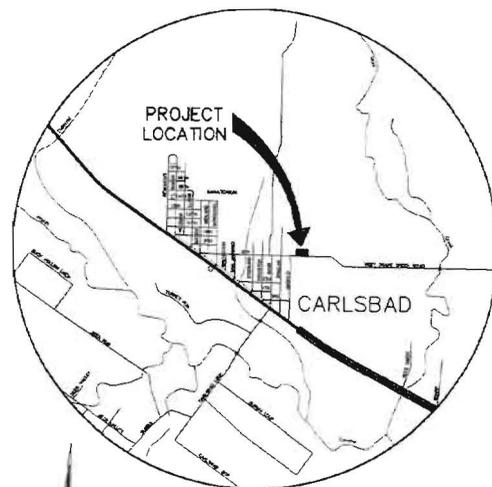


INFRASTRUCTURE DEVELOPMENT PLAN FOR

MULE KICK RV PARK

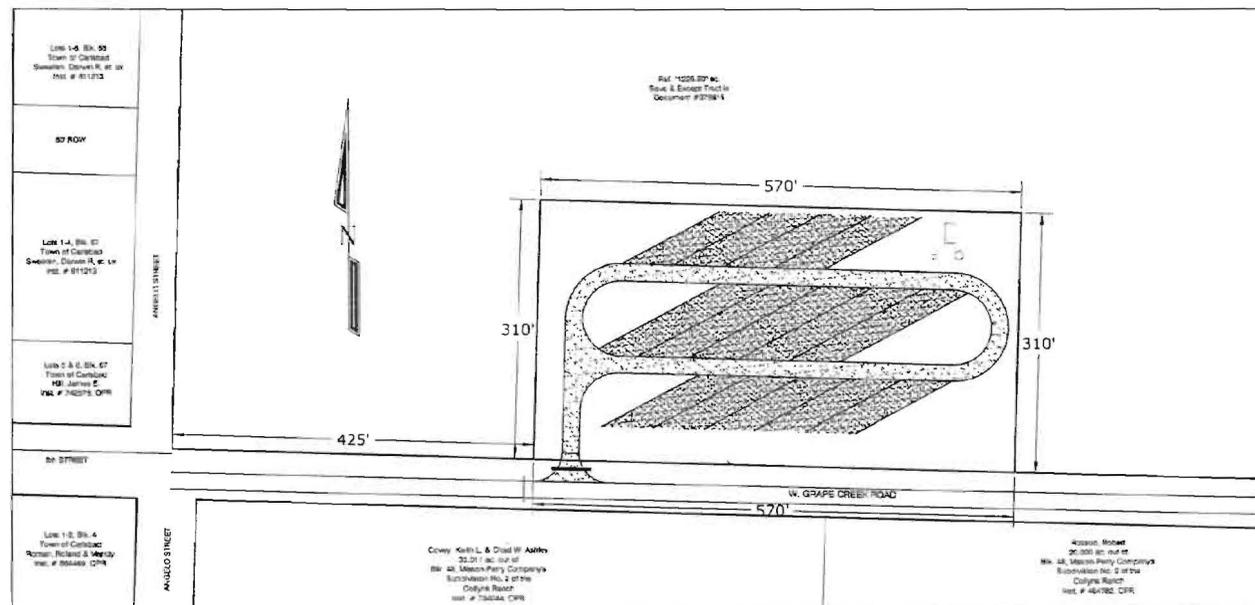
TOM GREEN COUNTY, TEXAS

JULY 2014



VICINITY MAP

SCALE : NONE
TOM GREEN COUNTY



<u>SHEET INDEX</u>	
SHEET 01	COVER SHEET
SHEET 02	WATER WELL MAP & CONSTRUCTION NOTES
SHEET 03	SITE LAYOUT & DIMENSION PLAN
SHEET 04	UTILITY & DRAINAGE PLAN
SHEET 05	TRAFFIC CONTROL PLAN (1-1)-12

County Commissioners' Court of Tom Green County, Texas
Approved for recording ____ day of _____, 2014.

By:

Name

County Judge

Plat Reviewer
Approved for recording ____ day of _____, 2014

By:

Name

9-1-1 Addressing Coordinator
Approved for recording ____ day of _____, 2014.

By:

Name

I (we) Don Kewenamer, Owner, do hereby adopt this IDF as the plan of my

By: Donna Cuijs

Title: Trustee

STATE OF TEXAS
COUNTY OF TOM GREEN

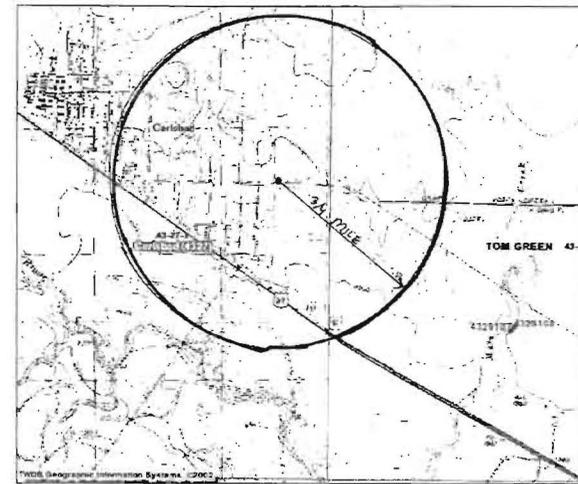
This Instrument was acknowledged before me on the 31 day of July

