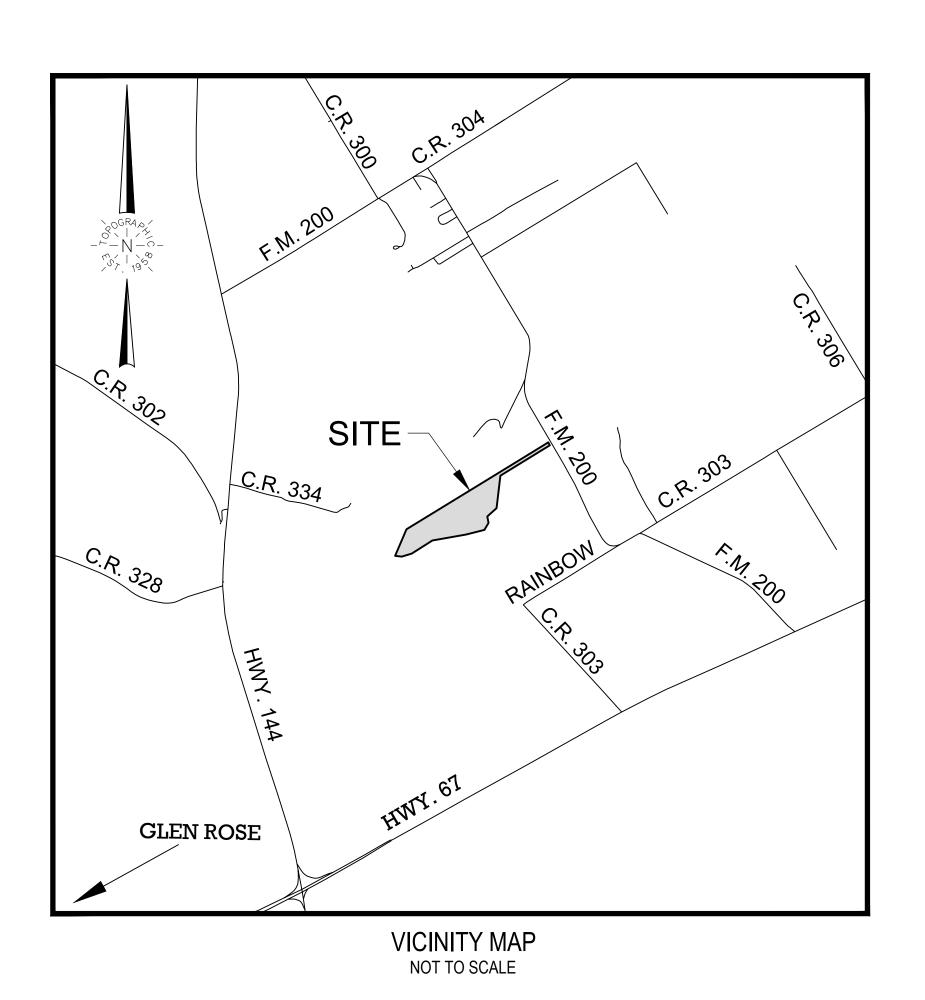
CIVIL CONSTRUCTION PLANS FOR SQUAW VALLEY ADDITION



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GLENROSE, TEXAS
SOMERVELLE COUNTY

PERMIT SET AUGUST 2022

ENGINEER/SURVEYOR

TOPOGRAPHIC, CO. 1400 EVERMAN PARKWAY, STE. 146 FORT WORTH, TEXAS 76140 CONTACT: COURTNEY COATES, P.E. PHONE: 817-744-7512 OWNER:

OAKTREE ASSETS, LLC P.O. BOX 1671 DESOTO, DALLAS COUNTY TEXAS 75123

TOPOGRAPHIC LOYALTY INNOVATION LEGACY

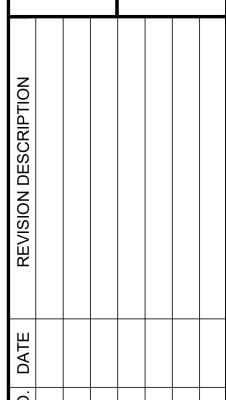
400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
WWW.TOPOGRAPHIC.COM

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LOYALTY INNOVATION
1400 EVERMAN PARKWAY, Ste. 146 • FT. WOR
TELEPHONE: (817) 744-7512 • FAX (817)
TEXAS FIRM REGISTRATION NO. 10

W VALLEY ADDITION LEN ROSE, TEXAS

SQU



PRELIMINARY, THIS DRAWIN
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NOT BE USED OR VIEWED OF
RELIED UPON AS FINAL
CONSTRUCTION DRAWINGS

PLANS PREPARED UNDER THE DIRECT SUPERVISION C COURTNEY C. COATES, P.E TEXAS REGISTRATION NO.

SHEET NO.

C0.

GENERAL NOTES:

- 1. THE EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THEIR LOCATIONS ARE APPROXIMATE AND NOT TO BE CONSIDERED AS ACCURATE NOR ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED EXISTING UTILITIES AT HIS EXPENSE.
- 3. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTROL POINTS ARE FURNISHED FOR THE CONTRACTOR'S USE TO STAKE THE PROPOSED IMPROVEMENTS. HE SHALL BE RESPONSIBLE FOR PROTECTING THESE POINTS AND TRANSFERRING THEM TO AN AREA OUTSIDE OF THE CONSTRUCTION LIMITS IF NECESSARY.
- 4. SOME SUGGESTED EROSION CONTROL MEASURES ARE SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STORM WATER POLLUTION PREVENTION PLAN AND SUBMITTING ALL REQUIRED TPDES DOCUMENTATION, INCLUDING N.O.I. AND N.O.T. FORMS, AND MEETING ALL REQUIREMENTS OF THE TCEQ REGULATIONS.
- 5. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR REQUIREMENTS DEGRADING FILL COMPACTION AND MOISTURE CONTENT.
- 6. THE CONTRACTOR SHALL STRIP AND STOCKPILE 6 INCHES OF TOP SOIL FROM THE CONSTRUCTION AREA PRIOR TO EXCAVATION. UPON COMPLETION OF THE CONSTRUCTION, THE TOP SOIL SHALL BE SPREAD IN A
- 7. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON SITE AT THE DIRECTION OF THE OWNER/ENGINEER. LARGE ROCKS (3" & LARGER) SHALL BE HAULED OFF SITE AT THE CONTRACTOR'S EXPENSE. NO DEPOSITS ARE ALLOWED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN.
- 8. THE CONTRACTOR SHALL RETURN ALL EXCAVATED AREAS, FENCES, UTILITIES, PAVED AREAS, ETC., TO THEIR PRECONSTRUCTION CONDITION OR BETTER. THIS WORK SHALL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE ITEM.
- 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL STORM WATER CONTROL, PUMPING, AND DEWATERING NECESSARY FOR THE CONSTRUCTION OF THIS
- 10. ALL DIMENSIONS ARE TO PAVEMENT UNLESS OTHERWISE NOTED.
- 11. THE CONTRACTOR SHALL CONTACT THE CITY OF Glen Rose (254-897-2272), A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- 12. WATER LINES SHALL BE INSTALLED A MINIMUM 42" BELOW THE PROPOSED GRADE.

1. Label the 30' wide drainage

2. Show and label the 50' wide access easement as shown on the plat. City

should consider whether they want this to be dedicated right of way versus an

access easement for future connection

easement on this sheet.

of a public street.

- 13. THE CONTRACTOR SHALL MAINTAIN A 2' SEPARATION DISTANCE BETWEEN WATER LINES AND STORM DRAINS.
- 14. WATER LINE CONSTRUCTION THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OF THE NECESSARY FITTINGS, JOINT RESTRAINTS, BLOCKING AND INCIDENTAL AS REQUIRED TO CONSTRUCT THE LINES AS SHOWN ON THESE PLANS AND SPECIFICATIONS.
- 15. WATER LINE CONSTRUCTION MECHANICAL JOINT PUSH-ON VALVES AND FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PVC SERIES, OR APPROVED EQUAL. THE CONTRACTOR SHALL RESTRAIN ANY PIPE JOINTS WITHIN 20' OF A FITTING UNLESS OTHERWISE SPECIFIED.
- 16. WATER LINE CONSTRUCTION CONCRETE THRUST BLOCKING SHALL NOT BE REQUIRED ON FITTINGS WHERE MECHANICAL JOINT RESTRAINTS ARE USED, EXCEPT THAT DEAD-END LINES SHALL BE BLOCKED.
- 17. WATER SHALL NOT BE TAKEN FROM THE WATER MAINS WITHOUT PRIOR KNOWLEDGE AND APPROVAL FROM SOMERVELL COUNTY WATER DISTRICT.
- 18. ALL VALVE BOXES OR OTHER APPURTENANCES REMAINING WITHIN THE CONSTRUCTION AREA SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AND ESTABLISHING GRASS IN THE AREAS OF DISTURBED SOIL. HYDROMULCHING OR SODDING MAY BE SUBSTITUTED, AT NO ADDITIONAL COST, FOR SEEDING AT THE CONTRACTOR'S OPTION. THE CONTRACTOR SHALL INSTALL A 4' WIDE EROSION CONTROL BLANKET ADJACENT TO THE EDGE OF PAVEMENT AND A 12' WIDE BLANKET ALONG THE CENTERLINE OF THE PROPOSED DRAINAGE CHANNELS.
- 20. A TRAFFIC CONTROL PLAN MUST BE PREPARED FOR CONSTRUCTION ADJACENT TO AND ALONG F.M. 200. THE PLAN MUST BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE IN TEXAS. CLOSURE OF F.M. 200. WILL NOT BE ALLOWED. THE PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW A MINIMUM OF 2 WEEKS IN ADVANCE OF THE PRE-CONSTRUCTION MEETING.

