

COVER SHEET

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CITY COUNCIL

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Construction Plans
For
Victory Gardens Park
City Of San Marcos, Texas

CITY MANAGER

STEPHANIE REYES

PARKS OPERATION MANAGER

BERT STRATEMANN



The size, type, location and depth of existing utilities as shown herein are approximate only. The contractor shall verify the location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which result from the contractor's failure to exactly locate and preserve any and all underground utilities.

San Marcos City Code Subpart A, Chap. 14, Art. 2, Sec. 14.026, §3305.2 Trash Containment. Contractors shall ensure that every construction, remodel, repair, or renovation site has a method of containment for trash and debris. The contractor shall ensure that the trash and debris is removed from the site on a regular basis so that the site is maintained in a clean, sanitary, and safe condition at all times.

San Marcos City Code Subpart A, Chap. 14, Art. 2, Sec. 14.026, §3305.5 Spoils piles. Visible (full or partial) spoils piles located within fifty feet of a public ROW shall not exceed eight feet in height. The City maintains discretion in the management of spoils pile volume and foot print, which shall be minimized. Seeding undisturbed portions of the pile is required in accordance with all applicable TPDES regulations.

FLOODPLAIN STATUS:
The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 48209C-0477F effective date September 2, 2005, indicates that part of the subject tract is located within Zone "X" which is defined by FEMA as an "area determined to be outside of the 0.2% annual chance floodplain"; base flood elevation determined". The Floodway Area in Zone X.

This flood statement shall not create any liability on the part of LUCK Design Team, LLC or the undersigned.

IMPERVIOUS COVER CALCULATIONS

EXISTING IMPERVIOUS COVER TO BE REMOVED:

531 SF	CONCRETE WALK
360 SF	CONCRETE BANDING
891 SF	TOTAL

PROPOSED IMPERVIOUS COVER:

552 SF	CONCRETE WALK AT PLAYGROUND
216 SF	CONCRETE BANDING AT PLAYGROUND
768 SF	TOTAL

DELTA: 123 SF OF IMPERVIOUS COVER DELETED

Responsibility for the adequacy of these plans remains with the Engineer who prepared them. In accepting these plans, the City of San Marcos must rely upon the adequacy of the work of the design engineer.

This document is released under the authority of Jon Brenton Luck, PLA on December 12, 2024 as ISSUE FOR PERMIT.



BRENT LUCK, PLA

City of San Marcos
Development Services
Construction Requirements and Notes

Revised Date: 01-31-2017
The following City of San Marcos (COSM) requirements supersede, as a minimum requirement, any and all non "redline" comments, specifications, or details listed on the plan.

Plan Review and Revisions

1. The owner, contractor and representatives are responsible for complying with the most current local, state and federal laws, rules and ordinances.
2. The COSM review does not authorize any violations of details, ordinances or laws of the COSM. No code violations listed, drawn, or described in this plan, and/or otherwise installed, manufactured or built, are "approved" by the COSM.
3. A copy of COSM approved plans and any approved revisions bearing a review seal from the COSM must be available on-site at all times.
4. During construction, plan changes or revisions must be uploaded into MyPermitNow for staff review prior to the changes being made. Final Certificate of Occupancy or Certificate of Acceptance will NOT be issued until all changes have been documented and approved.
5. COSM adopted codes with local amendments:

International Building Code - 2015
International Energy Code – 2009/2015
International Plumbing Code - 2015
National Electric Code - 2014
International Mechanical Code - 2015
International Fire Code - 2015
International Fuel Gas Code - 2015
San Marcos Land Development Code (as amended)
Smart Code (as amended)
Code SMTX (as amended)
International Property Maintenance Code – 2015
International Swimming Pool and Spa Code - 2015

Accessory Permits and Activities

1. Neither the review of these plans, nor the issuance of a Building or Site Plan Permit, authorizes accessory permits. The owner is responsible for completing the following accessory permits or activities: (verify with the department or division listed below, even if depicted within this plan by the design professional):

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- Addressing (Permit Center)
- Assignment of Building Numbers (Permit Center)
- Controlled Access Gates (Fire Marshal)
- Any Fire Protection System [fire alarm, sprinkler, hood system] (Fire Marshal)
- Any Storage Tanks (Fire Marshal)
- High Piled Combustible Stock (Fire Marshal)
- Any Sign and/or Sign Standard (Permit Center)
- Irrigation (Permit Center)
- Fence (Permit Center)
- On-Site Sewage Facilities (OSSF's) (Code Compliance)
- Commercial Swimming pools, spa, & PIWF's (Permit Center/Code Compliance)
- Backflow Prevention Devices (Water Department)
- Street Closure/Traffic Control Plans (Public Services-Transportation Division)
- Right of Way "ROW" (Public Services-Transportation Division)
- EPA or TCEQ permits (State/Permit Center)
- Floodplain Permit (Permit Center)

2. Any portion of work, including, but not limited to, traffic control, which lies in Texas Department of Transportation (TxDOT), Union Pacific Railroad (UPRR) or County property or right of way, shall be permitted and approved by that authority. All required permits shall be secured by the owner or contractor from COSM and any other appropriate authority.

3. Contractor shall notify the Engineering Department (512-393-8130) at least 2 weeks before connection with the City water wastewater / system.

4. Contractor shall submit a road closure permit application at least 2 weeks to the before any lane or road closure.

General Construction Notes

1. Preconstruction Meeting – Site and/or Building contractor(s) is/are responsible for scheduling a preconstruction meeting with COSM inspector(s) by contacting the Permit Center (512-805-2630) prior to any site work, including demolition. For PCIP projects contact the Engineering Department at (512-393-8130) or email at capital_imp_info@sanmarcostx.gov.
2. Site Requirements – The general contractor, owner, and subcontractors are responsible for maintaining a safe and clean work site.
3. Any reference in this section to water, wastewater, electric or other public utility is meant to refer to the utility of certification or Authority Having Jurisdiction.
4. Video - A video in Windows media format or equivalent of the complete site conditions for all **Public Improvement Construction Projects** (and as requested for Site Plan Projects) is required prior to construction. Provide a copy to the COSM upon request.
5. Inspections – Inspections can be scheduled with the respective divisions by contacting them at:

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Building Inspections www.mypermitnow.org
Fire Marshal/Inspections www.mypermitnow.org
Engineering Inspections 512-393-8130
PCIP Inspections 512-393-8130
Code Compliance 512-393-8440 (Food, Pool permits, etc...)

6. Trash - Approved trash containment must be provided for each lot under construction. Commercial solid waste haulers servicing construction sites must hold a permit from Community Enhancement Initiatives Manager and are subject to commercial solid waste hauler fees.

7. Open Burning - Burning is prohibited in the COSM limits.

8. Blasting - Blasting is prohibited in the COSM limits.

9. Construction Noise – Construction noise, declared a nuisance under COSM ordinance, is not permitted between 9:00 p.m. and 7:00 a.m.

10. Weekend and Holiday work - Weekend and Holiday work is not allowed within a public right-of- way without prior approval and is limited to work not requiring COSM inspection.

11. Facilities – Maintained portable bathroom facilities must be provided with a minimum of one bathroom unit per one and two family residential lots. All construction sites are required to provide one bathroom unit per ten construction persons on the job.

12. Access – Temporary access driveways on the job site (aka stabilized construction entrances/exits) must comply with the current City detail, including curb protection. No mud, rock, or debris permitted on any off site roadway. The general contractor and/or owner are responsible for immediately removing any debris on roadways caused by construction.

13. Combustible Construction – An all-weather surfaced roadway and working fire hydrant(s) are required to be installed on property prior to the construction of combustible material. Road base alone is not acceptable.

14. Safety – The general contractor, subcontractors and the owner are responsible for maintaining a safe construction operation at all times. All federal OSHA and state details, as well as local codes, shall be adhered to during the construction phase.

15. Address – The site, separate buildings, electrical disconnects, and/or temporary construction trailers must have an address visible from the street or roadway.

16. Required Postings – All COSM and State permits must be posted facing the street or roadway (where practical). Permanent marker is not an approved marking device.

