



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§

ORDER 2024-43

COUNTY OF JOHNSON

§

§

ORDER APPROVING INFRASTRUCTURE DEVELOPMENT PLAN FOR VILLA DE MARIPOSAS MANUFACTURED HOME RENTAL COMMUNITY (MHRC) PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Texas Local Government Code Section 232.007 (a) defines a “Manufactured Home Rental Community” (MHRC) as a “plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences;” and

WHEREAS, an MHRC is not a subdivision under Section 232.007 (b); and

WHEREAS, Johnson County has exercised its authority to adopt minimum standards requiring any developer of an MHRC to submit an Infrastructure Development Plan (IDP) to the County for review and approval prior to construction and/or development in an MHRC; and

WHEREAS, pursuant to Section 232.007 (h), a utility provider may not provide utility services to an MHRC prior to the County’s approval of the IDP; and

WHEREAS, CRE-MPC Buffalo Creek Owner, LLC (Owner) has filed a proposed IDP for an MHRC identified as Villa de Mariposas and located at 1501 Park Blvd., Cleburne, Texas; and

WHEREAS, the boundaries of the proposed MHRC and described more fully in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the proposed IDP is attached hereby as Exhibit B and incorporated by reference; and

WHEREAS, the attached IDP meets or exceeds the minimum standards adopted by Johnson County.

Filed For Record 8:48 AM

MAY 14 2024

April Long
County Clerk, Johnson County Texas

BY Carla DEPUTY

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order finding that the proposed Infrastructure Development Plan does comply with the minimum standards adopted by Johnson County for Manufactured Home Rental Communities, approving the IDP, authorizing the Owner to begin development that is consistent with the attached IDP, and authorizing the Director of Public Works to inspect the infrastructure and issue a Certificate of Completion so long as the infrastructure passes inspection and precisely conforms with the approved IDP.

WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk



EXHIBIT A
Description of Property

FIELD NOTE description of a 42.264 acre tract of land lying within the T. H. MAGNESS Survey, Abstract No. 601 in Johnson County, Texas, and being all of the same land a called 42.213 acre tract conveyed to SDB Holdings, Inc. as described and recorded in Document Number 201300016045 of the Deed Records of Johnson County, Texas. Said 42.264 acre tract being more fully described as follows:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron Rod found for the Northwest corner of herein described tract, same being the Southwest corner of a called 185.059 acre tract conveyed to MAJ Holdings as described and recorded in Document Number 2021-05459 of the Deed Records of Johnson County, Texas, same point being on the East line of Park Blvd;

THENCE North 75 deg. 45 min. 29 sec. East along and with the South line of said called 185.059 acre tract a distance of 1969.10 feet to a 1/2" Iron Rod found for corner, same point being on the South line of said called 185.059 acre tract, same point also being on the West bank of Buffalo Creek, same point also being on the West line of a called 47.86 acre tract conveyed to David Reeves & Candace Reeves as described and recorded in Document Number 2019-11208 of the Deed Records of Johnson County, Texas;

THENCE along and with the West bank of Buffalo Creek as follows:
South 27 deg. 00 min. 32 sec. East a distance of 256.37 feet to a 1/2" Iron Rod found for corner;
South 02 deg. 42 min. 03 sec. East a distance of 177.43 feet to a 1/2" Iron Rod found for corner;
South 19 deg. 18 min. 12 sec. West a distance of 137.85 feet to a 1/2" Iron Rod found for corner;
South 44 deg. 19 min. 15 sec. West a distance of 156.00 feet to a 1/2" Iron Rod found for corner;
South 63 deg. 45 min. 23 sec. West a distance of 58.75 feet to a 1/2" Iron Rod found for corner;
South 65 deg. 45 min. 34 sec. West a distance of 258.43 feet to a 1/2" Iron Rod found for corner;
South 70 deg. 27 min. 52 sec. West a distance of 250.89 feet to a 1/2" Iron Rod found for corner;
South 32 deg. 04 min. 30 sec. West a distance of 57.31 feet to a 1/2" Iron Rod found for corner;
South 06 deg. 32 min. 06 sec. West a distance of 50.16 feet to a 1/2" Iron Rod found for corner;
South 03 deg. 49 min. 25 sec. East a distance of 66.13 feet to a 1/2" Iron Rod found for corner, same point being the most Westerly Northwest corner of said called 47.86 acre tract, same point also being on the North line of a called 75.000 acre tract conveyed to the City of Cleburne Texas as described and recorded in Book 2215 Page 593 of the Deed Records of Johnson County, Texas;

THENCE South 66 deg. 22 min. 30 sec. West along and with the North line of said called 75.000 acre tract a distance of 1567.55 feet to a point for corner, same point having a 3" steel post found brs: North 40 deg. 06 min. 48 sec. East a distance of 0.93 feet, same point for corner being the Northwest corner of said called 75.000 acre tract, same point also being on the East line of Park Blvd.;

THENCE North 05 deg. 33 min. 13 sec. East along and with the East line of Park Blvd. a distance of 1176.98 feet back to the POINT OF BEGINNING AND CONTAINING 42.264 ACRES OF LAND.

EXHIBIT B
CONSTRUCTION PLANS

FOR

CLEBURNE MANUFACTURED HOME COMMUNITY

JOHNSON COUNTY, TEXAS

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STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this infrastructure development plan is true and correct and, if approved by the County Commissioners' Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval. The statements made herein are true and correct and I am aware the statements are material statements and will be relied upon by Public officials.

[Signature]
Owner or Authorized Agent



Vicinity Map
N.T.S.



RAYMOND L. GOODSON JR., INC.

825 W. VICKERY BOULEVARD, SUITE 105
FORT WORTH, TEXAS 76104
(817) 687-0080
FIRM REG: F-493



DEVELOPER
MISSION PEAK CAPITAL
300 E 39TH STREET
KANSAS CITY, MO 64111

GENERAL NOTES

- 1. All construction shall conform to the North Central Texas Council of Governments' (NCTCOG) Standard Specifications and Standard Drawings for Public Works Construction (latest Edition) and the requirements of the Johnson County & the City of Cleburne unless otherwise noted.
2. Contractor shall be responsible for furnishing all materials and labor to construct the facility as shown and described in the construction documents in accordance with the Johnson County requirements. All work required by these plans shall be conducted in conformance with current safety codes and standards with jurisdiction over this project.
3. All utilities may not be shown on these plans. Location of existing utilities depicted on the plans were obtained from available records and are approximate. The Contractor shall contact all franchise utility companies to have them locate existing utilities prior to construction. The Contractor shall coordinate the exact location and depth of all franchise utility services and any required relocation and/or extensions.
4. Call DUG TESS (1-800-344-8377) and/or other utility location services at least 48 hours prior to construction activities. The Engineer bears no responsibility for knowing all existing utilities or depicting exact locations on all drawings.
5. The Contractor shall repair or replace any physical damage to private property, including, but not limited to, fences, walls, pavement, grass, trees, and irrigation systems if no cost to the Owner. The work shall be subsidiary to the contract (unless otherwise noted) and is not a separate pay item.
6. The Contractor shall be responsible for obtaining all necessary permits prior to construction.
7. The Contractor shall, at all times, have a copy of any required construction permits, SWPPP (with inspection reports), and contract documents (including plans, specifications, and special conditions) available at the job site.
11. Any discrepancies on the drawings shall be immediately brought to the attention of the Owner and Engineer before commencing work. No field changes or deviations from the design shall be made without prior approval of the Owner and satisfaction to the Engineer. No consideration will be given to change orders for which the Owner and Engineer were not contacted prior to construction of the affected item.
12. All necessary inspections and/or certifications required by code, jurisdictional agency, and/or utility service shall be obtained by the contractor prior to project acceptance and the final connection of service.
13. The Contractor shall verify benchmarks and datum prior to commencing construction or staking of improvements.
14. Upon completion of the project, the Contractor shall provide the Engineer a copy of record drawings identifying all elevations or variations from the original plans.
15. The Contractor shall notify all affected parties and all authorized inspectors, superintendents, or persons in charge of private and public utilities, or railroads affected by his operations at least 48 hours prior to commencement of work.
16. If the contract documents do not sufficiently describe the final product of the work shown in the plans, the Contractor shall bring such to the attention of the Engineer. Unless otherwise specified, it is the Contractor's responsibility for methodology of construction to complete the work indicated or specified. The Contractor is to provide materials and equipment usually furnished with such systems, or required to complete the installation, whether specifically mentioned or not.
17. The Contractor shall comply with all Occupational Safety and Health Administration (OSHA) standards and regulations, as well as any other applicable federal, state, or local health and safety standards, laws, or regulations. Failure to comply with the requirements specified shall be considered just and sufficient cause for Owner to stop work.
18. The Contractor shall comply with Texas House Bill 1569, effective September 1, 1982, to maintain a viable trench safety system of all lines as well as the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations," Vol. 29, Subpart F, and amendments thereto. Shoring, shoring, bracing, and other trench safety costs shall be subsidiary to the cost of construction (no extra pay).

DEMOLITION GENERAL NOTES

- 1. All demolition debris shall be disposed of legally in a permitted disposal facility.
2. Contractor to only remove items designated by the owner, and dispose of legally at a permitted disposal facility. Free removal to include all stumps and root balls.
3. Contractor is responsible for locating all existing utilities and protecting them through construction.
4. Locations of existing structures and pavement to be removed are approximate and are shown for reference. Contractor is responsible for identifying the number, type, and size of all structures including pavement to be removed.
5. All structures and foundations on site are to be removed to a minimum elevation of 2 feet above the proposed finished site grades. If basements are encountered, they are to be filled in engineered fills and brought to finished grade as directed by the geotechnical engineer.
6. The Contractor is responsible for identifying and obtaining all permits that are required for site demolition.
7. The Contractor shall contact each utility company prior to demolition to coordinate the deactivation/termination of utility services. All water and sanitary sewer services to be abandoned shall be disconnected and capped at the main or as required by the city.
8. The Contractor must meet the requirements of the Texas Pollutant Discharge Elimination System General Permit No. TXR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acres of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

UTILITY GENERAL NOTES

- 1. All materials and workmanship shall conform to the City of Cleburne standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the City of Cleburne addendum thereto.
2. All water mains shall be AWWA C-300 PVC water pipe class 300.
3. All 6" through 12" waterline mains where PVC pipe is used shall be ASTM 3034 (SDR-15), unless otherwise specified.
4. The maximum allowable trench width for all pipe through 12" diameter shall be 32".

GRAVING GENERAL NOTES

- 1. All materials and workmanship shall conform to Johnson County's standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. The geotechnical report No. 22-38544.2 by Partner Assessment Corporation (dated November 30, 2022) is considered a part of this document. The contractor must review it for construction requirements. If differences are noted between these plans and the geotechnical report, the requirements outlined in the geotechnical report shall govern. The contractor must contact the owner, the owner's engineer, and geotechnical firm and inform them of all discrepancies and plan modifications.
3. Areas around the perimeter of the building shall be graded at a 2% for 10' to ensure proper drainage away from the foundation.
4. The contractor must refer to the geotechnical report, foundation plans, and landscape plans for: 1) all backfill and compaction requirements, 2) foundation water proofing and 3) underdrains and landscape drains around the perimeter of the building.
5. Grades shown on the plans around the perimeter of the building are finished grades and are inclusive of bedding material for proposed landscape beds, topsoil and sod for lawn areas, and pavement.
6. Should the contractor encounter any unusual geological conditions during the construction of the project, he must notify the geotechnical engineer for supplemental recommendations.
7. All areas to receive paving shall be stripped to effectively remove all vegetation, top soil, and weeds, if present. Debris shall be disposed of legally off-site. Topsoil shall be stockpiled for landscaping purposes.
8. The contractor shall establish interior drainage swales to remove rainfall from the site. Water must not be allowed to pond in free grid holes. The site should be graded such that positive surface drainage away from the work areas is established and maintained at all times. Water must not be allowed to pond on the surface during construction.
9. The contractor shall provide sediment and erosion control measures as required by Johnson County throughout the construction of the project. Filter fabric fences will be placed at the top and toe of slopes, in the row line of ditches and along the perimeter of the project. Erosion controls must remain until landscaping is complete and ground cover is established.
10. All areas that will receive fill shall be pre-profiled to identify weak zones. All weak zones must be removed and replaced prior to fill placement. The entire area to receive fill shall then be scarified and re-compacted as specified in the geotechnical report.
11. Limestone or other rock-like materials used as fill shall be compacted to at least 95 percent of standard proctor maximum dry density. No individual rock pieces larger than 6 inches in diameter shall be used as fill. Additionally, no rock fill shall be used within 1 ft below the bottom of floor or pavement slabs.
12. Fill materials shall be placed in loose lifts, between 6 to 8 inches thick, and each lift compacted to a minimum of 95 percent of the maximum dry density as defined in ASTM D 883 at 10 to 13 percent of the optimum moisture content. Each lift shall be inspected and approved by a qualified engineering technician, supervised by a geotechnical engineer before another lift is added.
13. Testing is required, and shall be performed by a laboratory approved by the engineer/owner and paid for by the owner.
14. It is the responsibility of the contractor to locate and protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc., must be adjusted to proper one and grade by the contractor prior to and after the placing of permanent paving.
15. The Contractor must meet the requirements of the Texas Pollutant Discharge Elimination System General Permit No. TXR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acres of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

EROSION CONTROL - GENERAL NOTES

- 1. The Contractor must meet the requirements of the Texas Pollutant Discharge Elimination System General Permit No. TXR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acre of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.
2. As procedures and materials used for erosion control shall be approved by Johnson County.
3. It shall be the contractor's responsibility to use whatever means are necessary to control and limit silt and sediment leaving this site. Specifically, the contractor shall protect all public streets, ditches, streams, storm drain systems and ditches from siltation deposits. The contractor shall comply with storm water pollution prevention best management practices per Johnson County and TQD Requirements.
4. Silt fencing shall be Balesh silt fence 751 33" with or approved equal. Accumulated sediment shall be graded away from fence periodically when necessary.
5. Prior to commencing any construction, perimeter silt fence shall be installed at the locations shown on the plans and a stabilized construction entrance shall be constructed per the Erosion Control and Storm Water Pollution Prevention Plans as applicable.
6. Plant materials must be suitable for use under local climate and soil conditions. In general, hydro seeding or sodding Bermuda grass is acceptable during the summer months (May 1 to August 30). Winter rye or fescue grass may be planted during times other than the summer months as a temporary measure until such time as the permanent planting can be made.
7. As inlets are completed, temporary sediment barriers and silt protection shall be installed in accordance with the Johnson County Specifications.
8. At the completion of the paving and final grading, the disturbed area(s) shall be revegetated in accordance with the plans and specifications.
9. Silt fence and silt sediment barriers shall remain in place until revegetation has been completed.
10. Disturbed areas that are seeded or sodded shall be checked periodically to insure that grass coverage is properly maintained. Disturbed areas shall be watered, fertilized and reseeded or resodded if necessary.
11. If the erosion control is removed for construction and/or access purposes, the contractor shall replace it at the end of each work day.
12. Erosion protection may be added or deleted per Johnson County.
13. If off-site soil borrow or spoil sites are used in conjunction with this project, this information shall be disclosed and shown on the Erosion Control Plan. Off-site borrow and spoil areas are considered a part of the project site and therefore shall comply with the erosion control requirements of Johnson County. These areas shall be stabilized with permanent ground cover prior to final approval of the project.
14. The Contractor must provide appropriate controls to minimize dust and wind erosion during the construction process. Controls may include, but are not limited to 1) moisture conditioning the soil through the application of water, 2) seeding the soil with additives, or

- 3) covering the soils with less erodible materials, vegetation or pavement.
15. Erosion control measures may only be placed in front of piles, or in channels, drawways or borrow ditches at risk of contractor. Contractor shall remain liable for any damage caused by the measures, including flooding damage, which may occur due to blocked drainage. At the completion of any project, all channels, drawways and borrow ditches in the work zone shall be dredged of any sediment generated by the project or deposited as a result of a result of erosion control measures.

STORM SEWER GENERAL NOTES

- 1. All materials and workmanship shall conform to the Johnson County standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. All drainage structures shall be 1,600 psi concrete of 28 days.
3. Reinforced Concrete Pipe shall be Class III unless otherwise noted. Prefabricated Ductile Iron Pipe shall be used on all pipe joints unless otherwise noted.
4. PVC pipe shall be SDR 35 (ASTM 3034) unless otherwise noted.
5. All pipe backfill shall be compacted to 95% of standard proctor density in six (6) inch lifts.
6. Water filling will not be allowed.
7. All eye & tee connections and bands shall be manufactured fittings.
8. Contractor is responsible for locating all utilities and coordinating with utility companies prior to construction.

PAVING GENERAL NOTES

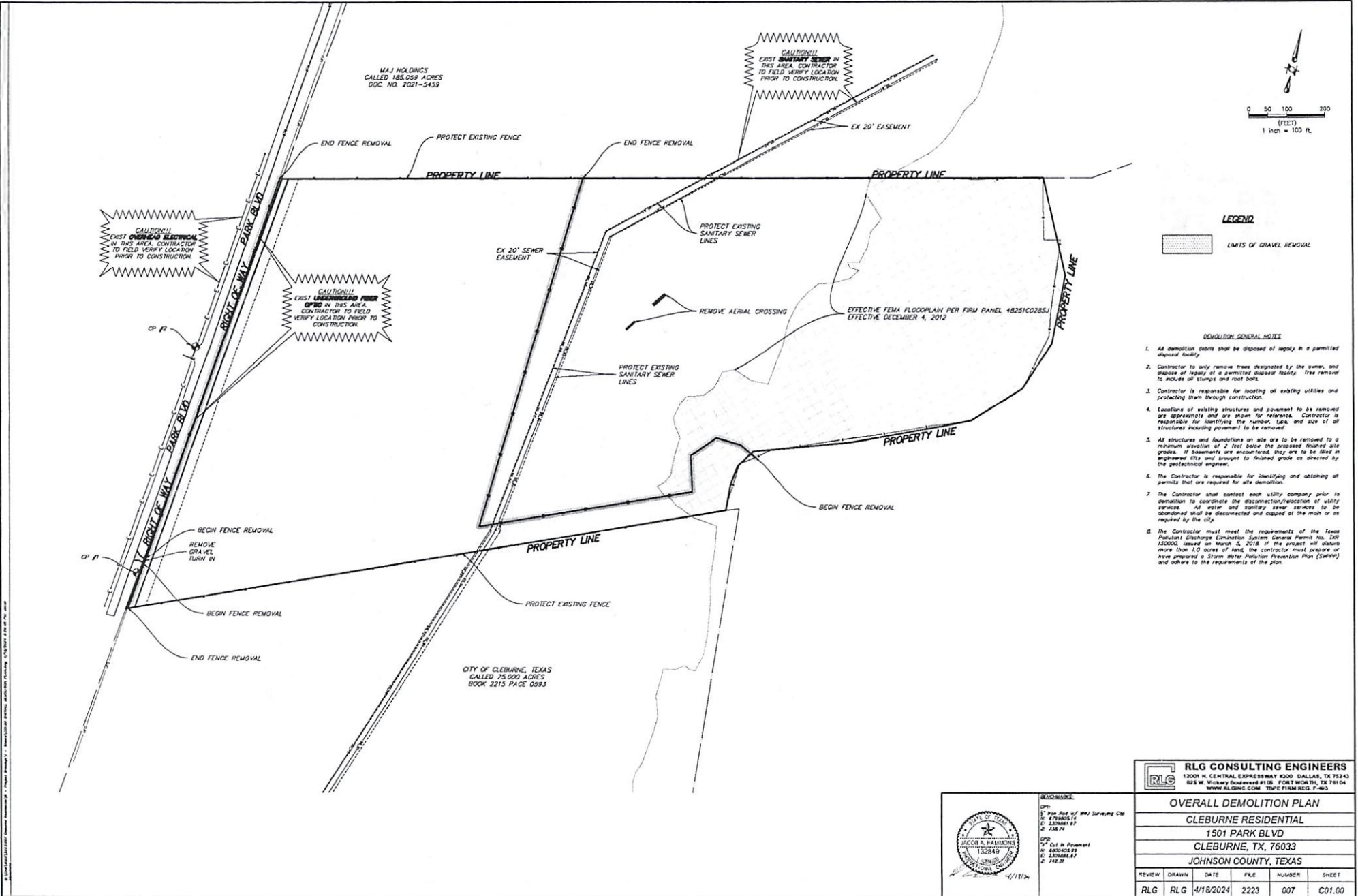
- 1. All materials and workmanship shall conform to the Johnson County standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. The paving contractor shall be responsible for the adjustment of water and sanitary sewer appurtenances in accordance with the standard details and specifications of the Johnson County.
3. Subgrade shall be scarified to depth of at least 6" and compacted to 95% percent of Standard Proctor density (ASTM D 898) at 3 percentage points of the maximum optimum moisture content. The subgrade shall be in a moist condition at the time concrete is deposited thereon.
4. Dummy joints should be formed by one of the following methods: sawed, hand-formed or formed by premoiled filler. Joint depth should be equal to one-fourth (1/4) of the slab thickness. Hand formed joints should have a maximum edge radius of one-fourth (1/4) inch. Sawing of joints should begin as soon as the concrete has hardened sufficiently to permit sawing without excessive raveling. All joints should be completed before uncontrolled shrinkage cracking occurs. Joints should be continuous across the slab unless interrupted by full-depth premoiled joint filler and should extend completely through the curb. All joint openings shall be cleaned and sealed before opening paved area to traffic.
Joint spacing
Expansion joints 30' max
Sawed joints 12' for 3" thick pavement
15' for 6" or thicker pavement
Construction joints Located at Sawed Joints or Expansion Joints
5. Expansion joints or isolation joints shall be used to isolate fixed objects abutting or within the paved area. They should contain premoiled joint filler for the full depth of the slab.
6. All dimensions are to face of curb unless otherwise noted.
7. All concrete shall be Class "C" concrete and have a min. compressive strength of 3500 psi at 28 days, and a minimum of 5% air or entrained unless otherwise noted.
8. Contractor shall obtain and pay for all permits required.
9. Contractor shall dispose of surplus dirt, debris, etc. legally off-site. All work areas shall be cleaned up at the completion of the work.
10. Surface finishing shall be silt resistant, a liquid curing compound shall be uniformly sprayed on the concrete immediately after the finishing operation.
11. Contractor shall provide all safety devices for the protection of the public.
12. All parking stalls to be marked by a 4" wide pointed white stripe as indicated on the drawings.
13. Concrete pavement and structures shall be backfilled as soon as possible after forms are removed.
14. Fire lanes shall be marked by six (6) inch wide lines using red traffic paint with the wording "No Parking" and "Fire Lane" painted on the lines at intervals of fifteen (15) feet and lettering will be four (4) inches high and one (1) inch wide painted with white traffic paint or as required by the City.
15. All Barrier Free Ramps (BFRs), if shown, must meet current American Disability Act (ADA) and Texas Accessibility Standard (TAS) requirements for slope, surface finish, and color.
a) Textures on BFR may consist of pavers with raised truncated cones, the full width and

depth of the curb ramp. Surfaces must be constructed in a way that prevents water from accumulating on the ramp.
b) For purposes of marking, the full width and depth of curb ramps shall have a light reflective noise and texture that significantly contrasts with that of adjoining pedestrian routes.



REVISIONS table with columns: NO., DATE, BY, DESCRIPTION. Includes entries for 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15.

RLG CONSULTING ENGINEERS logo and contact information: 1501 PARK BLVD, CLEBURNE, TX, 76033. Includes a table for GENERAL NOTES and a table for REVIEW, DRAWN, DATE, FILE, NUMBER, SHEET.



LEGEND

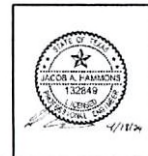
LIMITS OF GRAVEL REMOVAL

DEMOLITION GENERAL NOTES

1. All demolition debris shall be disposed of legally in a permitted disposal facility.
2. Contractor to only remove trees designated by the owner, and dispose of legally at a permitted disposal facility. Tree removal to include all stumps and root balls.
3. Contractor is responsible for locating all existing utilities and protecting them through construction.
4. Locations of existing structures and pavement to be removed are approximate and are shown for reference. Contractor is responsible for identifying the number, type, and size of all structures including pavement to be removed.
5. All structures and foundations on site are to be removed to a minimum elevation of 2' feet below the proposed finished site grades. If basements are encountered, they are to be filled in engineered fills and brought to finished grade as directed by the professional engineer.
6. The Contractor is responsible for identifying and obtaining all permits that are required for site demolition.
7. The Contractor shall contact each utility company prior to demolition to coordinate the disconnection/relocation of utility services. All water and sanitary sewer services to be abandoned shall be disconnected and capped at the main or as required by the city.
8. The Contractor must meet the requirements of the Texas Pollutant Discharge Elimination System General Permit No. TSD-150002 issued on March 25, 2018. If the project will disturb more than 1.0 acres of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. VICKERY BOULEVARD #1100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TSPE FIRM REG. F-463

OVERALL DEMOLITION PLAN
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

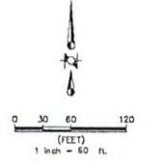


REVISIONS:

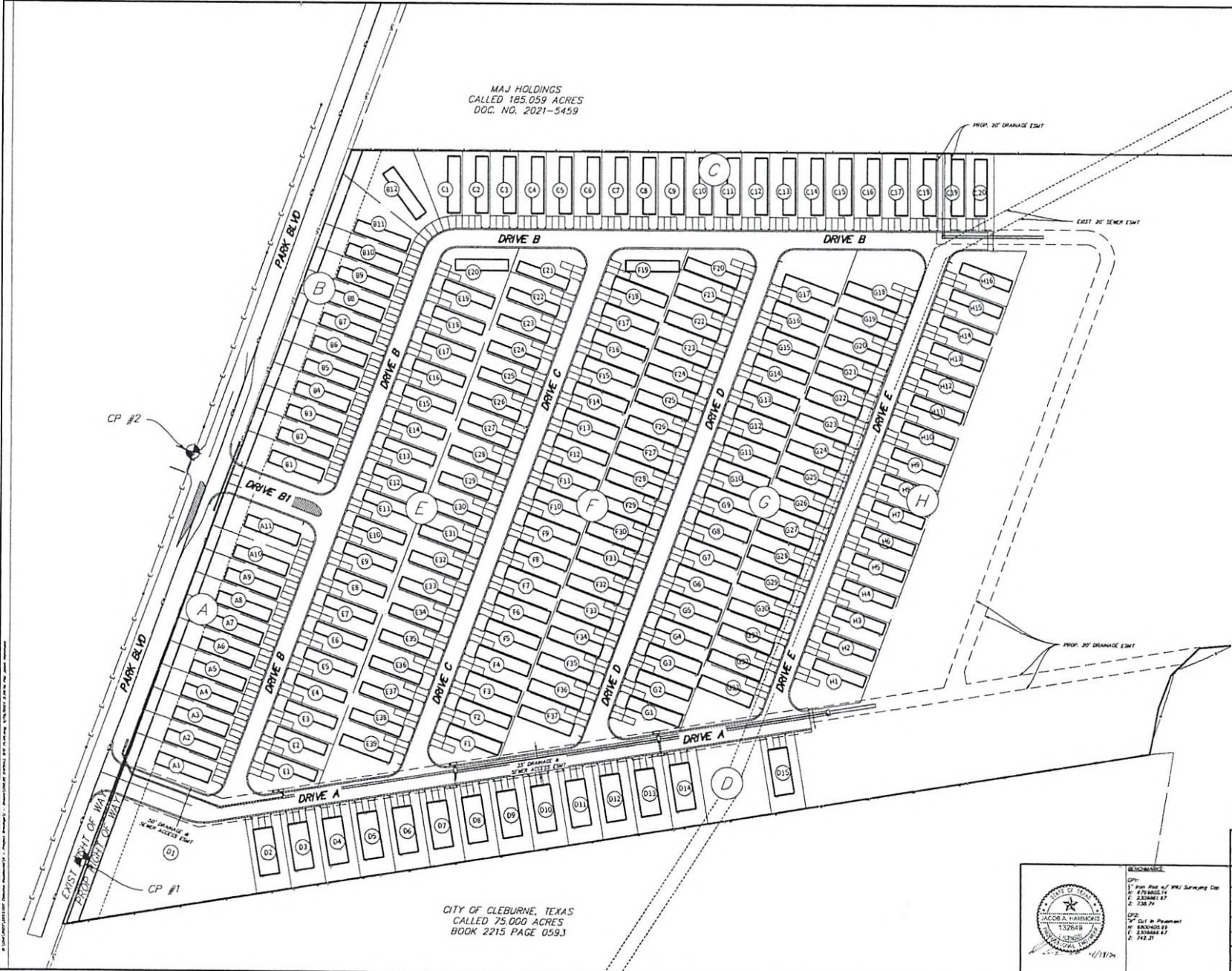
001	Per Plot of WW Surveying Co
1	4/18/2024
2	2/26/24
002	City of Cleburne
1	8/20/2023
2	7/2/23

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C01.00

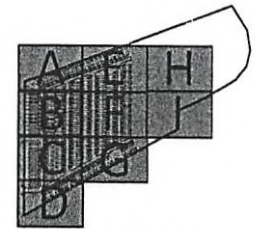
MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-5459



PAD SIZE			
	16'x76'	18'x90'	20'x66'
A	0	11	0
B	0	12	0
C	0	20	0
D	0	0	14
E	19	0	0
F	1	37	0
G	0	33	0
H	16	0	0
TOTAL	35	113	14



CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 059.3

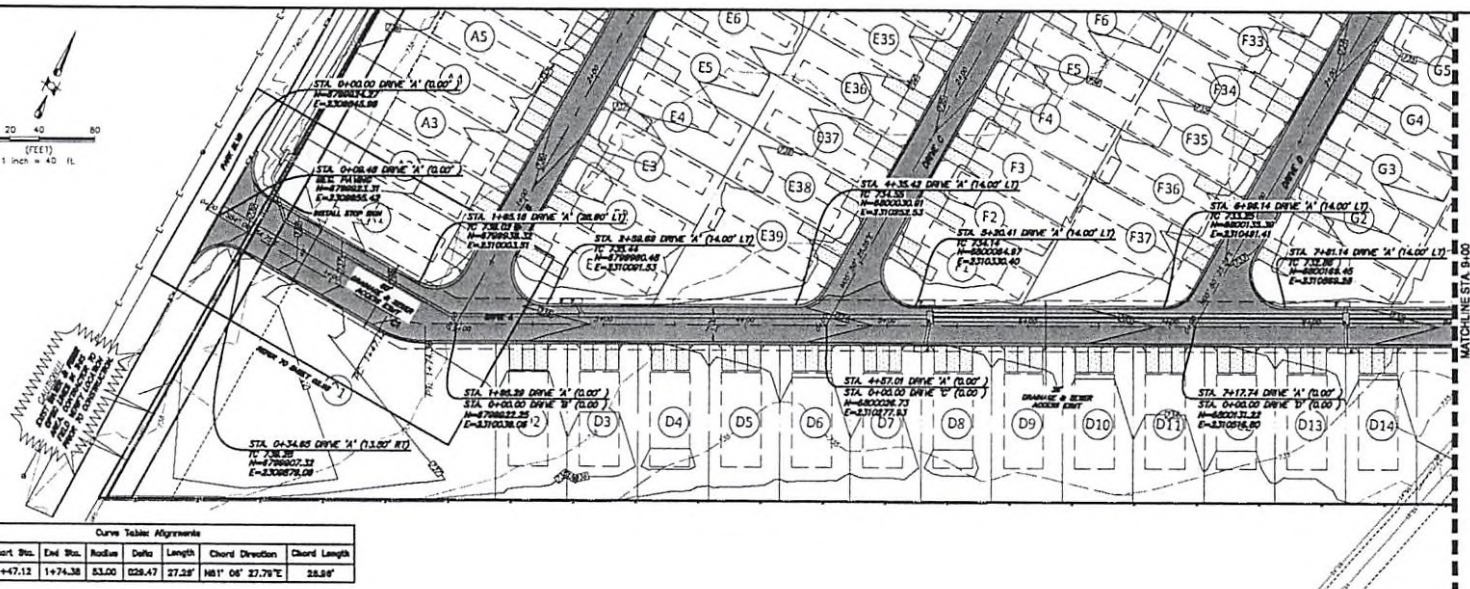
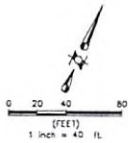







RLG CONSULTING ENGINEERS
13009 W. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
825 W. VICKERY BOULEVARD #108 FORT WORTH, TX 76104
WWW.RLGCONC.COM TSPF FIRM REG. 7-403



REVISIONS
 1. From Plot of RLG Surveying Co.
 2. 1/20/24
 3. 1/20/24
 4. 1/20/24
 5. 1/20/24
 6. 1/20/24
 7. 1/20/24
 8. 1/20/24
 9. 1/20/24
 10. 1/20/24

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.00

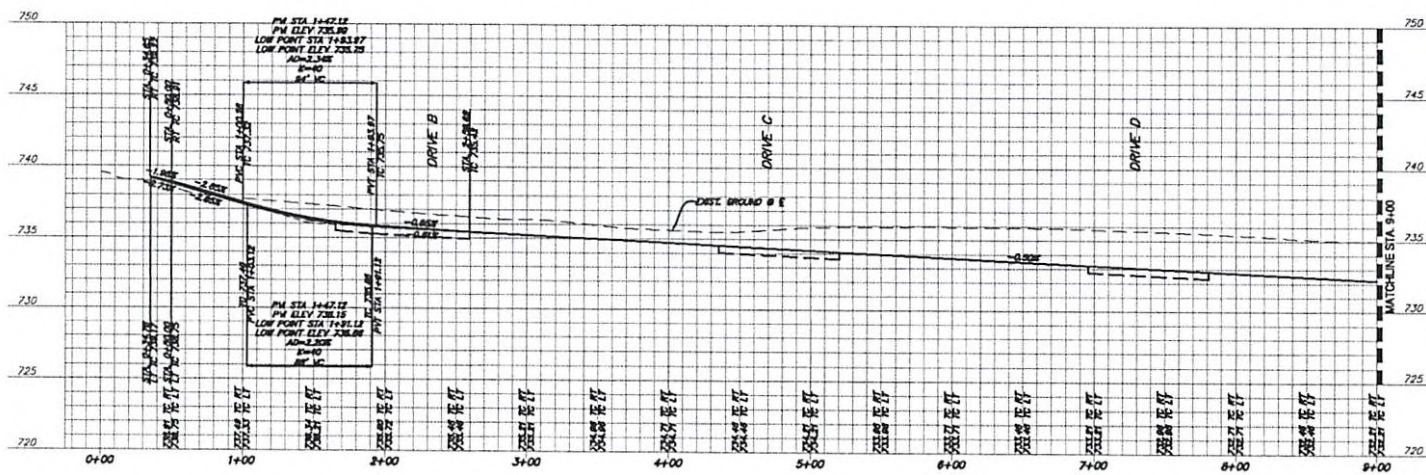


- LEGEND**
-  CONSTRUCT #1 3000# REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C002
 -  CONSTRUCT #1 3000# REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.C.R.C.
 -  CONSTRUCT #1 ALMAC (INSTALL 2" TYPE 'D' ALMAC OVER 4" TYPE 'A' ALMAC OVER #1 SUBGRADE)
 -  LIMITS OF PAVEMENT SAWCUT
 -  MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify the utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-368-8777 (TOL TESS) or other utility location service of least 66 hrs. prior to construction activity. RLG is not responsible for locating all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, lawns, retaining walls, and other structures unless otherwise noted.
 5. All curb road shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.

Curve Table Alignments

Curve #	Start Sta.	End Sta.	Radius	Delta	Length	Chord Direction	Chord Length
C1	1+47.12	1+74.38	83.00	028.47	27.25'	N81° 06' 27.79"E	28.84'



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY SUITE 400 DALLAS, TX 75243
 10210 W. VICKERY BOULEVARD SUITE 100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TPOE FIRM REG. F-403

DRIVE A PLAN & PROFILE (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

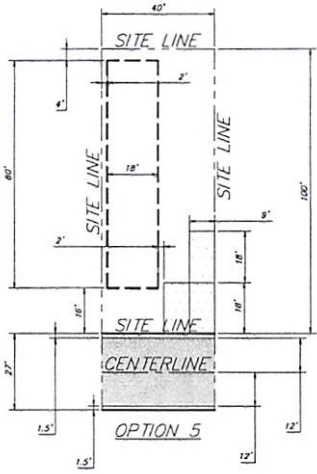
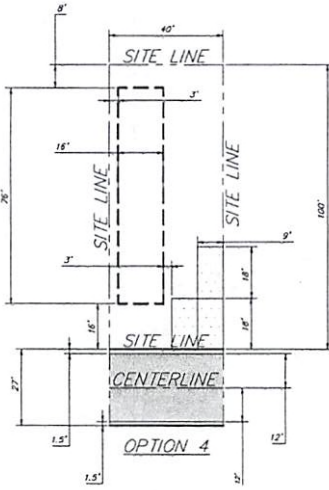
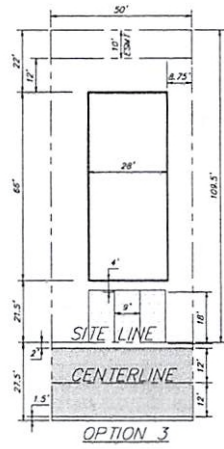
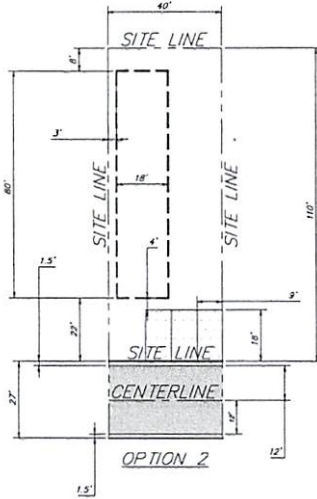
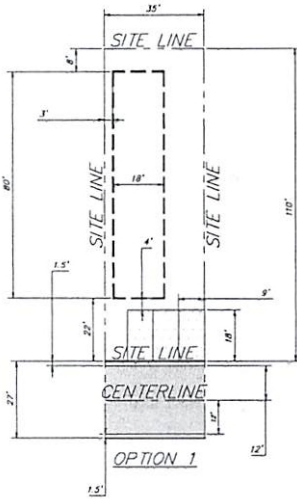
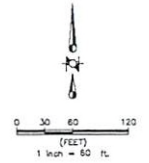
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.02



REVISIONS:

001: Per Plan of Work Surveying Co.
 F: 1/18/2024
 F: 2/20/2024 #7
 P: 2/26/24

002: Call # Placement
 F: 3/26/24
 F: 3/26/24 #7
 P: 4/2/24

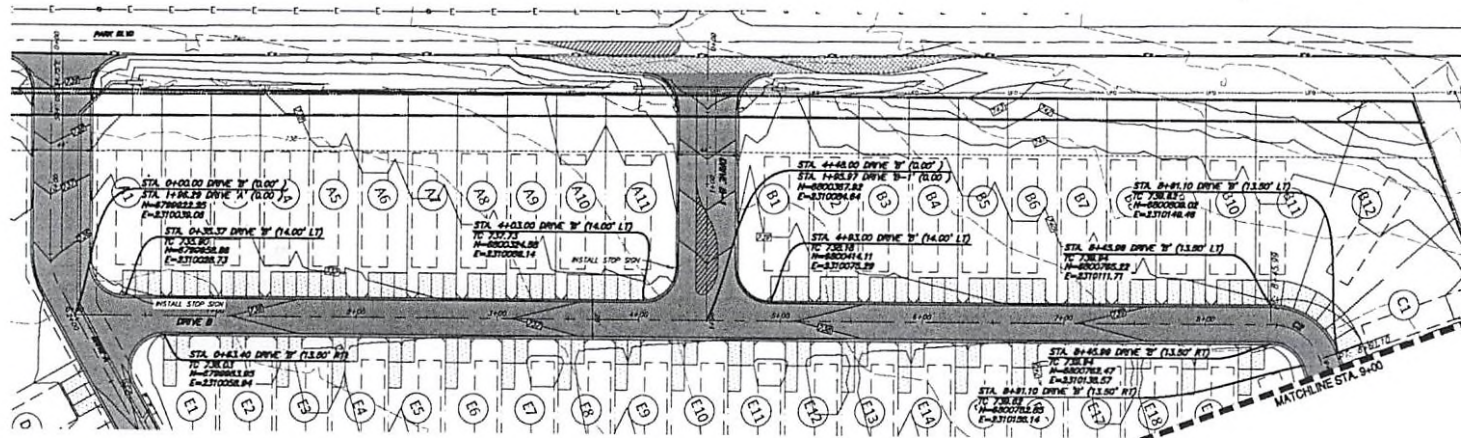
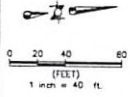







DESIGNED:
 BY: Ryan Reed, P.E., RWS Consulting Co.
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 E. 232861.87
 S. 736.14
 CIP:
 T. Cui in Payment
 N. 880460.09
 E. 232862.87
 S. 742.31

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75243
 525 W. WICKERY BOULEVARD FLOOR FORT WORTH, TX 76104
 WWW.RLGINC.COM TEXAS FIRM REG. F. 403

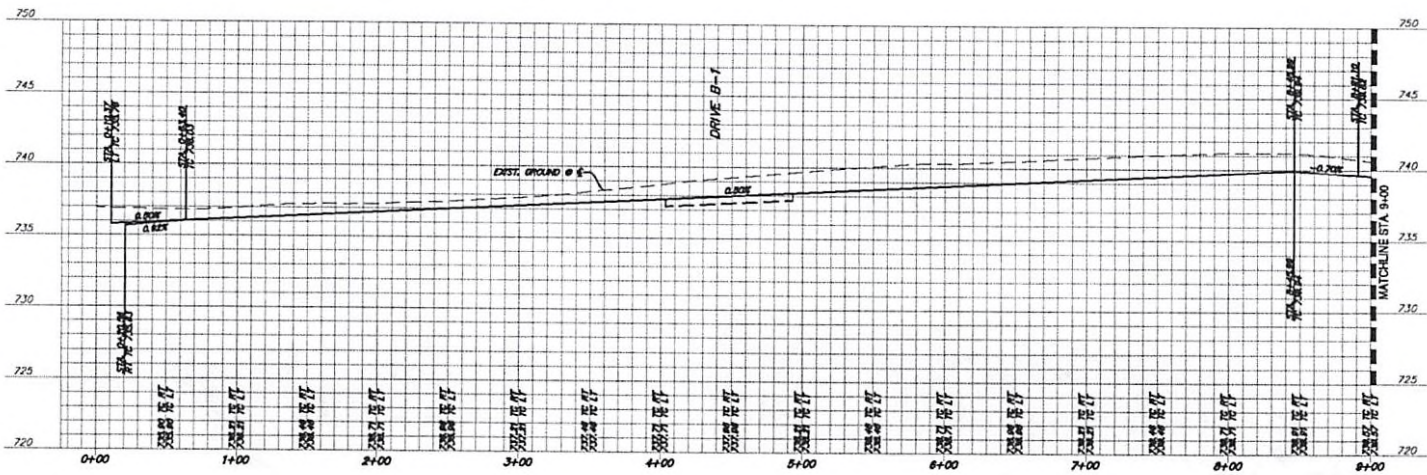
SITE DETAILS
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.01



- LEGEND**
-  CONSTRUCT 8" 3000psi REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.03
 -  CONSTRUCT 8" 3000psi REINFORCED CONCRETE PAVEMENT WITH 6" BARS @ 18" O.C.E.K.
 -  CONSTRUCT 8" H.M.A.C. (INSTALL 2" TYPE "D" H.M.A.C. OVER 4" TYPE "A" H.M.A.C. OVER 8" SUBGRADE)
 -  LIMITS OF PAVEMENT SCHEDULE
 -  MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The location of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired, to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-6377 (DIAL TESS) or other utility location service of least 48 hrs. prior to construction activity. RLG is not responsible for knowing all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, fences, existing walls, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



RLG CONSULTING ENGINEERS
 12001 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75245
 855 W. Vickery Boulevard #110 FORT WORTH, TX 76104
 WWW.RLGCONC.COM TYPE FIRM REG. F-403

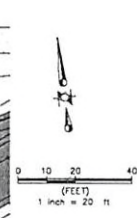
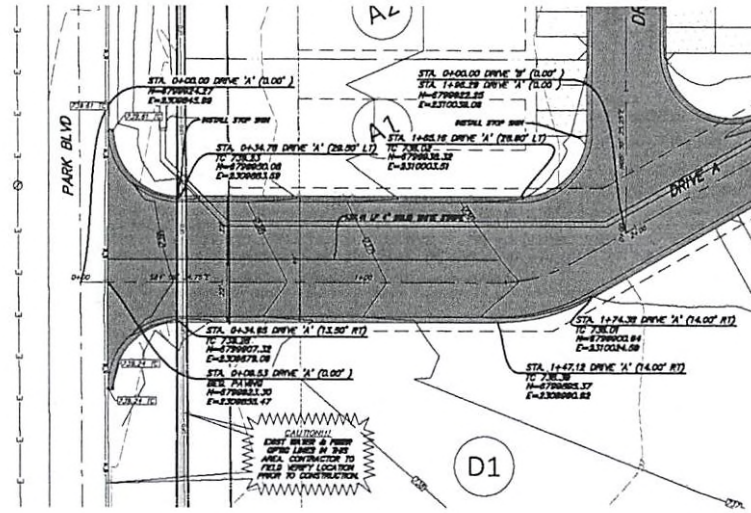
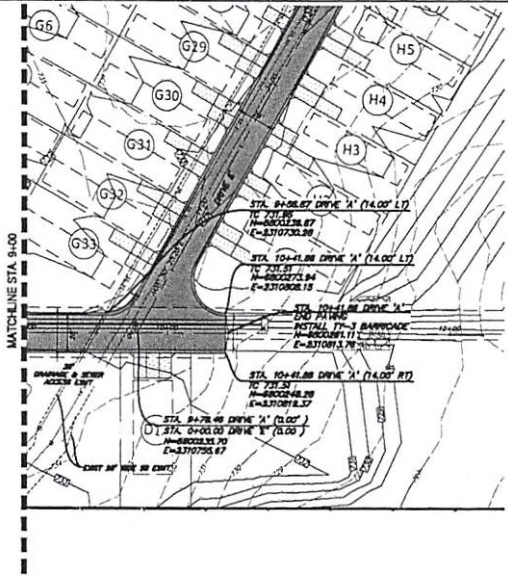
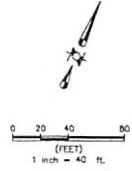
DRIVE B PLAN & PROFILE (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.04



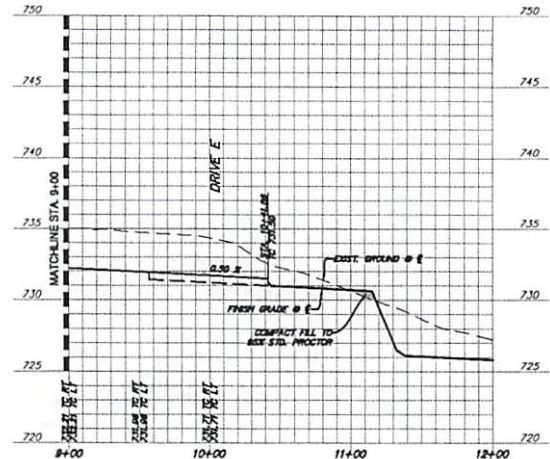
REVISIONS

01	Per Plan of RLG Consulting Eng
02	Per Plan of RLG Consulting Eng
03	Per Plan of RLG Consulting Eng
04	Per Plan of RLG Consulting Eng
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06	Per Plan of RLG Consulting Eng
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97	Per Plan of RLG Consulting Eng
98	Per Plan of RLG Consulting Eng
99	Per Plan of RLG Consulting Eng
100	Per Plan of RLG Consulting Eng



- LEGEND**
- CONSTRUCT 6" MODUL REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C004
 - CONSTRUCT 6" MODUL REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.
 - CONSTRUCT 6" H.M.A.C. (INSTALL 2" TYPE 'D' H.M.A.C. OVER 4" TYPE 'A' H.M.A.C. OVER 6" SUBGRADE)
 - LIMITS OF PAVEMENT SAWCUT
 - MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general location and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The location of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-4377 (311 TEXS) or other utility location service of least 48 hrs. prior to construction activity. RLG is not responsible for knowing all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, remove, retaining walls, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



REVISIONS

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 1. 4/18/2024
 2. 2:30AM
 3. 2:30 PM

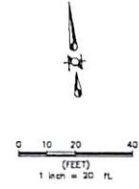
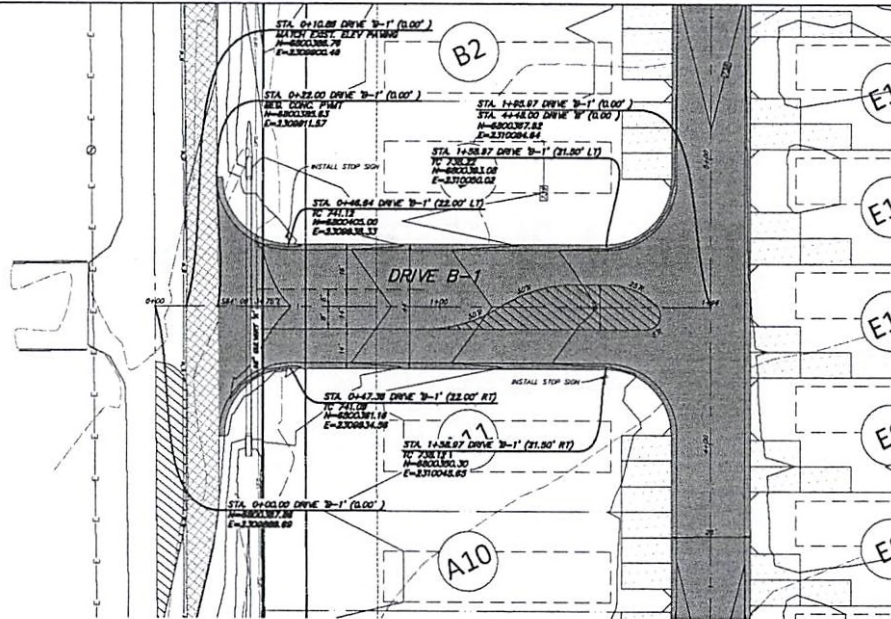
002: 1" Out in Placement
 1. 4/18/2024
 2. 1:42 PM

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. VICKERS BOULEVARD #100 FORT WORTH, TX 76114
 WWW.RLGINC.COM TPIPE FIRM REG. F-403

DRIVE A PLAN & PROFILE (SHEET 2 OF 2)

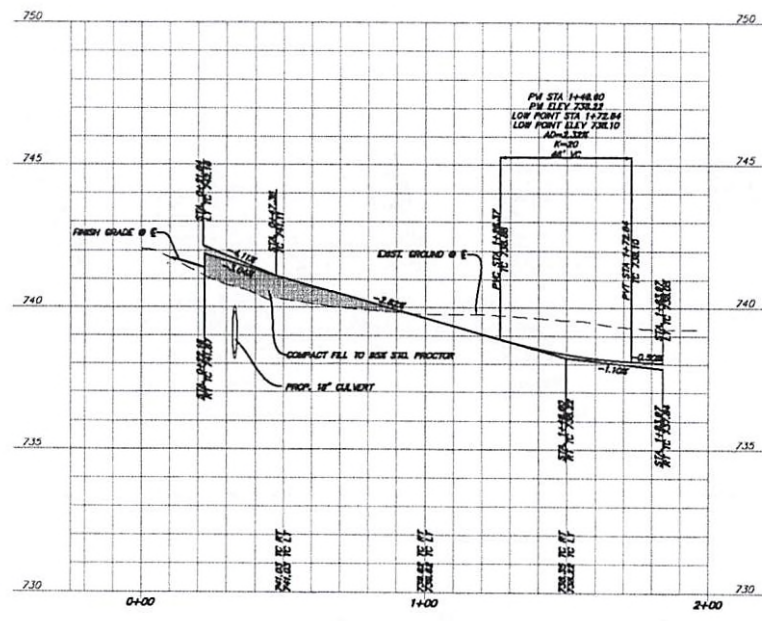
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.S.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.03



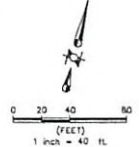
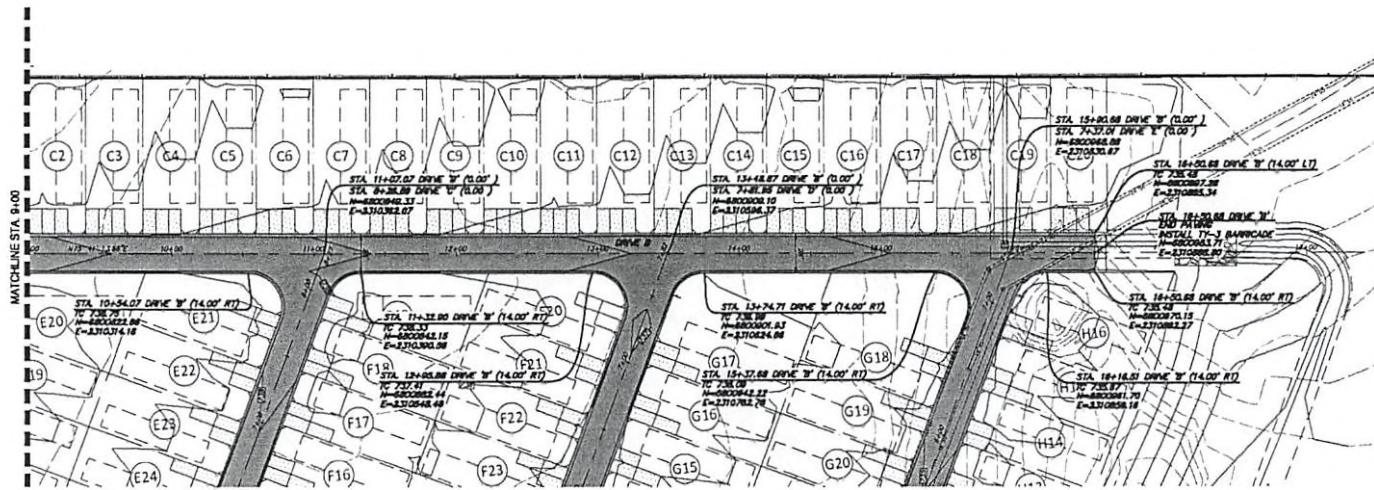
- LEGEND**
- CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT, SEE TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C001
 - CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" C.C.E.R.
 - CONSTRUCT 2" H.A.L.A.C. (INSTALL 2" TYPE "D" H.A.L.A.C. OVER 4" TYPE "A" H.A.L.A.C. OVER 8" SUBGRADE)
 - LIMITS OF PAVEMENT SAWCUT
 - MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from vertical surveys and are intended to show the general existence and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired, to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-8377 (TxDOT 7823) or other utility location services of least 48 hrs. prior to construction activity. RLG is not responsible for knowing all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, lawns, retaining walls, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



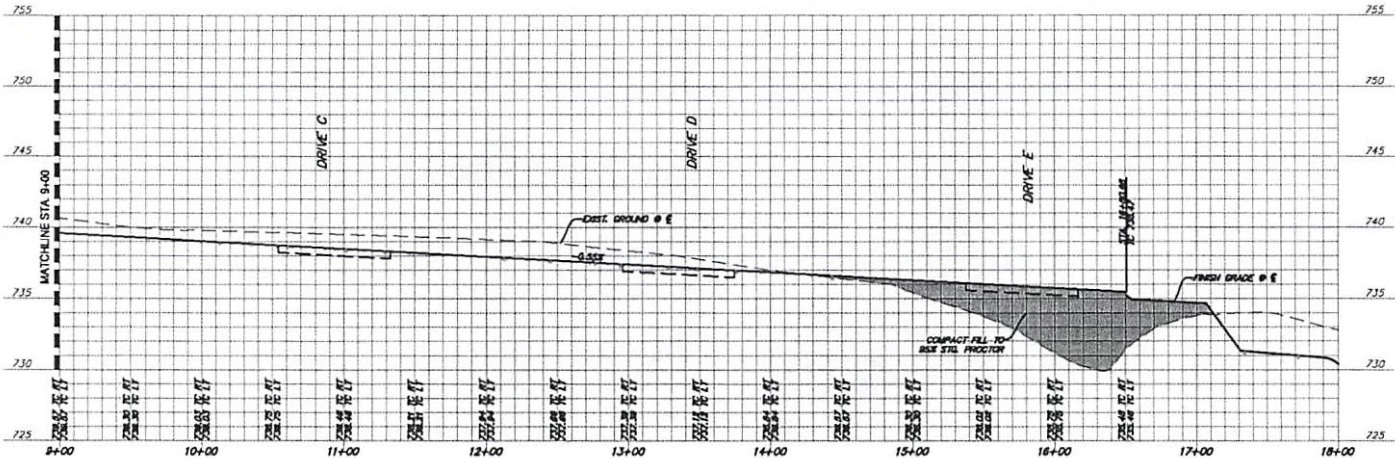
RECORDS:
 DTA
 1. Plan Prod. by RLG Consulting Eng
 W. 07/20/14
 E. 2/28/21 27
 D. 7/26/24
 DTA
 2. Civil & Professional
 W. 8/24/20 27
 E. 2/28/24 27
 D. 7/26/24

RLG CONSULTING ENGINEERS					
1500 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243 803 W. YORK STREET SUITE 810 FORT WORTH, TX 76104 WWW.RLGCON.COM TYPE FIRM REG. F-403					
DRIVE B-1 PLAN & PROFILE					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.06



- LEGEND**
- CONSTRUCT 8" 300MM REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.05
 - CONSTRUCT 8" 300MM REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.I.E.
 - CONSTRUCT 8" ALMAC (INSTALL 4" TYPE 'D' ALMAC OVER 4" TYPE 'A' ALMAC OVER 8" SUBGRADE)
 - LIMITS OF PAVEMENT SAWCUT
 - MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify the utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-8377 (TxDOT 7533) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for accuracy of all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, fences, retaining walls, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



RLG CONSULTING ENGINEERS
 13001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. WILKINSON BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TYPED FROM ECD, F. 403

DRIVE B PLAN & PROFILE (SHEET 2 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

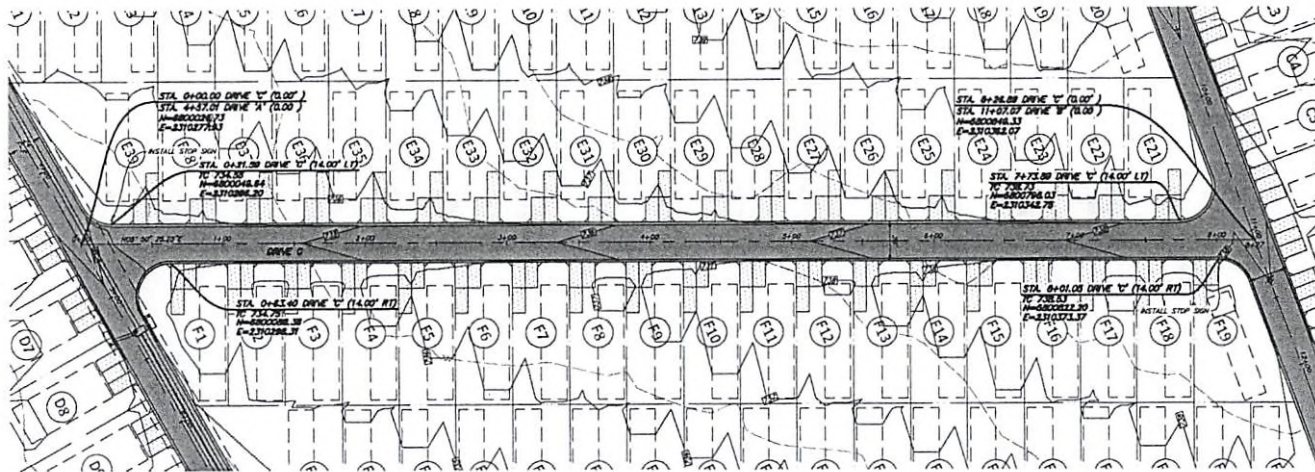
REVIEW	DRAWN	DATE	P&E	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.05








REVISIONS

001: Per Add. of 992 Surveying Data
 1: 8/20/2024
 2: 2/28/2024
 3: 3/24/24

002: Call in Permittals
 1: 8/20/2024
 2: 2/28/2024
 3: 2/22/24

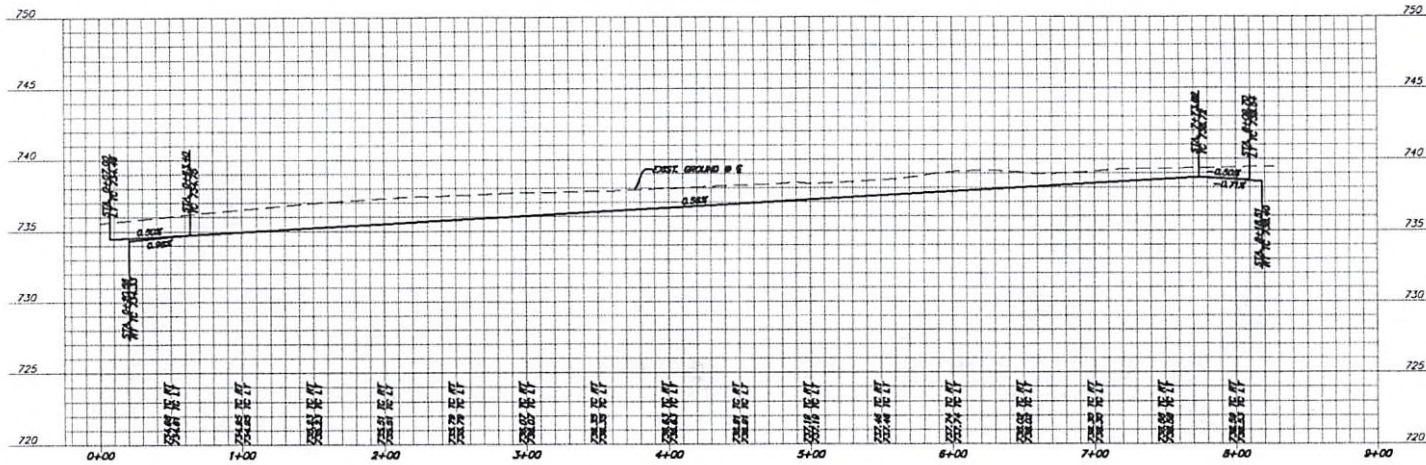


LEGEND

-  CONSTRUCT 8" 3000# REINFORCED CONCRETE PAVEMENT FOR TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.08
-  CONSTRUCT 8" 3000# REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.R.
-  CONSTRUCT 8" H.M.A.C. (INSTALL 2" TYPE "B" H.M.A.C. OVER 4" TYPE "A" H.M.A.C. OVER 8" SUBGRADE)
-  LIMITS OF PAVEMENT SAWCUT
-  MATCH EXISTING PAVEMENT GRADE

NOTES

1. The existing utilities shown on these plans were researched from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
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4. Contractor shall protect all trees, known, existing, and other structures unless otherwise noted.
5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
6. Refer to the geotechnical report for pavement strength and specifications.



