

# OUT-OF-CITY UTILITY EXTENSION OR CONNECTION APPLICATION

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Sarah Corona	Property Owner	Najib Wehbe
Company	Professional StruCIVIL Engineers, Inc.	Company	2101 Clovis Barker, LLC.
Applicant's Mailing Address	2205 W. Parmer LN., STE. 201, Austin, TX 78727	Owner's Mailing Address	4102 Cat Mountain Drive, Austin, TX 78731-3703
Applicant's Phone #	(512) 238-6422	Owner's Phone #	(512) 657-0203
Applicant's Email	psce@psceinc.com	Owner's Email	wehbenf@aol.com

## PROPERTY INFORMATION

Subject Property Address: 2101 Clovis Barker Road, San Marcos, TX 78666

Total Acreage: 3.598

Tax ID #: R 18935 and R18936

Legal Description: Lot N/A Block N/A Subdivision N/A; Cyrus Wickson Survey, Abstract No. 474

Development Name / Developer, if available: FM 123 Retail Center / 2101 Clovis Barker, LLC.

## DESCRIPTION OF REQUEST

Proposed Use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Other: \_\_\_\_\_

Service Requested: ☒ Water ☒ Wastewater *note: City wastewater is only available to City water service customers*

Type of Request: ☒ Connect to Existing Main ☐ Extend Existing Main to Subject Property\*

*\*Utility extensions associated with a Final Plat require approved Public Improvement Construction Plans prior to consideration by City Council*

Estimated Utility Demand: 9.72 GPM

Current Water Service Area (CCN): City of San Marcos

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

OCU – Extension Filing Fee \$793      Technology Fee \$13      TOTAL COST \$806

OCU – Connection Filing Fee \$0      Technology Fee \$13      TOTAL COST \$13

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Najib Wehbe (owner name) on behalf of  
2101 Clovis Barker, LLC. (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
2101 Clovis Barker Road, San Marcos, TX 78666 (address).

I hereby authorize Sarah Corona (agent name) on behalf of  
Professional StruCIVIL Engineers, Inc. (agent company) to file this application for  
Out of City Utility Connection Application (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 5-24-21

Printed Name, Title: Najib Wehbe - Manager

Signature of Agent:  Date: 05/21/21

Printed Name, Title: Sarah Corona, Office Manager

Form Updated October, 2019

## OWNER'S ACKNOWLEDGEMENT AND CONSENT TO ANNEXATION

I hereby certify that I understand all of the following policies of the City of San Marcos regarding out-of-city utility extensions and connections:

1. All costs for utility connections and extensions are to be borne by the owner.
2. The City does not provide wastewater service unless City water service is used.
3. The owner must consent to annexation of the subject property into the City.
4. Utility extensions require a written request for annexation of an area at least 15 feet in width from each property owner along the intended route of the line extension if the subject property is not contiguous to the existing city limits.
5. The owner / applicant / developer waives their option to a development agreement in favor of annexation

I also certify that I am not seeking vesting of development standards for any project by completing this application.

In consideration of the City's approval of this application, I hereby petition the City for annexation of the property to be served by the utility, and I certify that I am either the owner of the subject property or the duly authorized agent of the owner. I understand that this consent to annexation will be binding on the current and future owners of the subject property, and that this consent will be recorded in the official county records if this request is approved.

Signature: [Signature]

Date: 5-24-21

Print Name: Najib Wehbe

STATE OF TEXAS

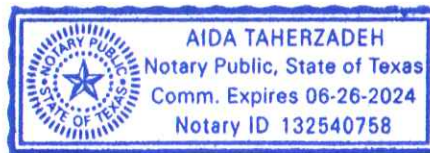
COUNTY OF Travis

SWORN TO AND SUBSCRIBED BEFORE ME ON 05/24/2021 (date)

BY Najib Wehbe, KNOWN PERSONALLY TO ME OR PROVIDED TO ME  
BY A PHOTO IDENTIFICATION, TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT

SIGNED [Signature]  
NOTARY PUBLIC, STATE OF TEXAS

MY NOTARY EXPIRES ON 06/26/2024





FM123 RETAIL CENTER  
2101 CLOVIS BARKER ROAD  
SAN MARCOS, TEXAS 78666

CLIENT  
2101 CLOVIS BARKER, LLC  
4102 CAT MOUNTAIN DRIVE, AUSTIN, TEXAS 78731

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CONSULTING ENGINEERS

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E

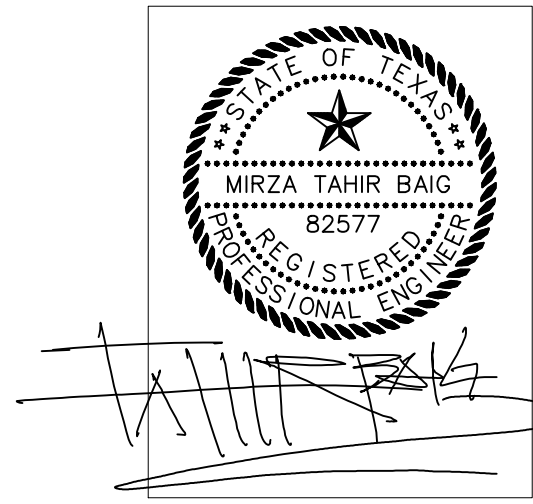
PROFESSIONAL StruCIVIL ENGINEERS

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

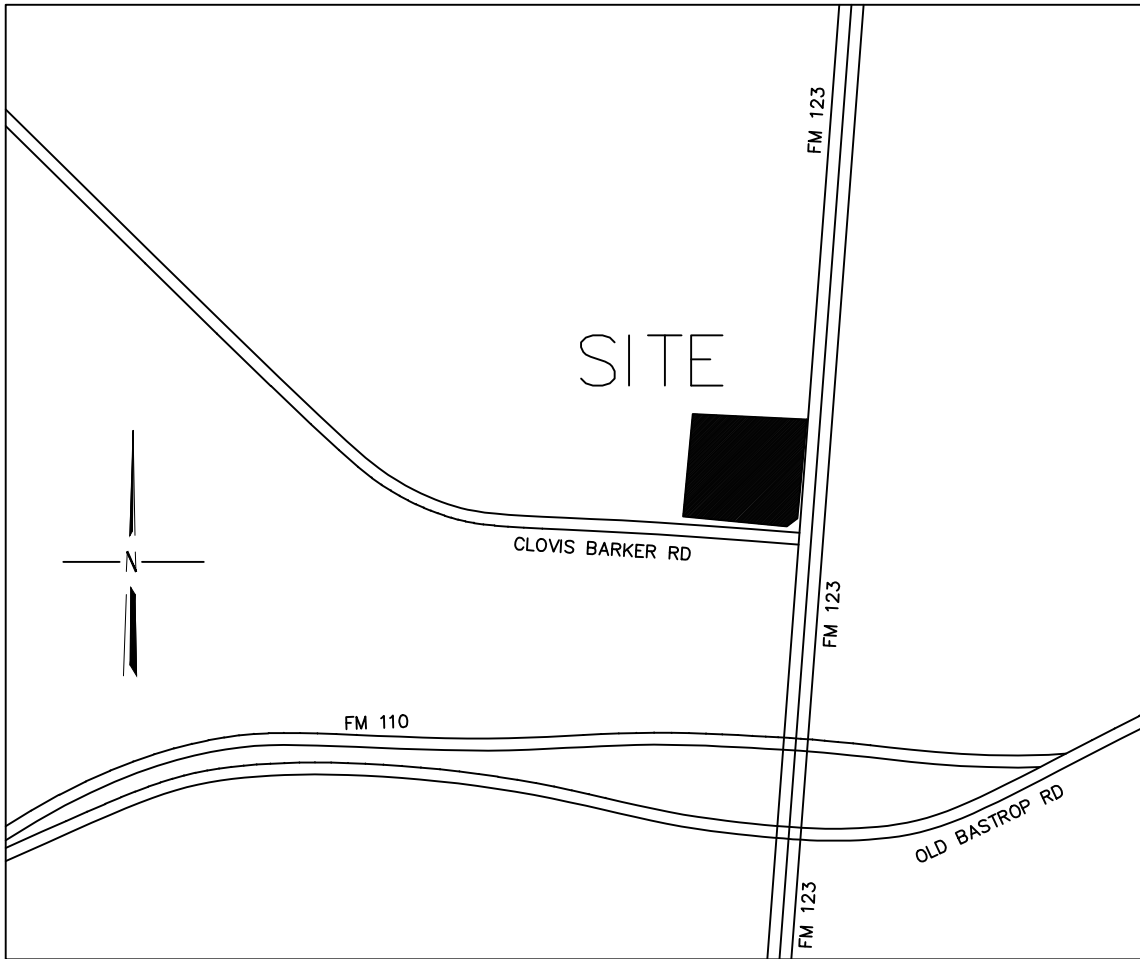
2205 W. PARMER, SUITE 201, AUSTIN, TX 78727

(512) 238-6422

PSCE@PSCEINC.COM



THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577  
ON 02/22/2021 FIRM REGISTRATION F-4951



SITE LOCATION MAP

DATE OF SUBMITTAL:  
PROJECT TITLE: FM123 RETAIL CENTER  
STREET ADDRESS: 2101 CLOVIS BARKER ROAD, SAN MARCOS, TX 78666  
PROPERTY OWNER: 2101 CLOVIS BARKER, LLC  
4102 CAT MOUNTAIN DRIVE, AUSTIN, TEXAS 78731  
  
CONTACT: NAJIB WEHBE (512) 657-0203  
DESIGNER COMPANY: PROFESSIONAL StruCIVIL ENGINEERS, INC.  
2205 W PARMER LN, STE 201, AUSTIN, TX 78727  
CONTACT: MIRZA TAHIR BAIG (512) 238-6422  
  
LANDSCAPE ARCHITECT BLAIR LANDSCAPE ARCHITECTURE, LLC  
306 W. MAIN ST., STE.12 ROUND ROCK, TX 78664 (512) 522-8987  
WILLIAM S. BLAIR, RPLA #2741  
  
SURVEYOR HOLT CARSON, INC.  
1904 FORTVIEW ROAD, AUSTIN, TX 78704  
HOLT CARSON, RPLS #5166, (512) 442-090  
  
ZONING: ETJ  
NAME OF WATERSHED: SAN MARCOS RIVER  
100-YEAR FLOOD PLAIN: THIS PROPERTY IS LOCATED OUTSIDE THE 100 YEARS FLOOD PLAN AS (ZONE "X")  
SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY  
MAP, PANEL NO. 48209C0479F, 09/02/2005.  
  
LEGAL DESCRIPTION OF: A0474 CYRUS WICKSON SURVEY, 1.82 ACRES & 1.778 ACRES  
HAYS COUNTY, TEXAS.  
  
RECHARGE ZONE: THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN  
THE TRANSITION ZONE.

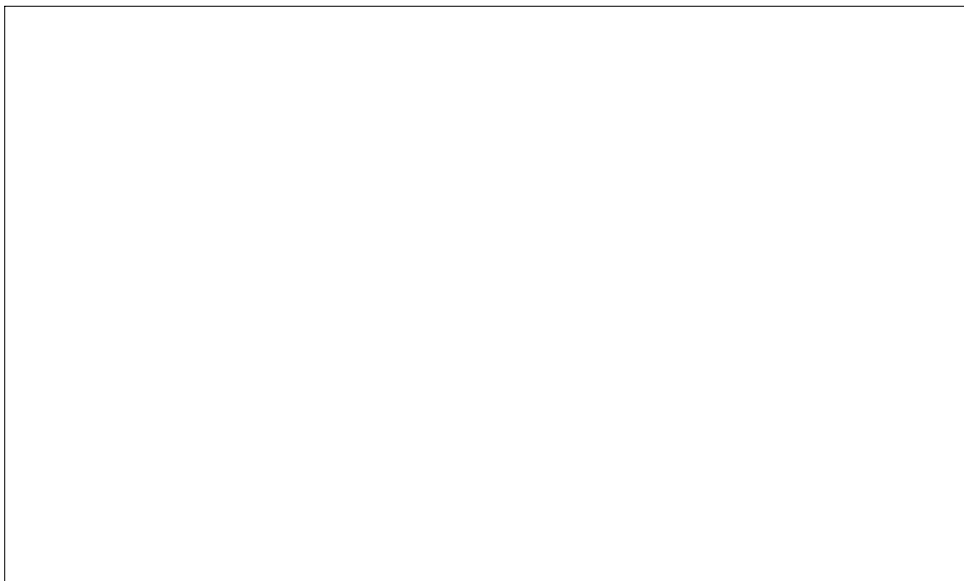
APPROVED BY: \_\_\_\_\_  
FOR CITY OF SAN MARCOS DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
FOR FIRE DEPARTMENT DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
SITE PLAN / DEVELOPMENT PERMIT NUMBER 2021-0000 DATE: \_\_\_\_\_

REVISIONS / CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NOS.	TOTAL NO OF SHEETS IN PLAN SET	NET CHANGE IMP. COVER SQ.FT.	TOTAL SITE IMP. COVER SQ.FT. / %	CITY OF SAN MARCOS APPROVAL / DATE	DATE IMAGED

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM.  
IN REVIEWING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN  
ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION  
AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE  
COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED  
FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.





REVISED DATE: 06-29-2018  
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, SPECIFICATION, STANDARD PRODUCTS 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.

- 4.1.1. COSM ADOPTED CODES WITH LOCALAMENDMENTS:
- 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):
  - ADDRESSING (PERMIT CENTER)
  - ASSIGNMENT OF BUILDING NUMBERS (PERMIT CENTER)
  - CONTROLLED ACCESS GATES (FIRE PREVENTION )
  - ANY FIRE PROTECTION SYSTEM [FIRE ALARM, SPRINKLER, HOOD SYSTEM] (FIRE PREVENTION)
  - ANY STORAGE TANKS (FIRE PREVENTION)
  - HIGH PILED COMBUSTIBLE STOCK (FIRE PREVENTION)
  - 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, & PUBLIC INTERACTIVE WATER FEATURE (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. A COPY OF ALL PERMIT MUST BE ON SITE AND AVAILABLE TO CITY INSPECTOR ON REQUEST.
3. CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT (512-393-8130) AND SETUP A CONSULTATION WITH ENGINEERING INSPECTOR AT LEAST 2 WEEKS BEFORE CONNECTION WITH THE CITY WATER/WASTEWATER SYSTEM.
4. CONTRACTOR SHALL SUBMIT A ROAD CLOSURE PERMIT APPLICATION AND SETUP A CONSULTATION WITH ENGINEERING INSPECTOR ENGINEERING DEPARTMENT (512-393-8130) AT LEAST 2 WEEKS BEFORE ANY LANE OR ROAD CLOSURE. GENERAL CONSTRUCTION NOTES

## GENERAL CONSTRUCTION NOTES

1. PRE-CONSTRUCTION MEETING – SITE AND/OR BUILDING CONTRACTOR(S) IS/ARE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH COSM INSPECTOR(S) BY CONTACTING THE PERMIT CENTER (512-393-8130) PRIOR TO ANY SITE WORK, INCLUDING DEMOLITION, FOR PUBLIC IMPROVEMENT CONSTRUCTION PROJECTS (PICP'S) CONTACT THE ENGINEERING DEPARTMENT AT (512-393-8130) AT CAPITAL\_IMP\_INFOS@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 OR EQUIVALENT OF THE COMPLETE SITE CONDITIONS FOR ALL PUBLIC IMPROVEMENTS CONSTRUCTION PROJECTS (AND AS REQUESTED FOR SITE PLAN PROJECTS) IS REQUIRED PRIOR TO CONSTRUCTION. PROVIDE A COPY TO THE UPON REQUEST
5. INSPECTIONS – INSPECTIONS CAN BE SCHEDULED WITH THE RESPECTIVE DIVISIONS BY CONTACTING THEM AT:

- |                             |                              |
|-----------------------------|------------------------------|
| BUILDING INSPECTIONS        | WWW.MYPERMITNOW.ORG          |
| FIRE PREVENTION/INSPECTIONS | WWW.MYPERMITNOW.ORG          |
| SITE FINAL INSPECTIONS      | SITEFINAL@SANMARCOSTX.GOV    |
| ENGINEERING INSPECTIONS     | 512-393-8130                 |
| PICP 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.
  7. OPEN BURNING – BURNING IS PROHIBITED IN THE COSM LIMITS.
  8. BLASTING – BLASTING IS PROHIBITED IN THE COSM LIMITS
  9. CONSTRUCTION NOLSE – CONSTRUCTION NOISE, DECLARED A NULSANCE UNDER COSM ORDINANCE, IS NOT PROHIBITED 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.
  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/ORTEMPORARY 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 (OR STATE REGISTERED ENGINEER OR ARCHITECT) ON FEMA FORM EPRING NOV 2016 AND SUBMITTED TO THE PERMIT CENTER AT LEAST 30 HOURS PRIOR TO FOUNDATION POURING TO ALLOW TIME FOR REVIEW AND ACCEPTANCE. 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. IF ANY GEOLOGIC OR MANMADE ENVIRONMENTAL FEATURE IS DISCOVERED DURING CONSTRUCTION, NOTIFY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THE COSM DEVELOPMENT SERVICES WITHIN 24 HOURS OR AS SOON AS PRACTICABLE. THE CONTRACTOR IS REQUIRED TO PROVIDE COMPLIANCE DOCUMENTATION AS APPLICABLE.
  20. EPA/TCEQ – ANY REQUIRED EPA OR TCEQ PERMIT(S) IS/ARE SEPARATE PERMIT(S) AND THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE A COPY OF SUCH PERMIT(S) TO THE PERMIT CENTER.
  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), 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. ANY TREE 9" IN DIAMETER OR LARGER AT 4.5' ABOVE NATURAL GRADE IS CONSIDERED "REGULATED". PLEASE REFER TO THE LDC AND TECHNICAL MANUALS FOR TREE SURVEY, PRESERVATION AND MITIGATION REQUIREMENTS. ALSO REFER TO THE DESIGN CONSTRUCTION GUIDE FOR THE TABLES AND TREE PROTECTION STANDARD DETAILS AS NOTED IN #25.
  23. ALL PRODUCT SUBMITTALS FOR PUBLIC IMPROVEMENTS CONSTRUCTION PROJECTS SHALL BE SUBMITTED TO THE COSM (AFTER APPROVAL BY THE DESIGN ENGINEER) 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 PLANT AREAS (GREATER THAN 3' DIAMETER) IN ACCORDANCE WITH COSM AND PROJECT SPECIFICATIONS.
  25. ON THE COSM'S DESIGN & CONSTRUCTION GUIDE WEBSITE, LOCATED UNDER THE PROJECTS AND CONSTRUCTION IMPROVEMENTS, THE FOLLOWING DOCUMENTS CAN BE FOUND: THE DEVELOPMENT CONSTRUCTION REQUIREMENTS AND NOTES, DETAIL DESIGN CRITERIA, SPECIFICATIONS AND DETAILS, STANDARD PRODUCT LIST, MODIFICATION TO AUSTIN/TX STANDARD SPECIFICATIONS, TREE PRESERVATION AND MITIGATION TABLES, LANDSCAPE CLIMATE TABLE, PARKING TABLE.
  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. 2X10BC MINIMUM SIZE (51BS).
  29. STANDPIPE SYSTEM REQUIRED FOR ANY CONSTRUCTION OVER 30 FEET IN HEIGHT. REQUIRED TO MAINTAIN WITHIN ONE FLOOR OF TOP CONSTRUCTION FLOOR. APPROVED LIGHTED STAIRWAY ACCESS REQUIRED.
  30. CONSTRUCTION SITE REQUIRED TO BE KEPT CLEAN, TRAVEL PATHS CLEAR AND STORED COMBUSTIBLE FILE SPREAD OUT.
  31. FIRE WATCHES ARE REQUIRED TO BE APPROVED PRIOR TO IMPLEMENTING (DOES NOT APPLY FOR HOT WORK). (FIRE PREVENTION AT 512-393-8480)
  32. HOT WORK PERMIT(S) REQUIRED AS PER CHAPTER 38 OF FIRE CODE.

33. IF BUILDING IS DESIGNED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SYSTEM MUST BE INSTALLED, INSPECTED AND OPERATIONAL BEFORE OCCUPANCY BUILDING (INCLUDES FURNITURE AND STAFF).
34. ALL WORK IN THE RIGHT-OF-WAY OR COSM EASEMENT WILL BE CONSTRUCTED AND RESTORED IN ACCORDANCE TO CURRENT COSM DETAILS AND SPECIFICATIONS.

## 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 DIGTSS)	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	855-578-5500
GRANDE	855-215-7275
UNIVERSITY	512-245-2108 AND/OR 245-2508
PEDERNALS ELECTRIC	888-554-4732
BLUEONNET ELECTRIC	800-949-4414
SM ELECTRIC UTILITIES	512-393-8313
SM WATER/VVW UTILITIES	512-393-8010

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, 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 VISIBLY 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 UTILITY OR STORM SEWER 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 FORTRUCKS USED TO DELIVER OR REMOVE MATERIAL OR SPOILS FROM THE JOB SITE UPON REQUEST BY INSPECTORS.

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 DAY. ANY CHANGES WILL BE SUBMITTED FOR ALL ASSETS (INCLUDING DIRECTIONAL CHANGES, VALVES, MANHOLES, FORMAT, ON THE NAO 1983 STATE PLANE, TEXAS/SOUTH CENTRAL, FIPS 4204 FEET COORDINATE SYSTEM). ALL COORDINATES MUST BE SUBMITTED IN GRID UNITS. THE REQUIRED FILE TYPE FOR COORDINATE DATA SUBMISSION IS \*TXT FORMAT.