17. Form Survey Requirements– Prior to requesting a foundation inspection by the Building Inspector, a Form Survey must be completed by a State Registered Land Surveyor validating building location to COSM setback requirements.

18. Flood-Plain Elevation Certificates- Where and when required, a "Building Under Construction" Elevation Certificate must be completed by a State Registered Land Surveyor on

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- FEMA form expiring Nov 2018 and submitted to and accepted by the Permit Center at least 36 hours prior to foundation pouring. A Land Surveyor's "Finished Construction" Elevation Certificate must also be submitted to and accepted by the Floodplain Administrator before Temporary 'Certificate of Occupancy' will be issued.

19. EPA/TCEQ – Any required EPA or TCEQ permits are separate permits and the responsibility of the contractor.

20. If any geologic or manmade environmental feature is discovered during construction, notify Texas Commission on Environmental Quality and the COSM Development Services within 24 hours or as soon as practicable. The contractor is required to provide compliance documentation as required.

21. Abandoned wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation (TDLR). 16 Texas Administrative code (TAC) regulated to wells, Chapter 76. A plugging report must be submitted (by a licensed water well driller) to the TDLR Water Well Drillers Program, Austin Texas. If a well is intended for use, it must comply with 16 TAC.

22. SPECIAL APPROVAL REQUIRED - for any tree 9" in diameter at 4.5' above natural grade or larger to be removed from any project. Please refer to the LDC and technical manuals for tree survey, preservation and mitigation requirements.

23. All product submittals for Public Improvements Construction Projects shall be submitted to the COSM (after approval by the COSM and Engineer of Record) in PDF format and approved by the COSM prior to construction.

24. Prior to COSM acceptance of the project, all graded and disturbed areas are to be at least 70% re-vegetated with no large bare areas (greater than 3' diameter) in accordance with COSM and project specifications.

25. On the COSM's Design & Construction Guide webpage, located under Engineering & Capital Improvements, the following documents can be found: These Development Construction Notes, Detail Design Criteria, Specifications and Details, Standard Product List, Modifications to Austin/TxDOT Standard Specifications, Tree Preservation and Mitigation Tables, Landscape Calculation Table, Parking Table. (www.sanmarcostx.gov/engineering). For traffic signal conduit location contact Traffic Department at 512-393-8036

26. TX 811(811) must be used to locate all existing utilities for the contractor. Once locates are provided, it is the contractor's responsibility to retain these locations. Repeat locates within 14 days will be charged to the contractor.

27. Appropriate erosion controls and tree protection measures shall be in place prior to any site disturbance.

28. Fire extinguisher is required on all construction sites. Minimum of one per site, per floor at each stairwell or each storage shed. 2A10BC minimum size (5lbs).

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29. Standpipe system required for any construction over 30 feet in height. Required to maintained within one floor of top construction floor. Approved lighted stairway access required.

30. Construction site required to be kept clean, travel paths clear and keep stored combustible pile spread out.

31. Fire watches are required to be approved prior to implementing (does not apply for hot work). (Fire Marshal at 512-393-8480)

32. Hot work permit(s) required as per Chapter 35 of Fire Code.

33. If building is designed with an automatic sprinkler system, the system must be installed, inspected and operational before occupying building (includes furniture and staff).

34. All work in the right-of-way or COSM easement will be constructed and restored in accordance to adopted COSM details.

Public Rights-of-Way

1. Where there is a conflict between the drawings and the COSM specifications and details, the more stringent shall apply. In no case is a contractor or owner authorized to construct, build or develop in contrast with adopted COSM codes, standards or details.

2. Location of existing lines is approximate. The contractor shall verify the location and elevation of utilities prior to beginning construction. Conflicts with the proposed work should be brought to the attention of the Engineer of Record and the project inspector immediately. It shall be the contractor's responsibility to repair any damages made as a result of construction at the contractor's expense.

3. The contractor shall not attempt to determine locations by scaling from plans. While every attempt has been made to prepare these plans to scale, the Engineer of record should be consulted if clarifications are needed.

4. Emergency Telephone Numbers (numbers may change - contractor should verify numbers)

Tx 811 (formerly DigTess)	811
Police - Fire - EMS	911
TX DOT	512-353-1061
Century Telephone	512-754-5223
Southwestern Bell	1-800-464-7928
Gas Company	1-800-427-7142
Spectrum	512-805-2555
Grande	800-218-5725
University	512-245-2108 and/or 245-2508
Pedernales Electric	888-554-4732
Bluebonnet Electric	800-949-4414
SM Electric Utilities	512-393-8313
SM Water/WW Utilities	512-393-8010

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5. The contractor is responsible for acquiring any temporary construction easements for the project. Documentation shall be provided to the Permit Center.

6. The contractor shall be responsible for relocating any COSM water and wastewater utility lines and service taps where required. The contractor shall be responsible for relocating any COSM traffic facilities where required at the contractor's expense.

7. Contractor shall keep driveways open and accessible during construction. Underground utilities crossing commercial driveways shall be installed such that a minimum 10' traffic lane is kept open at all times. Spoilage material shall not be mounded more than 18" high adjacent to a driveway or intersection.

8. No construction operation relative to installation of utilities, including stockpiling of excavated materials, shall be permitted within the limits of existing pavements carrying traffic on state highways or COSM roads and streets unless specifically authorized in writing by the respective Authority Having Jurisdiction.

9. The contractor shall develop and submit a traffic control plan, which will show both daytime and nighttime operations during various phases of construction. The plan must be submitted to mypermitnow.org for review at least 14 days before construction begins. The plan must be approved before construction begins. The contractor shall designate a person who will be accessible on a 24-hour basis and responsible for the maintenance of the traffic control devices. This 24-hour contact number must be posted visible to the street on the job site and provided to the Public Services-Transportation Division. The contractor is responsible for furnishing the traffic control devices described in the plan and all costs associated with installation, maintenance and removal.

10. Any damage caused to any existing COSM water/wastewater infrastructure will be repaired by the contractor to the satisfaction of the COSM at the contractor's expense prior to the Certificate of Occupancy or Certificate of Acceptance being issued.

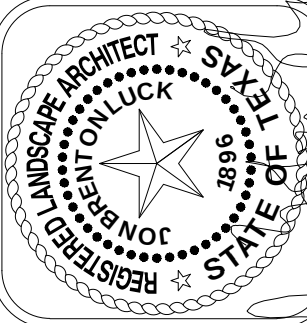
11. When work is performed on private property or easements, all lawn grass, shrubbery, flowers, site utilities (including irrigation systems), trees and fences in the way of the work shall be removed, protected and replaced to their original condition and position upon completion of the work. All property monuments disturbed during construction shall be restored by a Registered Professional Land Surveyor at the contractor's expense.

12. The contractor must provide a Proof of Destination and truck route documents upon request by inspectors for trucks used to deliver or remove material or spoils from the job site.

13. All valves, manholes, SMEU electrical facilities and other appurtenances must remain accessible to COSM crews AT ALL TIMES during construction. These appurtenances shall also be raised to final grade, if within the project limits.

14. All assets constructed within the COSM's right-of-way must be submitted to the COSM with GPS coordinates at the end of each project. Coordinates will be submitted for all assets (including directional changes, valves, manholes, format, on the NAD 1983 State Plane Texas South Central FIPS 4204 Feet Coordinate System. All coordinates will be submitted in grid units. The required file type for coordinate data submission is *.txt format.

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15. The right-of-way will be kept clean at all times. Daily sweeping may be required. A citation will be issued if the right-of-way is not kept clean. Do NOT wash, sweep or otherwise cause construction soil or debris to be deposited into any storm water drainage or conveyance system.

16. The Owner shall coordinate temporary relocation of mailboxes with the San Marcos Postmaster. Final location shall be in accordance with the local post office requirements.

17. All permanent pavement markings should be Type I and/or Type II per COSM specifications.

18. Any traffic changes, including signs, signals and/or pavement markings shall be the responsibility of the contractor.

