOINING HARD SUFACES (I.E. RETAINING CURB/WALL, SIDEWALKS, RUBBER SAFETY SURFACES, PLAYSCAPE DECKS OR RAMPS).
6. ALL ADJACENT HARD SURFACES, SUCH AS CURBS OR WALKS, SHALL BE INSTALLED PRIOR TO INSTALLATION OF GRANITE GRAVEL.

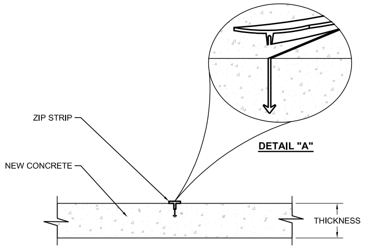
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

GRANITE GRAVEL HILE AND BIKE TRAILS

RECORD COPY SIGNED
BY BILL GARDNER
8/16/04
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
1301S-1
2 OF 2



CONTRACTION JOINT

SLAB THICKNESS IN INCHES (T)	JOINT DEPTH
LESS THAN 8"	1½"
8" OR MORE	2"

NOTES:
1. A STRAIGHT EDGE OR OTHER TYPE OF THIN BLADED DEVICE SHALL BE USED TO DISPLACE THE AGGREGATE IN THE FRESHLY PLACED CONCRETE. THE AGGREGATE CAN BE DISPLACED BY USING A BACK AND FORTH MOTION APPROXIMATELY 2-INCHES DEEP.
2. THE ZIP STRIP (OR APPROVED EQUIVALENT) SHALL BE INSERTED INTO THE CONCRETE WHEN THE CONCRETE IS STILL WET.
3. THE TOP PORTION OF THE ZIP STRIP SHALL BE REMOVED LEAVING THE VERTICAL PORTION IN THE CONCRETE, PRIOR TO THE BROOM FINISH (SEE DETAIL "A" ON THIS SHEET).
4. THE NEW JOINT FORMED SHALL BE BROOM FINISHED OVER THE TOP OF THE JOINT.
5. THE CONTRACTION JOINT PATTERN SHALL BE DETERMINED UPON FINAL CONFIGURATION OF TRAIL DESIGN OR AS APPROVED OTHERWISE BY THE ENGINEER OR THEIR DESIGNATED REPRESENTATIVE.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

CONCRETE URBAN TRAIL
CONTRACTION JOINT DETAIL - OPTION 1

RECORD COPY SIGNED
BY PIROUZ MOIN
12/07/2018
ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO.
1302S-2
1 OF 1

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IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

DAVY CROCKETT
LOS ROBLES RANCH

DETAILS

MARK	DATE	DESCRIPTION

DESIGNED BY: JP
CHECKED BY: JP
DRAWN BY: TLH
DATE: 4/24/2022

SHEET NUMBER
21 OF 21