15. THE RIGHT-OF-WAY WILL BE KEPT CLEAN AT ALL TIMES, DAILY AND SOMETIMES MORE FREQUENT 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 MANHOLES WITH SAN MARCOS POSTMASTER. FINAL RELOCATION SHALL BE IN ACCORDANCE WITH THE LOCAL POST OFFICE REQUIREMENTS.

17. ALL PERMANENT PAVEMENT MARKINGS SHOULD BE TYPE I AND TYPE II PER COSM SPECIFICATIONS AND DETAILS.

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:		PER MATERIAL SOURCE
STANDARD PROCTOR-TRENCH BACKFILL		PER STREET
STANDARD		PER 200 LF PIPE PER LIFT
PROCTOR-RAWSUBGRADE		PER 200 LF PIPE
DENSITIES - TRENCH BACKFILL**		PER 100 LF STREET PER LIFT
DENSITIES-CEMENT STABILIZER		PER 5 DRIVEWAYS
BACKFILL DENSITIES - RAW SUBGRADE		
DENSITIES-DRIVEWAYS		
BASE:		PER 300 LF STREET
SIEVE ANALYSIS		PER 300 LF STREET
ATTERBERG'S LIMITS		PER MATERIAL CHANGE
MODIFIED PROCTOR		PER 300 LF STREET PER LIFT
DENSITIES OF COMPACTED BASE**		PER MATERIAL SOURCE
PER MATERIAL SOURCE		
WET BALL MILL TEST		
TRIAXIAL TEST		
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 300 LF STREET
TEMPERATURE -DURING LAY-DOWN		PER 300 LF STREET
THICKNESS -IN PLACE		
%AIRVOIDS-IN PLACE		
% THEORETICAL DENSITY - IN PLACE		
CONCRETE: (UNCONFINED COMPRESSION, 7, 14 & 28 DAY)		PER 1000 LF C&G
CURB AND GUTTER		PER 4000 SF
SIDEWALK		PER 2500 SF
DRIVEWAY		PER 10 INLETS
CURB INLETS		PER EXPOSED STRUCTURE
AIR, SLUMP & COMPRESSION - IN PLACE		PER UNDERGROUND STRUCTURE
SLUMP & COMPRESSION -IN PLACE		

## EROSION CONTROL AND STORMWATER MANAGEMENT

1. IT IS UNLAWFUL FOR ANY GENERAL CONTRACTOR, SUBCONTRACTOR OR OWNER TO ALLOW OR CAUSE TO BE ALLOWED, EROSION OF MATERIAL FROM A CONSTRUCTION SITE.

2. APPROPRIATE EROSION CONTROLS AND TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO ANY SITE DISTURBANCE. 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.

3. ALL CONSTRUCTION-RELATED VEHICLE PARKING AND ACTIVITY (INCLUDING EMPLOYER 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.

4. 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 WEBSITE, LOCATED UNDER ENGINEERING & CAPITAL IMPROVEMENTS.

5. 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 AND SEDIMENTATION CONTROL.

6. 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.

7. EROSION CONTROL MEASURES AND STORM WATER MANAGEMENT PRACTICES WILL BE INSPECTED BY THE COSM PRIOR TO AND DURING THE CONSTRUCTION PROCESS. ENGINEERING INSPECTORS ARE 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 THE DRIVEWAY AND SIDEWALK SECTION. PLANNING/DEVELOPMENT SERVICES IS RESPONSIBLE FOR THE INSPECTION OF ALL RESIDENTIAL AND COMMERCIAL CONSTRUCTION.

8. ALL DESIGNS TO PREVENT THE EROSION OF SOIL AND THE TRANSPORT OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE, OR SURROUNDING AREAS DISTURBED BY CONSTRUCTION SHALL, BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.

9. ALL STREETS ADJACENT TO THE PROJECT SITE MUST BE KEPT CLEAN OF MUD, ROCKS, TRASH, AND BUILDING DEBRIS AT ALL TIMES. DAILY OR MORE FREQUENT SWEEPING MAY BE NECESSARY, INCLUDING THE STREET CENTER/TURN LANE AND GUTTERS. DURING MUDDY CONDITIONS, CLEAN VEHICLE TIRES BEFORE LEAVING THE SITE AND/OR REMOVE MUD, DUST AND DIRT FROM PUBLIC STREETS REGULARLY THROUGHOUT THE DAY. SWEEP ROADS AS SOON AS POSSIBLE, OR PREVENT VEHICLES FROM LEAVING THE SITE DURING MUDDY CONDITIONS. MIGRATION OF MATERIAL OR SEDIMENT FROM THE SITE WILL REQUIRE DAILY CLEANUP OF PAVED STREETS AND OF DRAINAGE AREAS IMPACTED BY ON-SITE OR OFF-SITE CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO TAKE ANY NECESSARY MEASURES TO PREVENT THE MIGRATION OF DUST INTO THE AIR DUE TO CONSTRUCTION ACTIVITIES.

10. ALL STORM DRAIN INLETS WITHIN 200 FEET OF ANY PERMITTED CONSTRUCTION AREA MUST BE PROTECTED PER CITY DETAIL (REFER TO #4 ABOVE).

11. DEWATERING OPERATIONS MUST USE SWPPP-SPECIFIED METHODS ONLY. IF SUCH METHODS ARE ONLY GENERAL OR NOT APPLICABLE PUMP FROM THE TOP OF THE POOL OF WATER (RATHER THAN THE BOTTOM) AND DISCHARGE TO A VEGETATED, UPLAND AREA (AWAY FROM WATERBODIES OR DRAINAGE) OR USE ANOTHER TYPE OF FILTRATION PRIOR TO DISCHARGE EVERY TIME. REFER TO THE EPA 017 CONSTRUCTION GENERAL PERMIT, SECTION 2.4, 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 A DISTURBED AREA OF 1 TO <5 ACRES MUST SUBMIT A SIGNED, CERTIFIED SMALL CONSTRUCTION SITE NOTICE (CSN) TO THE 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. CSN MUST BE DISPLAYED AT A CONSTRUCTION SITE IN PUBLIC VIEW PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

15. CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO PERFORM SWPPP INSPECTIONS ON PROJECTS EQUAL TO 1 ACRE OR GREATER. QUALIFIED PERSONNEL SHALL HAVE CISC, CESSW, OR EQUIVALENT CERTIFICATION APPROVED BY THE MS4.

16. QUALIFIED PERSONNEL SHALL INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 30-DAY CALENDAR DAYS. PROCT-SPECIFIC SWPPP MUST BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT AND SHALL BE DESIGNED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (TEXAS) WITH COMPETENCE IN THIS AREA AS REQUIRED BY TEXAS ENGINEERING PRACTICE ACT SECTION 137 AND/OR A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENTATION CONTROL (CPESC). THE SWPPP MUST BE ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO THE CITY OF SAN MARCOS UPON REQUEST.

## WATER UTILITY NOTES

1. ALL TAPS TO THE COSM WATER SYSTEM FOR PRIVATE PROPERTY SHALL BE METERED.

2. WHEN A TAP IS PROPOSED ON AN EXISTING ASBESTOS CEMENT (AC) PIPE THE CONTRACTOR WILL REPLACE THE AC PIPE SEGMENT WITH AN APPROVE PVC PIPE PER CITY STANDARD PRODUCT LIST (SPL). IF THE PROPOSED TAP IS LESS THAN 24 INCHES FROM AN AC PIPE JOINT THE REPLACEMENT OF THE AC PIPE WILL REQUIRE ADDITIONAL SEGMENTS TO ENSURE ADEQUATE TAP AND JOINT SEPARATION. NEW PIPE WILL BE CONNECTED TO THE EXISTING AC PIPE WITH AND WIDE RANGE COUPLING ADAPTOR PER CITY SPL.

3. A LIST OF ACCEPTED METERING DEVICES CAN BE FOUND ON THE ENGINEERING WEBSITE UNDER SPLW- 144. ALL METERING DEVICES SHALL BE LOCATED ON PUBLIC RIGHT-OF-WAY IN EASEMENT. 144.

4. 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 144.

5. THE BACK-FLOW PREVENTION DEVICE MUST BE LOCATED AS CLOSE AS POSSIBLE TO THE PUBLIC RIGHT-OF-WAY ON PRIVATE PROPERTY.
6. A BACKFLOW PREVENTION DEVICE WITH A LOW-FLOW INDICATOR IS REQUIRED ON ALL DEDICATED FIRE LINES AS PER COSM DETAILS.

7. 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.

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 WW-144

10. ACCEPTED UTILITY LINE TYPES (VERIFY USE WITH INSPECTOR)

11. 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.

12. 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.

13. ACCEPTED METERING DEVICES – SEE STANDARD PRODUCT LIST WW-144

14. ACCEPTED UTILITY LINE TYPES (VERIFY USE WITH INSPECTOR)

PIOE MATERIAL	USE	PIOE SIZES	CLASSIFICATION
COPPER TUBING	SERVICE LINES	1"	TYPE K
	SERVICE LINES	2"-3"	SCHEDULE 80
PVC	DISTRIBUTION, SERVICE LINES	4"-12"	C900 DR 14
DUCTILE IRON	FIRE HYDRANT LEAD DISTRIBUTION	6"	C151 CL 350
DUCTILE IRON	DISTRIBUTION LINE	8"-12"	C151 CL 350
DUCTILE IRON	TRANSMISSION LINE	16"-60"	C151 CL 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 TESTEDFROM GATE VALVE TO GATE VALVE AT 200 PSI FOR 10 MINUTES AND @ 150 PSI FOR 2 HOURS. A FIRE LINE DEBATED 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

15. 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.

16. ALL DOMESTIC WATER LINE INSTALLATIONS, EXTENSIONS, OR ADAPTATIONS ON PUBLIC OR PRIVATE PROPERTY FOR ALL SITE PLAN PERMITS, INCLUDING THE VALE AND METER, WILL BE INSPECTED BY A BUILDING INSPECTOR. PRIVATE UTILITY UTILIZED BY ANY FIRE PROTECTION SYSTEM (FIRE LINE), OR UTILITY COMBO LINE WILL BE INSPECTED BY THE FIRE PREVENTION OFFICE.

17. 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 EXISTING MAINS, 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. FINAL LOCATION SHALL BE FINISHED ELEVATION IS 18" TO 24" FROM THE CENTER OF THE LOWEST CONNECTION TO THE ADJACENT GRADE.

18. FIRE HYDRANT IS REJOINED WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC) IS BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM.

19. FIRE HYDRANTS ARE REQUIRED TO HAVE A CLEAR AREA OF 5 FEET NO PLANTS, TREES OR OBSTACLES ALLOWED EXCEPT AS IMPACT PROTECTION OUTLINE BY FIRE CODE.
- </





- .1/2" Iron Rod Found  
 @ 1/2" Iron Pipe Found  
 O Capped Iron Rod Found as noted  
 ▲ 60D Nail Found  
 x — Wire Fence  
 // — Wood Board Fence  
 — Overhead Utility Line  
 (record Bearing and Distance)

1. The easements granted to United Gas Public Service Company in Volume 112 Page 23 and Volume 112 Page 24 of the Deed Records of Hays County, Texas, do not apply to these tracts.
2. The easements granted to Southwestern Bell Telephone Company in Volume 124 Page 268 and Volume 124 Page 269 of the Deed Records of Hays County, Texas, do not apply to these tracts.
3. The roadway easement in Volume 270 Page 340 of the Deed Records of Hays County, Texas, does not apply to these tracts.
4. The easement granted to Yorks Creek Improvement District in Volume 182 Page 348 of the Deed Records of Hays County, Texas, does not apply to these tracts.
5. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
6. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.
7. Orientation for this survey is based upon the State Plane Coordinate System.  
(4204-Texas South Central Zone)

5110	6", 7" and 9" Texas Ash (15.5" total)
5111	15" Texas Ash
5112	8" Arizona Ash
5113	9" Texas Ash
5114	8" Texas Ash
5115	two—8" Texas Ash (12" total)
5116	11" Texas Ash
5117	8" and 10" Hackberry (14" total)
5118	9" Hackberry
5119	8" and 9" Hackberry (13" total)
5120	9" Hackberry
5121	8" Hackberry

TRACT 1  
1.776 ACRES OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
IN HAYS COUNTY, TEXAS, BEING ALL THAT CERTAIN (1.778 ACRES) TRACT OF LAND  
AS CONVEYED TO WEBBERVILLE PROPANE, INC. BY WARRANTY DEED AS  
RECORDED IN VOLUME 4236 PAGE 711 OF THE OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS.

TRACT 2  
1.819 ACRES OF LAND OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
IN HAYS COUNTY, TEXAS, BEING ALL THAT CERTAIN (1.82 ACRES) TRACT OF LAND  
AS CONVEYED TO RICKY TURNER AND SPOUSE, DIANE TURNER BY GENERAL  
WARRANTY DEED RECORDED IN INSTRUMENT NO. 16027957 OF THE OFFICIAL  
PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

see accompanying field note descriptions

To: Najib Wehbe  
Heritage Title Company of Austin, Inc.  
First American Title Insurance Company

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C 0479 F, dated September 2, 2005.

THIS THE 15th day of SEPTEMBER, A.D., 2020.

BY: Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

Lot 1  
Cottonwood Creek Business Park  
Section 3  
Volume 13 Page 367

LOT 4  
Plat of Lot 4  
Cottonwood Creek  
Business Park  
Section Two  
Volume 9 Page 257

LOVIS BARKER ROAD (130')

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474

San Marcos Masonic Lodge No. 342  
(2.00 Acres)  
Volume 858 Page 559

Ricky Turner and spouse,  
Diane Turner  
(1.82 Acres)  
Instrument No. 16027957

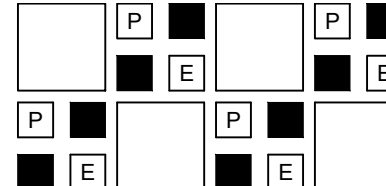
TRACT 2  
1.819 ACRES  
Surveyed

Webberville Propane, Inc.  
(1.778 Acres)  
Volume 4236 Page 711

of San Marcos  
399 Acre)  
2143 Page 850

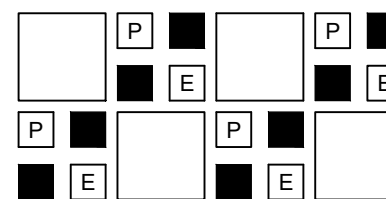
The City of San Marcos  
(0.399 Acre)  
Volume 2143 Page 850

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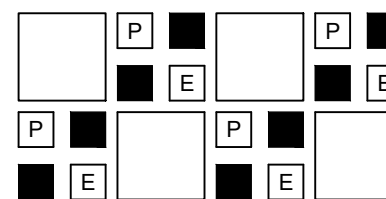
THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
MIRZA TAHIR BAIG, P.E., #B2577 ON  
02/22/2021  
FIRM REGISTRATION F-4951

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Rev.	Description			



PROFESSIONAL STRUCTURAL ENGINEERS, INC.  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

2205 WEST PARMER LANE, SUITE 210, AUSTIN, TX 78727 | TEL 512.238.6422 | [pscoe@psceinc.com](mailto:pscoe@psceinc.com)



**FM123 RETAIL CENTER**  
2101 CLOVIS BARKER ROAD  
SAN MARCOS, TEXAS 78666

# EXISTING SURVEY

**Project :**

30665



THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE P&S, INC. AND SHALL NOT BE REPRODUCED, REPRODUCED IN ANY MANNER, OR USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE P&S, INC. ALL RIGHTS RESERVED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK AND BE RESPONSIBLE FOR SAME. NO WARRANTY, EXPRESSED OR IMPLIED, OF EITHER OR INTENDED, THE LIMIT OF LIABILITY SHALL NOT EXCEED THE FEE PAID FOR THESE PLANS.

SHEET  
**3**  
 OF 16

TXDOT NOTES:

1. THIS PLAN SET CONTAINS MULTIPLE SETS OF NOTES AND DETAILS. ONLY THESE NOTES AND TXDOT STANDARD DETAILS SHALL APPLY TO WORK IN THE TXDOT RIGHT OF WAY.
2. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES ADOPTED BY THE TEXAS DEPT. OF TRANSPORTATION NOVEMBER 1ST, 2014.
3. CONTRACTOR SHALL CONTACT BRAD PHIPPS AT 512-288-4761 TWO WEEKDAYS PRIOR TO:  
BEGINNING WORK IN THE RIGHT OF WAY;  
SETTING UP AN APPROVED LANE CLOSURE.  
HAVE COPIES OF TXDOT DRIVEWAY PERMITS AND UTILITY PERMITS BEFORE MAKING THIS CALL.
4. CONSTRUCTION WORK WITHIN THE STATE'S RIGHT OF WAY MAY BE SCHEDULED FOR MONDAY THROUGH FRIDAY DURING DAYLIGHT HOURS ONLY, UNLESS A LANE CLOSURE IS REQUIRED.
5. LANE CLOSURES MUST BE APPROVED BY THE AREA ENGINEER. DAYTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 9 AM TO 4 PM MONDAY THROUGH FRIDAY. THE AREA ENGINEER MAY REQUIRE NIGHT TIME CLOSURES ONLY. NIGHTTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 8 PM TO 5 AM SUNDAY NIGHT THROUGH FRIDAY MORNING. TO REQUEST A LANE CLOSURE CONTACT BRAD PHIPPS BEFORE 11 AM AT LEAST TWO BUSINESS DAYS IN ADVANCE OF THE LANE CLOSURE.
6. LANE CLOSURES ARE NOT ALLOWED IF PAVEMENT IS WET OR ICI.
7. TXDOT STANDARD TRAFFIC CONTROL PLANS ARE INCLUDED IN THIS PLAN SET. ALL TRAFFIC CONTROL MEASURES MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUCD).
8. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE, THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.
9. NO MATERIALS, VEHICLES, OR EQUIPMENT SHALL BE PLACED OR STORED WITHIN TXDOT RIGHT-OF-WAY.
10. A FULL DEPTH SAW CUT ALONG THE EDGE OF PAVEMENT IS REQUIRED WHEN MAKING THE ACCESS DRIVEWAY CONNECTION TO THE TXDOT ROADWAYS.
11. PULL BACK TOPSOIL AND SAVE; REPLACE ANY LOST OR SPOILED WITH 4 INCHES TOPSOIL (NOT SANDY LOAM) ON DISTURBED OR NEW SLOPES, RESEED AND BLANKET PER STANDARD SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE A 3:1 SAFETY WEDGE FOR EDGE OF PAVEMENT DROP-OFFS 2 INCHES OR MORE LEFT OPEN OVERNIGHT.
13. ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO ANY DRILLING, TRENCHING, OR DIGGING IN THE RIGHT OF WAY.
14. ALL UTILITY PITS OPENED WITHIN THE HORIZONTAL CLEAR ZONE (30' FROM TRAVEL LANE) SHALL BE PROPERLY PROTECTED, IN COMPLIANCE WITH NATIONAL COOPERATIVE HIGHWAY RESEARCH PROJECT REPORT 350, WITH CONCRETE TRAFFIC BARRIERS, METAL GUARD FENCING, APPROPRIATE END TREATMENTS, OR OTHER APPROPRIATE DEVICES AS APPROVED BY TXDOT.
15. TYPE 1 PAVEMENT MARKINGS SHALL BE 90 MIL THICKNESS.