KENNETH CECIL WOOD REMAINDER OF A CALLED

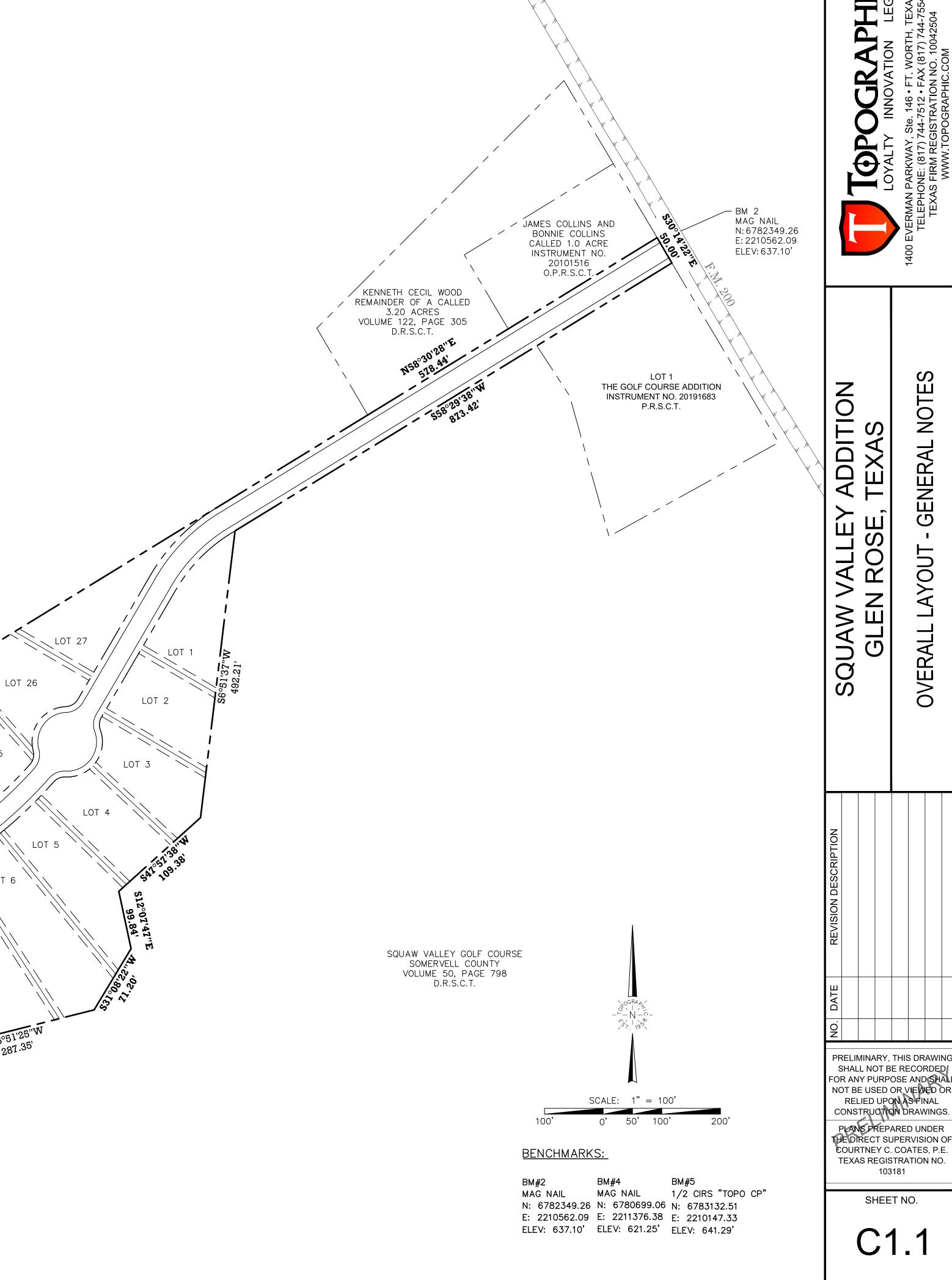
134.17 ACRES VOLUME 122, PAGE 305 D.R.S.C.T.

LOT 17

LOT 14

LOT 13

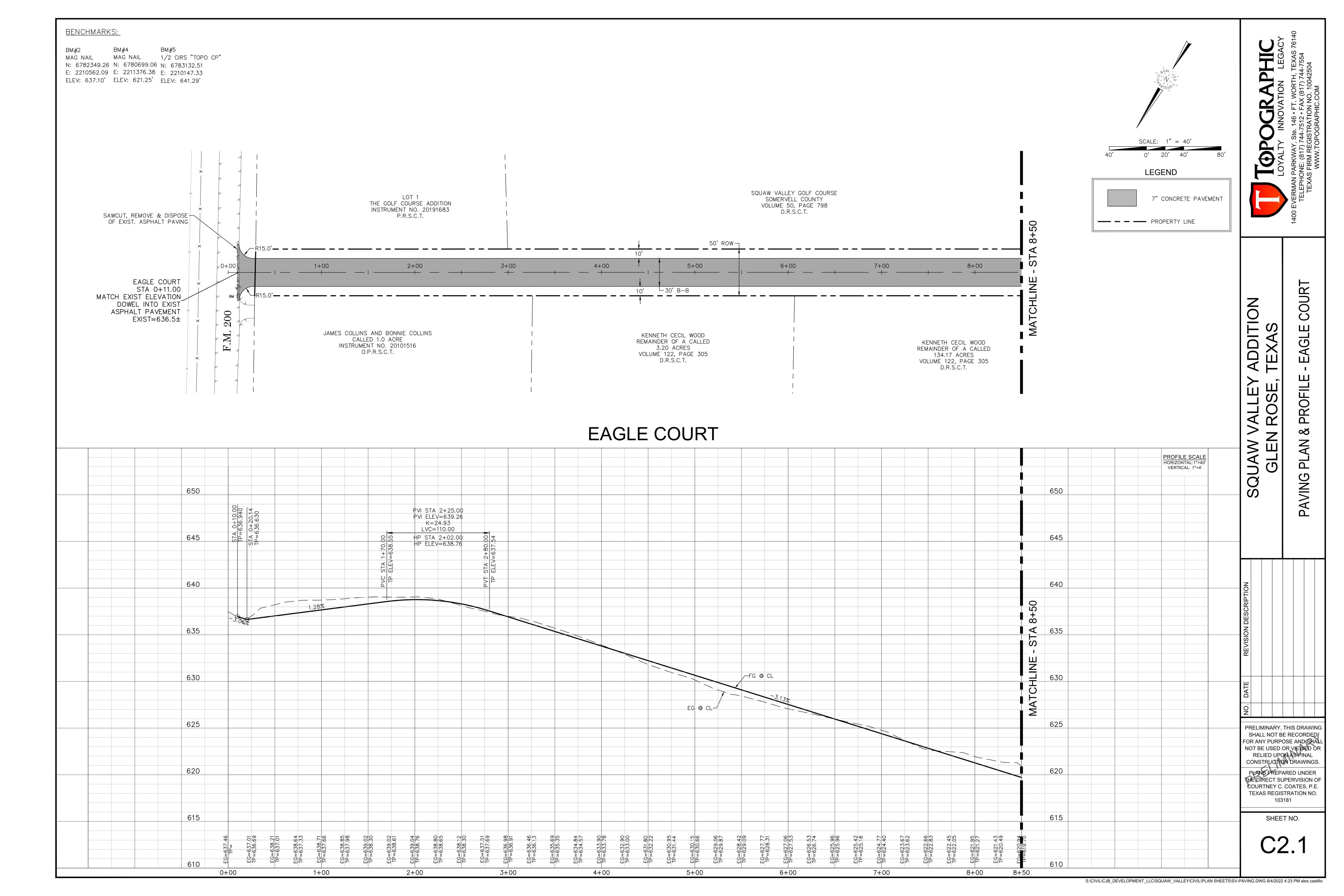
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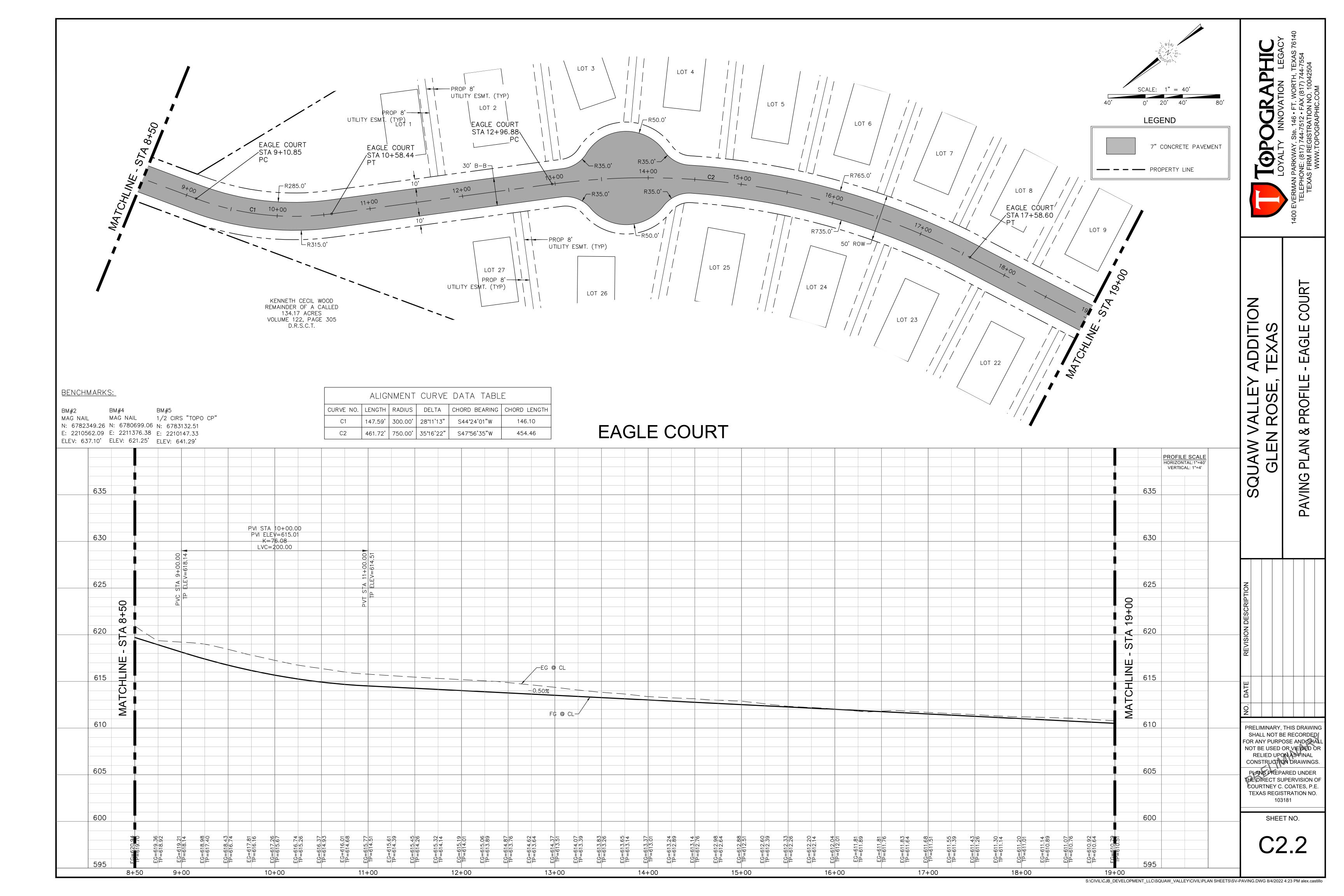