19. All Material Testing shall follow the schedule below:

CITY OF SAN MARCOS TESTING SCHEDULE	
Description:	*Rate:
Soils:	
Standard Proctor – Trench Backfill	Per Material Source
Standard Proctor – Raw Subgrade	Per Material Source or Street
Densities – Trench Backfill**	Per 200 LF Pipe per lift
Densities – Cement Stabilizer Backfill	Per 200 LF Pipe
Densities – Raw Subgrade**	Per 100 LF Street per lift
Densities – Driveways	Per 5 Driveways
Base:	
Sieve Analysis	Per 300 LF Street
Atterbergs Limits	Per 300 LF Street
Modified Proctor	Per Material Change
Densities of Compacted Base**	Per 300 LF Street per lift
Wet Ball Mill Test	Per Material Source
Triaxial Test	Per Material Source
Hot-Mix Asphalt Concrete (HMAC):	
Extraction, Sieve Analysis	Per 500 Tons or Day
Lab Density & Stability	Per 500 Tons or Day
Theoretical Density (Rice Method)	Per 500 Tons or Day
Temperature – During Lay-Down	Continuous as Needed
Thickness – In Place	Per 300 LF Street
% Air Voids – In Place	Per 300 LF Street
% Theoretical Density – In Place	Per 300 LF Street
Concrete: (Unconfined Compression, 7, 14 & 28 Day)	
Curb and Gutter	Per 1000 LF C&G
Sidewalk	Per 4000 SF
Driveway	Per 2500 SF
Curb Inlets	Per 10 Inlets
Air, Slump & Compression – In Place	Per exposed structure
Slump & Compression – In Place	Per underground structure

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* The above testing rates are only anticipated guidelines. The COSM reserves the right to require at owner's expense additional testing at the COSM's discretion.
** Testing must be conducted during backfill operations
*** Density will be per COSM details.

Erosion Control and Stormwater Management

- It is unlawful for any general contractor, subcontractor or owner to permit or cause to be permitted, erosion of material from a construction site.
- Appropriate erosion controls and tree protection measures shall be in place prior to any site disturbance.
- All construction-related vehicle parking and activity (including employee personal vehicles and delivery vehicles) must be located within the Limits of Construction, with appropriate controls, or designated parking/access on APPROVED surfaces outside the Limits of Construction. standard
- Certain erosion control measures identified by the COSM are to be employed to prevent erosion; however, these are only minimum standards. See construction details on Design & Construction Guide webpage, located under Engineering & Capital Improvements <http://www.sanmarcostx.gov/index.aspx?page+353permits.sanmarcostx.gov>
www.sanmarcostx.gov/engineering
- In the event of unusual site conditions, proximity to any water bodies and/or weather related events, more stringent requirements may be necessary (on-site or off) to maintain erosion control.
- The owner or their designee is responsible for all changes, upgrades and continued maintenance of all erosion control and storm water management features at all times.
- Erosion control measures and storm water management practices will be inspected by the COSM prior to and during the construction process:

Engineering Inspections is responsible for the inspection of Public Improvements Construction Projects (PICP) and infrastructure in the ROW to the property line or easement, excluding sidewalks and drive ways as noted under driveway and sidewalk section.

Planning/Development Services is responsible for the inspection of all residential and commercial construction.

- All designs to prevent the erosion of soil and debris from the construction site or surrounding areas damaged by construction shall be maintained by the contractor during construction.
- Site work permitted by a Site Plan Permit and/or a Demolition Permit cannot begin until erosion control and tree protection measures are in place.
- All downstream storm drain inlets within 200 foot of any permitted construction area must be protected per City detail (refer to #3 above).

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11. Dewatering practices must comply with EPA 2012 Construction General Permit, Section 2.1.3.4., as applicable.

12. The contractor or owner must have a designated person responsible for continuous (24 hours a day/7 days a week) monitoring of erosion control measures to ensure compliance with all federal, state, and local laws and regulations.

13. Do NOT wash, sweep or otherwise cause construction soil or debris to be deposited into any storm water drainage or conveyance system.

14. COSM MS4 – Projects with disturbed area of 1 to <5 acres must submit signed, certified Small Construction Site Notice (CSN) to TCEQ and COSM through MyPermitNow prior to construction activity starting. Projects with disturbed area of 5+ acres must submit a signed, certified Notice of Intent (NOI) to TCEQ; they must also submit the signed certified NOI and Large CSN received from TCEQ to the COSM through MyPermitNow prior to construction activity starting. COSM is the MS4 operator; these submissions to the COSM meet the required initial notification to the MS4 operator.

15. Contractor must provide qualified personnel to perform ESC inspections on projects greater than/equal to 1 acre.

16. SWPPP must be available onsite at all times.

Water Utility Notes

- All taps to the COSM water system for private property shall be metered.
- All taps larger than 2" or any Asbestos Cement (AC) taps require a stainless-steel tapping sleeve per detail 520S-WMT-SM
- A list of accepted metering devices can be found on the engineering webpage under SPLWW-144. All metering devices shall be located on public right-of-way or easement.
- All water utility lines leading to private property (except some authorized small domestic water lines) shall be provided with a testable back flow prevention device approved by the AWWA and the COSM. See detail.
- The back-flow prevention device must be located as close as possible to the public right-of-way on private property.
- A backflow prevention device with a low-flow indicator is required on all dedicated fire lines as per COSM details.
- Any bypass to a backflow prevention device must have a testable back flow prevention device at least equivalent to the primary line approved by the AWWA and the COSM.

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8. It is the responsibility of the owner and contractor to verify the type and size of the backflow prevention device with the COSM's Water Services (512)393-8010, for the property served, prior to construction.

9. Accepted Metering Devices – See Standard Product List www.sanmarcostx.gov/SPLWW-144

10. Accepted Utility Line Types (verify use with Inspector)

Pipe Material	Use	Pipe Sizes	Classification
Copper Tubing	Service lines	1"	Type K
PVC	Service lines	2" – 3"	Schedule 80
PVC	Distribution, service lines	4" – 12"	C900 DR 14
Ductile Iron	Fire hydrant lead, distribution	6"	C115 CI 350
Ductile Iron	Distribution line	8" – 12"	C151 CI 350
Ductile Iron	Transmission line	16" – 60"	C151 CI 250
PVC	Transmission line	16" – 24"	C905 DR 18

11. Private property fire hydrants shall be RED – Public fire hydrants shall be factory coated aluminum based silver paint. No pre-owned hydrants permitted.

12. All utility lines shall be tested after all appurtenances (hydrants, sampling ports, valves, etc.) are installed complete in place and located at final grade. All utility lines shall be tested from gate valve to gate valve at 200 psi for 10 minutes and @ 150 psi for 2 hours. A fire line dedicated for a fire protection system shall be tested @ 200 psi for 2 hrs.

13. **A licensed underground installer certified by the Texas Commission on Fire Protection must perform underground fire line installation (Fire Sprinkler System).** Most plumbers and utility contractors do not meet this criteria! Please verify before construction.

14. COSM to be given 48-hour notice (required) prior to all testing of utility lines. COSM inspection required for all utility lines.

Public

All utility taps, line installations, extensions, or adaptations in the public right-of- way, up to and including the metering device, for all Public Improvement Construction Projects will be inspected by the Engineering Inspector.

Private

- All domestic water line installations, extensions, or adaptations on public or private property for all Site Plan Permits, including the valve, and meter will be inspected by a Building Inspector.
- Private utility lines utilized by any fire protection system (fire line), or utility combo line will be inspected by the Fire Marshals Office.

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- All backflow prevention devices will be reviewed by the Backflow Prevention Manager (Public Services-Water Division) prior to installation.

15. All backflow prevention devices must be tested by a State licensed/certified back flow prevention assembly tester. Test reports shall be on a form as prescribed by the - Public Services Water Division. All testers submitting inspection results must be registered prior to testing devices by the -Public Services Water Division. A copy of the test results are to be submitted to the COSM-Public Services Water Division and the COSM Inspector prior to activation of water service. A copy of the backflow test is to be attached to the back-flow prevention device that was inspected and/or tested.

16. All water lines leading to private property must provide a bacteriological test to the inspector noted in the inspections section above. All bacteriological samplings must be certified within 20 days of project acceptance. On all dead-end lines and lines not yet tied into a water system, an automatic flush valve shall be installed with an approved water meter. After the pressure tests and bacteriological samples have passed, the Contractor must give notice to the Engineering Inspector for activation of the device.