ACCESSIBLE SITE PLAN NOTE:

- 1) ACCESSIBLE ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC1104.1]
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10]
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1]. SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5]
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WHEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5]
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1]
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
- 12) APPROVAL OF THESE PLANS BY THE CITY OF DRIPPING SPRINGS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 13) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

SITE INFORMATION TABLE

LOT AREA	156,816.00 SF	3.60 ACRES
IMPERVIOUS COVER EXISTING	0.0	SF 0.0 ACRES
IMPERVIOUS COVER PROPOSED	95,896.65 SF	2.201 ACRES
TOTAL IMPERVIOUS COVER	95,896.65 SF	2.201 ACRES 61.15%

IMPERVIOUS COVER TABLE				
BUILDING	9,000.00	SF	0.206 ACRES	5.73%
PARKING	83,629.73	SF	1.919 ACRES	53.34%
SIDEWALK	3,266.92	SF	0.074 ACRES	2.08%
TOTAL	95,896.65	SF	2.201 ACRES	61.15%

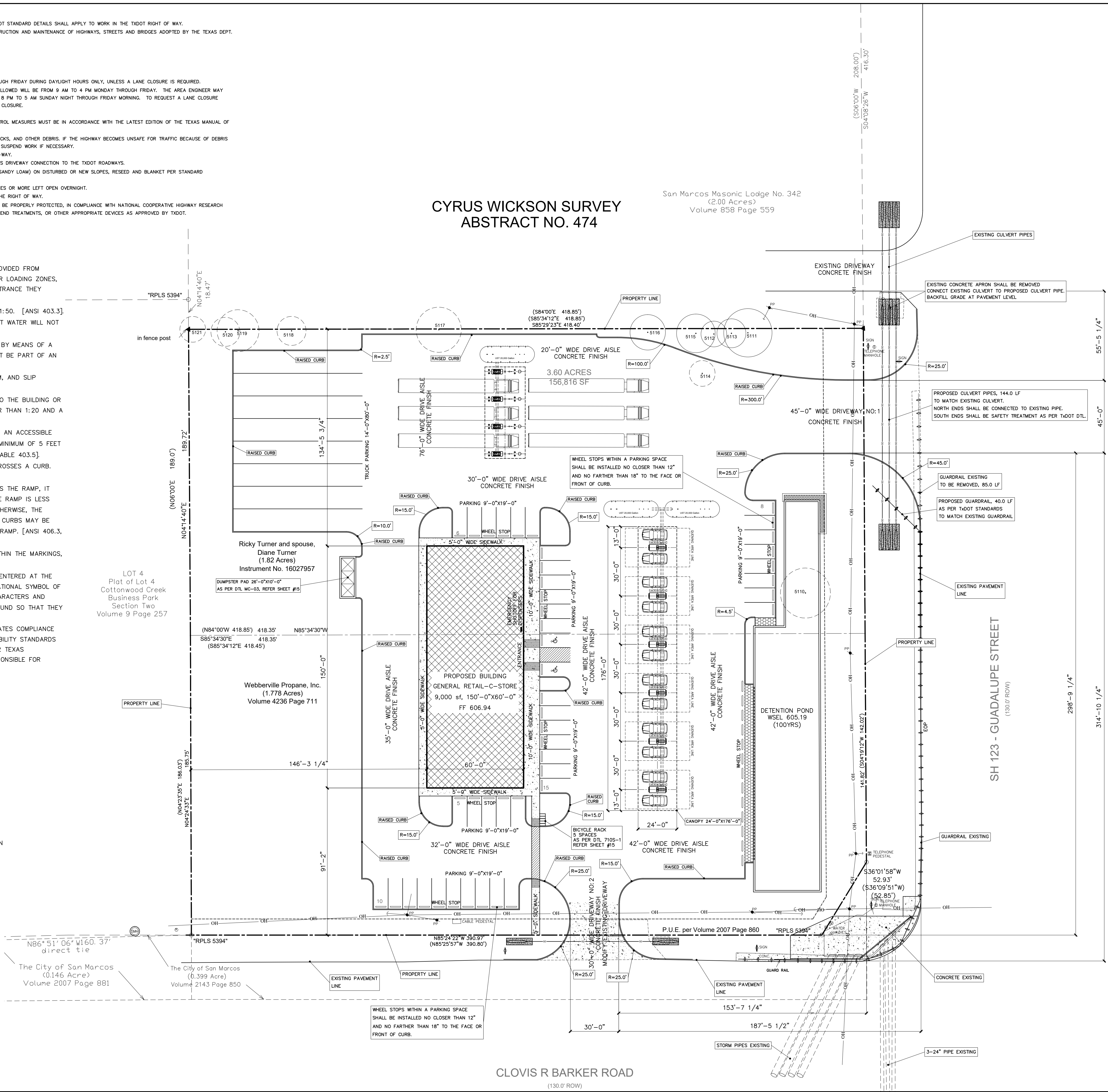
ZONING	ETJ
PROPOSED USAGE	RETAIL SALES & SERVICE, GAS STATION
ALLOWABLE IMPERVIOUS COVER	80%
LIMIT OF CONSTRUCTION	3.665 ACRES

BUILDING INFORMATION TABLE			
BUILDING COVERAGE	9,000.0 SF		
NUMBER OF STORIES	1		
TYPE OF CONSTRUCTION	II-B		
MAX. BUILDING HEIGHT	28'-8"		
ALLOWABLE BUILDING HEIGHT	45'-0"		
ALLOWABLE STRUCTURE	N/A		

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	36
(9,000/250sf)	
TOTAL PARKING SPACES PROVIDED	44

SUMMARY OF PARKING SPACES	
TOTAL PARKING SPACES PROVIDED	44
PROVIDED STANDARD SPACES	42
PROVIDED STANDARD HANDICAP	2
PROVIDED LOADING SPACE	0

TRUCK PARKING PROVIDED	8
------------------------	---



GENERAL LEGEND	
---	PROPERTY LINE
---	LIMITS OF CONSTRUCTION
---	SILT FENCE
---	SILT FENCE & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
---	EXISTING CONTOURS
---	PROPOSED GRADING CONTOURS
UTILITY LEGEND	
⊕	FIRE HYDRANT
⊗	GATE VALVE
L	PLUG OR CAP
⊙	STORM SEWER MANHOLE
⊙	WASTEWATER MANHOLE
⊙	WW CLEAN-OUT
---	WATER LINE
---	WASTEWATER LINE
---	STORM SEWER LINE
---	FLOW INDICATOR
---	PROPOSED SERVICE TAP
---	WATER METER
---	IRRIGATION METER
---	STORM SEWER INLET
---	WATER SERVICE (SINGLE)
---	WATER SERVICE (DOUBLE)
---	UTILITY POLE
---	LIGHT POLE
---	OVERHEAD ELECTRIC
---	WIRE FENCE
EROSION CONTROL LEGEND	
○	TREE (EXISTING)
○	TREE (TO BE REMOVED) (R)
---	TREE PROTECTION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHR BAIG, P.E., #82577 ON 02/22/2021 FIRM REGISTRATION F-4951

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Rev

02/22/21

Date

Issued for Approval

Description

Drawn

PROFESSIONAL STRUCTURAL ENGINEERS, INC. CONSULTING CIVIL AND STRUCTURAL ENGINEERS 2205 WEST PARKER LANE, SUITE 210, AUSTIN, TX 78721 TEL 512.238.6422 pbaig@pscinc.com

Project: FM123 RETAIL CENTER 2101 CLOVIS BARKER ROAD SAN MARCOS, TEXAS 78666

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OF 16

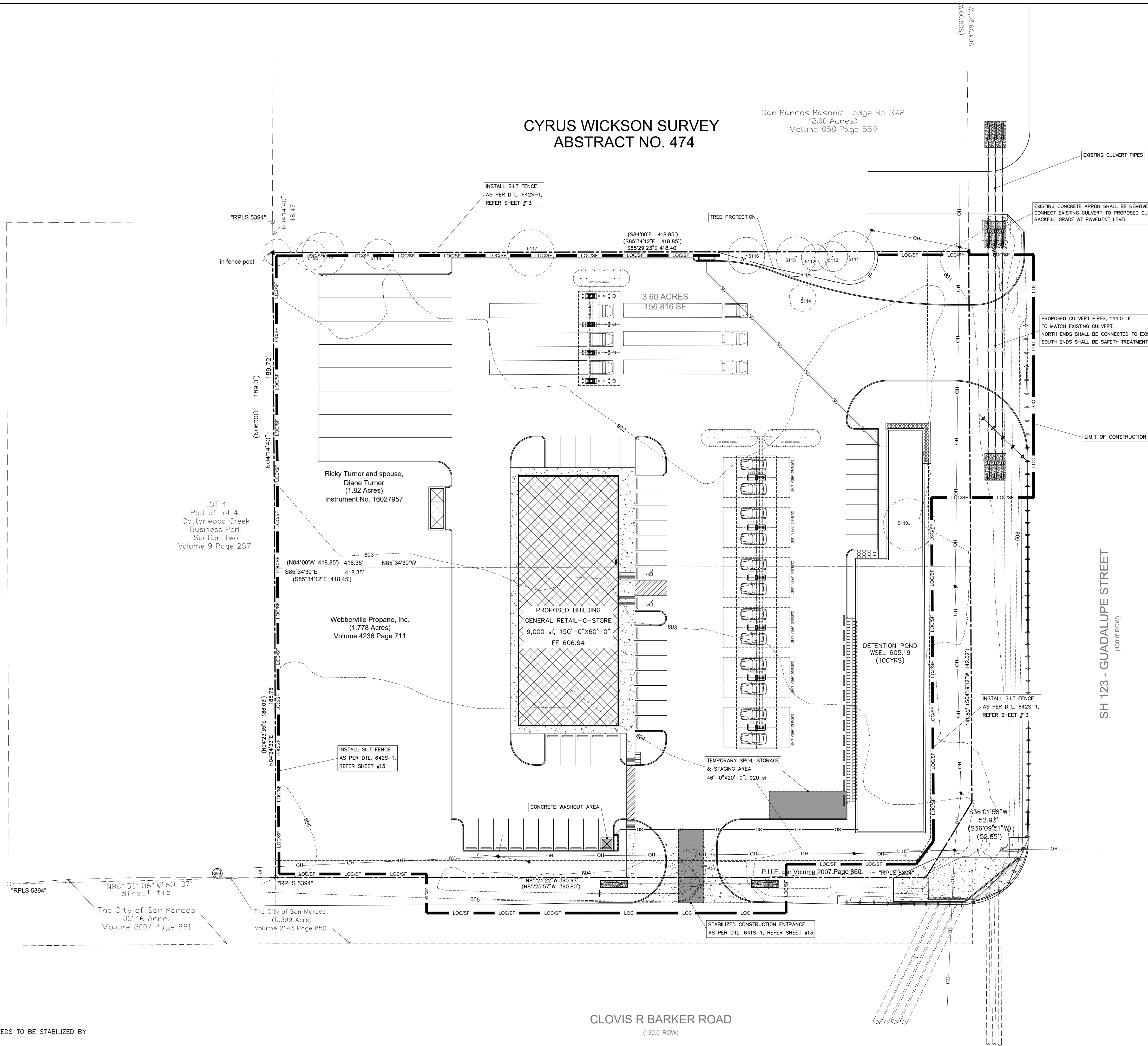
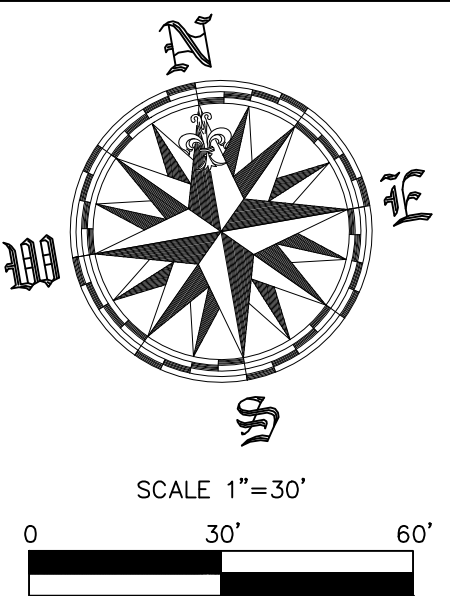
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. E AND SHALL REMAIN THE PROPERTY OF THE P.E. INC. AND SHALL NOT BE REPRODUCED, REPRODUCED IN ANY MANNER, OR USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE P.E. INC. ALL RIGHTS RESERVED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK AND BE RESPONSIBLE FOR SAME. NO WARRANTY, EXPRESSED OR IMPLIED, IS EITHER OR INTENDED. THE LIMIT OF LIABILITY SHALL NOT EXCEED THE FEE PAID FOR THESE PLANS.






















CYRUS WICKSON SURVEY  
ABSTRACT NO. 474

San Marcos Masonic Lodge No. 342  
(2.00 Acres)  
Volume 858 Page 559



GENERAL LEGEND	
---	PROPERTY LINE
— LOC —	LIMITS OF CONSTRUCTION
— SF —	SILT FENCE
— LOC/SF —	SILT FENCE & LOC
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
EE	ELECTRICAL EASEMENT
SSE	SANITARY SEWER EASEMENT
WSEL	WATER SURFACE ELEVATION
CMP	CORRUGATED METAL PIPE
--- ELEV. ---	EXISTING CONTOURS
--- ELEV. ---	PROPOSED GRADING CONTOURS

UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
— WTR —	WATER LINE
— WW —	WASTEWATER LINE
— SD —	STORM SEWER LINE
	FLOW INDICATOR
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
— OH —	OVERHEAD ELECTRIC
— X — X — X —	WIRE FENCE

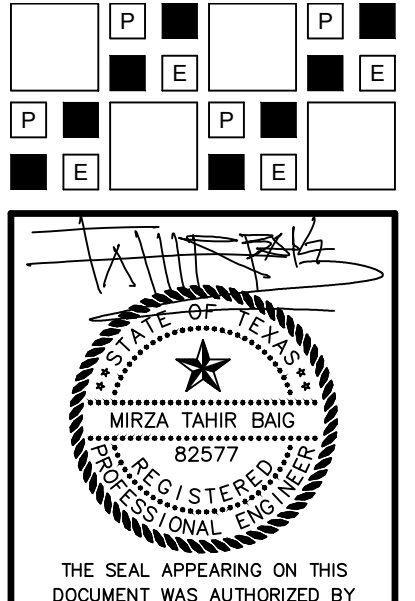
EROSION CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
— TP —	TREE PROTECTION

ENVIRONMENTAL NOTES:

- 1) IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.]
- 2) ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LDC 25-8-183]
- 3) CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- 4) THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE onto the ROADS a MINIMUM of once DAILY. [ECM 1.4.4.D.4]"
- 5) PERPENDICULAR EROSION CONTROLS MUST BE INSTALLED EVERY 30 FEET AS THE TRENCH IS BACKFILLED.

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San Marcos Masonic Lodge No. 342  
(2.00 Acres)  
Volume 858 Page 559



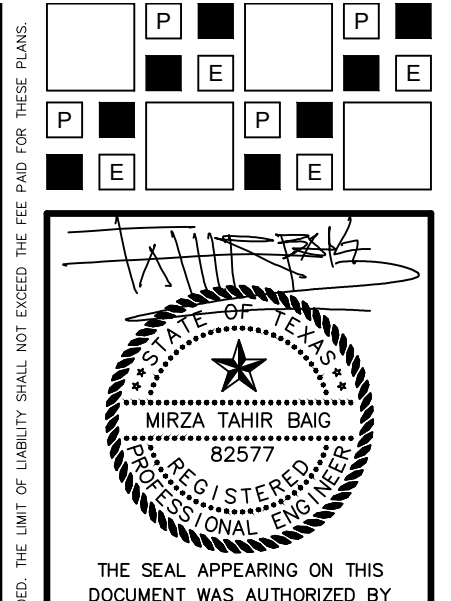
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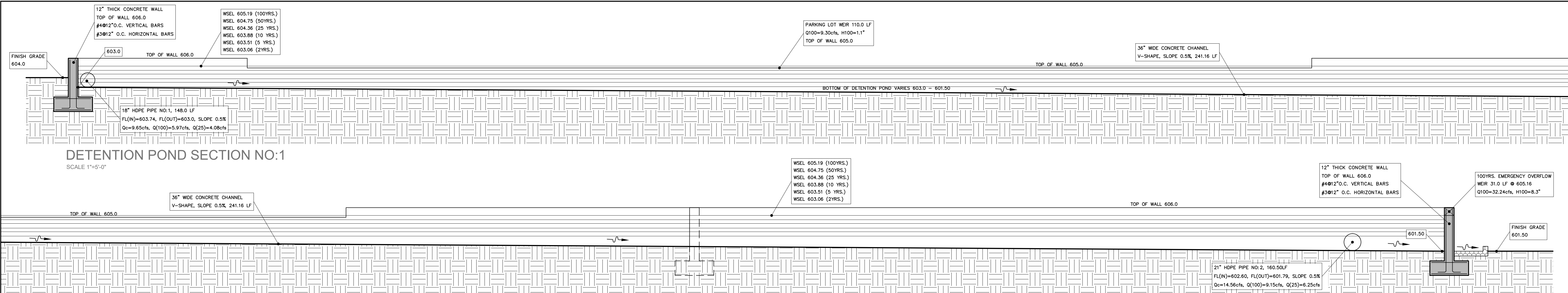
PROJECT

THIS DRAWING

OF 16





DETENTION POND SECTION NO:1  
SCALE 1"=5'-0"

DRAINAGE SUMMARY TABLE (PRE & POST CONDITIONS)

BASIN NAME	PRE DA#1	POST DA#1	POST DA#2	POST DA#3	POST DA#4	POST DA#5	POST DA#6	TOTAL PRE "Q"	TOTAL POST "Q"	TOTAL POST "Q"
RELEASE										
DRAINAGE AREA (acres)	3.60	0.536	0.835	0.822	0.894	0.162	0.351			
IMPERVIOUS COVER (acres)	0.0	0.526	0.820	0.814	0.041	0.0	0.0			
CN (PRE)	79	79	79	79	79	79	79			
CN (POST)	79	97.64	97.66	97.81	79.87	79	79			
Tc (hrs.)	0.391	0.083	0.083	0.083	0.148	0.083	0.083			
2YRS. (cfs)	5.37	1.85	2.88	2.84	1.83	0.35	0.75	5.37	10.53	5.11
5YRS. (cfs)	8.45	2.48	3.87	3.81	2.83	0.54	1.18	8.45	14.78	6.90
10YRS. (cfs)	11.64	3.11	4.84	4.77	3.86	0.74	1.18	11.64	19.02	9.16
25YRS. (cfs)	16.66	4.08	6.35	6.25	5.47	1.05	1.61	16.66	25.58	13.99
50YRS. (cfs)	21.05	4.93	7.67	7.55	6.88	1.32	2.28	21.05	31.29	18.86
100YRS. (cfs)	26.43	5.97	9.30	9.15	8.61	1.65	3.58	26.43	38.30	25.22

DETENTION POND AREA & VOLUME

ELEVATION FT	AREA ACRES	VOLUME AC-FT
601.50	0.00	0.00
602.50	0.186	0.062
603.50	0.186	0.248
604.50	0.186	0.434
605.50	0.186	0.620
606.00	0.186	0.713

EVENTS	POND VOLUME AC-FT	ELEVATION FT
2YRS.	0.166	603.06
5YRS	0.250	603.51
10YRS.	0.319	603.88
25YRS	0.409	604.36
50YRS	0.480	604.75
100YRS.	0.562	605.19

DETENTION POND SUMMARY (IN & OUT)

EVENTS	ELEVATION POND	POND (IN) 'Q'	POND (OUT) 'Q'
	ft	cfs	cfs
2YRS.	603.06	7.92	2.80
5YRS.	603.51	10.70	3.36
10YRS.	603.88	13.46	4.88
25YRS.	604.36	17.74	7.82
50YRS.	604.75	21.47	10.78
100YRS.	605.19	26.07	14.68

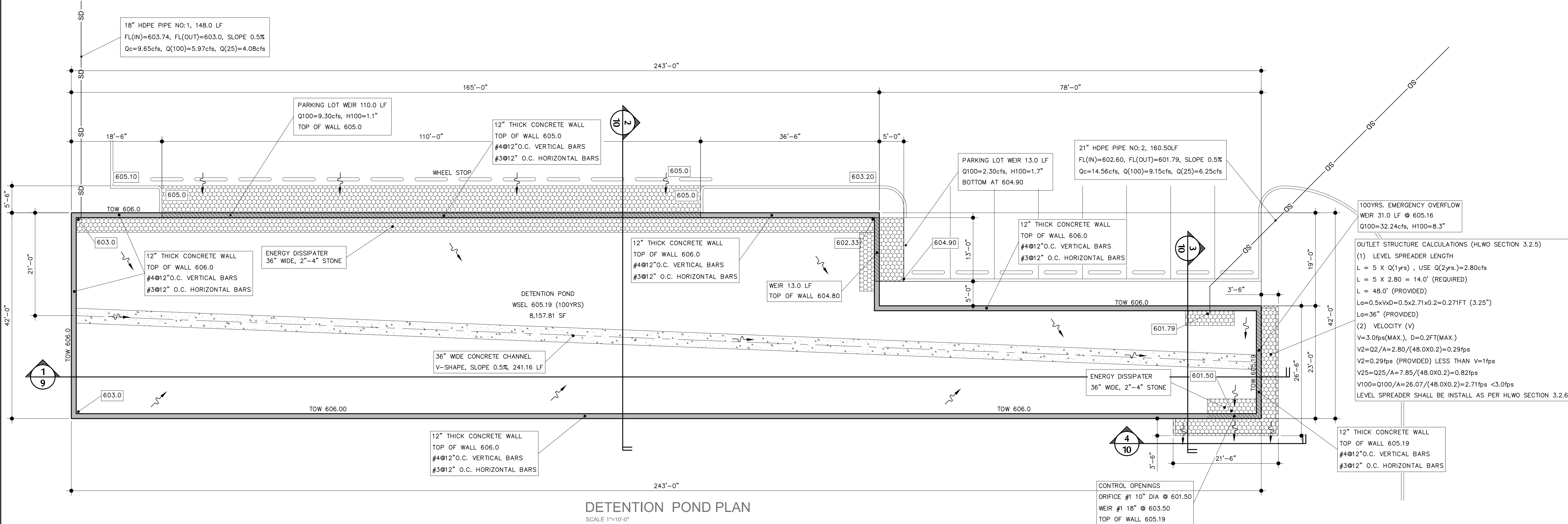
COMPOSITE OUTFLOW SUMMARY TABLE

ELEVATION	ORIFICE-1	WEIR-1	TOTAL Q THRU POND
	cfs	cfs	cfs
601.50	0.00	0.00	0.00
602.00	0.68	0.00	0.68
602.50	2.00	0.00	2.00
603.00	2.73	0.00	2.73
603.50	3.30	0.00	3.30
604.00	3.79	1.59	5.38
604.50	4.22	4.50	8.72
605.00	4.61	8.27	12.88
605.50	4.97	12.73	17.70
606.00	5.30	17.79	23.09

OUTLET STRUCTURE SUMMARY TABLE

EVENTS	ELEVATION POND	ALLOWABLE 'Q'	PROVIDED 'Q'
	ft	cfs	cfs
2YRS.	603.06	5.37	5.11
5YRS.	603.51	8.45	6.90
10YRS.	603.88	11.64	9.16
25YRS.	604.38	16.66	13.99
50YRS.	604.75	21.05	18.86
100YRS.	605.19	26.43	25.22

NOTE: THE DRAINAGE ANALYSIS ARE BASED ON NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 PRECIPITATION FREQUENCY DATA OF THE UNITED STATES OF AMERICA.