By: Jan Elizabeth Lentz

Notary Public in and for the State of Texas

2-11-18
My Commission expires





2. TOPOGRAPHIC INFORMATION FOR THIS SITE WAS OBTAINED THROUGH DIGITAL USGS TOPOGRAPHIC MAPS.
3. REVISIONS TO THESE ENGINEERING PLANS MUST BE AUTHORIZED BY BLEYL & ASSOCIATES PRIOR TO CONSTRUCTION. BLEYL & ASSOCIATES - (325) 262-4062.
4. THE CONTRACTOR SHALL:
 - a. NOTIFY BLEYL & ASSOCIATES AND OWNER A MINIMUM OF 48 HRS PRIOR TO COMMENCEMENT OF WORK.
 - b. NOTIFY ALL APPROPRIATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION.
 - c. NOTIFY THE OWNER OF ALL DESIRED FIELD CHANGES. THE ENGINEER'S OR COUNTY'S APPROVAL IS REQUIRED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY PROVISIONS REQUIRED FOR THE PROTECTION OF INDIVIDUALS, EQUIPMENT, MATERIALS AND WORKMANSHIP NECESSARY FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION.
6. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY APPARENT OR SPECIAL NEEDS TO COMPLETE SCOPE OF WORK INCLUDED IN THIS PROJECT. THESE MAY INCLUDE THE NEED FOR OWNER PROVIDED SERVICES SUCH AS WATER, STAFF AVAILABILITY, ETC.
7. ACCURATE RECORDS SHOWING THE INSTALLED LOCATIONS OF ALL IMPROVEMENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROVIDED TO THE ENGINEER AS PART OF THE PROJECT COMPLETION.
8. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN ACCESS DURING THE CONSTRUCTION PERIOD. SCHEDULING OF ACTIVITIES SHOULD EMPHASIZE ACCESSIBILITY TO THE PROJECT SITE. EXTENDED PERIODS OF RESTRICTED ACCESS MUST BE LIMITED.
9. THE CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, YARDS, PRIVATE UTILITIES, DRIVES, DRIVEWAYS AND ALL OTHER OWNER'S FACILITIES FROM DAMAGE DURING CONSTRUCTION. DAMAGE DONE TO THE FACILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. FENCES OR STRUCTURES WHICH REQUIRE DISMANTELING OR REMOVAL SHALL BE RECONSTRUCTED OR REPLACED TO EQUAL OR BETTER THAN ORIGINAL CONDITION.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER. ALL CONSTRUCTION MUST COMPLY WITH STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITY AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) REQUIREMENTS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE MUD AND/OR DIRT DEPOSITED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. ALL EQUIPMENT AND DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AT END OF PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF CONSTRUCTION ACTIVITIES DURING THE CONTRACT PERIOD. THIS SHALL INCLUDE ANY EROSION CONTROL MEASURES, RE-GRADING NECESSARY TO ACHIEVE THE LINES AND GRADES SET FORTH BY THESE PLANS.
13. ALL TESTING PROCEDURES USED ON THIS PROJECT SHALL CONFORM TO THE TCEQ, AWWA, NSF OR APPLICABLE STANDARDS. THE TESTING EXPENSE SHALL BE BORNE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
14. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600.
15. ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-601.
16. TEXAS LAW ARTICLE 1436C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME INTO CONTACT WITH ENERGIZED OVERHEAD POWER LINES, AND FEDERAL REGULATION, TITLE 29, PART 1910.132, PART 1926.440 (A) (15) REQUIRE A MINIMUM CLEARANCE OF 10 FEET FROM THESE FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORKERS UNDER THESE LAWS. IF YOU OR YOUR COMPANY MUST WORK NEAR OVERHEAD POWER LINES, CALL THE POWER COMPANY FOR THE LINES TO BE DE-ENERGIZED AND GROUNDED AT YOUR EXPENSE.
17. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE PROJECT LOCATION PRIOR TO CONSTRUCTION ACTIVITIES IN THE RESPECTIVE WORK AREAS. ADEQUATE PROVISIONS FOR PROTECTING EXISTING FACILITIES SHOULD BE EMPLOYED.
18. ALL UNDERGROUND UTILITY LINES, SIZES, AND MATERIAL TYPES SHOWN ON THE PLANS ARE FOR INFORMATION PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE FINAL ALIGNMENT OF THE PROPOSED MAIN LINES SHALL BE SUBJECT TO MODIFICATION PENDING THE ESTABLISHMENT OF EXISTING UTILITY LOCATIONS.
19. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF ANY CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS.
20. THE LATEST TCEQ REGULATIONS MUST BE FOLLOWED FOR CROSSINGS OF SANITARY SEWER MAINS AT OVERHEAD POWER LINES. IT IS THE INTENT THAT THE MOST ECONOMICALLY ACCEPTABLE ALTERNATIVE BE ELECTED. ACCORDINGLY, FIELD VERIFICATION OF EXISTING UTILITY GRADES IS IMPERATIVE.
21. FINAL COVER OF INSTALLED LINES SHALL NOT BEGIN PRIOR TO OBSERVATION AND ACCEPTANCE BY THE ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER BY 4:00 P.M. REGARDING THE SCHEDULE FOR THESE MONITORING VISITS.
22. CONNECTIONS TO EXISTING LINES SHALL INCLUDE ALL REQUIRED FITTINGS AND MATERIALS REQUIRED TO MAKE A SUCCESSFUL TIE IN MEETING ALL APPLICABLE STANDARDS.
23. THE LOADING AND UNLOADING OF ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO PREVENT ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.
24. ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED OTHERWISE.
25. CONSTRUCTION SHALL COMPLY WITH THE LATEST REVISIONS OF OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM AS A MINIMUM. THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926.650, AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989, AND ALL REVISIONS.
26. DETAILS PREPARED DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, THE PLANS AND SPECIFICATIONS REQUIRED BY CHAPTER 755, SUBCHAPTER "C" OF THE TEXAS HEALTH AND SAFETY CODE.
27. CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.
28. ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE HAULED OFF-SITE BY THE CONTRACTOR. INCLUDE COST OF THIS WORK, INCLUDING HAUL, IN QUOTE OF THIS PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES.
29. EXTREME CARE SHOULD BE EXERCISED WITHIN PROPERTY TO PROTECT THE EXISTING TREES AND FENCES.