17. Fire hydrants must be placed or moved to finished elevation after installation per detail 511S-17-SM. Finished elevation is 18" to 24" from the center of the lowest connection to the adjacent grade.

18. Fire hydrants are required to be marked with a blue reflective marker in the roadway 6" to 10" off center of the roadway towards the hydrant. On corner lot installation, both roadways are required to be marked.

19. The underground contractor must submit a report (on company letterhead) to fireplan@sanmarcostx.gov indicating that the fire line is complete and has been flushed of all debris.

20. All fire hydrants that have not been inspected or flushed are considered "out of service" and are required to have a black plastic wrap covering the hydrant.

21. COSM will not perform the tie-in of a public service line to a private line.

22. It is the responsibility of the owner or contractor to tie to the COSM's line from the right-of-way or public easement to the private property line. It is the licensed plumber/utility contractor responsibility to maintain proper slope and connection of system to the public connection.

23. Fire hydrants capable of producing the required GPM (based on construction type) must be located within 500 foot of the most remote portion of the building using accessible surfaced roadway for measurement.

24. Fire hydrants must be operational prior to beginning combustible construction.

25. All valves in a COSM right-of-way will be operated by COSM personnel only. The contractor may not operate any COSM owned valve. The general contractor will be fined if a water valve is operated without express written consent of the Water Utility, regardless of who operated the valve.

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26. Only temporary water meters approved by the COSM are authorized for use on any fire hydrant (public or private).

27. Temporary meters may be relocated from one hydrant to another only by Water-Waste/Water personnel.

28. A fine will be imposed on operators using fire hydrants without meters, with unapproved meters, or failing to use approved backflow prevention or air gap protection.

29. Thrust blocks are not permitted. All fittings shall be mechanically restrained. Bell joints shall be mechanically restrained in accordance with the Engineer of Record's specifications based on site conditions. A joint restraint table, sealed by the Engineer of Record must be submitted with each set of plans. If a joint restraint table is not available, all joints must be mechanically restrained.

30. The service address must be posted and visible (as per COSM specifications) from the street prior to the installation of the meter as per Chapter 38 of local ordinances.

31. Disinfection sample taps shall be installed at proper locations (not more than 1000-foot intervals) along public water lines.

Wastewater

1. **Required Equipment** – The following are the acceptable materials for the type of lines or connections shown:

Public Sewer Lines - SDR 26 in the COSM right of way (as a minimum). See SPL WW227 & WW-227A

Private Sewer Lines - Schedule 40 or SDR 26

Approved connections – See SPL WW-354

2. **Inspection**

Engineering Inspections is responsible for inspection of all utility taps, line installations, extensions, and adaptations on all Public Improvement Construction Projects. See 510.3(26) Quality Testing for Installed Pipe-of the Modifications of Austin Specifications for more details.

- 4-psi minimum pressure test on lines

- Lines must be flushed immediately prior to the TV test

- TV test on all public lines (copy of video to Engineering Inspections)

- Mandrel test required 30 days after installation

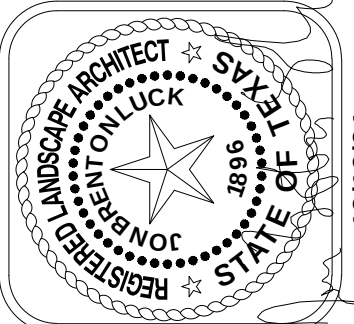
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LUCK DESIGN TEAM

LANDSCAPE ARCHITECTURE

PLANNING

9600 Escarpment Boulevard • Suite 745-4 • Austin, Texas 78749 • 512.810.0844



Victory Gardens Park

City of San Marcos

CONSTRUCTION

NOTES

SHEET NUMBER

L0.2

JOB #: 005-32A

Building Inspections is responsible for inspection of all utility taps, service laterals, and private lines on all Site Preparation Projects and all residential and commercial construction. - Low-pressure air test with 5 PSI on all lines - Force mains; 5 psi over working pressure with minimum of 50 psi, for 1 hour 3. All sewer lines shall be tested after all appurtenances are located at final grade. 4. All services must be six inch minimum and must have clean-outs; dual services shall have clean-outs on each line located no less than six feet apart at the property line. See detail 520s-1-SM & 520S-3-SM for more details and TCEQ specifications. 5. All manholes to be cored (not chiseled) and lined with products from the Standard Products List. See specification 506.5F. Pipe connection to existing manholes and junction boxes for more details. 6. All manholes shall be tested per specification 506.6 prior to lining. All manholes are to be lined per SPL 511. 7. The COSM will not perform the tie-in of lines to privately owned and maintained lines or clean-outs. It is the licensed plumber/utility contractor responsibility to maintain proper slope, connection and drainage of system to the public connection. 8. Pipe stub-outs must be provided and located in manholes to facilitate future expansion. 9. All commercial property must have a wastewater sampling port installed per the COSM's sample port detail 520-4B-SM, and wastewater collection system standard design criteria. Driveways and Sidewalks 1. All sidewalks and driveway approaches will be inspected by the COSM. Engineering Inspections will inspect the following items: -All Commercial project driveway approaches and sidewalks -Any new, extension or addition to a drive on a existing property (Driveway Permit or Infill New Residential) -All new subdivision work inclusive of the street, curb, curb cut ramps to a public street, sidewalk and driveway access installed during initial construction prior to COSM acceptance of subdivision -All Public Improvement Construction Projects Building Inspections will inspect the following: -All sidewalk construction and driveway access in development "build-out" after acceptance of subdivision by the COSM.	A. For non-emergency service, Contact SMEU 48 hours in advance to schedule electric service connection for new service or disconnection/reconnection for modified service. i. For Emergency Electric Service contractors may disconnect and reconnect temporary electric service without advanced notice. Contractor must contact SMEU within 24 hours to make permanent electric service connection. B. SMEU must receive notification from the COSM Electrical Inspector that the Customer's electrical installation has passed final electrical inspections before electric service is connected by SMEU personnel. C. SMEU has the right to deny service connection for any identified electrical hazard. 3. For plan review of projects requiring electric service from San Marcos Electric Utility (SMEU), a minimum of the following items must be provided to SMEU by the property owner or contractor: a completed Electric Service Application, a set of customer drawings including plat drawings showing all easements, scaled elevation drawings for any structures that exceed a single story, and a total connected load estimate (including service voltage requirements). Contact San Marcos Electric Utility at 512-393-8300 for detailed plan review submittal requirements. 4. All services shall have a single disconnecting means in an approved location on the exterior or outside of the building served. 5. All electric disconnecting means and meters shall be assessable. 6. At the time of Phase 2 inspection, the meter sockets shall be labeled with 1" x 2" digitally printed vinyl stickers. Disconnect panel(s) shall be labeled with 2" x 4" digitally printed vinyl stickers. Panel must have address numbers, number of panel (ex. 2 of 4) and location of next disconnect panel. Both doors and meter socket must have permanent labeling affixed before SMEU will install meters. SMEU may deny meter connection if the required labeling is not present. 7. Panel and socket markings are not allowed to be paint or marker. 8. The service mast shall have at least two points of attachment to the building. One point of attachment must be within 12 inches of the service equipment. The service equipment may not be used to meet this requirement. 9. If electric overhead power lines exist in the project area, Texas Law Article 1436c, prohibits all activities in which persons or equipment may come within six (6) feet of energized overhead power lines and Federal Regulations, Title 29, Part 1910.180(i) and Part 1926.550(a)(15) require a minimum of 10 feet from these facilities. Where Contractor must work near overhead power lines, contact the service provider for the lines to be de-energized and/or moved at Contractor's expense. For non-emergency work, contact SMEU 48 hours in advance to schedule lines to be de-energized or moved. 10. Contact the local service provider for information on their specific installation requirements
2. Meters, valves, or other obstructions are not permitted in sidewalks or driveways. All meters must be located in a public right-of-way or easement given by the property owner (and legally recorded). 3. Meters and other utility obstructions must be relocated by and at the expense of the owner or contractor. 4. Driveway access grade at sidewalk cannot exceed 2%. 5. All sidewalks and driveways shall meet applicable TAS standards. Public Street Construction 1. All new street construction in public right-of-way and easements will be inspected by the Engineering Inspectors. 2. All street lights shown on the approved construction plans shall be active prior to project acceptance. If street light service is to be in the COSM's name, contact San Marcos Electric Utility, (512) 393-8300. 3. Sub-grade must be at a minimum density of 95% and a maximum of 103.9%. Moisture content must be within 3 percentage points above or below optimum. 4. Flexible base must be at a minimum density of 100% and a maximum of 103.9%. Moisture content must be within 3 percentage points above or below optimum. 5. Cutback Asphaltic material (Prime Coat) shall be applied to the completed base course and allowed to set 24 hours before paving the roadway. An Emulsified Asphalt Tack Coat can be used in lieu of the prime coat and/or placed on the prime coat. 6. Asphalt must be at a temperature between 250° F and 350° F when discharged from the mixer and compacted using steel-wheel rollers, vibratory rollers and pneumatic-tire rollers. 7. The contractor or their testing technician shall check the density of the compacted asphalt at regular intervals. Samples of the asphalt shall be taken as the asphalt leaves the hooper of the paving machine before compaction and cores shall be taken at these sampling locations. A minimum of 3 samples shall be taken daily unless the total volume is determined to be small enough to warrant taking only one sample. Electric Utility Notes 1. Electrical service will be provided in accordance with SMEU "Rules and Regulations" and "Line Extension Policy" within the PUC designated SMEU service area. 2. Electric Service in San Marcos Electric Utility (SMEU) Service Territory:	San Marcos Electric Utility (SMEU) 512-393-8300 Pedernales Electric Cooperative 888-554-4732 #7525 Bluebonnet Electric Cooperative 800-842-7708 (Ask for Lockhart engineering dept.) NOTE: This document is not meant or designed to be an all-inclusive document. The function of this 'requirements' document is to provide information on issues identified by the COSM inspection staff based on daily field operations and common issues. It is the intent of this document to facilitate the construction process in common overlapping areas between COSM departments and divisions and private contractors. In all cases, contractors, subcontractors and owners are responsible for knowing and utilizing the state, federal, or COSM codes and laws where applicable. No code violations are "approved". COSM signed or reviewed plans are not authorization to violate codes, laws, or ordinances. A copy of plans bearing a seal from Building Inspections and/or the Permit Center is required to be available on-site at all times. Any changes or revisions to these plans must first be submitted to the COSM by the design professional for review and written authorization. A review seal from the COSM must be affixed to these revised plans and they must be available on-site at all times.