DETENTION POND PLAN  
SCALE 1"=10'-0"

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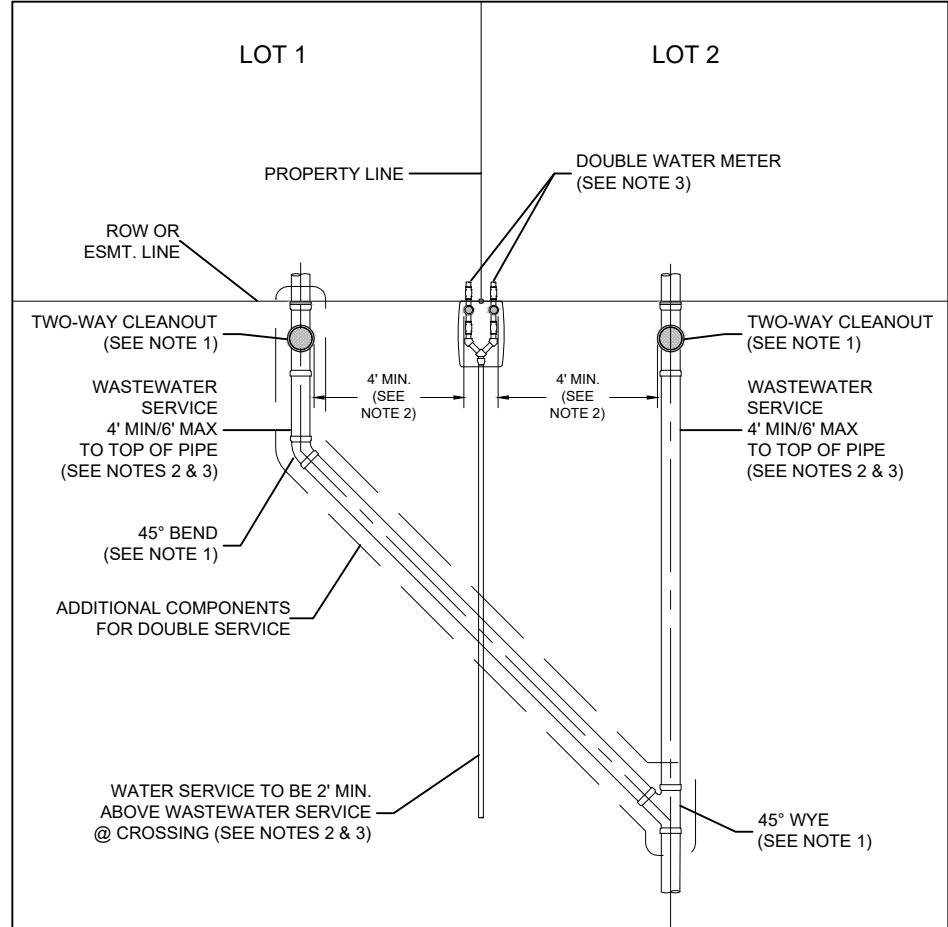
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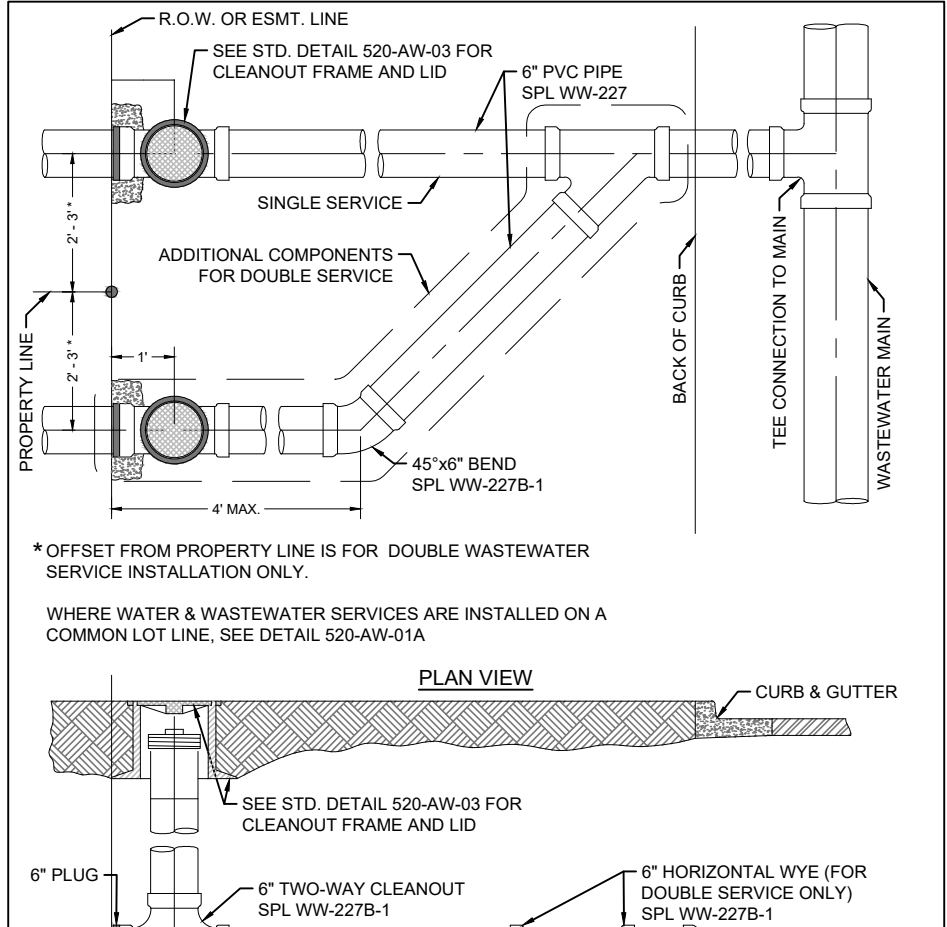




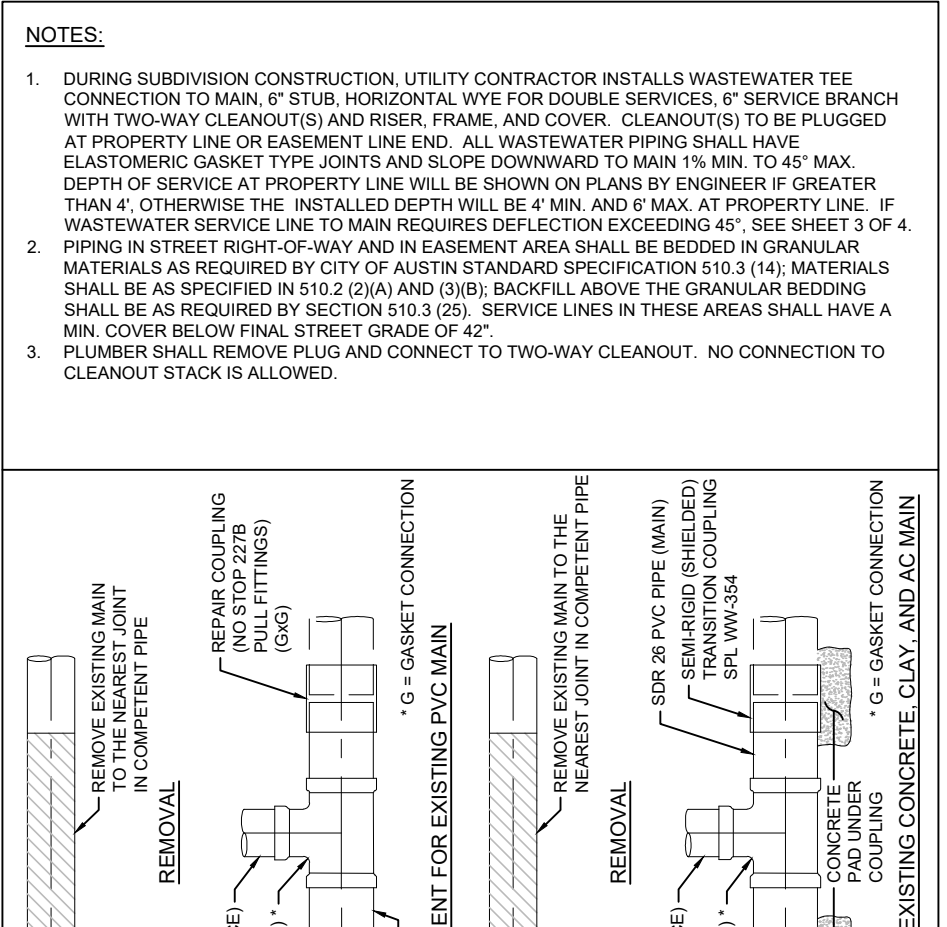
**NOTES:**

- WASTEWATER SERVICE FITTINGS SHALL BE APPROVED FOR USE WITH THIS DETAIL AS LISTED ON SPL WW-227B-1.
- UTILIZE EXISTING ALIGNMENT FOR REPAIR OR REPLACEMENT OF EXISTING WATER AND WASTEWATER SERVICES. WATER SERVICE SHALL BE INSTALLED AT A SHALLOWER GRADE THAN WASTEWATER SERVICE.
- SEE STANDARD DETAIL 520-AW-01B FOR WATER SERVICE INSTALLATION AND 520-AW-01C FOR WASTEWATER SERVICE INSTALLATION.

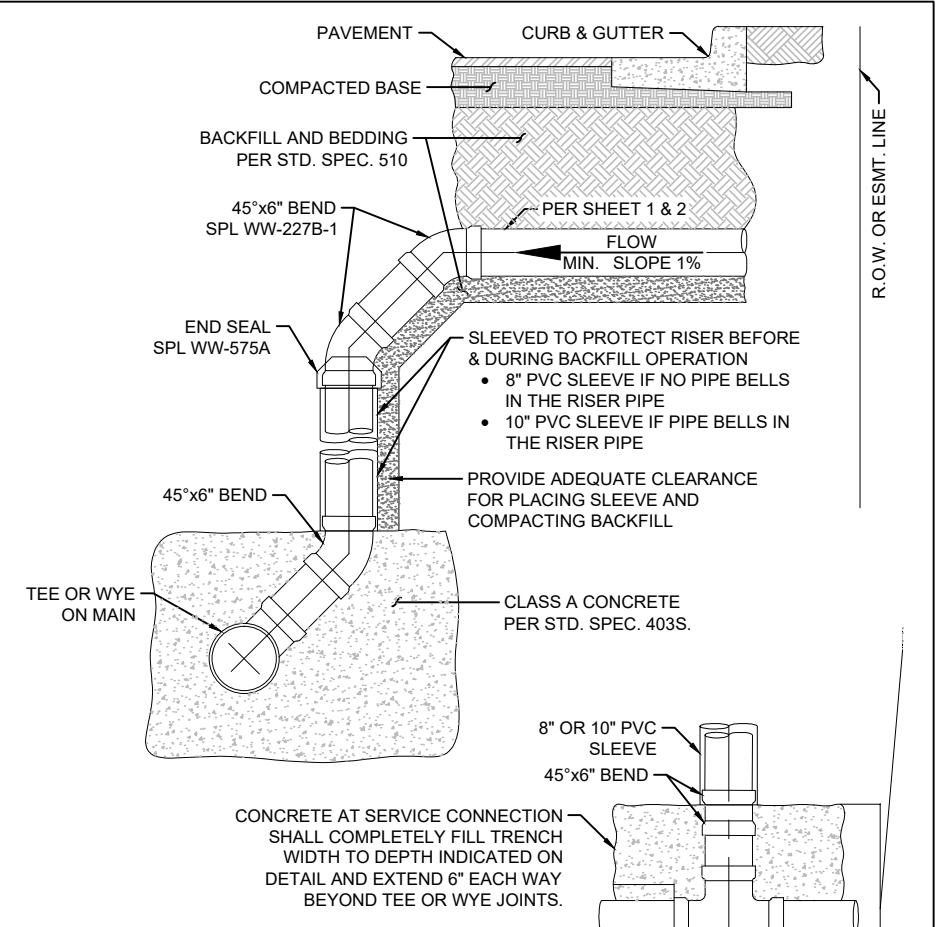
CITY OF AUSTIN AUSTIN WATER	WATER / WASTEWATER SERVICE ON COMMON LOT LINE	STANDARD NO. 520-AW-01A 1 OF 1
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



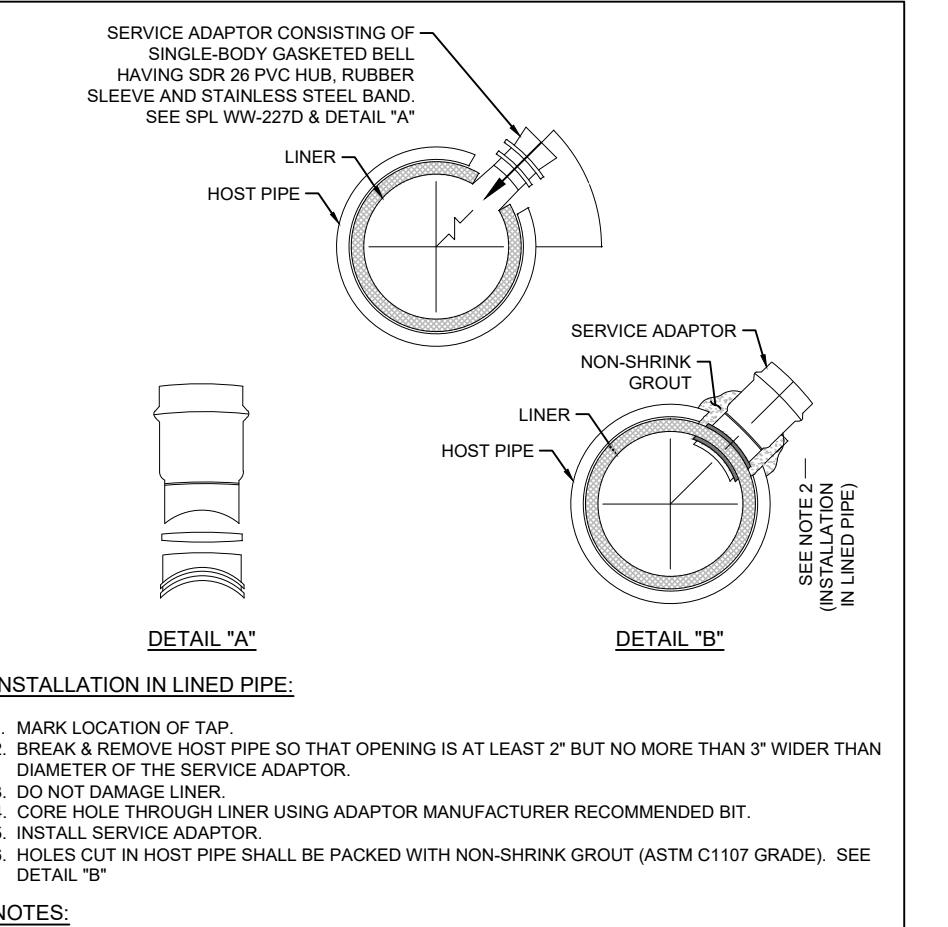
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C 1 OF 4
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



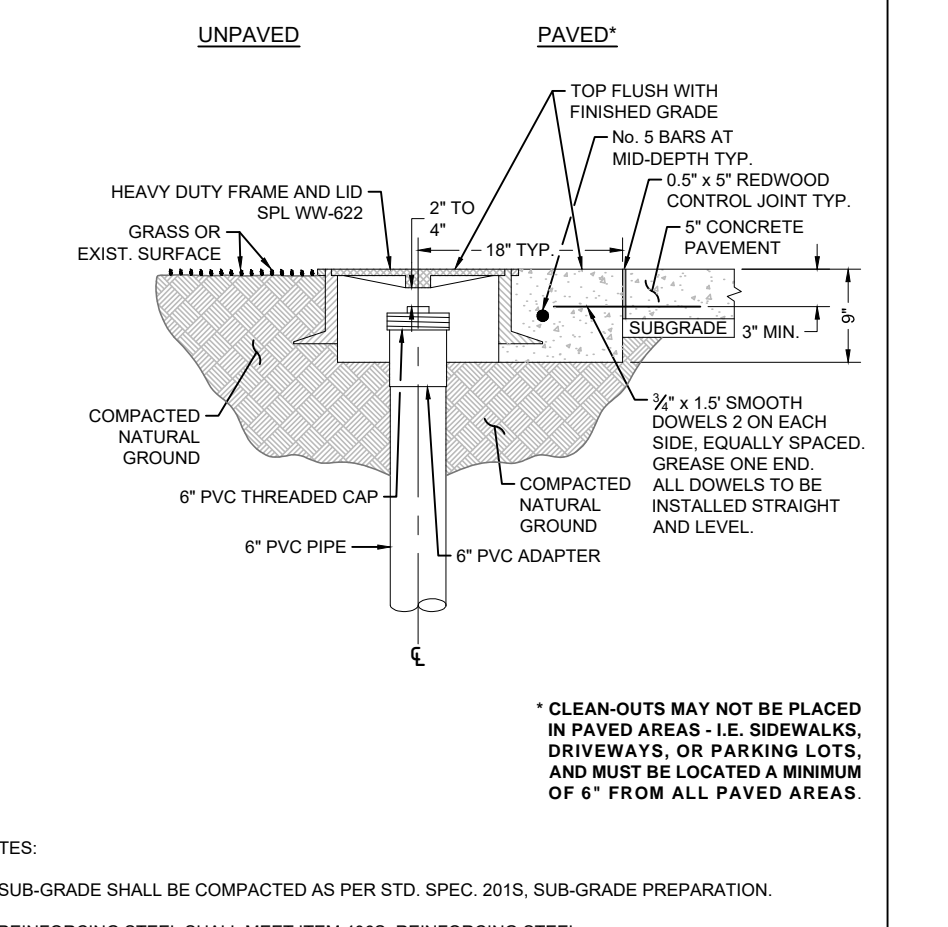
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C 2 OF 4
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



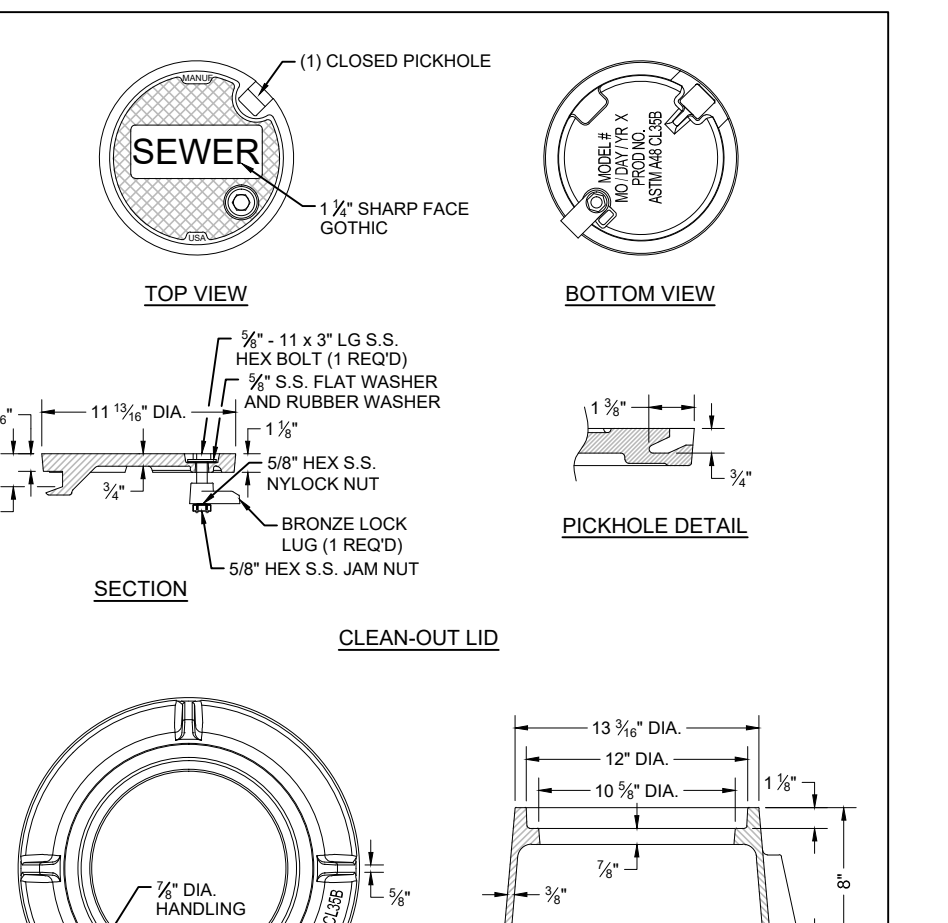
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C 3 OF 4
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



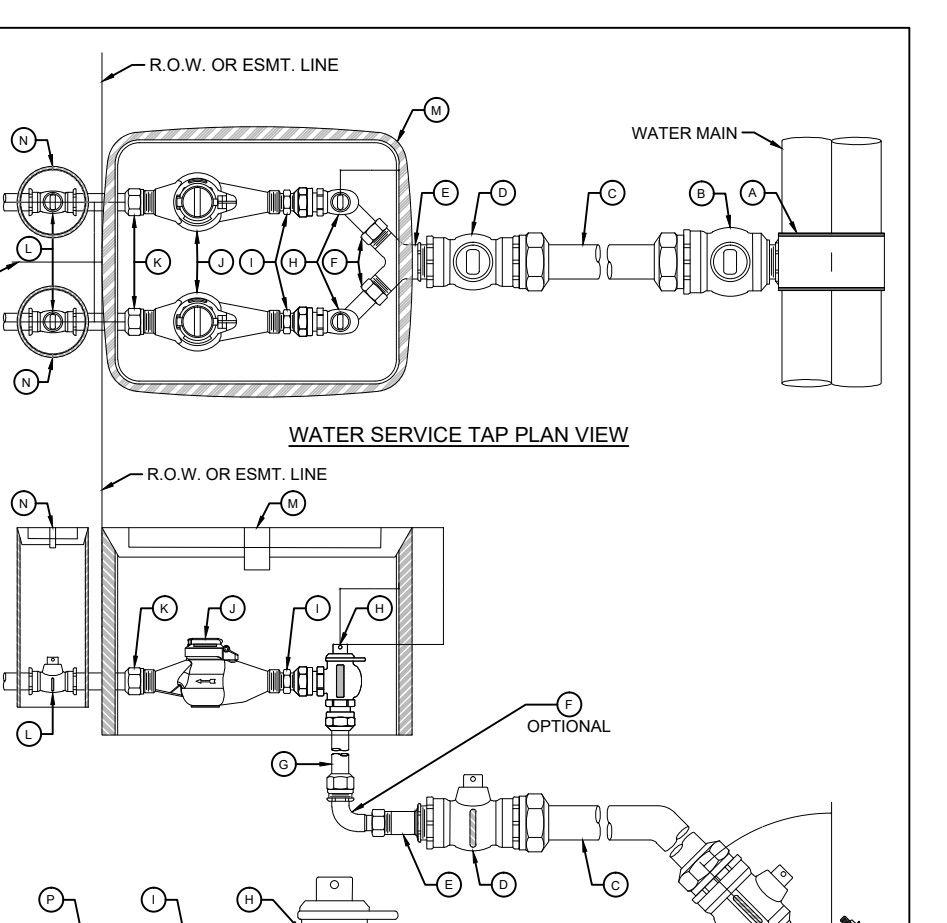
CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C 4 OF 4
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