CAUTION!! BEFORE YOU DIG - CALL
8 1 1

LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREIN ARE PROVIDED BY OTHERS. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS PRIOR TO ANY WORK. DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

SPECIAL NOTE: This is a special purpose description prepared as part of the permitting process for a Mobile Home Park in Tom Green County, Texas. The description is not intended for any other purpose.

Ref. "1225.50" ac.
Save & Except Tract in
Document #378815

are no encumbrances on the parcel

No title report, title commitment or res title exam has been furnished surveyor may be other matters of record affect subject tract that a current title search reveal.

Description: 4.06 Acre Tract

Being a 4.06 acre tract in Block 48 of Mason-Perry Subdivision No. Two of the Collyns Ranch in Tom Green County, Texas; said 4.06 acre tract also being part of a "1225.50" acre tract described as a Save & Except tract in Deed from Kenemer to Brugger and others dated May 5, 1993 and recorded in Document # 376815 of the Official Public Records of Real Property of Tom Green County; said 4.06 acre tract being described by metes and bounds as follows:

Commencing at a found 1/2" iron pipe taken for the S.W. corner of Block 55 of the Town of Carlsbad from which a found 5/8" iron rod taken for the S.W. corner of Block 12 bears S.1°28'19"W. 1139.62 feet.

Thence S.88°34'02"E. and with the north line of 8th Street in the Town of Carlsbad, in all 1179.03 feet to a point.

Thence N.1°25'58"E. 5.79 feet to a cedar fence corner post for the S.W. corner of the "1225.50" acre tract.

Thence S.88°23'00"E. and with a south line of the "1225.50" acre tract and along or near the fenced north line of Grape Creek Road, formerly 8th Street, in all 425.00 feet to a point at the base of a "T" post for the POINT OF BEGINNING at the S.W. corner of the 4.06 acre tract described herein; from said point, which has coordinates on the Texas Coordinate System of 1983 - Central Zone of Y = 10,547,492.83 feet and X = 2,204,667.15 feet, a set 5/8" iron rod bears S.88°23'00"E. 25.00 feet.

Thence N.1°37'00"E. 310.00 feet to a 5/8" iron rod set for corner.

Thence S.88°23'00"E. 570.00 feet to a 5/8" iron rod set for corner.

Thence S.1°37'00"W. 310.00 feet to a 5/8" iron rod set for corner from which a cedar fence post for an angle corner in the south line of the "1225.50" acre tract bears S.88°23'00"E. 808.70 feet.

Thence N.88°23'00"W. and with the south line of the "1225.50" acre tract and along or near a fence, in all 570.00 feet to the POINT OF BEGINNING and containing 4.06 acres of land.