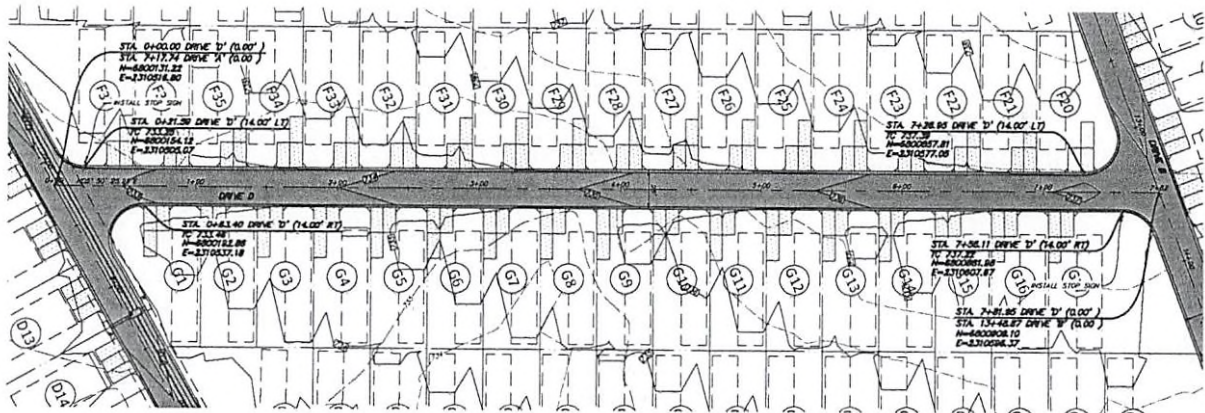
RLG CONSULTING ENGINEERS
 13008 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 835 W. VICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TEXAS FIRM REG. F-462

DRIVE C PLAN & PROFILE					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.07



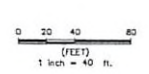
REVISIONS

DATE: 4/18/2024
 BY: JAH
 FOR: PLAN & PROFILE
 DRAWING NO.: 2223-007
 SHEET NO.: 007 OF 007

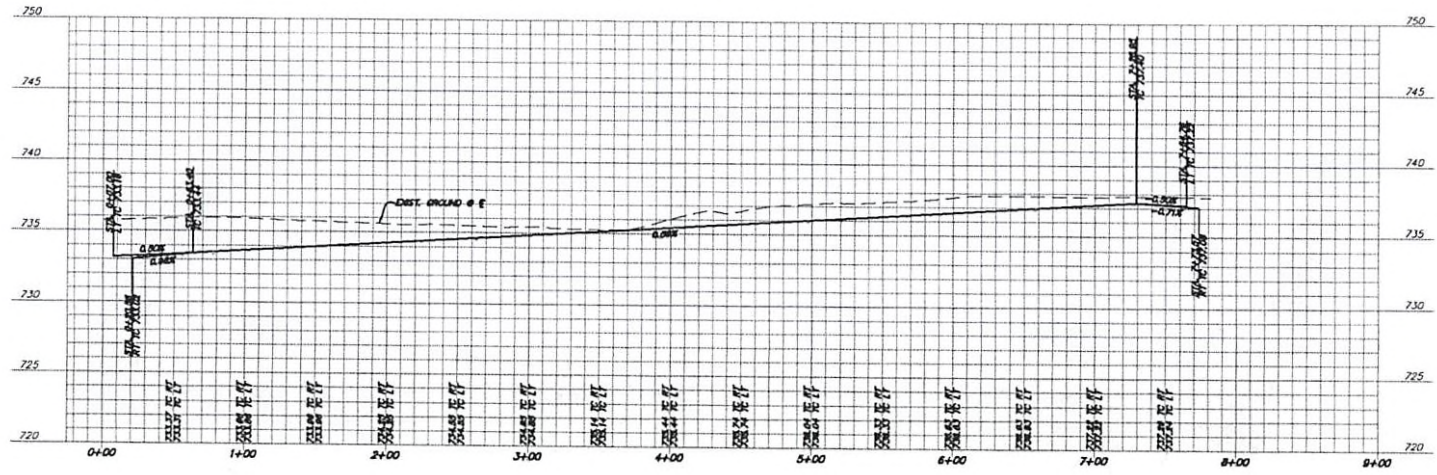


LEGEND

- CONSTRUCT 8" 3000psi REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.08
- CONSTRUCT 8" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.R.
- CONSTRUCT 8" N.M.A.C. (INSTALL 2" TYPE "D" N.M.A.C. OVER 4" TYPE "A" N.M.A.C. OVER 8" SUBGRADE)
- LIMITS OF PAVEMENT SAWCUT
- MATCH EXISTING PAVEMENT GRADE



- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition as the Contractor's expense.
 3. Call 1-800-344-8377 (DIAL 7333) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for accuracy of all the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, fences, retaining walls, and other structures unless otherwise noted.
 5. All curb road shall be 25' in Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



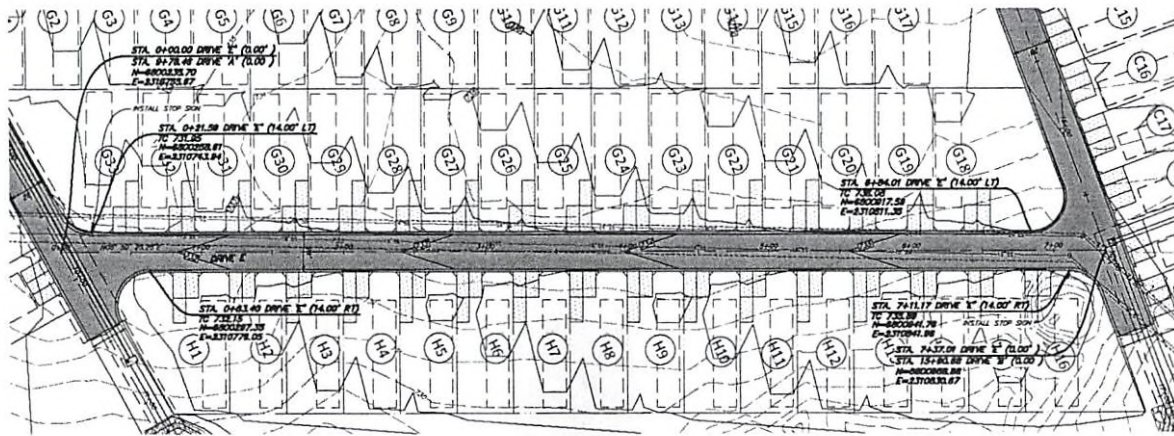
REVISIONS






01	As per Plan of RLG Surveying Co.
02	BY: RYAN G. STANLEY DATE: 12/11/24
03	BY: RYAN G. STANLEY DATE: 12/11/24

RLG CONSULTING ENGINEERS
 12004 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. Victory Boulevard #105 FORT WORTH, TX 76104
 WWW.RLG.COM TEL: 714.862.7403

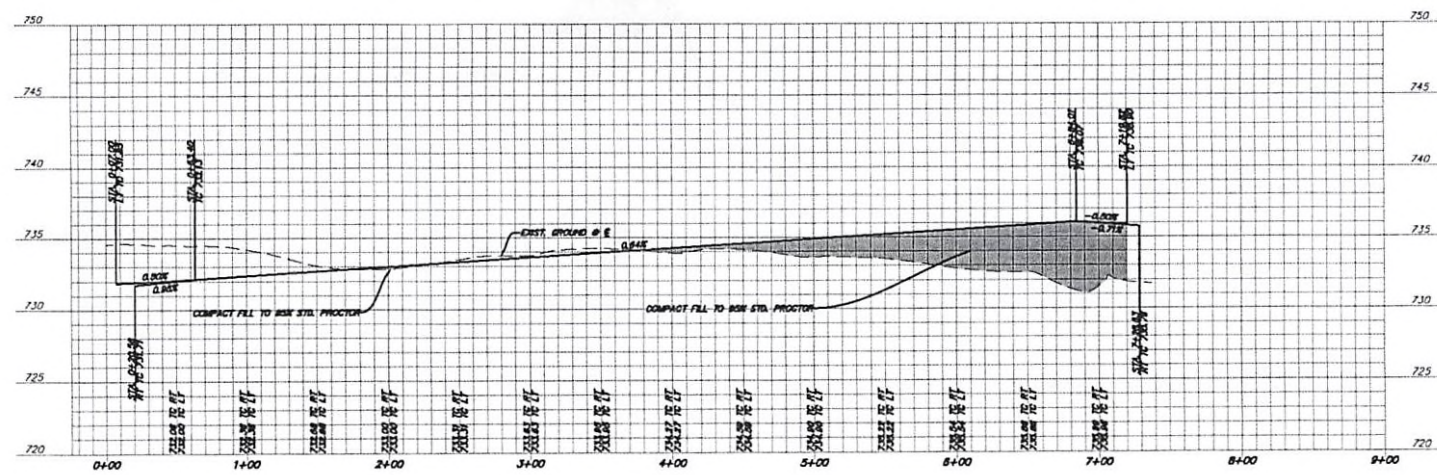
DRIVE D PLAN & PROFILE
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	FILE NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007



- LEGEND**
-  CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.05
 -  CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT WITH JO BARS @ 18" O.C.E.R.
 -  CONSTRUCT 6" H.A.L.C. (INSTALL 1" TYPE "D" H.A.L.C. OVER 4" TYPE "A" H.A.L.C. OVER 4" SUBGRADE)
 -  LIMITS OF PAVEMENT SAWCUT
 -  MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general existence and location of the utilities as the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities stipulated on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-6377 (DIAL TESS) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for locating all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, fences, retaining walls, and other structures unless otherwise noted.
 5. All curb rolls shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 925 W. VICKERY DRIVE SUITE #100 FORT WORTH, TX 76104
 WWW.RLGCON.COM TYPE FIRM REG. F-463

DRIVE E PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.09

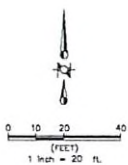
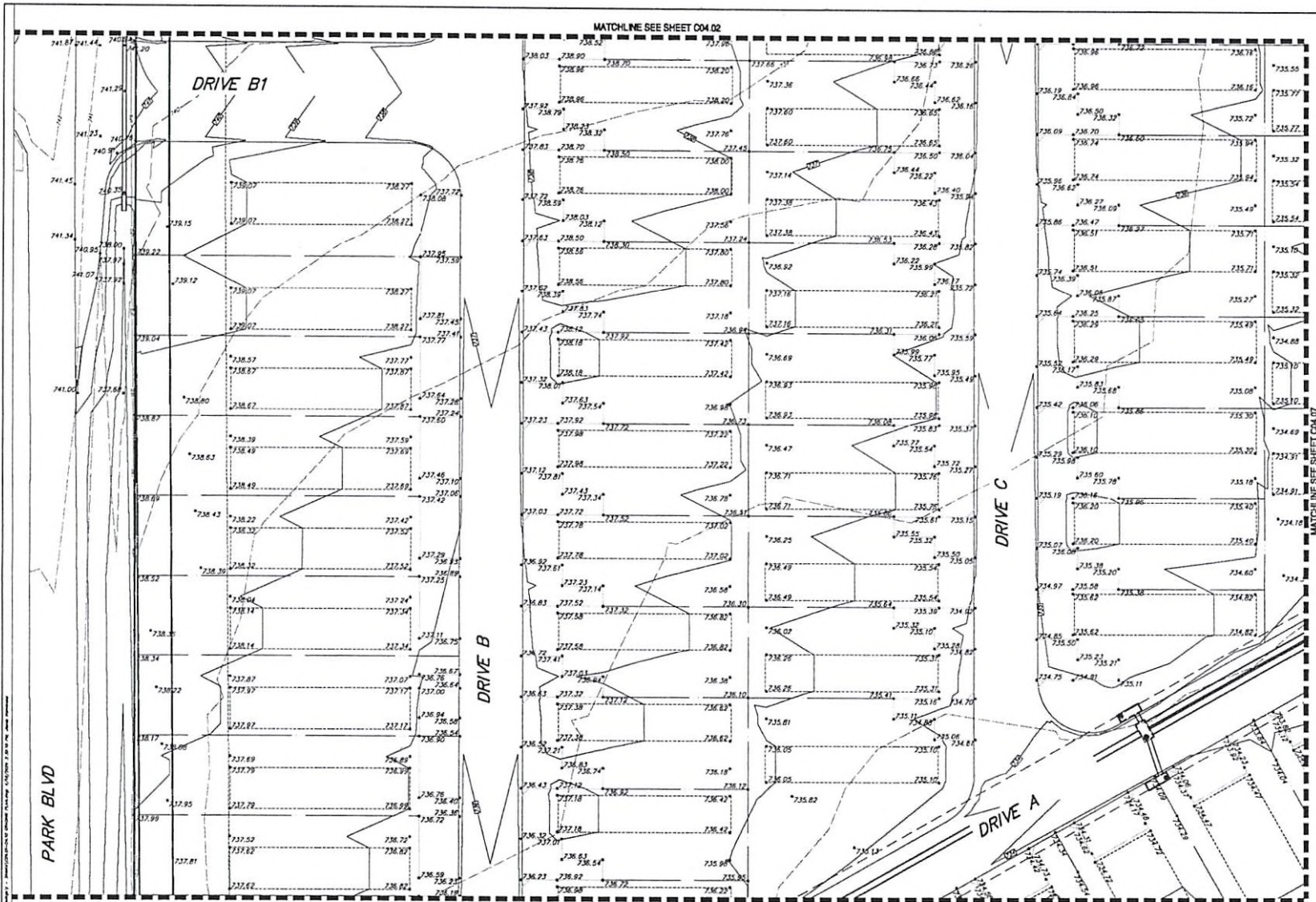


REVISIONS

01: 1" Plan Plot w/ 100' Surveying Grid
 W. STUBBS 14
 E. STUBBS 27
 S. 7/8/24

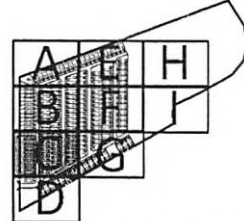
02: 1" Plot in Presentation
 W. STUBBS 14
 E. STUBBS 27
 S. 7/8/24

1501 PARK BLVD, CLEBURNE, TEXAS 76033
 12001 N. CENTRAL EXPRESSWAY #200, DALLAS, TEXAS 75243
 925 W. VICKERY DRIVE, SUITE #100, FORT WORTH, TEXAS 76104
 WWW.RLGCON.COM



LEGEND

- Existing Contour Line
- Proposed Contour Line
- Existing Spot Elevation
- Calculated Spot Elevation
- Proposed Spot Elevation
- Limits of Pavement Sawcut



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 855 W. MIDWAY DR #1100 FORT WORTH, TX 76104
 WWW.RLG.CE.COM TDEP FIRM REG. F-403

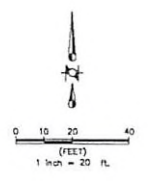
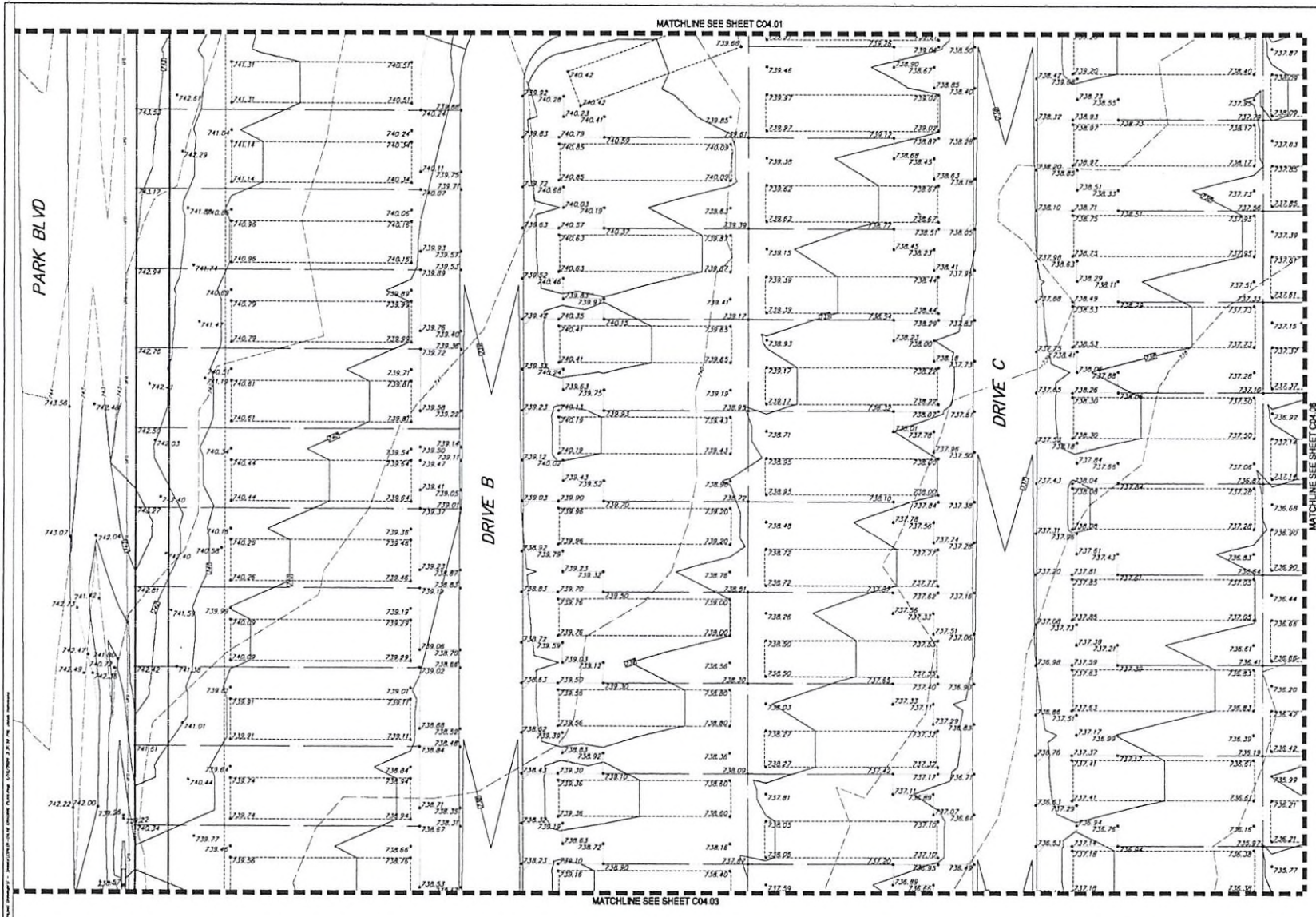
GRADING PLAN - SECTION C					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.03



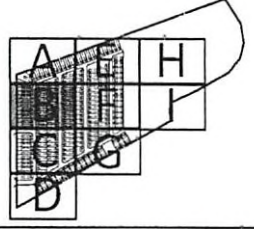
REVISIONS

01: Rev. Per. of RLG Surveying Co. in 8/2023
 P. 2/2023
 P. 3/2023

02: Civil in Plantment
 4/18/2024
 C. 2/2024
 P. 4/18/24



- LEGEND**
- EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - CALCULATED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - LIMITS OF PAYMENT SCHEDULE



RLG CONSULTING ENGINEERS 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243 625 W. WICKLIFF BOULEVARD #128 FORT WORTH, TX 76104 WWW.RLGINC.COM TPOE FIRM REG. P-403					
GRADING PLAN - SECTION B CLEBURNE RESIDENTIAL 1501 PARK BLVD CLEBURNE, TX, 76033 JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.02

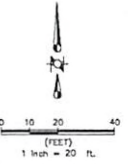
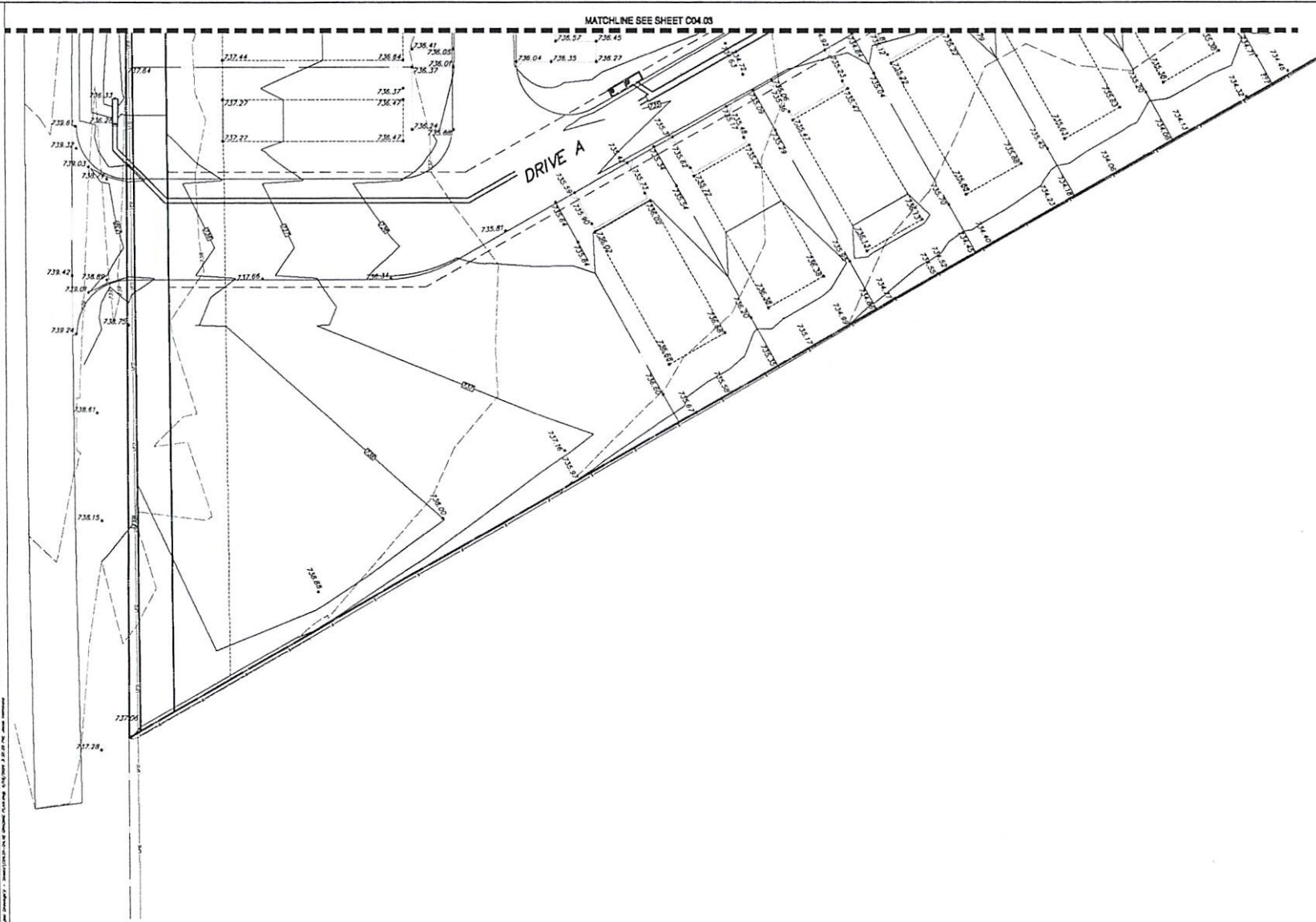


REVISIONS:

01: 1" from Road of 002 Striping Co. to 07580214
 C: 2/20/2024
 D: 2/26/24

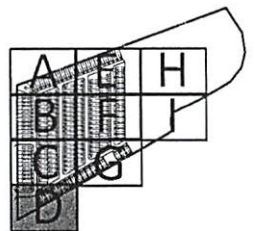
02: 0" Call in Payment to 00000000
 E: 2/20/24
 D: 4/2/24

MATCHLINE SEE SHEET C04.03



LEGEND

- Existing Contour Line
- Proposed Contour Line
- 887.41C Existing Spot Elevation
- 887.53L Existing Spot Elevation
- 887.53C Calculated Spot Elevation
- 886.20C Proposed Spot Elevation
- Limits of Pavement Sawcut



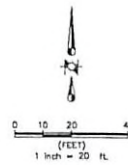
RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 805 W. VICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDSPE FIRM REG. F-403



REVISIONS

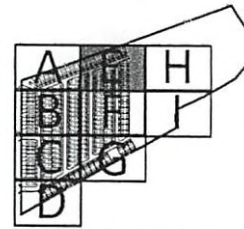
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002	1" Plan Part of RLG Surveying Co
003	1" Plan Part of RLG Surveying Co
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GRADING PLAN - SECTION D					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	P.L.S.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.04



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CALCULATED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SAWCUT



RLG CONSULTING ENGINEERS
 1200 N. CENTRAL EXPRESSWAY #500 DALLAS, TX 75243
 828 W. VICKERY BOULEVARD #110, FORT WORTH, TX 76104
 WWW.RLGINC.COM TDFE FIRM REG. F-463

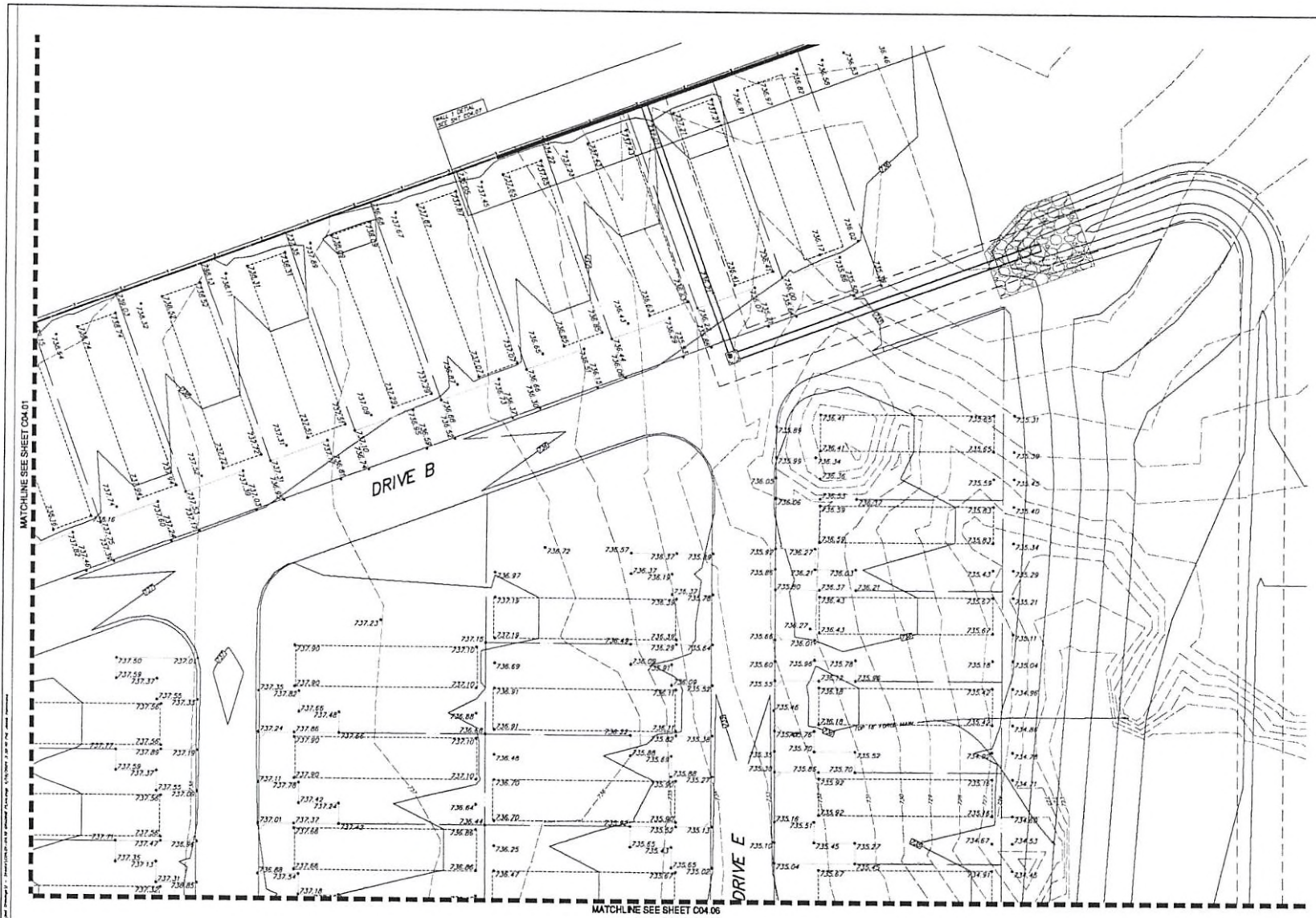
GRADING PLAN - SECTION E

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.R.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.05



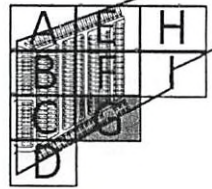
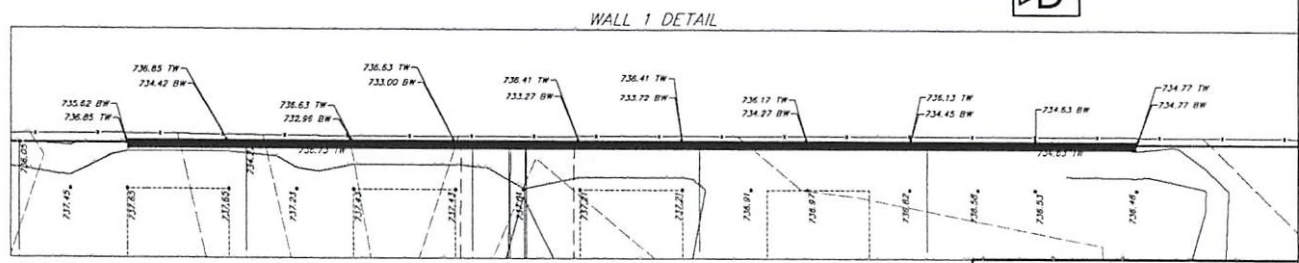
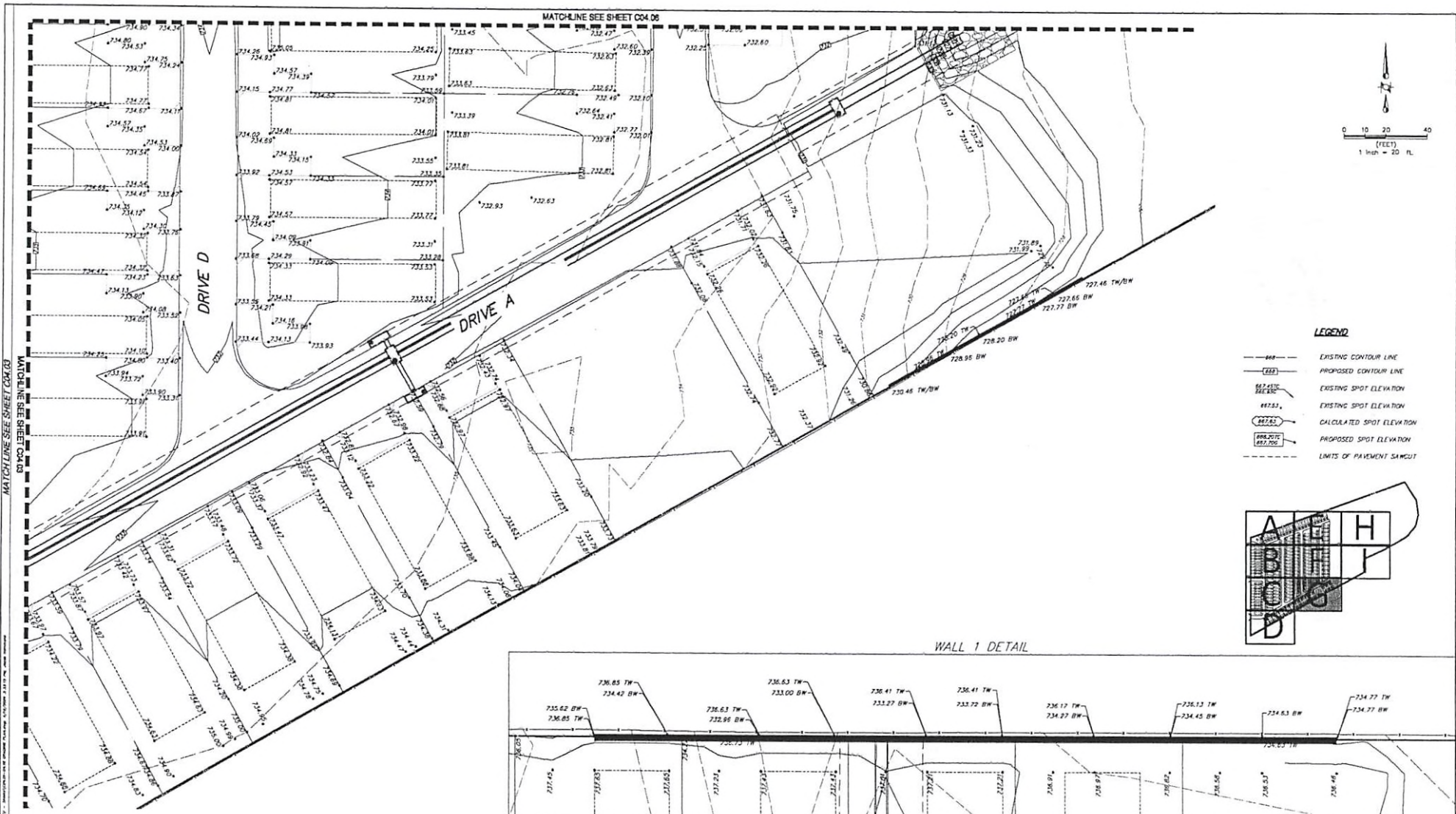
RECORDS:
 1. From Plat of WW Sewerage Cistern
 2. FROM PLAT OF F. S. SHERMAN ET AL
 3. 7/28/79
 4. Plat to Payment
 5. RECORDS OF F. S. SHERMAN ET AL
 6. 7/27/77



MATCHLINE SEE SHEET C04.01

MATCHLINE SEE SHEET C04.06

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RLG CONSULTING ENGINEERS
 12001 M. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 525 W. WICKHAM BOULEVARD #102 FORT WORTH, TX 76104
 WWW.RLGINC.COM TYPE FIRM REG. F-403

GRADING PLAN - SECTION G
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

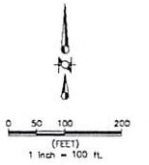
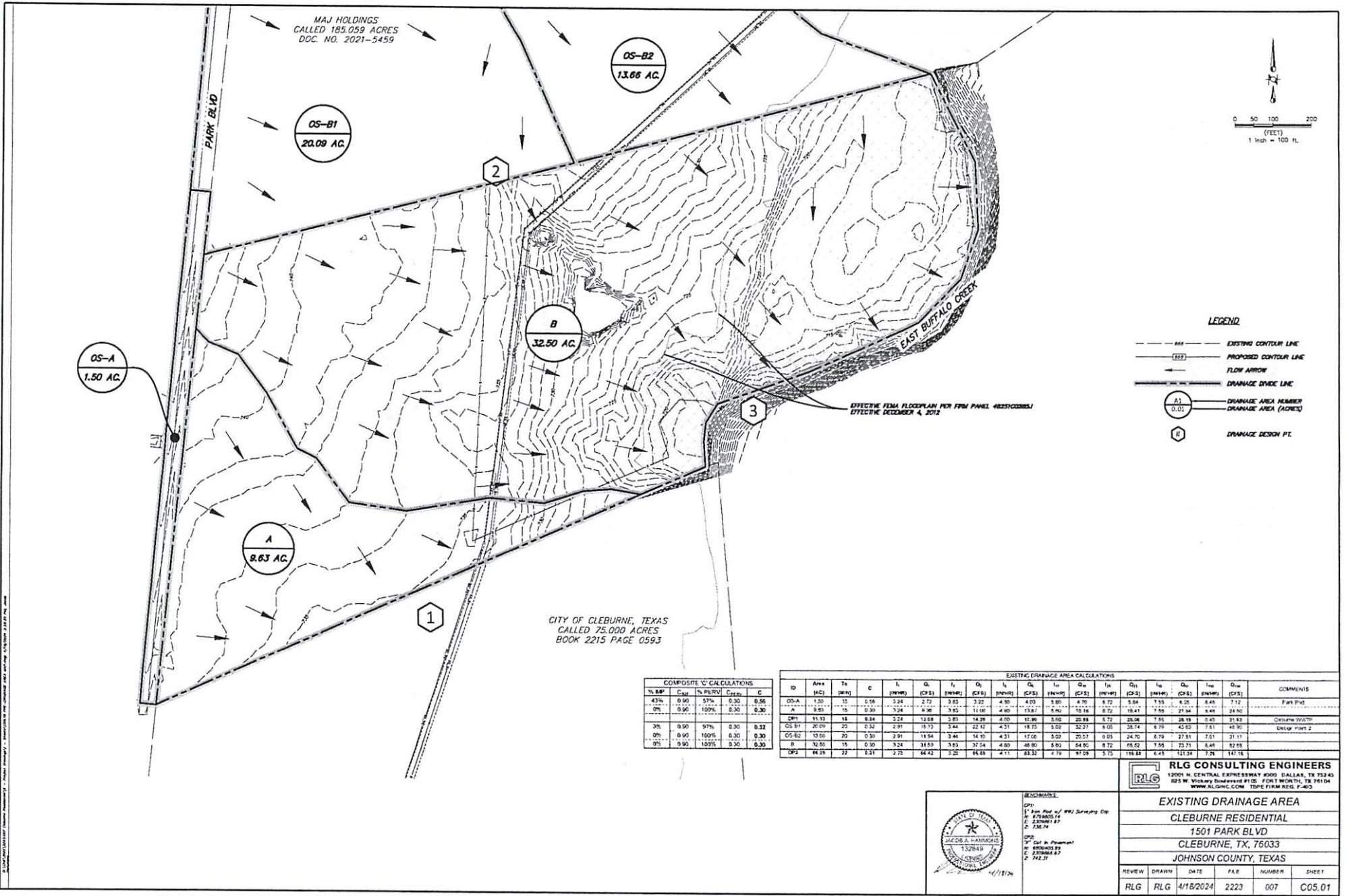
REVISIONS

001	1" Plan Rev. of W&J Surveying Co.
A	7/28/2014
B	2/20/2017
C	2/28/24
002	1" Civil Plan
H	8/28/24
C	2/20/2024
D	2/22/24

APPROVED

JACOB A. HARRIS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 161974

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.07



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- FLOW ARROW
- DRAINAGE DIVIDE LINE
- DRAINAGE AREA NUMBER
- DRAINAGE AREA (ACRES)
- DRAINAGE DESIGN PT.

CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0593

COMPOSITE 'C' CALCULATIONS

% IMP	C _{imp}	% PERV	C _{perv}	C
43%	0.90	57%	0.30	0.56
0%	0.90	100%	0.30	0.30
3%	0.90	97%	0.30	0.33
0%	0.90	100%	0.30	0.30
0%	0.90	100%	0.30	0.30

EXISTING DRAINAGE AREA CALCULATIONS

ID	Area (AC)	T ₁ (HR)	C	I ₁ (IN/HR)	Q ₁ (CFS)	I ₂ (IN/HR)	Q ₂ (CFS)	I ₃ (IN/HR)	Q ₃ (CFS)	I ₄ (IN/HR)	Q ₄ (CFS)	I ₅ (IN/HR)	Q ₅ (CFS)	I ₆ (IN/HR)	Q ₆ (CFS)	I ₇ (IN/HR)	Q ₇ (CFS)	COMMENTS
OS-A	1.50	15	0.56	3.24	2.72	3.83	3.32	4.30	4.03	5.80	4.70	6.72	5.84	7.55	6.25	8.48	7.12	Park Blvd
A	8.63	15	0.30	3.24	8.36	3.83	11.00	4.30	13.67	5.80	15.88	6.72	18.41	7.55	21.94	8.48	24.80	
OS-B1	20.09	20	0.30	2.91	18.73	3.44	22.12	4.31	18.73	5.02	32.27	6.03	38.74	6.79	43.83	7.81	48.90	Design Point 2
OS-B2	13.66	20	0.30	2.91	11.94	3.44	14.10	4.31	17.60	5.02	20.57	6.03	24.70	6.79	27.81	7.81	31.11	
B	32.50	15	0.30	3.24	31.63	3.83	37.54	4.30	48.80	5.80	54.90	6.72	68.52	7.55	73.71	8.48	82.63	
TSP	64.25	22	0.21	2.73	64.42	3.25	64.68	4.11	83.32	4.79	97.59	5.15	116.88	6.43	131.34	7.29	147.18	



REVISIONS

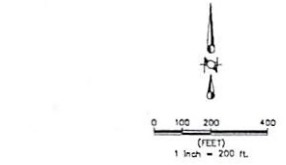
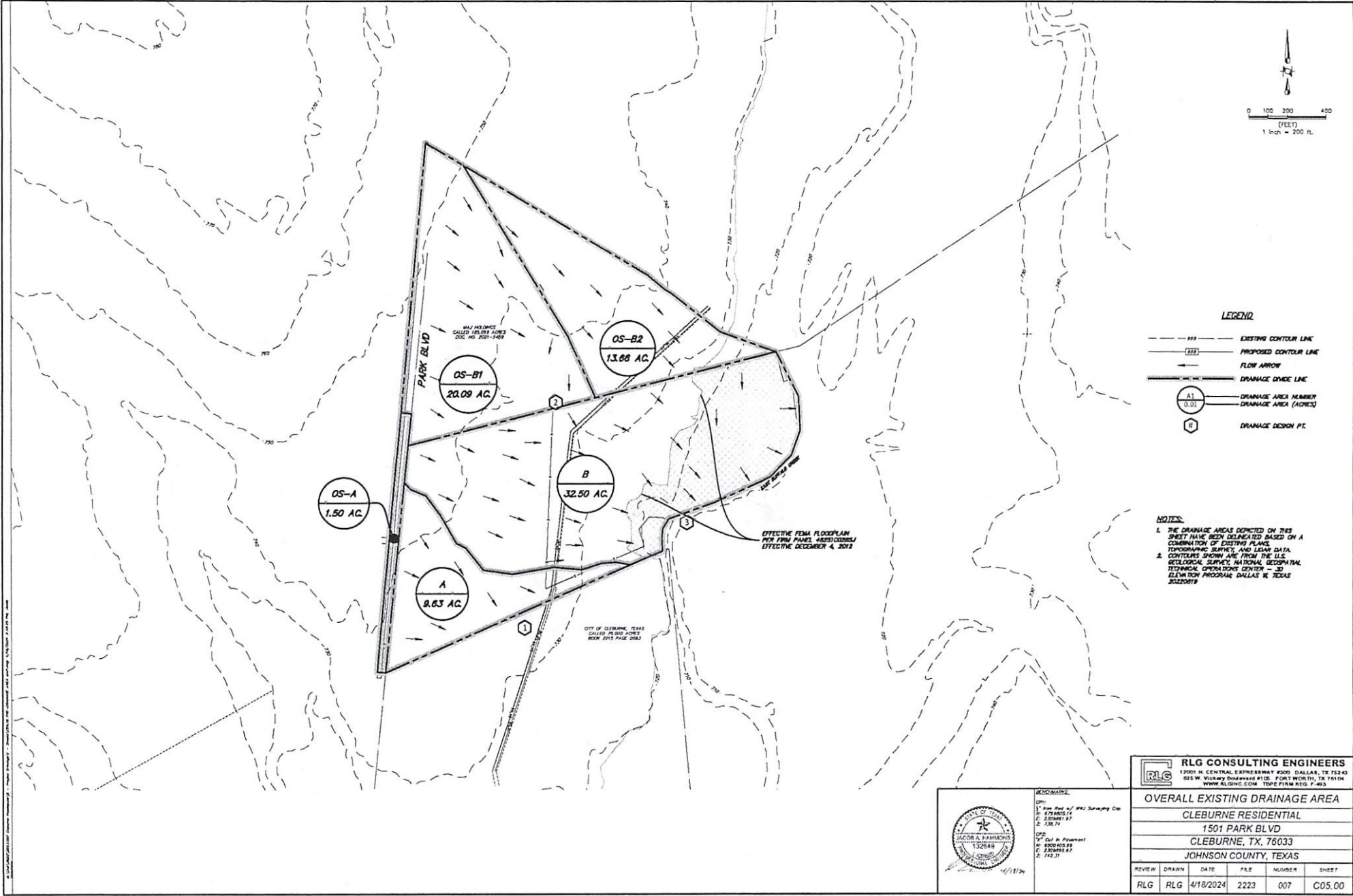
001: 1" Plan Prod. of 80% Surveying Exp. W. 8/18/2014 E. 2320811 87 D. 138/14

002: 1" Civil Plan Prod. W. 8/18/2014 E. 2320811 87 D. 138/14

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY SUITE 400 DALLAS, TX 75243
825 W. VICKERY BOULEVARD #105 FORT WORTH, TX 76104
WWW.RLGCONC.COM TSPFC FIRM REG. P-403

EXISTING DRAINAGE AREA
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.E.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.01



- LEGEND**
- EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - FLOW ARROW
 - DRAINAGE DIVIDE LINE
 - DRAINAGE AREA NUMBER
DRAINAGE AREA (ACRES)
 - DRAINAGE DESIGN P.T.

- NOTES**
1. THE DRAINAGE AREAS DEPICTED ON THIS SHEET HAVE BEEN DETERMINED BASED ON A COMBINATION OF EXISTING PLANS, TOPOGRAPHIC SURVEY, AND LEAS DATA.
 2. CONTOURS SHOWN ARE FROM THE U.S. GEOLOGICAL SURVEY, NATIONAL GEOSPATIAL TECHNICAL CENTER'S CENTER - 3D ELEVATION PROGRAM, DALLAS IN TEXAS 3/2009.

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. VICKARY BOULEVARD #102 FORT WORTH, TX 76104
 WWW.RLGINC.COM TSP# FIRM REG. F-463

OVERALL EXISTING DRAINAGE AREA
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

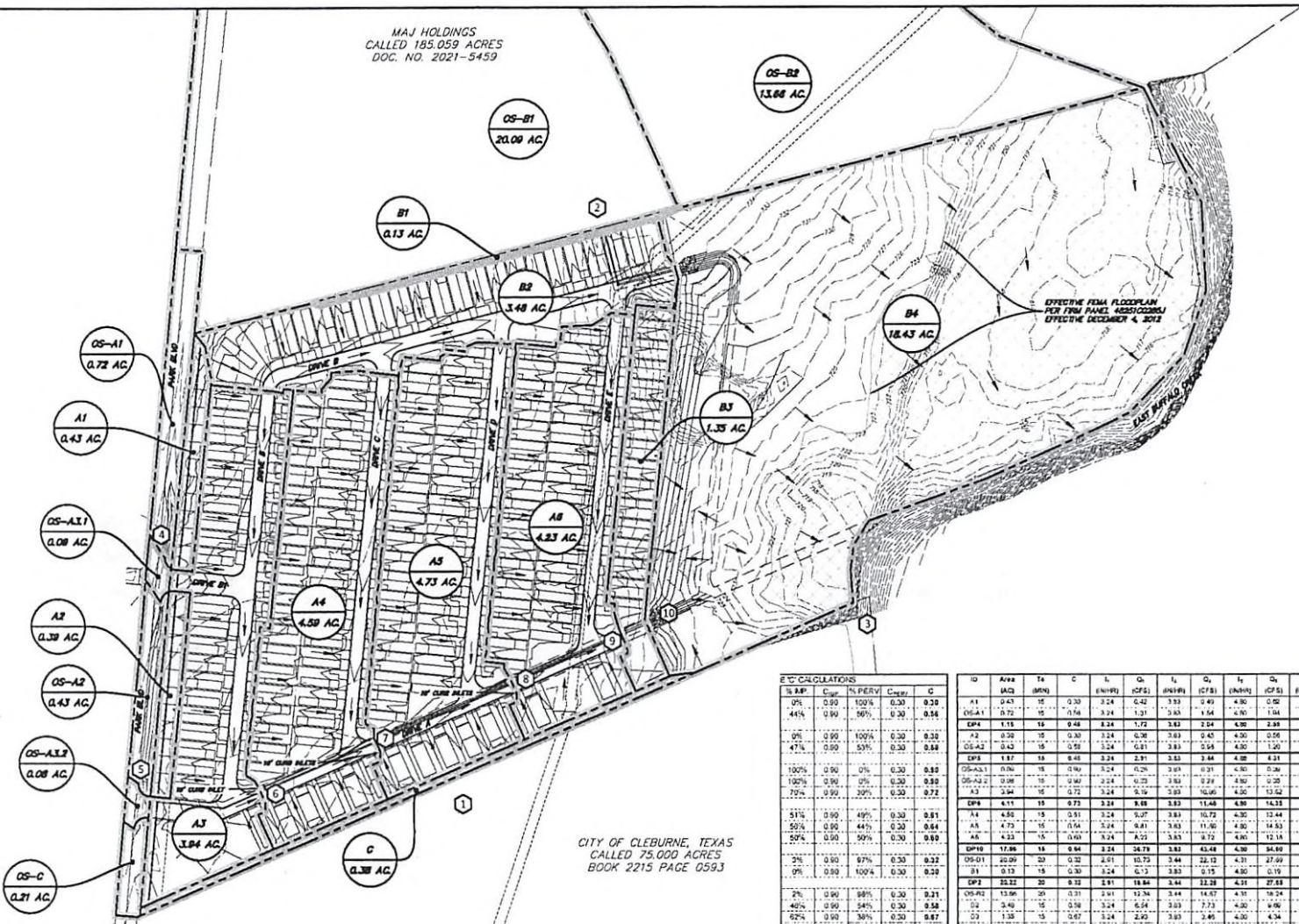
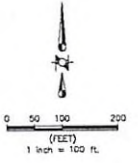
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.00



BOUNDARY
 City:
 1. Tom Red of WJ Surveying Co
 N. 479.865374
 E. 2.52648181
 Z. 738.74
 City:
 2. City of Cleburne
 N. 606.622899
 E. 522.645184
 Z. 742.31

24/04/2024 10:00 AM C:\Users\jhammons\OneDrive\Documents\Projects\2024\Cleburne Residential\1501 Park Blvd\1501 Park Blvd.dwg

MAJ HOLDINGS
CALLED 185,059 ACRES
DOC. NO. 2021-5459



CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0593

FLOODPLAIN NOTE:
REFER TO THE CLEBURNE RESIDENTIAL
FLOOD STUDY OF EAST BUFFALO CREEK BY
CARDINAL STRATEGIES, DATED DECEMBER 6,
2023. THIS STUDY EXAMINES THE IMPACT
OF THIS DEVELOPMENT ON EAST BUFFALO
CREEK AND THE FLOODPLAIN THEREOF.