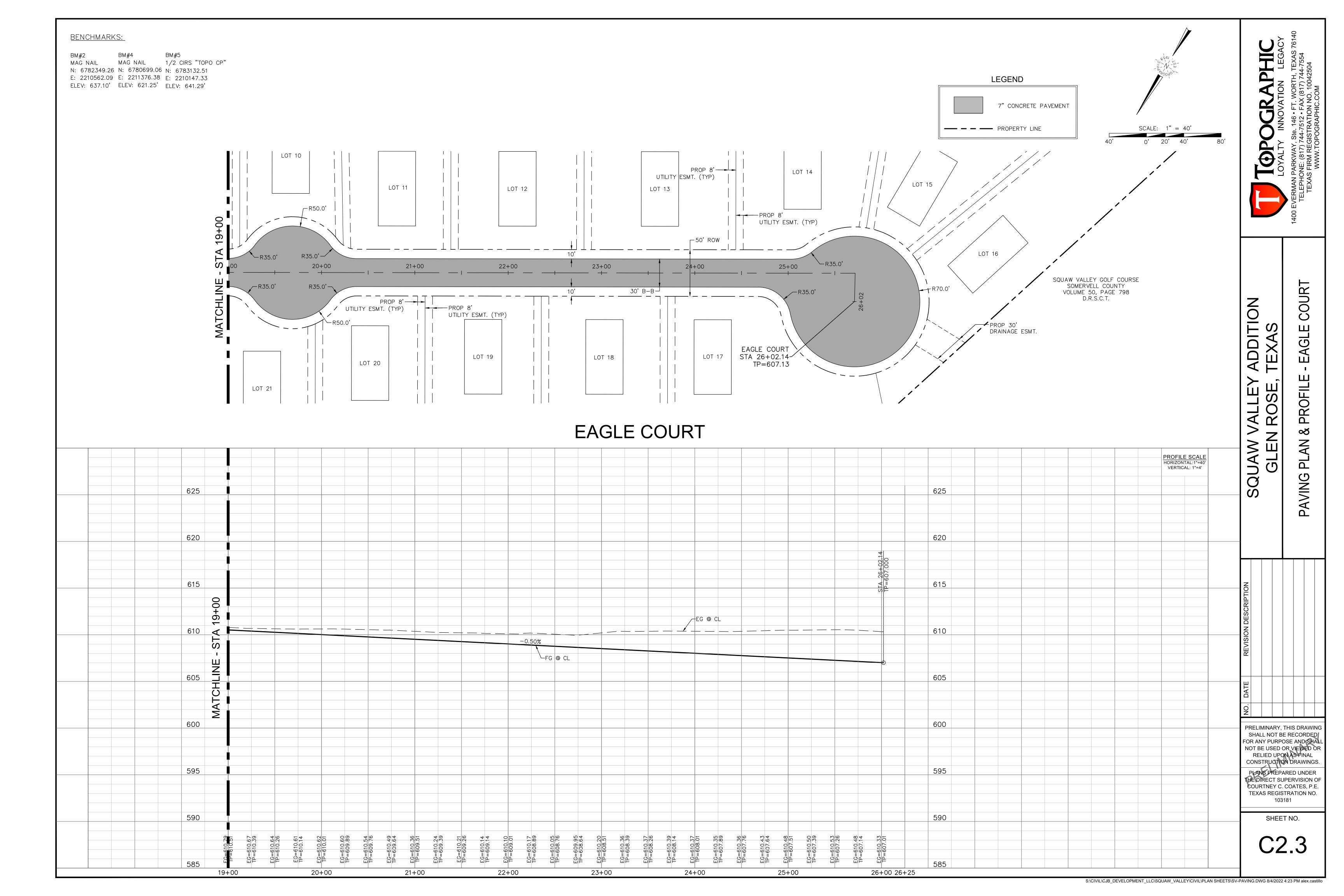
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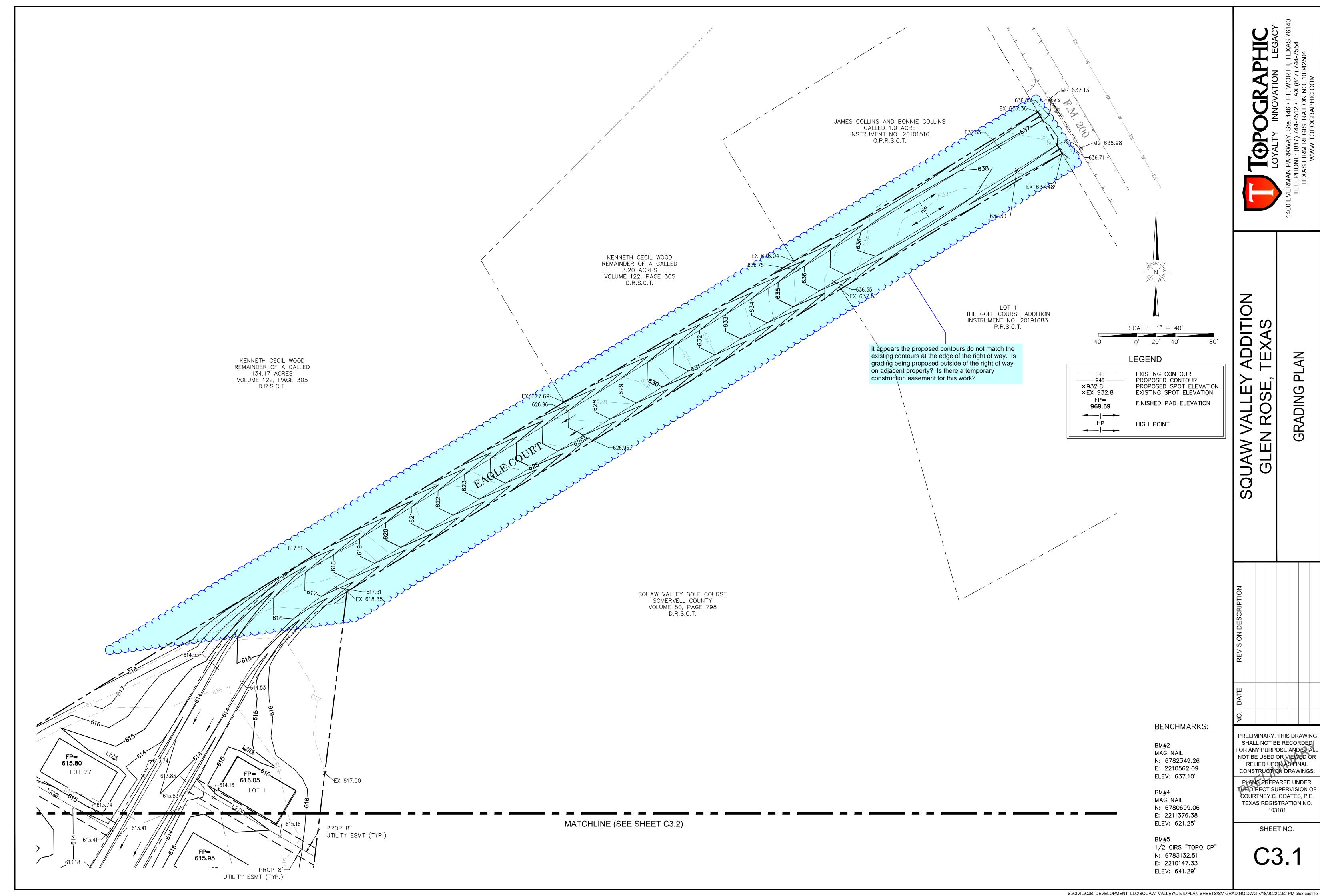
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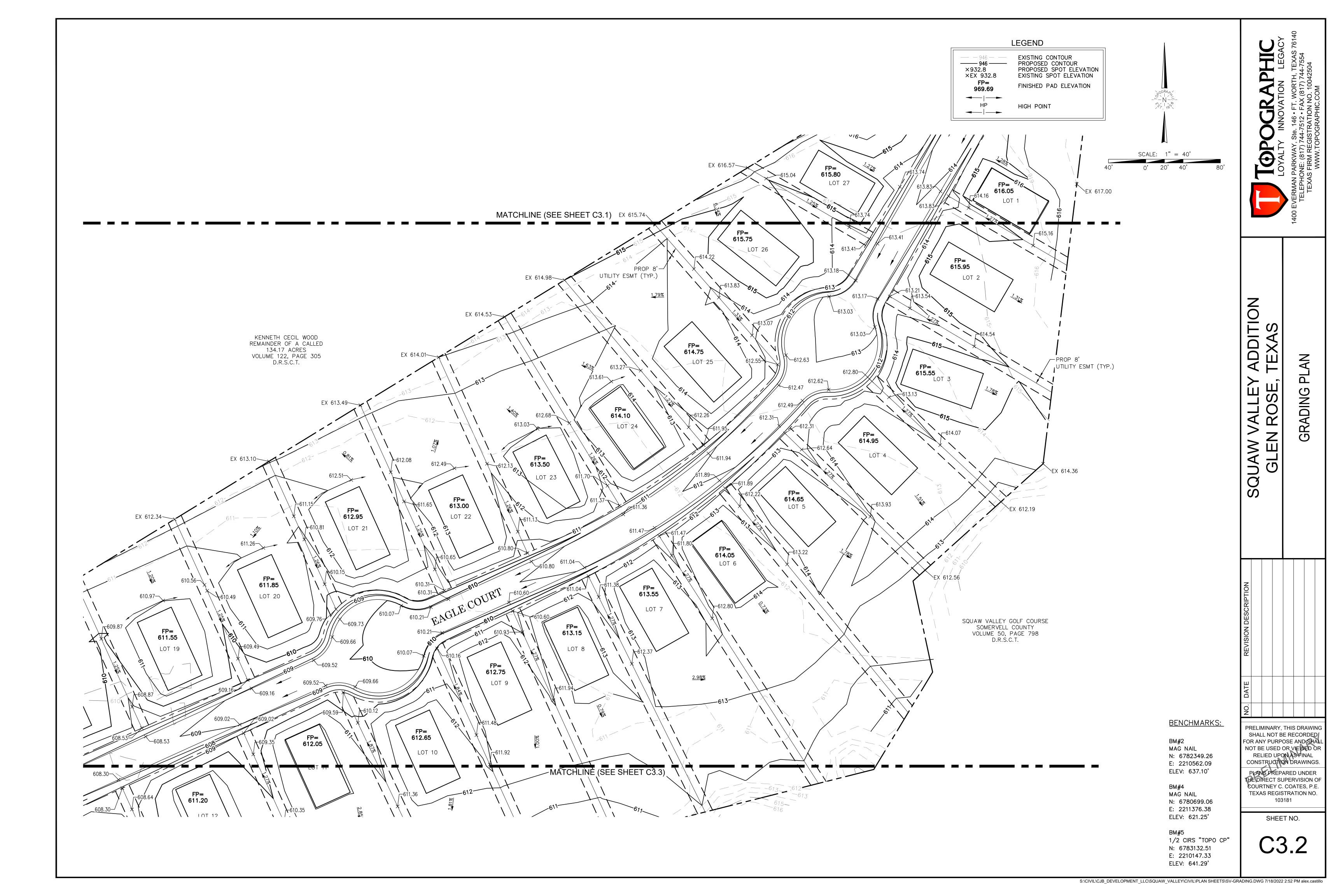
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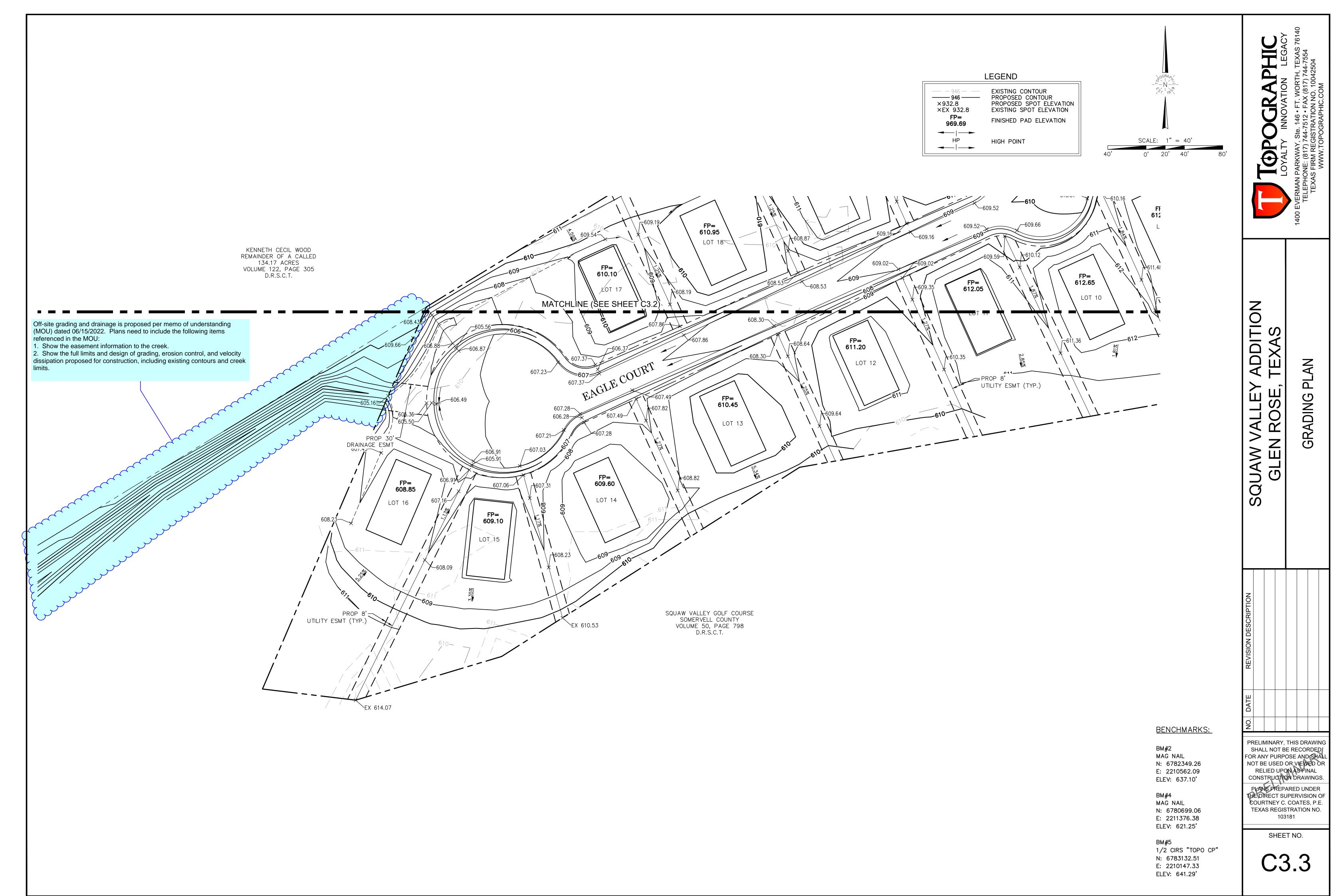