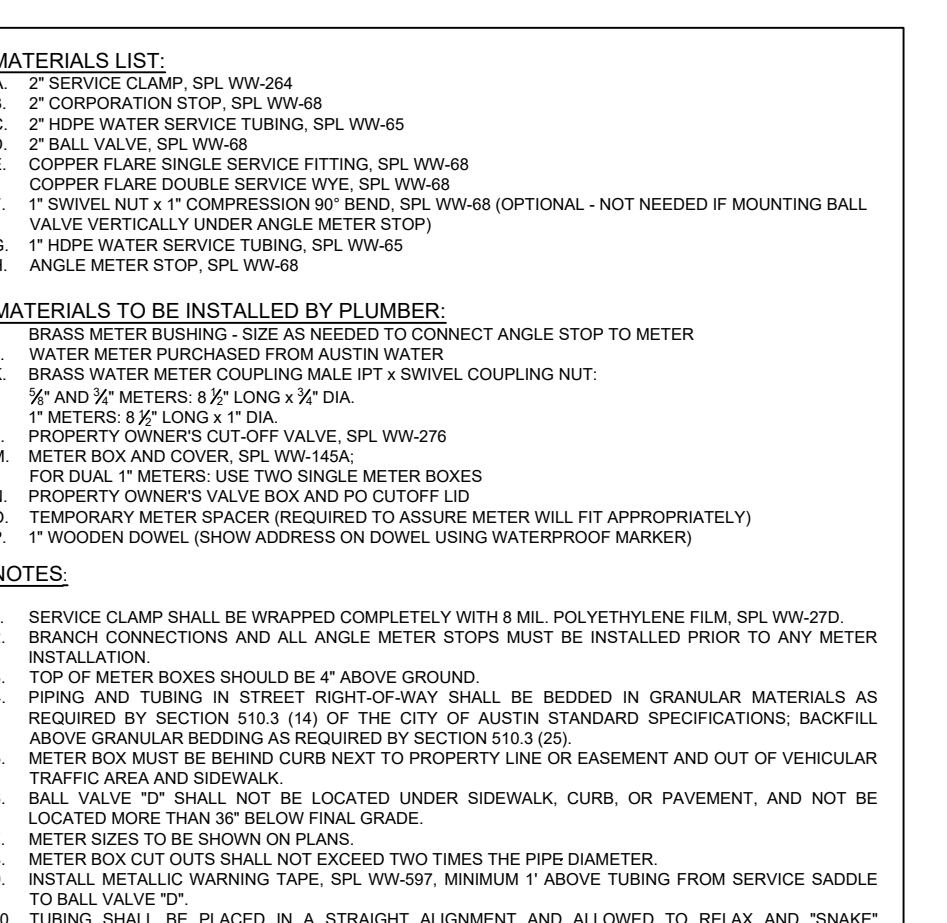
CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEAN-OUT FRAME AND LID	STANDARD NO. 520-AW-03 1 OF 2
RECORD COPY SIGNED BY KATH L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 DATE



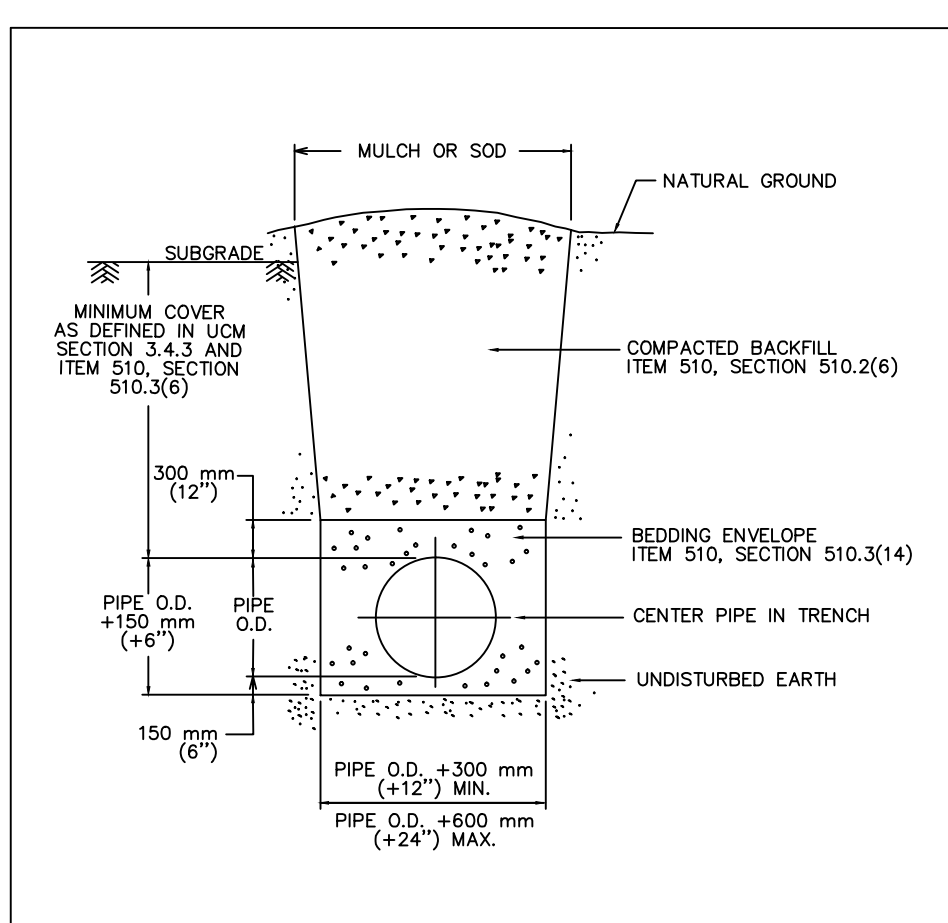
CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEAN-OUT FRAME AND LID	STANDARD NO. 520-AW-03 2 OF 2
RECORD COPY SIGNED BY KATH L FLOWERS	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	05/18/2016 DATE



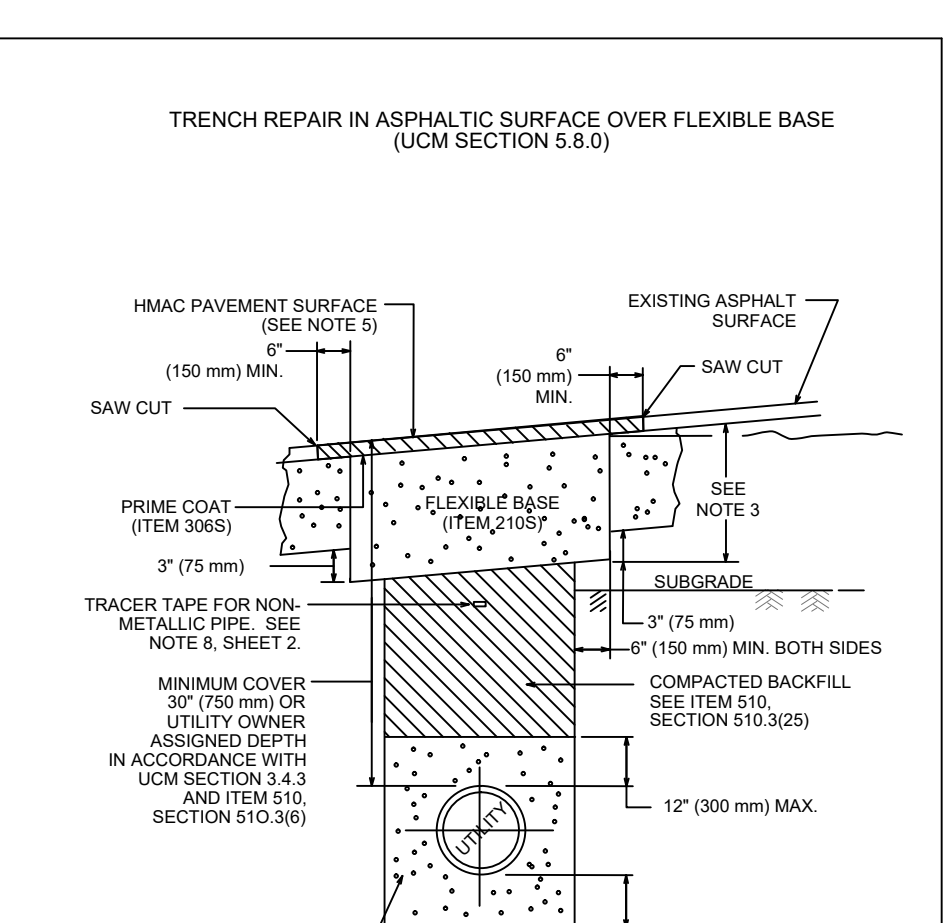
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-01B 1 OF 2
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



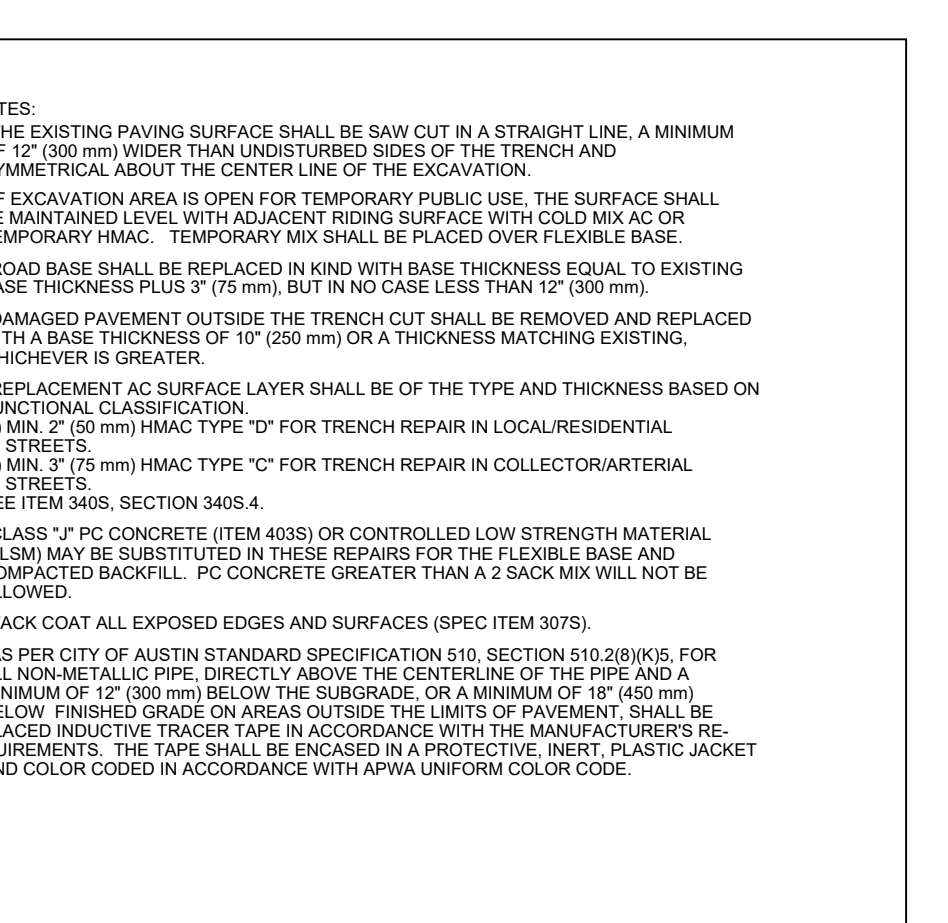
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	STANDARD NO. 520-AW-01B 2 OF 2
RECORD COPY SIGNED JEFF A. KYLE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	11/07/2018 ADOPTED



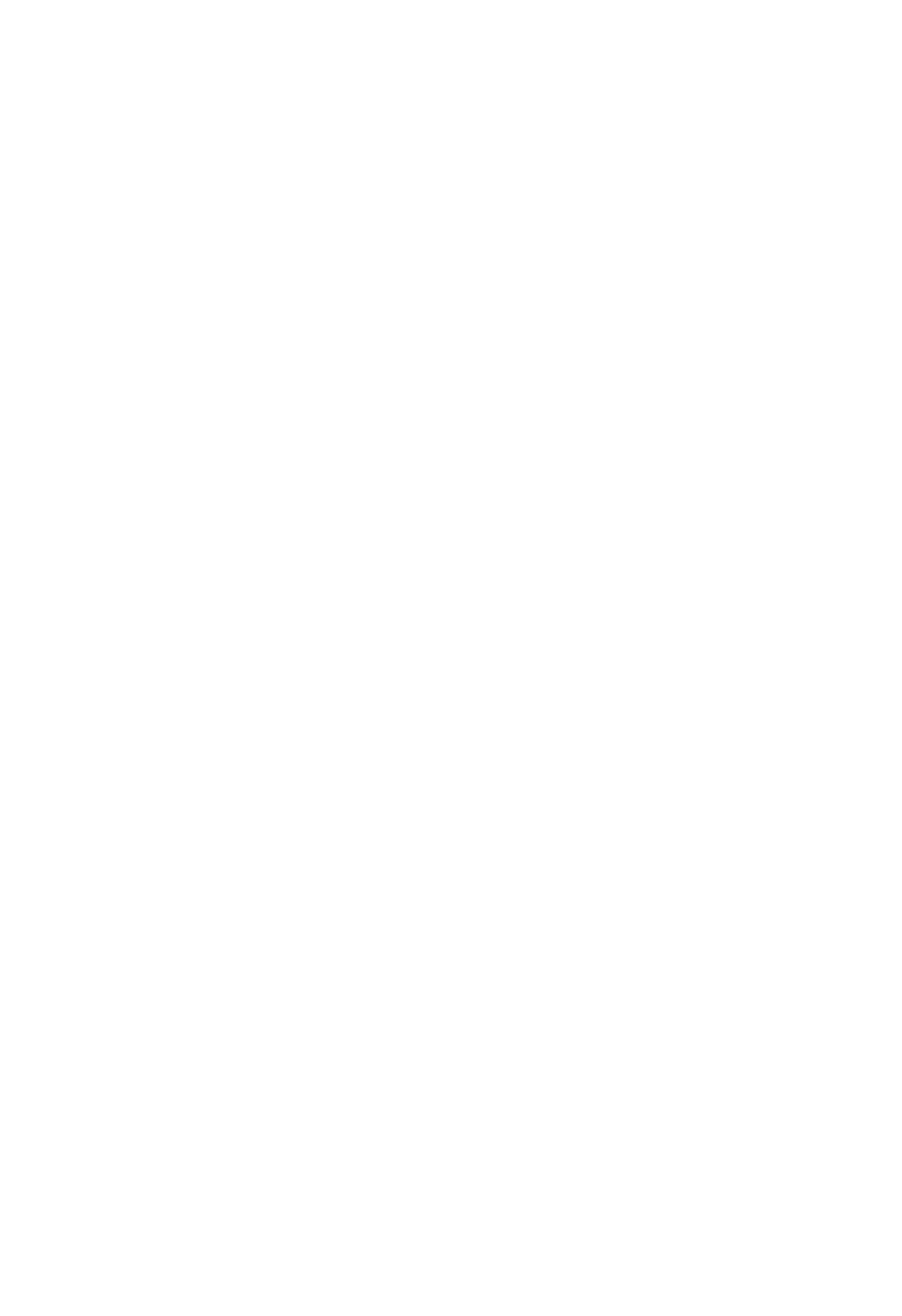
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR-EXISTING PAVEMENT	STANDARD NO. 1100S-2 1 OF 1
RECORD COPY SIGNED BY KERI JUAREZ	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	01/04/11 ADOPTED



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLEXIBLE BASE WITH ASPHALT SURFACE TRENCH REPAIR-EXISTING PAVEMENT	STANDARD NO. 1100S-2 2 OF 2
RECORD COPY SIGNED BY KERI JUAREZ	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	01/04/11 ADOPTED



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIRZA TAHIR BAIG, P.E., #82577 ON 02/22/2021  
FIRM REGISTRATION F-4951

Project:

**FM123 RETAIL CENTER**

2101 CLOVIS BARKER ROAD

SAN MARCOS, TEXAS 78666

Title:

**GENERAL UTILITY DETAILS**

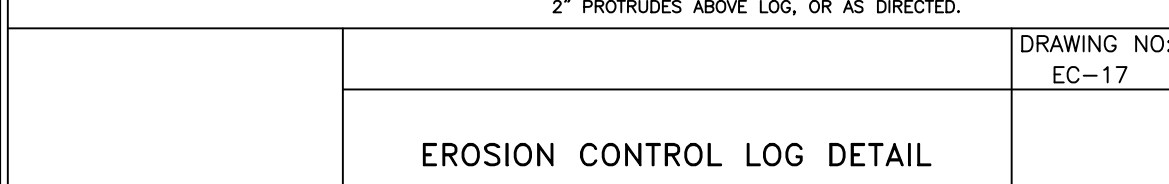
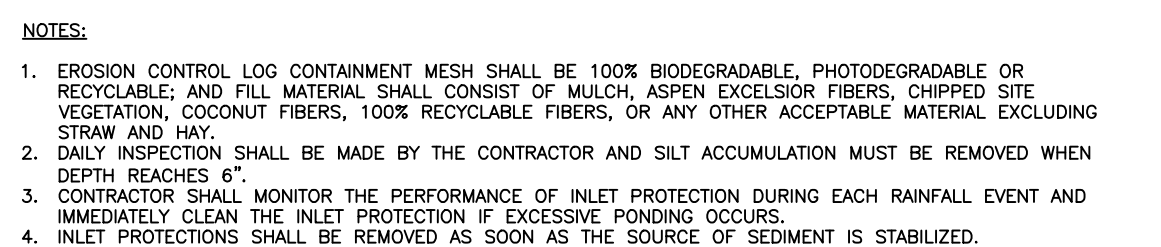
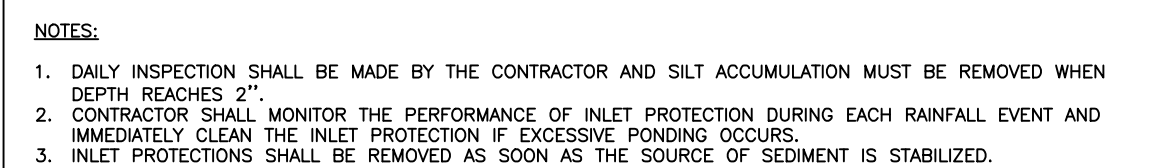
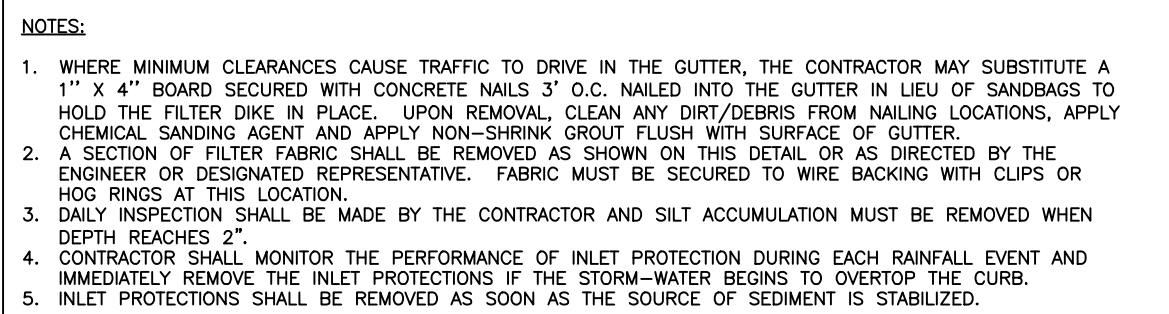
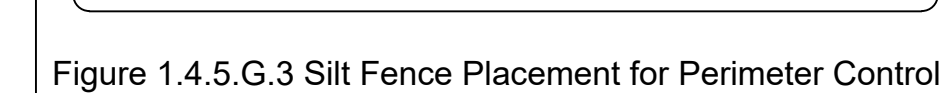
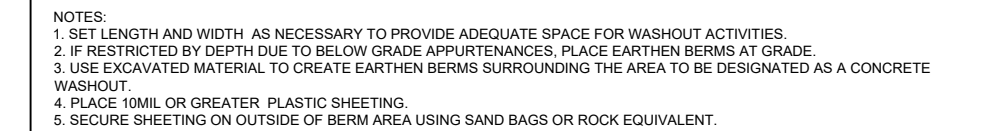
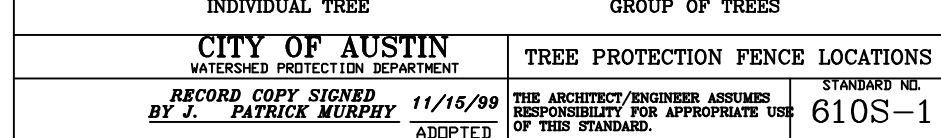
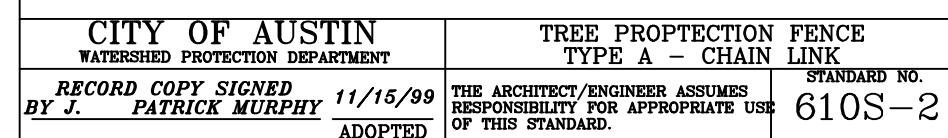
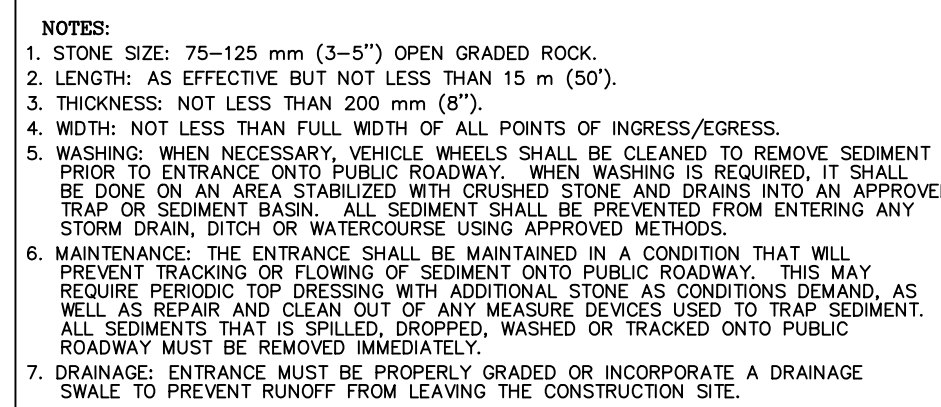
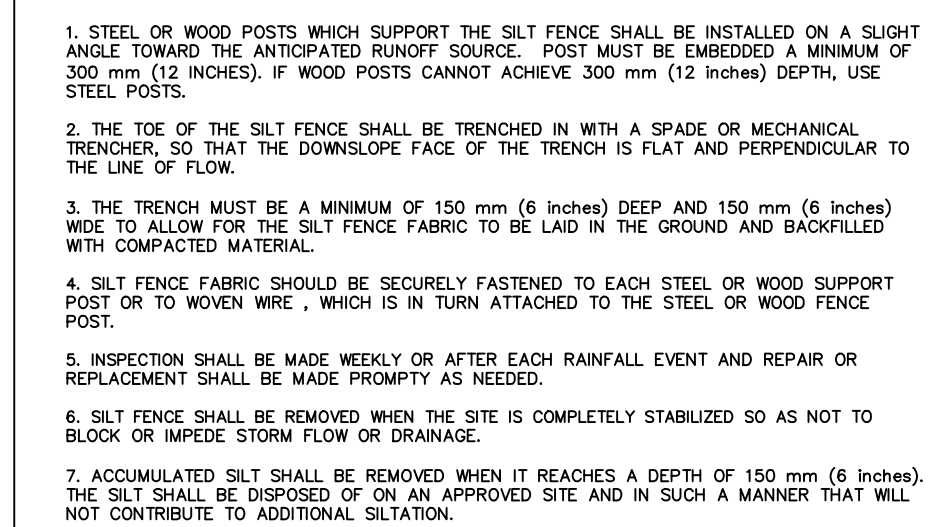
PROJECT