R¹ CALCULATIONS

% IMP	C _{up}	% PERV	C _{conv}	C
0%	0.90	100%	0.30	0.26
44%	0.90	90%	0.30	0.16
9%	0.90	100%	0.30	0.20
47%	0.90	53%	0.30	0.18
100%	0.90	0%	0.30	0.10
100%	0.90	0%	0.30	0.10
70%	0.90	30%	0.30	0.72
51%	0.90	49%	0.30	0.91
50%	0.90	44%	0.30	0.84
59%	0.90	50%	0.30	0.80
2%	0.90	97%	0.30	0.22
0%	0.90	100%	0.30	0.20
2%	0.90	99%	0.30	0.21
40%	0.90	54%	0.30	0.58
62%	0.90	38%	0.30	0.87
0%	0.90	100%	0.30	0.20
41%	0.90	59%	0.30	0.58
0%	0.90	100%	0.30	0.20

ID	Area (AC)	Tr	C	L	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)	Q ₅ (cfs)	Q ₆ (cfs)	Q ₇ (cfs)	Q ₈ (cfs)	Q ₉ (cfs)	Q ₁₀ (cfs)	Q ₁₁ (cfs)	Q ₁₂ (cfs)	Q ₁₃ (cfs)	Q ₁₄ (cfs)	Q ₁₅ (cfs)	Q ₁₆ (cfs)	Q ₁₇ (cfs)	Q ₁₈ (cfs)	Q ₁₉ (cfs)	Q ₂₀ (cfs)	Q ₂₁ (cfs)	Q ₂₂ (cfs)	Q ₂₃ (cfs)	Q ₂₄ (cfs)	Q ₂₅ (cfs)	Q ₂₆ (cfs)	Q ₂₇ (cfs)	Q ₂₈ (cfs)	Q ₂₉ (cfs)	Q ₃₀ (cfs)	Q ₃₁ (cfs)	Q ₃₂ (cfs)	Q ₃₃ (cfs)	Q ₃₄ (cfs)	Q ₃₅ (cfs)	Q ₃₆ (cfs)	Q ₃₇ (cfs)	Q ₃₈ (cfs)	Q ₃₉ (cfs)	Q ₄₀ (cfs)	Q ₄₁ (cfs)	Q ₄₂ (cfs)	Q ₄₃ (cfs)	Q ₄₄ (cfs)	Q ₄₅ (cfs)	Q ₄₆ (cfs)	Q ₄₇ (cfs)	Q ₄₈ (cfs)	Q ₄₉ (cfs)	Q ₅₀ (cfs)	Q ₅₁ (cfs)	Q ₅₂ (cfs)	Q ₅₃ (cfs)	Q ₅₄ (cfs)	Q ₅₅ (cfs)	Q ₅₆ (cfs)	Q ₅₇ (cfs)	Q ₅₈ (cfs)	Q ₅₉ (cfs)	Q ₆₀ (cfs)	Q ₆₁ (cfs)	Q ₆₂ (cfs)	Q ₆₃ (cfs)	Q ₆₄ (cfs)	Q ₆₅ (cfs)	Q ₆₆ (cfs)	Q ₆₇ (cfs)	Q ₆₈ (cfs)	Q ₆₉ (cfs)	Q ₇₀ (cfs)	Q ₇₁ (cfs)	Q ₇₂ (cfs)	Q ₇₃ (cfs)	Q ₇₄ (cfs)	Q ₇₅ (cfs)	Q ₇₆ (cfs)	Q ₇₇ (cfs)	Q ₇₈ (cfs)	Q ₇₉ (cfs)	Q ₈₀ (cfs)	Q ₈₁ (cfs)	Q ₈₂ (cfs)	Q ₈₃ (cfs)	Q ₈₄ (cfs)	Q ₈₅ (cfs)	Q ₈₆ (cfs)	Q ₈₇ (cfs)	Q ₈₈ (cfs)	Q ₈₉ (cfs)	Q ₉₀ (cfs)	Q ₉₁ (cfs)	Q ₉₂ (cfs)	Q ₉₃ (cfs)	Q ₉₄ (cfs)	Q ₉₅ (cfs)	Q ₉₆ (cfs)	Q ₉₇ (cfs)	Q ₉₈ (cfs)	Q ₉₉ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀₁ (cfs)	Q ₁₀₂ (cfs)	Q ₁₀₃ (cfs)	Q ₁₀₄ (cfs)	Q ₁₀₅ (cfs)	Q ₁₀₆ (cfs)	Q ₁₀₇ (cfs)	Q ₁₀₈ (cfs)	Q ₁₀₉ (cfs)	Q ₁₁₀ (cfs)	Q ₁₁₁ (cfs)	Q ₁₁₂ (cfs)	Q ₁₁₃ (cfs)	Q ₁₁₄ (cfs)	Q ₁₁₅ (cfs)	Q ₁₁₆ (cfs)	Q ₁₁₇ (cfs)	Q ₁₁₈ (cfs)	Q ₁₁₉ (cfs)	Q ₁₂₀ (cfs)	Q ₁₂₁ (cfs)	Q ₁₂₂ (cfs)	Q ₁₂₃ (cfs)	Q ₁₂₄ (cfs)	Q ₁₂₅ (cfs)	Q ₁₂₆ (cfs)	Q ₁₂₇ (cfs)	Q ₁₂₈ (cfs)	Q ₁₂₉ (cfs)	Q ₁₃₀ (cfs)	Q ₁₃₁ (cfs)	Q ₁₃₂ (cfs)	Q ₁₃₃ (cfs)	Q ₁₃₄ (cfs)	Q ₁₃₅ (cfs)	Q ₁₃₆ (cfs)	Q ₁₃₇ (cfs)	Q ₁₃₈ (cfs)	Q ₁₃₉ (cfs)	Q ₁₄₀ (cfs)	Q ₁₄₁ (cfs)	Q ₁₄₂ (cfs)	Q ₁₄₃ (cfs)	Q ₁₄₄ (cfs)	Q ₁₄₅ (cfs)	Q ₁₄₆ (cfs)	Q ₁₄₇ (cfs)	Q ₁₄₈ (cfs)	Q ₁₄₉ (cfs)	Q ₁₅₀ (cfs)	Q ₁₅₁ (cfs)	Q ₁₅₂ (cfs)	Q ₁₅₃ (cfs)	Q ₁₅₄ (cfs)	Q ₁₅₅ (cfs)	Q ₁₅₆ (cfs)	Q ₁₅₇ (cfs)	Q ₁₅₈ (cfs)	Q ₁₅₉ (cfs)	Q ₁₆₀ (cfs)	Q ₁₆₁ (cfs)	Q ₁₆₂ (cfs)	Q ₁₆₃ (cfs)	Q ₁₆₄ (cfs)	Q ₁₆₅ (cfs)	Q ₁₆₆ (cfs)	Q ₁₆₇ (cfs)	Q ₁₆₈ (cfs)	Q ₁₆₉ (cfs)	Q ₁₇₀ (cfs)	Q ₁₇₁ (cfs)	Q ₁₇₂ (cfs)	Q ₁₇₃ (cfs)	Q ₁₇₄ (cfs)	Q ₁₇₅ (cfs)	Q ₁₇₆ (cfs)	Q ₁₇₇ (cfs)	Q ₁₇₈ (cfs)	Q ₁₇₉ (cfs)	Q ₁₈₀ (cfs)	Q ₁₈₁ (cfs)	Q ₁₈₂ (cfs)	Q ₁₈₃ (cfs)	Q ₁₈₄ (cfs)	Q ₁₈₅ (cfs)	Q ₁₈₆ (cfs)	Q ₁₈₇ (cfs)	Q ₁₈₈ (cfs)	Q ₁₈₉ (cfs)	Q ₁₉₀ (cfs)	Q ₁₉₁ (cfs)	Q ₁₉₂ (cfs)	Q ₁₉₃ (cfs)	Q ₁₉₄ (cfs)	Q ₁₉₅ (cfs)	Q ₁₉₆ (cfs)	Q ₁₉₇ (cfs)	Q ₁₉₈ (cfs)	Q ₁₉₉ (cfs)	Q ₂₀₀ (cfs)	Q ₂₀₁ (cfs)	Q ₂₀₂ (cfs)	Q ₂₀₃ (cfs)	Q ₂₀₄ (cfs)	Q ₂₀₅ (cfs)	Q ₂₀₆ (cfs)	Q ₂₀₇ (cfs)	Q ₂₀₈ (cfs)	Q ₂₀₉ (cfs)	Q ₂₁₀ (cfs)	Q ₂₁₁ (cfs)	Q ₂₁₂ (cfs)	Q ₂₁₃ (cfs)	Q ₂₁₄ (cfs)	Q ₂₁₅ (cfs)	Q ₂₁₆ (cfs)	Q ₂₁₇ (cfs)	Q ₂₁₈ (cfs)	Q ₂₁₉ (cfs)	Q ₂₂₀ (cfs)	Q ₂₂₁ (cfs)	Q ₂₂₂ (cfs)	Q ₂₂₃ (cfs)	Q ₂₂₄ (cfs)	Q ₂₂₅ (cfs)	Q ₂₂₆ (cfs)	Q ₂₂₇ (cfs)	Q ₂₂₈ (cfs)	Q ₂₂₉ (cfs)	Q ₂₃₀ (cfs)	Q ₂₃₁ (cfs)	Q ₂₃₂ (cfs)	Q ₂₃₃ (cfs)	Q ₂₃₄ (cfs)	Q ₂₃₅ (cfs)	Q ₂₃₆ (cfs)	Q ₂₃₇ (cfs)	Q ₂₃₈ (cfs)	Q ₂₃₉ (cfs)	Q ₂₄₀ (cfs)	Q ₂₄₁ (cfs)	Q ₂₄₂ (cfs)	Q ₂₄₃ (cfs)	Q ₂₄₄ (cfs)	Q ₂₄₅ (cfs)	Q ₂₄₆ (cfs)	Q ₂₄₇ (cfs)	Q ₂₄₈ (cfs)	Q ₂₄₉ (cfs)	Q ₂₅₀ (cfs)	Q ₂₅₁ (cfs)	Q ₂₅₂ (cfs)	Q ₂₅₃ (cfs)	Q ₂₅₄ (cfs)	Q ₂₅₅ (cfs)	Q ₂₅₆ (cfs)	Q ₂₅₇ (cfs)	Q ₂₅₈ (cfs)	Q ₂₅₉ (cfs)	Q ₂₆₀ (cfs)	Q ₂₆₁ (cfs)	Q ₂₆₂ (cfs)	Q ₂₆₃ (cfs)	Q ₂₆₄ (cfs)	Q ₂₆₅ (cfs)	Q ₂₆₆ (cfs)	Q ₂₆₇ (cfs)	Q ₂₆₈ (cfs)	Q ₂₆₉ (cfs)	Q ₂₇₀ (cfs)	Q ₂₇₁ (cfs)	Q ₂₇₂ (cfs)	Q ₂₇₃ (cfs)	Q ₂₇₄ (cfs)	Q ₂₇₅ (cfs)	Q ₂₇₆ (cfs)	Q ₂₇₇ (cfs)	Q ₂₇₈ (cfs)	Q ₂₇₉ (cfs)	Q ₂₈₀ (cfs)	Q ₂₈₁ (cfs)	Q ₂₈₂ (cfs)	Q ₂₈₃ (cfs)	Q ₂₈₄ (cfs)	Q ₂₈₅ (cfs)	Q ₂₈₆ (cfs)	Q ₂₈₇ (cfs)	Q ₂₈₈ (cfs)	Q ₂₈₉ (cfs)	Q ₂₉₀ (cfs)	Q ₂₉₁ (cfs)	Q ₂₉₂ (cfs)	Q ₂₉₃ (cfs)	Q ₂₉₄ (cfs)	Q ₂₉₅ (cfs)	Q ₂₉₆ (cfs)	Q ₂₉₇ (cfs)	Q ₂₉₈ (cfs)	Q ₂₉₉ (cfs)	Q ₃₀₀ (cfs)	Q ₃₀₁ (cfs)	Q ₃₀₂ (cfs)	Q ₃₀₃ (cfs)	Q ₃₀₄ (cfs)	Q ₃₀₅ (cfs)	Q ₃₀₆ (cfs)	Q ₃₀₇ (cfs)	Q ₃₀₈ (cfs)	Q ₃₀₉ (cfs)	Q ₃₁₀ (cfs)	Q ₃₁₁ (cfs)	Q ₃₁₂ (cfs)	Q ₃₁₃ (cfs)	Q ₃₁₄ (cfs)	Q ₃₁₅ (cfs)	Q ₃₁₆ (cfs)	Q ₃₁₇ (cfs)	Q ₃₁₈ (cfs)	Q ₃₁₉ (cfs)	Q ₃₂₀ (cfs)	Q ₃₂₁ (cfs)	Q ₃₂₂ (cfs)	Q ₃₂₃ (cfs)	Q ₃₂₄ (cfs)	Q ₃₂₅ (cfs)	Q ₃₂₆ (cfs)	Q ₃₂₇ (cfs)	Q ₃₂₈ (cfs)	Q ₃₂₉ (cfs)	Q ₃₃₀ (cfs)	Q ₃₃₁ (cfs)	Q ₃₃₂ (cfs)	Q ₃₃₃ (cfs)	Q ₃₃₄ (cfs)	Q ₃₃₅ (cfs)	Q ₃₃₆ (cfs)	Q ₃₃₇ (cfs)	Q ₃₃₈ (cfs)	Q ₃₃₉ (cfs)	Q ₃₄₀ (cfs)	Q ₃₄₁ (cfs)	Q ₃₄₂ (cfs)	Q ₃₄₃ (cfs)	Q ₃₄₄ (cfs)	Q ₃₄₅ (cfs)	Q ₃₄₆ (cfs)	Q ₃₄₇ (cfs)	Q ₃₄₈ (cfs)	Q ₃₄₉ (cfs)	Q ₃₅₀ (cfs)	Q ₃₅₁ (cfs)	Q ₃₅₂ (cfs)	Q ₃₅₃ (cfs)	Q ₃₅₄ (cfs)	Q ₃₅₅ (cfs)	Q ₃₅₆ (cfs)	Q ₃₅₇ (cfs)	Q ₃₅₈ (cfs)	Q ₃₅₉ (cfs)	Q ₃₆₀ (cfs)	Q ₃₆₁ (cfs)	Q ₃₆₂ (cfs)	Q ₃₆₃ (cfs)	Q ₃₆₄ (cfs)	Q ₃₆₅ (cfs)	Q ₃₆₆ (cfs)	Q ₃₆₇ (cfs)	Q ₃₆₈ (cfs)	Q ₃₆₉ (cfs)	Q ₃₇₀ (cfs)	Q ₃₇₁ (cfs)	Q ₃₇₂ (cfs)	Q ₃₇₃ (cfs)	Q ₃₇₄ (cfs)	Q ₃₇₅ (cfs)	Q ₃₇₆ (cfs)	Q ₃₇₇ (cfs)	Q ₃₇₈ (cfs)	Q ₃₇₉ (cfs)	Q ₃₈₀ (cfs)	Q ₃₈₁ (cfs)	Q ₃₈₂ (cfs)	Q ₃₈₃ (cfs)	Q ₃₈₄ (cfs)	Q ₃₈₅ (cfs)	Q ₃₈₆ (cfs)	Q ₃₈₇ (cfs)	Q ₃₈₈ (cfs)	Q ₃₈₉ (cfs)	Q ₃₉₀ (cfs)	Q ₃₉₁ (cfs)	Q ₃₉₂ (cfs)	Q ₃₉₃ (cfs)	Q ₃₉₄ (cfs)	Q ₃₉₅ (cfs)	Q ₃₉₆ (cfs)	Q ₃₉₇ (cfs)	Q ₃₉₈ (cfs)	Q ₃₉₉ (cfs)	Q ₄₀₀ (cfs)	Q ₄₀₁ (cfs)	Q ₄₀₂ (cfs)	Q ₄₀₃ (cfs)	Q ₄₀₄ (cfs)	Q ₄₀₅ (cfs)	Q ₄₀₆ (cfs)	Q ₄₀₇ (cfs)	Q ₄₀₈ (cfs)	Q ₄₀₉ (cfs)	Q ₄₁₀ (cfs)	Q ₄₁₁ (cfs)	Q ₄₁₂ (cfs)	Q ₄₁₃ (cfs)	Q ₄₁₄ (cfs)	Q ₄₁₅ (cfs)	Q ₄₁₆ (cfs)	Q ₄₁₇ (cfs)	Q ₄₁₈ (cfs)	Q ₄₁₉ (cfs)	Q ₄₂₀ (cfs)	Q ₄₂₁ (cfs)	Q ₄₂₂ (cfs)	Q ₄₂₃ (cfs)	Q ₄₂₄ (cfs)	Q ₄₂₅ (cfs)	Q ₄₂₆ (cfs)	Q ₄₂₇ (cfs)	Q ₄₂₈ (cfs)	Q ₄₂₉ (cfs)	Q ₄₃₀ (cfs)	Q ₄₃₁ (cfs)	Q ₄₃₂ (cfs)	Q ₄₃₃ (cfs)	Q ₄₃₄ (cfs)	Q ₄₃₅ (cfs)	Q ₄₃₆ (cfs)	Q ₄₃₇ (cfs)	Q ₄₃₈ (cfs)	Q ₄₃₉ (cfs)	Q ₄₄₀ (cfs)	Q ₄₄₁ (cfs)	Q ₄₄₂ (cfs)	Q ₄₄₃ (cfs)	Q ₄₄₄ (cfs)	Q ₄₄₅ (cfs)	Q ₄₄₆ (cfs)	Q ₄₄₇ (cfs)	Q ₄₄₈ (cfs)	Q ₄₄₉ (cfs)	Q ₄₅₀ (cfs)	Q ₄₅₁ (cfs)	Q ₄₅₂ (cfs)	Q ₄₅₃ (cfs)	Q ₄₅₄ (cfs)	Q ₄₅₅ (cfs)	Q ₄₅₆ (cfs)	Q ₄₅₇ (cfs)	Q ₄₅₈ (cfs)	Q ₄₅₉ (cfs)	Q ₄₆₀ (cfs)	Q ₄₆₁ (cfs)	Q ₄₆₂ (cfs)	Q ₄₆₃ (cfs)	Q ₄₆₄ (cfs)	Q ₄₆₅ (cfs)	Q ₄₆₆ (cfs)	Q ₄₆₇ (cfs)	Q ₄₆₈ (cfs)	Q ₄₆₉ (cfs)	Q ₄₇₀ (cfs)	Q ₄₇₁ (cfs)	Q ₄₇₂ (cfs)	Q ₄₇₃ (cfs)	Q ₄₇₄ (cfs)	Q ₄₇₅ (cfs)	Q ₄₇₆ (cfs)	Q ₄₇₇ (cfs)	Q ₄₇₈ (cfs)	Q ₄₇₉ (cfs)	Q ₄₈₀ (cfs)	Q ₄₈₁ (cfs)	Q ₄₈₂ (cfs)	Q ₄₈₃ (cfs)	Q ₄₈₄ (cfs)	Q ₄₈₅ (cfs)	Q ₄₈₆ (cfs)	Q ₄₈₇ (cfs)	Q ₄₈₈ (cfs)	Q ₄₈₉ (cfs)	Q ₄₉₀ (cfs)	Q ₄₉₁ (cfs)	Q ₄₉₂ (cfs)	Q ₄₉₃ (cfs)	Q ₄₉₄ (cfs)	Q ₄₉₅ (cfs)	Q ₄₉₆ (cfs)	Q ₄₉₇ (cfs)	Q ₄₉₈ (cfs)	Q ₄₉₉ (cfs)	Q ₅₀₀ (cfs)	Q ₅₀₁ (cfs)	Q ₅₀₂ (cfs)	Q ₅₀₃ (cfs)	Q ₅₀₄ (cfs)	Q ₅₀₅ (cfs)	Q ₅₀₆ (cfs)	Q ₅₀₇ (cfs)	Q ₅₀₈ (cfs)	Q ₅₀₉ (cfs)	Q ₅₁₀ (cfs)	Q ₅₁₁ (cfs)	Q ₅₁₂ (cfs)	Q ₅₁₃ (cfs)	Q ₅₁₄ (cfs)	Q ₅₁₅ (cfs)	Q ₅₁₆ (cfs)	Q ₅₁₇ (cfs)	Q ₅₁₈ (cfs)	Q ₅₁₉ (cfs)	Q ₅₂₀ (cfs)	Q ₅₂₁ (cfs)	Q ₅₂₂ (cfs)	Q ₅₂₃ (cfs)	Q ₅₂₄ (cfs)	Q ₅₂₅ (cfs)	Q ₅₂₆ (cfs)	Q ₅₂₇ (cfs)	Q ₅₂₈ (cfs)	Q ₅₂₉ (cfs)	Q ₅₃₀ (cfs)	Q ₅₃₁ (cfs)	Q ₅₃₂ (cfs)	Q ₅₃₃ (cfs)	Q ₅₃₄ (cfs)	Q ₅₃₅ (cfs)	Q ₅₃₆ (cfs)	Q ₅₃₇ (cfs)	Q ₅₃₈ (cfs)	Q ₅₃₉ (cfs)	Q ₅₄₀ (cfs)	Q ₅₄₁ (cfs)	Q ₅₄₂ (cfs)	Q ₅₄₃ (cfs)	Q ₅₄₄ (cfs)	Q ₅₄₅ (cfs)	Q ₅₄₆ (cfs)	Q ₅₄₇ (cfs)	Q ₅₄₈ (cfs)	Q ₅₄₉ (cfs)	Q ₅₅₀ (cfs)	Q ₅₅₁ (cfs)	Q ₅₅₂ (cfs)	Q ₅₅₃ (cfs)	Q ₅₅₄ (cfs)	Q ₅₅₅ (cfs)	Q ₅₅₆ (cfs)	Q ₅₅₇ (cfs)	Q ₅₅₈ (cfs)	Q ₅₅₉ (cfs)	Q ₅₆₀ (cfs)	Q ₅₆₁ (cfs)	Q ₅₆₂ (cfs)	Q ₅₆₃ (cfs)	Q ₅₆₄ (cfs)	Q ₅₆₅ (cfs)	Q ₅₆₆ (cfs)	Q ₅₆₇ (cfs)	Q ₅₆₈ (cfs)	Q ₅₆₉ (cfs)	Q ₅₇₀ (cfs)	Q ₅₇₁ (cfs)	Q ₅₇₂ (cfs)	Q ₅₇₃ (cfs)	Q ₅₇₄ (cfs)	Q ₅₇₅ (cfs)	Q ₅₇₆ (cfs)	Q ₅₇₇ (cfs)	Q ₅₇₈ (cfs)	Q ₅₇₉ (cfs)	Q ₅₈₀ (cfs)	Q ₅₈₁ (c
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TIME OF CONCENTRATION CALCULATIONS

Time of Concentration Calculations

Area ID	Area Size (Ac)	Manning "n"	Length (ft)	Sheet Flow		Shallow Concentrated Flow		Channelized Flow		Total Time (min)	Lag Time (min)						
				Length (ft)	Time (min)	Length (ft)	Time (min)	Length (ft)	Time (min)								
C05-01	29.44	0.33	305	0.0000	3.91	7.28	29.31	0.0130	Unpaved	1.05	7.17	640.25	0.0629	2.36	4.40	19.31	21.25
C05-03	13.66	0.33	305	0.0000	3.91	7.66	326.25	0.0130	Unpaved	1.38	7.64	320.32	0.0130	2.36	4.40	19.06	21.91
B	32.30	0.33	305	0.0000	3.91	6.70	625.32	0.0130	Unpaved	1.84	5.67	747.63	0.0130	2.36	2.27	14.64	6.79
DW	66.64				3.91	0.00			Unpaved	0.00	0.00	407.64	0.0130	2.36	2.32	22.87	13.47

ON GRADE INLET CALCULATIONS

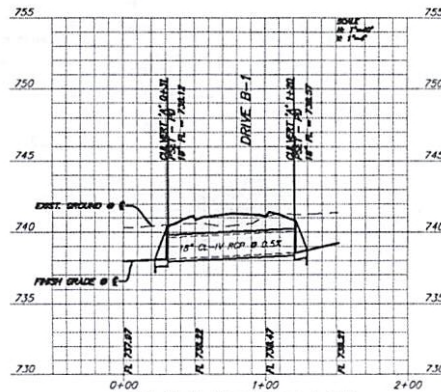
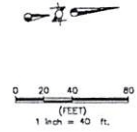
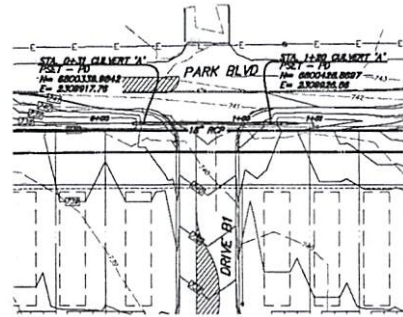
On-Grade Curb Inlet Calculations

Area No.	Area (Ac)	Runoff Coef.	Time of Conc. (min)	Long Slope (ft/ft)	Front Cross Slope (ft/ft)	Gutter Cross Slope (ft/ft)	Max. Depth of Flow (ft)	Spread of Flow (ft)	Gutter Depression (ft)	Impediment Width (ft)	Inlet Cross Slope (ft/ft)	Manning's "n"	25 Year			100 Year			K.O.V. Capacity (CFS)	Design Storm	Length Req'd (ft)	Length Provided (ft)	L/L	Efficiency (%)	Inlet Capacity (CFS)	25-yr Bypass (CFS)	100-yr Bypass (CFS)	Comments		
													Intensity (CFS)	Runoff Flow (CFS)	Total Flow (CFS)	Intensity (CFS)	Runoff Flow (CFS)	Total Flow (CFS)												
DW	4.11	0.73	18	0.0060	0.22	0.22	0.50	34	6	1.5	0.18	0.04	1.72	30.24	5.00	30.08	6.48	28.33	0.68	35.59	33.67	100 yr	33.58	14	0.46	87%	17.04	1.60	0.34	100% Curb Inlet
A4	4.68	0.61	16	0.0050	0.22	0.22	0.50	14	7	1.5	0.26	0.08	1.72	30.24	5.00	30.08	6.48	28.33	0.68	35.59	33.67	100 yr	34.89	39	0.89	99%	16.17	0.00	0.00	3-1/2' Curb Inlet
A5	4.73	0.64	19	0.0050	0.22	0.22	0.50	14	7	1.5	0.26	0.08	1.72	30.24	5.00	30.08	6.48	28.33	0.68	35.59	33.67	100 yr	35.04	39	0.75	99%	16.46	0.00	0.00	3-1/2' Curb Inlet

HYDRAULIC GRADE LINE CALCULATIONS

Hydraulic Grade Line Calculations

From STA.	To STA.	Pipe Length (ft)	Drainage Area		Total Area (Ac)	Runoff "C"	Incr. CA	Total CA	Time of Concentration										Inlet Elevation	Gutter Elevation	Pipe Inlet Elevation	Pipe Slope (ft/ft)	Rough Coef.	Friction Slope (ft/ft)	HGL		V ₁ (ft/s)	V ₂ (ft/s)	V ₁ /V ₂	K _t	K _u /V ₂	H _t	Design HGL Elev.	Invert Elev.				1/2 Elev.	Comment
			Impervious (Ac)	Area (Ac)					10	11	12	13	14	15	16	17	18	19							20	21								22	23	24	25		
13+91.66	13+91.66		DW	1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		FEET/ft	
13+91.66	13+91.66	31.83		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	133.72		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	267.67		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	321.62		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	375.57		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	429.52		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	483.47		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	537.42		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	591.37		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	645.32		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	699.27		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	753.22		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	807.17		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	861.12		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	915.07		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	969.02		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1022.97		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1076.92		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1130.87		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1184.82		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1238.77		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25	737.06	0	3.17	0.00	0.18	1.38	0.00	0.10	730.17	736.36	736.23	736.51		48 Deg. Bend	
13+91.66	13+91.66	1292.72		1.97	1.97	0.44	0.50	0.50	15	0.0	15.0	0.22	1.42	0.44	1.42	0.00	1.42	0.00	1.42	1	21	0.013	0.0068	730.25															



CULVERT 'A'

LEGEND

- XXXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WILLOW ROAD #102 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDP# FIRM REG. P-403

CULVERT 'A' PLAN & PROFILE

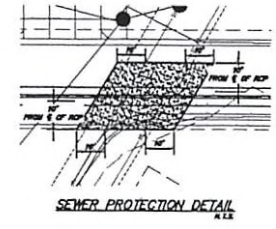
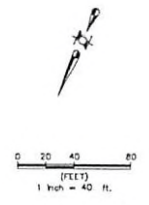
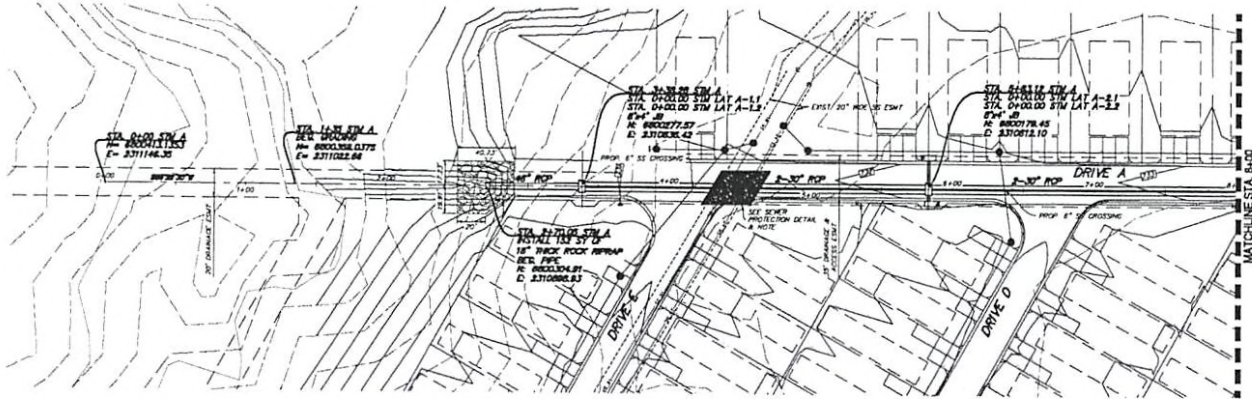
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DATE	FILE	NUMBER	SHEET
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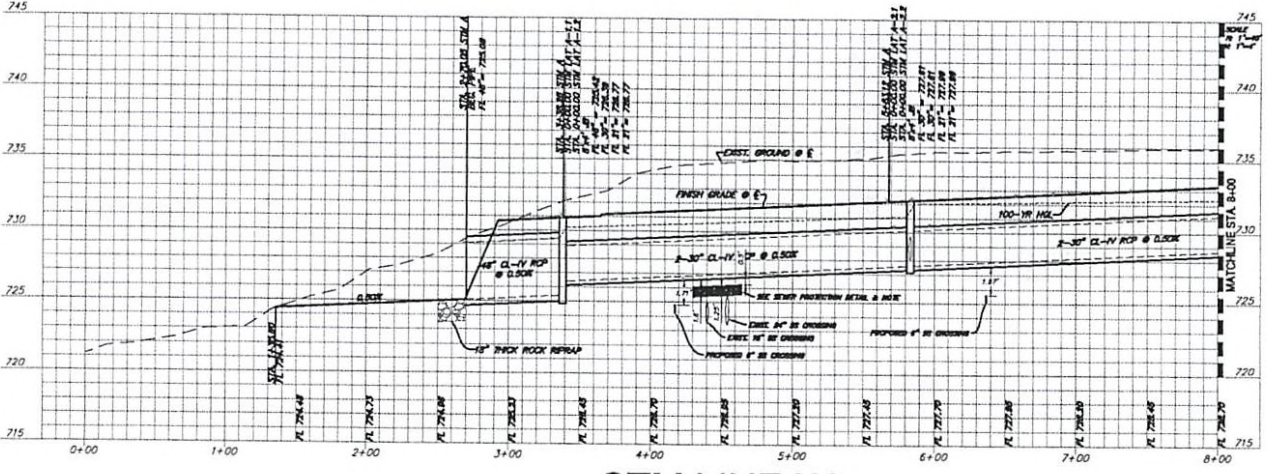


NOTES
 1. Per Plot of RWJ Surveying Co.
 2. 8/18/2014
 3. 2/20/2015
 4. 7/28/16
 5. 1/2/2018
 6. 1/2/2018
 7. 1/2/2018

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SEWER PROTECTION NOTE
 INSTALL 1" THICK CAP OF CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE FILL) W/ 300 PSI STRENGTH MEASURED AT 28 DAYS.



STM LINE 'A'

LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



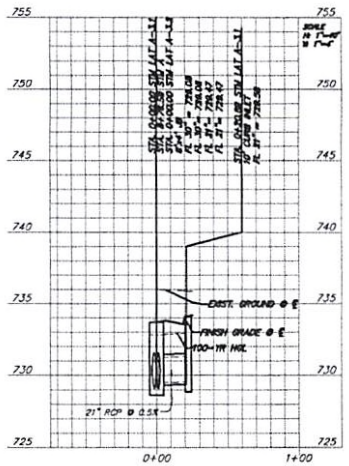
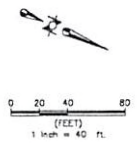
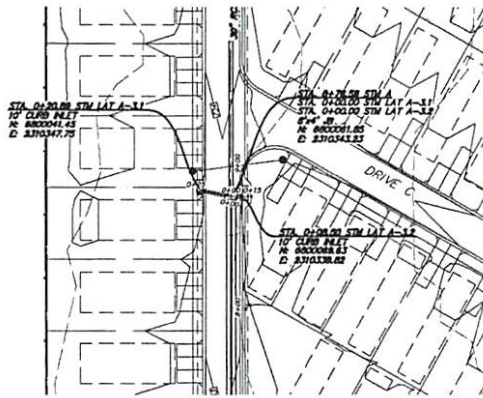
BLOCKMARK
 City:
 1" Plan Prod w/ RWI Surveying Co.
 P. 075005.14
 C. 130801.01
 Z. 130.74
 Date:
 City of Ft. Worth
 H. 000000.00
 P. 030000.00
 S. 142.31

RLG CONSULTING ENGINEERS
 12001 M. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. WILLOW ROAD SUITE #100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDDI FIRM REG. F-403

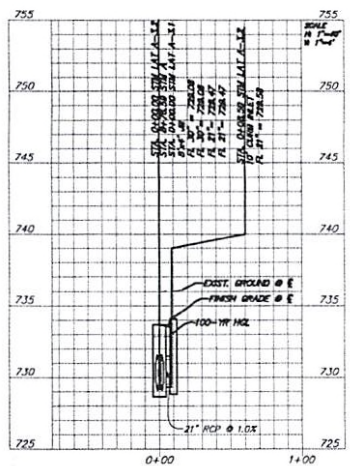
STORM LINE 'A' PLAN & PROFILE (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P&E	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.05



STM LAT A-3.1



STM LAT A-3.2

LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 2001 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75203
 805 W. VICKERY BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLGC.COM TSP# FIRM REG. P-463

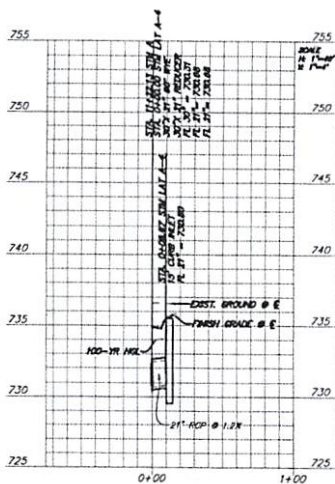
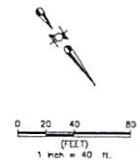
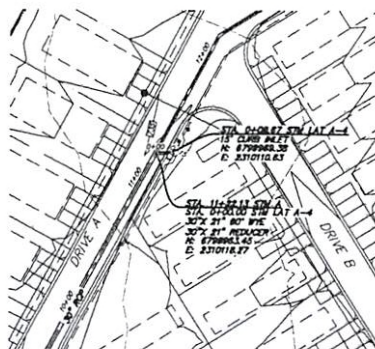


REVISIONS

001	1" Plot Rev. of RLG Surveying Co.
002	1" Plot Rev. of RLG Surveying Co.
003	1" Plot Rev. of RLG Surveying Co.
004	1" Plot Rev. of RLG Surveying Co.
005	1" Plot Rev. of RLG Surveying Co.
006	1" Plot Rev. of RLG Surveying Co.
007	1" Plot Rev. of RLG Surveying Co.
008	1" Plot Rev. of RLG Surveying Co.
009	1" Plot Rev. of RLG Surveying Co.
010	1" Plot Rev. of RLG Surveying Co.

STORM LATERALS 'A-3' PLAN & PROFILE
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.08



STM LATA-4

LEGEND

XXXXXXXXXXXX	EXISTING STORM SEWER
====	PROPOSED STORM SEWER LINE
====	EXISTING SANITARY SEWER LINE
====	PROPOSED SANITARY SEWER LINE
—●—	EXISTING WATER LINE
—●—	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 10210 W. WILLOW ROAD SUITE 1100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDD/FAX REG. # 4603

STORM LATERAL 'A-4' PLAN & PROFILE
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

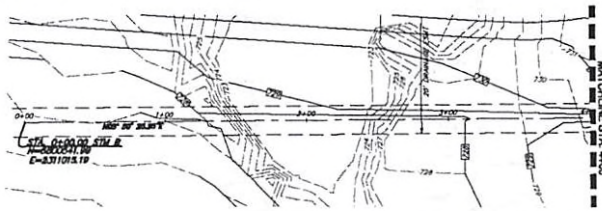
BENCHMARK

CP1:
 1. Iron Rod w/ 100 Surveying Cap
 N: 8794652.74
 E: 2329491.87
 Z: 736.74

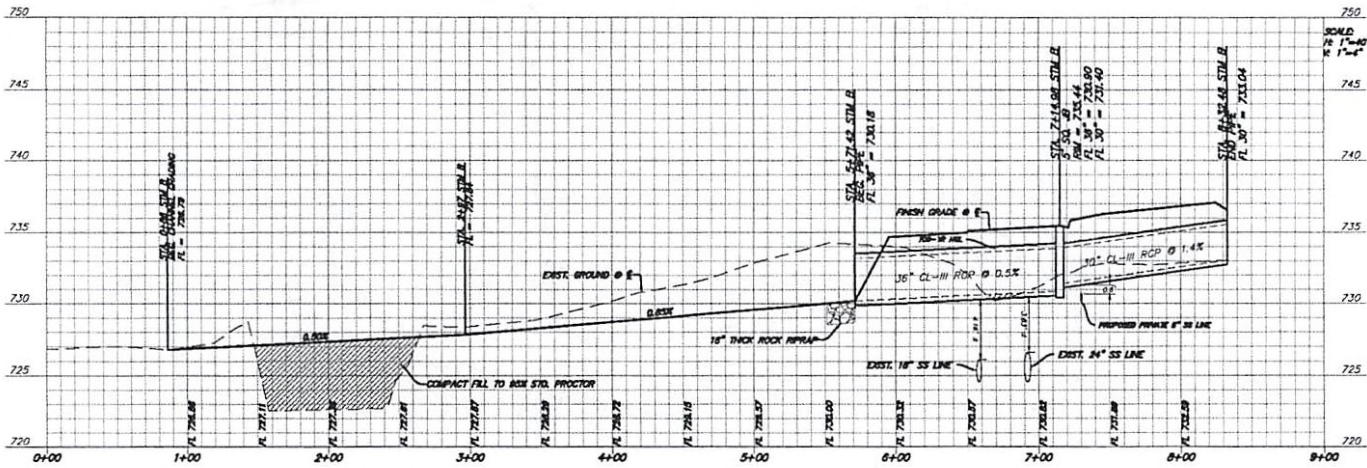
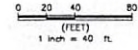
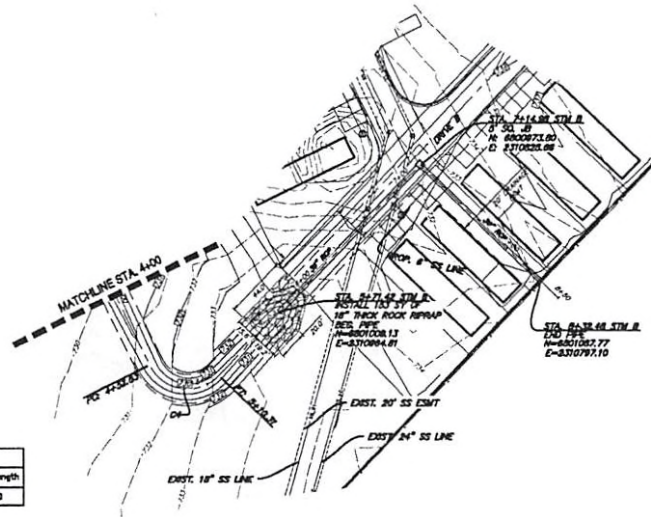
CP2:
 2. Cast in Place
 N: 8794652.88
 E: 2329492.87
 Z: 742.31

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.09

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Curve Table Alignment						
Curve #	Start Sta.	End Sta.	Radius	Delta	Length	Chord Direction
C4	4+52.83	5+10.31	30,000	110.13°	37.88	N44° 14' 10.33"W



- LEGEND**
- XXXXXXXXXXXXX EXISTING STORM SEWER
 - PROPOSED STORM SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WILKINSON BOULEVARD #110 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDEP FIRM REG. F-403

STORM LINE B PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

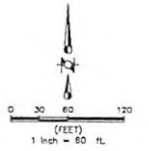
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.10



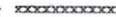



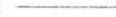

REVISIONS

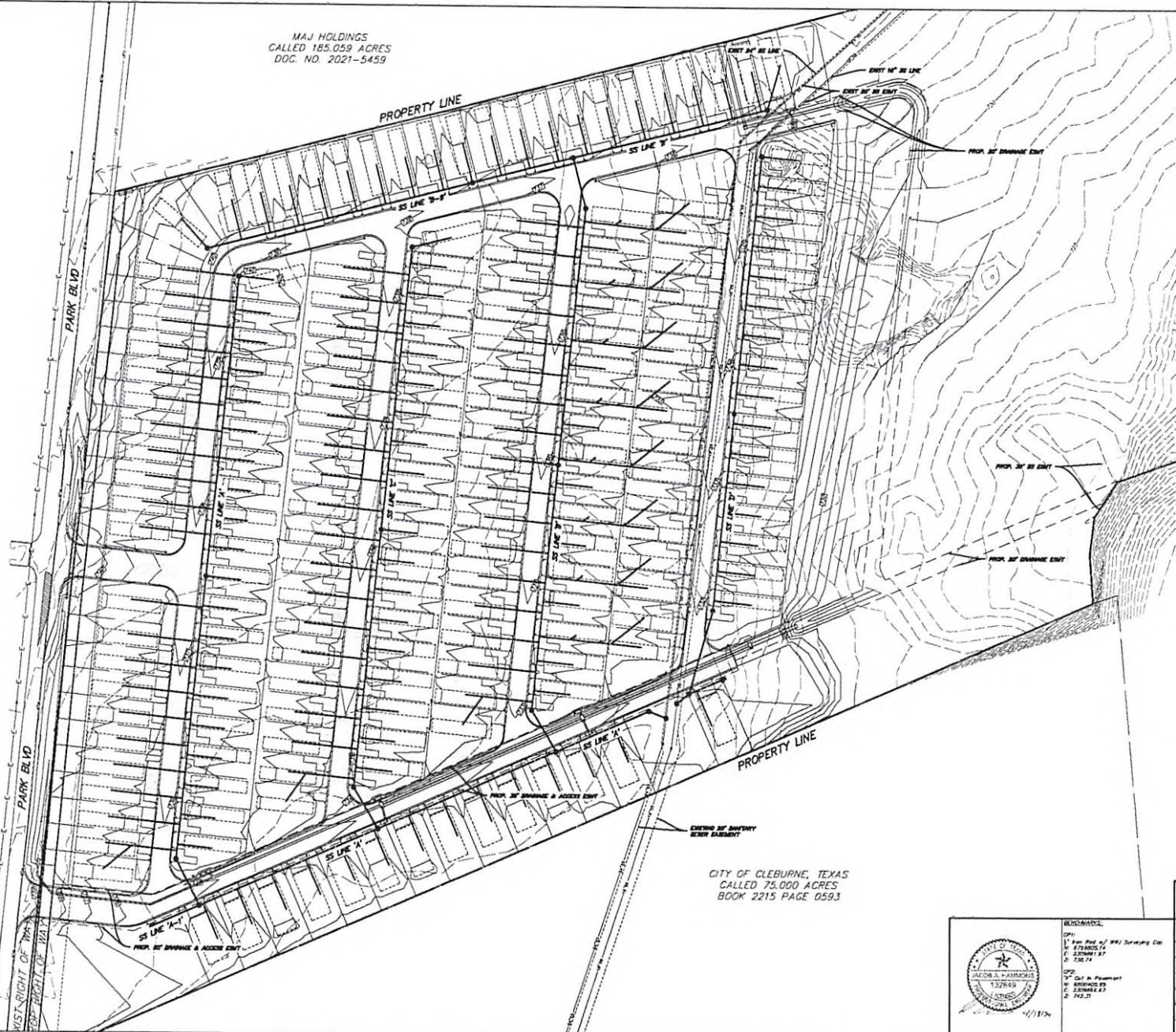
DATE: 4/18/24
 BY: R. G. Long
 REASON: 1. 1501 PARK BLVD
 2. 1501 PARK BLVD
 3. 1501 PARK BLVD
 4. 1501 PARK BLVD

MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-5459

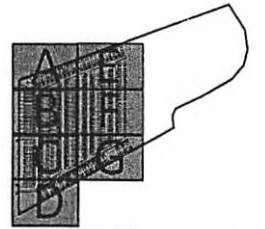


LEGEND

-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER LINE
-  EXISTING SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  EXISTING WATER LINE
-  PROPOSED WATER LINE



CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0593



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
825 W. WILKING BOULEVARD #105 FORT WORTH, TX 76104
WWW.RLGINC.COM TSP# FIRM REG. F-463

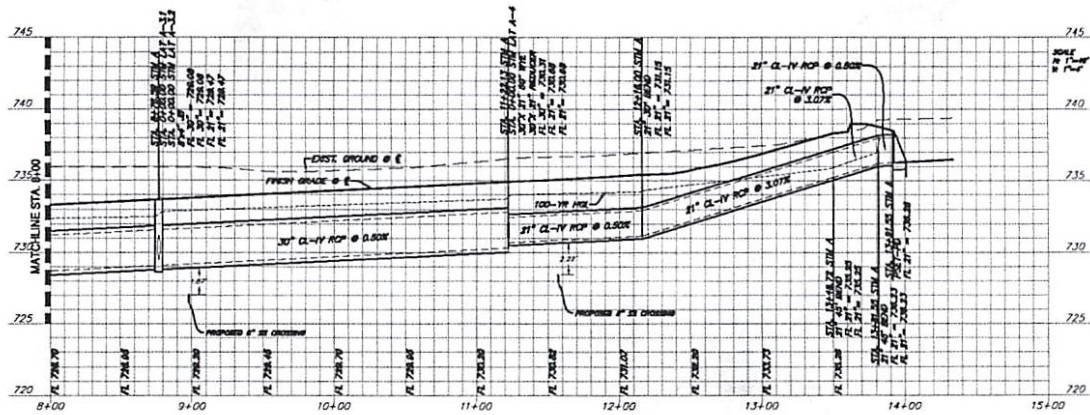
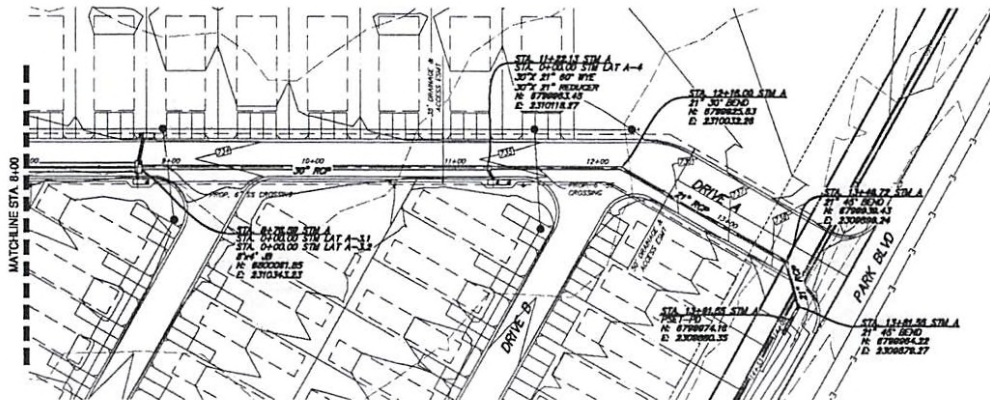
OVERALL SEWER PLAN
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVISIONS

1	Plan	Prep. by: WJZ	Surveys: CDE
2	Plan	2/28/2024	2/28/2024
3	Plan	4/18/2024	4/18/2024

City of Cleburne
JACOB A. HARMON
TOWNSHIP CLERK
APR 18 2024

REVIEW	DRAWN	DATE	P.R.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C06.00



STM LINE 'A'

LEGEND

- XXXXXXXXXXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

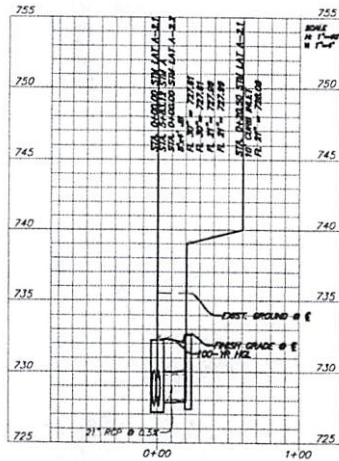
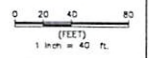
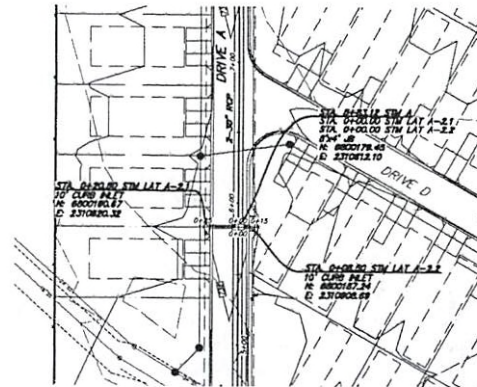
RLG CONSULTING ENGINEERS
 13001 W. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243
 1825 W. VICKERY BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLGINC.COM TSP# FIRM REG. F-463

STORM LINE 'A' PLAN & PROFILE (SHEET 2 OF 2)

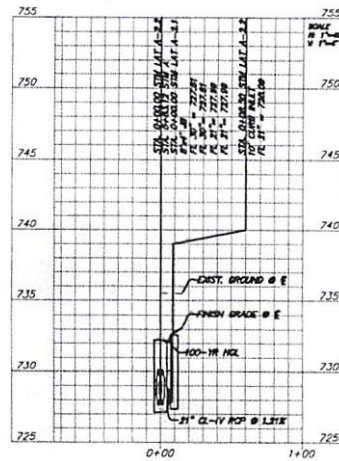
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.06

RECORDS
 City: 5' Iron Rod w/ #42 Surveying Chip
 W. STANLEY
 E. 22288187
 S. 738.74
 City: 7" x 7" Cut in Pipe
 W. STANLEY
 E. 22288187
 S. 742.21



STM LAT A-2.1



STM LAT A-2.2

LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 828 W. VICKERY BOULEVARD #150 FORT WORTH, TX 76104
 WWW.RLGINC.COM TDFE FIRM REG. F-403

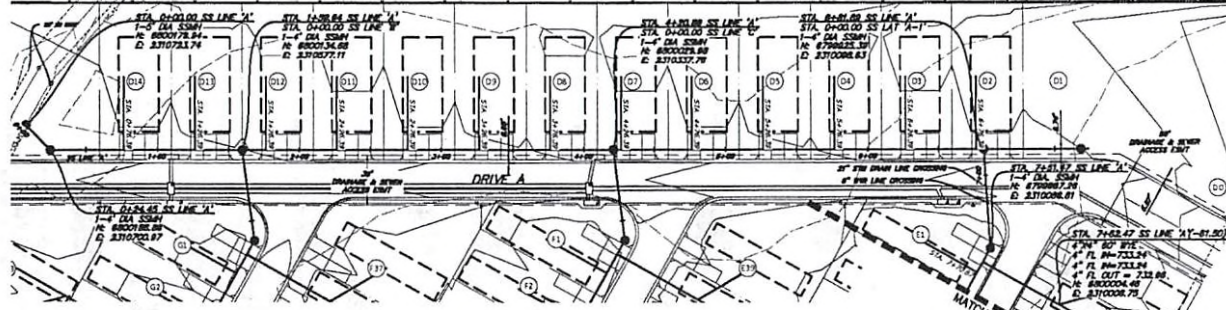
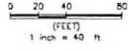
STORM LATERALS 'A-2' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.B.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.07

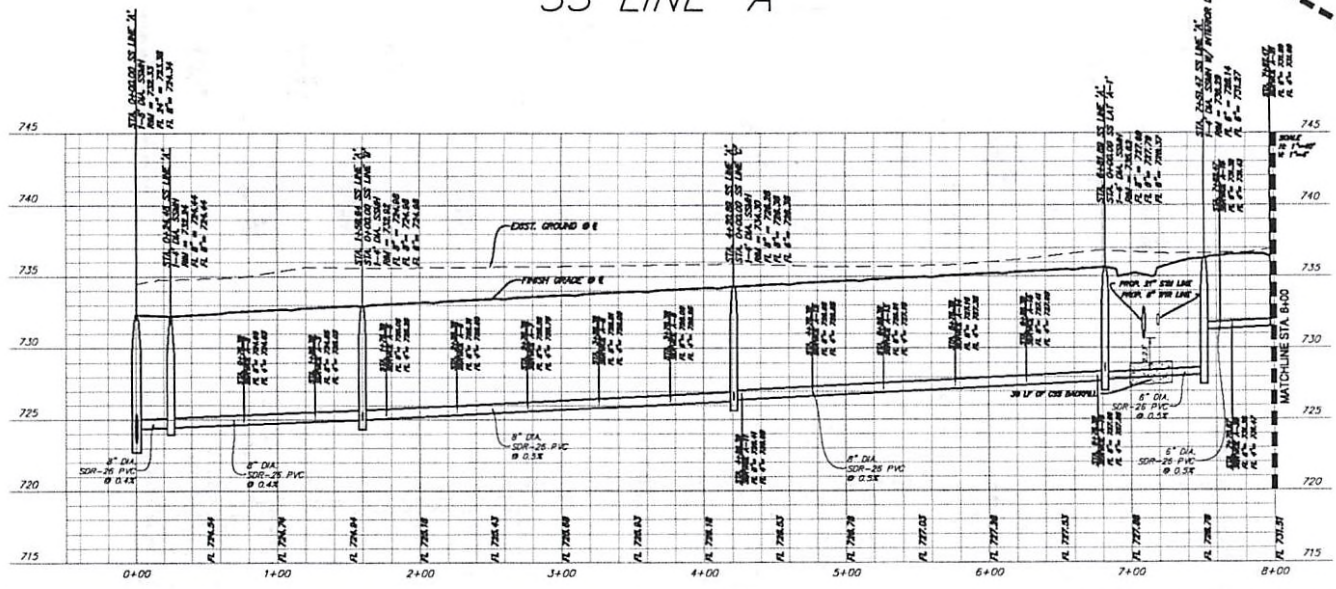


RECORDS:
 ONE
 1" Plan and Profile Surveying Co.
 N. #79400514
 C. 23098187
 Z. 736.74
 ONE
 2" Cut in Presentation
 N. #20040089
 C. 23098187
 Z. 742.31

R:\Projects\2024\1501 Park Blvd\1501 Park Blvd - Storm Lateral A-2\1501 Park Blvd - Storm Lateral A-2.dwg



SS LINE 'A'



- LEGEND**
- XXXXXXXXXXXXXXXXXXXX EXISTING STORM SEWER
 - ===== PROPOSED STORM SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 105 W. WICKERY BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLGC.COM TDD# 817.342.7400

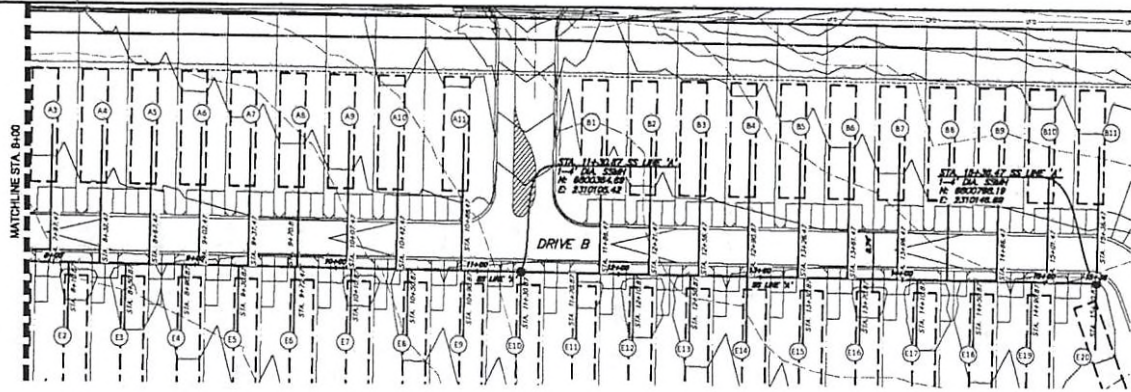
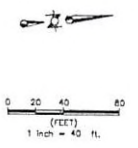
SEWER LINE "A" PLAN AND PROFILE
 (SHEET 1 OF 2)
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.B.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C06.01

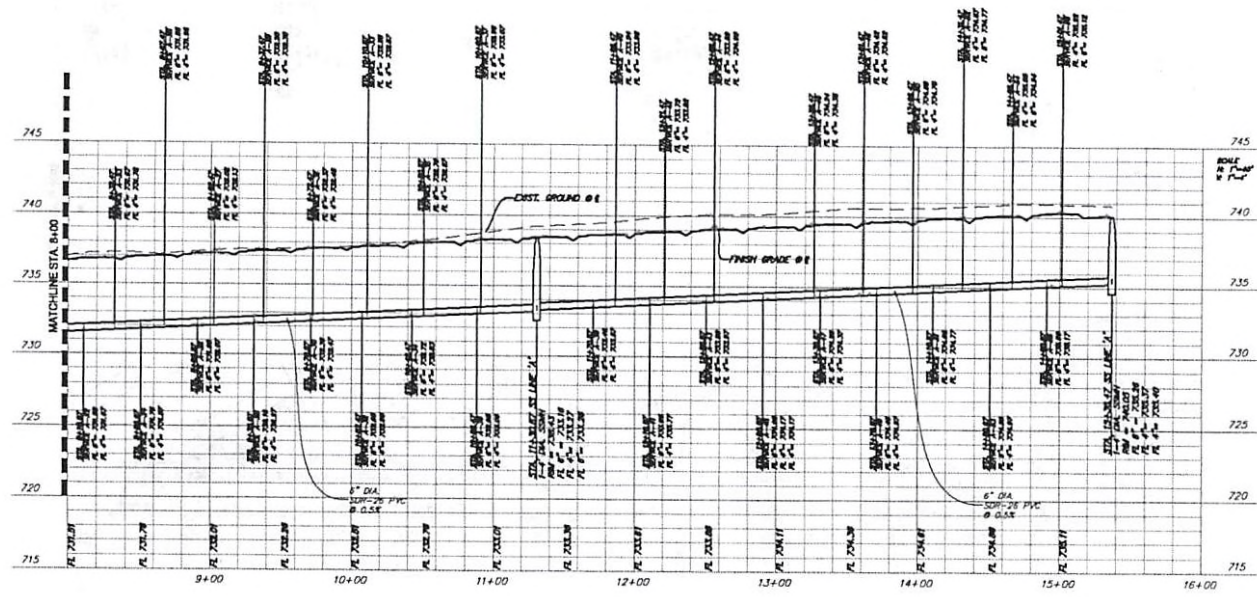


REVISIONS

1	Per Plot w/ SW Surveying Co
2	Per Plot w/ SW Surveying Co
3	Per Plot w/ SW Surveying Co
4	Per Plot w/ SW Surveying Co
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6	Per Plot w/ SW Surveying Co
7	Per Plot w/ SW Surveying Co
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97	Per Plot w/ SW Surveying Co
98	Per Plot w/ SW Surveying Co
99	Per Plot w/ SW Surveying Co
100	Per Plot w/ SW Surveying Co



SS LINE 'A'



LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

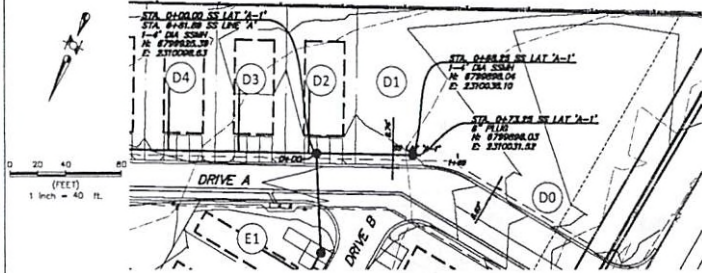
RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 855 N. MOORE ENGINEERS BY ID. FORT WORTH, TX 76104
 WWW.RLGINC.COM TDP# FIRM REG. F-403

SEWER LINE 'A' PLAN AND PROFILE
 (SHEET 2 OF 2)
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

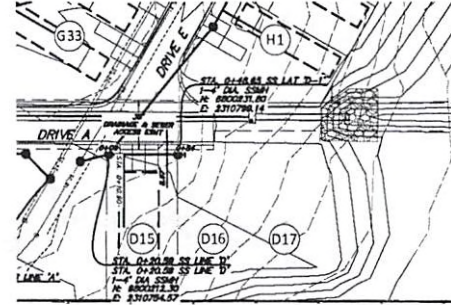
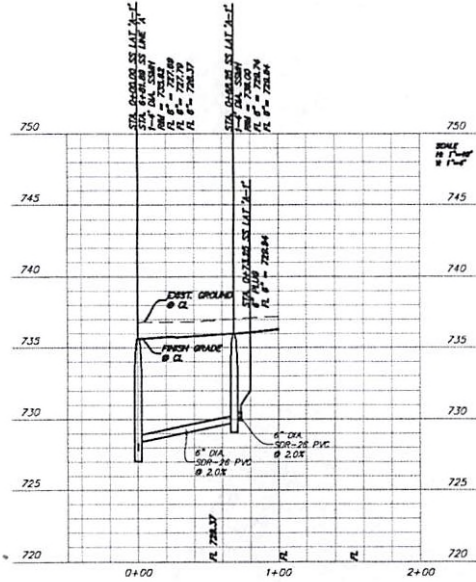
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.02



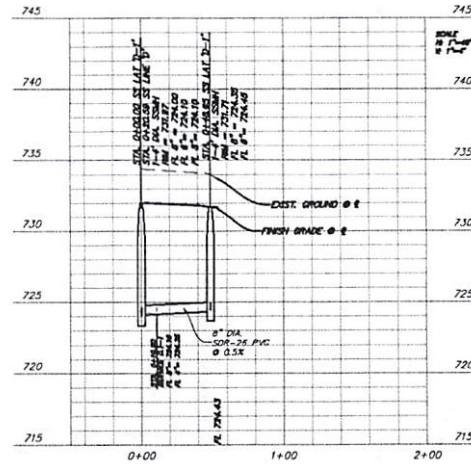
RECOMMEND
 CIVIL
 J. Paul Pridemore, P.E., Surveying Co.
 N. 7780514
 P. 2205811 87
 N. 138-74
 CIVIL
 Carl A. Primmant
 N. 4004003
 P. 2205816 87
 N. 742-21
 4/11/24



SS LAT 'A-1'



SS LAT 'D-1'



LEGEND

XXXXXXXXXXXX	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER LINE
-----○-----	EXISTING SANITARY SEWER LINE
-----●-----	PROPOSED SANITARY SEWER LINE
-----○-----	EXISTING WATER LINE
-----●-----	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TEXAS REG. E. 402

SEWER LAT 'A-1 & D-1' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

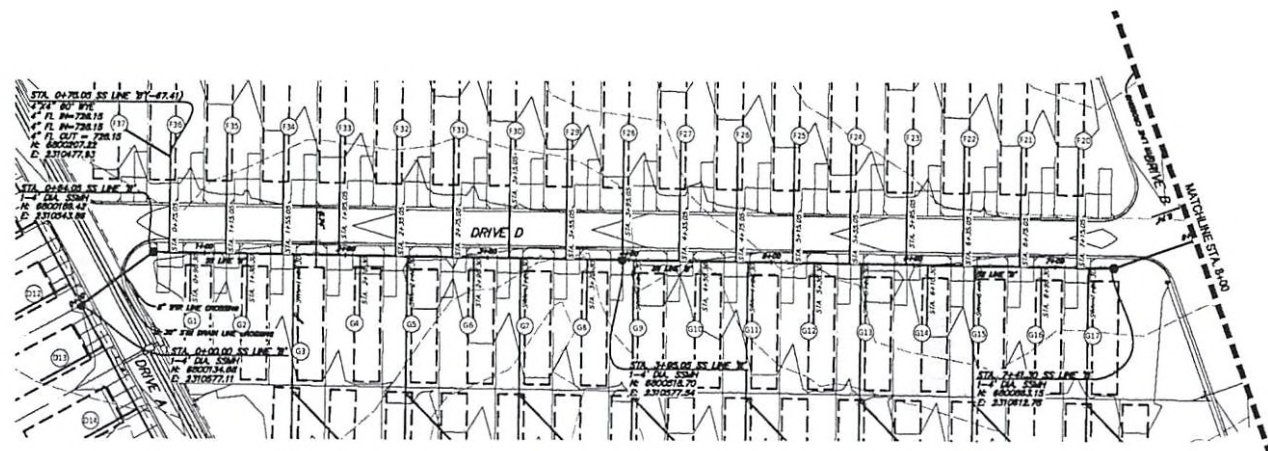
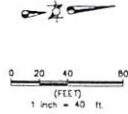
BENCHMARK

CP1:
 1" DIA. IN. W/ 1/4" STAMPING DISC
 N. 879928.57
 E. 237008.63
 Z. 738.74

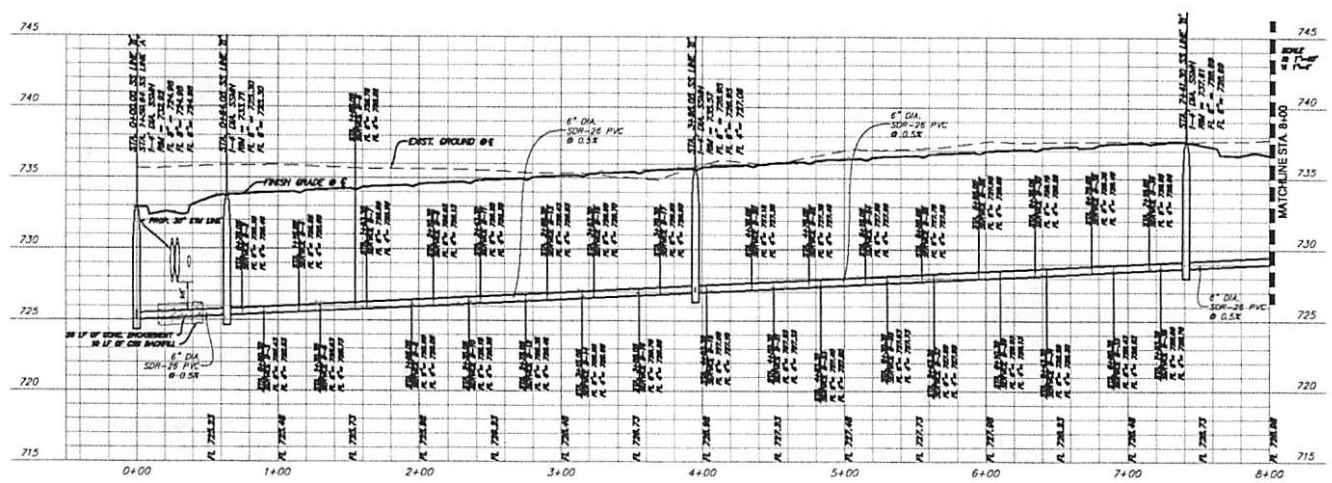
CP2:
 1" DIA. IN. W/ 1/4" STAMPING DISC
 N. 879928.57
 E. 237008.63
 Z. 742.32

4/18/2024

REVIEW	DRAWN	DATE	P.L.O.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C06.03



SS LINE 'B'



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. WICKLIFF ROAD SUITE 8110 FORT WORTH, TX 76104
 WWW.RLGCONS.COM TYPE FROM REGS. P. 4603