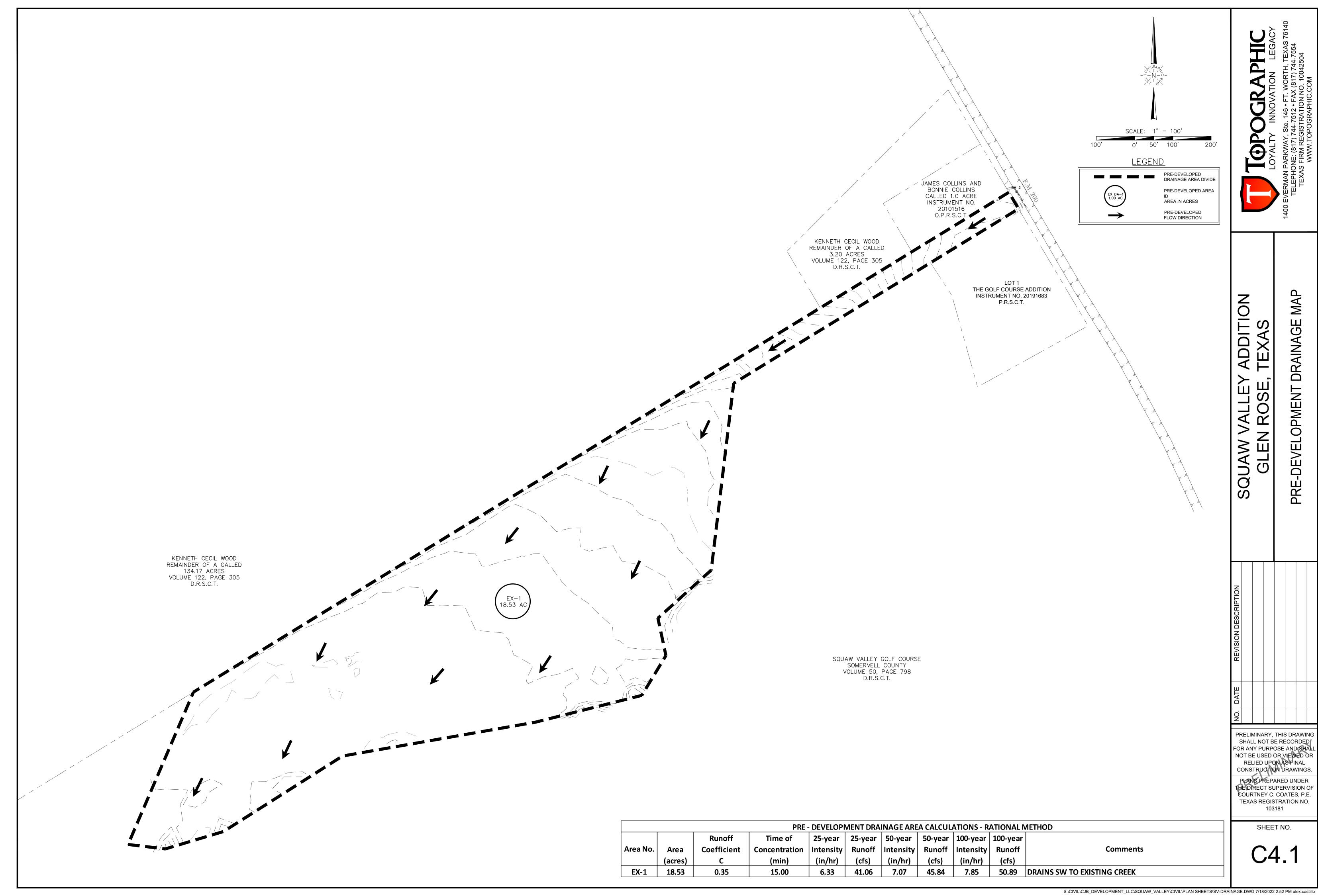


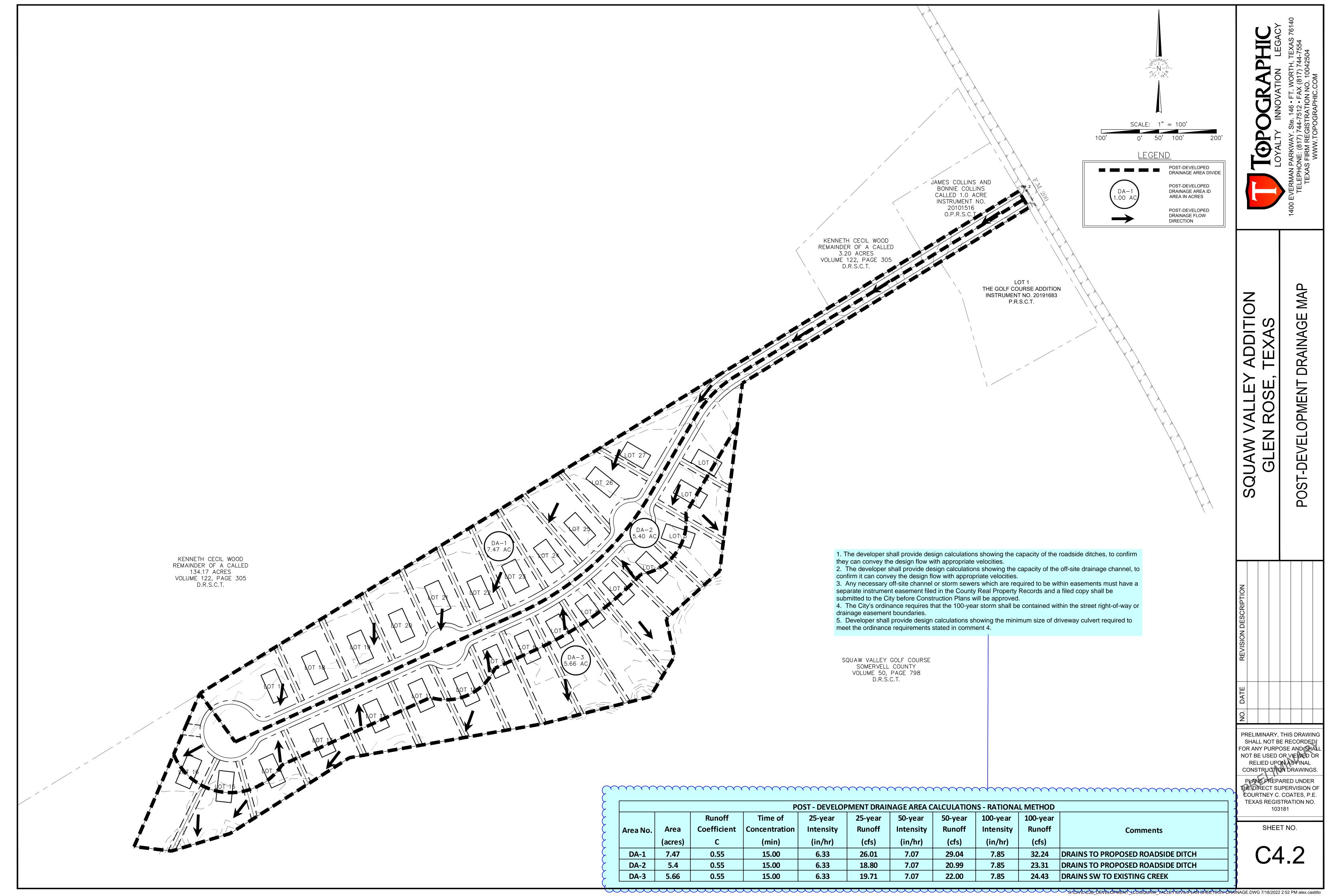


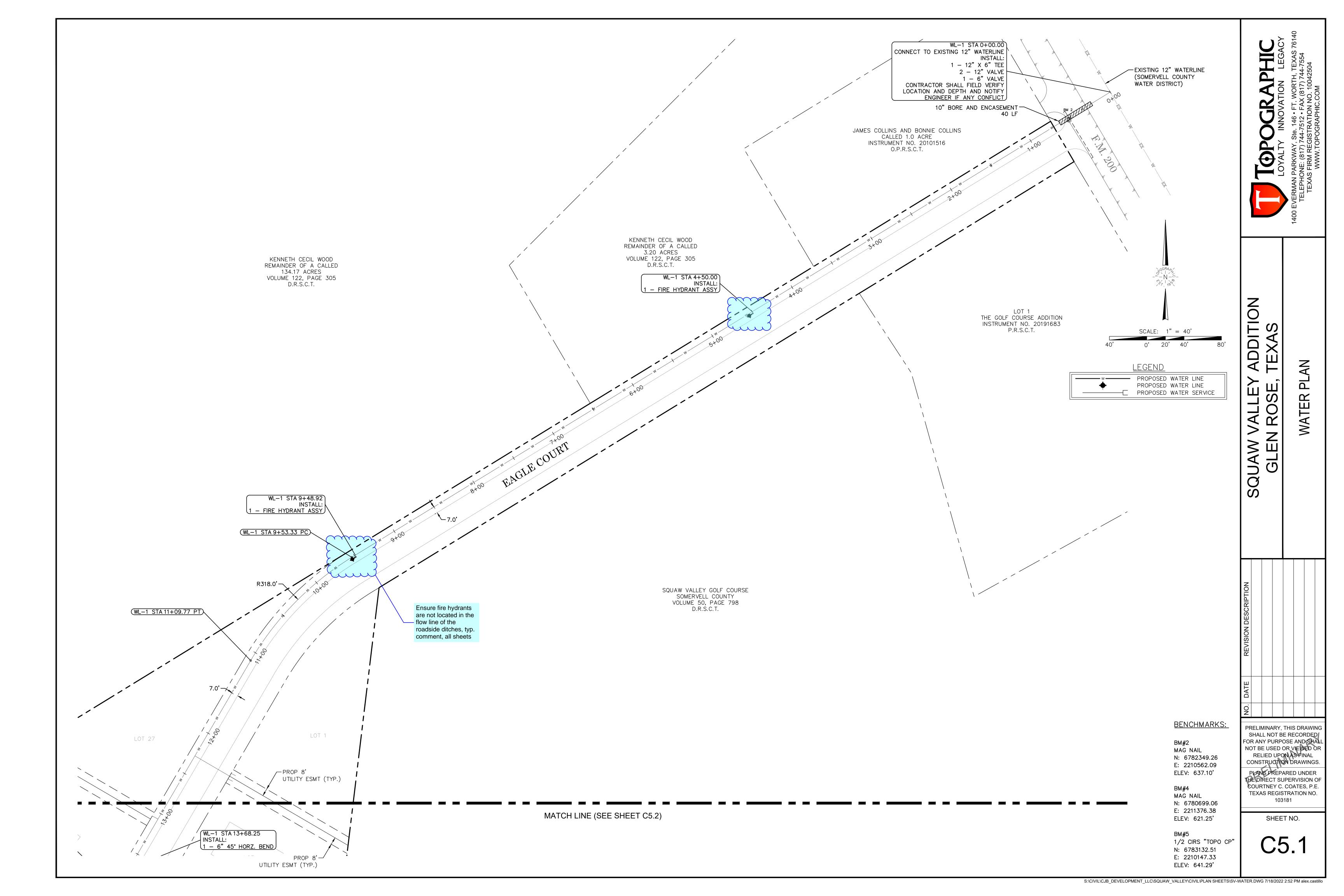


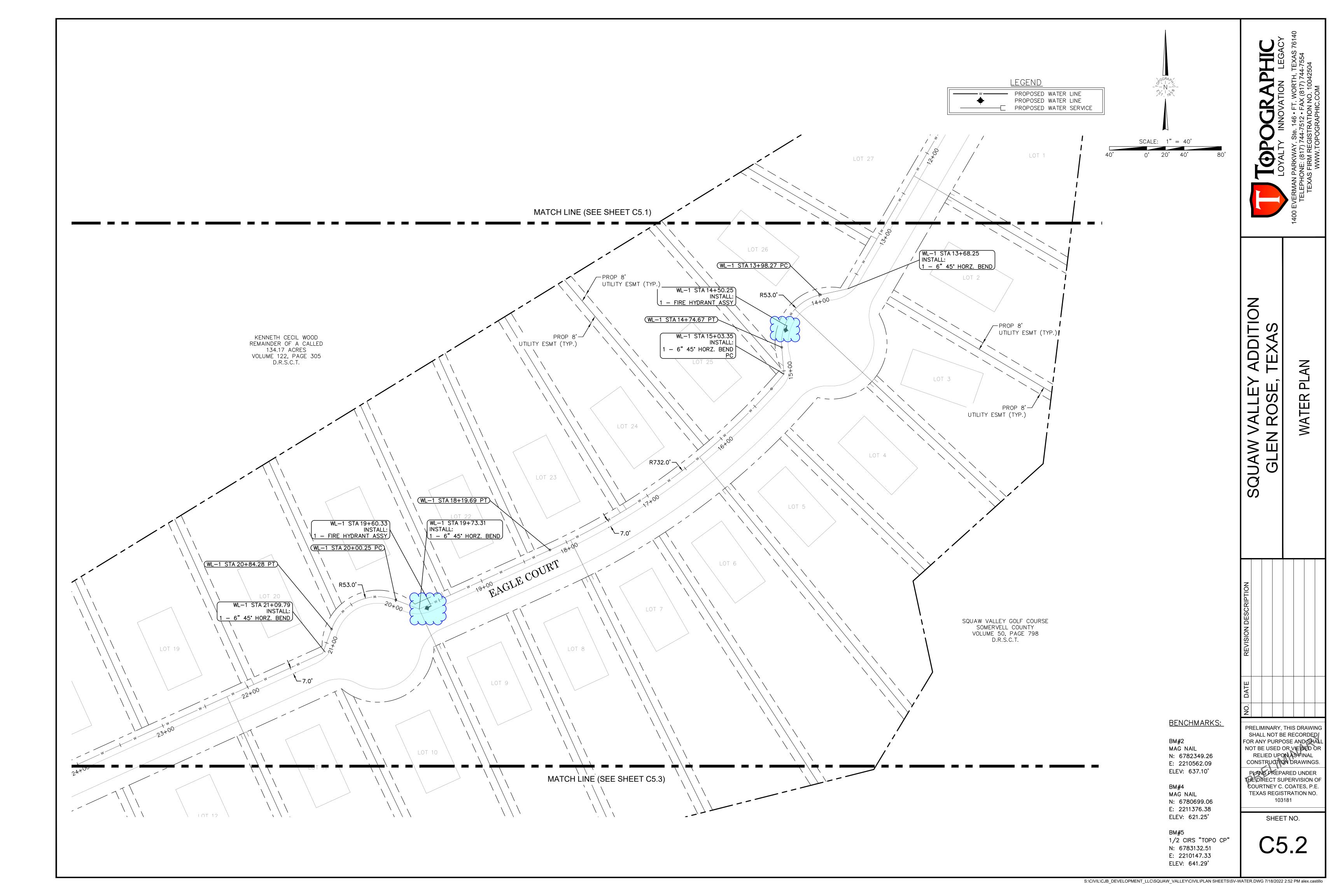