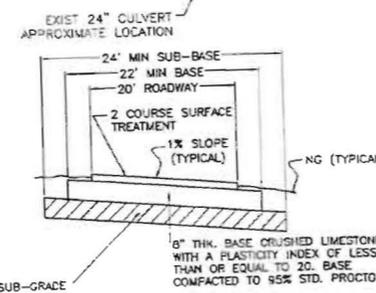
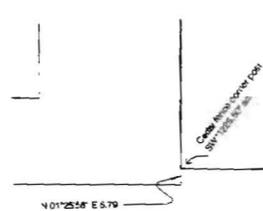
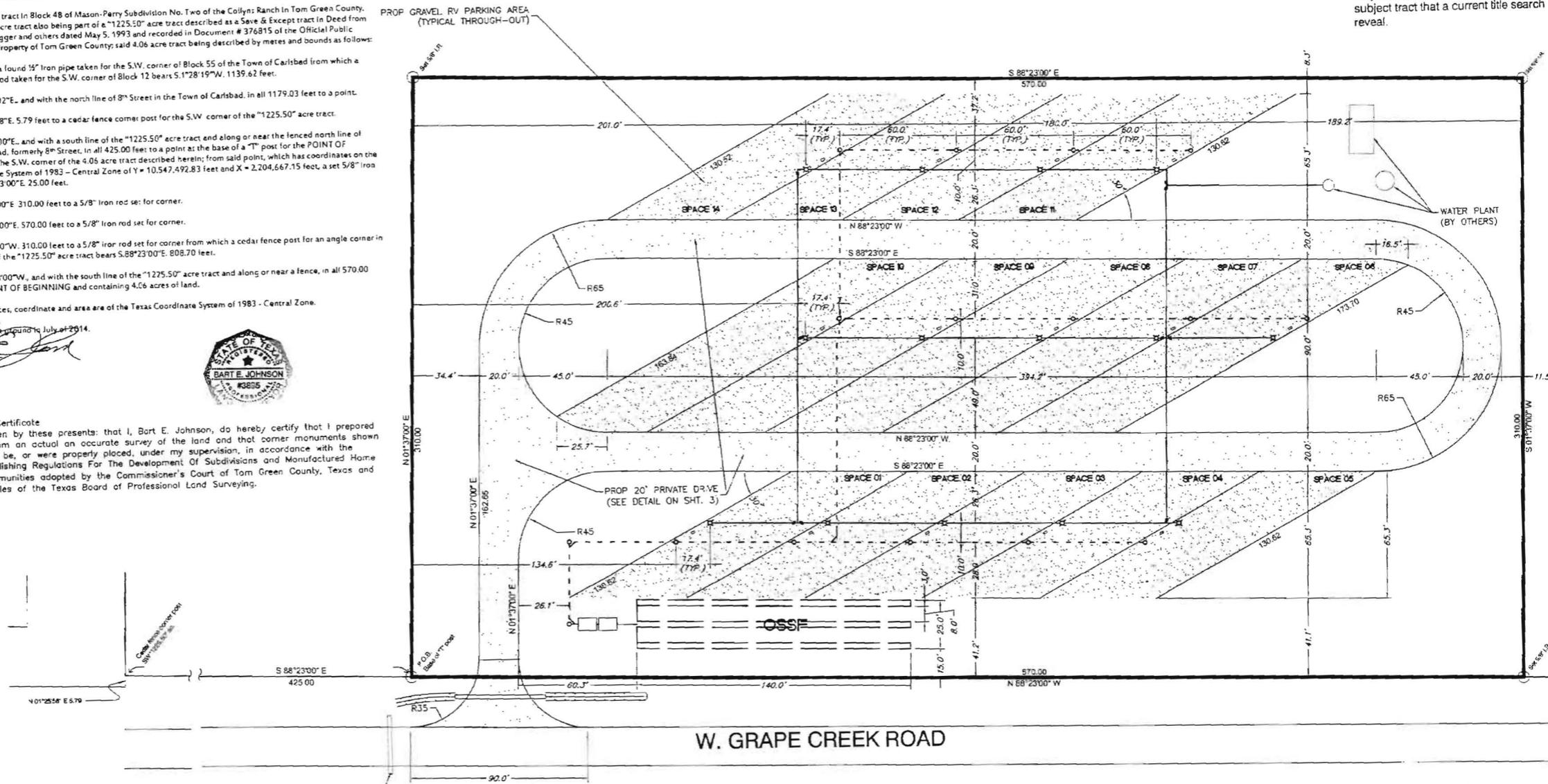
Courses, distances, coordinate and area are of the Texas Coordinate System of 1983 - Central Zone.

Surveyed on the ground on July 21, 2014.

Bart E. Johnson
Bart E. Johnson
R.P.L.S. # 3895



Surveyor's Certificate
Know all men by these presents: that I, Bart E. Johnson, do hereby certify that I prepared this plot from an actual on accurate survey of the land and that corner monuments shown thereon will be, or were properly placed, under my supervision, in accordance with the Order Establishing Regulations For The Development Of Subdivisions and Manufactured Home Rental Communities adopted by the Commissioner's Court of Tom Green County, Texas and with the Rules of the Texas Board of Professional Land Surveying.