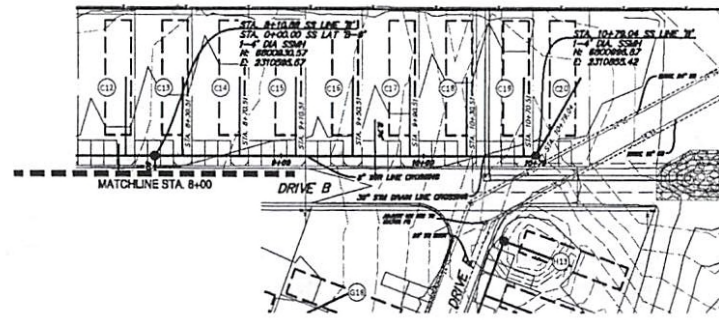
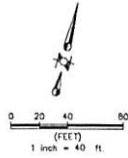
SEWER LINE 'B' PLAN & PROFILE
 (SHEET 1 OF 2)
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



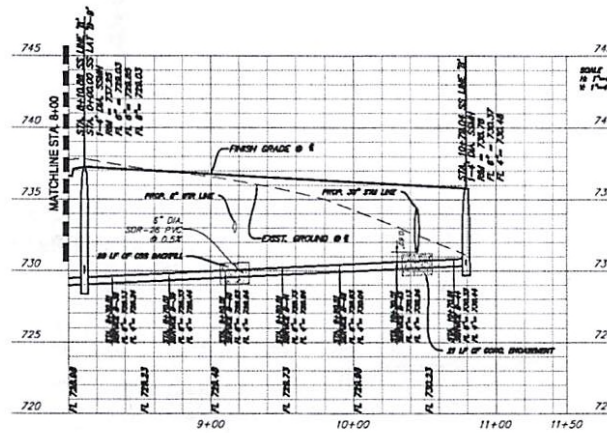
REVISIONS

NO.	DATE	DESCRIPTION
1	4/11/24	ISSUE FOR PERMIT

REVIEW	DRAWN	DATE	P.A.E.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C06.04



SS LINE 'B'



LEGEND

XXXXXXXXXXXX	EXISTING STORM SEWER
=====	PROPOSED STORM SEWER LINE
-----○-----	EXISTING SANITARY SEWER LINE
-----●-----	PROPOSED SANITARY SEWER LINE
-----○-----	EXISTING WATER LINE
-----●-----	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLG.COM TDFP FIRM REG. # 493

SEWER LINE 'B' PLAN & PROFILE
 (SHEET 2 OF 2)
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

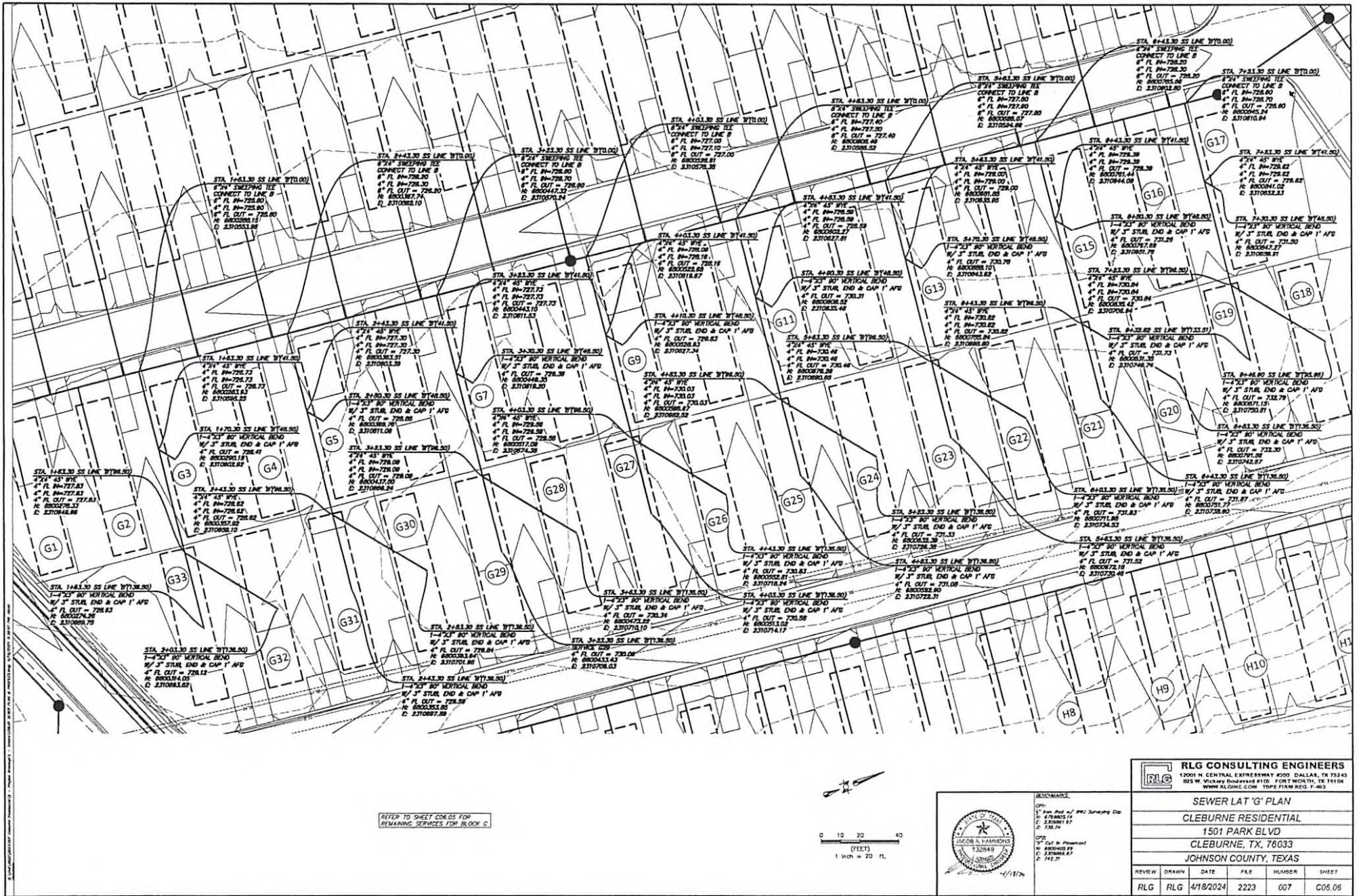


REVISIONS

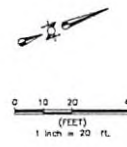
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4/18/2024	RLG	1. 1501 PARK BLVD OF 1501 SURVEYING CO. 2. 2.30861 3. 2.33674
4/18/2024	RLG	1. 1501 PARK BLVD OF 1501 SURVEYING CO. 2. 2.30861 3. 2.33674

REVIEW	DRAWN	DATE	PK.#	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.05

1501 PARK BLVD OF 1501 SURVEYING CO. 2.30861 3.23674 4/18/2024

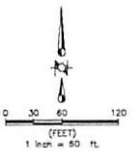
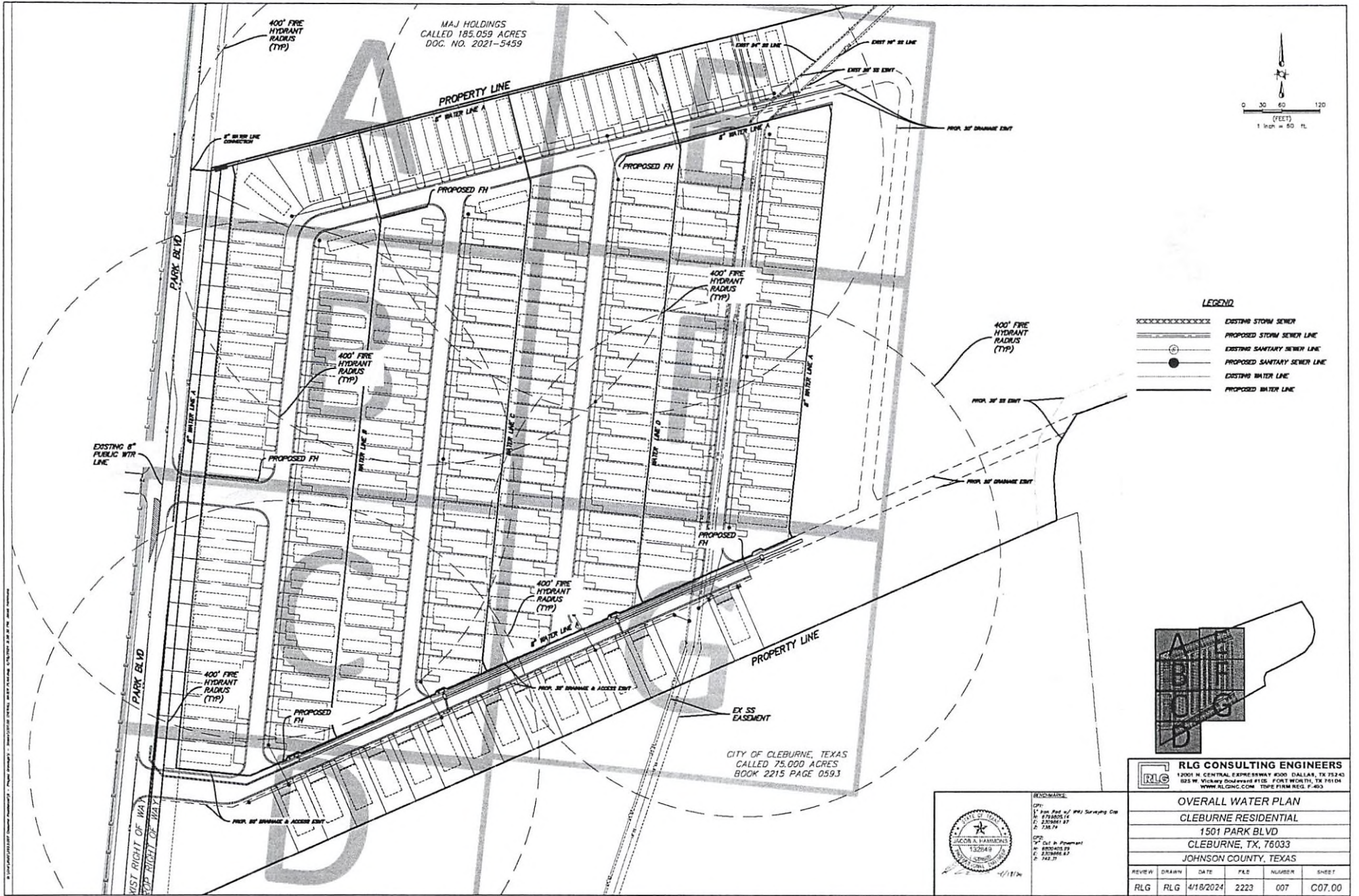


REFER TO SHEET COORDS FOR REMAINING SERVICES FOR BLOCK C



RECORDS:
 CIP: 1" from End of 18" Sewerage Pipe
 N. 8700081.14
 D. 23000117
 E. 728.74
 CIP: 1" Out of Protection
 N. 8700081.14
 D. 230008.87
 E. 728.77

RLG CONSULTING ENGINEERS 12001 N. CENTRAL EXPWAY #200 DALLAS, TX 75243 805 W. WICKERY BOULEVARD #105 FORT WORTH, TX 76104 WWW.RLG-CONS.COM TIME FROM REC. F-403					
SEWER LAT 'G' PLAN CLEBURNE RESIDENTIAL 1501 PARK BLVD CLEBURNE, TX, 76033 JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	P&E	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C08.06



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #100 DALLAS, TX 75243
 825 W. VICKERY BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLGCON.COM TDFE FIRM REG. F-463

OVERALL WATER PLAN
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.00



MODIFICATIONS
 CIP: 1. From Part of RLG Surveying Co
 W. STANLEY L.
 P. 2/20/01 87
 D. 1/8/14
 CIP: 2. City of Cleburne
 W. BRADY D.
 P. 2/20/08 87
 P. 7/2/21

MATCHLINE SEE SHEET C07.03

PARK BLVD

B11
B10
B9
B8
B7
B6
B5
B4
B3
B2
B1

DRIVE B

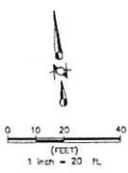
100' FH RADIUS (T.Y.P.)

E20
E19
E18
E17
E16
E15
E14
E13
E12
E21
E22
E23
E24
E25
E26
E27
E28
E29
E30

DRIVE C

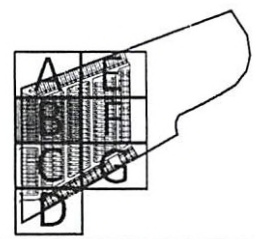
F17
F16
F15
F14
F13
F12
F11
F10
F9
F8

MATCHLINE SEE SHEET C07.08



LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 525 W. WICKERY BOULEVARD #110 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM T806 FRANK REED, P.E. 403

WATER PLAN - SECTION B

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

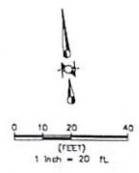
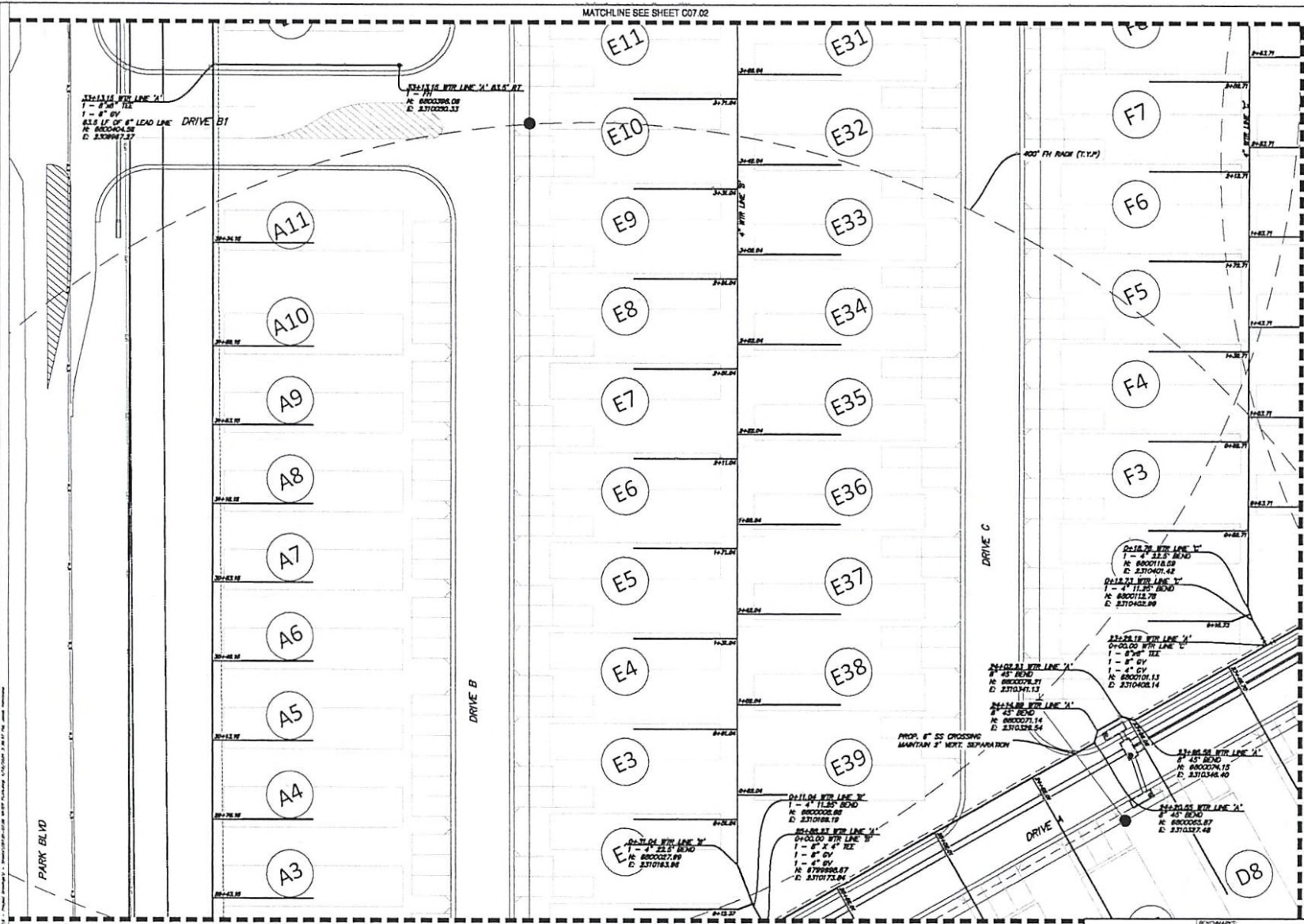
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.02



DESIGNED BY:
 JACOB A. JOHNSON
 132849
 STATE OF TEXAS
 4/18/24

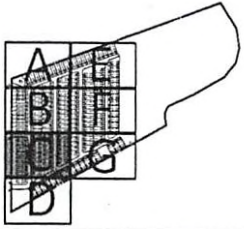
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MATCHLINE SEE SHEET C07.02



LEGEND

- XXXXXXXXXXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WILKINSON BOULEVARD #105 FORT WORTH, TX 76104
 WWW.RLG-CONS.COM TORRE FRANK REG. P. 463

WATER PLAN - SECTION C
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

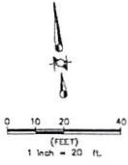
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.03



RECOMMENDATION
 I, the undersigned, a duly Licensed Professional Engineer, State of Texas, do hereby certify that the above is a true and correct copy of the original as shown to me by the person presenting the same for my signature and seal.
 JACOB A. HAMMOND
 132849
 4/17/24

MATCHLINE SEE SHEET C07.04

MATCHLINE SEE SHEET C07.03



EXIST RIGHT OF WAY
PROP RIGHT OF WAY

22'-0" W/4" L'1"
1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

A2

A1

D1

E1

D2

D3

D4

D5

D6

D7

22'-0" W/4" L'1"
1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

PROP. 6" SS CROSSING
MAINTAIN 2' NEXT. SEPARATION

20'-0" W/4" L'1"
1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

20'-0" W/4" L'1"
1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

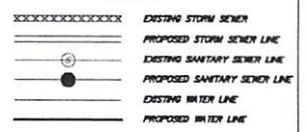
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1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

20'-0" W/4" L'1"
1 - 8" 11.25' BOND
N: 8799831.70
E: 2300828.80

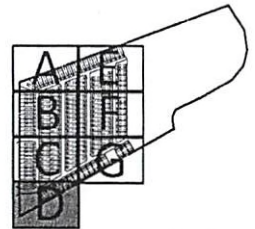
DRIVE

CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 0593

LEGEND



400' FH ROAD (TYP.)



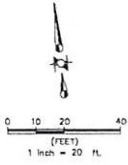
REVISIONS
DATE BY
1 10/20/24 JKH
2 11/20/24 JKH
3 12/20/24 JKH
4 1/20/25 JKH

RLG CONSULTING ENGINEERS
15001 W. CENTRAL EXPRESSWAY 4000 DALLAS, TX 75243
825 W. VICKERY BLVD SUITE #110 FORT WORTH, TX 76104
WWW.RLGINC.COM TDFE FIRM REG. F-403

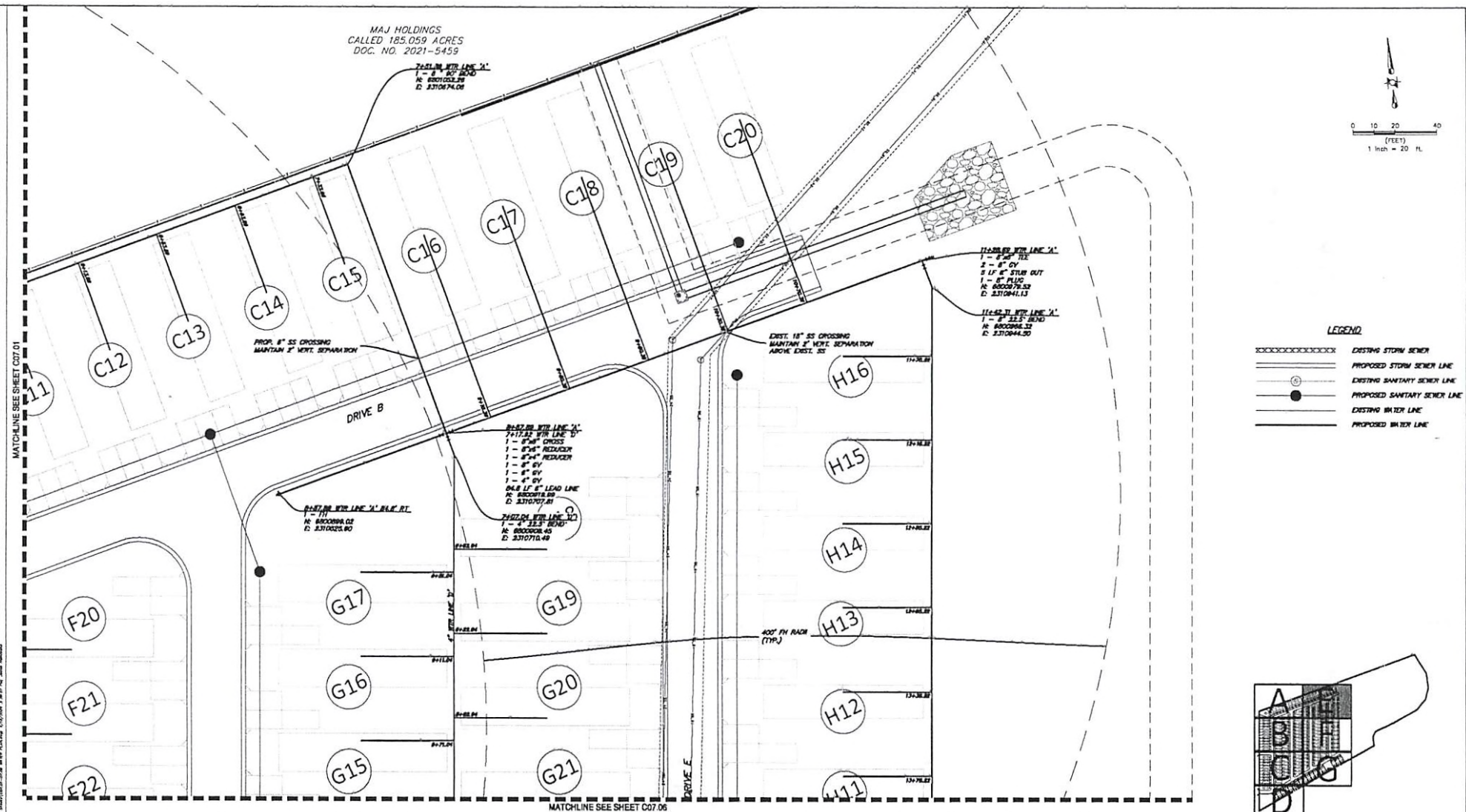
WATER PLAN - SECTION D
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.04

MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-5459



MATCHLINE SEE SHEET C07.01



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LEGEND

- DISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- DISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- DISTING WATER LINE
- PROPOSED WATER LINE

8" x 8" WTR LINE 'A'
74.12.02 WTR LINE 'D'
1 - 8" CHG
1 - 8" REDUCER
1 - 8" REDUCER
1 - 8" 6"
1 - 8" 6"
1 - 8" 6"
0.6 L.F. 8" LEAD LINE
N: 800018.00
D: 237070.00

11.62.02 WTR LINE 'A'
1 - 8" CHG
3 L.F. 8" STUB OUT
1 - 8" PLUG
N: 800029.52
D: 237084.13

PROP. 8" SS CROSSING
MAINTAIN 2" VERT. SEPARATION

DIST. 18" SS CROSSING
MAINTAIN 2" VERT. SEPARATION
ARCH. DIST. SS

0.12.02 WTR LINE 'A' B/LK. RT.
1 - 7"
N: 800008.02
D: 237025.00

74.12.02 WTR LINE 'D'
1 - 8" 33.5' BEND
N: 800008.45
D: 237070.48

400' FN RADIUS
(TYP.)

MATCHLINE SEE SHEET C07.06



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
525 W. WILLOW ROAD SUITE #110 FORT WORTH, TX 76104
WWW.RLGCONS.COM TDFE FIRM REG. F-403



REVISIONS

001: 15' Ann Plan of RLG Surveying Co
N: 479805.14
D: 230811.87
E: 738.79

002: 2" Cut & Placement
N: 800403.29
D: 230814.17
E: 742.25

4/18/24

WATER PLAN - SECTION E
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.05

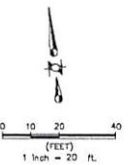
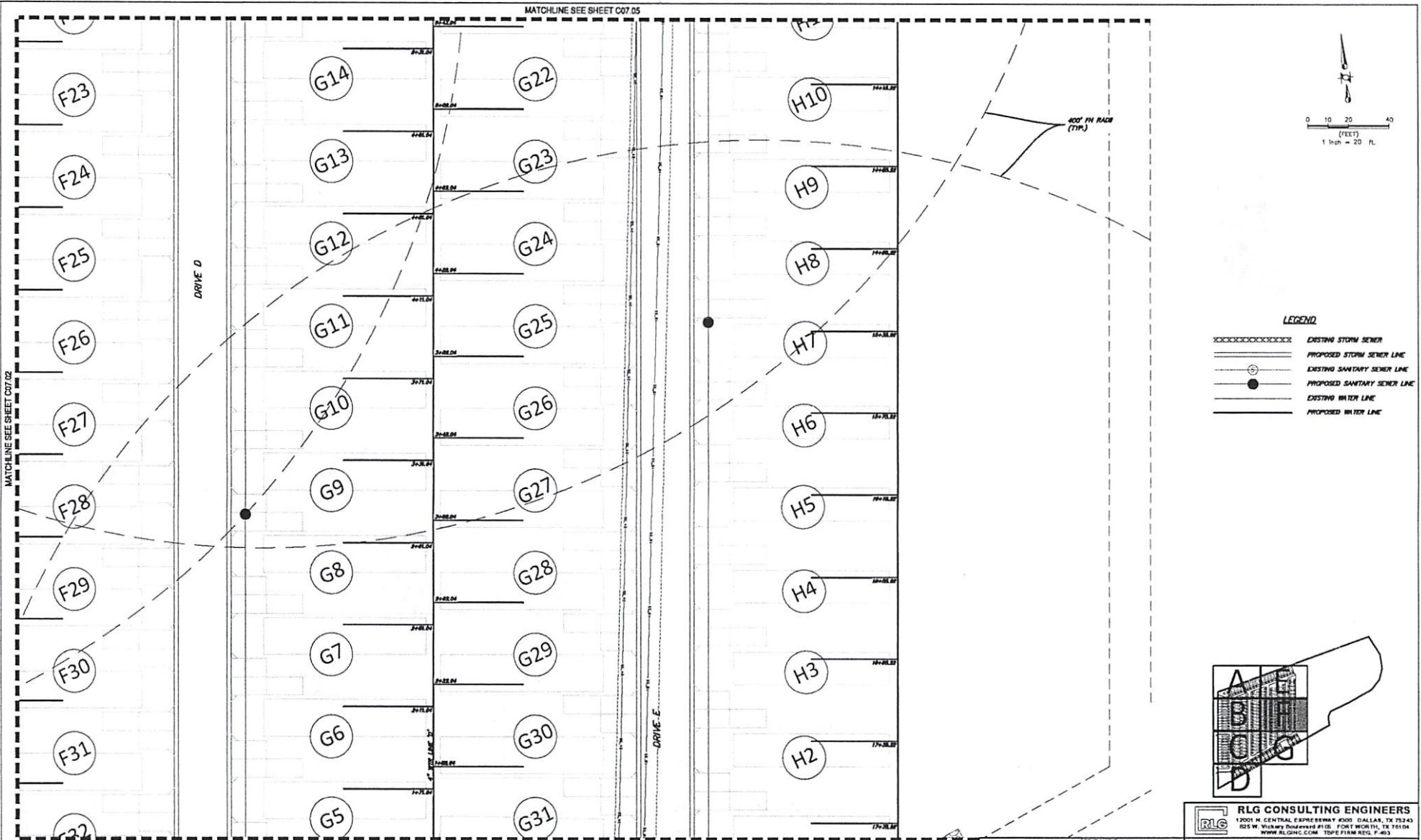
MATCHLINE SEE SHEET C07.05

MATCHLINE SEE SHEET C07.07

MATCHLINE SEE SHEET C07.02

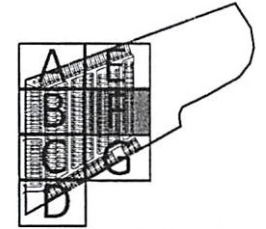
DRIVE D

DRIVE E



LEGEND

- XXXXXXXXXXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



RLG CONSULTING ENGINEERS
 12001 M. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. VICKERY BOULEVARD #102 FORT WORTH, TX 76104
 WWW.RLGINC.COM TSP# FIRM REG. F-493

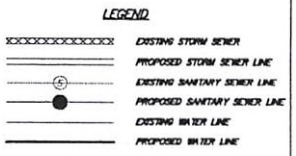
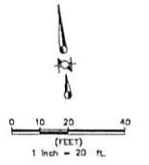
WATER PLAN - SECTION F
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	PAGE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.06

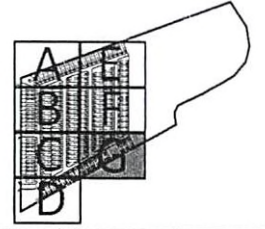


NOTES:
 1. See Plan of Survey
 2. See Survey Plat
 3. See Plat
 4. See Plat
 5. See Plat
 6. See Plat
 7. See Plat
 8. See Plat
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 97. See Plat
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 100. See Plat

MATCHLINE SEE SHEET C07 06



CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 059.3



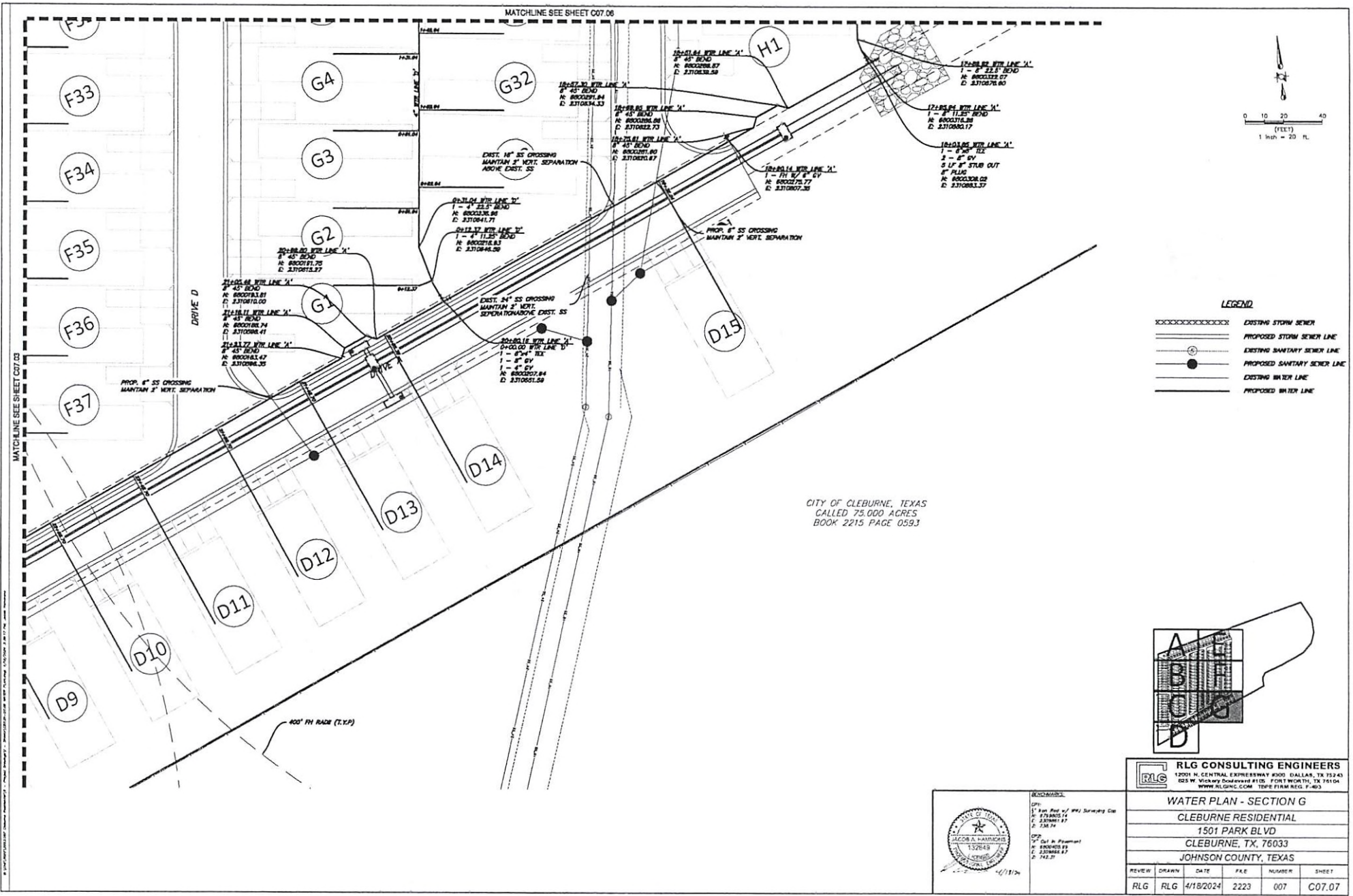
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #100 DALLAS, TX 75243
625 W. WICKERY BOULEVARD #100 FORT WORTH, TX 76104
WWW.RLGCONS.COM TEL: 817.341.1111 FAX: 817.341.1112

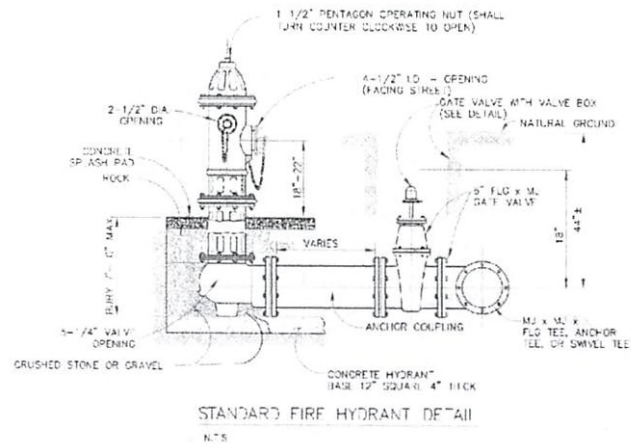
WATER PLAN - SECTION G
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	P.A.E.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C07.07



RECORDS
CPI:
1. Plan Book of W&J Surveying Co.
N. 879.8005 74
C. 137989 47
2. 7.08.74
CPI:
1. Call to Payment
N. 800425 89
C. 137988 47
2. 7.02.21



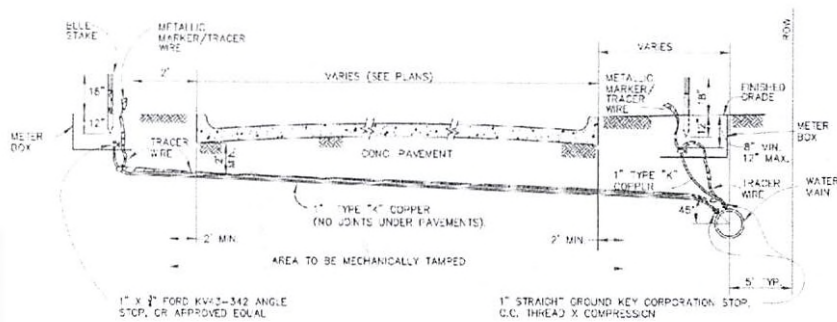
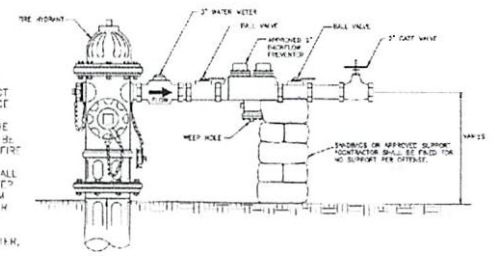


FIRE HYDRANT NOTES:

1. FIRE HYDRANT SHALL BE 6.0' OR MORE.
2. CENTER OF F.H. BARREL SHALL BE NOT LESS THAN 2.5' OR MORE THAN 3.0' FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
3. ON PRIVATE CONTRACTS, THE DEVELOPER'S ENGINEER WILL STAKE F.H. HORIZONTAL LOCATION AND FLANGE ELEVATION.
4. FIRE HYDRANT SHALL BE INSULATED (PIPE ONLY, PAINTED AS PER INSTALLATION).
5. FIRE HYDRANTS TO BE PAINTED BY BUILDER - SHERWIN WILLIAMS POLAR SILVER, PART # 16A-5 OR EQUIVALENT.
6. HYDRANT LEADS OR FITTINGS IN EXCESS OF 200' REQUIRE DOUBLE-CHECK ASSEMBLY AT MAIN.
7. ALL HYDRANT EXTENSIONS SHALL HAVE BREAKAWAY FLANGE AND STEM COUPLING.
8. BLOCKING OF FIRE HYDRANT SHALL BE REQUIRED FOR EXTENSIONS ACROSS STREETS AND YARDS OR LEADS LONGER THAN ONE JOINT OR THE LAST JOINT OF PIPE CONNECTING TO HYDRANT MUST BE A FULL JOINT.
9. DOWN HANG OR FIRE HYDRANT SHALL NOT EXCEED 7'-0" IF NECESSARY, RETAINED BENDS MAY BE USED TO ACHIEVE GRADE NEEDED WITH-OUT EXCEEDING 7'-0" LOWER BARREL HEIGHT. ALL PIPING TO BE DUCTILE IRON.
10. PIPE WITH HELIX ANKER GLANDS WILL ONLY BE PERMITTED FROM LEADS THAT EXCEED 30'.
11. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS.
12. FIRE HYDRANT SHALL BE LOCATED OUTSIDE OF CURB RETURNS AND A MINIMUM OF 4' FROM DRIVEWAYS APPROXIMATE RADIUS.
13. HYDRANT VALVE SHALL FOLLOW GATE VALVE DETAIL.
14. ALL PIPING SHALL BE DUCTILE IRON WITH ALL BURIED VALVE PIPE AND FITTINGS TO BE POIN-WRAPPED.
15. HYDRANTS LOCATED IN PARKWAY MUST HAVE SPLASH PADS EXTENDED TO CURB.

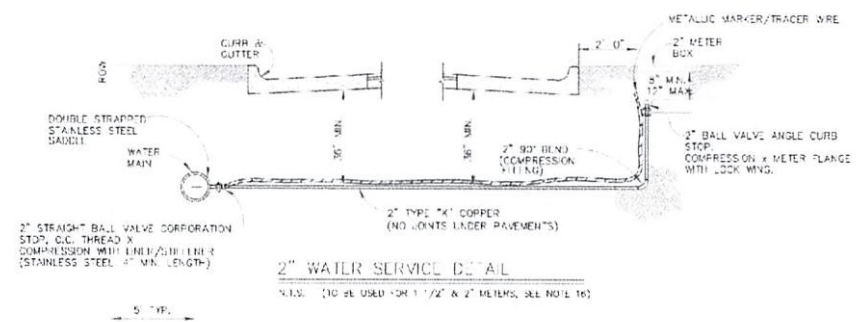
NOTES:

1. USE OF HYDRANT REQUIRES VALID WATER FIRE HYDRANT METER AGREEMENT, CONTACT WATER UTILITIES CUSTOMER SERVICE OFFICE FOR APPLICATION.
2. METER AND REDUCED BACKFLOW PRESSURE VALVE (RPB) BACKFLOW ASSEMBLY SHALL BE FULLY SUPPORTED WHEN CONNECTED TO FIRE HYDRANT.
3. 1/2" AND 3/4" BACKFLOW ASSEMBLY SHALL BE APPROVED BY CITY OF CLEBURNE WATER UTILITIES. METER MUST BE OBTAINED FROM CITY OF CLEBURNE WATER UTILITIES. METER SHALL BE TESTED ANNUALLY BY CITY OF CLEBURNE WATER UTILITIES.
4. FROM (1) ANY USE OF FIRE HYDRANT WITHIN 7'-0" CITY MUST BE TESTED BY A CITY-REGISTERED BACKFLOW PREVENTION ASSEMBLY (TESTER (EPAT), AND A CURRENT AND PASSING TEST AND MAINTENANCE REPORT (SMR) FOR THE 309 MUST BE SENT TO UTILITY BILLING AT (817) 545-0919. BACKFLOW ASSEMBLY SHALL BE TESTED ANNUALLY AND EACH TIME THE ASSEMBLY IS MOVED TO A DIFFERENT FIRE HYDRANT. SITE COPY OF TEST SHALL BE SENT TO CITY OF CLEBURNE WATER UTILITIES WATER RESOURCES SERVICES BEFORE USAGE WILL BE ALLOWED. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO FIRE HYDRANT DURING USE.
5. SANDBAGS OR APPROVED SUPPORT SHALL NOT OBSTRUCT WEED HOLE.



1\"/>

N.T.S. (TO BE USED FOR 3/4\"/>



WATER SERVICE NOTES:

1. TRACER WIRE IS REQUIRED ALONG CITY SIDE SERVICE CONNECTION FROM MAIN TO METER.
2. TRACER WIRE IS REQUIRED ALONG ENTIRE LENGTH OF MAIN.
3. METER BOX MUST BE BEDDED WITH AT LEAST 4\"/>



DET. NAME / PROJECT NO.		WATER DETAILS	
ENGINEERING SERVICES DEPARTMENT	FILED	W-1	SCALE: NOT TO SCALE
			DATE: 02/20/2020

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

HORIZONTAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310A

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

HORIZONTAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310A

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

HORIZONTAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310A

GENERAL NOTES FOR ALL THRUST BLOCKS

1. FINISHES FOR BLOCKING SHALL BE CLASS "B"
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURES OF 200 PSI FOR DOUBLE END, 150 PSI AND 100 PSI FOR CONCRETE PIPE
3. VOLUMES OF THRUST BLOCKS ARE AS WORKED BY CONTRACTOR TO BE CORRECTED TO THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE FORCE ON THE VERTICAL BEND
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY
5. FOUR CONCRETE FOR BLOCKS AGAINST UNDISTURBED EARTH
6. ENDORSERS MAY BE VARIOUS AS ALLOWED BY FIELD CONDITIONS WHEN AND AS APPROVED BY THE ENGINEER. THE WEIGHT OF CONCRETE IS CORRECTED FOR LOSS OF MATERIAL DURING PLACING
7. FINISH SURFACES FINISHED AND BASED ON 1000 LBS/SQ. YD. X 36" X 36" AND 2000 LBS/SQ. YD. IN OTHER
8. LIFT VOLUMES ARE EQUAL BETWEEN CONCRETE AND SAND. SEE OR FILE TO PREVENT THE CONCRETE FROM SETTING TOO FAST
9. CONCRETE SHALL NOT EXPOSE REINFORCING
10. REINFORCING BARS AND FOR THURST BLOCKS SHALL BE USED TO PROTECT THURST BLOCKS AT ALL PLACES. SEE STD. Dwg. NO. 4300 FOR GENERAL NOTES
11. IF ANY ADDITIONAL SUBSIDIARY WORK IS REQUIRED, SUBSIDIARY WORK SHALL BE DONE TO THE BEST OF THE CONTRACTOR'S ABILITY AND AS DIRECTED BY THE ENGINEER

THRUST BLOCK

GENERAL NOTES

5/22.4

AUG 23 4310A

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

HORIZONTAL THRUST BLOCK AT TEES AND PLUGS

5/22.4

AUG 23 4322

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

VERTICAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310

REFER TO STD. Dwg. No. 4300 FOR GENERAL NOTES

SECTION X-X

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

HORIZONTAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310

GRANULAR MATERIAL COMPACTED TO SIZE OF STD. PROCTOR DENSITY

INITIAL GEOTEXTILE FABRIC BETWEEN SAND AND GRANULAR MATERIAL AND GRANULAR SAND

CLASS "B" WATER EMBEDMENT

REINFORCING BARS

CONCRETE

PIPE

NOTE: ALL FINISH SURFACES IN CONTACT WITH THURST BLOCK SHALL BE FINISHED TO MATCH EXISTING WORK FOR GENERAL NOTES

TABLE OF DIMENSIONS AND QUANTITIES

TABLE OF DIMENSIONS AND QUANTITIES	
A - 4202	
ITEM	QUANTITY
1. CONCRETE	1.00
2. REINFORCING BARS	1.00
3. SAND	1.00
4. GRAVEL	1.00
5. GROUT	1.00
6. FINISH	1.00
7. PAINT	1.00
8. LABOR	1.00
9. MATERIAL	1.00
10. TRANSPORTATION	1.00
11. WASTE	1.00
12. TOTAL	12.00

VERTICAL THRUST BLOCK AT PIPE BEND

5/22.4

AUG 23 4310

RLG CONSULTING ENGINEERS

13001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243

825 W. WICKHAM BOULEVARD #100 FORT WORTH, TX 76104

WWW.RLG-ENG.COM TEL: 972.358.1400

WATER DETAILS

CLEBURNE RESIDENTIAL

1501 PARK BLVD

CLEBURNE, TX, 76033

JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.02

SEAL OF THE STATE OF TEXAS

COMMISSIONER OF PUBLIC SAFETY

JOSEPH A. HAMMOND

132849

4/18/24

REMARKS:

CP1: 1501 Park Blvd of 1501 Scrapping Site

1. 4/18/2024 TX

2. 22230001

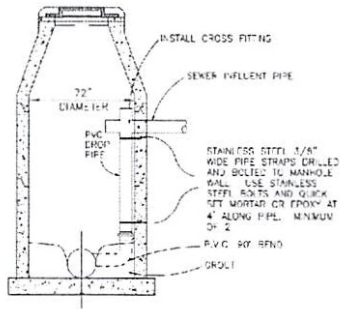
3. 2223.01

CP2: 1501 Park Blvd of 1501 Scrapping Site

1. 4/18/2024 TX

2. 22230001

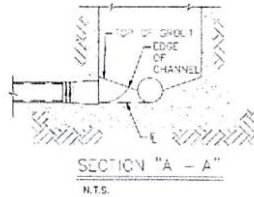
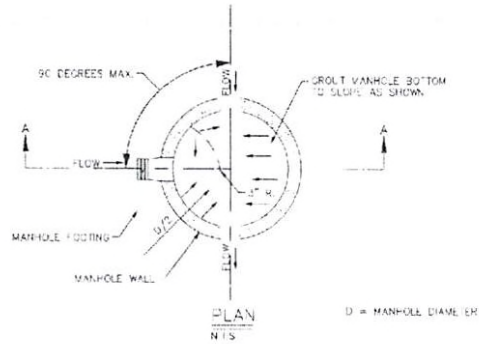
3. 2223.01



DROP CONNECTIONS FOR SANITARY SEWER MANHOLE

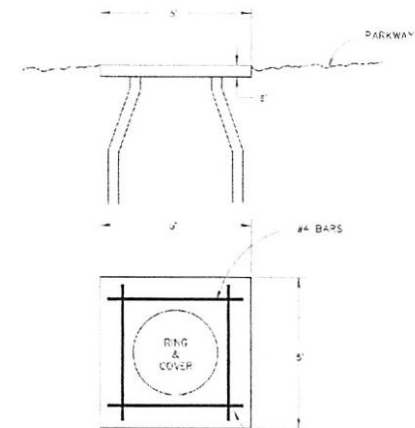
N.T.S.

1. DROP PIPE SHALL BE ONE SIZE LARGER THAN SEWER INFLUENT PIPE.
2. ALL DROP MANHOLES SHALL BE 72" DIAMETER.
3. NO DROP FITTING SHALL BE REQUIRED IF SEWER INFLUENT PIPE IS 18" OR LESS AND MAIN SEWER PIPE HEADINGS ON MAIN SEWER PIPE BENCH IS HIGHER THAN SEWER INFLUENT FLOWLINE.

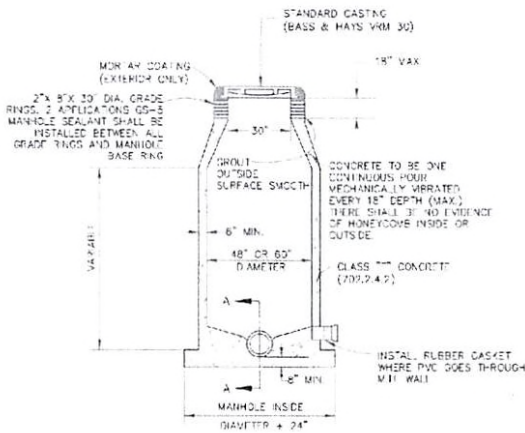


GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS, METHODS AND PLACEMENT NOT DETAILED BELOW SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, OCTOBER 2004 EDITION UNLESS SUPERSEDED BY CITY OF CLEBURNE STANDARD SPECIFICATIONS OR MATERIAL TESTING POLICIES.
2. RING AND COVER SHALL BE DOMESTIC CASTING ONLY (BASS & HAYS VHM 30), CAST IN PLACE MANHOLE OR WEIGHTED DESIGNED CONE WITH BOLT DOWN RING AND COVER TO BE USED IN GOOD-PROBE AREA AND MUST BE ANCHORED INTO CON.
3. MANHOLE MARKERS SHALL BE INSTALLED IN ALL UNDEVELOPED AREAS.
4. MANHOLES SHALL BE FLARED MONOLITHICALLY WITH STEEL. IF A BLOCK OUT IS NEEDED, INSPECTOR WILL PRE-APPROVE SIZE & SHAPE OF BLOCK OUT.
5. INVERTS FOR CAST-IN-PLACE MANHOLES SHALL BE MADE BY PLACING PIPE CONTINUOUSLY THROUGH MANHOLES AND CUTTING OUT THE TOP OF THE PIPE. A MINIMAL AMOUNT OF CONCRETE INVERT BETWEEN PIPE TIPS WILL BE PERMITTED.
6. CONCRETE FOR MANHOLES TO BE CLASS "T" (6.5 SACK, 4200 PSI) PER NOTCOG SPECIFICATIONS 702.2.4.2. ALL CONCRETE SHALL CONTAIN SUFFICIENT AIR ENTRAINING AGENT TO YIELD AN AIR CONTENT.
7. NO RINGED MANHOLE LIDS WITHOUT REASON AND APPROVED BY DIRECTOR OF PUBLIC WORKS.
8. WATER AND SEWER MAINS SHALL BE PLACED ON OPPOSITE SIDES OF THE STREET.
9. ALL MANHOLES SHALL BE INSTALLED WITH 5'x5' CONCRETE PAD WITH MANHOLE COVERS IN CENTER OF PAD. THE CONCRETE PAD SHALL MATCH PAVEMENT THICKNESS WITHIN PAVEMENT, OR BE 6" THICK OUTSIDE PAVED AREAS. PADS SHALL BE REINFORCED WITH FOUR NO. 4 REBARS, AROUND EACH OF THE PADS.
10. MANHOLES SHALL BE INSTALLED IN CENTER OF LANE AND OFFSET NORMAL DIST. PATH OF LANE WHEN IN PAVED ROADSWAYS.
11. VALVE AND MANHOLE MARKERS SHALL BE EMBEDDED INTO CURB AND PAINTED WITH DIRECTION ARROWS. SERVICE LINES SHALL NOT CROSS LOT LINES.
12. SEWER AND WATER MAINS SHALL BE MINIMUM 9' APART.
13. CLEANOUTS ARE TO BE LOCATED IN THE PARKWAY BETWEEN THE CURB AND SIDEWALK.
14. CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS.



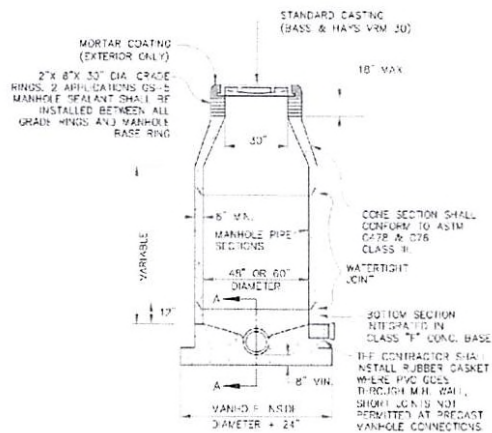
MANHOLE PAD DETAIL
N.T.S.



CAST IN PLACE MANHOLE

N.T.S.

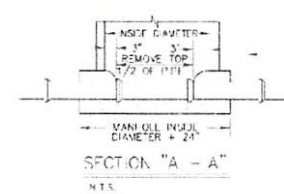
1. MANHOLES FOR SEWER MAINS 18" OR LARGER SHALL BE 5' DIAMETER MINIMUM.
2. MANHOLES 18" OR DEEPER SHALL BE 5' DIAMETER MINIMUM.



PRECAST CONCRETE MANHOLE

N.T.S.

1. MANHOLES FOR SEWER MAINS 18" OR LARGER SHALL BE 5' DIAMETER MINIMUM.
2. MANHOLES 18" OR DEEPER SHALL BE 5' DIAMETER MINIMUM.



SECTION "A - A"
N.T.S.

DRAWING NUMBER / PROJECT NO.

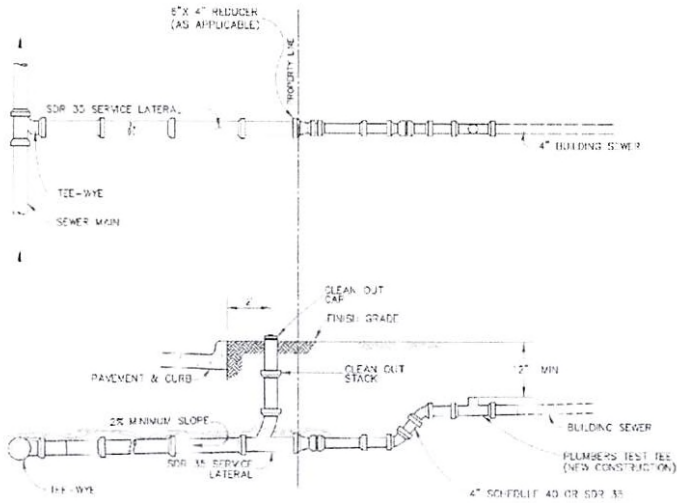
SEWER DETAILS

ENGINEERING SERVICES DEPARTMENT

SS-

NOT TO SCALE
DATE: 2022 VERSION



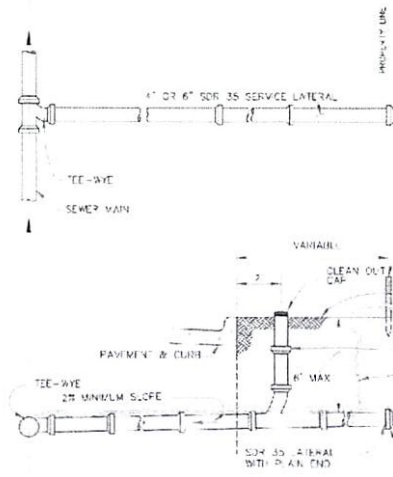


NOTES:

1. RUBBER BOOTS WILL ONLY BE PERMITTED FOR CLAY OR CONCRETE TILE SERVICE PIPE AND MUST BE CONCRETE ENCASED.
2. ONE 4" CONNECTION PER DWELLING UNIT (RESIDENTIAL ONLY).

STANDARD SEWER SERVICE CONNECTION

N.T.S. (PLUMBER CONNECTION OR 0" RECONSTRUCTION)



NOTES:

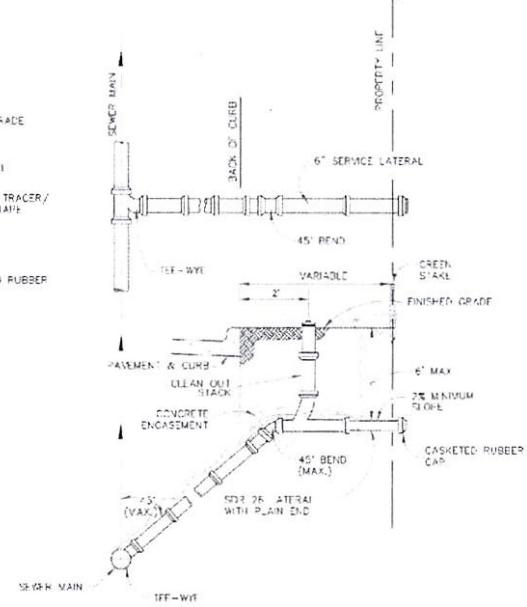
1. ONE 4" CONNECTION PER DWELLING UNIT (RESIDENTIAL ONLY).

STANDARD SEWER SERVICE FOR NEW CONSTRUCTION

N.T.S. (4" MIN FOR RESIDENTIAL ONLY)

GENERAL NOTES:

1. ALL CONNECTIONS ON MAIN LINES, MANHOODS AND PLACEMENT NOT INSTALLED BEFORE SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, OCTOBER 2004 EDITION, UNLESS SUPERSEDED BY CITY OF CLEBURNE STANDARD SPECIFICATIONS ON VAUGHAN TESTING POLICIES.
2. WHERE COVER IS LESS THAN 3.0 FEET, SANITARY SEWER MAINS AND LATERALS SHALL BE CONCRETE ENCASED OR CAPPED (SEE SHEET SS-3).
3. METALLIC TRACER/MARKER TAPE, GREEN IN COLOR AND MARKED "SANITARY SEWER", TO BE PLACED ALONG MAIN LINES & SERVICES ON TOP OF CRUSHED STONE FILL/EMBEDMENT.
4. DOUBLE SWEEP CLEANOUT 2" BEHIND CURB.
5. NO APPURTENANT STRUCTURES ALLOWED N. SIDEWALK OR DRIVEWAYS.
6. CLEANOUTS ARE TO BE LOCATED IN THE "RAKWAY" BETWEEN THE CURB AND SIDEWALK.
7. CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS.
8. MANHOLES ARE REQUIRED AT END OF SEWER MAIN.

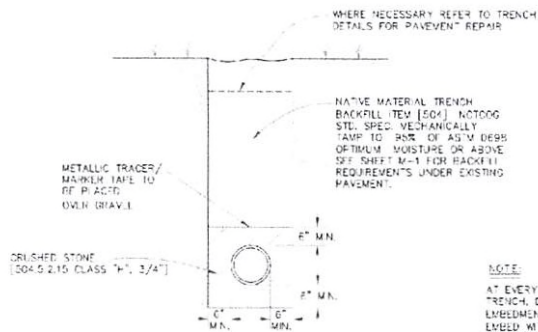


STANDARD DEEP SERVICE DETAIL FOR NEW CONSTRUCTION

N.T.S.

NOTES:

1. ROTATE TEE-WYE TO 45° MAX.
2. ONLY ONE 45° BEND WILL BE USED. 45° BEND MUST BE PLACED OUTSIDE OF PAVEMENT WHERE POSSIBLE.
3. CONCRETE ENCASE 45° BEND.



SANITARY SEWER TYPICAL EMBEDMENT

N.T.S.

NOTE:

AT EVERY 100' INTERVAL ALONG TRENCH, DELETE BEDDING AND EMBEDMENT FOR 6' ALONG TRENCH EMBED WITH CLASS "B" CONCRETE OR FLOWABLE FILL TO DISRUPT WATER MOVEMENT DOWN TRENCH.



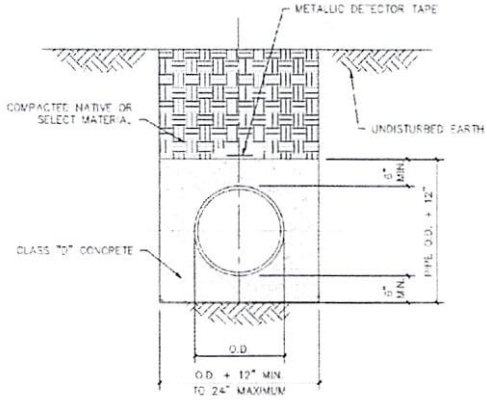
DETAIL NAME / PROJECT NO.

SEWER DETAILS

ENGINEERING SERVICES DEPARTMENT

SS-2

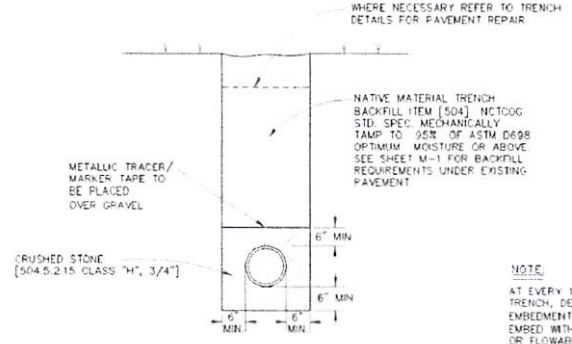
SCALE: 1/4" = 1'-0"
DATE: 2022 REVISION



NOTE:
CONCRETE ENCASEMENT
MAY BE MODIFIED FOR A
CONCRETE CAP.