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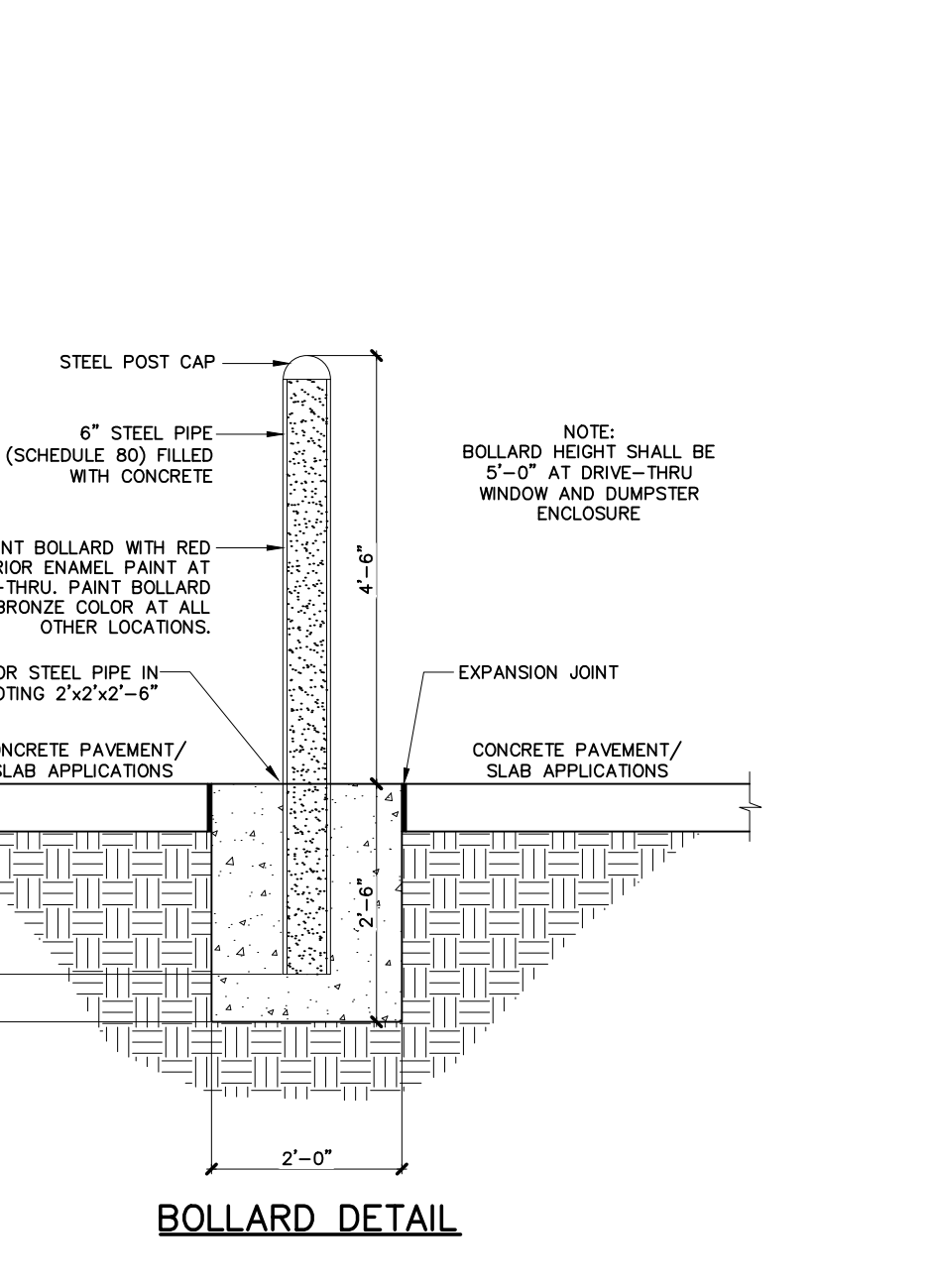
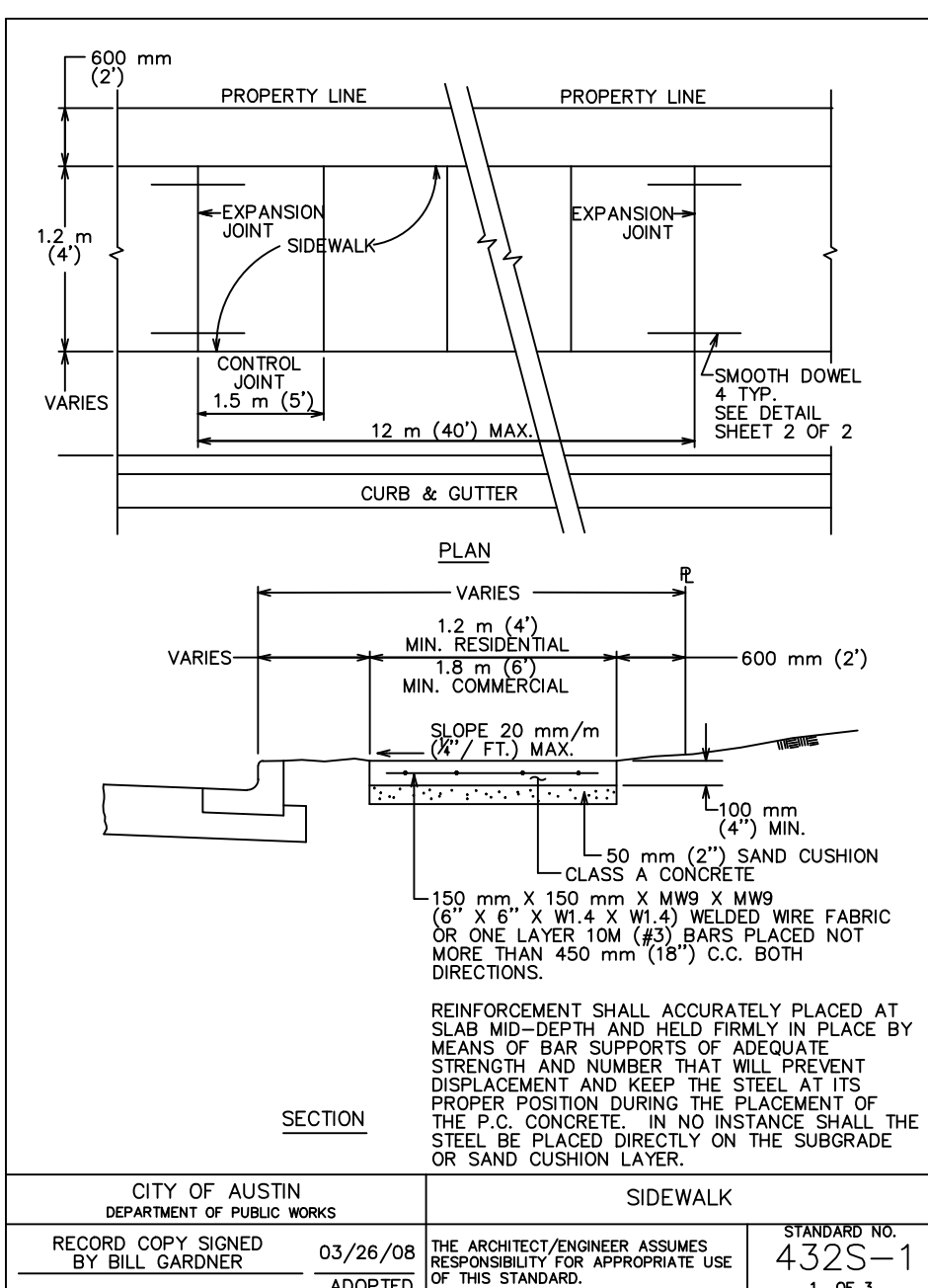
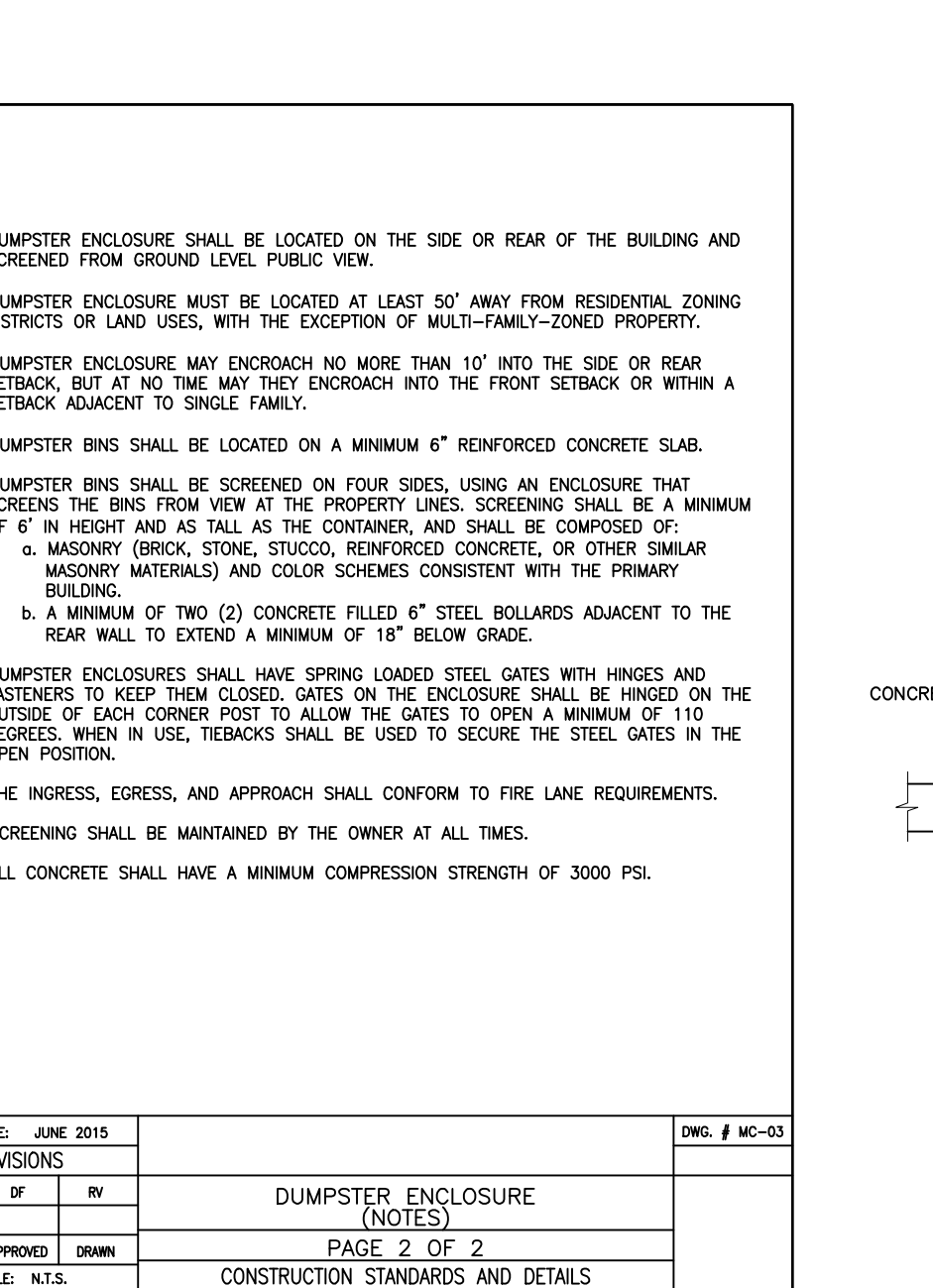
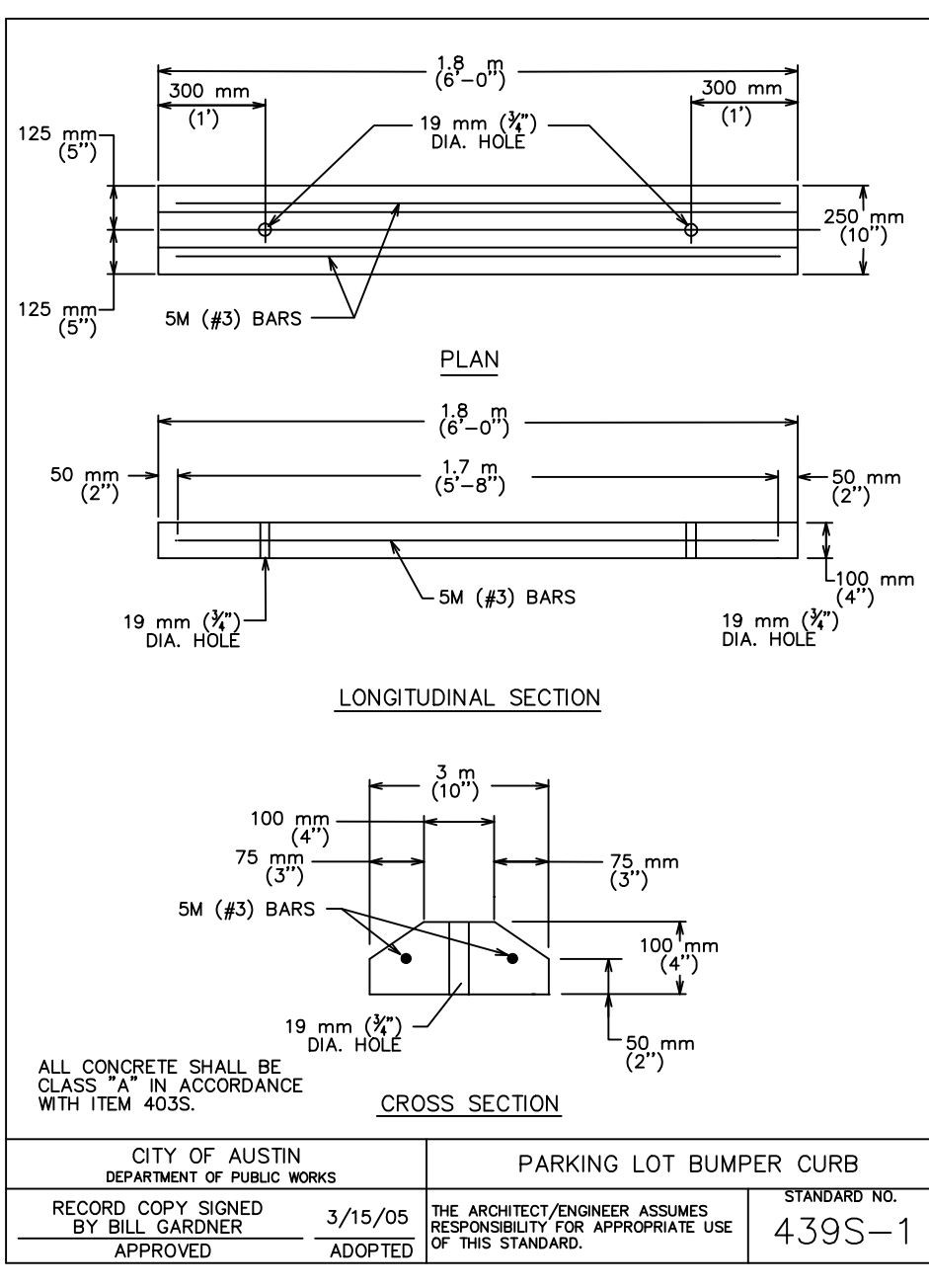
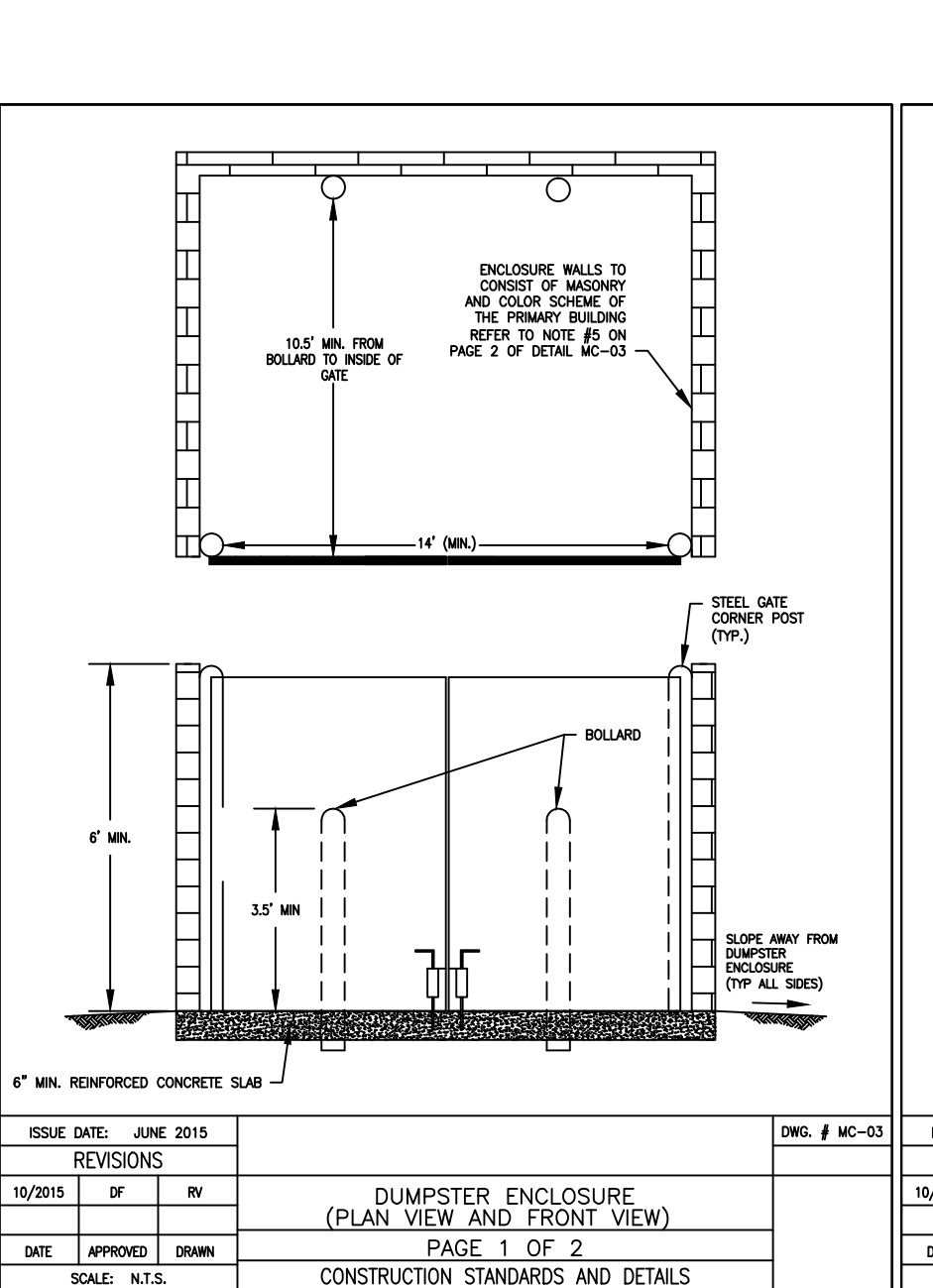
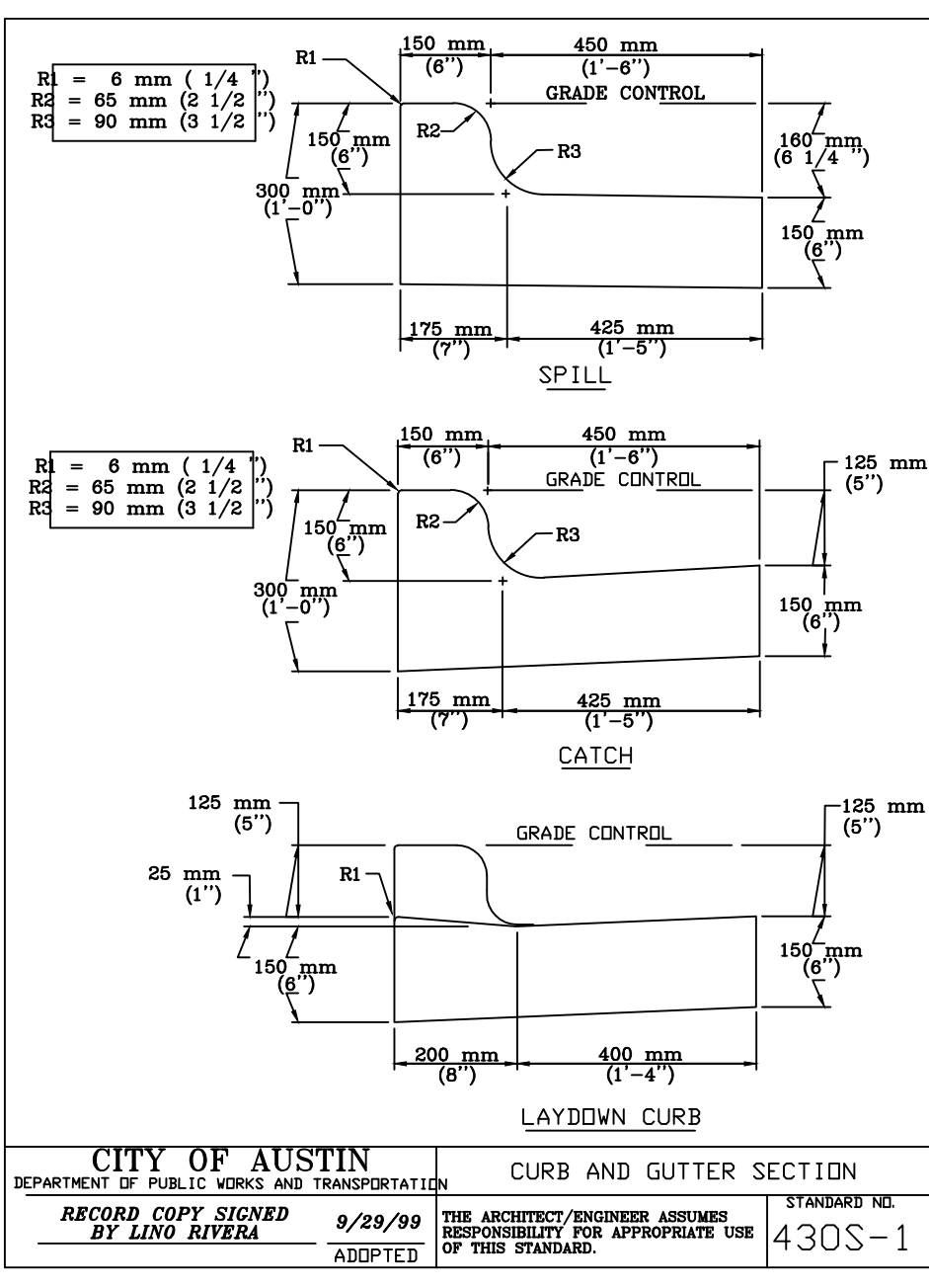