LUCK

DESIGN TEAM

PLANNING

LANDSCAPE ARCHITECTURE

9600 Escarpment Boulevard • Suite 745-4 • Austin, Texas 78749 • 512.810.0844

ARCHITECT

LANDSCAPE ARCHITECT

STATE OF TEXAS

12/12/24

Victory Gardens Park

City of San Marcos

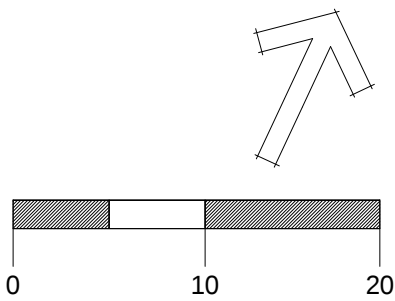
CONSTRUCTION

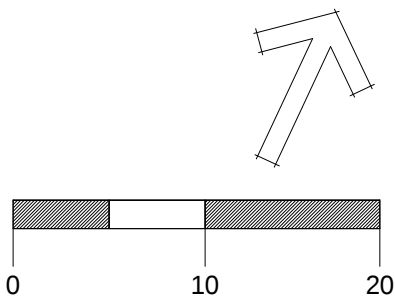
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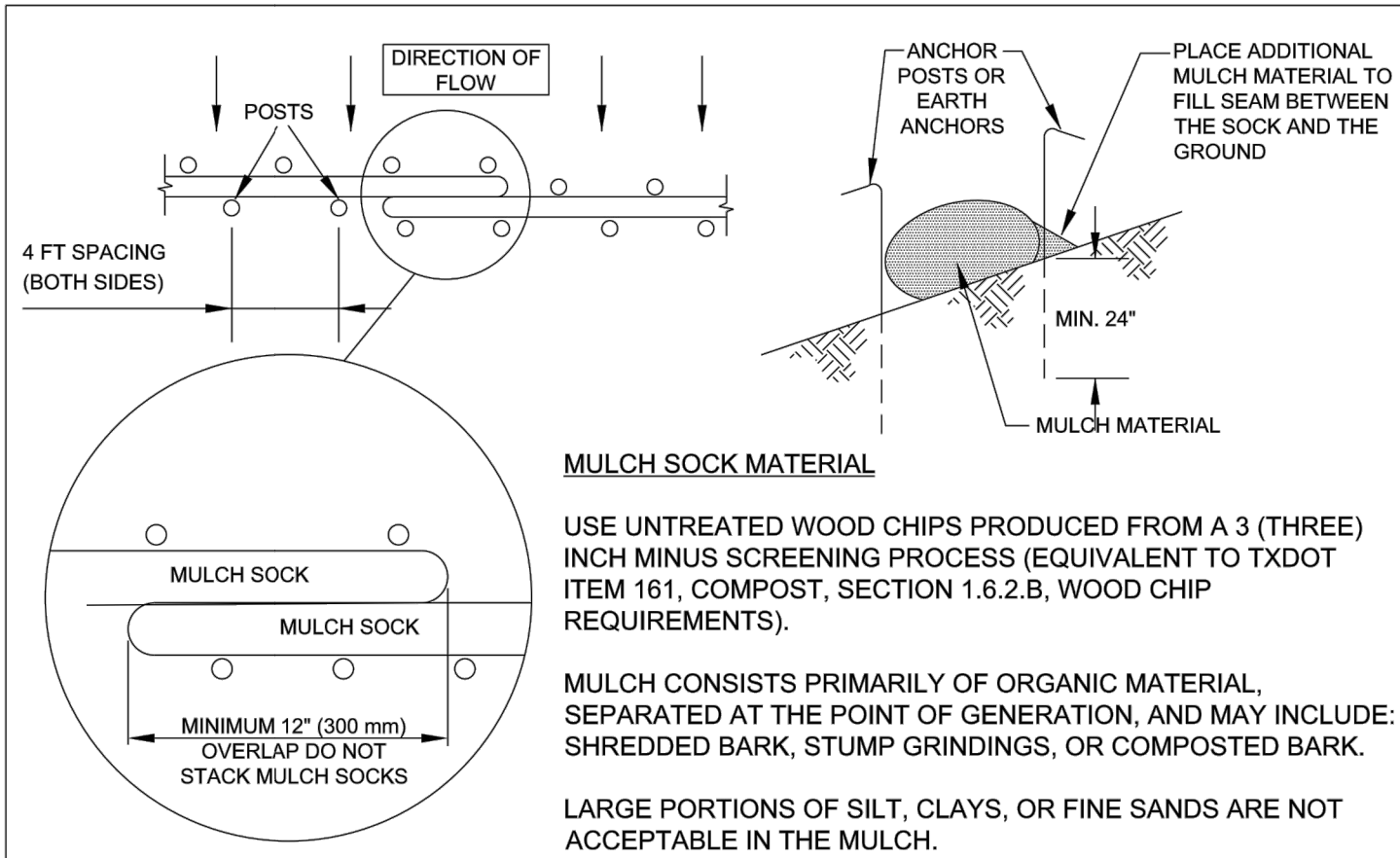
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JOB #: 005-32A