Covey, Keith L. & Chad W. Ashley
33.0 ± ac. out of
Blk. 48, Mason-Perry Company's
Subdivision No. 2 of the
Collyns Ranch
Inst. # 734044, OPR



Rosson, Robert
20.000 ac. out of
Blk. 48, Mason-Perry Company's
Subdivision No. 2 of the
Collyns Ranch
Inst. # 484782, OPR

CAUTION!! BEFORE YOU DIG
8 1 1

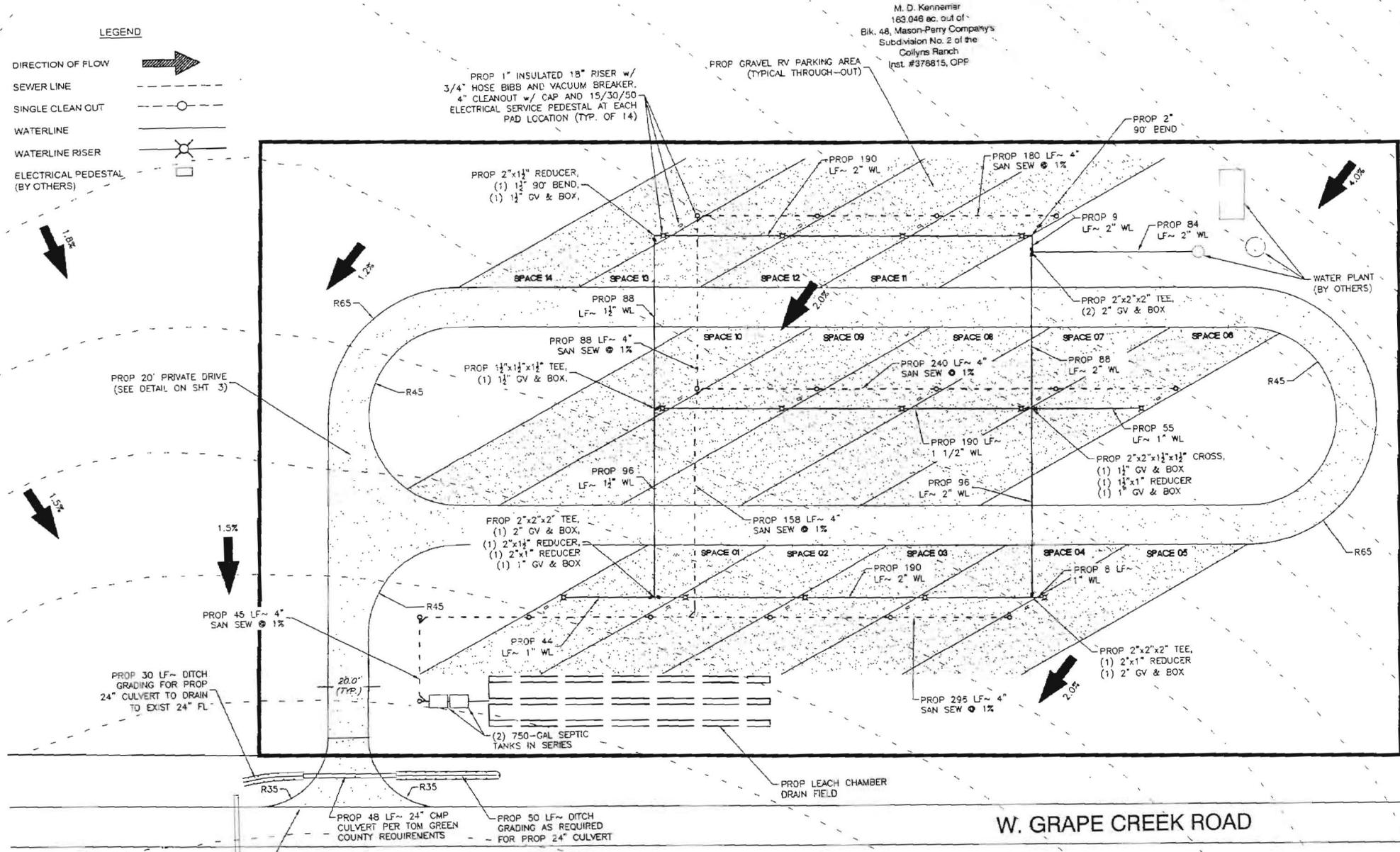
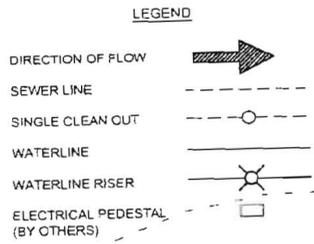
FLOOD PLAIN: THIS TRACT IS LOCATED IN ZONE X ACCORDANCE WITH FEMA MAP PANEL NO 484510 GREEN COUNTY, TEXAS EFFECTIVE DATE JUNE 19

ALL UTILITY CONSTRUCTION SHALL BE DONE PER COUNTY STANDARD DETAILS AND SPECIFICATIONS ALL THE MINIMUM REQUIREMENTS OF THE TEXAS ENVIRONMENTAL QUALITY AS A MINIMUM.

LOCATION AND ELEVATION OF EXISTING UTILITIES ARE PROVIDED BY OTHERS. CONTRACTOR SHALL

Bart E. Johnson
16110 Fitzgerald Drive
San Angelo, Texas 76904
(325) 835-2164
40962

NOTE:
1 REFER TO TOM GREEN COUNTY RULES AND REGULATIONS FOR STREET CONSTRUCTION.