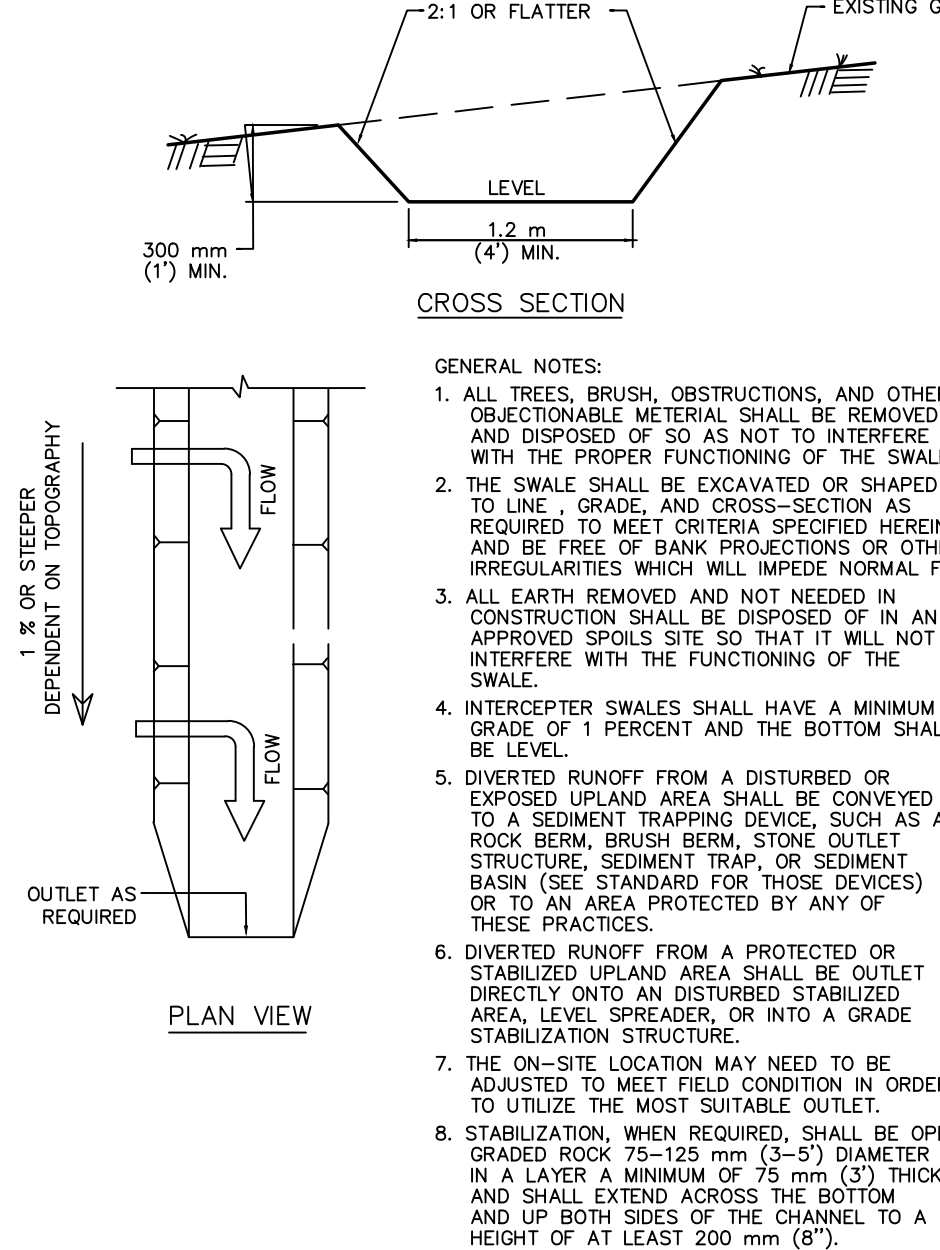
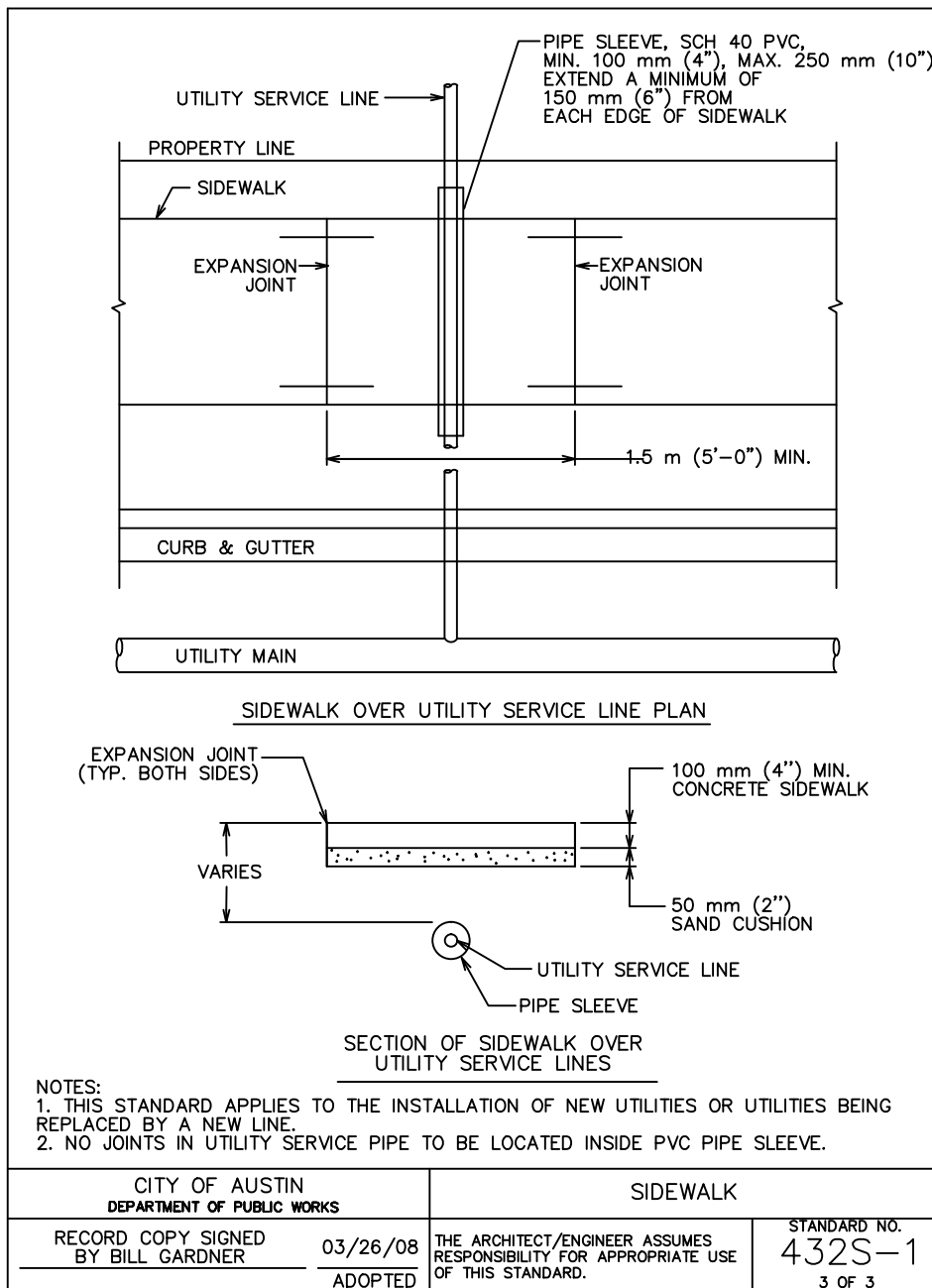
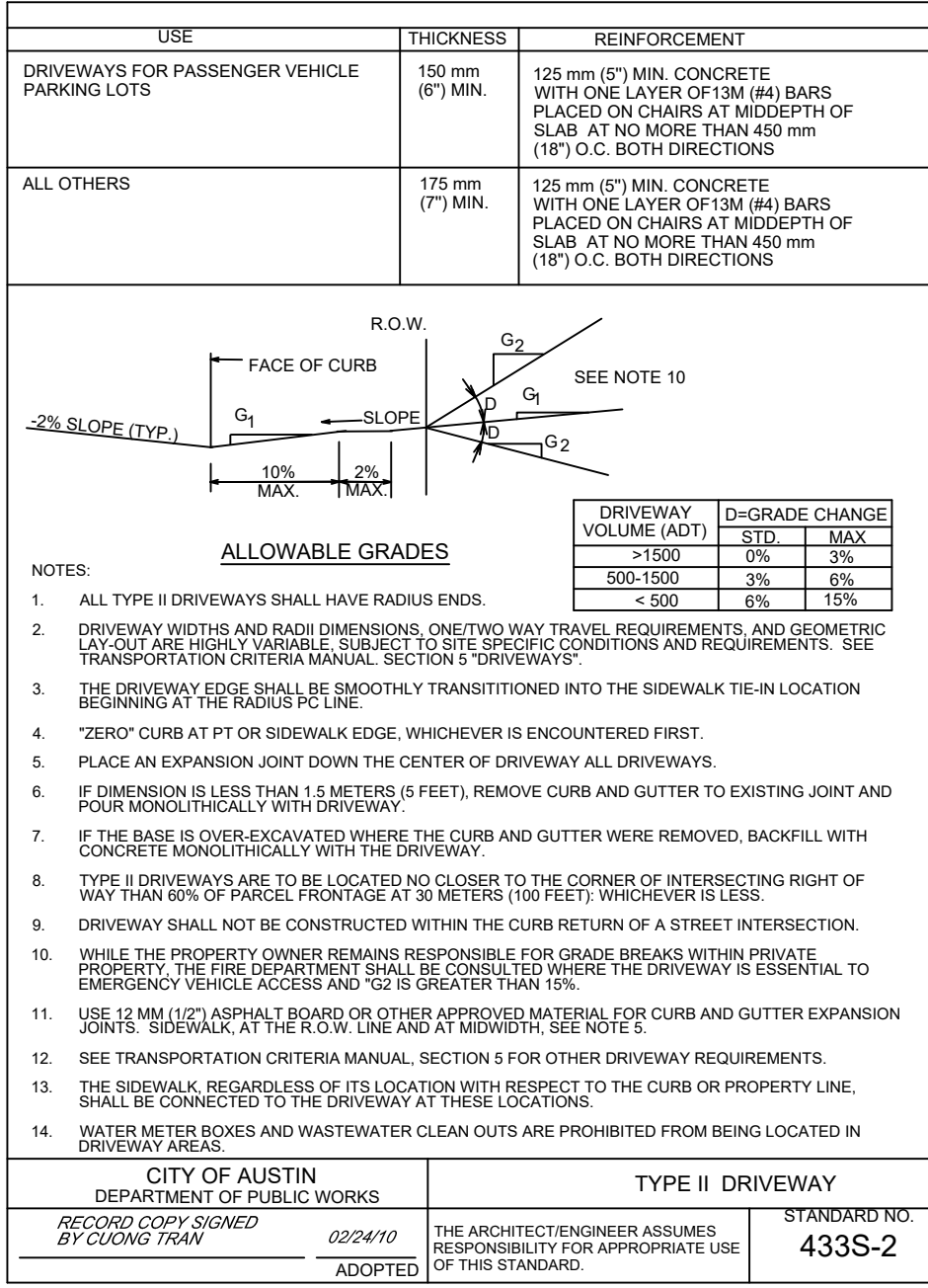
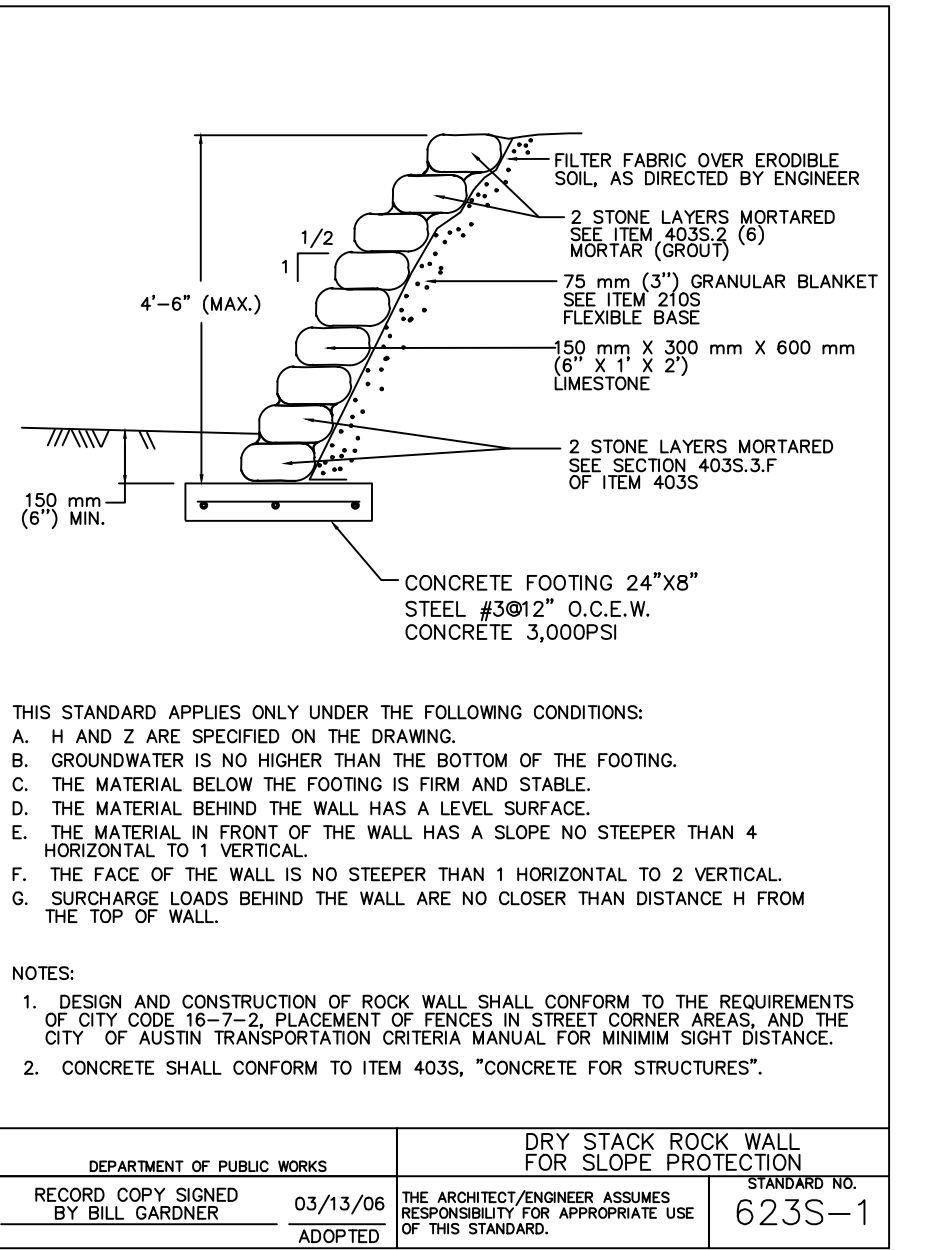
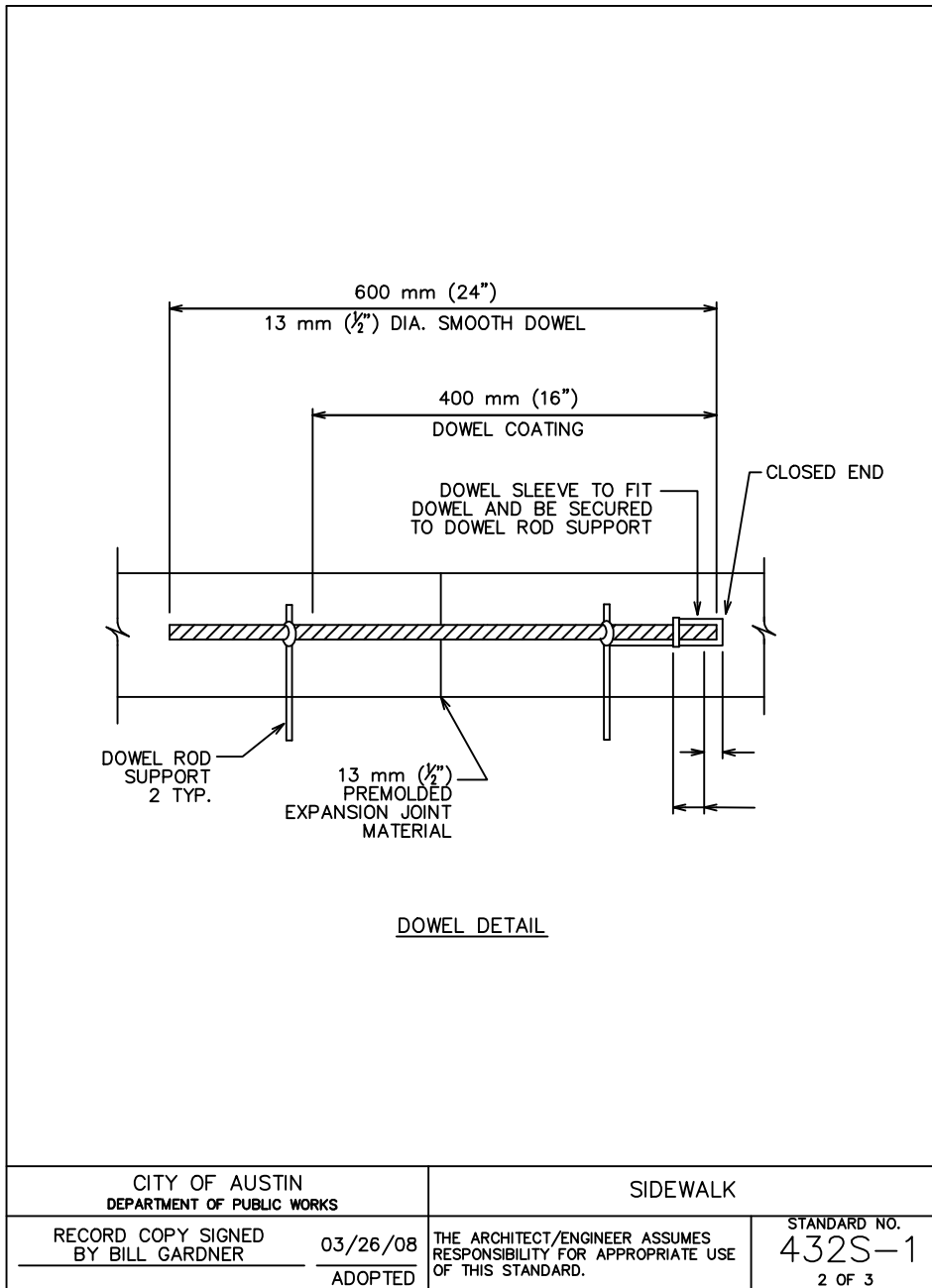
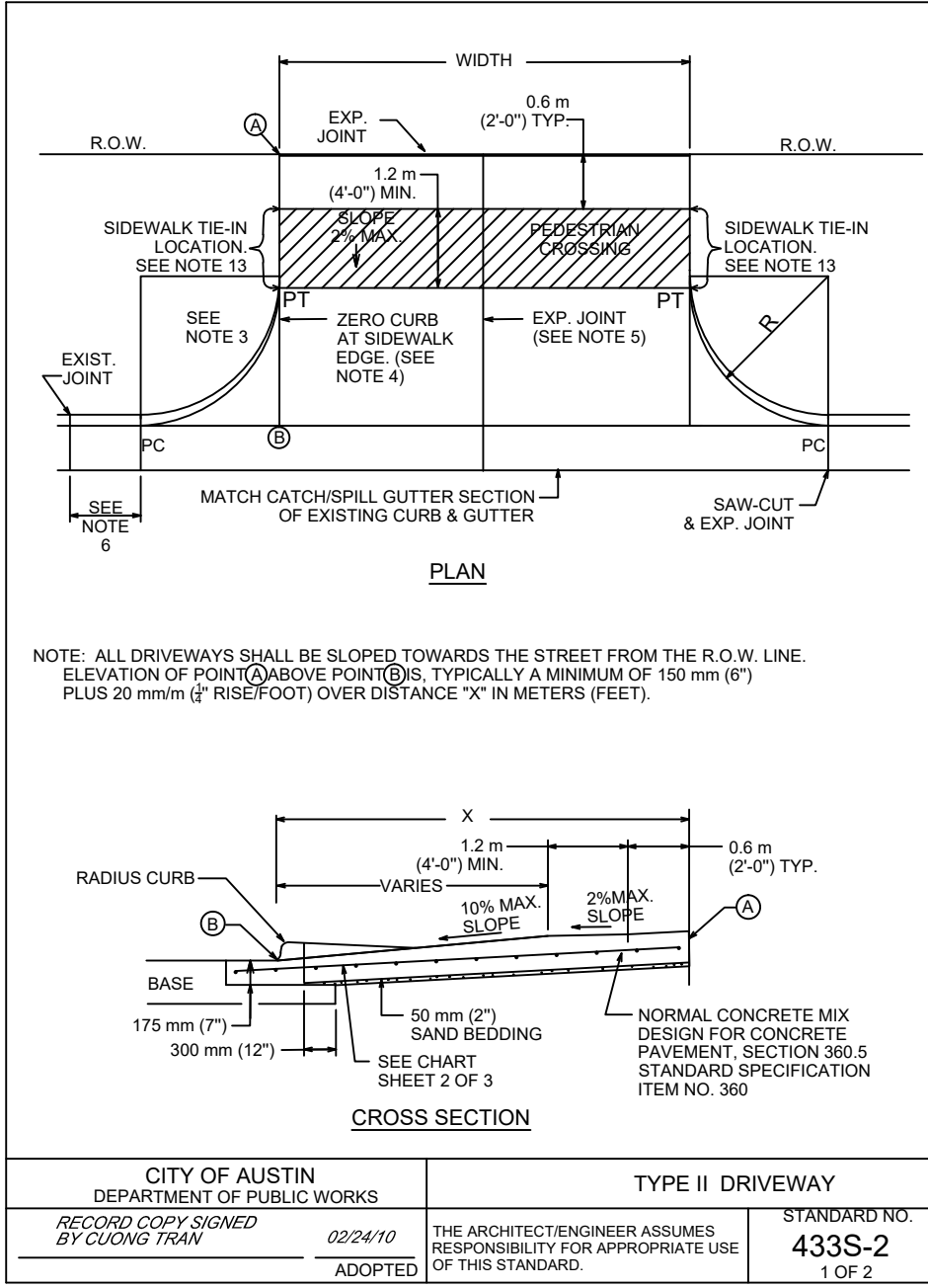
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OF 16