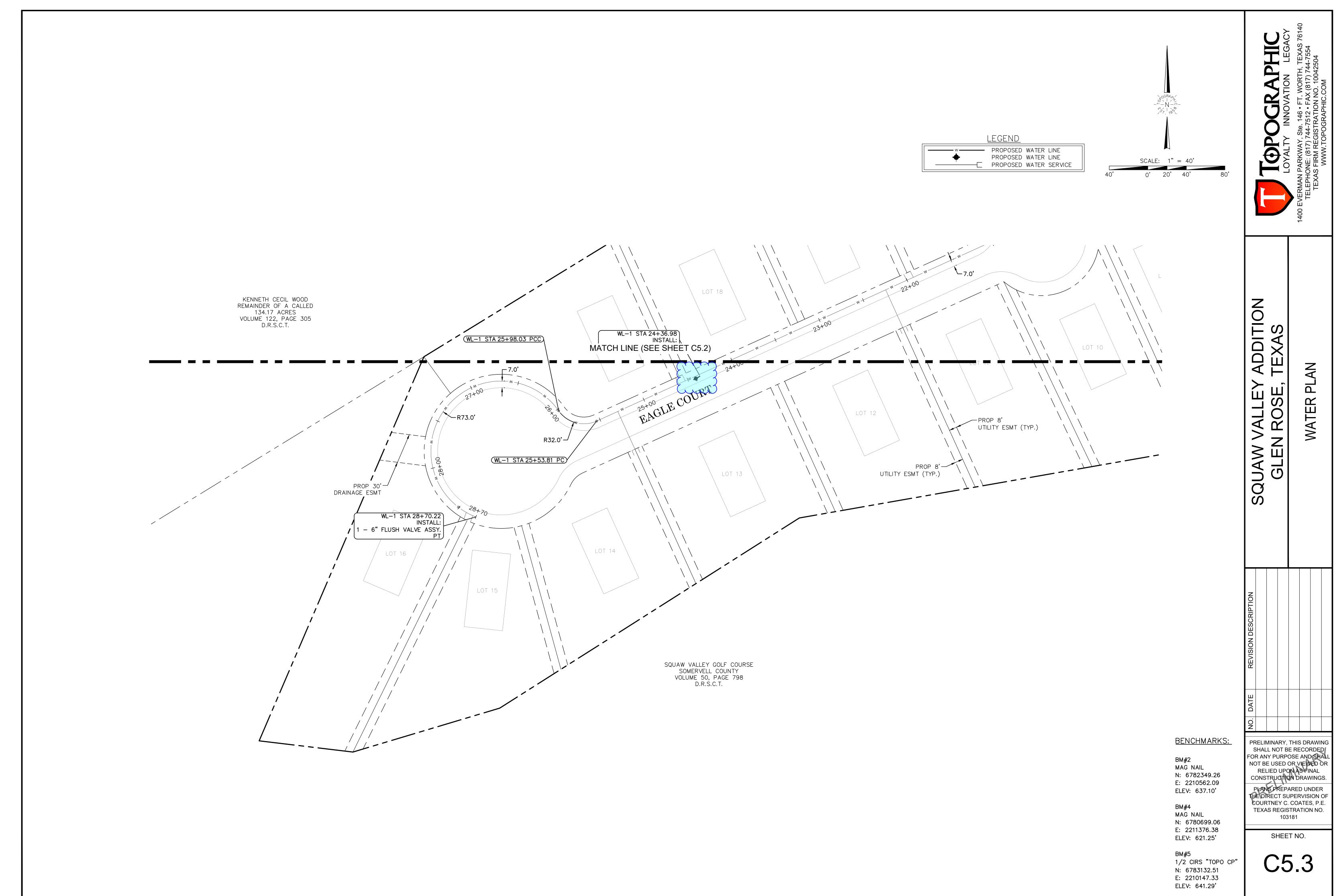
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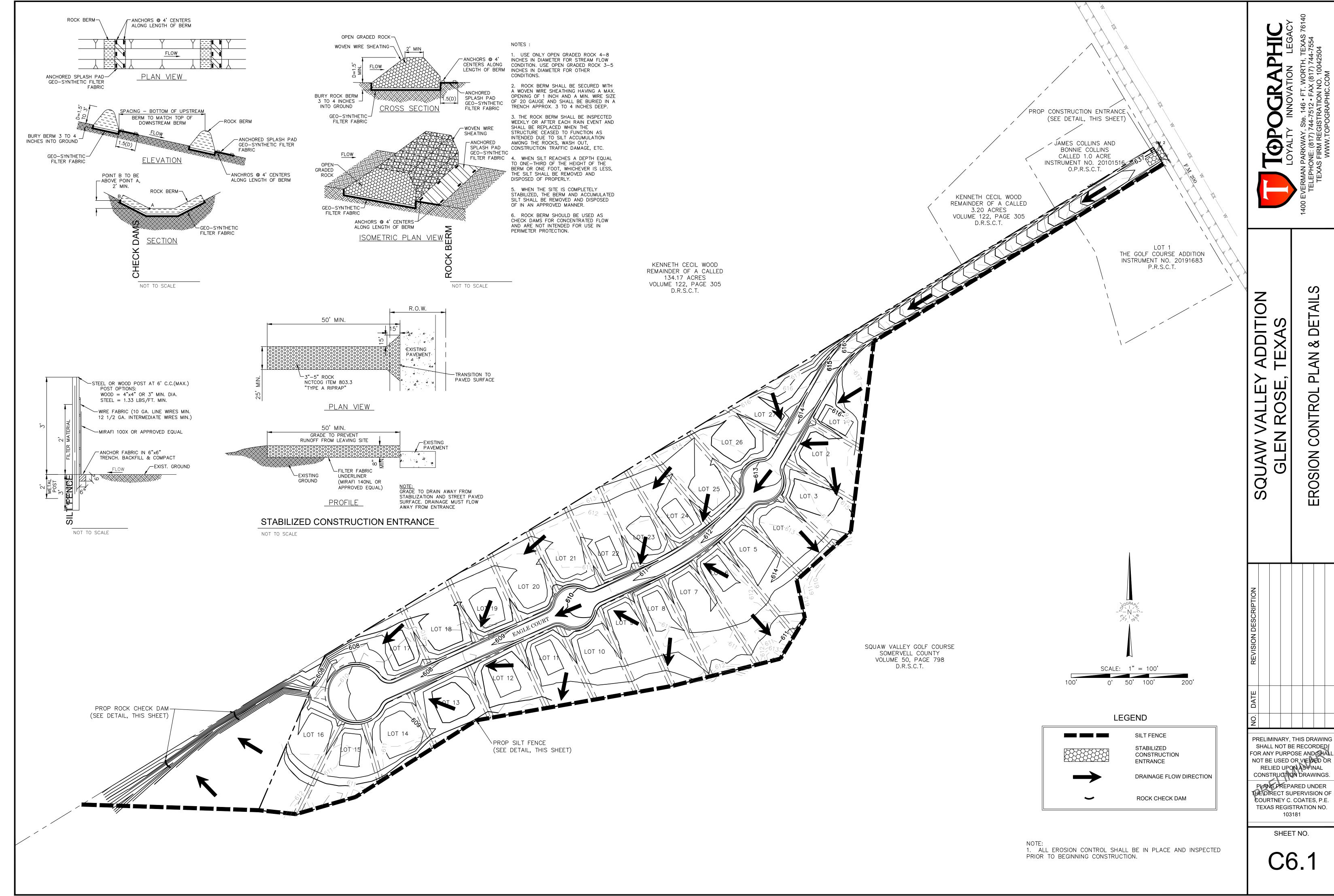