CONCRETE ENCASEMENT

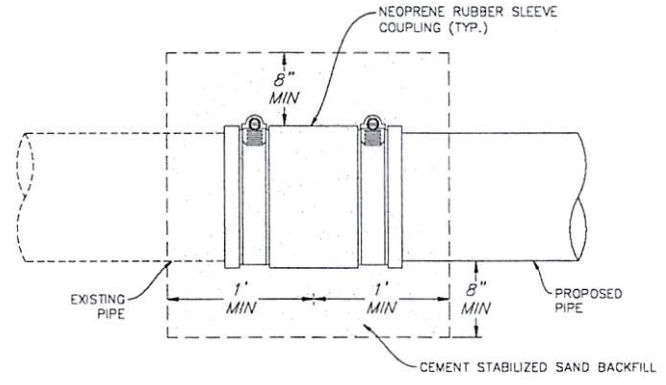
N.T.S.



NOTE:
AT EVERY 100' INTERVAL ALONG
TRENCH, DELETE BEDDING AND
EMBEDMENT FOR 6' ALONG TRENCH
EMBED WITH CLASS 'B' CONCRETE
OR FLOWABLE FILL TO DISCOURAGE
WATER MOVEMENT DOWN TRENCH.

SANITARY SEWER TYPICAL EMBEDMENT

N.T.S.



SANITARY SEWER POINT REPAIR DETAIL

N.T.S.

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
825 W. VICKERY BOULEVARD #102 FORT WORTH, TX 76104
WWW.RLGCONS.COM TWP.FIRM REG. F-403

WOODMARK

CPY:
1. 1/11/24
2. 8/29/2024
3. 2/28/2024
4. 2/28/24

CPY:
1. 8/29/2024
2. 2/28/24

CPY:
1. 8/29/2024
2. 2/28/24

4/11/24

SEWER DETAILS

CLEBURNE RESIDENTIAL

1501 PARK BLVD

CLEBURNE, TX, 76033

JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.05

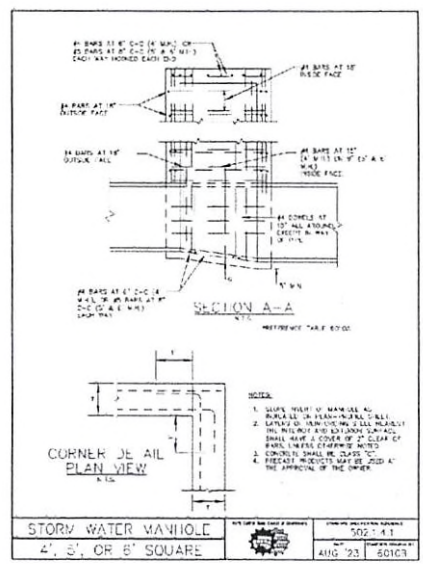
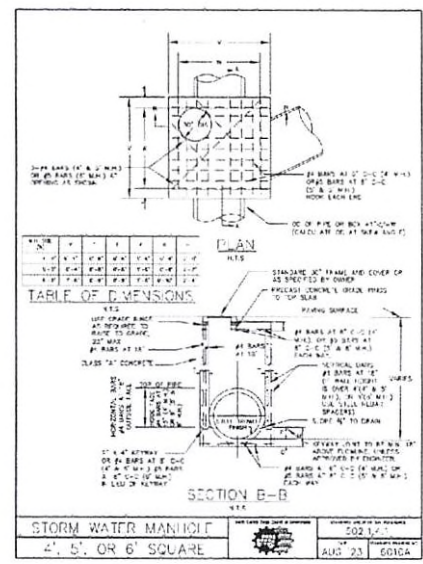
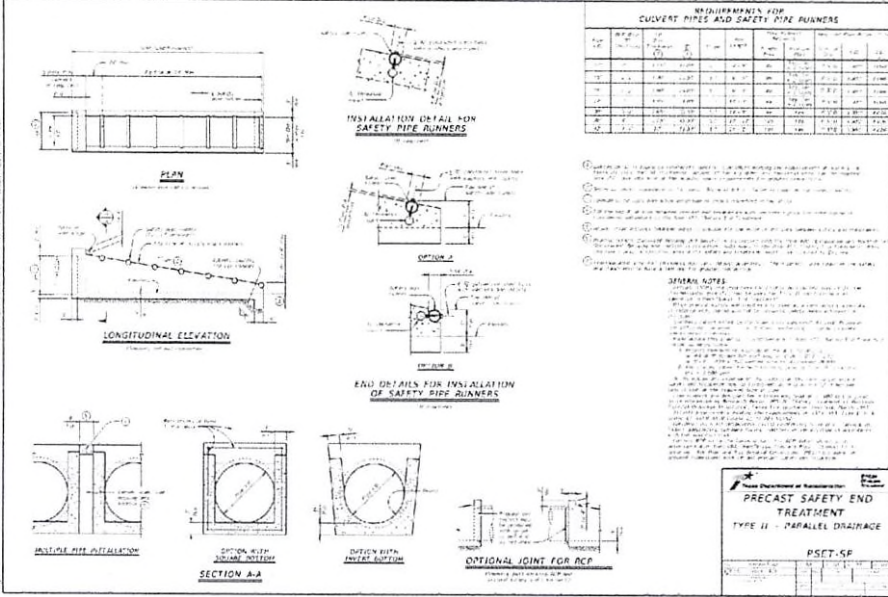


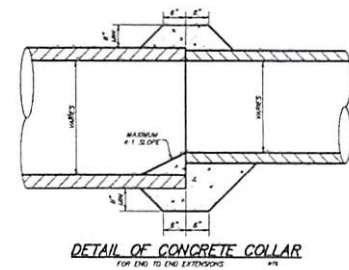
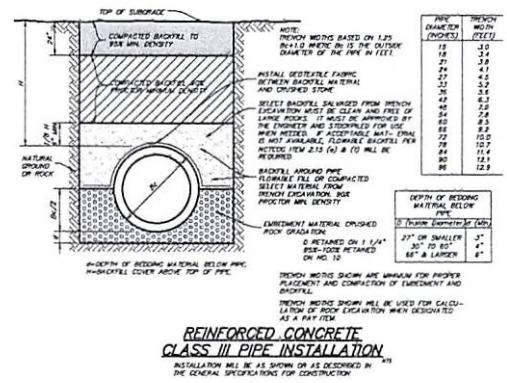
Figure 3.18 Riprap Gradation Tables for 18", 24", 30", and 36" Thicknesses of Riprap

RIPRAP GRADATIONS 36" THICKNESS OF RIPRAP	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
44 INCH	100
36 INCH	65 - 100
30 INCH	50 - 80
18 INCH	25 - 45
12 INCH	10 - 25
8 INCH	0 - 10

RIPRAP GRADATIONS 30" THICKNESS OF RIPRAP	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
36 INCH	100
30 INCH	65 - 100
24 INCH	45 - 75
18 INCH	25 - 50
12 INCH	10 - 25
8 INCH	0 - 10

RIPRAP GRADATIONS 24" THICKNESS OF RIPRAP	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
30 INCH	100
24 INCH	65 - 100
18 INCH	45 - 75
12 INCH	25 - 50
8 INCH	10 - 30
6 INCH	0 - 15

RIPRAP GRADATIONS 18" THICKNESS OF RIPRAP	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
21 INCH	100
18 INCH	65 - 100
12 INCH	35 - 65
8 INCH	15 - 40
6 INCH	5 - 25
4 INCH	0 - 15



RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #1000 DALLAS, TX 75243
825 W. WILKINS BOULEVARD #101 FORT WORTH, TX 76104
WWW.RLG-ENG.COM TRISTE FIRM REG. # 403

STORM DETAILS (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.06

REVISIONS:

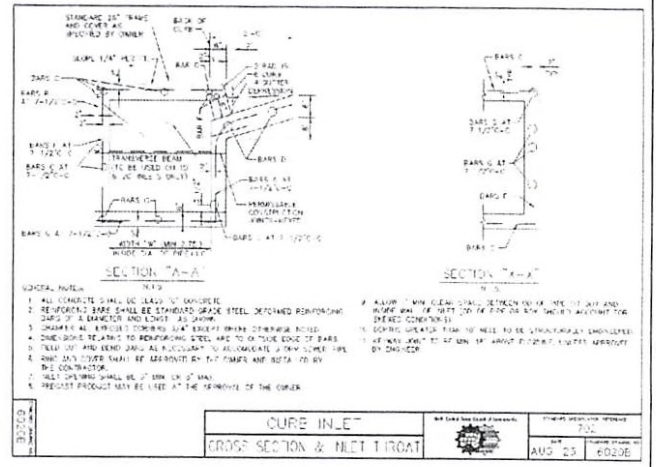
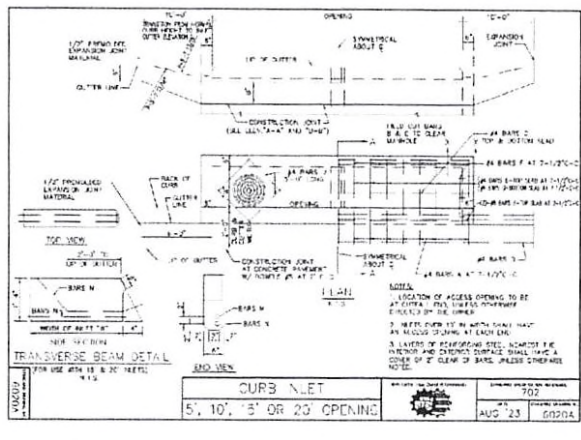
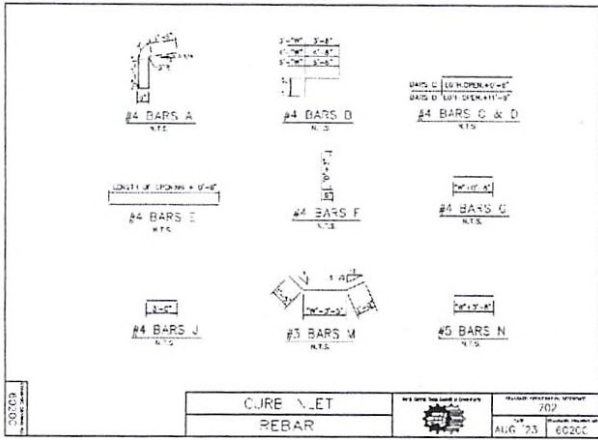
1. Per Rev. of WPI Surveying Co.
2. 7.18.24

2. Per Rev. of WPI Surveying Co.
3. 7.18.24

3. Per Rev. of WPI Surveying Co.
4. 7.18.24

APPROVAL:

JACOB A. HANCOCK
132849
LICENSED PROFESSIONAL ENGINEER



BILL OF REINFORCING STEEL

NO.	DESCRIPTION	QTY	UNIT	WEIGHT	TOTAL WEIGHT
1	#4 BARS A	100	FT	1.10	110
2	#4 BARS B	100	FT	1.10	110
3	#4 BARS C	100	FT	1.10	110
4	#4 BARS D	100	FT	1.10	110
5	#4 BARS E	100	FT	1.10	110
6	#4 BARS F	100	FT	1.10	110
7	#4 BARS G	100	FT	1.10	110
8	#4 BARS H	100	FT	1.10	110
9	#4 BARS I	100	FT	1.10	110
10	#4 BARS J	100	FT	1.10	110
11	#4 BARS K	100	FT	1.10	110
12	#4 BARS L	100	FT	1.10	110
13	#4 BARS M	100	FT	1.10	110
14	#4 BARS N	100	FT	1.10	110

CURE INLET BILL OF REINFORCING STEEL

PROJECT: 7029
DATE: AUG 23 2024

SUMMARY OF QUANTITIES

NO.	DESCRIPTION	QTY	UNIT	WEIGHT	TOTAL WEIGHT
1	#4 BARS A	100	FT	1.10	110
2	#4 BARS B	100	FT	1.10	110
3	#4 BARS C	100	FT	1.10	110
4	#4 BARS D	100	FT	1.10	110
5	#4 BARS E	100	FT	1.10	110
6	#4 BARS F	100	FT	1.10	110
7	#4 BARS G	100	FT	1.10	110
8	#4 BARS H	100	FT	1.10	110
9	#4 BARS I	100	FT	1.10	110
10	#4 BARS J	100	FT	1.10	110
11	#4 BARS K	100	FT	1.10	110
12	#4 BARS L	100	FT	1.10	110
13	#4 BARS M	100	FT	1.10	110
14	#4 BARS N	100	FT	1.10	110

CURE INLET SUMMARY OF QUANTITIES

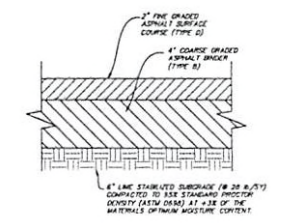
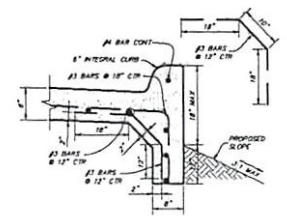
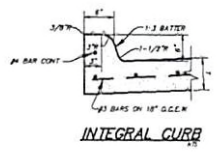
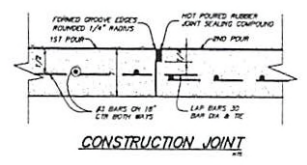
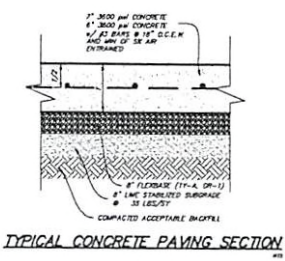
PROJECT: 7029
DATE: AUG 23 2024

RLG CONSULTING ENGINEERS
1300 W. CENTRAL EXPRESSWAY #300 DALLAS, TX 75240
825 W. VICKERY BOULEVARD #100 FORT WORTH, TX 76104
WWW.RLGCON.COM TEXAS FIRM REG. P. 603

STORM DETAILS (SHEET 2 OF 2)

CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	PLS	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.07



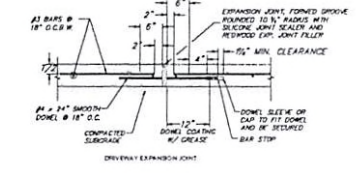
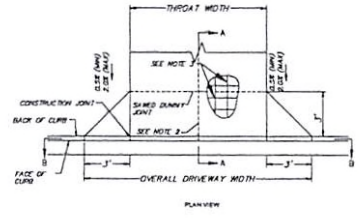
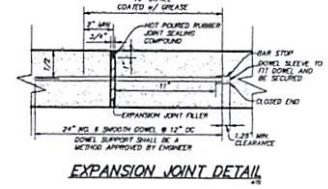
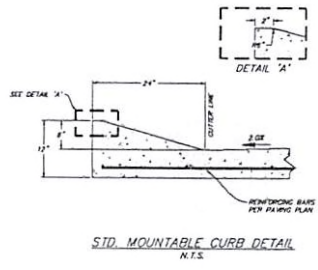
TYPICAL CONCRETE PAVING SECTION
N.T.S.

CONSTRUCTION JOINT
N.T.S.

INTEGRAL CURB
N.T.S.

PAVEMENT GRADE BEAM
N.T.S.

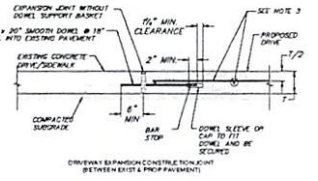
TYPICAL ASPHALT PAVING SECTION
N.T.S.



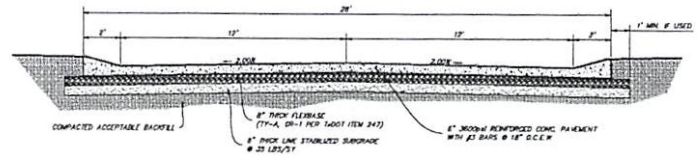
STD. MOUNTABLE CURB DETAIL
N.T.S.

EXPANSION JOINT DETAIL
N.T.S.

PAN DRIVEWAY APPROACH DETAIL
SCALE: N.T.S.



DRIVEWAY EXPANSION JOINT (EXISTING CONCRETE DRIVE/DECK BETWEEN EXIST. & PROP. PAVEMENT)
N.T.S.



TYPICAL DRIVEWAY SECTION
N.T.S.

DRIVEWAY NOTES:

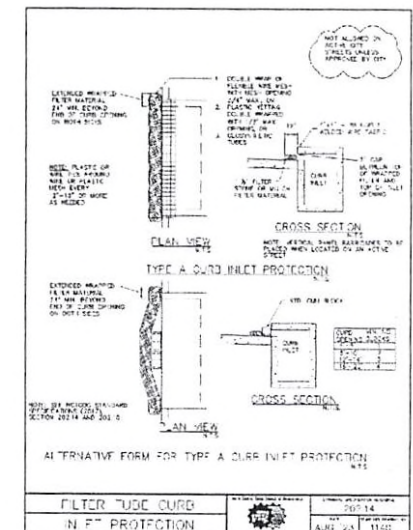
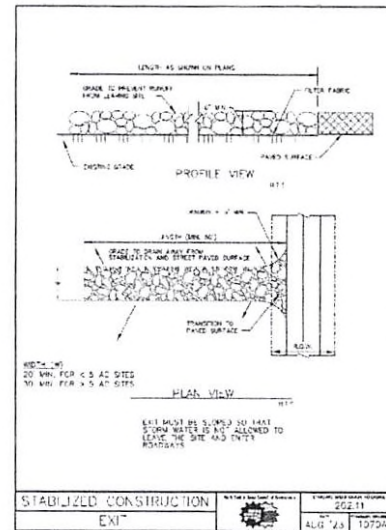
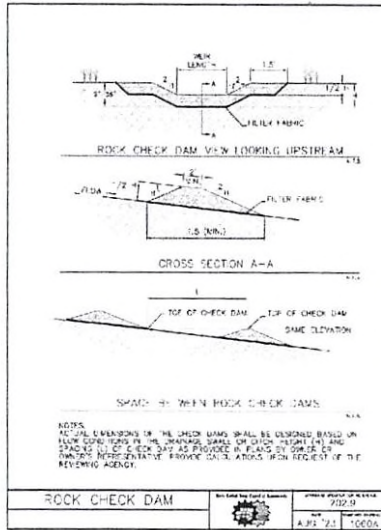
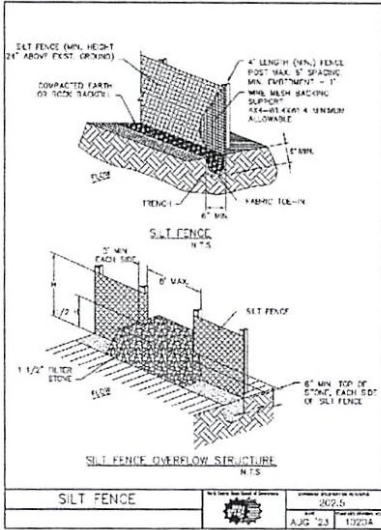
1. DUNNY JOINTS IN DRIVE REQUIRED TO CORRESPOND WITH JOINTS IN CONCRETE PAVEMENT.
2. THE GRADE BREAK AT THE GUTTER LINE AND AT ANY POINT WITHIN 10 FEET OF GUTTER LINE MUST NOT EXCEED 1/2 PERCENT.
3. ALL CONCRETE AND REINFORCING BARS SHALL MATCH THAT SHOWN ON THE PAVING PLANS.
4. CURB CUT OUT FOR DRIVEWAY SHALL BE SUBSEQUENT TO DRIVEWAY CONSTRUCTION.

NOTE:
The geotechnical report No. 25-236544.2 by Partner Geotechnical Corporation is considered a part of this document. The contractor must refer to the construction requirements. If differences are noted between these plans and the geotechnical report, the requirements outlined in the geotechnical report will govern. The contractor must contact the owner, civil engineer, and geotechnical firm and inform them of all discrepancies and plan modifications.



REVISIONS:
 01: 1" from Bid w/ RFL Surveying Co.
 02: 8/7/2025 14
 03: 8/20/25 17
 04: 7/24/24
 05: 1" Cut in Pavement
 06: 8/20/25 25
 07: 8/20/25 27
 08: 7/22/21

RLG CONSULTING ENGINEERS					
12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243 925 W. VICKERS ROAD SUITE #100 FORT WORTH, TX 76104 WWW.RLGINC.COM TDDIS FIRM REG. F-403					
PAVING DETAILS					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.08



SILT FENCE GENERAL NOTES

- DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 200 FEET WHERE NO LOW POINT IS APPARENT.
- DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.
- POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE Laid IN THE TRENCH AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BANDING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE AS SPECIFIED IN THE SUPPER. REPAIR OR REINFORCEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL EROSION.
- SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5.

DATE: AUG 23 2024	PROJECT: 2023
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"

ROCK CHECK DAM GENERAL NOTES

- SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.9 CHECK DAM (2024).
- STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1/8" TO 3/8" IN DIAMETER DEPENDING ON EXPECTED FLOWS.
- THE CHECK DAM SHALL BE INSTALLED AS SPECIFIED IN THE SUPPER AND SHALL BE 1.5' HIGH WITH THE TRENCHING SPACING TO MATCH AS IN THE SUPPER TO PREVENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION METHOD DAMAGE, ETC.
- WHEN STABILIZATION IS ACHIEVED, TO ONE SIDE OF THE CHECK DAM OR THE OTHER SIDE OF THE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

DATE: AUG 23 2024	PROJECT: 2023
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"

STABILIZED CONSTRUCTION GENERAL NOTES

- SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11.
- THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
- STONE SHALL BE 3 TO 5.5 INCH DIAMETER COURSE AUGMENTED WITH 1/2" TO 1" SAND OR OTHER SOURCE IF ALLOWED.
- LENGTH SHALL BE SHOWN ON PLANS WITH A MINIMUM LENGTH OF 50 FEET.
- THE WIDTH SHALL BE NO LESS THAN 20" FOR SITES LESS THAN 5 AC. AND 30" FOR SITES GREATER THAN 5 AC. AT ALL POINTS OF INTERSECTION.
- WHEN NECESSARY, WHICH SHALL BE DETERMINED BY THE ENGINEER, STABILIZATION SHALL BE REQUIRED PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN DRAINAGE IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED.
- STABILIZED STONE MAT SHOULD DRAINAGE AWAY FROM BOTH THE STREET AND THE STABILIZED SITE. ALL SEDIMENT SHALL BE REMOVED FROM THE SITE AND MUST BE DISPOSED AT AN APPROVED SITE OR WATERCOURSE USING APPROVED METHODS.
- THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOODING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT. ALL SEDIMENT SPILLS, DRUMPS, WASHES, OR TRACKING ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ENTIRE SITE MUST BE PROPERLY GRADED OR INCORPORATE A YARDAGE SHALL BE PROVIDED WITHIN 15 DAYS OF CONSTRUCTION SITE.
- INSPECTION SHALL BE SPECIFIED IN THE SUPPER.

DATE: AUG 23 2024	PROJECT: 2023
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1	4/18/2024	ISSUED FOR PERMIT
2	4/18/2024	ISSUED FOR PERMIT
3	4/18/2024	ISSUED FOR PERMIT

RLG CONSULTING ENGINEERS
 1300 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 805 W. VICKERY ROADWAY #105 FORT WORTH, TX 76104
 WWW.RLGCE.COM TYPE FIRM REG. F-463

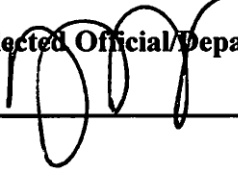
EROSION CONTROL DETAILS

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.09

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 30, 2024
Meeting Date: May 13, 2024
Submitted By: Julie Edmiston
Department: Public Works
Signature of Elected Official/Department Head:


Court Decision:
This section to be completed by County Judge's Office



May 13, 2024

Description:
Consideration of Order 2024-43, Order Approving Infrastructure Development
Plan for Villa De Mariposas, Manufactured Home Rental Community, by CRE-
MPC Buffalo Creek Owner, LLC. in Precinct 1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



JOHNSON COUNTY COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§
§
§

ORDER 2024-43

COUNTY OF JOHNSON

ORDER APPROVING INFRASTRUCTURE DEVELOPMENT PLAN FOR VILLA DE MARIPOSAS MANUFACTURED HOME RENTAL COMMUNITY (MHRC) PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Texas Local Government Code Section 232.007 (a) defines a “Manufactured Home Rental Community” (MHRC) as a “plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences;” and

WHEREAS, an MHRC is not a subdivision under Section 232.007 (b); and

WHEREAS, Johnson County has exercised its authority to adopt minimum standards requiring any developer of an MHRC to submit an Infrastructure Development Plan (IDP) to the County for review and approval prior to construction and/or development in an MHRC; and

WHEREAS, pursuant to Section 232.007 (h), a utility provider may not provide utility services to an MHRC prior to the County’s approval of the IDP; and

WHEREAS, CRE-MPC Buffalo Creek Owner, LLC (Owner) has filed a proposed IDP for an MHRC identified as Villa de Mariposas and located at 1501 Park Blvd., Cleburne, Texas; and

WHEREAS, the boundaries of the proposed MHRC and described more fully in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the proposed IDP is attached hereby as Exhibit B and incorporated by reference; and

WHEREAS, the attached IDP meets or exceeds the minimum standards adopted by Johnson County.

Filed For Record 8:48 AM

MAY 14 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order finding that the proposed Infrastructure Development Plan does comply with the minimum standards adopted by Johnson County for Manufactured Home Rental Communities, approving the IDP, authorizing the Owner to begin development that is consistent with the attached IDP, and authorizing the Director of Public Works to inspect the infrastructure and issue a Certificate of Completion so long as the infrastructure passes inspection and precisely conforms with the approved IDP.

WITNESS OUR HAND THIS, THE 13TH DAY OF MAY 2024.

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk



EXHIBIT A
Description of Property

FIELD NOTE description of a 42.264 acre tract of land lying within the T. H. MAGNESS Survey, Abstract No. 601 in Johnson County, Texas, and being all of the same land a called 42.213 acre tract conveyed to SDB Holdings, Inc. as described and recorded in Document Number 201300016045 of the Deed Records of Johnson County, Texas. Said 42.264 acre tract being more fully described as follows:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a ½" Iron Rod found for the Northwest corner of herein described tract, same being the Southwest corner of a called 185.059 acre tract conveyed to MAJ Holdings as described and recorded in Document Number 2021-05459 of the Deed Records of Johnson County, Texas, same point being on the East line of Park Blvd;

THENCE North 75 deg. 45 min. 29 sec. East along and with the South line of said called 185.059 acre tract a distance of 1969.10 feet to a 1/2" Iron Rod found for corner, same point being on the South line of said called 185.059 acre tract, same point also being on the West bank of Buffalo Creek, same point also being on the West line of a called 47.86 acre tract conveyed to David Reeves & Candace Reeves as described and recorded in Document Number 2019-11208 of the Deed Records of Johnson County, Texas;

THENCE along and with the West bank of Buffalo Creek as follows:
South 27 deg. 00 min. 32 sec. East a distance of 256.37 feet to a 1/2" Iron Rod found for corner;
South 02 deg. 42 min. 03 sec. East a distance of 177.43 feet to a 1/2" Iron Rod found for corner;
South 19 deg. 18 min. 12 sec. West a distance of 137.85 feet to a 1/2" Iron Rod found for corner;
South 44 deg. 19 min. 15 sec. West a distance of 156.00 feet to a 1/2" Iron Rod found for corner;
South 63 deg. 45 min. 23 sec. West a distance of 58.75 feet to a 1/2" Iron Rod found for corner;
South 65 deg. 45 min. 34 sec. West a distance of 258.43 feet to a 1/2" Iron Rod found for corner;
South 70 deg. 27 min. 52 sec. West a distance of 250.89 feet to a 1/2" Iron Rod found for corner;
South 32 deg. 04 min. 30 sec. West a distance of 57.31 feet to a 1/2" Iron Rod found for corner;
South 06 deg. 32 min. 06 sec. West a distance of 50.16 feet to a 1/2" Iron Rod found for corner;
South 03 deg. 49 min. 25 sec. East a distance of 66.13 feet to a 1/2" Iron Rod found for corner, same point being the most Westerly Northwest corner of said called 47.86 acre tract, same point also being on the North line of a called 75.000 acre tract conveyed to the City of Cleburne Texas as described and recorded in Book 2215 Page 593 of the Deed Records of Johnson County, Texas;

THENCE South 66 deg. 22 min. 30 sec. West along and with the North line of said called 75.000 acre tract a distance of 1567.55 feet to a point for corner, same point having a 3" steel post found brs: North 40 deg. 06 min. 48 sec. East a distance of 0.93 feet, same point for corner being the Northwest corner of said called 75.000 acre tract, same point also being on the East line of Park Blvd.;

THENCE North 05 deg. 33 min. 13 sec. East along and with the East line of Park Blvd. a distance of 1176.98 feet back to the POINT OF BEGINNING AND CONTAINING 42.264 ACRES OF LAND.

GENERAL NOTES

- 1. All construction shall conform to the North Central Texas Council of Governments (NCTCOG) Standard Specifications and Standard Drawings for Public Works Construction (latest edition) and the requirements of the Johnson County & the City of DeSoto unless otherwise noted.
2. Contractor shall be responsible for furnishing all materials and labor to construct the facility as shown and described in the construction documents in accordance with the Johnson County requirements. All work required by these notes shall be constructed in conformance with current safety codes and standards with jurisdiction over this project.
3. All utilities may not be shown on these plans. Location of existing utilities depicted on the plans may be obtained from available records and are approximate. The Contractor shall contact all appropriate utility companies to determine their facility location prior to construction. The Contractor shall coordinate the exact location and depth of all buriable utility services and any required relocation and/or restoration.
4. Call DCS ISS (1-800-344-8377) and/or other utility location services of least 48 hours prior to construction activity. The Engineer does not assume responsibility for locating existing utilities or depicting exact locations on all drawings.
5. The Contractor shall repair or replace any physical damage to private property, including but not limited to, fences, walls, pavement, grass, trees, and irrigation systems of no cost to the Owner. The work shall be satisfactory to the contract (unless otherwise noted) and is not a separate pay item.
6. The Contractor shall be responsible for obtaining all necessary permits prior to construction. The Contractor shall, at all times, have a copy of any required construction permits, SWPPP (with revision history), and structural documents (including plans, specifications, and special conditions) available at the job site.
7. Any discrepancies on the drawings shall be immediately brought to the attention of the Owner and Engineer before construction work. No field changes or deviations from the drawings shall be made without prior approval of the Owner and permission to the Engineer. No construction will begin until all changes are approved by the Owner and Engineer.
8. All necessary inspections and/or certifications required by code, jurisdictional agency, and/or utility service shall be obtained by the contractor prior to project acceptance and the final connection of services.
9. The Contractor shall verify benchmarks and datum prior to commencing construction or staking of improvements.
10. Upon completion of the project, the Contractor shall provide the Engineer a copy of record drawings consisting of as-constructed or updated from the original plans.
11. The Contractor shall notify all affected parties and of authorized materials, amendments, or persons in charge of private and public utilities, or roadways affected by his operations at least 48 hours prior to commencement of work.
12. If the contract documents do not adequately describe the final product of the work shown on the plans, the Contractor shall bring such to the attention of the Engineer. Unless otherwise specified, it is the Contractor's responsibility for methodology of construction to complete the work indicated or specified. The Contractor is to provide materials and equipment unless otherwise specified with such systems, or required to complete the installation, and/or specifications maintained or not.
13. The Contractor shall comply with all Occupational Safety and Health Administration (OSHA) standards and regulations, as well as any other applicable federal, state, or local health and safety standards, laws, or regulations. Failure to comply with the requirements specified shall be considered just and sufficient cause for the Owner to stop work.
14. The Contractor shall comply with Texas House Bill 1568, effective September 1, 2018, to establish a wage branch safety system of all times as well as the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations", Cal 28, Subpart P, and amendments thereto. Staking, shoring, bracing, and other branch safety costs shall be subsidiary to the cost of construction (see extra pay).

DEMOLITION GENERAL NOTES

- 1. All demolition debris shall be disposed of legally in a permitted disposal facility.
2. Contractor is only remove trees designated by the owner, and dispose of logs of a permitted disposal facility. Tree removal to include stumps and root balls.
3. Contractor is responsible for locating all existing utilities and protecting them through construction.
4. Locations of existing structures and pavement to be removed are approximate and are shown for reference. Contractor is responsible for identifying the number, type, and size of all structures including pavement to be removed.
5. All structures and foundations on site are to be removed to a minimum elevation of 2 feet above the proposed finished site ground. If basements are encountered, they are to be built in engineered lifts and brought to finished grade as directed by the geotechnical engineer.
6. The Contractor is responsible for identifying and obtaining all permits that are required for site demolition.
7. The Contractor shall contact with utility company prior to demolition to coordinate the disconnection/abandonment of utility services. All water and sanitary sewer services to be abandoned shall be disconnected and capped at the main or as required by the city.
8. The Contractor must meet the requirements of the Texas Pollution Discharge Elimination System General Permit No. TDR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acre of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

UTILITY GENERAL NOTES

- 1. All materials and workmanship shall conform to the City of DeSoto standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the City of DeSoto addendum thereto.
2. All water mains shall be a minimum 60-800 PVC water pipe class 200.
3. All 8" through 15" water-sewer mains where PVC pipe is used shall be ASTM 3524 (SDR-35) unless otherwise specified.
4. The minimum minimum trench width for all pipe through 12" diameter shall be 32".

GRADE GENERAL NOTES

- 1. All materials and workmanship shall conform to Johnson County's standards and specifications and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. The geotechnical report No. 22-128344-2 by Partner Assessment Corporation (dated November 30, 2022) is considered a part of the contract. The contractor must review it for construction requirements. If differences are noted between these plans and the geotechnical report, the requirements indicated on the geotechnical report shall govern. The contractor must contact the owner, civil engineer, and geotechnical firm and inform them of all discrepancies and plan modifications.
3. Areas around the perimeter of the building shall be graded at a 3% for 10' to ensure proper drainage away from the foundation.
4. The contractor must refer to the geotechnical report, foundation plans, and concrete plans for 1) all basins and compaction requirements, 2) foundation water proofing and 3) underdrains and concrete drains around the perimeter of the building.
5. Gravel shall be on the plans around the perimeter of the building are finished ground and are inclusive of bedding material for proposed landscape beds, topsoil and sod for lawn areas, and pavement.
6. Should the contractor encounter any unusual geological conditions during the construction of the project, he must notify the geotechnical engineer for supplemental recommendations.
7. All areas to receive paving shall be stripped to effectively remove all vegetation, top soil, and debris, if present. Contour shall be prepared of topsoil strata. Topsoil shall be stockpiled for landscaping purposes.
8. The contractor shall establish erosion control measures to remove silt from the site. Water must not be allowed to pond on the site. The site shall be graded such that surface water drainage away from the work area is established and maintained at all times. Water must not be allowed to pond on the surface during construction.
9. The contractor shall provide sediment and erosion control measures as required by Johnson County throughout the construction of the project. Filter fabric siltcatcher will be placed at the top and toe of slopes, in the low line of ditches and along the perimeter of the project. Erosion control must remain until landscaping is complete and ground cover is established.
10. All areas that will receive fill shall be pre-graded to identify steep zones. All steep zones must be reinforced and riprapped prior to fill placement. The entire area to receive fill shall then be eroded and re-compact as specified in the geotechnical report.
11. Limitations of other materials used as fill shall be compacted to at least 95 percent of standard proctor maximum dry density. No individual rock pieces larger than 6 inches in diameter shall be used as fill. Additionally, no rock fill shall be used within 1 ft below the bottom of base or pavement slabs.
12. Fill materials shall be placed in loose lifts, between 6 to 8 inches thick, and each lift compacted to a minimum of 95 percent of the maximum dry density as defined in ASTM D 698 at 0 to 3 percent of the optimum moisture content. Each lift shall be inspected and approved by a qualified engineering technician, supervised by a geotechnical engineer before another lift is placed.
13. Testing is required, and shall be performed by a laboratory approved by the engineer/owner and paid for by the owner.
14. It is the responsibility of the contractor to locate and protect all public utilities in the construction of this project. All manholes, catchbasins, valve boxes, air hydrants, etc. must be adjusted to proper size and grade by the contractor prior to and after the placing of pavement joints.
15. The Contractor must meet the requirements of the Texas Pollution Discharge Elimination System General Permit No. TDR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acre of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

EROSION CONTROL - GENERAL NOTES

- 1. The Contractor must meet the requirements of the Texas Pollution Discharge Elimination System General Permit No. TDR 150000, issued on March 5, 2023. If the project will disturb more than 1.0 acre of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.
2. As procedures and materials used for erosion control shall be approved by Johnson County.
3. It shall be the contractor's responsibility to use whatever means are necessary to control and limit silt and sediment leaving the site. Specifically, the contractor shall protect all public streets, alleys, streams, storm water systems and shall prevent erosion exposure. The contractor shall comply with storm water pollution prevention best management practices per Johnson County and TCEQ Requirements.
4. Silt fencing shall be placed with fence 2 1/2' high with approved equal accumulated sediment shall be graded every 800 feet periodically when necessary.
5. Prior to commencing any construction, perimeter silt fence shall be installed at the locations shown on the plans and a stabilized construction entrance shall be constructed per the Erosion Control and Storm Water Pollution Prevention Plans as applicable.
6. Plant materials must be suitable for use under local climate and soil conditions. In general, 1 year seedlings or seedling terminals shall be acceptable during the summer months (May 1 to August 30). Water type or native grass may be planted during times other than the summer months as a temporary measure until such time as the permanent planting can be made.
7. All joints are temporary, temporary sediment barriers and silt protection shall be installed in accordance with the Johnson County Specifications.
8. At the completion of the paving and final grading, the disturbed area(s) shall be regraded in accordance with the plans and specifications.
9. Silt fence and silt sediment barriers shall remain in place until revegetation has been completed.
10. Disturbed areas that are seeded or sodded shall be checked periodically to insure that grass coverage is properly maintained. Disturbed areas shall be watered, fertilized and reseeded or re sodded, if necessary.
11. If the erosion control is removed for construction and/or access purposes, the contractor shall replace it at the end of each work day.
12. Erosion protection may be added or deleted per Johnson County.
13. If off-site soil storage or spoil sites are used in conjunction with this project, the information shall be disclosed on the Erosion Control Plan. Silt storage areas and spoil areas are considered a part of the project site and therefore shall comply with the erosion control requirements of Johnson County. These areas shall be stabilized with permanent ground cover prior to final approval of the project.
14. The Contractor must provide appropriate controls to minimize dust and erosion during the construction process. Controls may include, but are not limited to 1) moisture conditioning the soil through the application of water, 2) watering the soil with additives, or

- 3) covering the soils with less erodible materials, vegetation or pavement.
15. Erosion control measures may only be placed in front of basins, or in channels, ditches, or basins ditches at risk of contractor. Contractor shall remain liable for any damage caused by the measures, including flooding damage, which may occur due to blockage or drainage. At the conclusion of any project, all channels, ditches, and basins ditches in the work zone shall be dredged of any sediment generated by the project or labor as a result of or as a result of erosion control measures.

STORM SEWER GENERAL NOTES

- 1. All materials and workmanship shall conform to the Johnson County standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. All drainage structures shall be 1800 psi concrete at 28 days.
3. Reinforced Concrete Pipe shall be Class II unless otherwise noted. Preformed Butyl Pipe sealant shall be used on all pipe joints unless otherwise noted.
4. PVC pipe shall be SDR 35 (ASTM 3524) unless otherwise noted.
5. All pipe bedding shall be compacted to 93% of standard proctor density in six (6) inch lifts.
6. Water jacking will not be allowed.
7. All use of tee connections and bands shall be manufactured fittings.
8. Contractor is responsible for locating all utilities and coordinating with utility companies prior to construction.

PAVING GENERAL NOTES

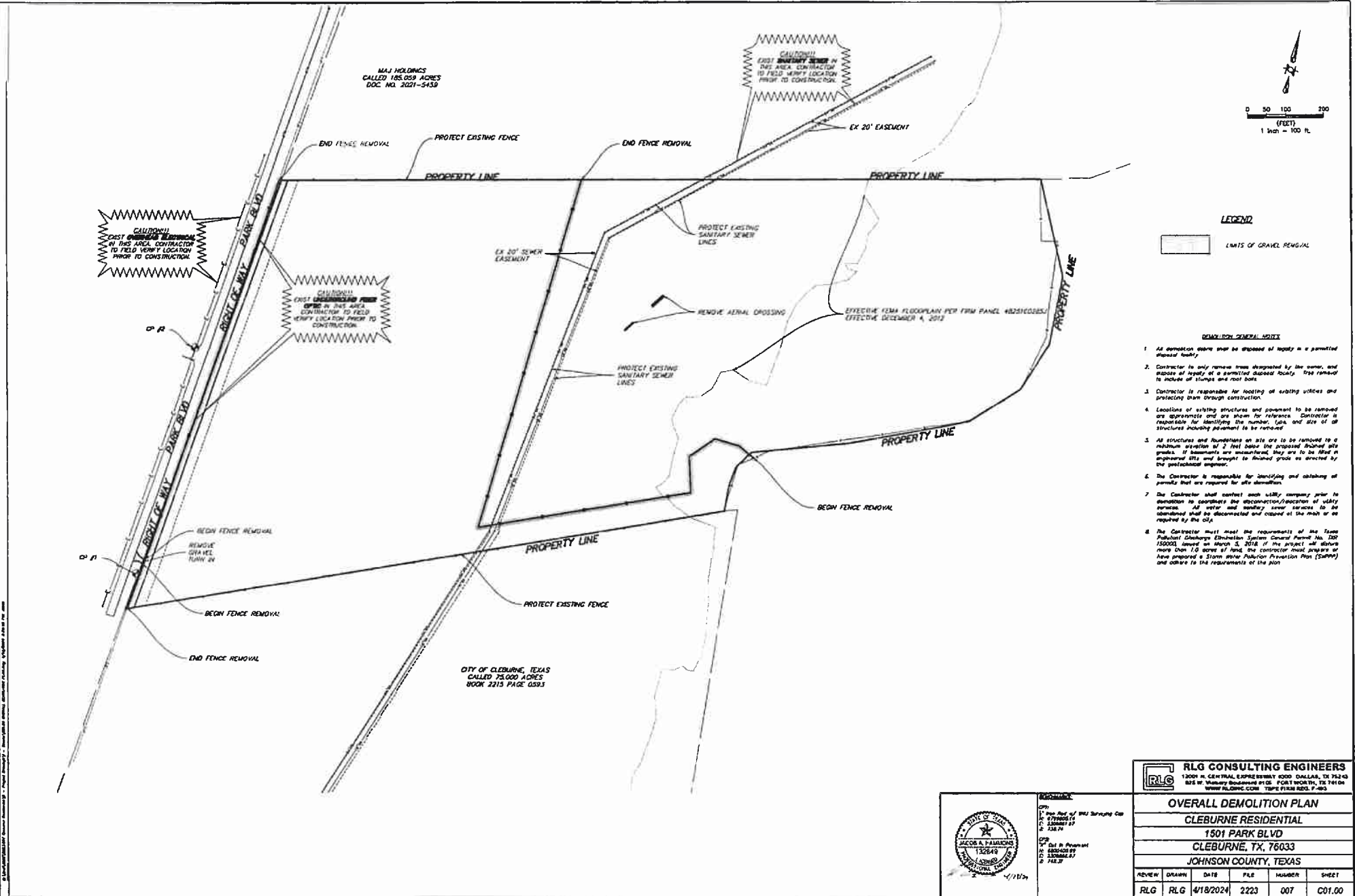
- 1. All materials and workmanship shall conform to the Johnson County standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the Johnson County addendum thereto.
2. The paving contractor shall be responsible for the adjustment of water and sanitary sewer departments in accordance with the standard details and specifications of the Johnson County.
3. Subgrade shall be verified to depth of at least 6" and compacted to 93% percent of Standard Proctor density (ASTM D 698) at 3 percentage points of the moisture optimum moisture content. The subgrade shall be in a moist condition at the time concrete is deposited thereon.
4. Dummy joints shall be formed of one of the following methods: sawed, form-formed or formed by pressure. Hand formed joints shall have a maximum edge radius of one-fourth (1/4) inch. Sawed joints should be made as soon as the concrete has hardened sufficiently to permit sawing without excessive raveling. All joints shall be completed before uncontrolled shrinkage cracking occurs. Joints should be continuous across the slab unless interrupted by full-depth premolded joint filler and should extend completely through the curb. All joint openings shall be cleaned and sealed before opening paved area to traffic.

JOINT SPOCING

- Expansion joints 30' max
Sawed joints 12' for 3" thick pavement
15' for 4" or thicker pavement
Construction joints located at Sawed joints or Expansion joints
5. Expansion joints or construction joints shall be used to isolate road objects abutting or within the paved area. They should contain premolded joint filler for the full depth of the slab.
6. All dimensions are to face of curb unless otherwise noted.
7. All concrete shall be Class "C" concrete and have a min compressive strength of 3500 psi at 28 days, and a minimum of 32% air entrained unless otherwise noted.
8. Contractor shall obtain and pay for all permits required.
9. Contractor shall dispose of surplus dirt, debris, etc., legally offsite. All work areas shall be cleaned up of the completion of the work.
10. Surface finishing shall be wet resistant, a liquid curing compound shall be uniformly sprayed on the concrete immediately after the finishing operation.
11. Contractor shall provide all safety devices for the protection of the public.
12. All paving slabs to be marked by a 4" wide painted white stripe as indicated on the drawings.
13. Concrete pavement and structures shall be backfilled as soon as possible after forms are removed.
14. The lanes shall be marked by six (6) inch wide white traffic paint with the marking "PARKING" and "ONE WAY" painted on the area of interest at fifteen (15) feet and lettering will be four (4) inches high and one (1) inch wide painted with white traffic paint or as required by the City.
15. All Barrier Free Ramps (BFR) if shown, must meet current American Disability Act (ADA) and Texas Accessibility Standards (TAS) requirements for slope, surface finish, and color. a) Barriers on BFR may consist of posts with round truncated cones, the full width and



RLG CONSULTING ENGINEERS
12001 M CENTRAL EXPWAY BAYVIEW 1000 DALLAS, TX 75240
855 W. Wacker Drive, Suite 1100, Fort Worth, TX 76104
www.rlg.com TEXAS REG. # 2403
GENERAL NOTES
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS
REVISION DRAWING DATE FILE NUMBER SHEET
RLG RLG 4/18/2024 2223 007 000.00



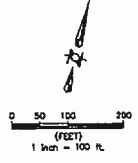
1501 PARK BLVD, CLEBURNE, TX, 76033 - 1501 PARK BLVD, CLEBURNE, TX, 76033 - 1501 PARK BLVD, CLEBURNE, TX, 76033

MAJ HOLDINGS
 CALLED 185,000 ACRES
 DOC. NO. 2021-5430

CAUTION!
 EXISTING SANITARY SEWER IN THIS AREA. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.

CAUTION!
 EXISTING SANITARY SEWER IN THIS AREA. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.

CAUTION!
 EXISTING SANITARY SEWER IN THIS AREA. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.



LEGEND
 [Hatched Box] LIMITS OF GRAVEL REGIONAL

- DEMOLITION GENERAL NOTES**
1. All demolition debris shall be disposed of legally in a permitted disposal facility.
 2. Contractor to only remove trees designated by the owner, and replace at least of a similar disposal facility. The removal to include all stumps and root balls.
 3. Contractor is responsible for locating all existing utilities and protecting them through construction.
 4. Locations of existing structures and pavement to be removed are approximate and are shown for reference. Contractor is responsible for identifying the number, type, and size of all structures including pavement to be removed.
 5. All structures and foundations on site are to be removed to a minimum elevation of 2 feet below the proposed finished site grade. If foundations are encountered, they are to be left in place and topped to finished grade as directed by the professional engineer.
 6. The Contractor is responsible for identifying and obtaining all permits that are required for site demolition.
 7. The Contractor shall contact each utility company prior to demolition to coordinate the disconnection/interruption of utility services. All water and sanitary sewer services to be disconnected shall be disconnected and capped at the main or as required by the city.
 8. The Contractor must meet the requirements of the Texas Pollutant Discharge Elimination System General Permit No. 200-150002 issued on March 5, 2018. If the project will disturb more than 1.0 acre of land, the contractor must prepare or have prepared a Storm Water Pollution Prevention Plan (SWPPP) and adhere to the requirements of the plan.

CITY OF CLEBURNE, TEXAS
 CALLED 75,000 ACRES
 BOOK 2215 PAGE 0393

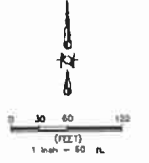
RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY SUITE 4000 DALLAS, TX 75243
 972.416.1000 FAX 972.416.1001 WWW.RLG-ENG.COM TSP# 0138 REG. P-403

REVISIONS
 1. Per Rev. of SW Survey Cor
 A. 7/26/2024
 B. 8/26/24
 C. 12/8/24
 2. Del R. Payment
 H. 12/26/24
 I. 12/26/24
 J. 1/2/25



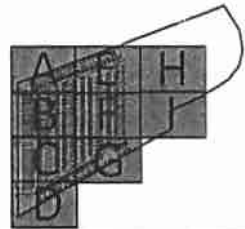
OVERALL DEMOLITION PLAN					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C01.00

MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-5459



GRID SIZE

BLOCK	16'x76'	18'x80'	28'x66'
A	0	11	0
B	0	12	0
C	0	20	0
D	0	0	14
E	39	0	0
F	1	37	0
G	0	JJ	0
H	16	0	0
TOTAL	55	113	14



RLG CONSULTING ENGINEERS
1500 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75210
645 W. WICKERY SUPERIOR #100 FORT WORTH, TX 76104
WWW.RLG-ENG.COM TEL: 714.888.6622

OVERALL SITE PLAN					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.00

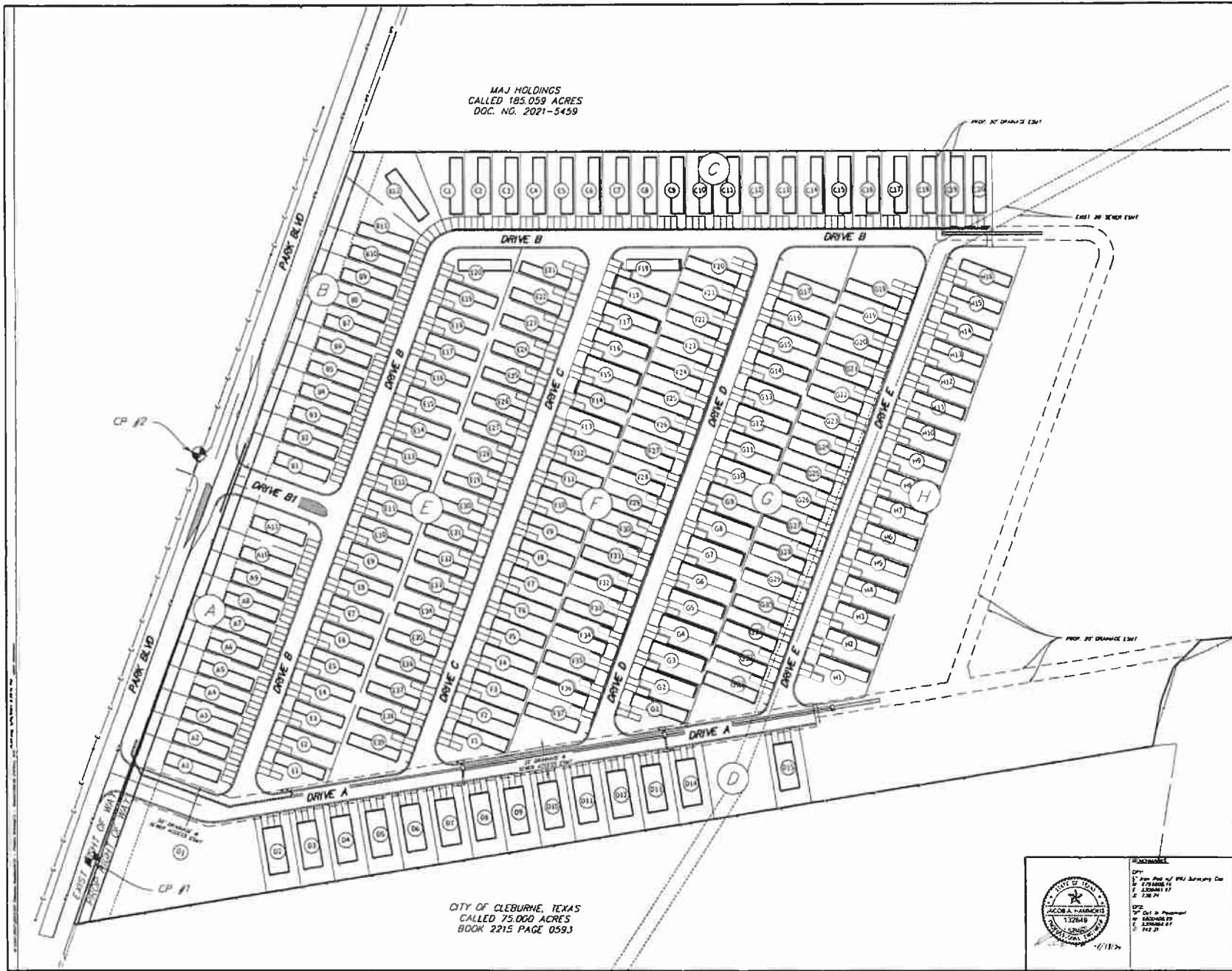


REVISIONS

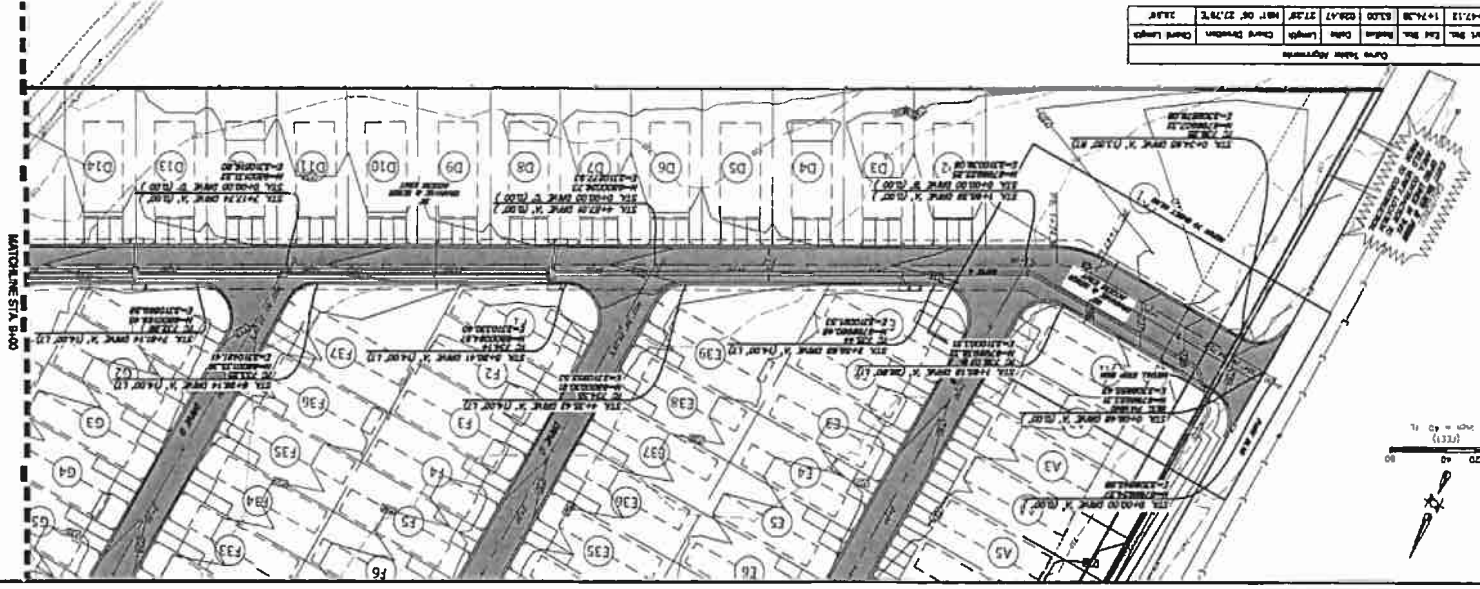
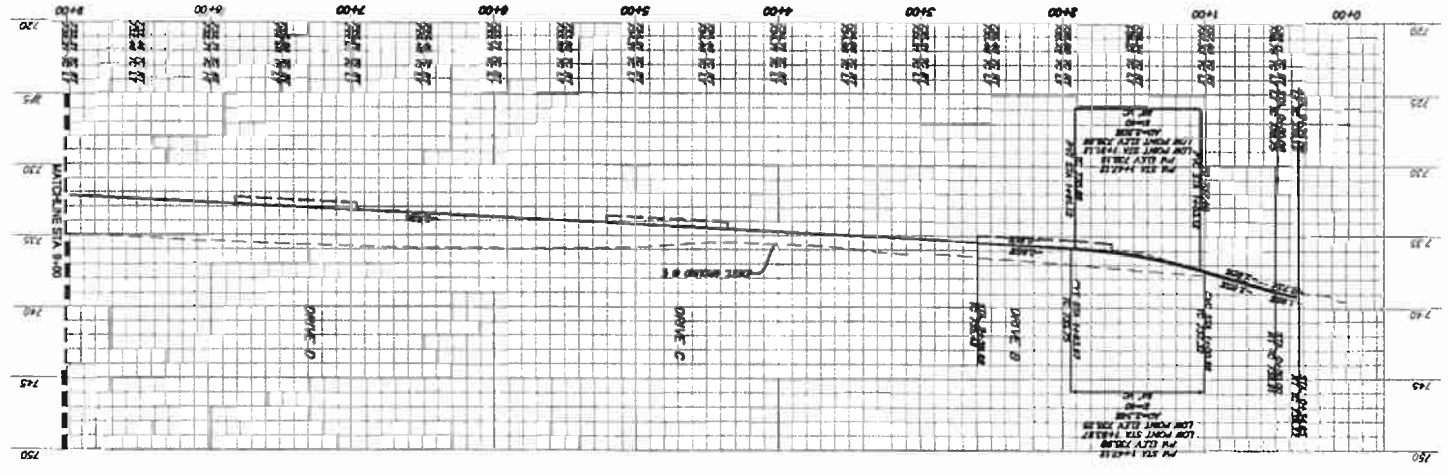
CP1
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to 478 0000 TX
to 520000 17
to 730 74

CP2
1. Add to Plotment
of 860048 09
to 520000 17
to 742 21

CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 0593



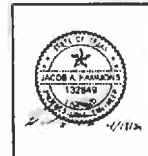
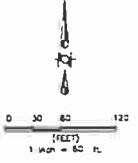
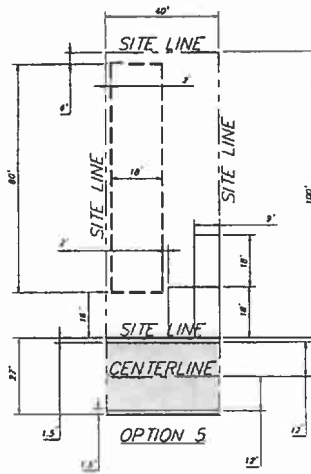
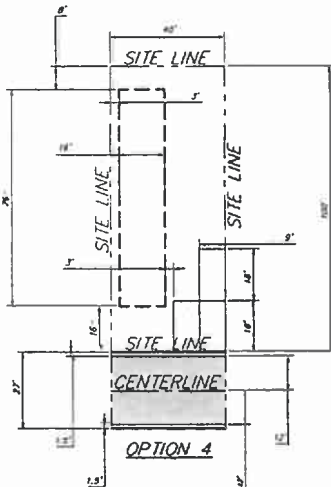
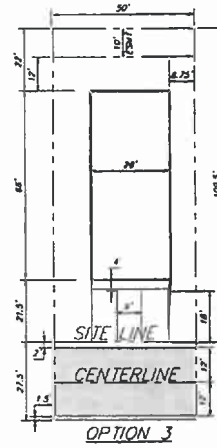
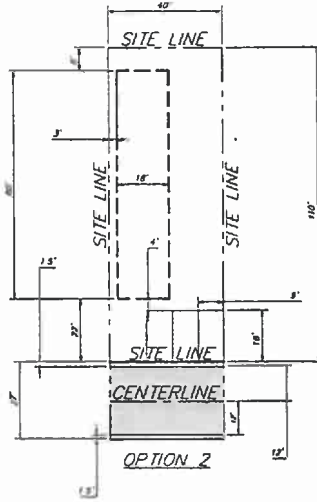
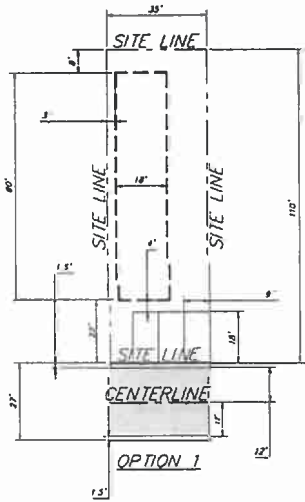
RLC CONSULTING ENGINEERS
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS
 DRAWING NUMBER: 007
 DATE: 4/18/2024
 SHEET: C02.02