M. D. Kennemer
163,046 ac. out of
Blk. 48, Mason-Perry Company's
Subdivision No. 2 of the
Collyns Ranch
Inst. #376815, OPP

W. GRAPE CREEK ROAD

NOTES:

1. ALL WATER LINES RUNNING PARALLEL LESS THAN 10' FROM SAN SEWER LINES SHALL BE ENCASED AND BOTH ENDS SEALED.
2. WATER LINES CROSSING SAN SEWER LINES SHALL HAVE ONE FULL JOINT OF PIPE CENTERED OVER SAN SEWER LINE AND ENCASED WITH BOTH ENDS SEALED.
3. SEE ALL OTHER NOTES ON SHEET TWO (2).
4. SLOPE ALL GRAVITY SAN SEWER LINES A MINIMUM OF 1% AND MINIMUM OF 18" COVER.
5. VERIFY WITH OWNER ON EXACT LOCATIONS OF PADS AND UTILITIES PRIOR TO CONSTRUCTION.
6. WATERLINES SHALL BE INSTALLED AS PER TITLE 30 TAC, CHAPTER 290, SUBCHAPTER D: RULES AND REGULATIONS FOR PUBLIC WATER SYSTEM.
7. WASTEWATER DISPOSAL FACILITIES AS PER TITLE 30 TAC, CHAPTER 285, ON-SITE SEWAGE FACILITIES. ALL PROPERTY USE SHALL BE GOVERNED BY, SEE 343 TEXAS HEALTH AND SAFETY CODE.
8. DEVELOPMENT OPERATIONS SHALL COMPLY WITH CHAPTER 343 TEXAS HEALTH AND SAFETY CODE.

Rosson, Robert
20,000 ac. out of
Blk. 48, Mason-Perry Company's
Subdivision No. 2 of the
Collyns Ranch
Inst. # 484782, OPR

CAUTION!! BEFORE YOU DIG
8 1 1

FLOOD PLAIN: THIS TRACT IS LOCATED IN ZONE X ACCORDANCE WITH FEMA MAP PANEL NO. 48451C GREEN COUNTY, TEXAS EFFECTIVE DATE JUNE 19, 2003.

ALL UTILITY CONSTRUCTION SHALL BE DONE PER COUNTY STANDARD DETAILS AND SPECIFICATIONS ALL THE MINIMUM REQUIREMENTS OF THE TEXAS ENVIRONMENTAL QUALITY AS A MINIMUM.

LOCATION AND ELEVATION OF EXISTING UTILITIES ARE PROVIDED BY OTHERS. CONTRACTOR SHALL VERIFY.

SEPTIC SYSTEM SIZING CALCULATIONS:

Date: July 24, 2014
Project No.: 11372
Project Name: Mule Kick RV Park
Designer: N/A
Engineer: Tim Wolfe, P.E.