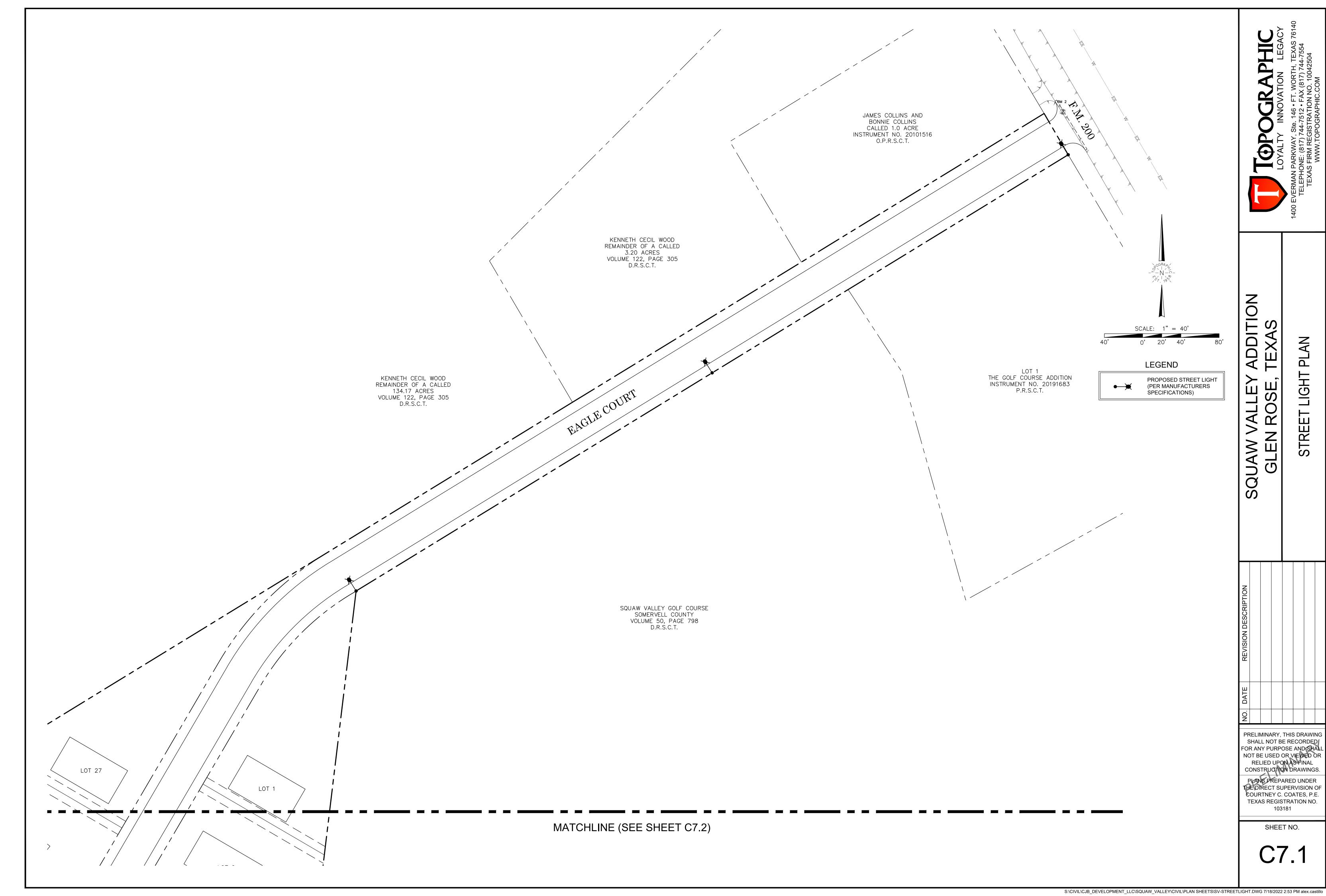


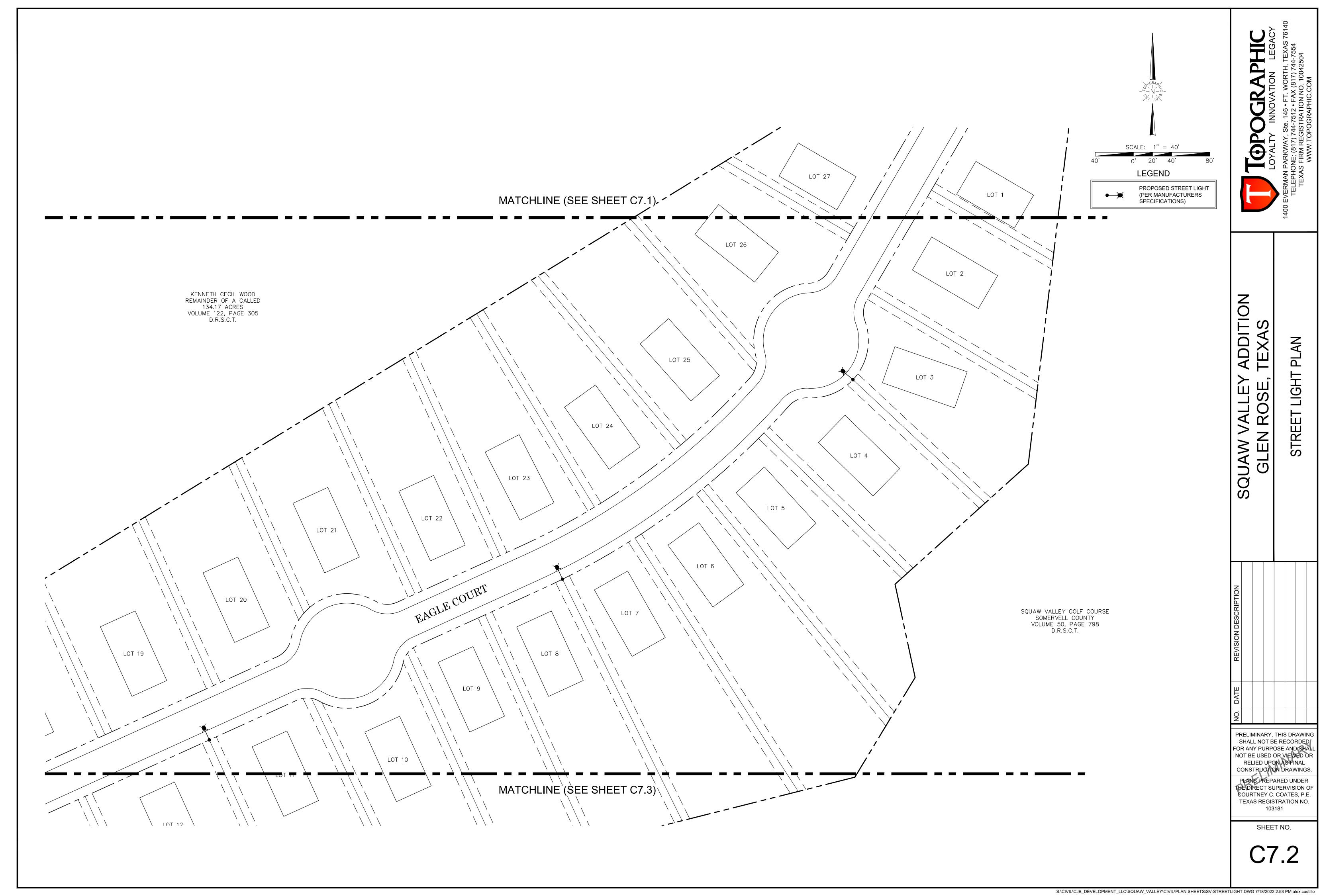


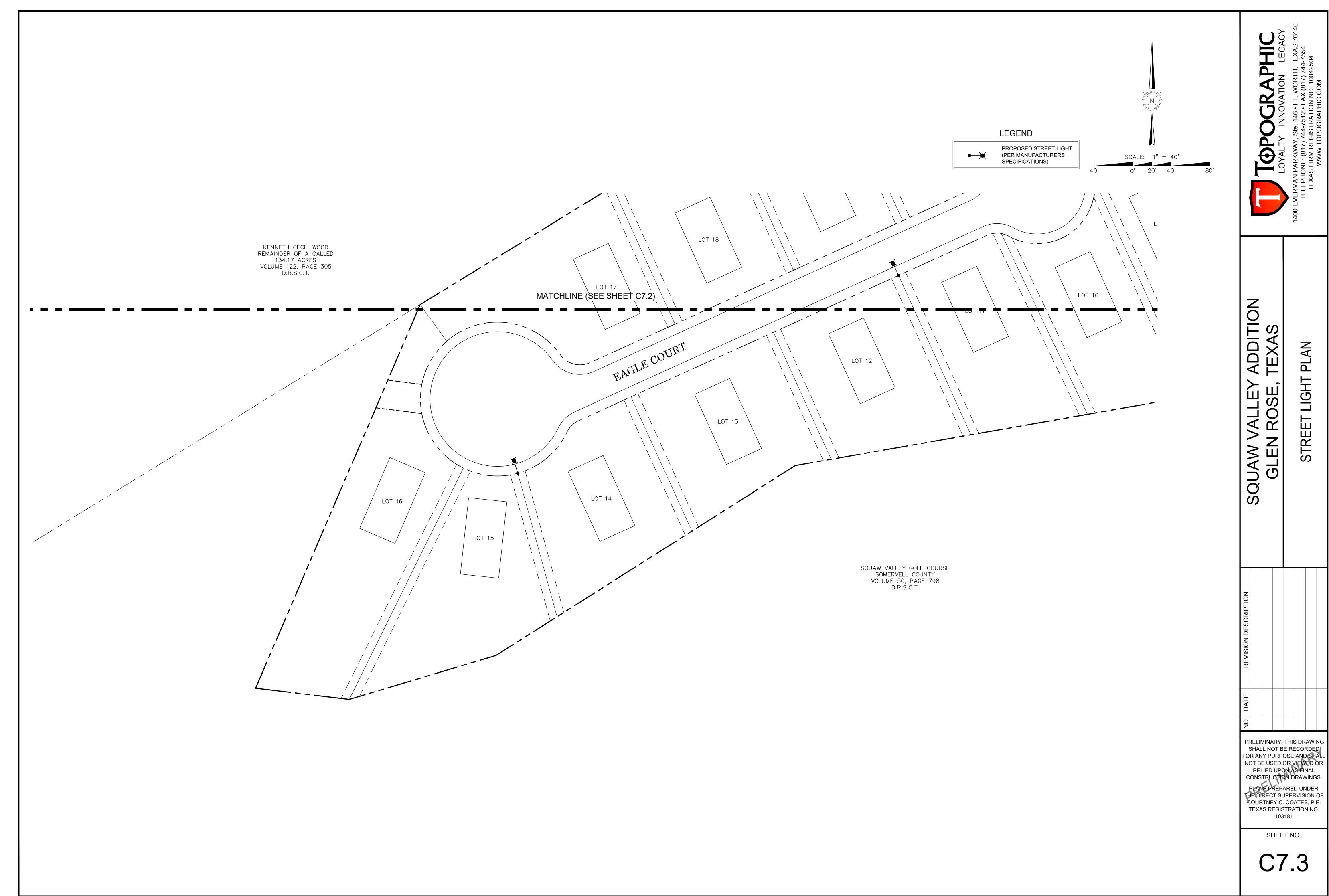


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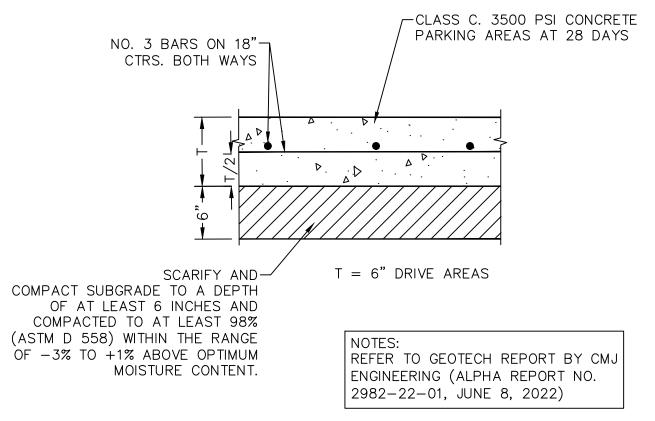








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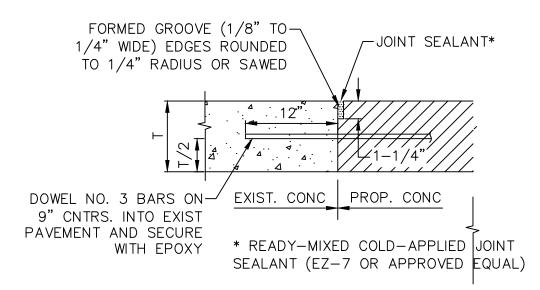
CONCRETE PAVEMENT SECTION

NOT TO SCALE

PROVIDE SAW JOINT OR CONSTRUCTION JOINT AT ALL CHANGES IN PAVEMENT THICKNESS VERTICAL SAW CUT %"TO ¼"WIDE -JOINT SEALANT* NO. 3 BARS ON-MAX. JOINT SPACING 18" CTRS. BOTH WAYS 15' C-C EACH WAY

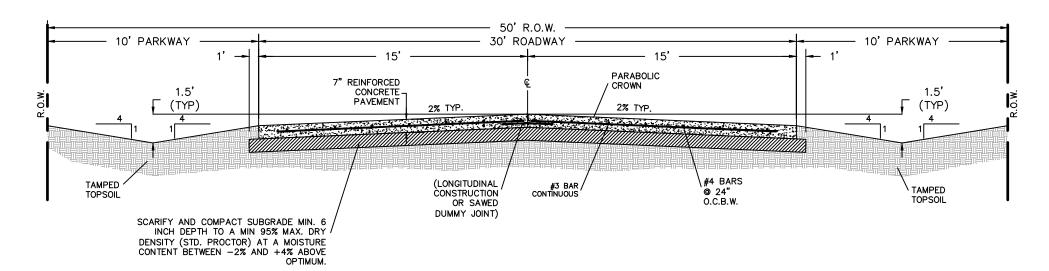
* READY-MIXED COLD-APPLIED JOINT SEALANT (EZ-7 OR APPROVED EQUAL)

SAWED DUMMY JOINT NOT TO SCALE



PAVEMENT CONNECTION

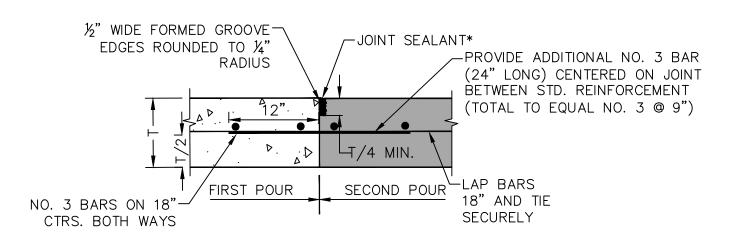