Drive Table Agreement

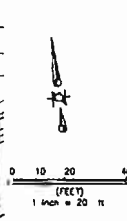
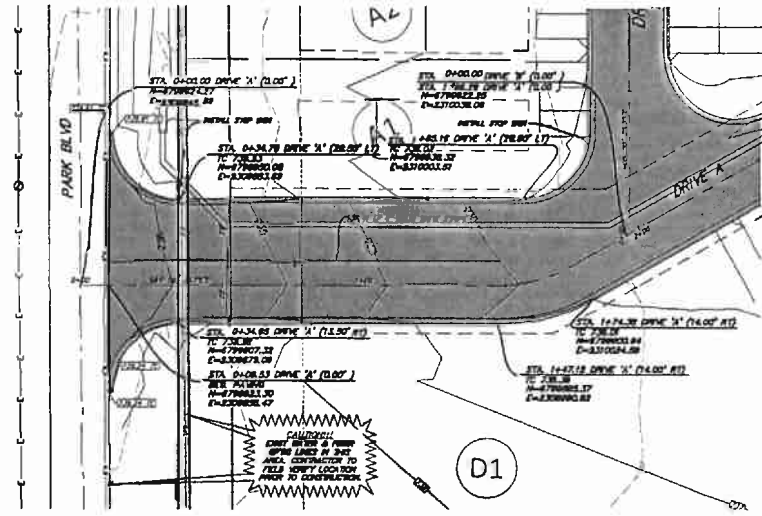
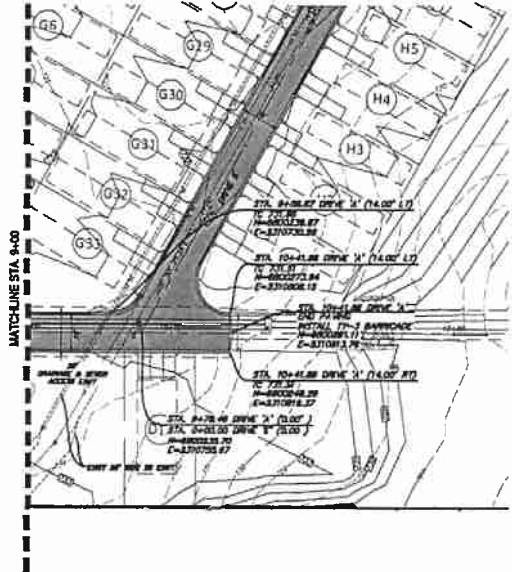
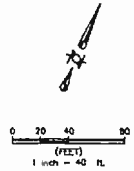
Drive #	Start Sta.	End Sta.	Width	Right of Way	Centerline	Drive Division	Drive Length
CI	1+42.12	1+74.38	32.00	32.00	32.00	100%	32.26

- NOTES**
- The existing utility shown on these plans were compiled from various sources and are intended to show the general location and depth of the utilities on the ground. All existing utilities may not be shown as they appear.
 - The location of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify the location of all utilities before construction. Liability accepted by the Contractor's entry into the contract.
 - Out 1'-00" (304.8mm) (100 KCM) or other utility existing within or adjacent to the location of or within the area of the proposed drive shall be protected by the Contractor and other involved parties. Existing utilities shall be protected by the Contractor and other involved parties.
 - As one road front to 20' to front of Drive shown on these plans.
 - Refer to the general notes for the proposed driveway and easements.
- LEGEND**
- CONTRACTOR'S SECOND REVISIONS ON SHEET C02.01
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.02
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.03
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.04
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.05
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.06
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.07
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.08
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.09
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.10
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.11
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.12
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.13
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.14
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.15
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.16
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.17
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.18
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.19
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.20
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.21
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.22
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.23
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.24
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.25
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.26
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.27
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 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.29
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 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.31
 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.32
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 - CONTRACTOR'S SECOND REVISIONS ON SHEET C02.36
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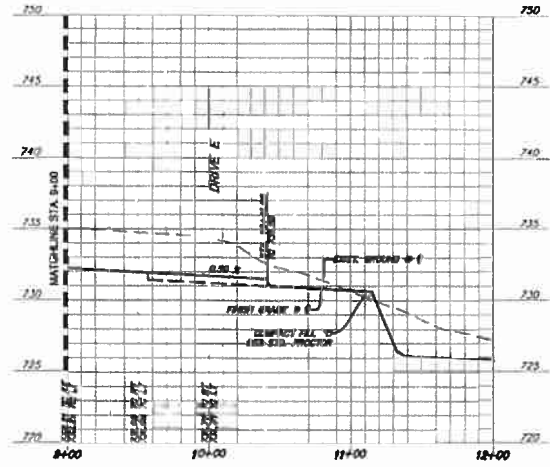
001:
 Title:
 1. 1/18/24
 2. 1/22/24
 002:
 Title:
 1. 1/18/24
 2. 1/22/24

RLG CONSULTING ENGINEERS					
1700 N. CENTRAL EXPRESSWAY SUITE 400 DALLAS, TX 75243 852 W. HICKORY ROAD SUITE 101 DALLAS, TX 75243 WWW.RLGINC.COM TSP# FIRM REG. 1-403					
SITE DETAILS					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DATE	FILE	NUMBER	SHEET	
RLG	RLG	4/18/2024	2223	007	C02.01



- LEGEND**
- CONSTRUCT 6" 3000psi REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET 00A.03
 - CONSTRUCT 6" 3000psi REINFORCED CONCRETE PAVEMENT WITH #1 BARS @ 18" O.C.E.R.
 - CONSTRUCT 6" M.M.A.G. (INSTALL 1" TYPE 'D' M.M.A.G. OVER 4" TYPE 'A' M.M.A.G. OVER 4" SUBGRADE)
 - LIMITS OF PAVEMENT SARCUT
 - MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were compiled from various sources and are intended to show the general nature and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Damages sustained by the Contractor during construction shall be repaired to an equal or better condition of the Contractor's expense.
 3. Call 1-800-344-4377 (311 TEXS) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for locating all of the existing utilities or detecting exact locations as of drawings.
 4. Contractor shall protect all trees, lawns, existing walls, and other structures unless otherwise noted.
 5. All curb radii shall be 35' in Plans of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



REVISIONS

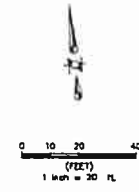
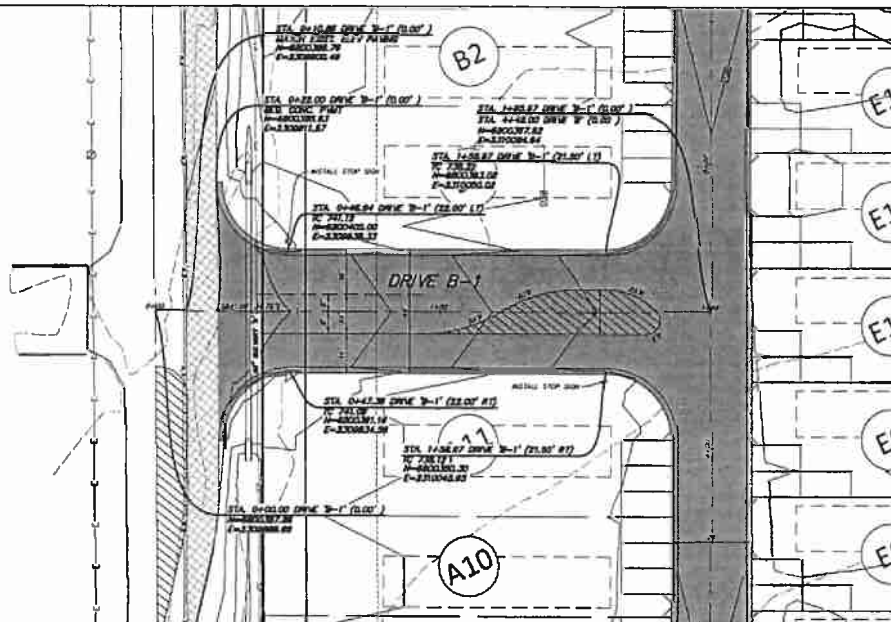
01	1" Plan and Profile	4/11/24
02	1" Plan and Profile	4/11/24
03	1" Plan and Profile	4/11/24






RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY, SUITE 4000, DALLAS, TX 75243
 4818 W. VALLEY ROAD, SUITE 9100, FORT WORTH, TX 76104
 WWW.RLGCONS.COM TEXAS PLAM REG. P-103

DRIVE A PLAN & PROFILE (SHEET 2 OF 2)

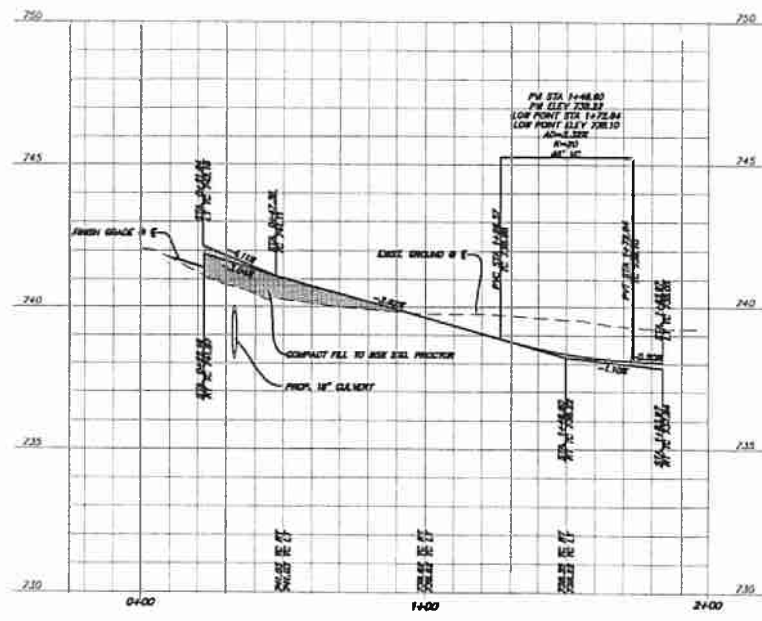
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.03



- LEGEND**
-  CONSTRUCT 8" 3000# REINFORCED CONCRETE PAVEMENT FOR TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.06
 -  CONSTRUCT 8" 3000# REINFORCED CONCRETE PAVEMENT WITH 3/4" BARS @ 12" O.C.E.W.
 -  CONSTRUCT 8" M.A.L.C. (INSTALL 3" TYPE 'B' M.A.L.C. OVER 4" TYPE 'A' M.A.L.C. OVER 8" SUBGRADE)
 -  LIMITS OF PAVEMENT SLOTTED
 -  MATCH EXISTING PAVEMENT GRADE

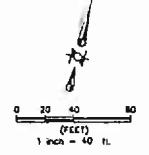
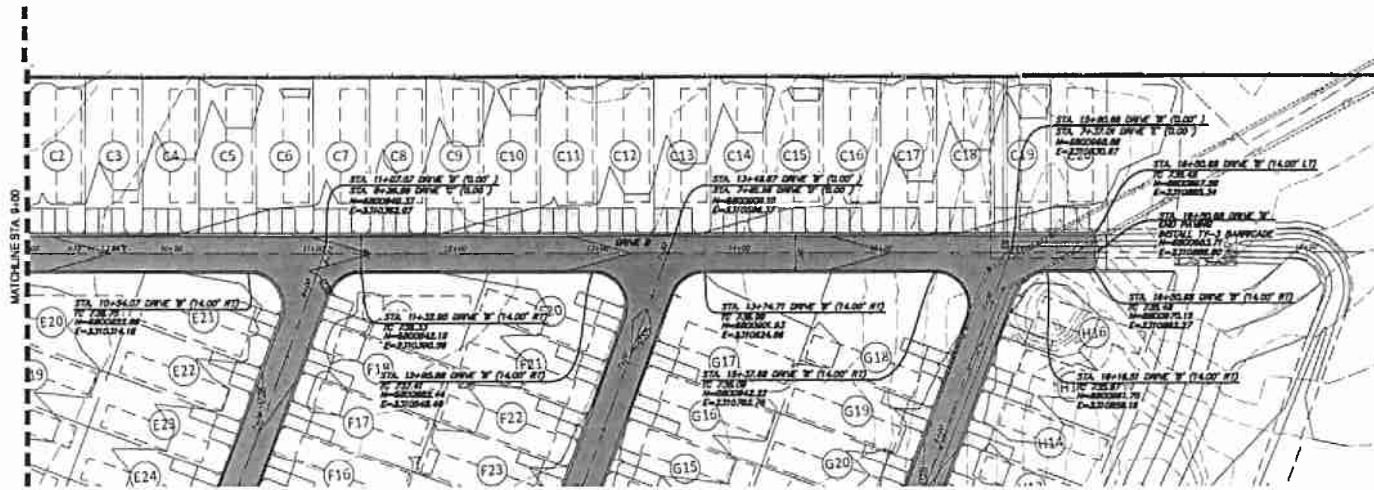
- NOTES**
1. The existing utility shown on these plans were extracted from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities indicated on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-8377 (NO TESS) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for locating all of the existing utilities or indicating exact locations on all drawings.
 4. Contractor shall protect all trees, lawns, existing walls, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to face of curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



REVISIONS

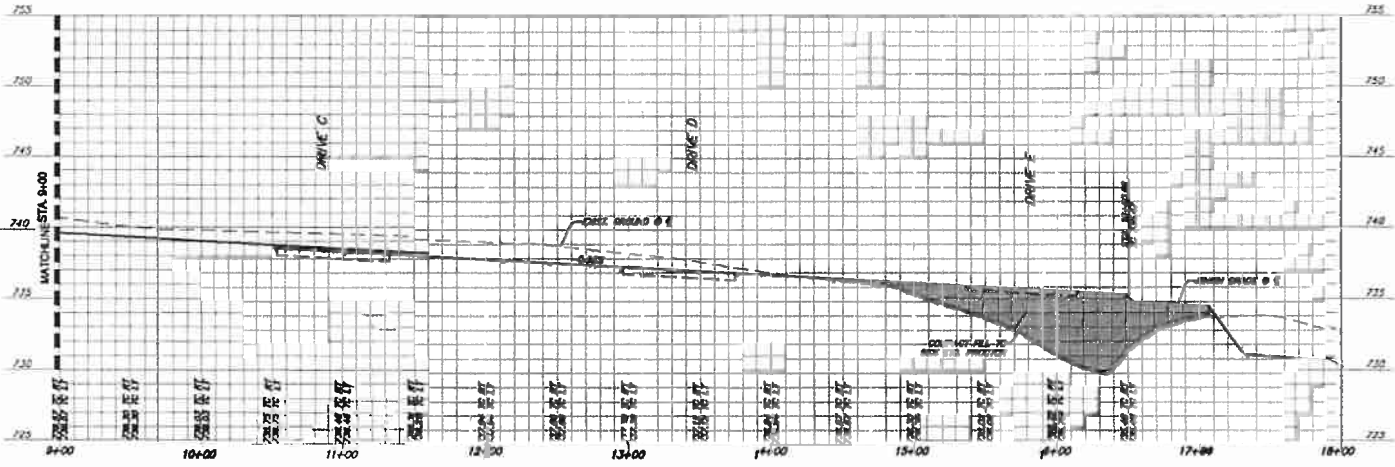
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 2. 08/20/24
 3. 08/20/24
 4. 08/20/24

RLG CONSULTING ENGINEERS					
13001 N. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243 855 W. Victory Boulevard #102 FORT WORTH, TX 76104 WWW.RLGCONC.COM TEL# 972.333.7800					
DRIVE B-1 PLAN & PROFILE					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX 76033					
JOHNSON COUNTY, TEXAS					
REVISION	DATE	BY	NUMBER	SHEET	
RLG	4/18/2024	2223	007	C02.06	



- LEGEND**
- CONSTRUCT 8" 300MM REINFORCED CONCRETE PAVEMENT FOR TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.05
 - CONSTRUCT 8" 300MM REINFORCED CONCRETE PAVEMENT WITH 30' SLABS @ 18" G.C.C.R.
 - CONSTRUCT 8" ALLIAGE (NOTAL) TYPE "B" ALLIAGE OVER 8" SUBGRADE
 - LIMITS OF PAVEMENT SHOWIT
 - MATCH EXISTING PAVEMENT CRACK

- NOTES**
1. The existing utilities shown on these plans were compared from various sources and are intended to show the general substance and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities managed by the Contractor during construction shall be reported, to as paid or better condition, of the Contractor's expense.
 3. Call 1-800-344-8177 (TxDOT 2023) or other utility location services at least 48 hrs. prior to construction activity. RLG is not responsible for locating of the utility utilities or depicting exact locations on drawings.
 4. Contractor shall protect all trees, known, remaining, utility, and other structures unless otherwise noted.
 5. All curb radii shall be 25' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.

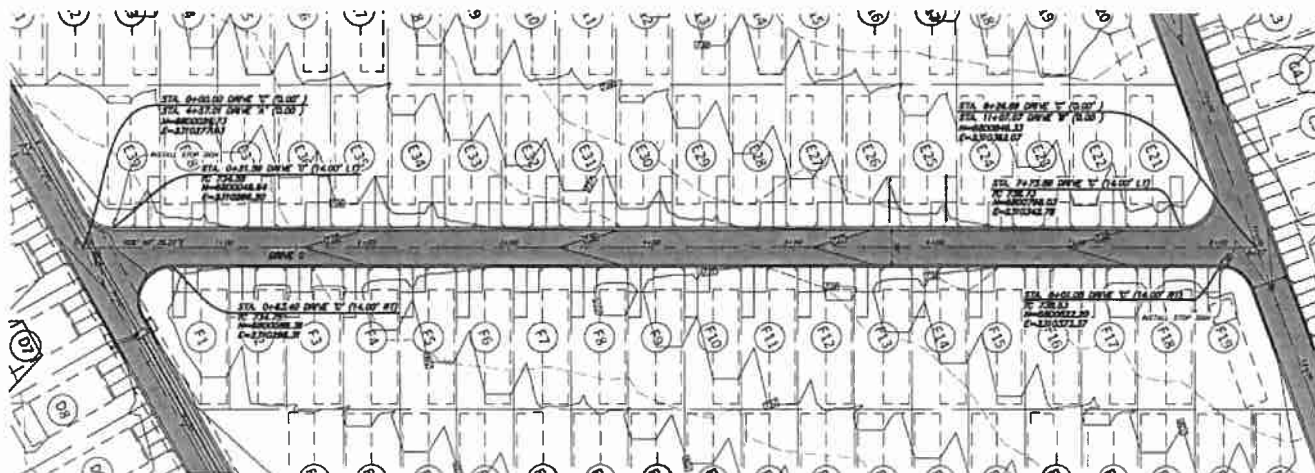


REVISIONS

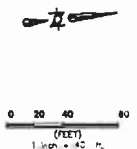
REV. NO. 1: Per Rev. of P&I Surveying Date 2/28/2024 BY: J. J. J. 172545

REV. NO. 2: Call to Amend by C. J. J. 2/28/24 BY: J. J. J. 172545

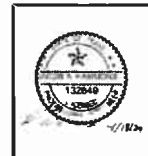
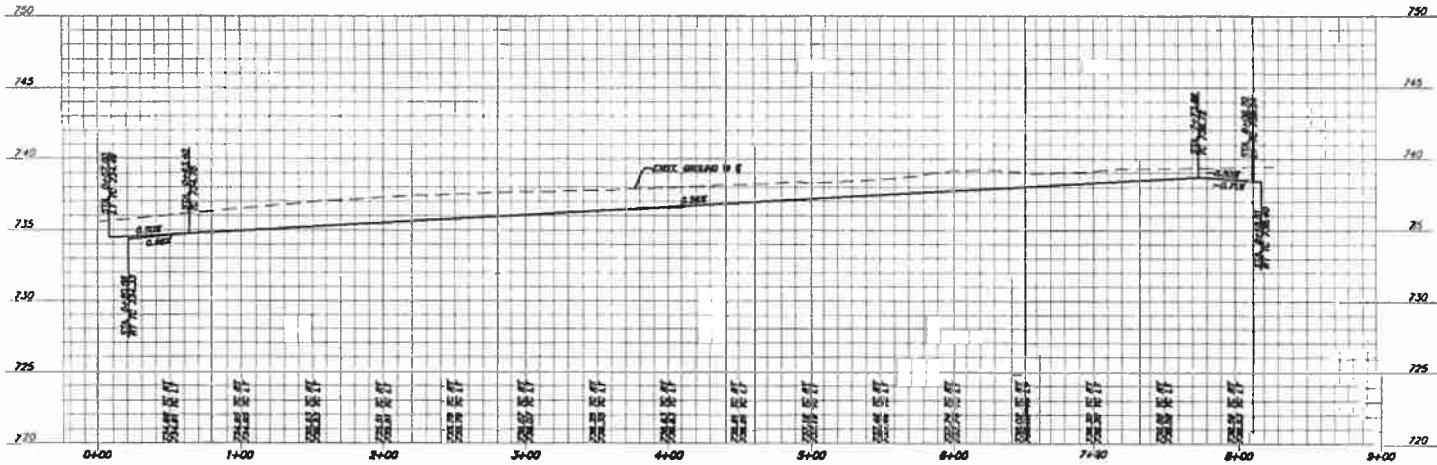
RLG CONSULTING ENGINEERS 3208 W. CENTRAL EXPANDEDWAY ROAD, DALLAS, TX 75243 825 W. HOLMES BOULEVARD #108, FORT WORTH, TX 76104 WWW.RLGCE.COM TEL: 817.328.7483	
DRIVE B PLAN & PROFILE (SHEET 2 OF 2)	
CLEBURNE RESIDENTIAL	
1501 PARK BLVD	
CLEBURNE, TX, 76033	
JOHNSON COUNTY, TEXAS	
REVIEW	DATE
RLG	4/18/2024
DRAWN	FILE
RLG	2223
DATE	NUMBER
4/18/2024	007
BY	SHEET
J. J. J.	C02.05



- LEGEND**
- CONSTRUCT 8" 3000 REINFORCED CONCRETE PAVEMENT FOR TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C02.08
 - CONSTRUCT 8" 3000 REINFORCED CONCRETE PAVEMENT WITH AT SLABS @ 14" CLEAR
 - CONSTRUCT 4" H.M.A.C. (RETAIL) 1" TYPE "B" H.M.A.C. OVER 4" TYPE "A" H.M.A.C. OVER 8" SUBGRADE
 - LIMITS OF PAVEMENT SAWCUT
 - MATCH EXISTING PAVEMENT GRADE



- NOTES**
1. The utility utilities shown on these plans were compiled from various sources and are intended to show the general locations and location of the utilities on the plans. All existing utilities may not be shown on the plans.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities changed by the Contractor during construction shall be reported, in as good or better condition, to the Contractor's supervisor.
 3. Call 1-800-344-8377 (20 TESS) or other utility location service of local jurisdiction prior to construction activity. RLG is not responsible for locating all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, lawns, existing walls, and other structures unless otherwise noted.
 5. All curb road shall be 25' to face of curb unless otherwise noted.
 6. Refer to the geotechnical report for proposed strength and specifications.



REVISIONS

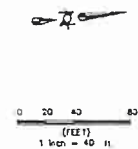
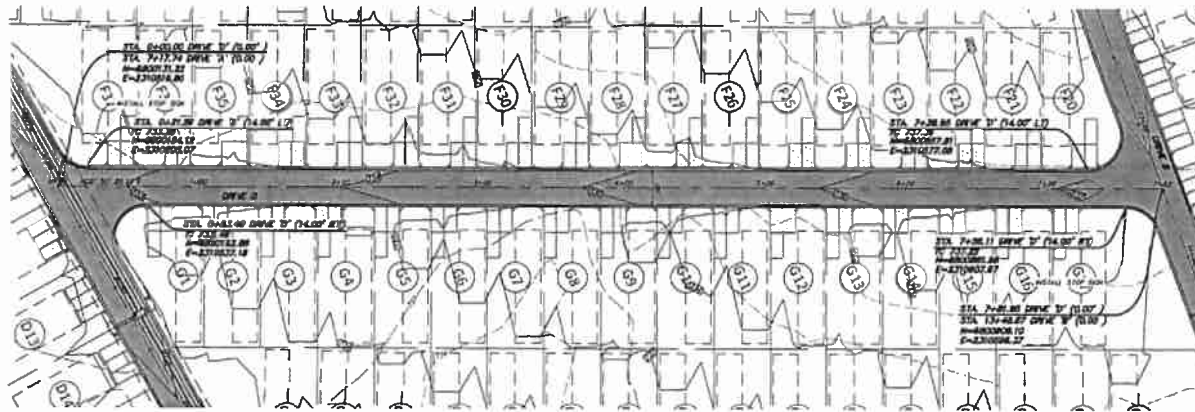
NO.	DATE	DESCRIPTION
1	12/12/24	ISSUE FOR PERMITTING
2	12/12/24	ISSUE FOR PERMITTING
3	12/12/24	ISSUE FOR PERMITTING
4	12/12/24	ISSUE FOR PERMITTING
5	12/12/24	ISSUE FOR PERMITTING
6	12/12/24	ISSUE FOR PERMITTING
7	12/12/24	ISSUE FOR PERMITTING
8	12/12/24	ISSUE FOR PERMITTING
9	12/12/24	ISSUE FOR PERMITTING
10	12/12/24	ISSUE FOR PERMITTING






RLG CONSULTING ENGINEERS
 1200 N. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75243
 825 W. INDEPENDENCE BOULEVARD SUITE 100 WICHITA, KS 67204
 WWW.RLGCON.COM TEL: 972.714.8377 FAX: 972.714.8378

DRIVE C PLAN & PROFILE

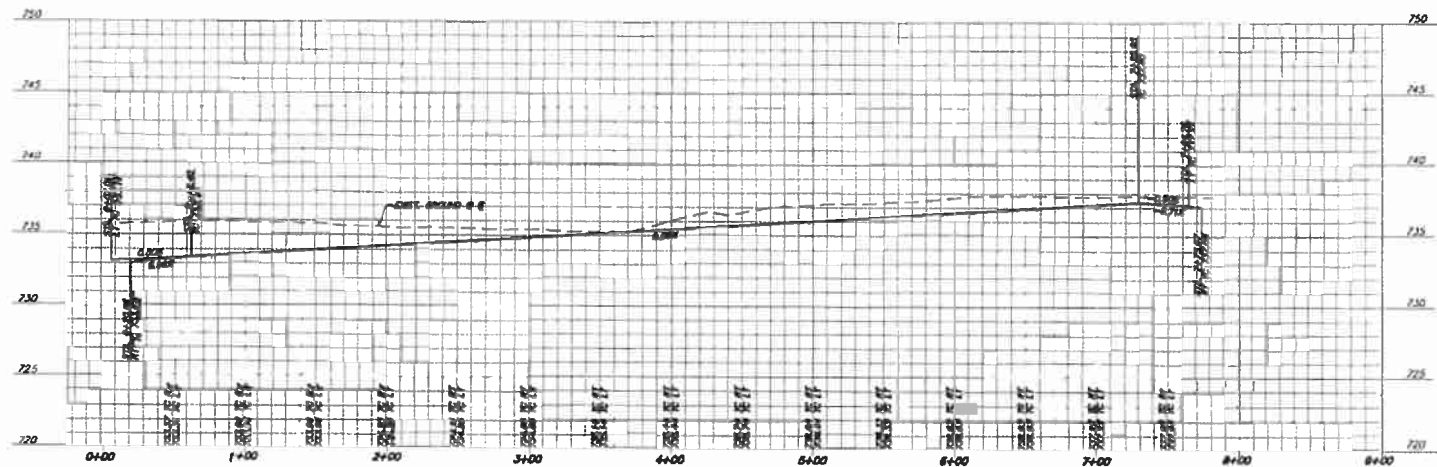
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX 76033
 JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C02.07



- LEGEND**
-  CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT PER TYPICAL EXHIBIT SECTION DETAIL ON DIST. 0215B
 -  CONSTRUCT 6" 3000# REINFORCED CONCRETE PAVEMENT WITH 40 BARS @ 18" O.C.E.S.
 -  CONSTRUCT 6" M.M.A.C. (INSTALL 6" TYPE 10" M.M.A.C. OVER 6" TYPE 2" M.M.A.C. OVER 6" SUBGRADE)
 -  LIMITS OF PAVEMENT SLOUT
 -  MATCH EXISTING PAVEMENT GRADE

- NOTES**
1. The existing utilities shown on these plans were searched from various sources and are intended to show the general substance and location of the utilities on the plan. All existing utilities may not be shown on the plan.
 2. The locations of existing utilities depicted on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities damaged by the Contractor during construction shall be repaired to as good or better condition, at the Contractor's expense.
 3. Call 1-800-344-3377 (TDD 3ESS) or other utility location service of local AGS firm, prior to construction activity. RLG is not responsible for locating all of the existing utilities or depicting exact locations on all drawings.
 4. Contractor shall protect all trees, bushes, retaining walls, and other structures unless otherwise noted.
 5. All curb radii shall be 35' to Face of Curb unless otherwise noted.
 6. Refer to the geotechnical report for pavement strength and specifications.



RLG CONSULTING ENGINEERS
 13006 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. WILSON ROAD SUITE #105 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TEL: 817.342.7400

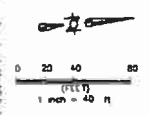
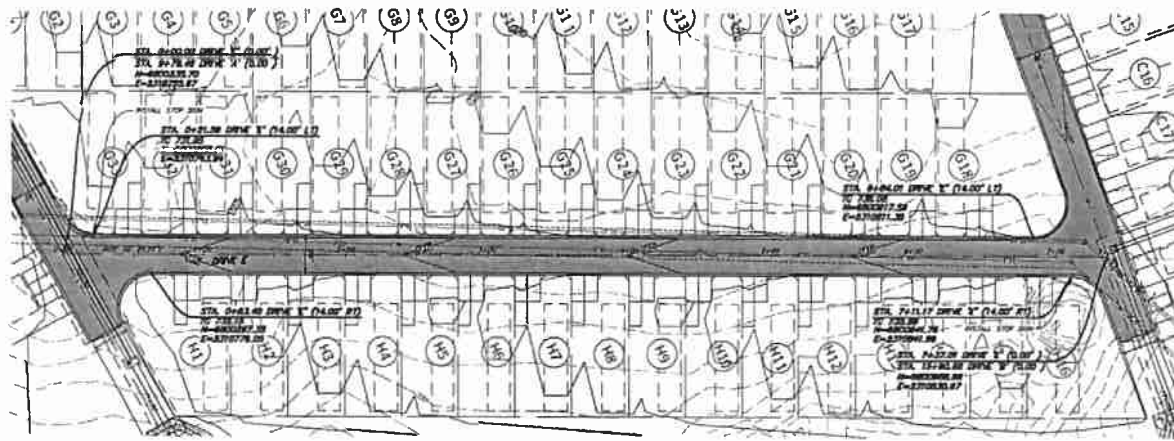
DRIVE D PLAN & PROFILE				
CLEBURNE RESIDENTIAL				
1501 PARK BLVD				
CLEBURNE, TX, 76033				
JOHNSON COUNTY, TEXAS				
REVIEW	DRAWN	DATE	FILE	NUMBER
RLG	RLG	4/18/2024	2223	007
				C02.08

REVISIONS






01: For Plan of 04/18/2024
 02: Elevation of 720.00
 03: 736.00
 04: 736.00

05: Call to Engineer
 06: 720.00
 07: 736.00



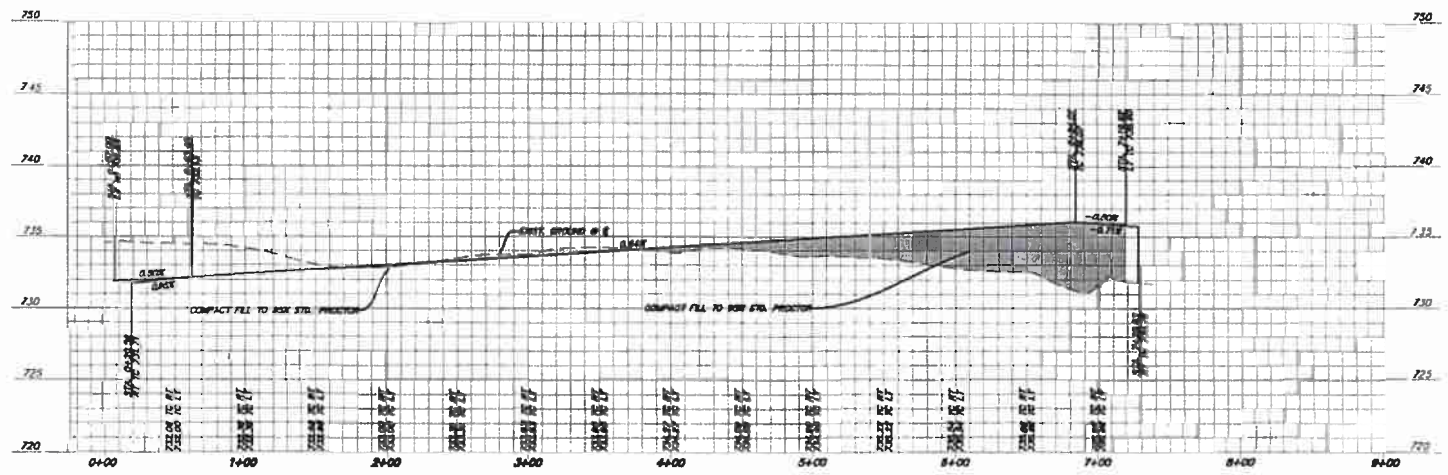


LEGEND


-  CONSTRUCT 8" 3000psi REINFORCED CONCRETE PAVEMENT PER TYPICAL DRIVEWAY SECTION DETAIL ON SHEET C002
-  CONSTRUCT 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH 30' BARS @ 18" O.C.C.R.
-  CONSTRUCT 4" H.A.L.A.C. (INSTALL 1" TYPE 2" H.A.L.A.C. OVER 4" TYPE 2" H.A.L.A.C. OVER 4" SUBGRADE)
-  LIMITS OF PAVEMENT SECTION
-  MATCH EXISTING PAVEMENT GRADE

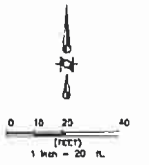
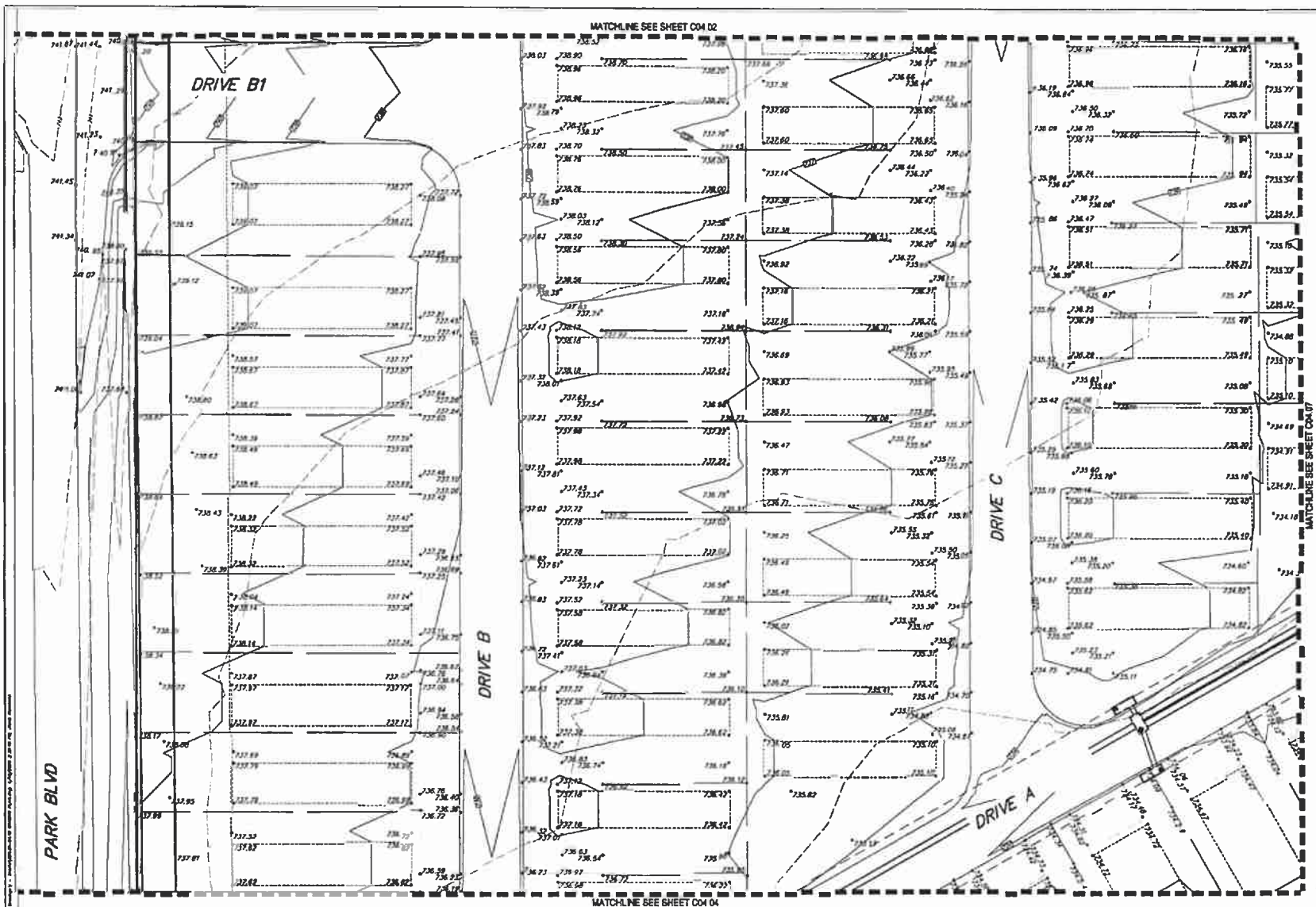
NOTES

1. The existing profiles shown on these plans were compiled from various sources and are intended to show the general substance and location of the profiles on the plans. All existing profiles may not be shown on the plans.
2. The location of existing profiles obtained on the plans are approximate. It shall be the Contractor's responsibility to verify all utility locations prior to construction. Utilities assumed by the Contractor during construction shall be marked in as good or better condition, at the Contractor's expense.
3. Call 1-800-344-8377 (DO TESS) or other utility location service at least 48 hrs. prior to construction activity. RLG is not responsible for locating all of the existing utilities or depicting exact locations on all drawings.
4. Contractor shall protect all trees, fences, retaining walls, and other structures unless otherwise noted.
5. All curb radii shall be 25' in face of curb unless otherwise noted.
6. Refer to the geotechnical report for pavement strength and specifications.

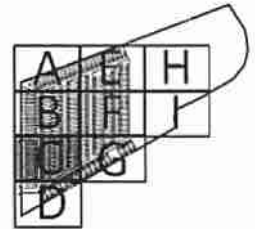


PROJ. NO.
 152849
 4/18/2024

 RLG CONSULTING ENGINEERS 12004 N. CENTRAL EXPRESSWAY ROAD DALLAS, TX 75243 855 W. Victory Road and #108 FORT WORTH, TX 76104 WWW.RLGCONS.COM TEL: 214.741.8000 FAX: 214.741.8003					
DRIVE E PLAN & PROFILE CLEBURNE RESIDENTIAL 1501 PARK BLVD CLEBURNE, TX 76033 JOHNSON COUNTY, TEXAS					
REVIEW	DATE	BY	NO.	DATE	NO.
RLG	4/18/2024	RLG	2223	007	C02.09



- LEGEND**
- EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - CALCULATED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - LIMITS OF PAYMENT SAWCUT



RLG CONSULTING ENGINEERS
 1200 W. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75243
 825 W. VICKERY BOULEVARD FLOOR 1001 WORTH, TX 76104
 WWW.RLG-CE.COM TEL: 214.742.7400

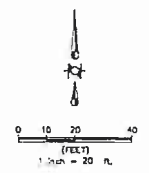
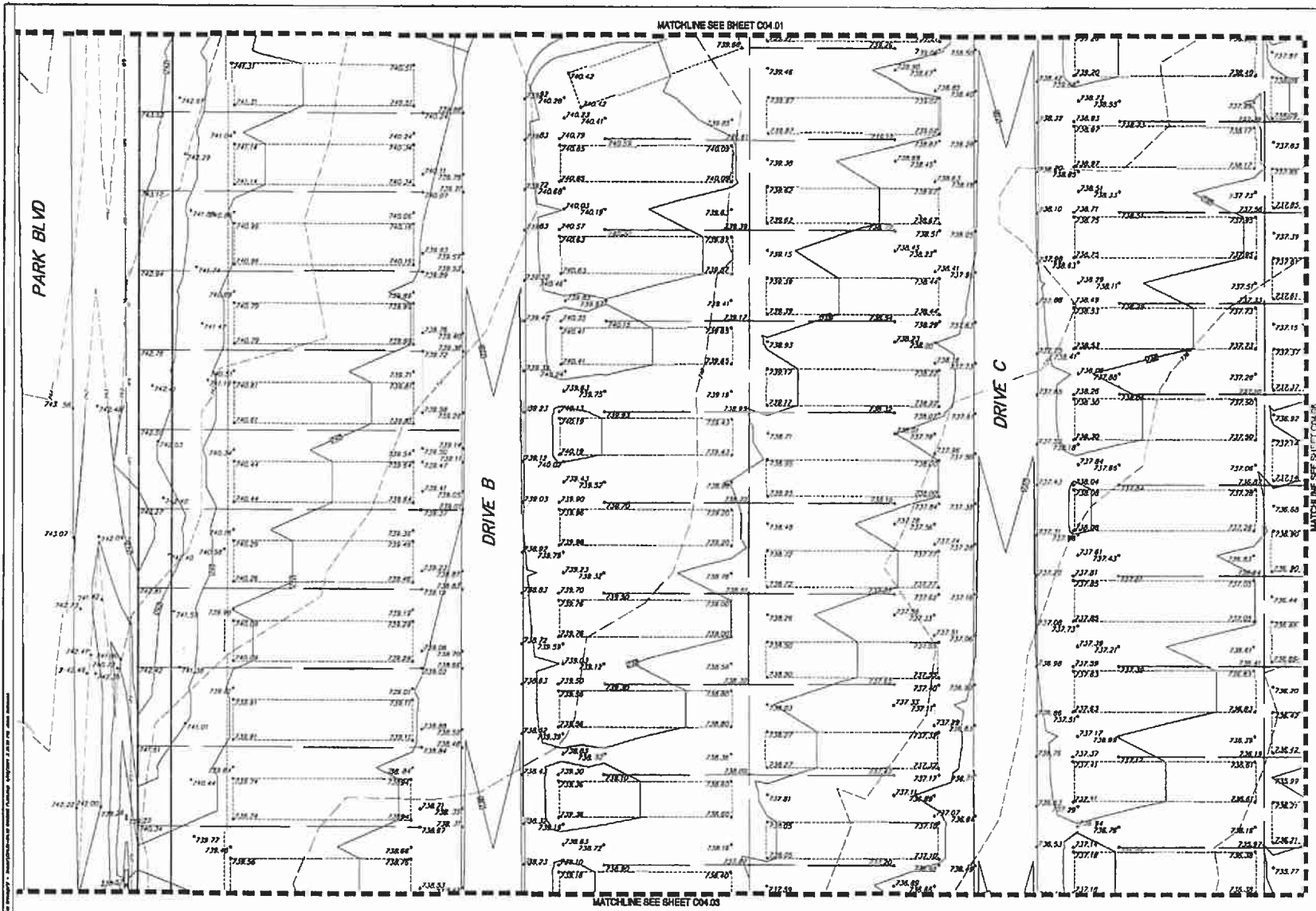
GRADING PLAN - SECTION C
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.03

REVISIONS

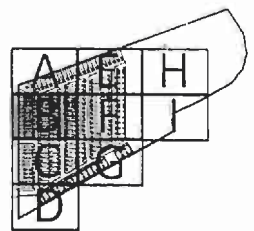
1. Per Plan of 04/18/2024 Surveying Date
 2. 4/18/2024
 3. 4/18/2024
 4. 4/18/24

5. Due to Placement
 6. 4/18/24
 7. 4/18/24



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CALCULATED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SAWCUT



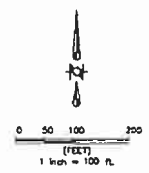
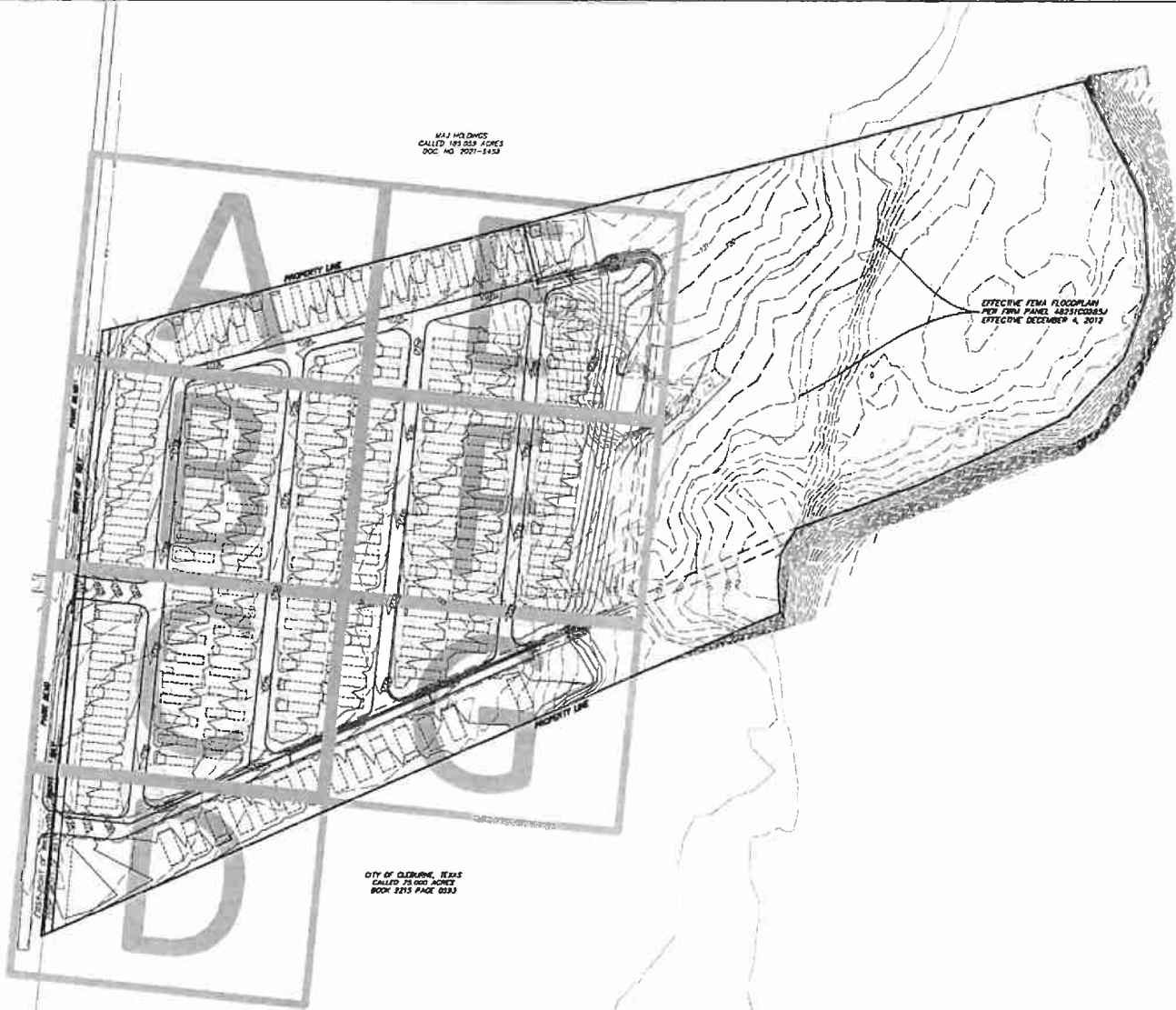
RLG CONSULTING ENGINEERS
 12001 N CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243
 972.351.9100
 WWW.RLG.COM TIME PERM RLG 7-03

GRADING PLAN - SECTION B
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DATE	FILE	NUMBER	SHEET	
RLG	RLG	4/18/2024	2223	007	C04.02



RESPONSE
 DATE: 4/18/2024
 BY: JAF
 TITLE: PROJECT ENGINEER
 FIRM: RLG CONSULTING ENGINEERS



LEGEND

- 100 — EXISTING MAJOR CONTOUR LINE
- 100 — PROPOSED MAJOR CONTOUR LINE

P:\2024\1518\1518.dwg (1/18/2024 10:00:00 AM) - PLOT (1/18/2024 10:00:00 AM) - PLOT (1/18/2024 10:00:00 AM) - PLOT (1/18/2024 10:00:00 AM)



BOUNDARY

CPT:
 1. Area of 1518 Surveyed On
 2. 173,000.14
 3. 2,000.00
 4. 2.38 FT

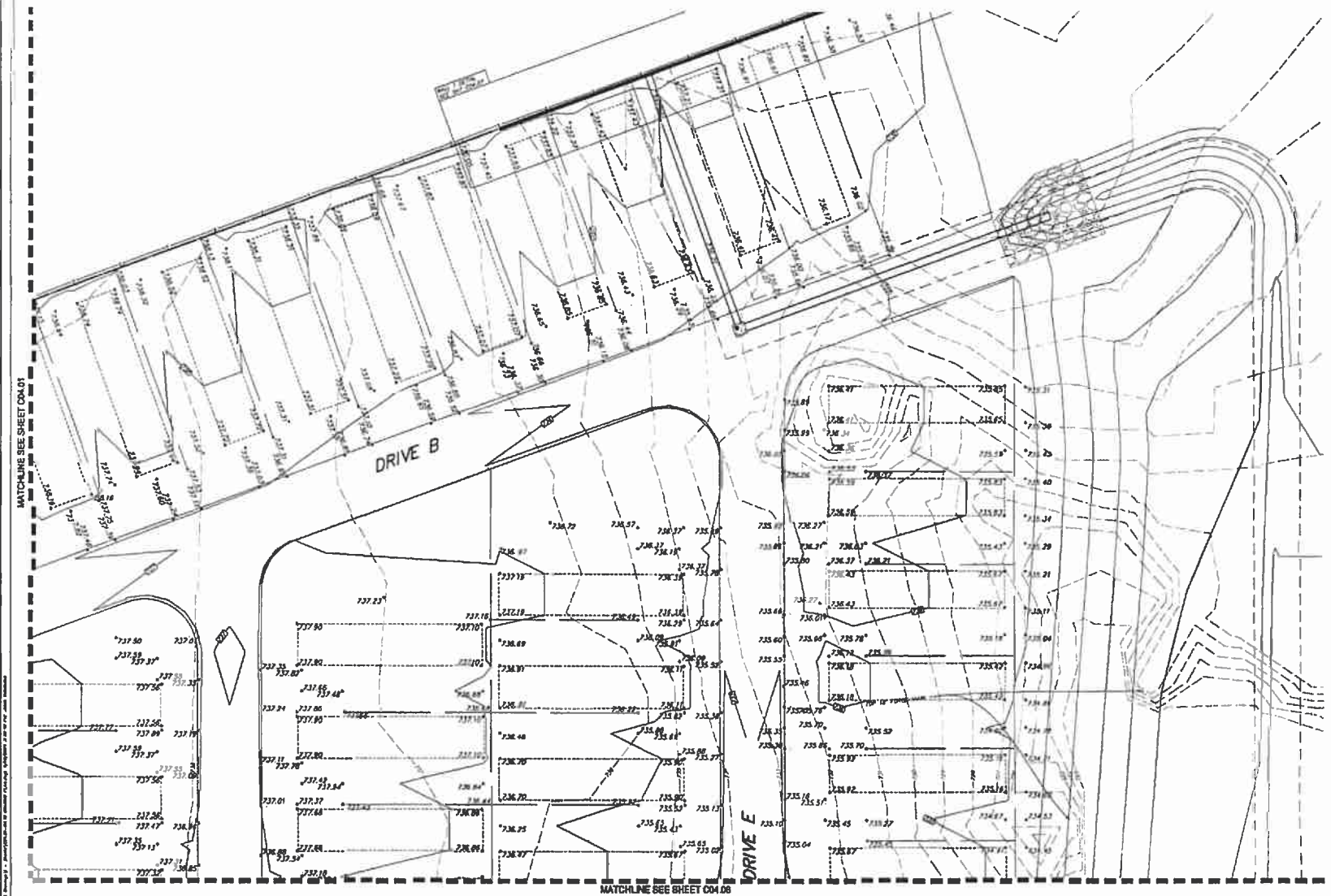
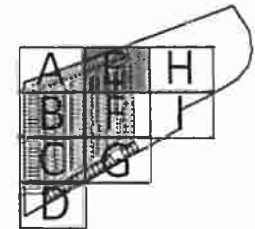
CPT:
 1. Date of Placement
 2. 06/04/2024
 3. 2,000.00
 4. 2.38 FT

RLG CONSULTING ENGINEERS 18001 N. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243 88 E. W. WICKLIFF DRIVE SUITE 2100 FORT WORTH, TX 76104 WWW.RLGCONSULTING.COM TEL: 214.343.1111 FAX: 214.343.1112					
OVERALL GRADING PLAN					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	004.00



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CALCULATED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SARCOUT



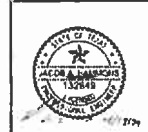
MATCHLINE SEE SHEET C04.01

MATCHLINE SEE SHEET C04.06

RLG CONSULTING ENGINEERS
 1200 W. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75202
 803 W. VICKERY BOULEVARD SUITE 200 FORT WORTH, TX 76104
 WWW.RLGC.COM TOPG GEAR REG. F-40

GRADING PLAN - SECTION E
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.O.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.05



REVISIONS
 1. Per Dept. of Civil Surveying Dept. of Transportation
 F. 2/28/2024
 G. 2/28/24
 2. Per City of Cleburne
 H. 2/28/24
 I. 2/28/24

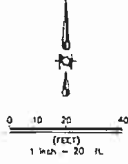
MATCHLINE SEE SHEET C04.05

MATCHLINE SEE SHEET C04.07

DRIVE D

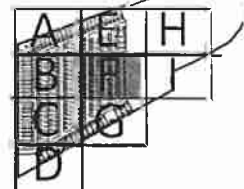
DRIVE E

MATCHLINE SEE SHEET C04.03



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CALCULATED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- UNITS OF PAVEMENT SAWCUT



RLG CONSULTING ENGINEERS
 1200 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 852 W. WICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLGCONG.COM TDD# 817.462.7403

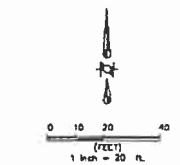
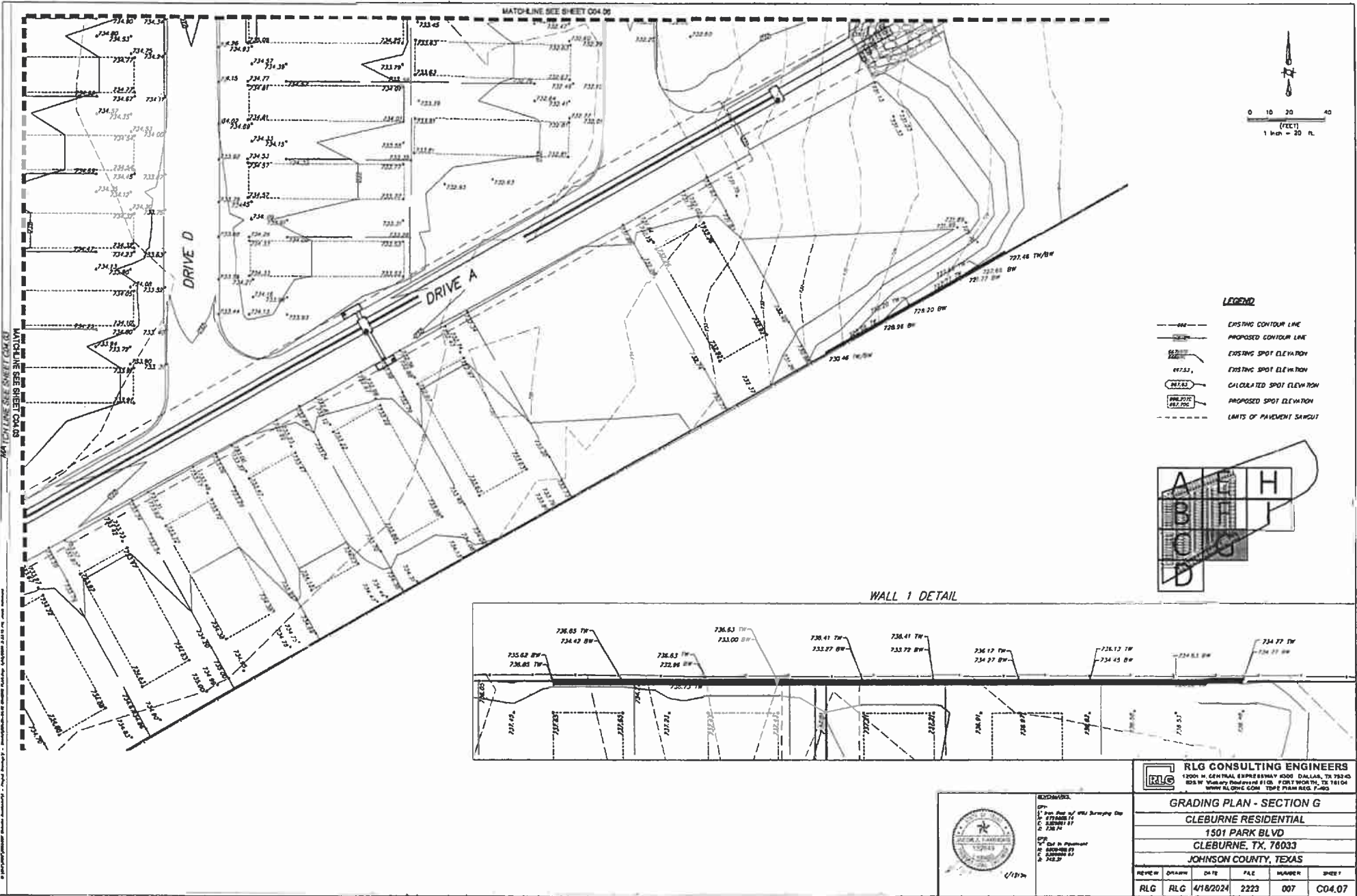
GRADING PLAN - SECTION F
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



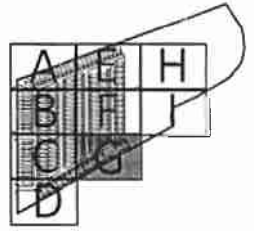
REVISIONS

DATE	BY	DESCRIPTION
1/18/2024	RLG	Final Plan
1/18/2024	RLG	Check & Permit
1/18/2024	RLG	Final

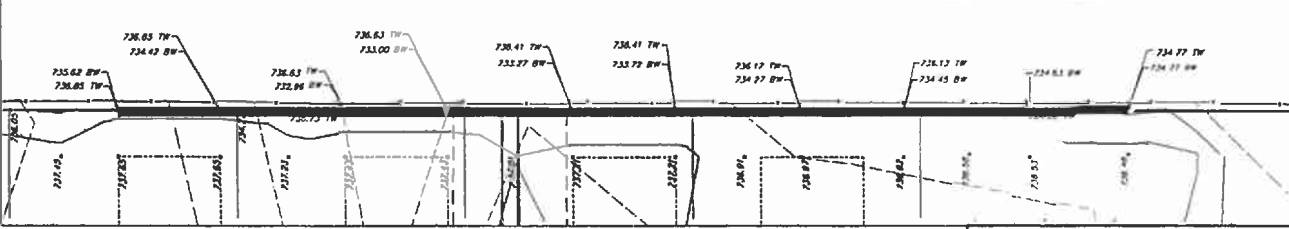
REVISION	DRAWN	DATE	P.L.R.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C04.06



- LEGEND**
- EXISTING CONTOUR LINE
 - - - - PROPOSED CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - CALCULATED SPOT ELEVATION
 - LIMITS OF PAVEMENT SAWCUT



WALL 1 DETAIL



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY SUITE 1000 DALLAS, TX 75243
 825 W. WALTON ROAD SUITE 6100 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TDP# PRM REG. 7-00

GRADING PLAN - SECTION G
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



REVISIONS

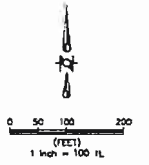
NO.	DATE	DESCRIPTION
1	04/18/2024	ISSUE FOR PERMITS
2	04/18/2024	REVISED PER COMMENTS
3	04/18/2024	REVISED PER COMMENTS

REVISED BY	DATE	FILE NUMBER	SHEET
RLG	4/18/2024	2223	007

MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-5459

OS-B2
13.66 AC

OS-B1
20.09 AC



OS-A
1.50 AC

B
32.50 AC

A
9.63 AC

EFFECTIVE FEMA FLOODPLAIN PER FIRM PANEL 4825102885U
EFFECTIVE DECEMBER 4, 2012

CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0593

- LEGEND
- EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - FLOW ARROW
 - DRAINAGE DITCH LINE
 - AS
○ B,C
 - DRAINAGE AREA NUMBER
 - DRAINAGE AREA (ACRES)
 - DRAINAGE DESIGN P.I.