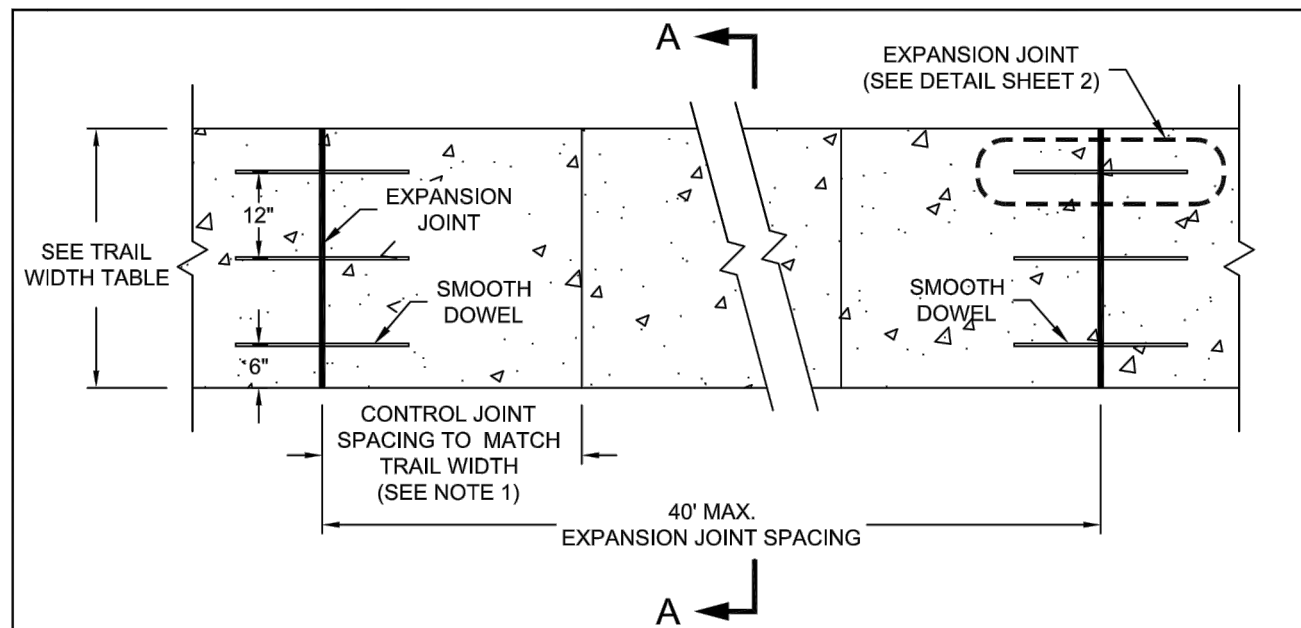




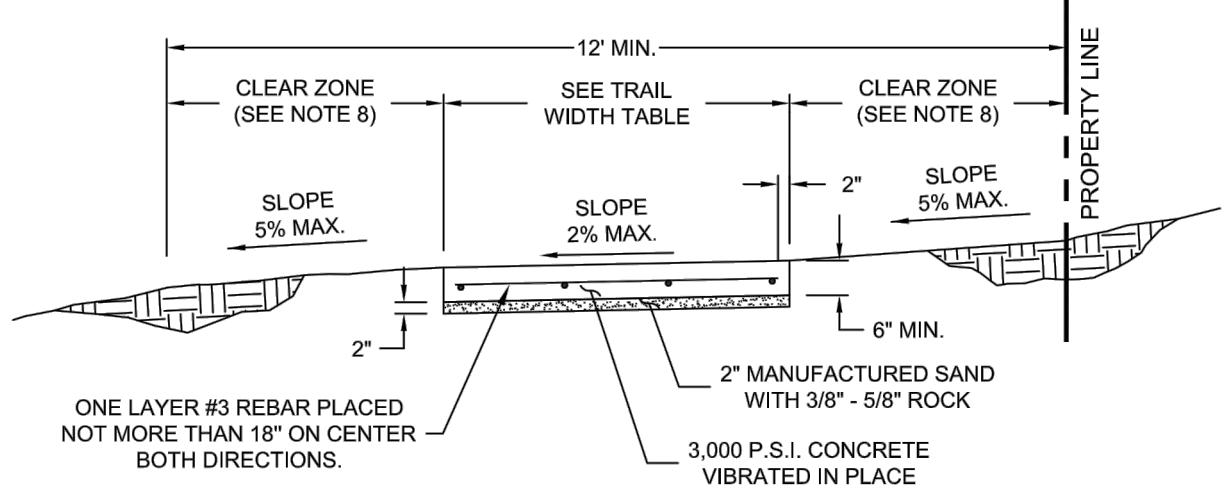
- NOTES:**
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
 2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
 3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
 4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
 5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
 6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		MULCH SOCK	
RECORD COPY SIGNED BY MORGAN BYARS	08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1

1 MULCH SOCK
SECTION SCALE: NTS



CONCRETE TRAIL PLAN VIEW

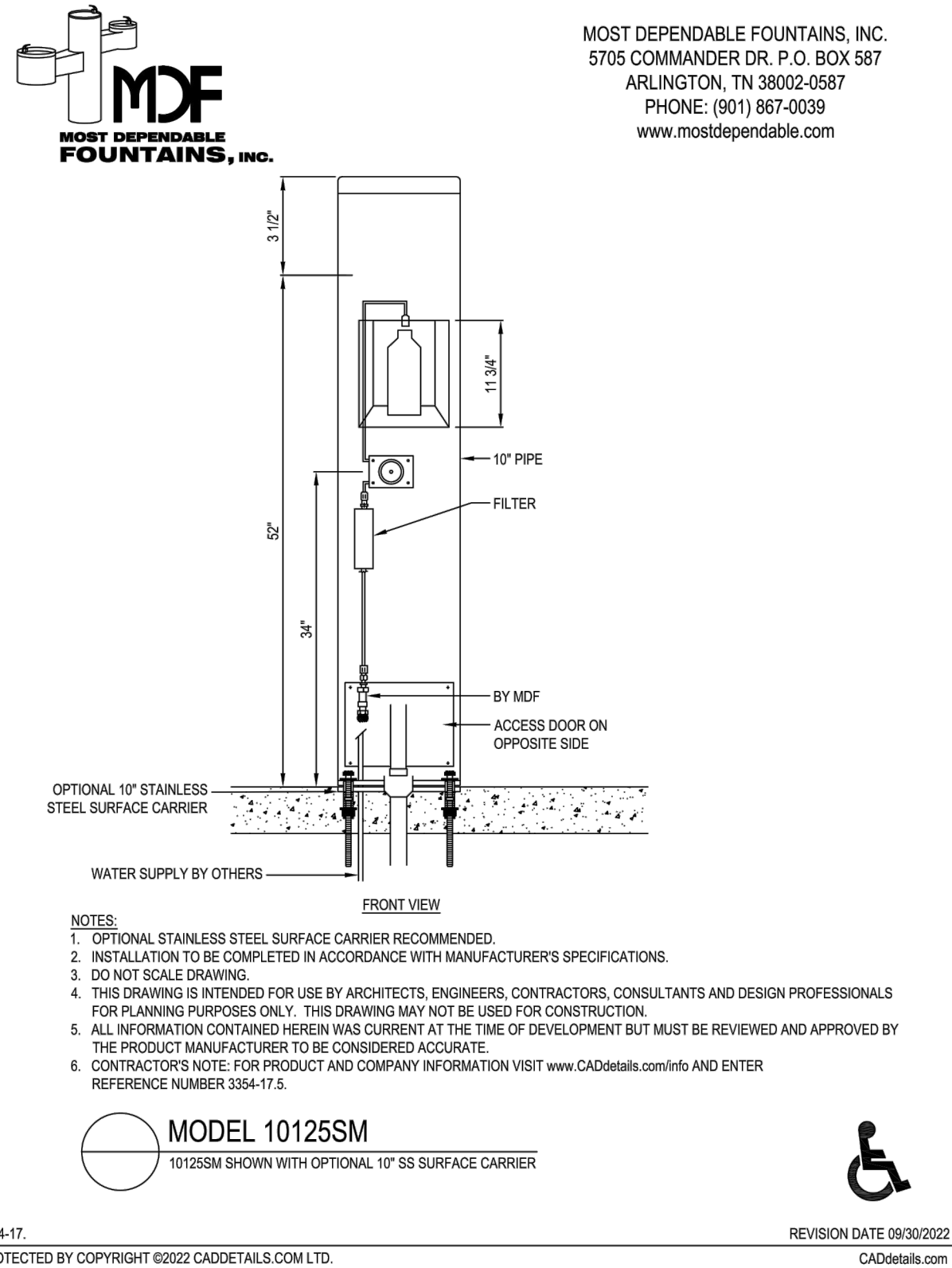


REBAR PLACEMENT NOTES:

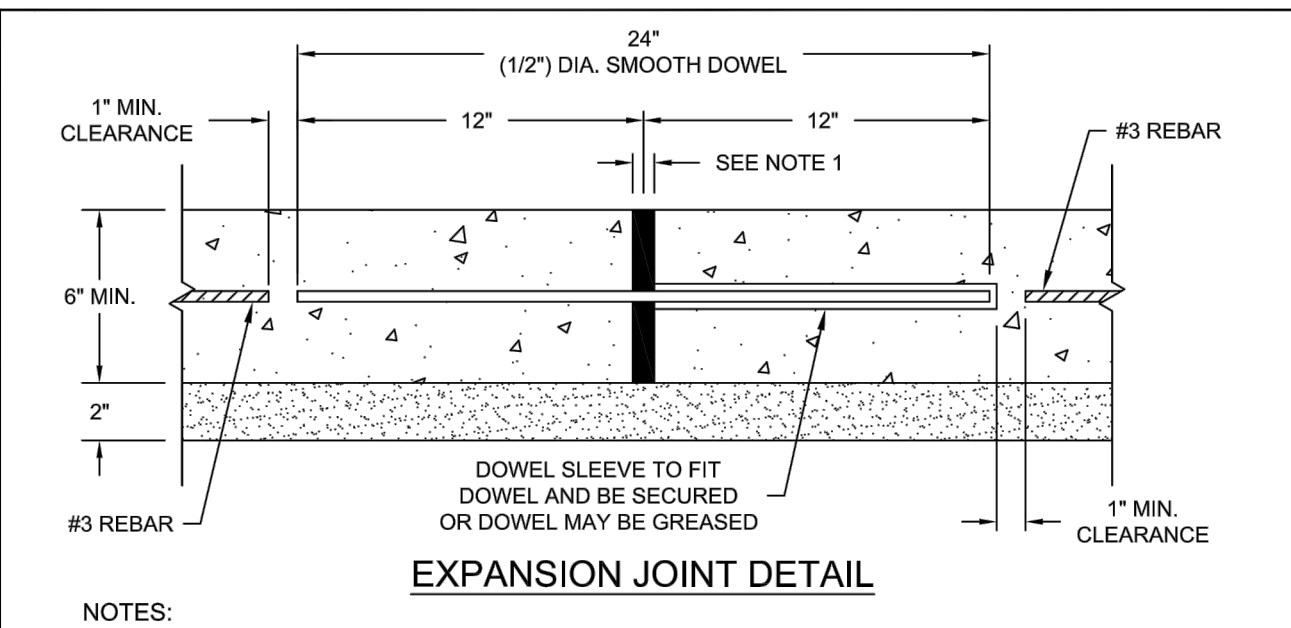
1. REINFORCEMENT SHALL BE ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE PORTLAND CEMENT CONCRETE.
2. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE, SAND CUSHION LAYER OR CLOSER THAN 2\"/>

The City of San Marcos Engineering and Capital Improvements		IMPROVED HIKE AND BIKE TRAIL - CONCRETE	
RECORD COPY SIGNED BY LAURIE MOYER, P.E.	12/11/2015 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1301S-1A-SM 1 OF 2

5 CoSM CONCRETE
SECTION SCALE: NTS



2 MDF FOUNTAIN MODEL 10125 SMSS
SECTION SCALE: NTS

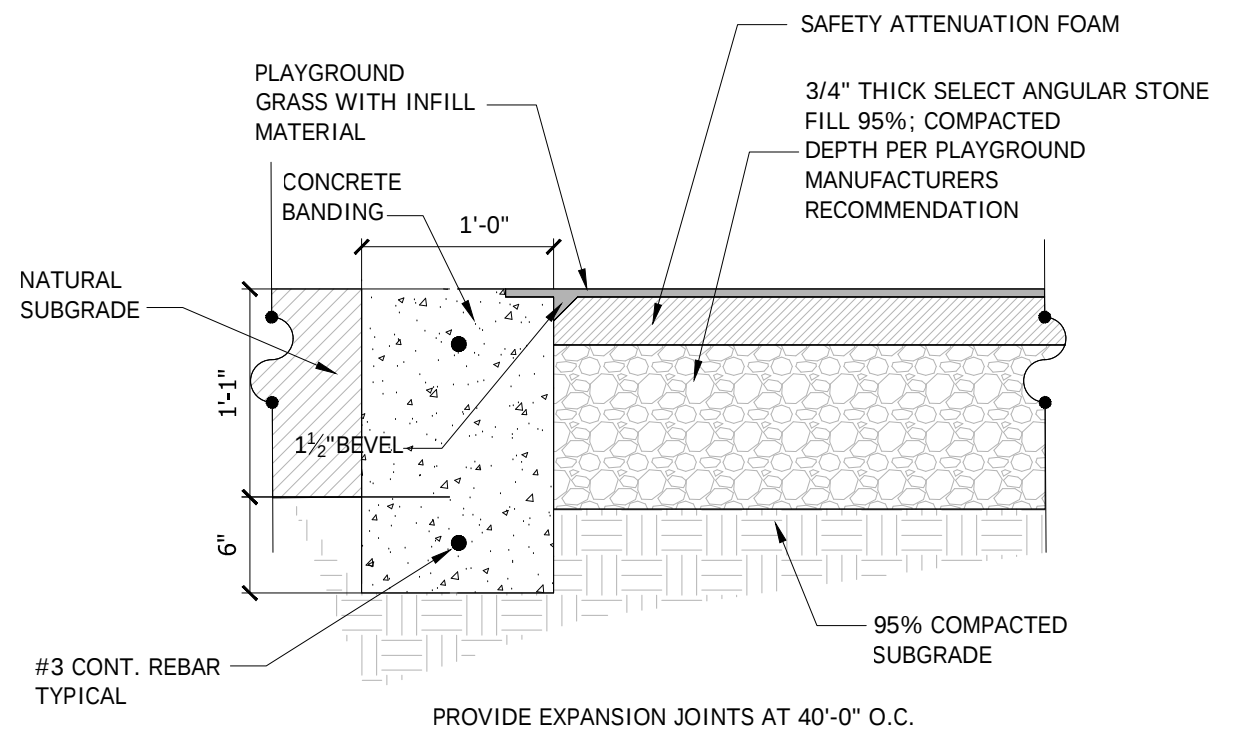


NOTES:

1. CONTROL JOINTS SHALL BE 1/4 INCH WIDE AND 3/4 INCH DEEP TOOLED OR SAW CUT INTO TRAIL.
2. CONSTRUCT 3/4\"/>
3. IF SIDEWALK IS ADJOINED TO CURB, EXPANSION JOINT IS REQUIRED, UNLESS APPROVED BY THE CITY INSPECTOR.
4. SIDEWALKS DO NOT REQUIRE A BORDER ON SIDES.
5. RAMPS AT INTERSECTION WILL BE CONCRETE. AT STREET INTERSECTION FOLLOW CITY DETAIL 432S-3-SM.
6. TRAIL MARKERS OF APPROVED DESIGN SHOWING DISTANCE ALONG PATH AS DIRECTED BY CITY WITH TRAIL NAME AND DISTANCE FROM START. MARKERS MUST BE HIGHLY VISIBLE FROM BOTH DIRECTIONS ON THE TRAIL. TRAIL MARKERS TO BE PLACED 1 FOOT OFFSET FROM EDGE OF TRAIL.
7. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
8. CLEAR ZONE CAN BE SHIFTED TO ONE SIDE PER PROJECT'S CONSTRAINTS. CLEAR ZONE CAN NOT HAVE LARGE SHRUBS OR TREES WITHIN IT AND WILL HAVE 10 FEET (6 FEET MINIMUM) OF OVERHEAD CLEARANCE. TREES 9\"/>