NOT TO SCALE



NOTES: REFER TO GEOTECH REPORT BY CMJ ENGINEERING (ALPHA REPORT NO. 2982-22-01, AUGUST 4, 2022)

RESIDENTIAL CONCRETE STREET SECTION

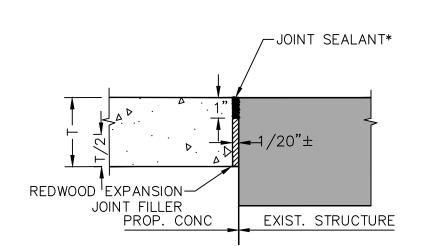
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CONSTRUCTION JOINT

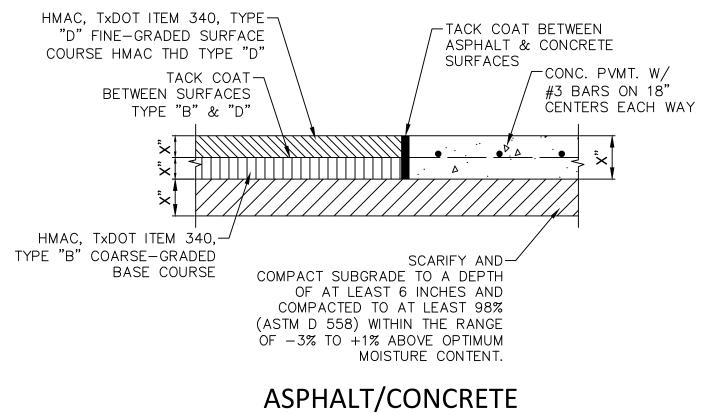
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* READY-MIXED COLD-APPLIED JOINT SEALANT (EZ-7 OR APPROVED EQUAL)

ISOLATION JOINT

NOT TO SCALE



TRANSITION

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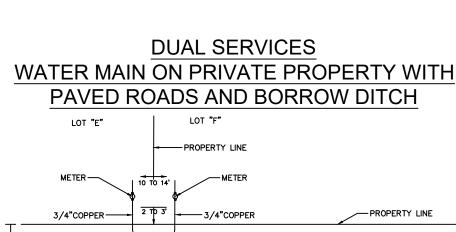
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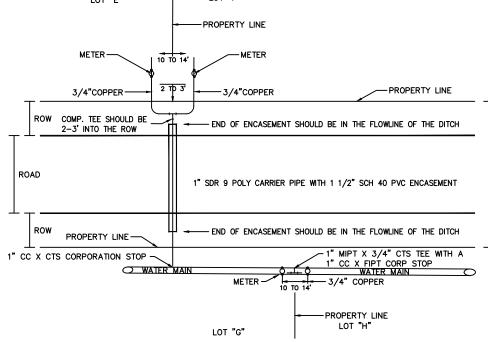
PLANS PREPARED UNDER
THE DIRECT SUPERVISION OF
COURTNEY C. COATES, P.E.