COMPOSITE 'C' CALCULATIONS

% IMP	C _{imp}	% PERV	C _{per}	C
43%	0.00	57%	0.30	0.88
0%	0.00	100%	0.30	0.30
3%	0.90	97%	0.30	0.33
0%	0.00	100%	0.30	0.30
0%	0.00	100%	0.30	0.30

EXISTING DRAINAGE AREA CALCULATIONS

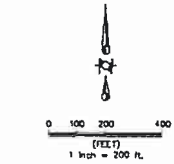
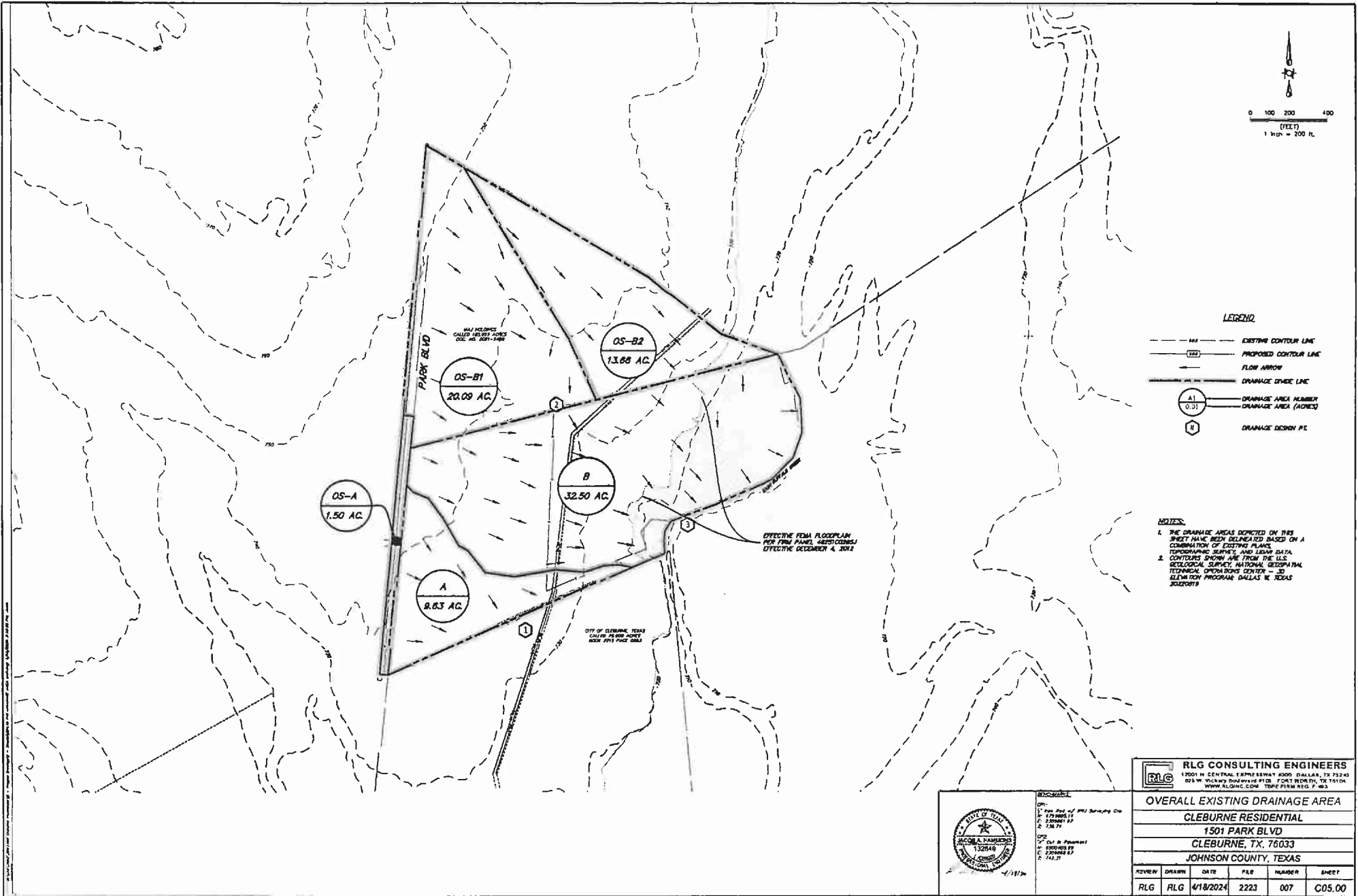
ID	Area (AC)	T ₁ (min)	C	I ₁ (in/hr)	Q ₁ (cfs)	I ₂ (in/hr)	Q ₂ (cfs)	I ₃ (in/hr)	Q ₃ (cfs)	I ₄ (in/hr)	Q ₄ (cfs)	I ₅ (in/hr)	Q ₅ (cfs)	I ₆ (in/hr)	Q ₆ (cfs)	I ₇ (in/hr)	Q ₇ (cfs)	COMMENTS
OS-A	1.50	15	0.58	2.24	2.72	2.82	3.32	4.90	4.90	4.98	8.72	5.84	7.55	6.25	6.48	7.12		Pump P-1
A	9.63	15	0.30	2.24	13.28	2.82	11.68	2.88	13.87	6.98	16.38	8.72	19.41	7.98	21.84	6.48	24.88	
OS-B1	20.09	15	0.30	2.24	13.68	2.82	14.38	4.00	17.38	3.68	20.98	8.72	26.58	7.98	36.18	6.48	31.83	Churns W/PT
OS-B2	13.66	20	0.50	2.91	18.72	3.42	32.52	2.31	18.23	5.88	32.57	6.00	36.74	6.78	42.80	7.81	48.80	Design Point 2
OS-B3	13.66	20	0.30	2.91	11.94	3.42	14.30	4.31	17.60	3.00	20.37	6.00	24.70	6.78	27.81	7.81	31.17	
B	32.50	15	0.30	2.24	31.69	1.83	37.84	4.80	48.80	6.00	64.00	8.72	83.22	7.98	113.71	6.48	82.88	
TOTAL	64.28	22	0.21	2.78	64.72	3.22	64.58	4.71	83.32	7.77	97.09	5.75	118.88	6.41	131.34	7.51	147.78	



RLG CONSULTING ENGINEERS
1200 N. CENTRAL EXPRESSWAY SUITE 4000 DALLAS, TX 75240
858 W. WALSH BOULEVARD SUITE 100 FORT WORTH, TX 76104
www.rlgcc.com TEL: 972.482.7400

EXISTING DRAINAGE AREA
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.O.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.01



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- FLOW ARROW
- DRAINAGE DIVIDE LINE
- (A1) DRAINAGE AREA NUMBER
0.31
- (B) DRAINAGE DESIGN P.I.

NOTES

1. THE DRAINAGE AREAS DEPICTED ON THIS SHEET HAVE BEEN DETERMINED BASED ON A COMBINATION OF EXISTING PLANS, TOPOGRAPHIC SURVEY, AND LEGAL DATA.
2. CONTOURS SHOWN ARE FROM THE U.S. GEOLOGICAL SURVEY, NATIONAL GEOSPATIAL TECHNICAL INFORMATION CENTER -- 3D ELEVATION PROGRAM DALLAS TX TEXAS 75209

EFFECTIVE FEMA FLOODPLAIN PER FIRM PANEL 482030001 EFFECTIVE DECEMBER 4, 2012

CITY OF CLEBURNE, TEXAS
CALL FOR COPY BOOKS
BOOK 1913 PAGE 2463

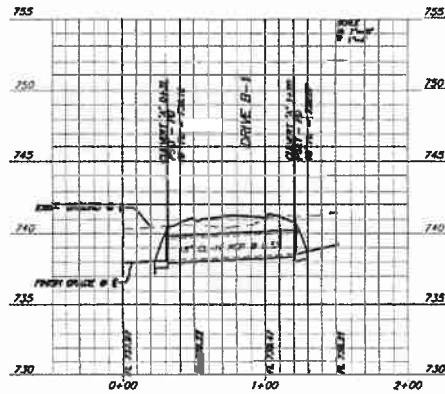
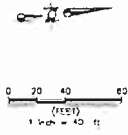
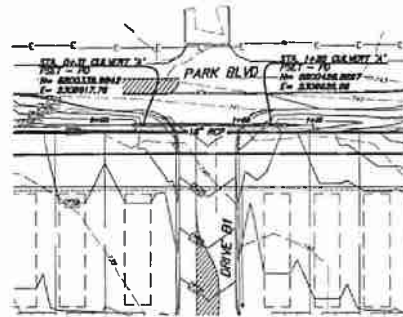
RLG CONSULTING ENGINEERS
12001 N CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243
801 W. WILKINS BOULEVARD STE. 2001 WORTH, TX 76180
WWW.RLGINC.COM TEL: 972.714.4633

OVERALL EXISTING DRAINAGE AREA
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.O.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.00



DESCRIPTION
 1. 1501 Park Blvd. of RLG Consulting Eng
 2. 1501 Park Blvd. of RLG Consulting Eng
 3. 1501 Park Blvd. of RLG Consulting Eng
DATE
 4/18/2024
 132846
 132846
 132846



CULVERT 'A'

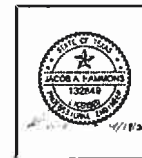
LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 851 W. WICKERY BOULEVARD #102 FORT WORTH, TX 76104
 WWW.RLGCHE.COM TEXAS P.E. REG. 7-403

CULVERT 'A' PLAN & PROFILE
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	005_04

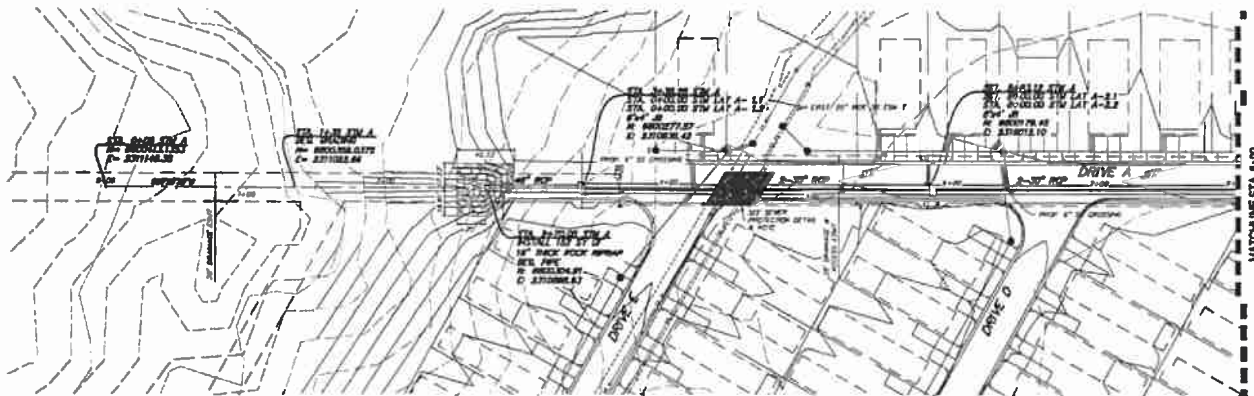


REVISIONS

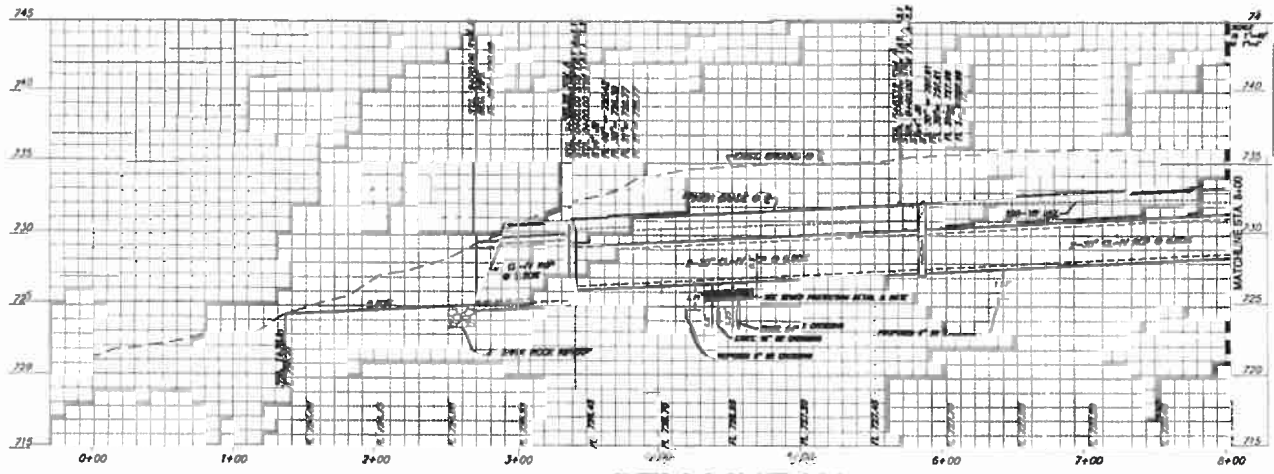
REV: 1
 Date: 4/18/2024
 By: JAF
 Description: Final Design

REV: 2
 Date: 4/18/2024
 By: JAF
 Description: Final Design

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SEWER PROTECTION NOTE
 INSTALL 6" BACK CAP OF CONTROLLED LOW STRENGTH MATERIAL (FLOPPABLE FILL) OF 300 PSI STRENGTH MEASURED AT 28 DAYS.



STM LINE 'A'

LEGEND

XXXXXXXXXX	EXISTING STORM SEWER
—————	PROPOSED STORM SEWER LINE
—————	EXISTING SANITARY SEWER LINE
—————	PROPOSED SANITARY SEWER LINE
—————	EXISTING WATER LINE
—————	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 1200 N. CENTRAL EXPRESSWAY SUITE 1000 DALLAS, TX 75243
 852 N. VICKSBURG BLVD SUITE 100 FORT WORTH, TX 76104
 WWW.RLG.COM TDFE FIRM REG. 7-83

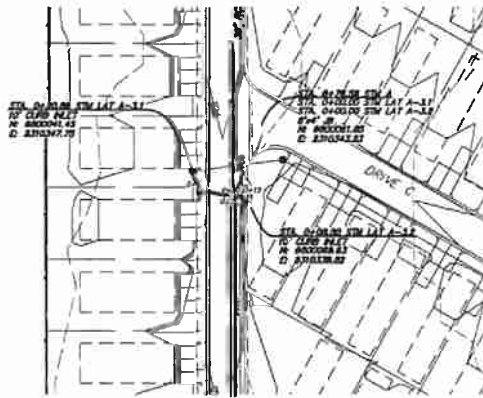
STORM LINE 'A' PLAN & PROFILE (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

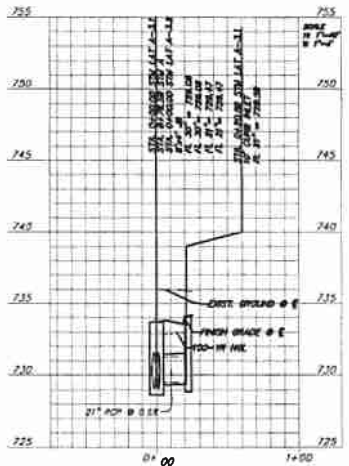
REVISION	DATE	BY	NUMBER	SHEET
RLG	4/18/2024	2223	007	C05,05



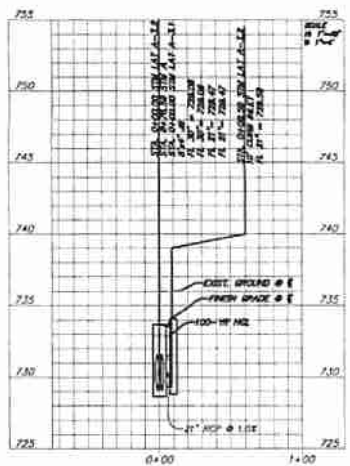
RECORD
 City: Cleburne, TX
 Project: 1501 Park Blvd Residential Dev
 Date: 4/18/24
 Scale: 1" = 40'
 Drawn by: JAL
 Checked by: JAL
 Date of Plot: 4/18/24
 License No.: 132849
 State: TX
 Title: P.E.



0 20 40 80
 (FEET)
 1 inch = 40 ft.



STM LAT A-3.1



STM LAT A-3.2

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

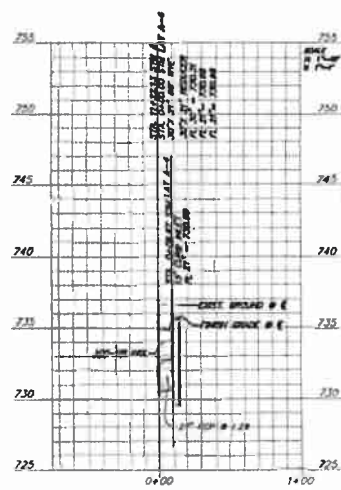
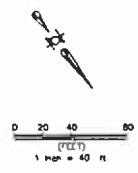
RLG CONSULTING ENGINEERS
 13001 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75240
 855 W. WILSON DRIVESIDE PL. FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TDP# P&M REQ. P.#80

STORM LATERALS 'A-3' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



Revised:
 Date: 4/18/2024
 By: JAF
 Description: 1501 PARK BLVD
 1501 PARK BLVD
 1501 PARK BLVD
 1501 PARK BLVD

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.08



STM LATA-4

LEGEND

XXXXXXXXXXXX	DISTING STORM SEWER
-----	PROPOSED STORM SEWER LINE
-----	DISTING SANITARY SEWER LINE
-----	PROPOSED SANITARY SEWER LINE
-----	DISTING WATER LINE
-----	PROPOSED WATER LINE

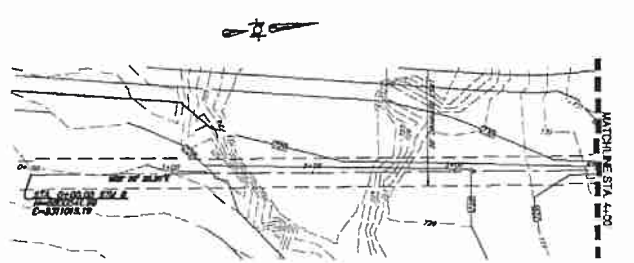
RLG CONSULTING ENGINEERS
 1901 N. CENTRAL EXPRESSWAY 2000 DALLAS, TX 75245
 821 W. VICKERS BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLGINC.COM TSP# FIRM REG. 7-493

REVISIONS

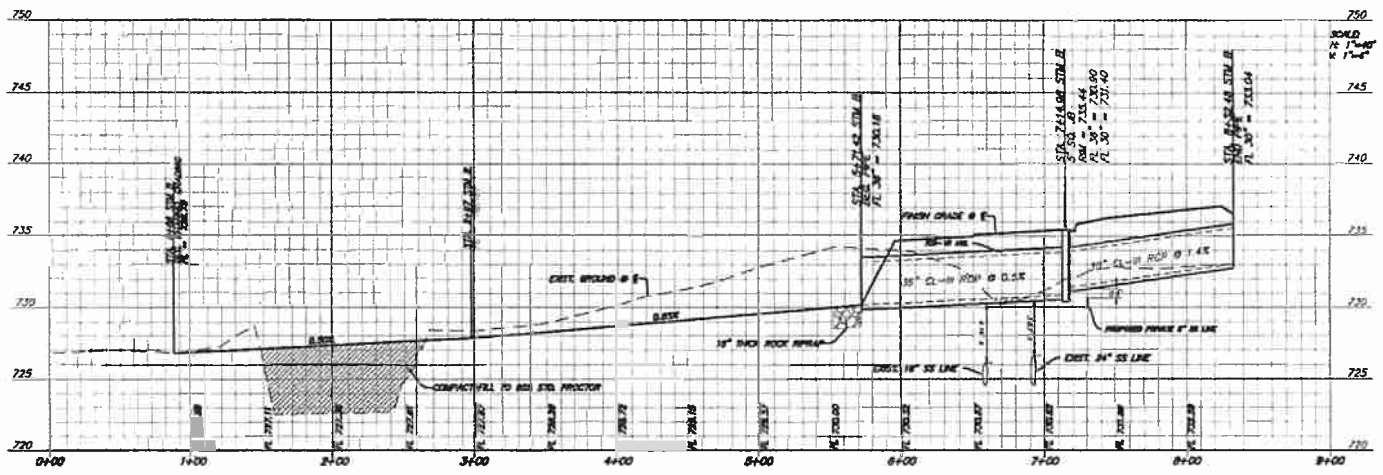
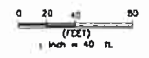
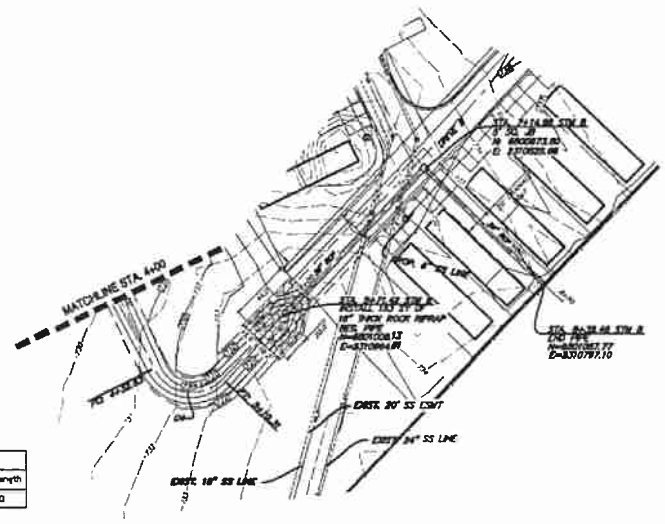
NO.	DATE	BY	DESCRIPTION
1	4/18/2024	RLG	ISSUED FOR PERMITS

JACOB A. HANCOCK
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 NO. 108848
 EXPIRES 08/31/2025

STORM LATERAL 'A-4' PLAN & PROFILE					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.09



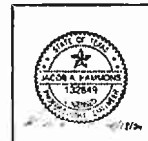
Curve Table Alignment							
Curve #	Start Sta.	End Sta.	Radius	Delta	Length	Chord Direction	Chord Length
CA	4+52.63	5+10.31	30,000	110.13°	57.08	RWP 14' 10.20"W	48.20



- LEGEND**
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 1200 N. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243
 972.754.2200 FAX 972.754.2201
 WWW.RLGCONS.COM TEXAS REG. NO. P-403

PROJECT
STORM LINE B PLAN & PROFILE
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

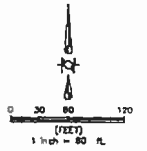


REVISIONS

NO.	DATE	DESCRIPTION
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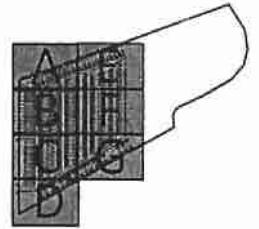
REVISION	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	CO5.10

MAJ HOLDINGS
CALLED 185.059 ACRES
DGC NO. 2021-5459



LEGEND

-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER LINE
-  EXISTING SANITARY SEWER LINE
-  PROPOSED SANITARY SEWER LINE
-  EXISTING WATER LINE
-  PROPOSED WATER LINE



CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0593

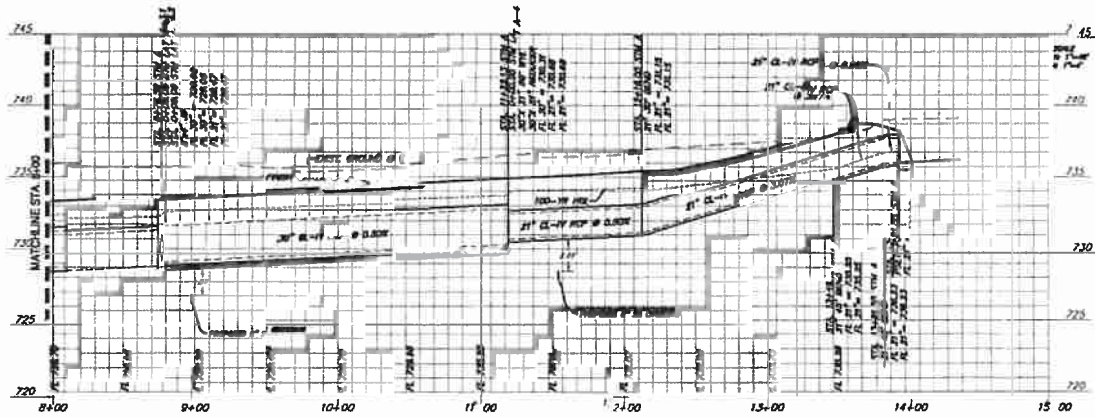
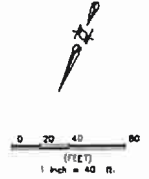
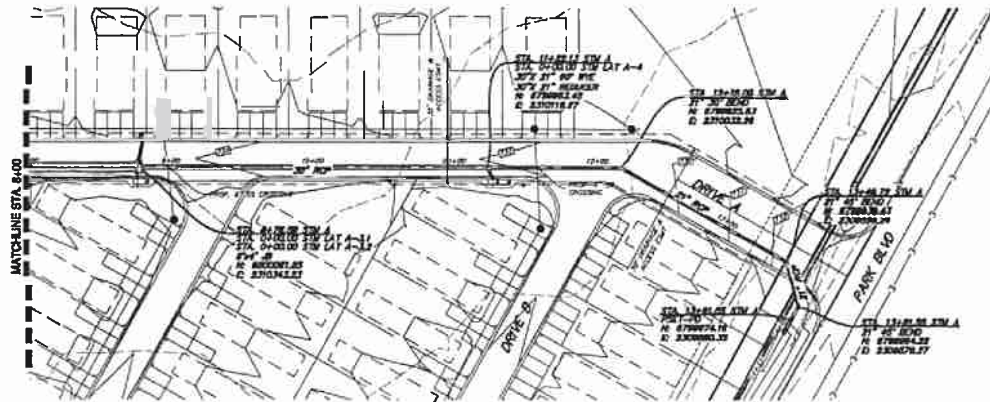


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100. 22000114

RLG CONSULTING ENGINEERS
12001 W. CENTRAL EXPRESSWAY SUITE 6000 DALLAS, TX 75243
855 W. WILKINSON BOULEVARD SUITE 400 FORT WORTH, TX 76104
WWW.RLGCONS.COM TYPE FIRM REG. P-603

OVERALL SEWER PLAN
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVIEW	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007 C06.00



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

STM LINE 'A'

RLG CONSULTING ENGINEERS
 12001 W. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 825 W. HARBURY BOULEVARD #102 FORT WORTH, TX 76104
 WWW.RLGINS.COM TOLPE FIRM REG. P-463

STORM LINE 'A' PLAN & PROFILE (SHEET 2 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	P.L.E.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05,06

REVISIONS

01: 1" Plan and 1/2" Profile Survey
 A: 4/25/2023
 C: 5/20/23
 D: 3/26/24

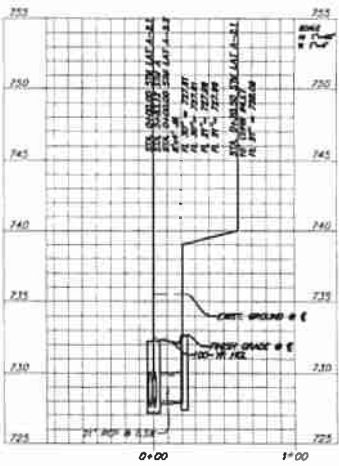
02: 1" Plan & Profile
 A: 4/25/2023
 C: 5/20/23
 D: 3/26/24

4/18/24

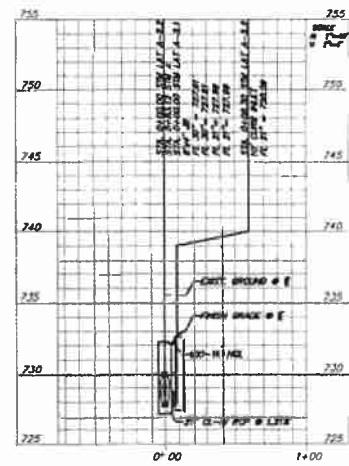
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0 20 40 80
 (FEET)
 1 inch = 40 ft.



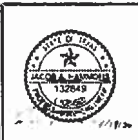
STM LAT A-2.1



STM LAT A-2.2

LEGEND

-----	EXISTING STORM SEWER
-----	PROPOSED STORM SEWER LINE
-----	EXISTING SANITARY SEWER LINE
-----	PROPOSED SANITARY SEWER LINE
-----	EXISTING WATER LINE
-----	PROPOSED WATER LINE

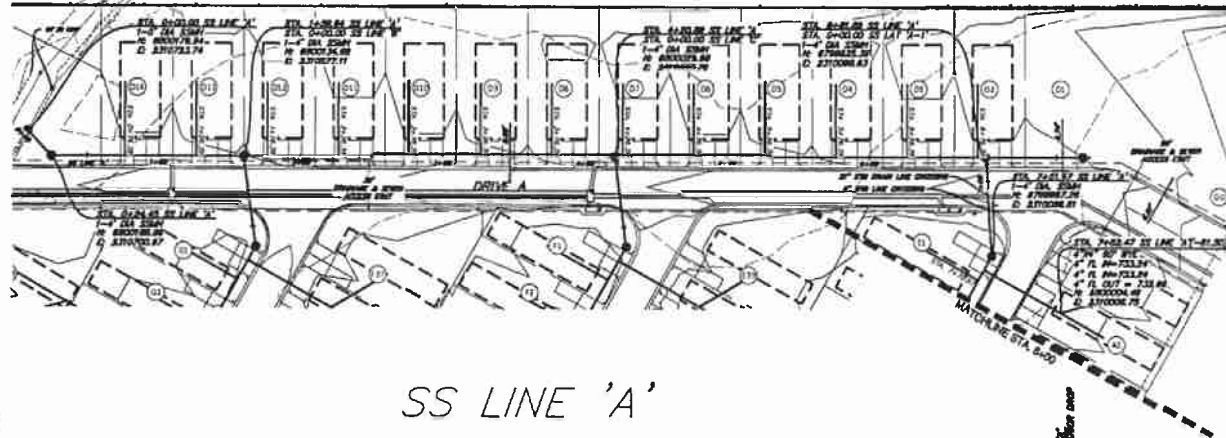
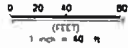


DATE: 4/18/2024
 TIME: 10:00 AM
 PROJECT: CLEBURNE RESIDENTIAL
 SHEET: 007 OF 007

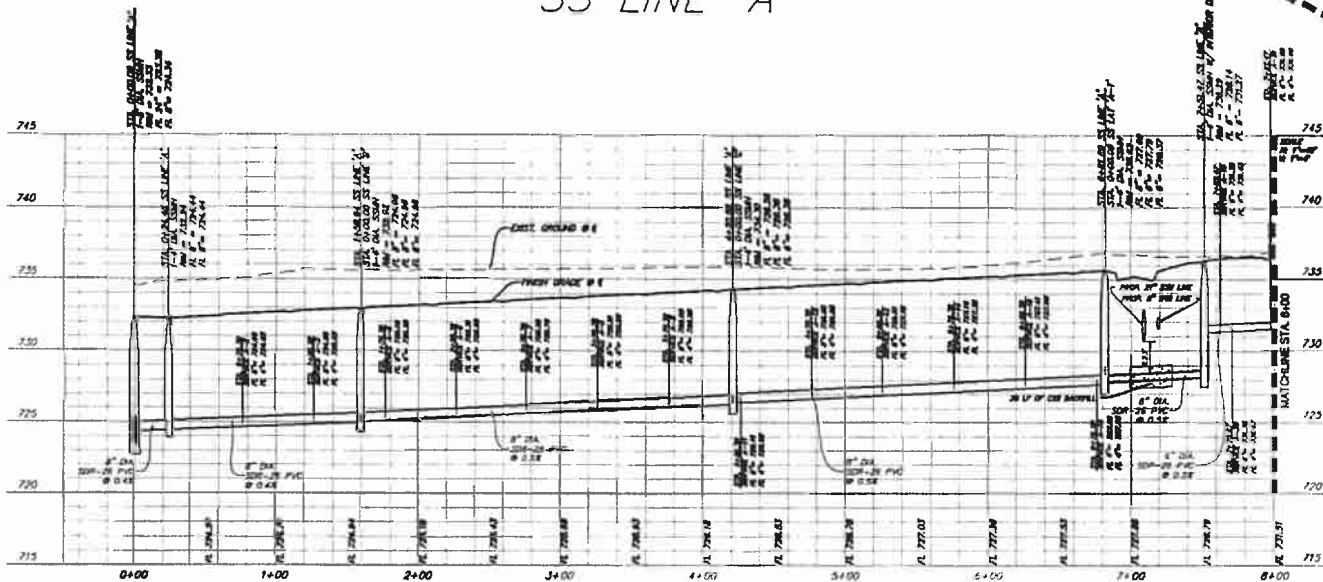
RLG CONSULTING ENGINEERS
 1800 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75201
 800 W. Volney Road Suite 1100, Fort Worth, TX 76104
 WWW.RLG.COM TOLL FREE 1-800-451-7403

STORM LATERALS 'A-2' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REV#	DATE	BY	CHKD	NO.	SHEET
RLG	4/18/2024	RLG	RLG	007	C05.07



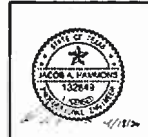
SS LINE 'A'



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

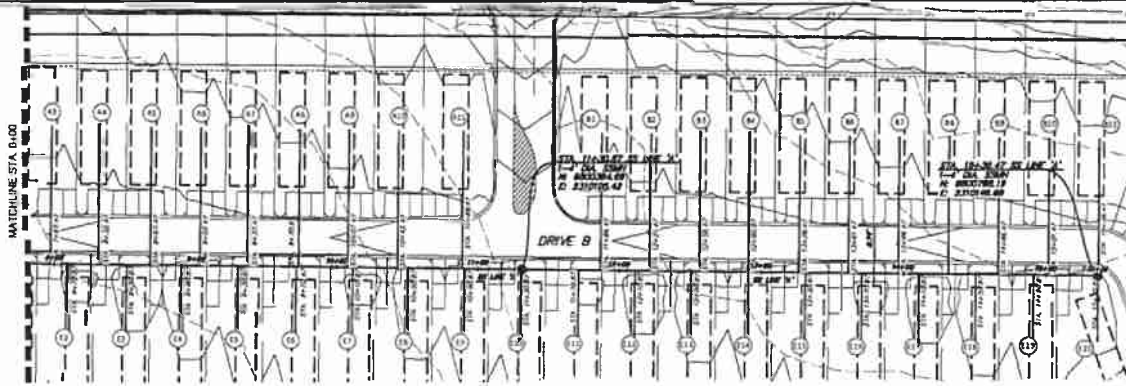
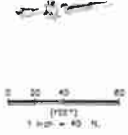
	RLG CONSULTING ENGINEERS				
	12005 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243 855 W. WILSON ROAD SUITE #100 FORT WORTH, TX 76104 WWW.RLGENGINEERING.COM TEL: 817.342.7400				
SEWER LINE 'A' PLAN AND PROFILE (SHEET 1 OF 2)					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVISED	DRAWN	DATE	P.L.B.	REVISION	SHEET
RLG	RLG	4/18/2024	2223	007	005.01



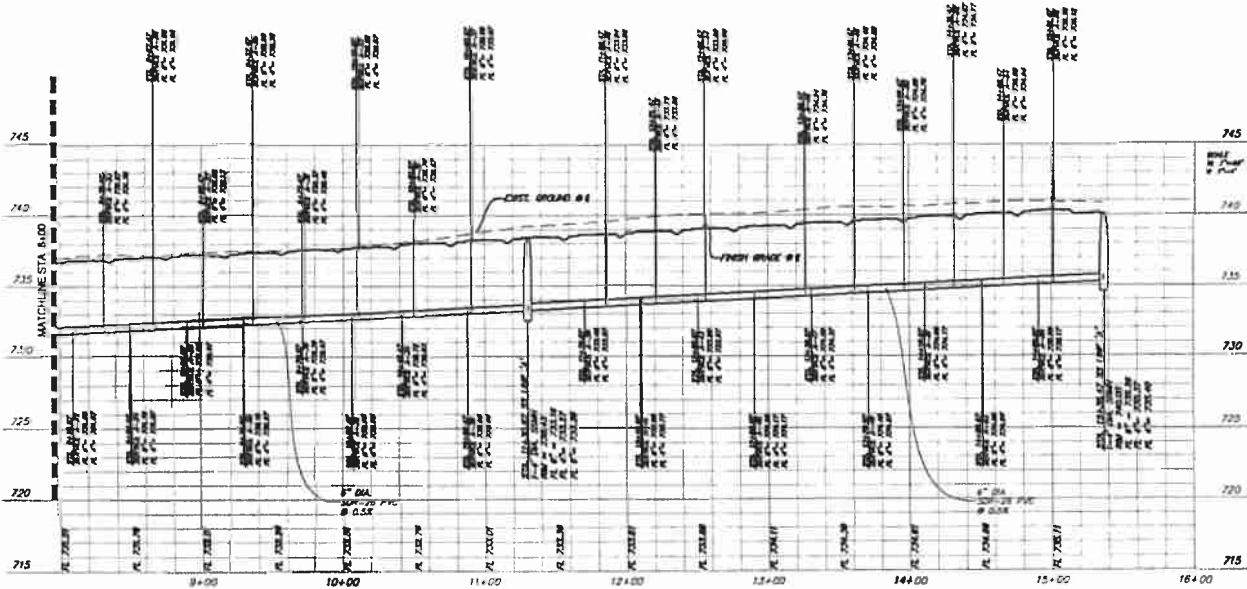
REVISIONS

001: 12' Dia. of PVI Surveying Co.
 1: 7/28/2023
 2: 7/28/24

002: 12' Dia. of PVI Surveying Co.
 1: 7/28/23
 2: 7/28/24



SS LINE 'A'



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N CENTRAL EXPRESSWAY SUITE 400 DALLAS, TX 75243
 1025 W. WILSON ROAD SUITE 1100 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TOLL FREE 800-742-6262

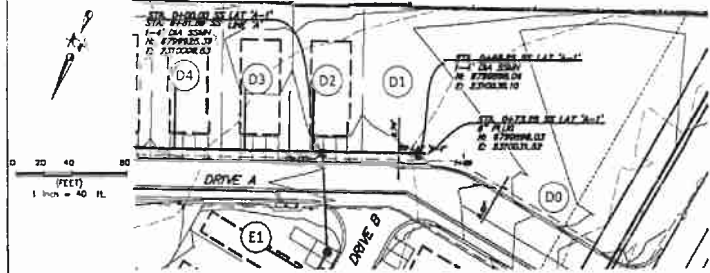
SEWER LINE 'A' PLAN AND PROFILE
 (SHEET 2 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

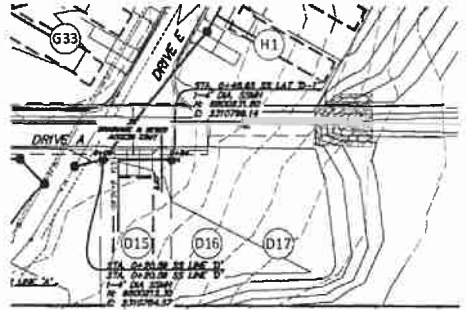
REVIEW	DATE	FILE	NUMBER	SHEET
RLG	4/18/2024	2223	007	C08.02



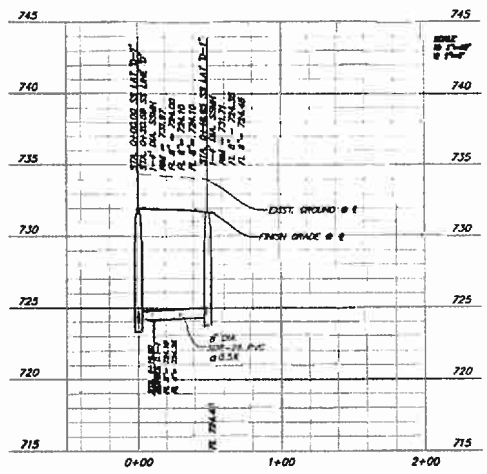
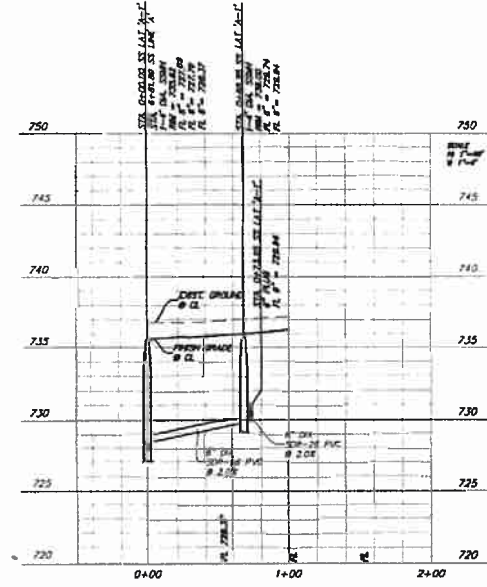
MODIFICATIONS
 1. per sheet of 094 Sewerage Ord
 2. 4/18/2024
 3. 4/18/24
 4. 4/18/24



SS LAT 'A-1'



SS LAT 'D-1'



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 825 W. WALSHY DRIVE SUITE #1100 FORT WORTH, TX 76104
 WWW.RLG.COM TEXAS REG. #003

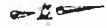
SEWER LAT 'A-1 & D-1' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C08.03

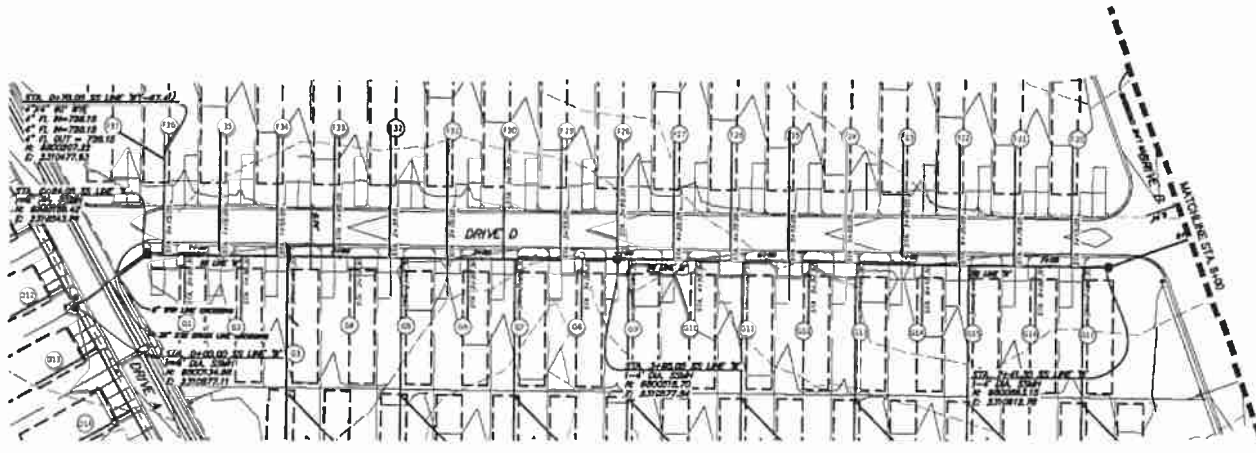


REVISIONS

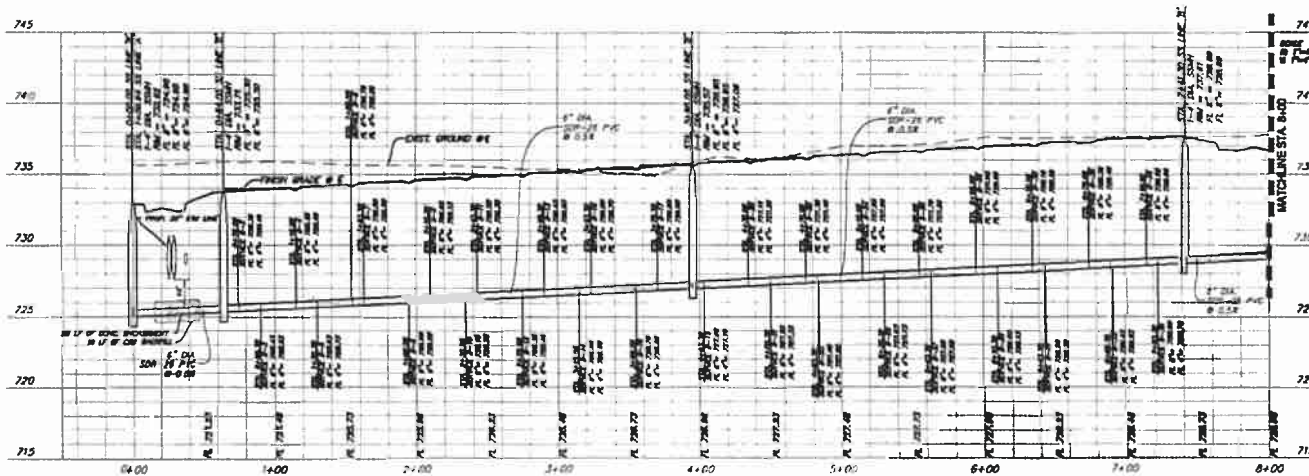
DATE: 4/18/24
 BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]



0 20 40 80
 (FEET)
 1 inch = 40 ft



SS LINE 'B'

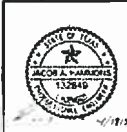


LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 17001 N. CENTRAL EXPRESSWAY, SUITE 4000, DALLAS, TX 75243
 824 W. VICKSBURY BLVD., SUITE 212, FORT WORTH, TX 76104
 WWW.RLG-ENG.COM, TOLL FREE 800-746-7460

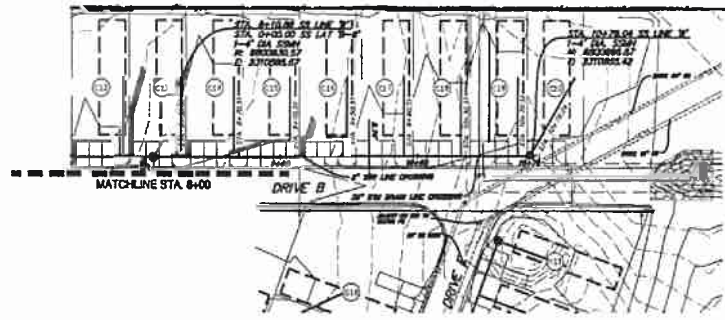
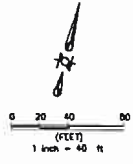
SEWER LINE 'B' PLAN & PROFILE
 (SHEET 1 OF 2)
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



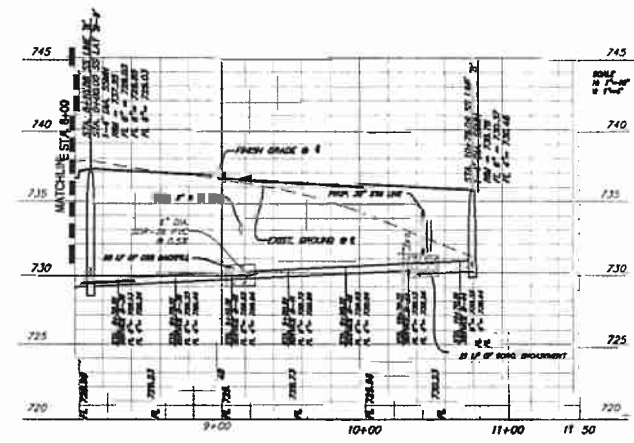
REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/24	1" Scale Plan of 2013 Surveying Co.
2	12/28/24	1" Scale Plan of 2013 Surveying Co.
3	12/28/24	1" Scale Plan of 2013 Surveying Co.

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	11/18/2024	2223	007	C05.04



SS LINE 'B'



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 13001 W. CENTRAL EXPRESSWAY SUITE 2000 DALLAS, TX 75243
 823 W. VICKERY BOULEVARD SUITE 200 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TEL: 972.358.1100 FAX: 972.358.1101

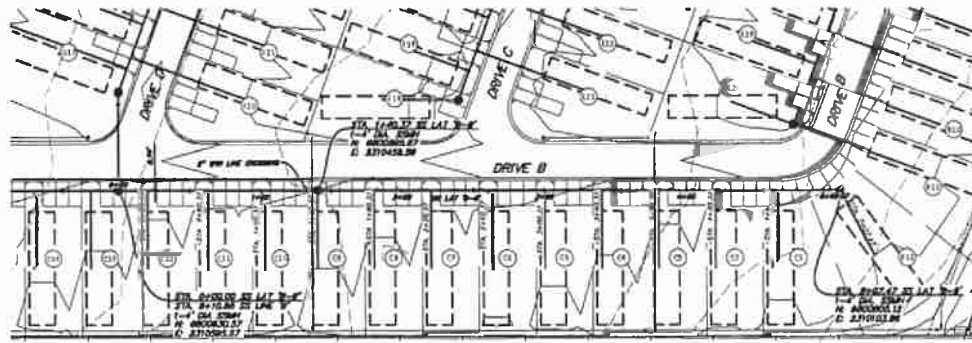
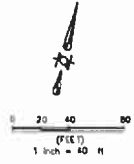
SEWER LINE 'B' PLAN & PROFILE
 (SHEET 2 OF 2)
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



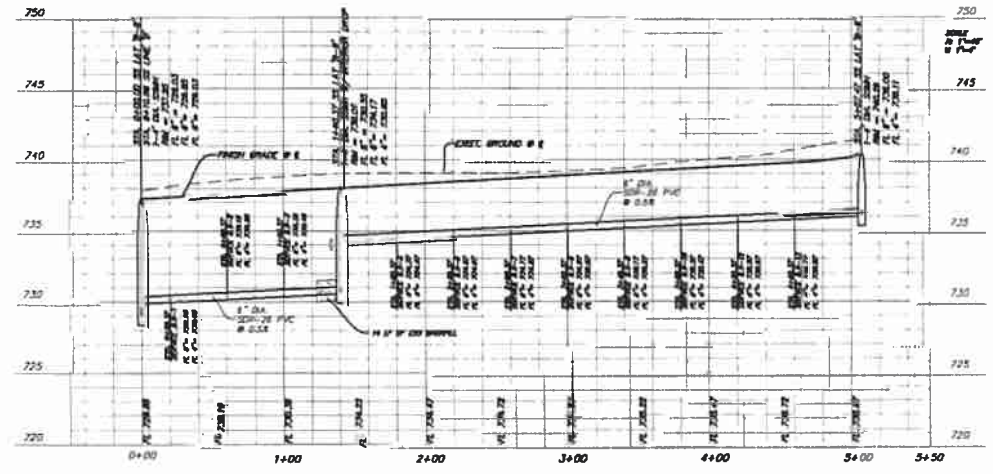
REVISIONS

DATE	BY	DESCRIPTION
4/18/2024	RLG	1" Plan Sheet of 800' Sewerage Plan
4/18/2024	RLG	1" Profile Sheet of 800' Sewerage Plan
4/18/2024	RLG	1" Plan Sheet of 800' Sewerage Plan
4/18/2024	RLG	1" Profile Sheet of 800' Sewerage Plan

NO.	VIEW	DRAWN	DATE	FILE	NUMBER	SHEET
1	PLAN	RLG	4/18/2024	2223	007	C06.05



SS LAT 'B-9'



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #1000 DALLAS, TX 75243
 803 W. WICKLIFF ROAD SUITE #100 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TEL: 817.338.7400 FAX: 817.338.7401

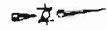
SEWER LAT 'B-9' PLAN & PROFILE
 CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS



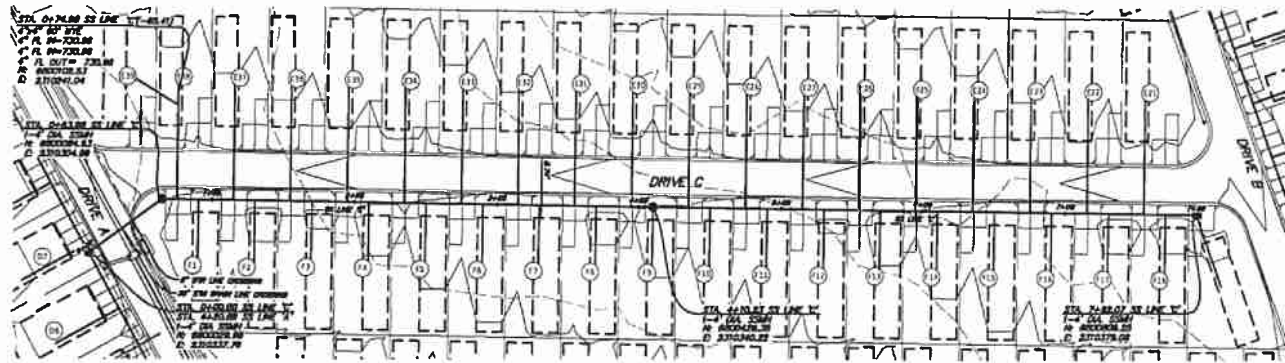
REVISIONS

NO.	DATE	DESCRIPTION
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2	4/18/2024	ISSUE FOR PERMITS
3	4/18/2024	ISSUE FOR PERMITS

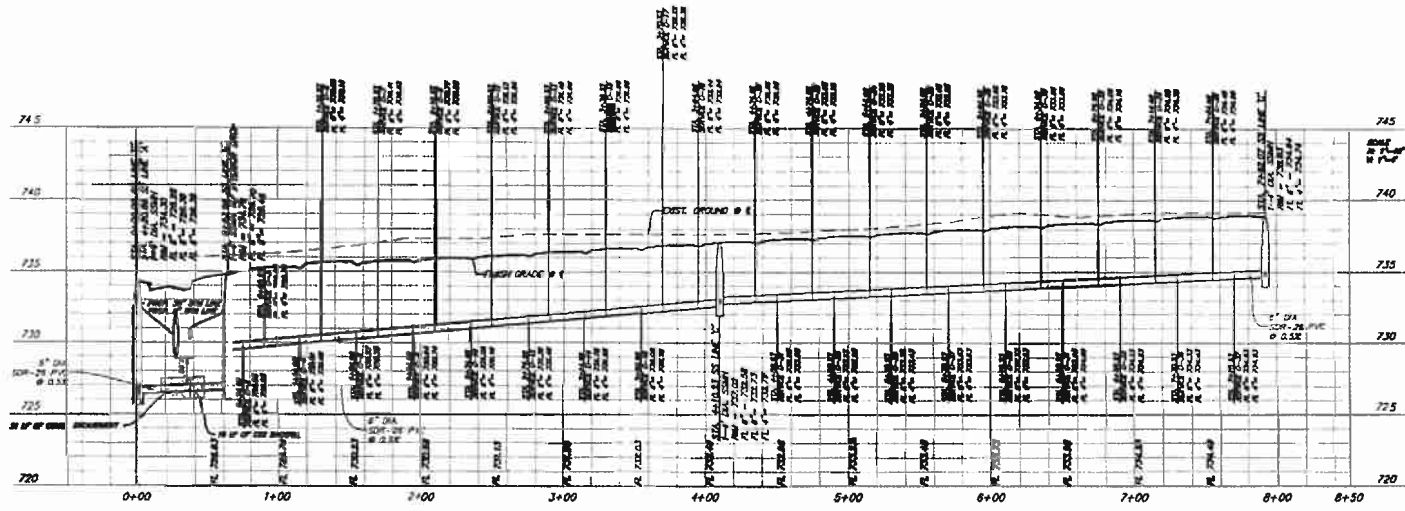
REVISION	DRAWN	DATE	PKG.	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C05.05



0 20 40 80
 FEET
 1 inch = 40 ft.