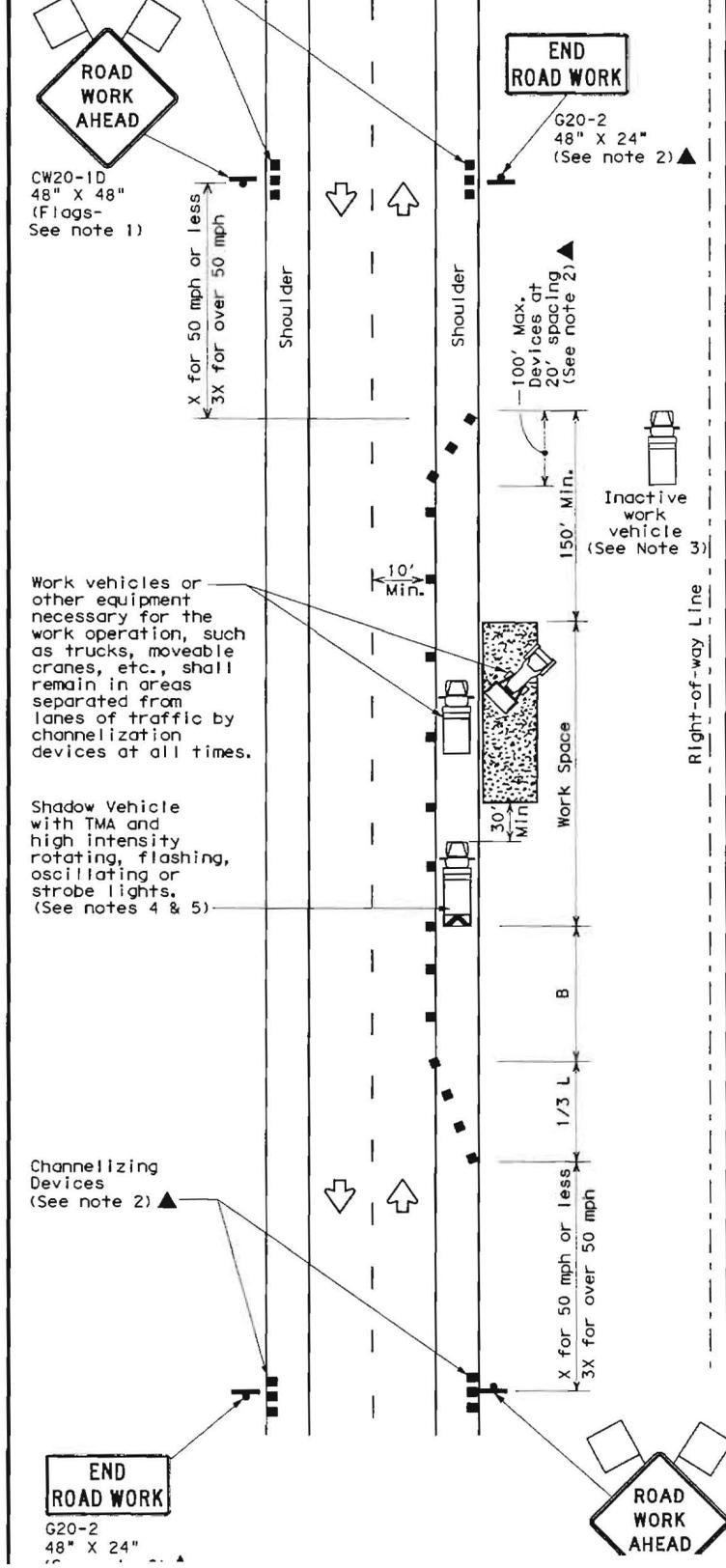
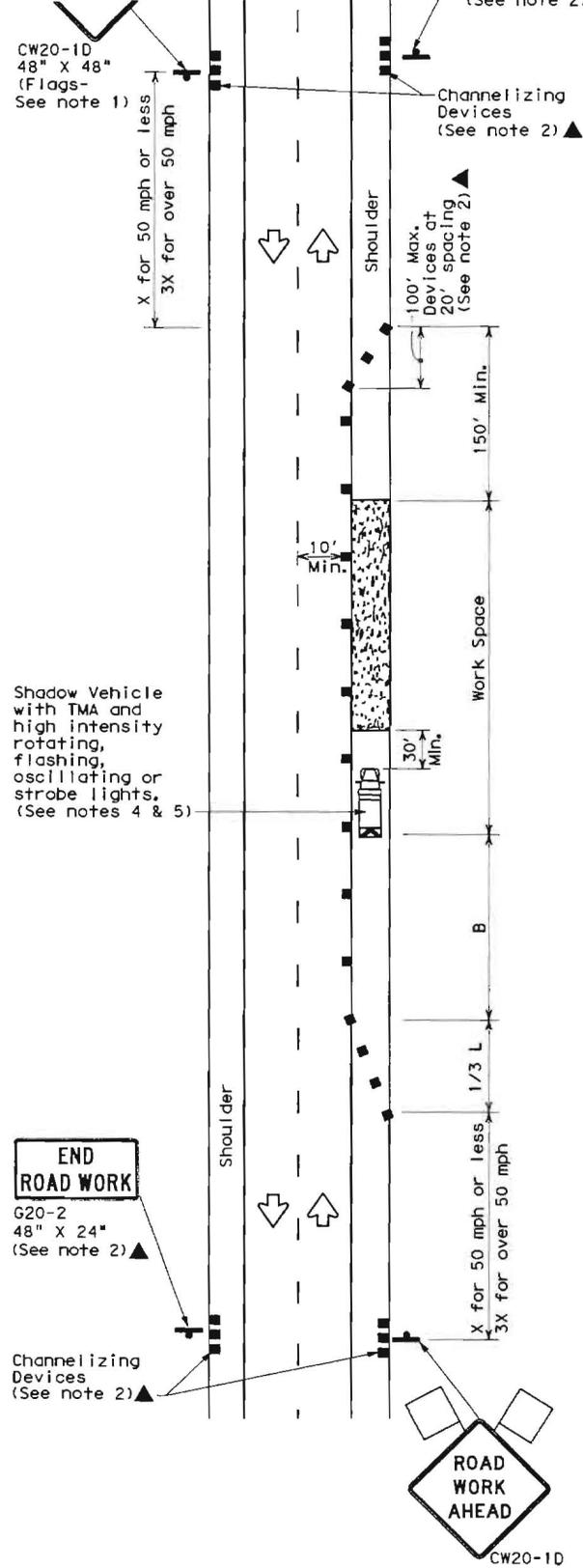
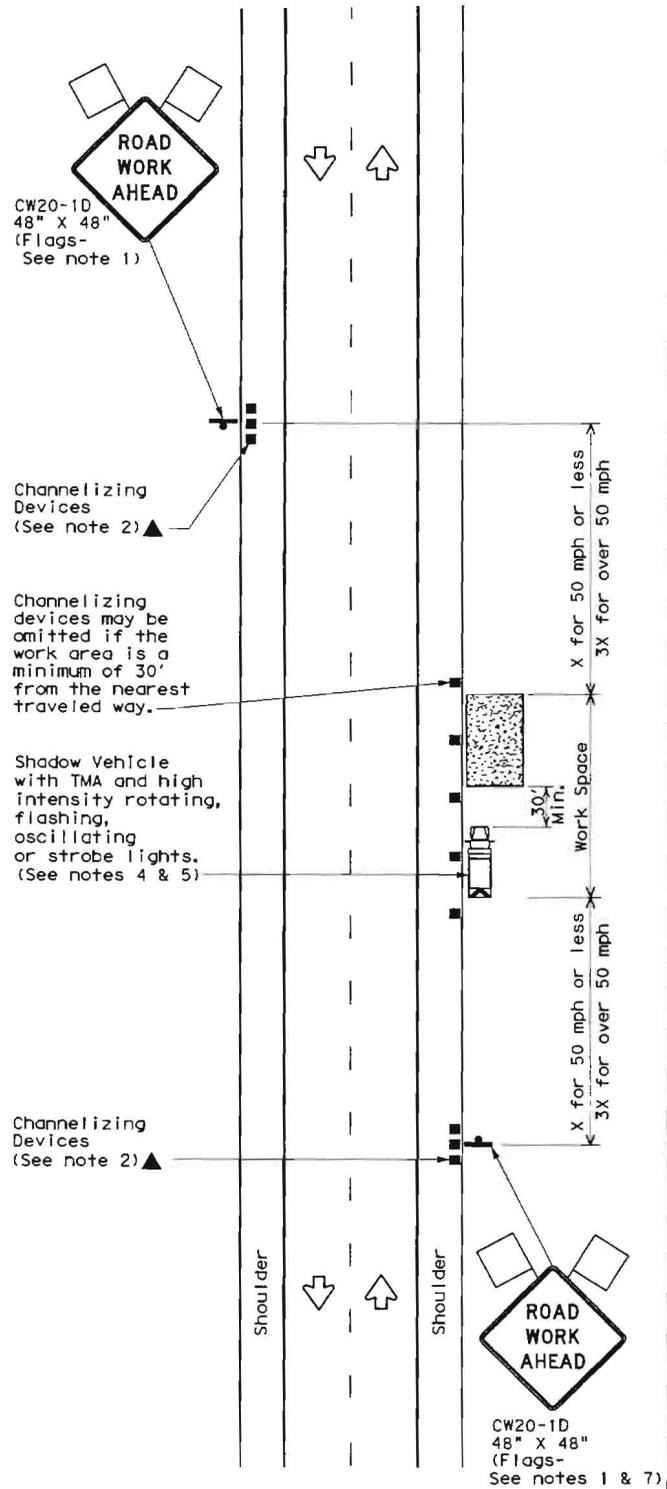
Covey, Keith L. & Chad W. Ashley
33,011 ac. out of
Blk. 48, Mason-Perry Company's
Subdivision No. 2 of the
Collyns Ranch
Inst. # 734044, OPR