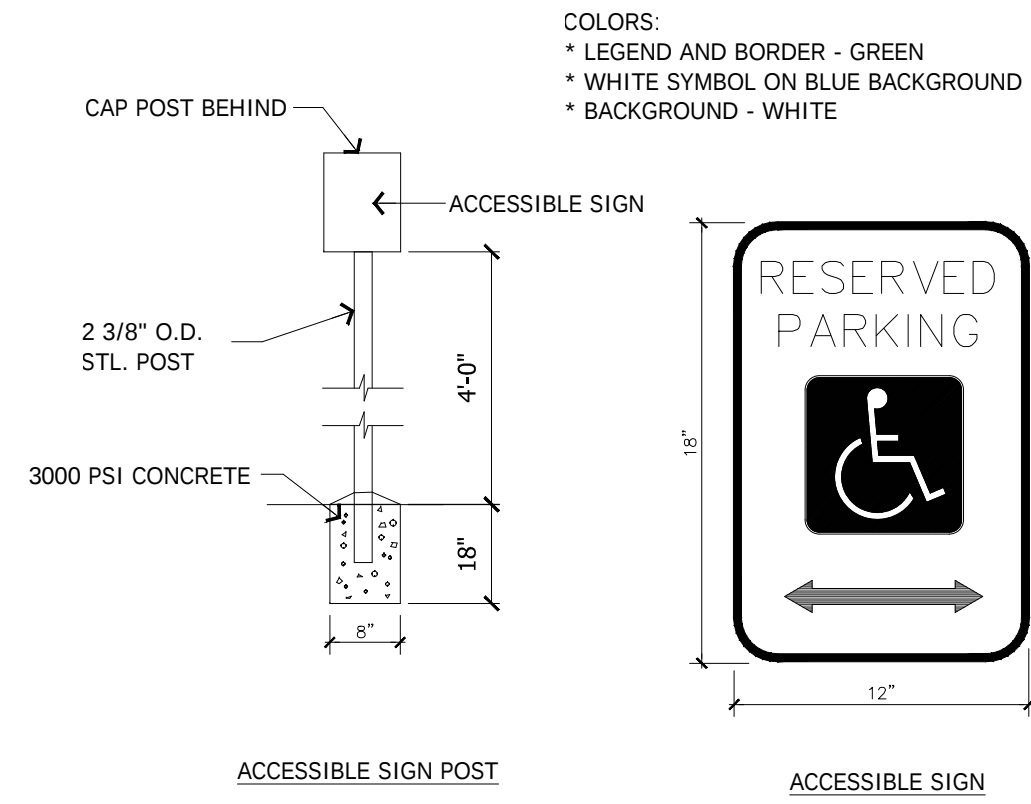
TRAIL WIDTH TABLE	
TYPE OF PARK	WIDTH OF TRAIL
REGIONAL PARKS	10 - 12 FEET
NEIGHBORHOOD PARKS	5 FEET
GREEN SPACE	6 - 8 FEET
SPECIAL USE FACILITIES	5 FEET

The City of San Marcos Engineering and Capital Improvements		IMPROVED HIKE AND BIKE TRAIL - CONCRETE	
RECORD COPY SIGNED BY LAURIE MOYER, P.E.	12/11/2015 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 1301S-1A-SM 2 OF 2



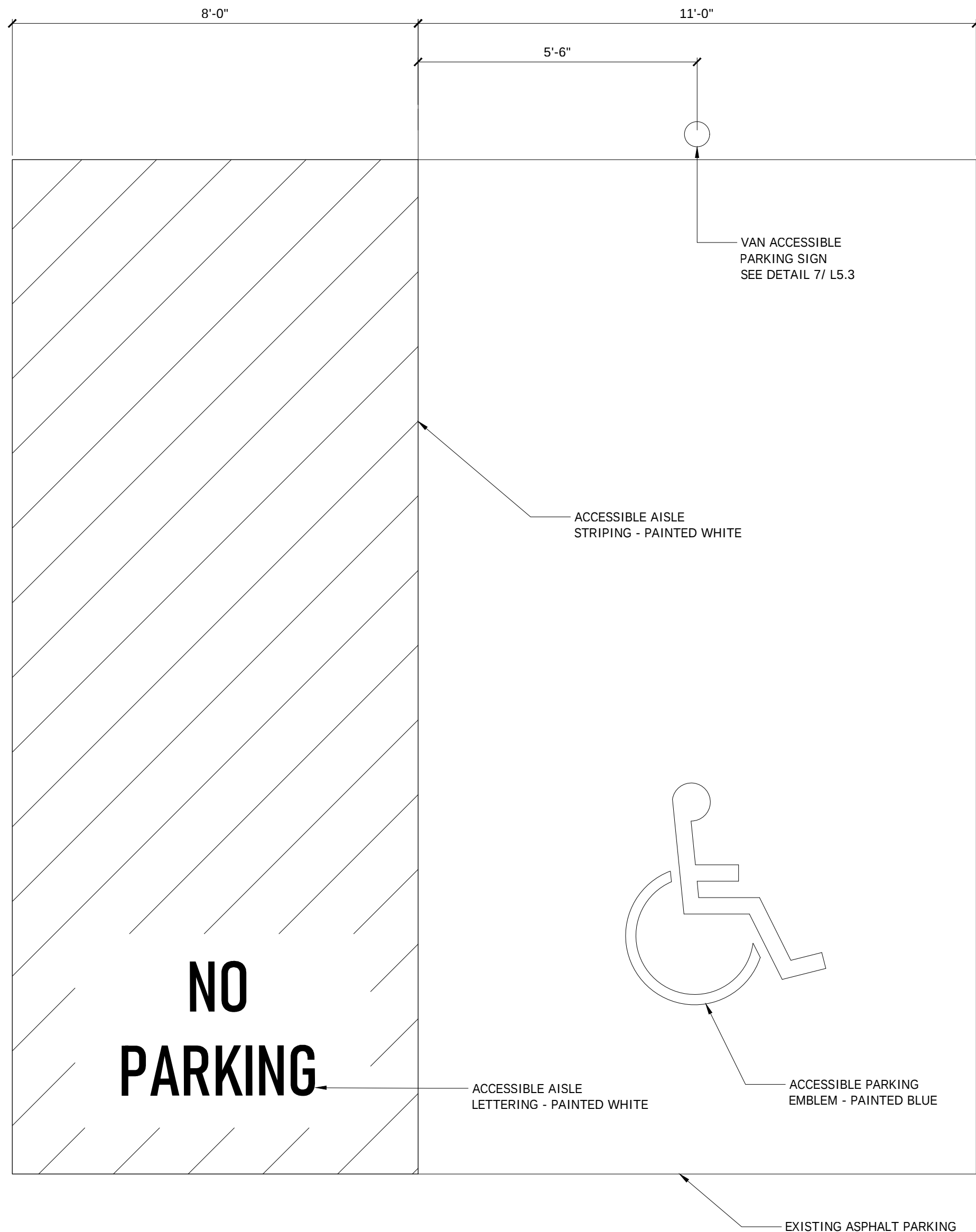
NOTE: CONTRACTOR TO INSTALL TURF AND FALL ZONE SUBGRADE MATERIAL PER PLAYGROUND EQUIPMENT REQUIREMENTS FOR SAFETY ATTENUATION AND DRAINAGE. PROVIDE SUBMITTAL TO OWNER FOR REVIEW PRIOR TO INSTALL.

3 PLAYGROUND BANDING AND FALL ZONE- TURF
SECTION SCALE: 1" = 1'-0"



NOTE: SIGNAGE SHALL BE LOCATED AT EACH ACCESSIBLE PARKING SPACE PER CITY REQUIREMENTS. WHERE VAN ACCESSIBLE PARKING IS LABELED ON PLAN, CONTRACTOR SHOULD PROVIDE A "VAN ACCESSIBLE" SIGN BLADE BELOW THE RESERVED PARKING" SIGN PER TEXAS ACCESSIBILITY STANDARDS 2012.

4 ACCESSIBLE PARKING SIGN AND POST
ELEVATION NTS



6 CONCRETE ACCESSIBLE PARKING PAD
PLAN SCALE: 1/2" = 1'-0"