SS LINE 'C'



LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- ⊕ EXISTING SANITARY SEWER LINE
- ⊕ PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

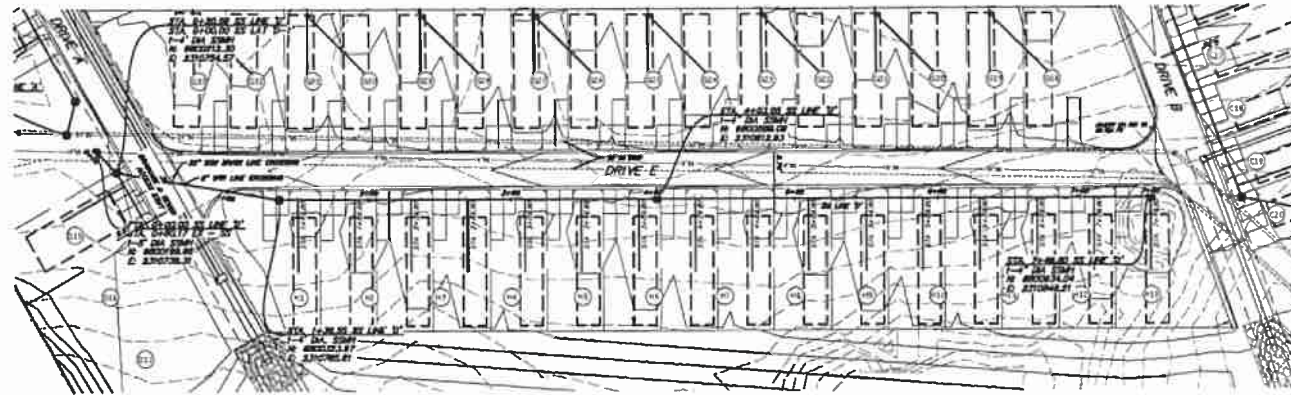
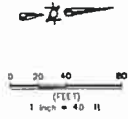
RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
 885 W. SHILBURN BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLGCONS.COM TFF@RLGCONS.COM

SEWER LINE 'C' PLAN & PROFILE
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

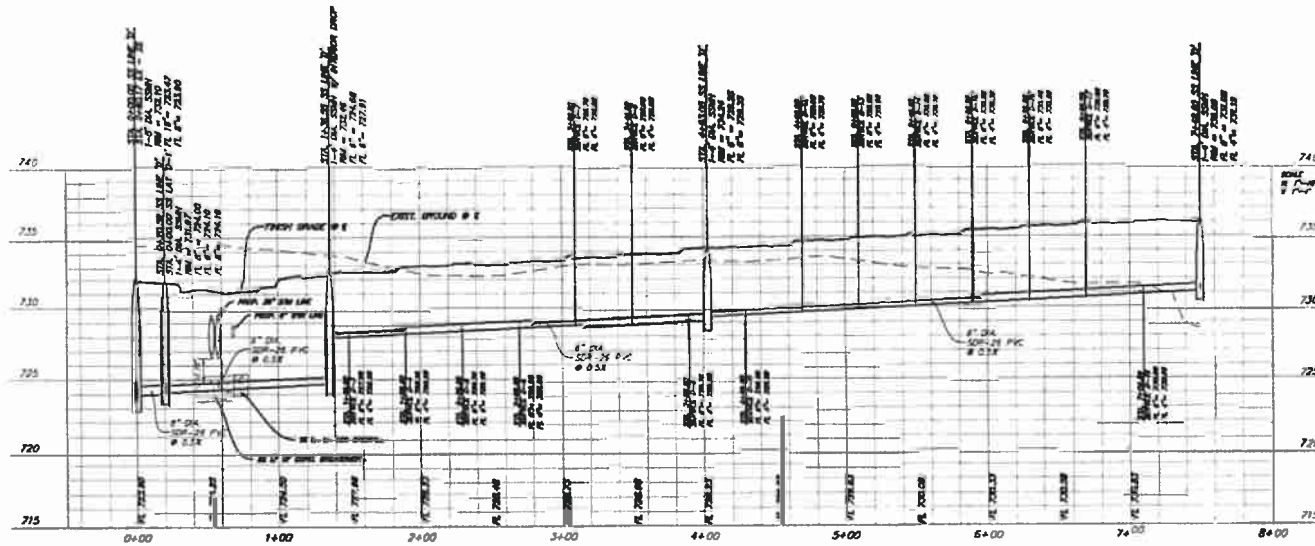
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C08.07



BLDG/NOVEL
 DT: 1/18/2024
 R: 1/18/2024
 A: 1/18/2024
 C: 1/18/2024
 DT: 1/18/2024
 R: 1/18/2024
 A: 1/18/2024
 C: 1/18/2024



SS LINE 'D'



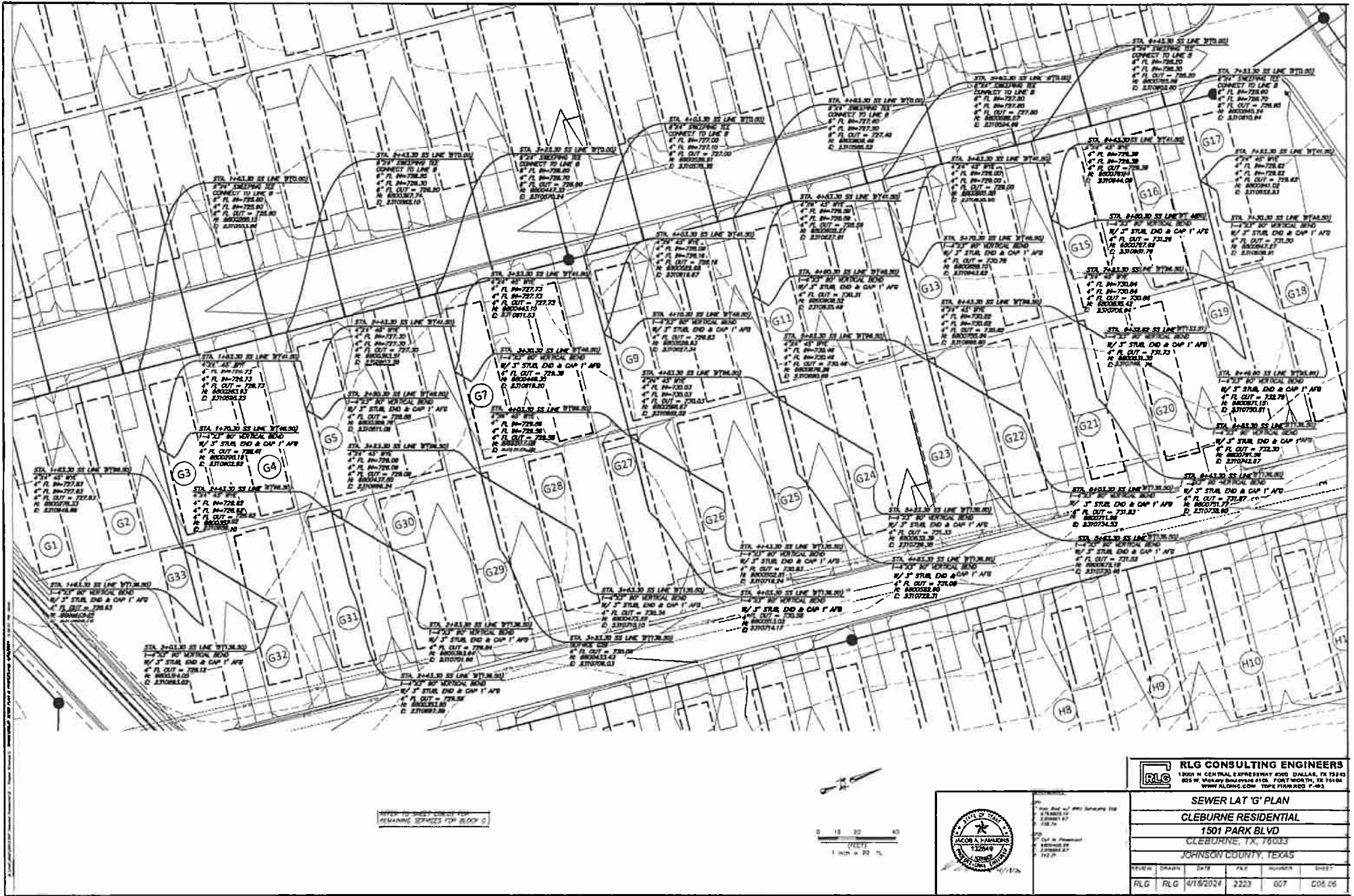
LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

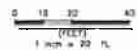
RLG CONSULTING ENGINEERS 12001 N. CENTRAL EXPRESSWAY SUITE 500 DALLAS, TX 75243 805 W. VERNON BOULEVARD #100 FORT WORTH, TX 76104 WWW.RLG-ENGINEERS.COM TOLL FREE 1-800-251-7822					
SEWER LINE 'D' PLAN & PROFILE					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVISED	DATE	FILE	NUMBER	SHEET	
RLG	RLG	4/18/2024	2223	007	C06.08



I, the undersigned, do hereby certify that the above is a true and correct copy of the original as shown to me by the engineer.
 JACOB A. NARAHIS
 132849
 STATE OF TEXAS
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 4/18/24



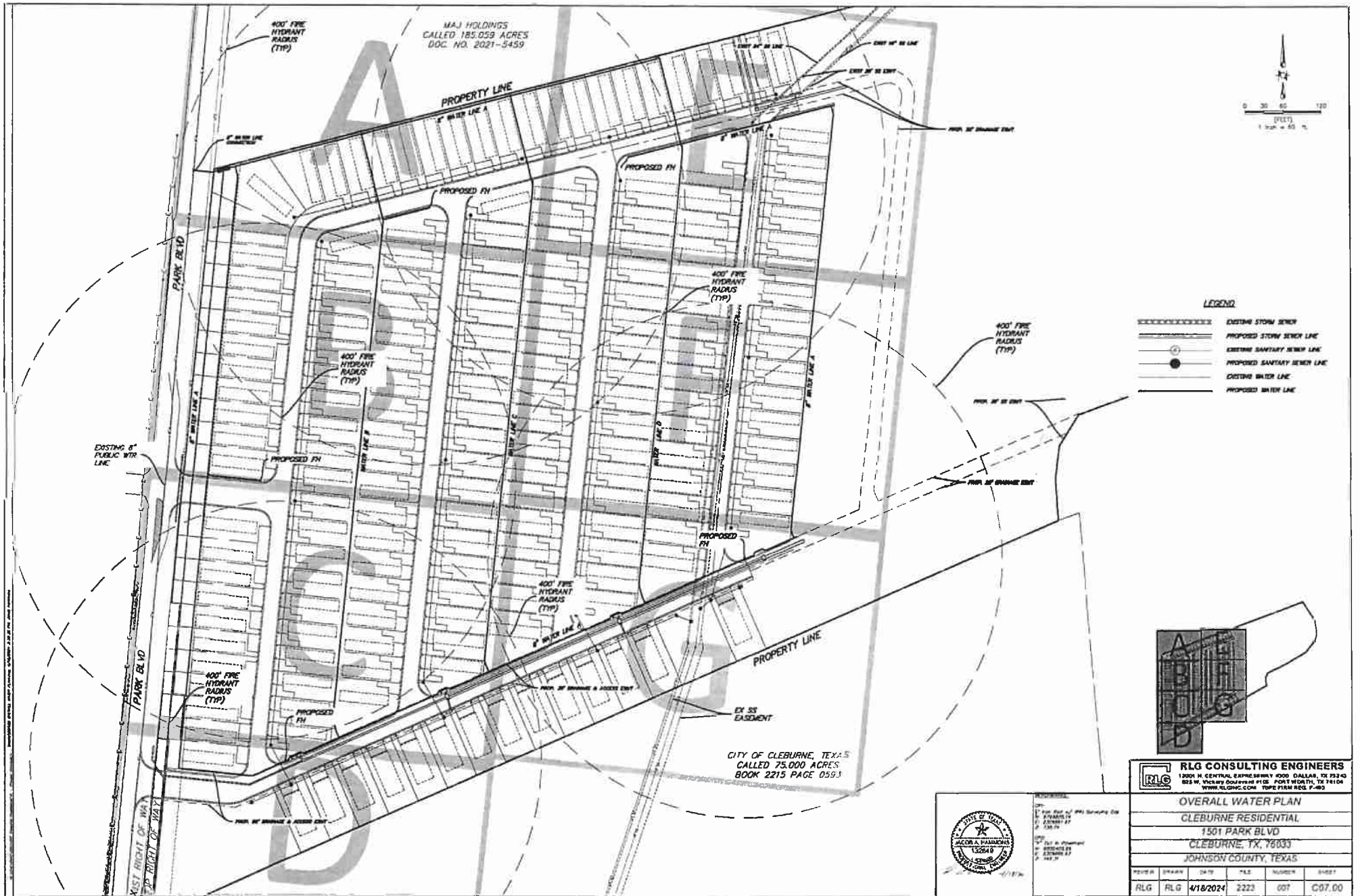
REFER TO SHEET C-10 FOR REMAINING SPACES FOR BLOCK C



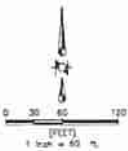
RLG CONSULTING ENGINEERS
 1000 W. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75203
 805 W. VICKERY BOULEVARD #100 FORT WORTH, TX 76104
 WWW.RLG-ENG.COM TYPE: P1111111111



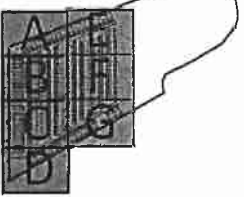
SEWER LAT 'G' PLAN			
CLEBURNE RESIDENTIAL			
1501 PARK BLVD			
CLEBURNE, TX, 76033			
JOHNSON COUNTY, TEXAS			
DATE	NO.	REVISION	BY
4/18/2024	2223	007	C08.06



MAJ HOLDINGS
CALLED 185.059 ACRES
DOC. NO. 2021-3459



- LEGEND**
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE



CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 059.3

RLG CONSULTING ENGINEERS
1200 N. CENTRAL EXPRESSWAY 4000 DALLAS, TX 75240
825 W. VICKERY BOULEVARD #102 FORT WORTH, TX 76104
WWW.RLGINC.COM TWP2 FIRM REG. P-483

OVERALL WATER PLAN
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS



REVISION	DATE	BY	REASON
1	4/18/2024	RLG	ISSUED FOR PERMITS

MATCHLINE SEE SHEET C07.03

PARK BLVD

B11
B10
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B8
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DRIVE B

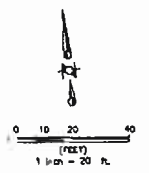
100' RADIUS (C.T.P.)

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DRIVE C

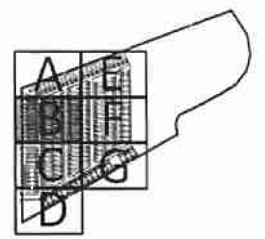
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MATCHLINE SEE SHEET C07.06



LEGEND

- EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



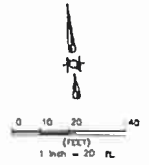
MATCHLINE SEE SHEET C07.03



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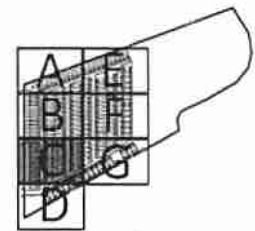
MATCHLINE SEE SHEET C07 02

MATCHLINE SEE SHEET C07 04



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE



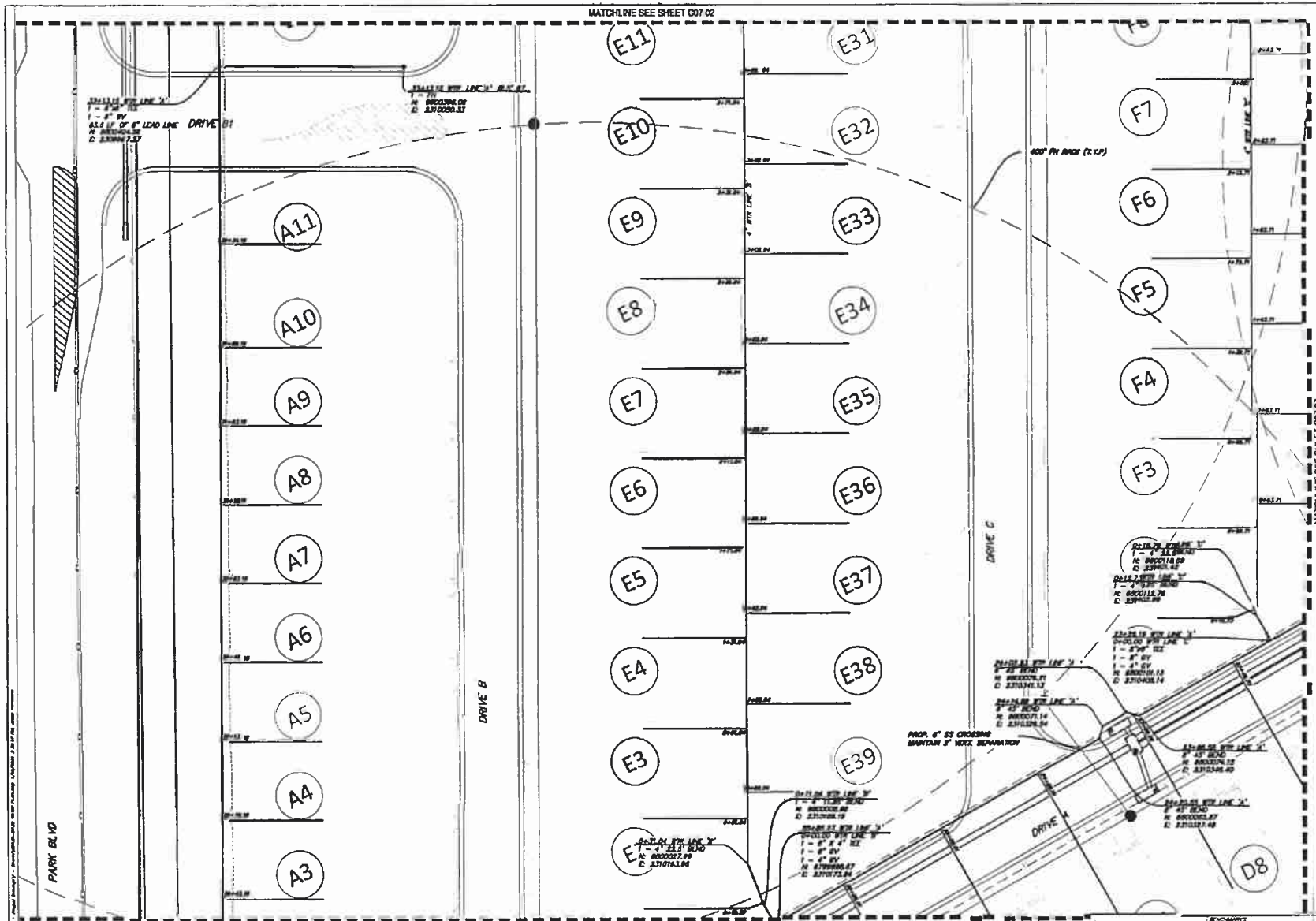
RLG CONSULTING ENGINEERS
 1201 W. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75243
 972.441.1100 FAX 972.441.1101
 WWW.RLG-ENG.COM 10% PPM FROM 7-163

WATER PLAN - SECTION C
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 75003
 JOHNSON COUNTY, TEXAS

DATE	ISSUE	NO.	REV.	DESCRIPTION	BY
RLG	RLG	4/18/2024	2223	007	C07.03



PROJ. NO.
 1501 PARK BLVD
DATE
 4/18/2024
SCALE
 1" = 20'



PARK BLVD

DRIVE B

DRIVE C

DRIVE D

DRIVE E

DRIVE F

DRIVE G

MATCHLINE SEE SHEET C07 07

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 ALL 1/2" OF 6" LEAD LINE DRIVE B1
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

400' RW BRIDGE (TYP)

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

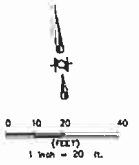
STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

STATIONED PER LINE "A"
 1" = 4" PER FOOT
 H. 8800000.00
 C. 2310000.00

PROP. 6" SS CROSSING
MAINTAIN 2' VERT. SEPARATION

MATCH-LINE SEE SHEET C07.03



EXIST RIGHT OF WAY
PROP RIGHT OF WAY

D1

E1

D2

D3

D4

D5

D6

D7

PROF. 4" SS CROSSING
MAINTAIN 2' VERT. SEPARATION

22'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

22'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

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1 - 4" 11.5' BOND
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E: 8300084.73

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E: 8300084.73

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E: 8300084.73

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E: 8300084.73

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E: 8300084.73

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E: 8300084.73

20'-0.00' R/W LINE 'A'
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E: 8300084.73

20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
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20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
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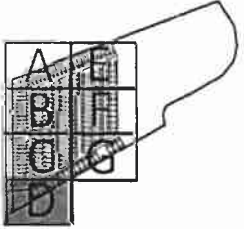
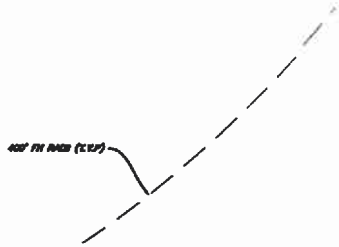
20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

20'-0.00' R/W LINE 'A'
1 - 4" 11.5' BOND
N: 8790676.41
E: 8300084.73

CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 0593

LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE



REVISIONS

NO.	DATE	DESCRIPTION
1	4/18/2024	ISSUED FOR PERMITS

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243
833 W. WASKLEY PARKWAY #102 FORT WORTH, TX 76104
WWW.RLGINC.COM TYPIC FIRM LOGO, P.400

WATER PLAN - SECTION D

CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVISION	DRAWN	DATE	FILE NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007 C07.04

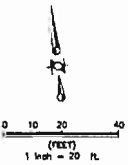
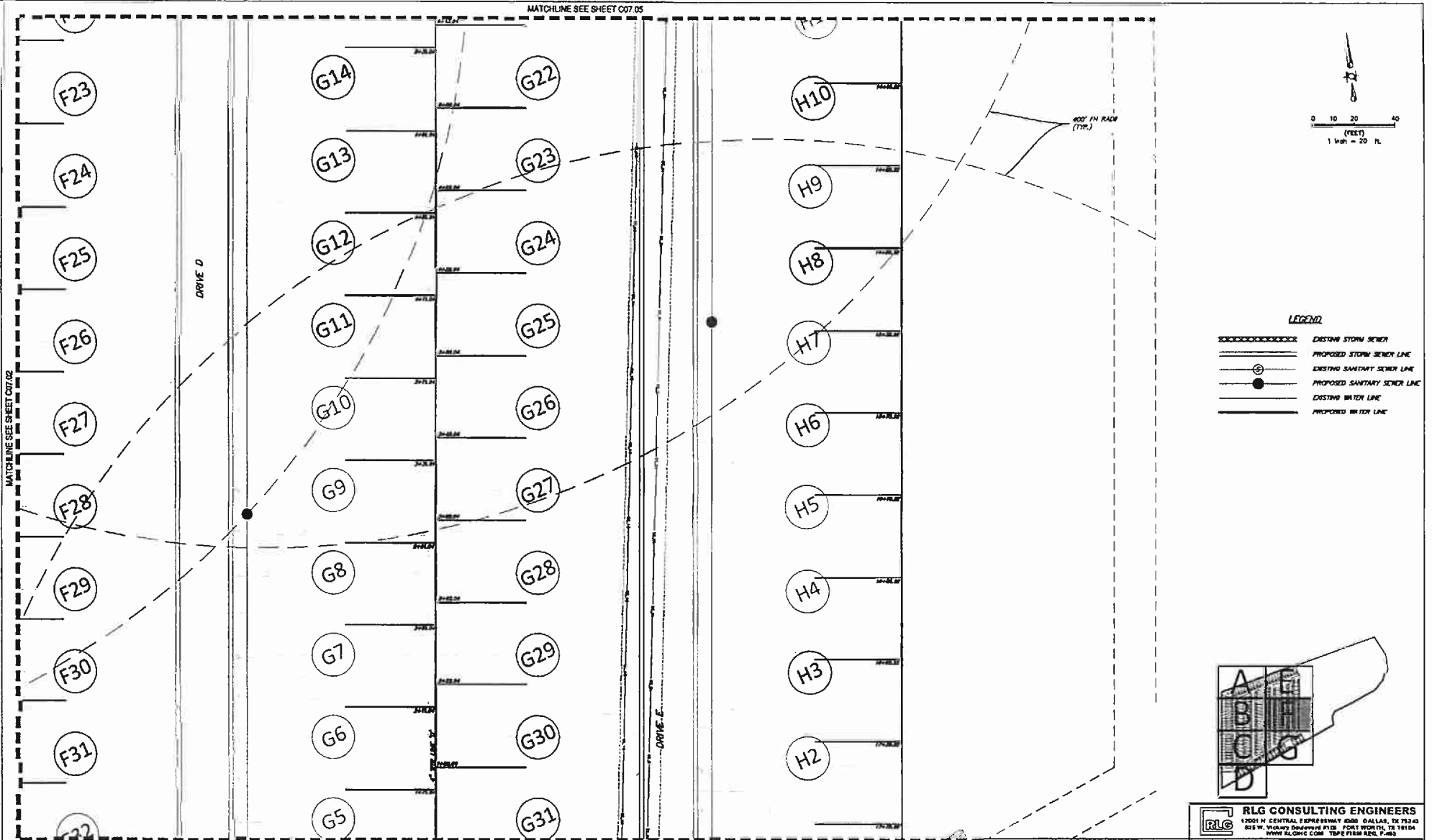
MATCHLINE SEE SHEET C07.05

MATCHLINE SEE SHEET C07.07

MATCHLINE SEE SHEET C07.02

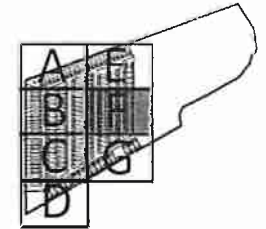
DRIVE D

DRIVE E



LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE



RLG CONSULTING ENGINEERS
 1501 W. CENTRAL EXPRESSWAY, SUITE 200, DALLAS, TX 75240
 817 W. VICKERY BOULEVARD #128 FORT WORTH, TX 76104
 WWW.RLGCE.COM TSP#E PLM REG. P-383

WATER PLAN - SECTION F

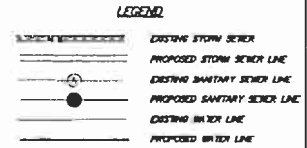
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/19/2024	2223	007	C07.06

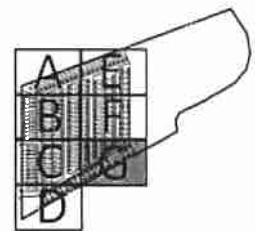


DATE: 4/19/24
 DRAWN BY: RLG
 CHECKED BY: RLG
 PROJECT: 1501 PARK BLVD
 SHEET: 007 OF 007

MATCHLINE SEE SHEET C07 D6



CITY OF CLEBURNE, TEXAS
CALLED 75.000 ACRES
BOOK 2215 PAGE 0593



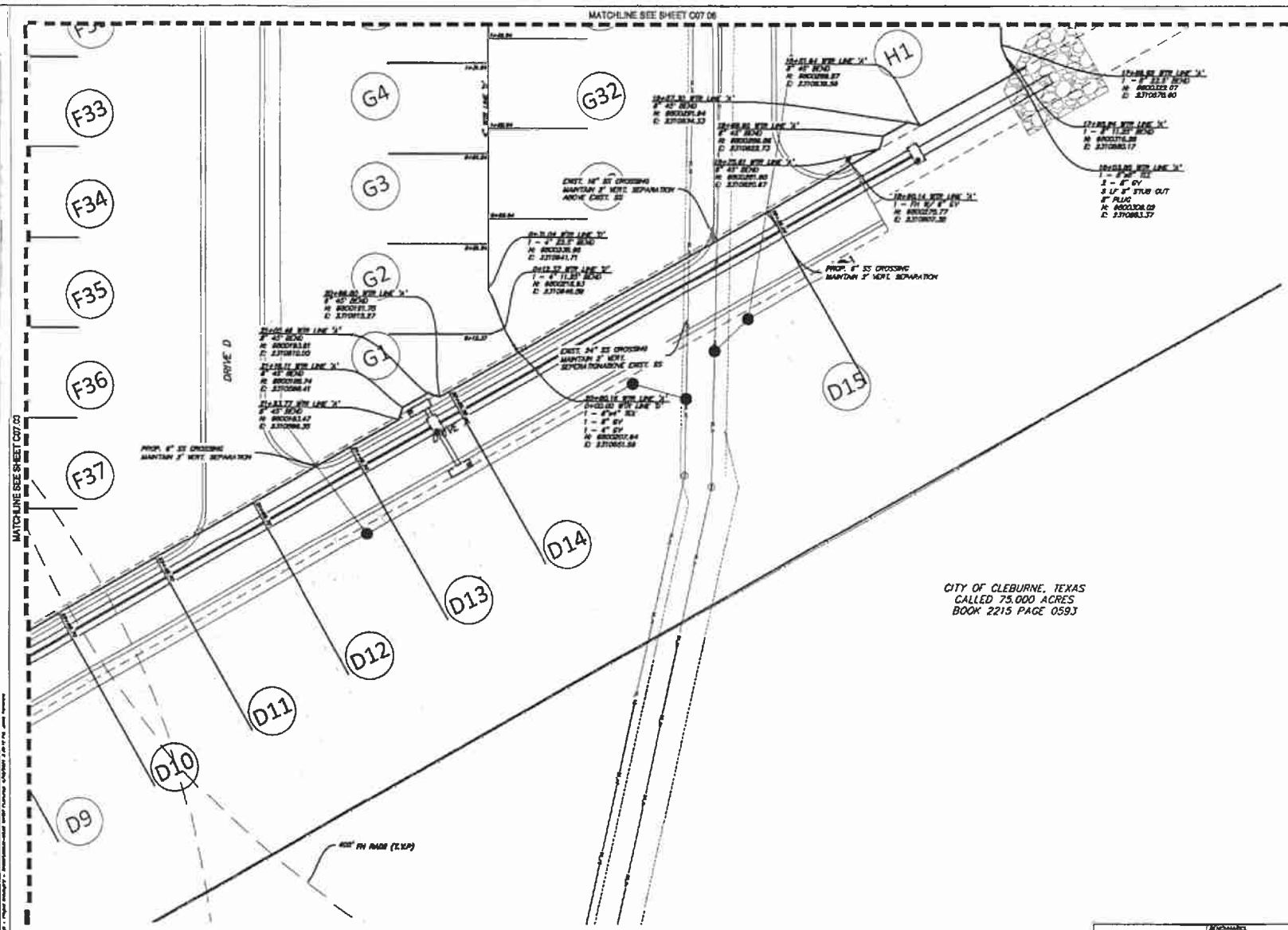
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY SUITE 4000 DALLAS, TX 75243
8025 W. Highway 281, Suite 101 DB, FORT WORTH, TX 76104
WWW.RLG-ENGINEERS.COM TEXAS REG. #1482

WATER PLAN - SECTION G
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

APPROVED

City of Cleburne, Texas
4/18/24

REVISION	DATE	FILE	NUMBER	SHEET
RLG	4/18/2024	2223	007	C07.07



MATCHLINE SEE SHEET C07 C3

BLOCK F

- F7
- F8
- F9
- F10
- F11
- F12
- F13
- F14
- F15
- F16
- F17
- F18
- F19

BLOCK F

- F20
- F21
- F22
- F23
- F24
- F25
- F26
- F27
- F28
- F29
- F30
- F31
- F32

BLOCK F

- F33
- F34
- F35
- F36
- F37

BLOCK G

- G1
- G2
- G3
- G4
- G5
- G6
- G7

BLOCK G

- G8
- G9
- G10
- G11
- G12
- G13
- G14
- G15
- G16
- G17
- G18
- G19
- G20

BLOCK G

- G21
- G22
- G23
- G24
- G25
- G26
- G27
- G28
- G29
- G30
- G31
- G32
- G33

BLOCK H

- H1-A
- H1-B
- H2-A
- H2-B
- H3-A
- H3-B
- H3-C
- H3-D
- H4-A
- H4-B
- H5-A
- H5-B
- H6-A
- H6-B
- H7-A
- H7-B

BLOCK H

- H7-B
- H8-A
- H8-B
- H9-A
- H9-B
- H10-A
- H10-B
- H11-A
- H11-B
- H12-A
- H12-B
- H13-A
- H13-B

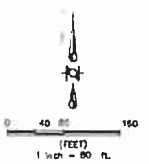


Date of Preparation
 11/20/2024
 11/20/2024
 11/20/24

RLG CONSULTING ENGINEERS
 1200 N. CENTRAL EXPRESSWAY, SUITE 200, DALLAS, TX 75243
 972.443.1111
 WWW.RLG-ENG.COM

WATER SERVICES 2
CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	PAGE	NUMBER	SHEET
RLG	RLG	11/20/24	2223	007	C07.09



MAJ HOLDINGS
CALLED 18X 033 ACRES
GOC NO. 2021-5453

SILT FENCE

SILT FENCE

ROCK CHECK DAM

ROCK CHECK DAM

INLET PROTECTION

INLET PROTECTION

INLET PROTECTION

FOOT OF 30' x 4' CONCRETE DAM

SILT FENCE

CITY OF CLEBURNE, TEXAS
CALLED 75,000 ACRES
BOOK 2215 PAGE 0333

LEGEND

- MA --- EXISTING CONTOUR LINE
- MB --- PROPOSED CONTOUR LINE
- [Symbol: Dashed box] INSTALL INLET PROTECTION
- [Symbol: Dashed line] INSTALL SILT FENCE
- [Symbol: Hatched area] INSTALL 30' TEMPORARY CONSTRUCTION ENTRANCE
- [Symbol: Dotted line] ROCK CHECK DAM
- [Symbol: Solid line] ORGANIC FILTER TUBE

NOTES:

1. SOIL TRACKED ONTO PUBLIC ROADS MUST BE REMOVED PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE.
2. USHC WATER TO WASH SEDIMENT FROM ROADWAYS IS PREFERRED.
3. TOTAL DISTURBED AREA - 27 ACRES

RLG CONSULTING ENGINEERS
1301 W. CENTRAL EXPRESSWAY SUITE 200 DALLAS, TX 75203
808 W. PINEBERRY BOULEVARD #102 FORT WORTH, TX 76104
WWW.RLGINC.COM TSP FIRM REG. 7-03

EROSION CONTROL PLAN

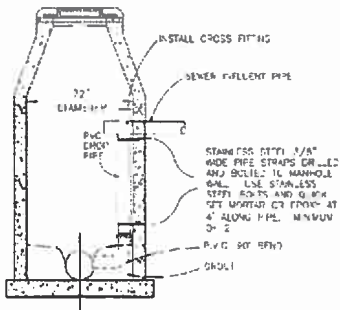
CLEBURNE RESIDENTIAL
1301 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

OWNER	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007



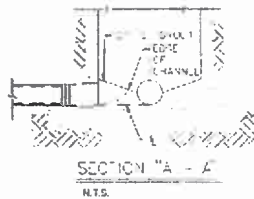
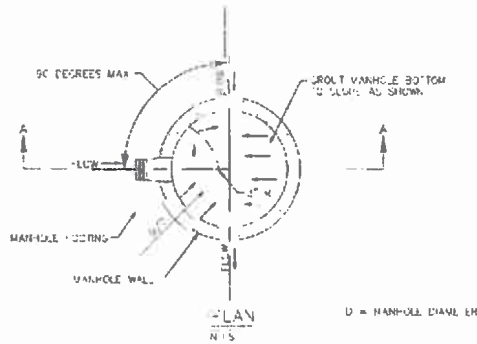
DESCRIPTION
1. Plan and 2D Surveying Data
2. 07/2006/12
E. 220883 17
P. 126.74
City of Cleburne
in accordance with
E. 220883 17
PLAN

4/18/24



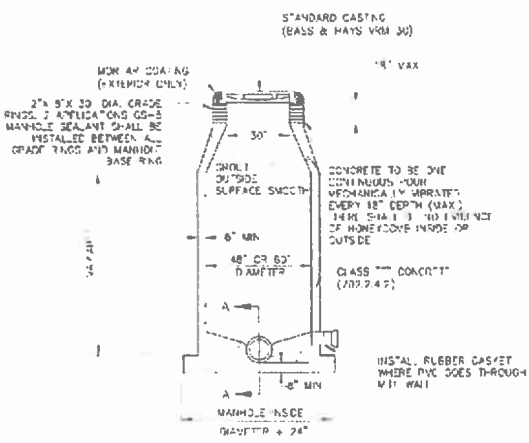
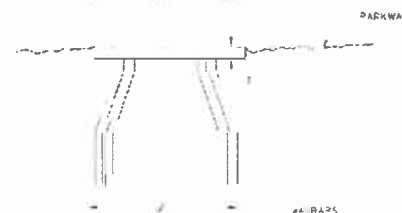
DROP CONNECTIONS TO SANITARY SEWER MANHOLE

1. DROP PIPE SHALL BE ONE SIZE LARGER THAN SEWER SUBJECT PIPE.
2. ALL DROP MANHOLES SHALL BE 24\"/>



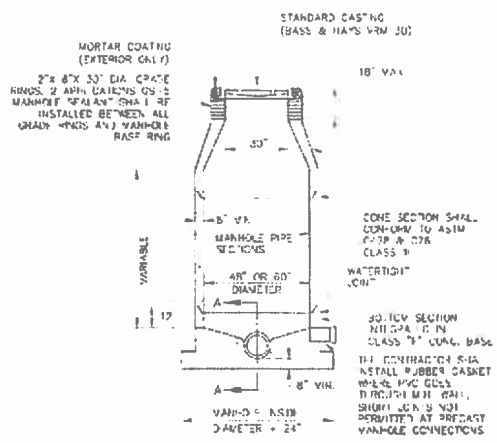
GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS WHETHER AND PLACEMENT DETAILED BELOW SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NON-RESIDENTIAL ROAD CONSTRUCTION DEPARTMENT, OCTOBER 2008 EDITION, UNLESS INDICATED OTHERWISE BY CITY OF CLEBURNE STANDARD SPECIFICATIONS OR MATERIAL TESTING POLICIES.
2. RING AND COVER SHALL BE CASTING SANDS (TYPE 3 & 4) PER V.M. 100. CAST IN PLACE MANHOLE OR WEIGHTED DESIGN CONCRETE SHALL BE CAST IN PLACE AND COVER TO BE USED BY 1000-PRESS AT A AND MUST BE APPROVED BY THE CITY.
3. MANHOLE WALLS SHALL BE CAST IN PLACE UNLESS OTHERWISE NOTED.
4. MANHOLES SHALL BE FINISHED MONOLITHICALLY WITH SMOOTH FINISH. BLOCK OUT IS ALLOWED INSIDE BUT NOT APPROVED OUT OR GRAB OF BLOCK OUT.
5. INVERTS FOR CAST-IN-PLACE MANHOLES SHALL BE MADE BY PLACING PIPE CONTINUOUSLY THROUGH MANHOLE AND CURING TO THE FULL STRENGTH. A MINIMAL ANGLE OF 0.5% INVERT BETWEEN PIPE RUNS WILL BE PERMITTED.
6. CONCRETE FOR MANHOLES TO BE CLASS "II" (6.5 SACK, 4200 P.S.F.) PER MDT-2000 SPECIFICATION 702.2.4.2. ALL CONCRETE SHALL CONTAIN SUFFICIENT AIR ENTRAINING AGENT TO YIELD 5% AIR CONTENT.
7. UNFINISHED MANHOLE LIDS WILL NOT BE USED UNLESS APPROVED BY DIRECTOR OF PUBLIC WORKS.
8. WATER AND SEWER MAINS SHALL BE PLACED ON OPPOSITE SIDES OF THE STREET.
9. ALL MANHOLES SHALL BE REINFORCED WITH 5\"/>



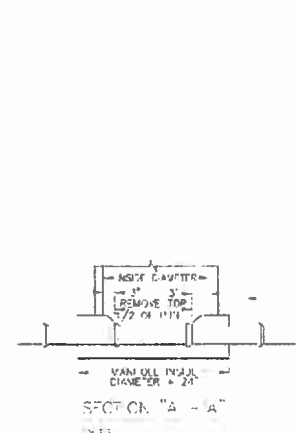
CAST IN PLACE MANHOLE

1. MANHOLES 48\"/>

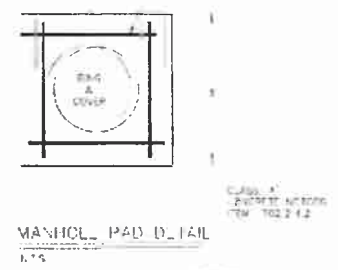


PRECAST CONCRETE MANHOLE

1. MANHOLES FOR SEWER MAINS 18\"/>

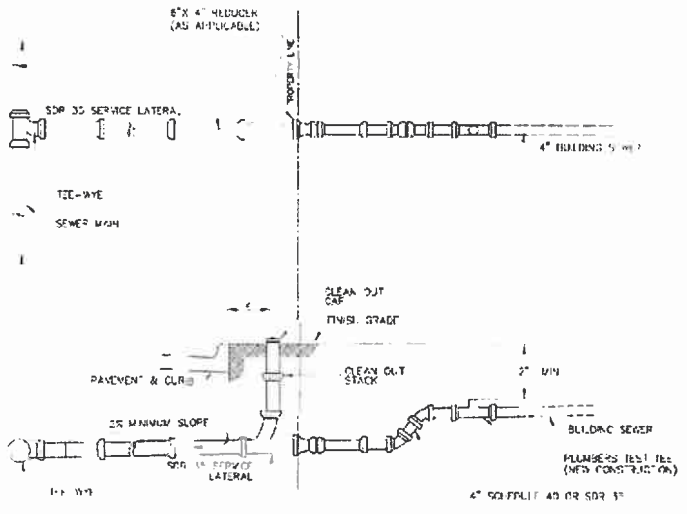


SECTION 'A - A'



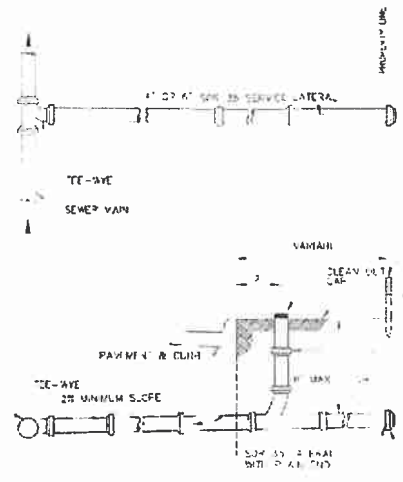
GENERAL NOTES

1. ALL LINES MUST BE MARKED, MEASURED AND RECORDED NOT LATER THAN 10 DAYS AFTER THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, OCTOBER 2004 EDITION UNLESS SUPERSEDED BY CITY OF CLEBURNE STANDARD SPECIFICATIONS ON WATER UTILITY TESTING POLICIES.
2. WHERE COVER IS LESS THAN 3.0 FEET, SANITARY SEWER MAINS AND LATERALS SHALL BE CONCRETE ENCASED OR CAPPED (SEE SHEET SS-3).
3. METALLIC TRACER/MARKER TAPE, GREEN IN COLOR AND VARNISHED "SANITARY SEWER", TO BE PLACED ALONG MAIN LINES & SERVICES ON TOP OF CRUSHED STONE FILL/EMBEDMENT.
4. DOUBLE SWEEP CLEANOUT TEE 2' BEHIND CURB.
5. NO APPURTENANT STRUCTURES ALLOWED IN SIDEWALK OR DRIVEWAYS.
6. CLEANOUTS ARE TO BE LOCATED IN THE SIDEWALK BLINDING THE CURB AND SIDEWALK.
7. CLEANOUTS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS.
8. MANHOLES ARE ALLOWED AT END OF SERVICE MAIN.



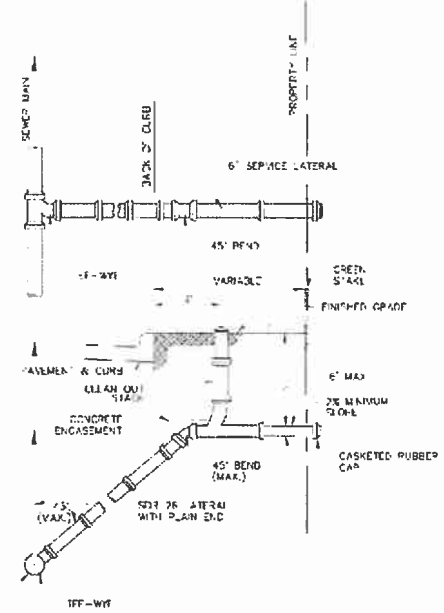
STANDARD SEWER SERVICE CONNECTION
 N.T.S. (PLUMBER CONNECTION OR RECONSTRUCTION)

- NOTES**
1. RUBBER BOOTS WILL ONLY BE PERMITTED FOR CLAY OR COPPER. THE SERVICE PIPE AND MUST BE CONCRETE ENCASED.
 2. USE 4" CLEANOUT ON PLY DWELLING UNIT (RESIDENTIAL ONLY).



STANDARD SEWER SERVICE FOR NEW CONSTRUCTION
 N.T.S. (4" MIN FOR RESIDENTIAL ONLY)

- NOTES**
1. USE 4" CLEANOUT FOR DWELLING UNIT (RESIDENTIAL ONLY).

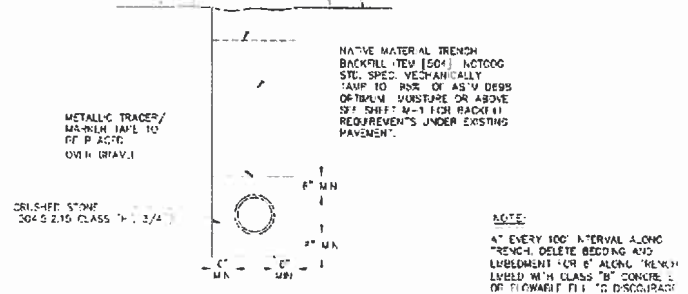


STANDARD DEEP SERVICE DETAIL FOR NEW CONSTRUCTION
 N.T.S.

- NOTES**
1. ROTATE TEE-WYE TO 45° MAX.
 2. ONLY ONE 45° BEND WILL BE USED. 45° BEND MUST BE PLACED OUTSIDE OF PAVEMENT WHERE POSSIBLE.
 3. CONCRETE ENCASE 45° BEND.

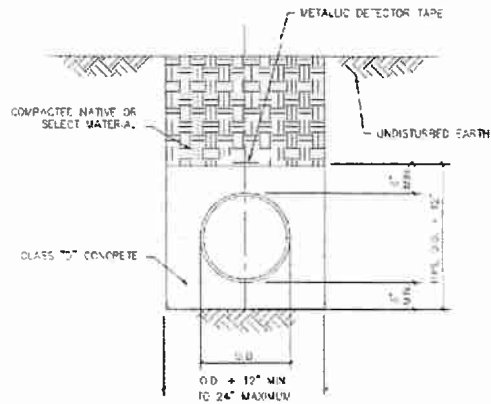


WHERE NECESSARY REFER TO TRENCH DETAILS FOR PAVEMENT REPAIR



SANITARY SEWER TYPICAL EMBEDMENT
 N.T.S.

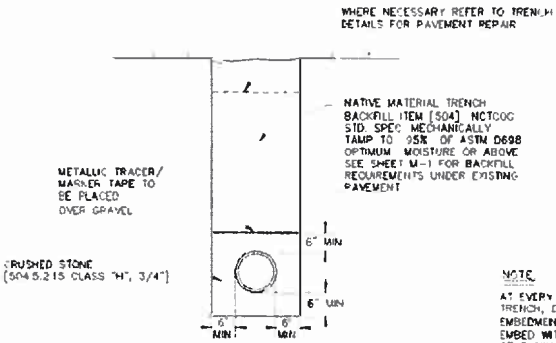
NOTE:
 AT EVERY 100' INTERVAL ALONG TRENCH, DELETE BEDDING AND EMBEDMENT FOR 6" ALONG TRENCH LINED WITH CLASS "B" CONCRETE OF FLOWABLE FILL TO DISOCCUPY WATER MOVEMENT DOWN TRENCH.



NOTE:
CONCRETE ENCASEMENT*
MAY BE MODIFIED FOR A
CONCRETE CAP

CONCRETE ENCASEMENT

N.T.S.



WHERE NECESSARY REFER TO TRENCH
DETAILS FOR PAVEMENT REPAIR

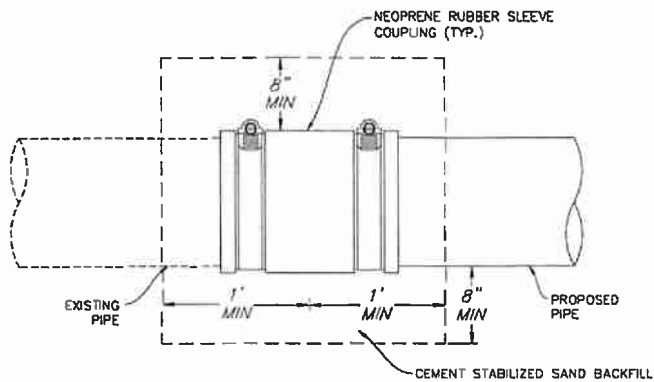
NATIVE MATERIAL TRENCH
BACKFILL ITEM [504] NCTCOG
STD. SPEC. MECHANICALLY
TAMP TO 95% OF ASTM D698
OPTIMUM MOISTURE OR ABOVE
SEE SHEET M-1 FOR BACKFILL
REQUIREMENTS UNDER EXISTING
PAVEMENT

NOTE:

AT EVERY 100' INTERVAL ALONG
TRENCH, DELETE BEDDING AND
EMBEDMENT FOR 6' ALONG TRENCH
EMBED WITH CLASS "B" CONCRETE
OR FLOWABLE FILL TO DISCOURAGE
WATER MOVEMENT DOWN TRENCH


SANITARY SEWER TYPICAL EMBEDMENT

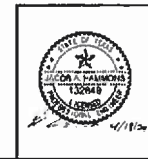
N.T.S.



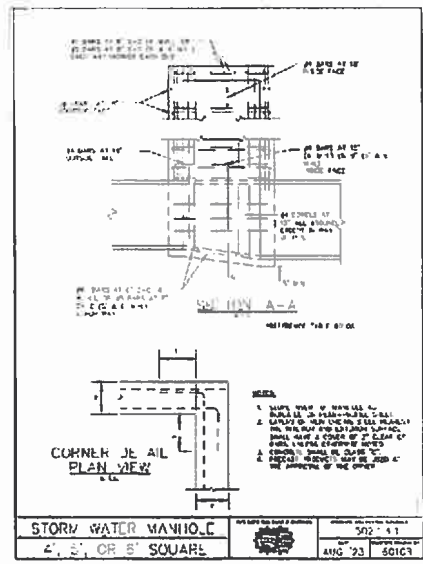
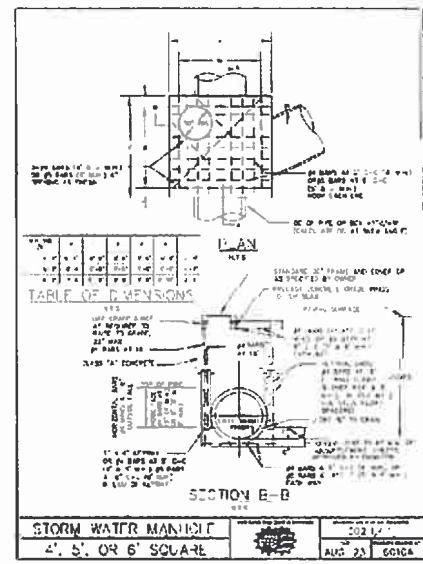
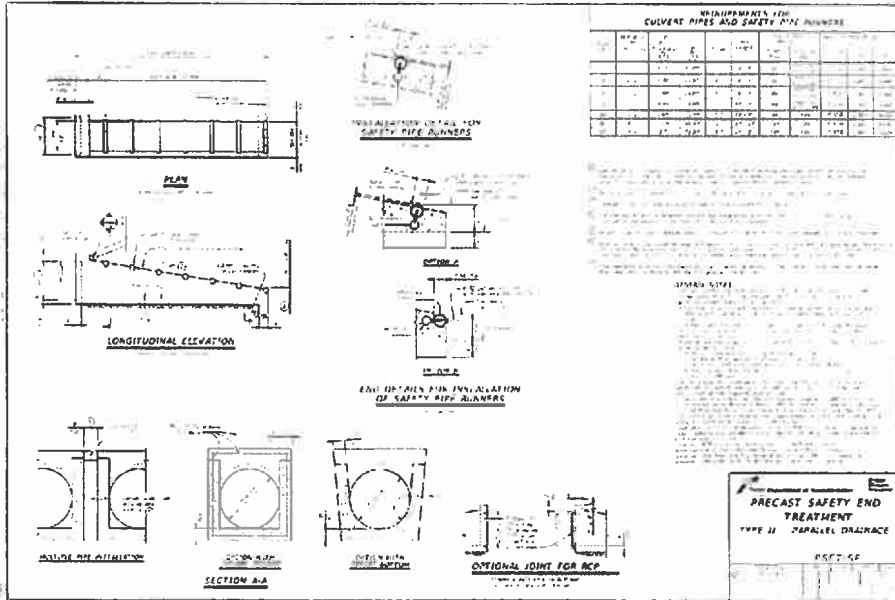
SANITARY SEWER POINT REPAIR DETAIL

N.T.S.

 RLG CONSULTING ENGINEERS 12001 N. CENTRAL EXPRESSWAY #200 DALLAS, TX 75243 823 W. VICKERY ROAD SUITE #100 FORT WORTH, TX 76104 WWW.RLGCONS.COM TYPED FROM REC. F-403					
SEWER DETAILS					
CLEBURNE RESIDENTIAL					
1501 PARK BLVD					
CLEBURNE, TX, 76033					
JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.05



DESIGNED BY:
 R. G. L. No. 132848
 4/11/20
 CHECKED BY:
 R. G. L. No. 132848
 4/11/20
 DATE: 4/11/20



RIPRAP GRADATIONS 36" THICKNESS OF RIPRAP

SIEVE SIZE SQUARE MESH	PERCENT PASSING
44 INCH	100
36 INCH	85 - 100
30 INCH	50 - 80
18 INCH	25 - 45
12 INCH	10 - 25
8 INCH	0 - 10

RIPRAP GRADATIONS 24" THICKNESS OF RIPRAP

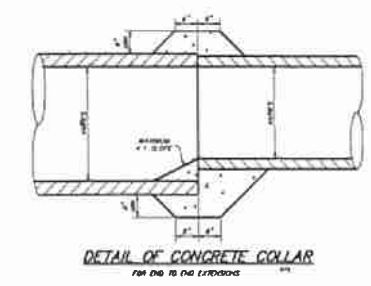
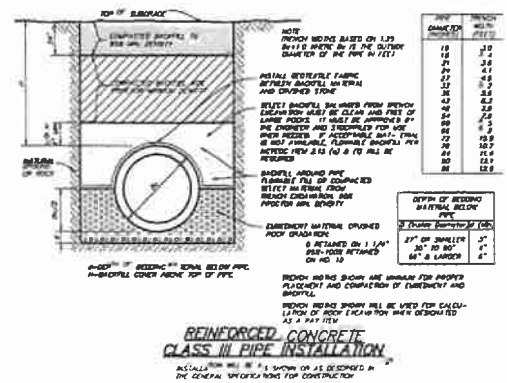
SIEVE SIZE SQUARE MESH	PERCENT PASSING
30 INCH	100
24 INCH	65 - 100
18 INCH	45 - 75
12 INCH	25 - 50
8 INCH	10 - 30
6 INCH	0 - 15

RIPRAP GRADATIONS 30" THICKNESS OF RIPRAP

SIEVE SIZE SQUARE MESH	PERCENT PASSING
36 INCH	100
30 INCH	85 - 100
24 INCH	45 - 75
18 INCH	25 - 50
12 INCH	10 - 25
8 INCH	0 - 10

RIPRAP GRADATIONS 18" THICKNESS OF RIPRAP

SIEVE SIZE SQUARE MESH	PERCENT PASSING
24 INCH	100
18 INCH	65 - 100
12 INCH	35 - 65
8 INCH	15 - 40
6 INCH	5 - 25
4 INCH	0 - 15



RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY, SUITE 2000, DALLAS, TX 75243
 805 W. WILSON ROAD, SUITE 100, FORT WORTH, TX 76104
 REVEREND ENGINEERING CODE: TEXAS REGISTERED ENGINEER

STORM DETAILS (SHEET 1 OF 2)

CLEBURNE RESIDENTIAL
 1501 PARK BLVD
 CLEBURNE, TX, 76033
 JOHNSON COUNTY, TEXAS

REVIEW	DRAWN	DATE	PAGE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.06



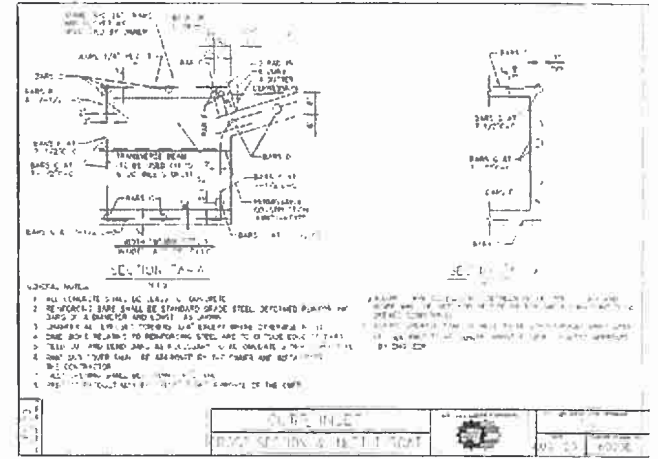
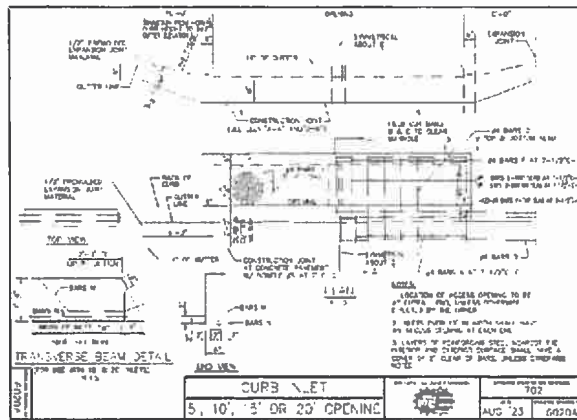
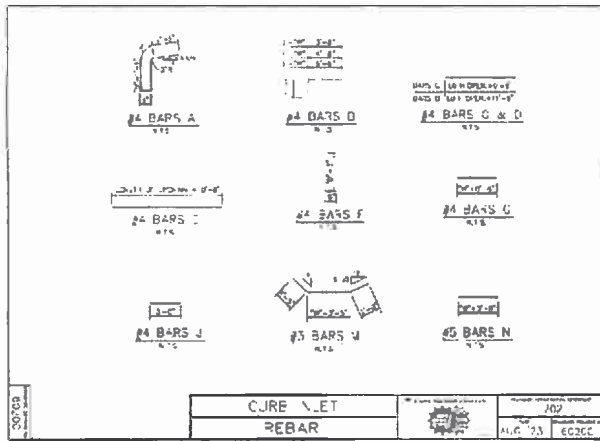


TABLE OF REINFORCING STEEL

TYPE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

CURB VLET
OF REINFORCING STEEL

702
AUG 23 2022

TABLE OF REINFORCING STEEL

TYPE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

CURB VLET
OF REINFORCING STEEL

702
AUG 23 2022

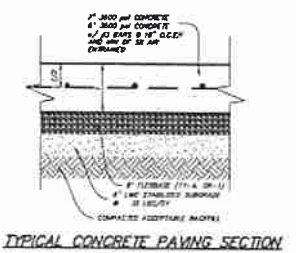
RLG CONSULTING ENGINEERS
1300 W. CENTRAL EXPRESS ROAD DALLAS, TX 75203
885 W. VILLYARD BOULEVARD #100 FORT WORTH, TX 76104
WWW.RLGCON.COM TYPED FROM REVISION

STORM DETAILS (SHEET 2 OF 2)

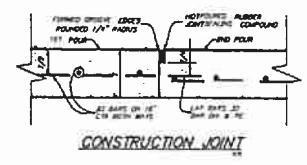
CLEBURNE RESIDENTIAL
1501 PARK BLVD
CLEBURNE, TX, 76033
JOHNSON COUNTY, TEXAS

REVISION	DATE	FILE	NUMBER	SHEET
RLG	4/18/2024	2223	007	C09.07

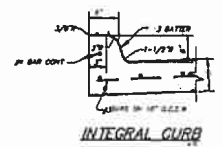




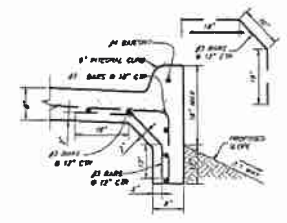
TYPICAL CONCRETE PAVING SECTION



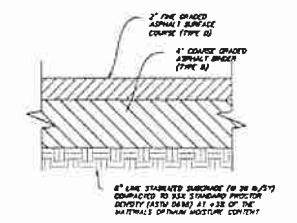
CONSTRUCTION JOINT



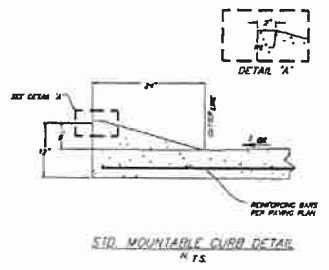
INTEGRAL CURB



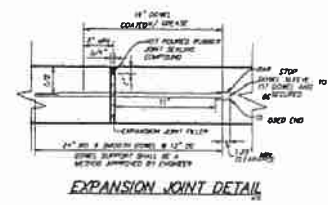
PAVEMENT GRADE BEAM



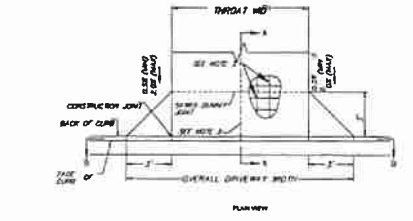
TYPICAL ASPHALT PAVING SECTION



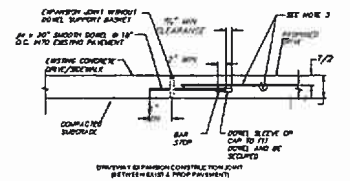
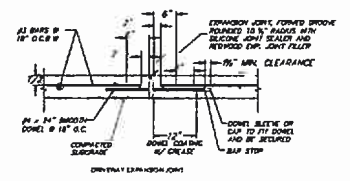
STD. MOUNTABLE CURB DETAIL
N.T.S.



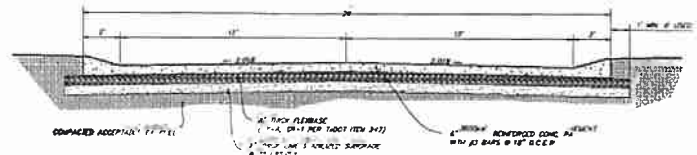
EXPANSION JOINT DETAIL
N.T.S.



PAN DRIVEWAY APPROACH DETAIL
SCALE: N.T.S.



DRIVEWAY EXPANSION JOINT BETWEEN EXISTING PAVEMENT
N.T.S.



TYPICAL DRIVEWAY SECTION
N.T.S.

NOTE:
1. ALL CONCRETE SHALL BE 28-DAY STRENGTH OF 4000 PSI.
2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
3. ALL CONCRETE SHALL BE CURED WITH A MINIMUM OF 7 DAYS.
4. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING TEMPERATURES.
5. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE MOISTURE.
6. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE HEAT.
7. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE VIBRATION.
8. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE TRAFFIC.
9. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE WEAR.
10. ALL CONCRETE SHALL BE PROTECTED FROM EXCESSIVE DISCOLORATION.

GENERAL NOTE

1. QUANTITY SHOWN IS DRIVE FOUNDED TO CORRESPONDING MIN. DENSITY IN CONCRETE PAVING.
2. THE GRADE BREAK AT THE BUTTER LINE AND AT ANY POINTS IN RISE TO FEET OF BUTTER LINE MUST NOT EXCEED 1/2 INCH.
3. ALL CONCRETE AND REINFORCING BARS SHALL MATCH BUTT BARS ON THE PAVING SLAB.
4. CURB CUT OUT FOR DRIVEWAY SHALL BE SUBORDINARY TO DRIVEWAY CONSTRUCTION.



PROJECT:
1501 Park Blvd of RLG Driveway Co.
N. 1501 PARK BLVD
E. 2300001 ST
N. 1501 ST
DATE:
1501 Park Blvd of RLG Driveway Co.
N. 1501 PARK BLVD
E. 2300001 ST
N. 1501 ST
7-27

RLG CONSULTING ENGINEERS 1701 N. CENTRAL EXPRESSWAY SUITE DALLAS, TX 75201 825 W. VICKERY ROAD SUITE 8100 FORT WORTH, TX 76104 WWW.RLGCONC.COM TEL: 214.758.7400					
PAVING DETAILS CLEBURNE RESIDENTIAL 1501 PARK BLVD CLEBURNE, TX, 76033 JOHNSON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	4/18/2024	2223	007	C09.08

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: April 30, 2024

Meeting Date: May 13, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:


Court Decision: <small>This section to be completed by County Judge's Office</small>
 May 13, 2024

Description:

Consideration of Order 2024-43, Order Approving Infrastructure Development Plan for Villa De Mariposas, Manufactured Home Rental Community, by CRE-MPC Buffalo Creek Owner, LLC. in Precinct 1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**