Leaching Chamber
Trench Width (ft):
3



Section	No. of Units, Occupants, or Machines	GPD Per Unit (1)	Q Total Flow	Tank Volume (2)	Ra (Soil Absorption Rate)	A = Q/Ra (Absorption Area)	Leaching Chambers (L = 0.75A/(W+2))	# Lines	Avg Length (ft)
Section 1	14	40	560	1,400	0.20	2,800	420	3	140

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the use of this standard to other formats or for incorrect results or damages resulting therefrom.



	Trailer Mounted Flashing Arrow Sign
	Sign
	Flag

Posted Speed *	Formula	Minimum Desirable Taper Lengths **	
		10' Offset	11' Offset
30	L = WS ² / 60	150'	165'
35		205'	225'
40		265'	295'
45	L = WS	450'	495'
50		500'	550'
55		550'	605'
60		600'	660'
65		650'	715'
70	700'	770'	
75	750'	825'	

* Conventional Roads Only
 ** Taper lengths have been based on L=Length of Taper (FT)

MOBILE	SHORT DURATION
	✓

GENERAL NOTES

- Flags attached to signs.
- All traffic control devices denoted with the triangle in the plans, or for roundabouts, shall be approved by the Engineer.
- Inactive work vehicles or equipment shall be positioned within the right-of-way line and not on the shoulder.
- A Shadow Vehicle with a TMA and high intensity rotating, flashing, oscillating or strobe lights shall be present 30 to 100 feet in advance of the work zone to warn of the work zone and shall not be longer present but road work shall continue to remain in place, Type III reflective sheeting may be substituted for the TMA.
- Additional Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights shall be present on the surface, next to those shown in the plans.
- See TCP (5-1) for shoulder work zone.
- CW21-5 "SHOULDER WORK" signs shall be used in conjunction with "ROAD WORK AHEAD" signs on multi-lane roadways.

For construction of project requirements in the project GENERAL NOTES, Signs, Barricades, Signs