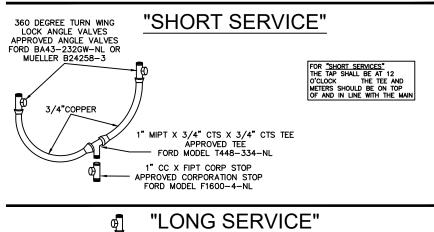
TEXAS REGISTRATION NO. 103181

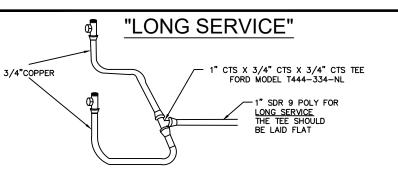
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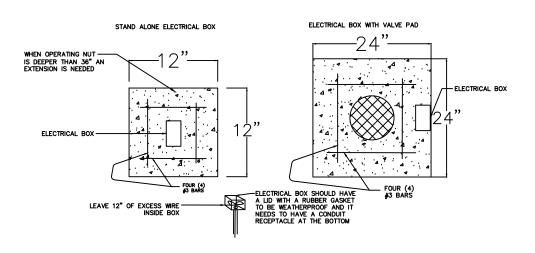
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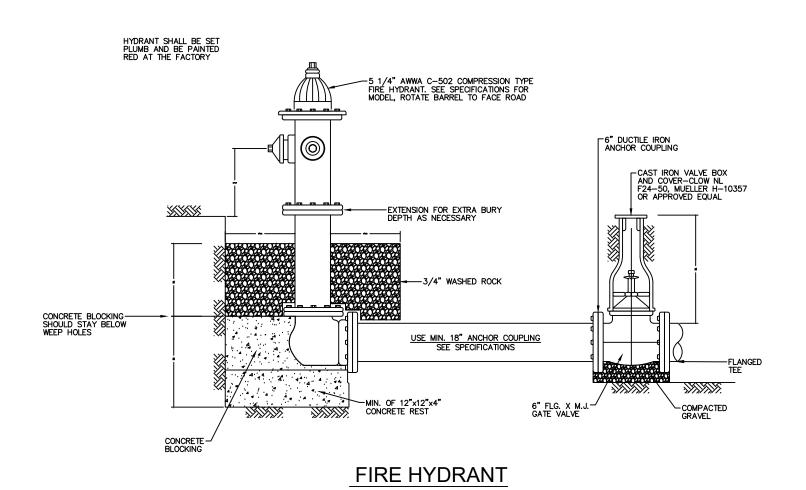


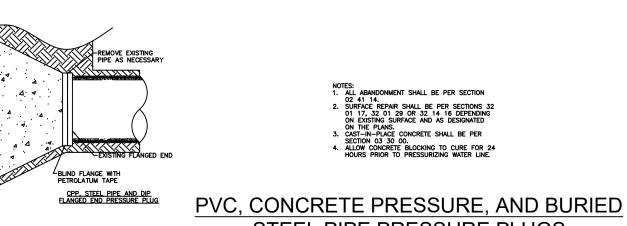






TRACER WIRE ELECTRICAL BOX





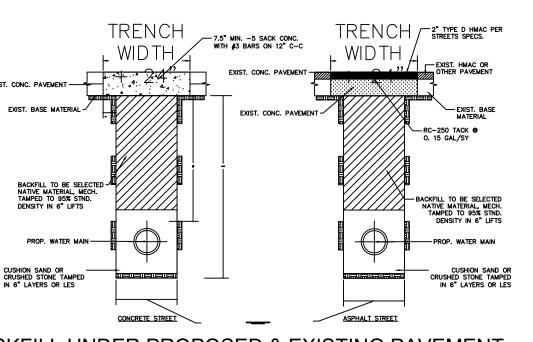


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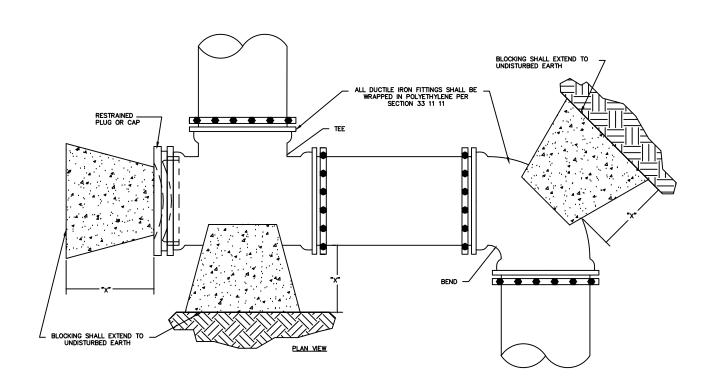
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COURTNEY C. COATES, P.E TEXAS REGISTRATION NO. 103181

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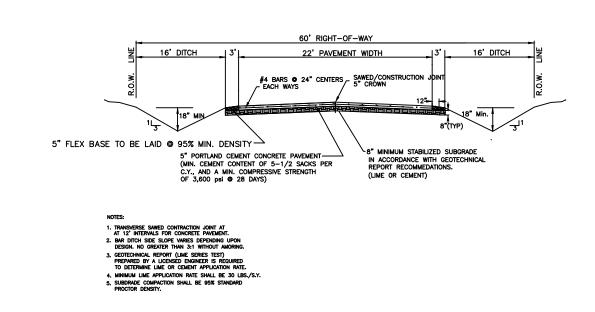


BACKFILL UNDER PROPOSED & EXISTING PAVEMENT

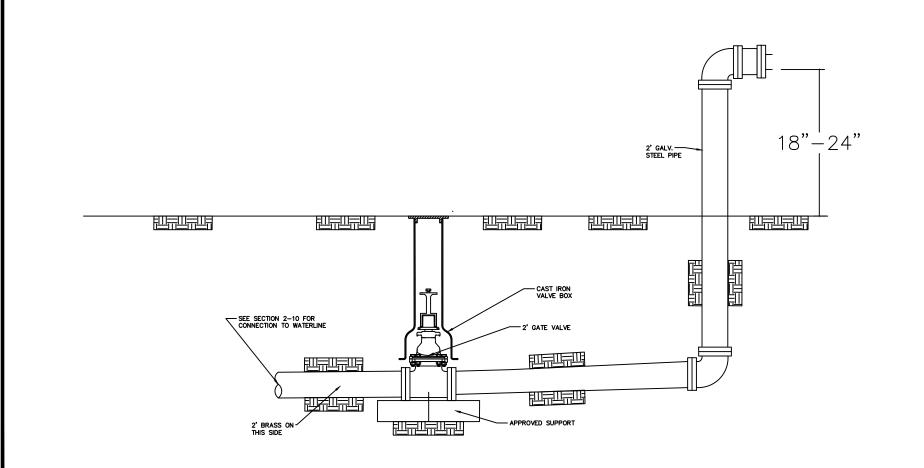


PIPE SIZE	"x" DIM.**	PLUGS, TEES, DEAD-ENDS	90° BENDS	45° BENDS	22.5° BENDS	11.25° BENDS	NOTES: 1. THRUST BLOCKING AREAS SHOWN ARE BASED ON:
		MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	MIN. AREA (SF)	1.1. 225 PSI TEST PRESSURE 1.2. 3,000 PSF HORIZONTAL OR LATERAL BEARING PRESSURE FOR ACCEPTABLE SOILS 1.3. MINIMUM COVER OF 42" 1.4. A SAFETY FACTOR OF 1.5.
6"	1'-6"	4.00*	4.50	4.00*	4.00*	4.00*	THE ENGINEER SHALL PROVIDE A SEPARATE BLOCKING TABLE WHEN THE CONDITIONS DO NOT MEET THE ABOVE ASSUMPTIONS. THE CONTRACTOR IS REQUIRED TO PROVIDE THRUST RESTRAINT BY MEANS OF THRUST BLOCKING FOR ALL PIPES. TH ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID. ALL MJ FITTINGS SHALL BE ADDITIONALLY RESTRAINED WITH RETAINER GLANDS. 4. BLOCKING FOR WATER LINES LARGER THAN 24" SHALL BE DESIGNED FOR THE SPECIFIC LOCATION AND SHOWN ON TO DRAWINGS.
8"	1'-6"	5.65	8.00	4.33	4.00*	4.00*	
10"	1'-6"	8.84	12.50	6.76	4.00*	4.00*	
12"	1'-6"	12.72	17.99	9.74	4.96	4.00*	
16"	2'-0"	22.62	31.99	17.31	8.83	4.43	5. ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO PLACING OF BLOCKING.
20"	2'-0"	35.34	49.98	27.05	13.79	6.93	6. CONCRETE MATERIAL SHALL CONFORM TO SECTION 03 30 00.
24"	2'-0"	50.89	71.97	38.95	19.86	9.98	

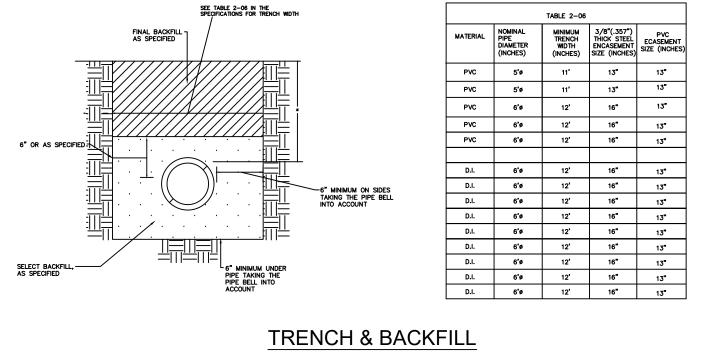
HORIZONTAL THRUST BLOCKING

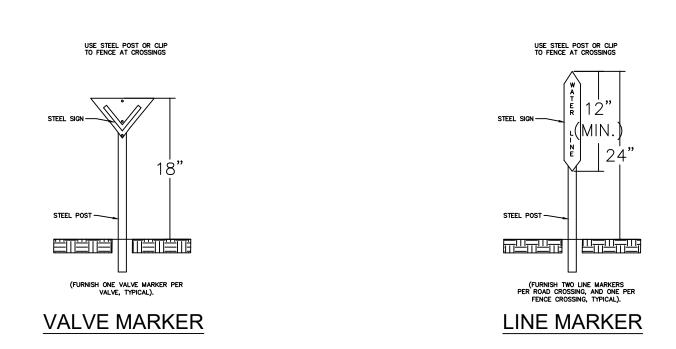


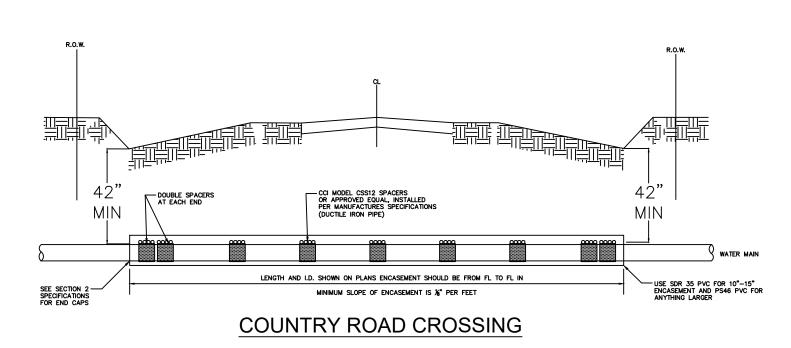
RURAL RESIDENTIAL STREET

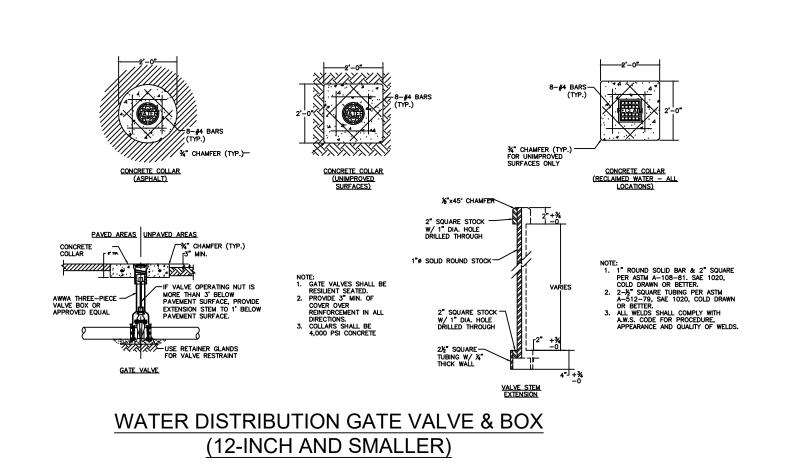


FLUSH VALVE









CPP AND STEEL PLUG PLAIN END PRESSURE PLUG