**PROFESSIONAL STRUCTURAL ENGINEERS, INC.**  
CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
2205 WEST PARKER LANE, SUITE 210, AUSTIN, TX 78721 | TEL: 512.238.6422 | pso@psene.com

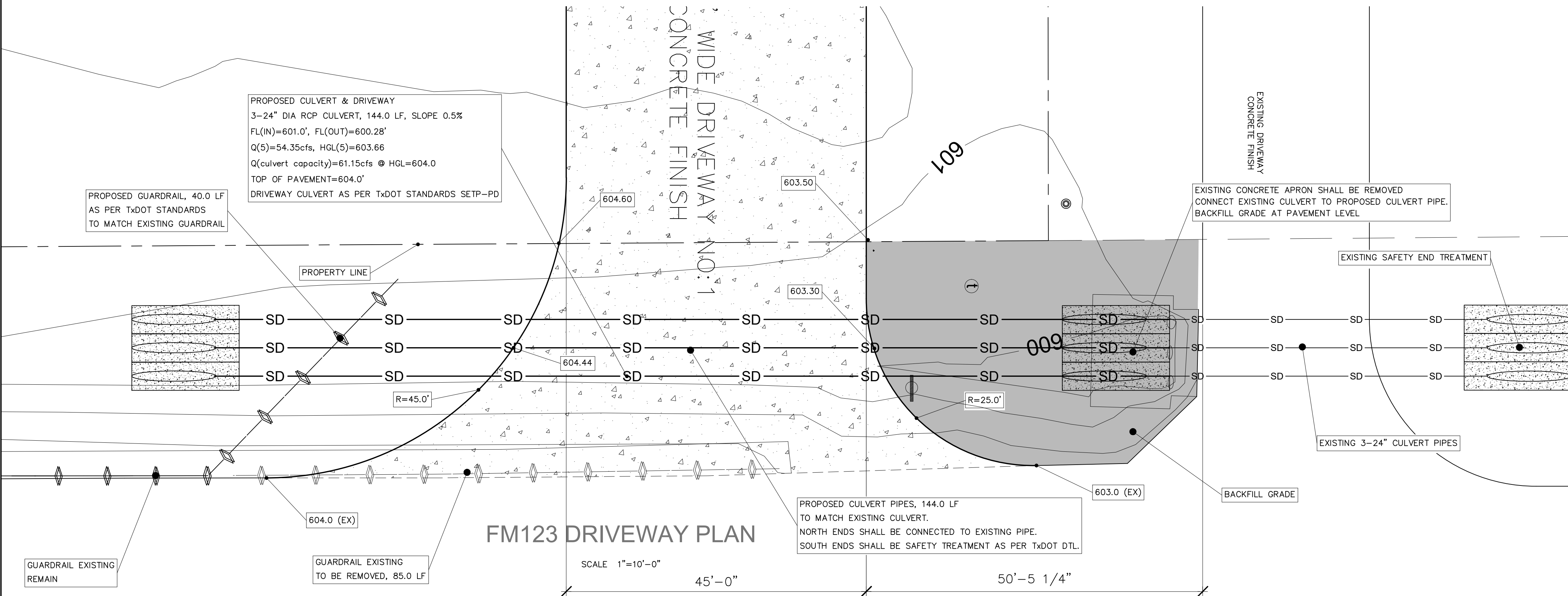
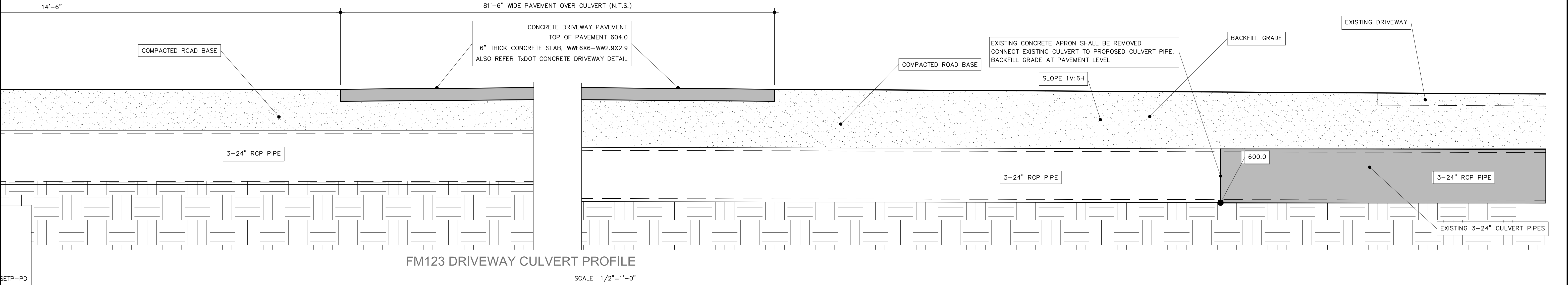
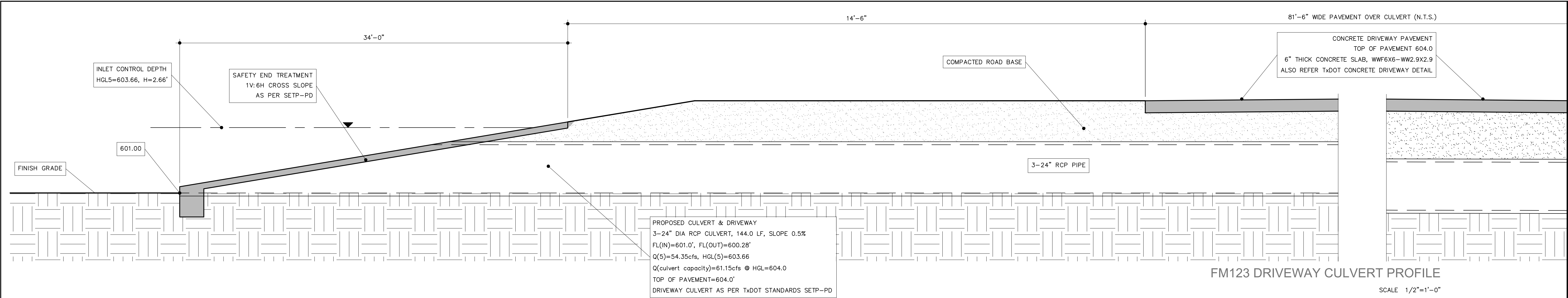
**GENERAL CONSTRUCTION DETAILS**

Project: **FM123 RETAIL CENTER**  
2101 CLOVIS BARKER ROAD  
SAN MARCOS, TEXAS 78666

Sheet: **14**  
OF 16

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Drainage Summary Table (TxDOT Culvert)

Basin Name	Culvert DA#1
Drainage Area (acres)	76.60
Impervious Cover (acres)	20%
CN (PRE)	79
CN (POST)	82.80
Tc (hrs.)	3.501
2YRS. (cfs)	35.69
5YRS. (cfs)	54.35
10YRS. (cfs)	73.23
25YRS. (cfs)	103.00
50YRS. (cfs)	129.19
100YRS. (cfs)	161.32

NOTE: THE DRAINAGE ANALYSIS ARE BASED ON NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) ATLAS 14 PRECIPITATION FREQUENCY DATA OF THE UNITED STATES OF AMERICA.

TxDOT Drainage Note:  
1. Drainage for this development has been designed such that there will be no adverse impacts on the capacity, function or integrity of Texas Department of Transportation right of way drainage facilities.

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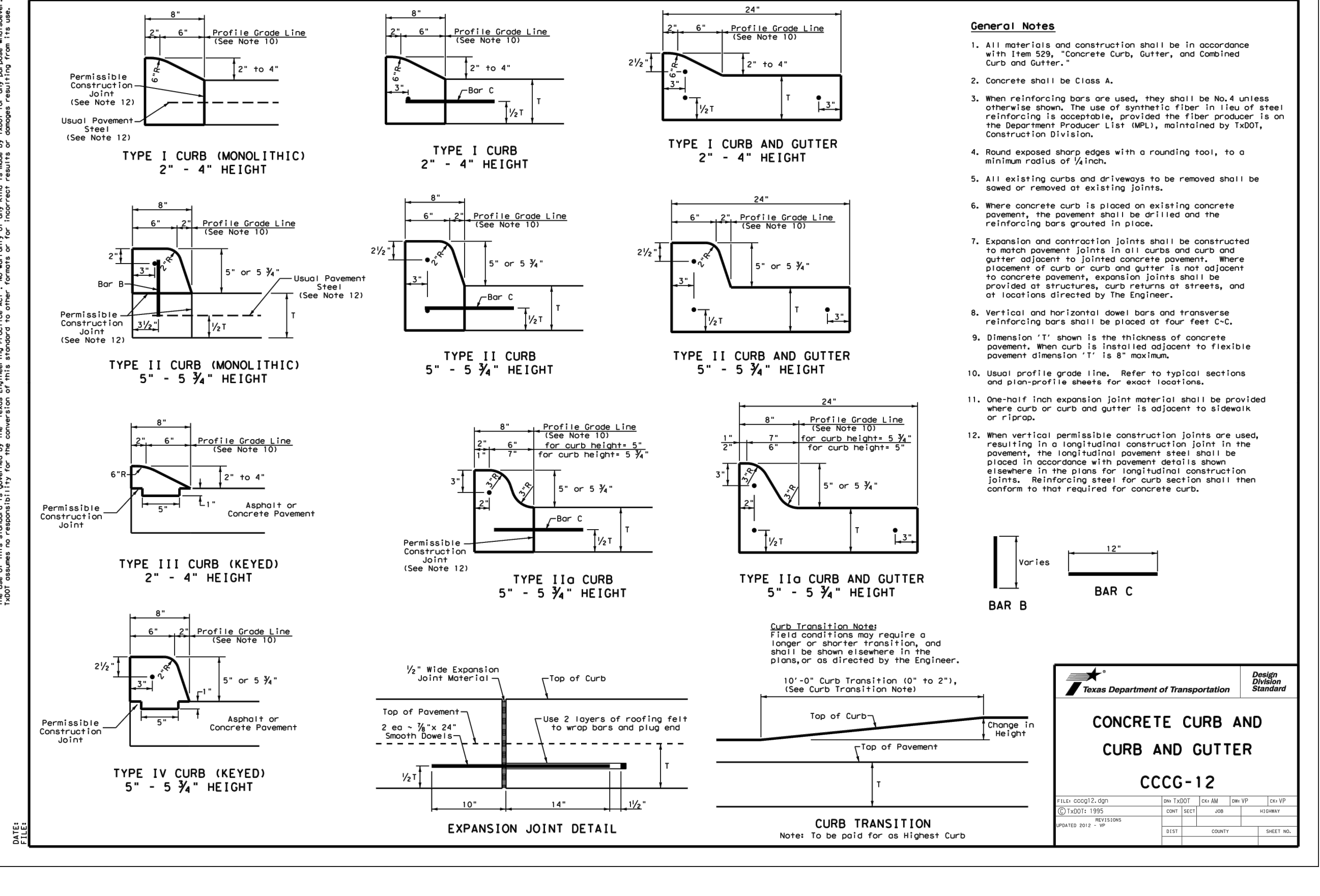
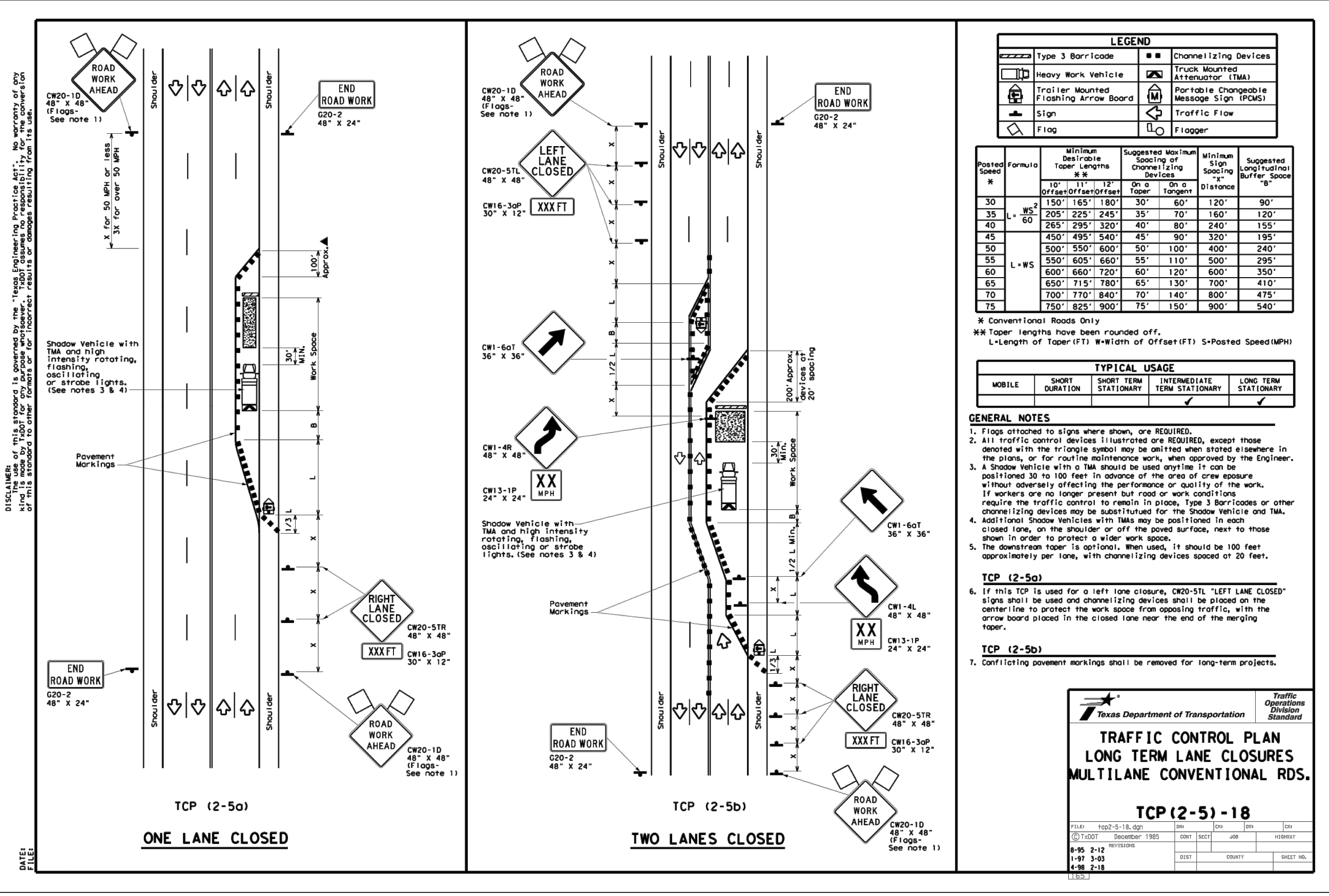
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**Project :**  
**FM123 RETAIL CENTER**  
**2101 CLOVIS BARKER ROAD**  
**SAN MARCOS, TEXAS 78666**

**Title :**  
**TXDOT STANDARDS DETAILS**

**PROJECT**  
**30665**

**SHEET**  
**16**  
**OF 16**

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**MIRZA TAHIR BAIG, P.E., #82577 ON**  
**02/22/2021**  
**FIRM REGISTRATION F-4951**

**PROFESSIONAL STRUCTURAL ENGINEERS**  
**CONSULTING CIVIL AND STRUCTURAL ENGINEERS**  
 2205 WEST PARKMAN LANE, SUITE 210, AUSTIN, TX 78721 | TEL. 512.238.6422 | [info@joseinc.com](mailto:info@joseinc.com)

**02/22/21**  
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**02/22/21**

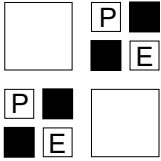
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**02/22/21**  
**02/22/21**

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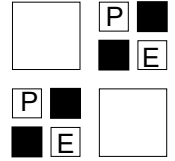
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# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION  
2205 W PARMER LANE, SUITE #2010, AUSTIN, TEXAS 78727  
512.238.6422 [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM) REGISTERED FIRM F-4951



June 2, 2021

City of San Marcos  
630 E Hopkins Street  
San Marcos, Texas 78666

Reference: FM123 Retail Center  
2101 Clovis Barker Road,  
San Marcos, Texas 78666

The proposed project known as the FM123 Retail Center, located at 2101 Clovis Barker Road, San Marcos, Texas 78666 will occur on 3.604 acres. The area included within the limits of construction for this project will be 3.604 acres. The site is located in the San Marcos River Watershed and is in the City of San Marcos ETJ per the City of Manor's Land Development Code. The site has existing impervious cover 0% and the proposed impervious cover is 61.15% of the total area of lot. The access to the property has been provided from the FM123 and Clovis Barker Road.

L.U.E. Unit = General Retail = 1,660 FT<sup>2</sup> per L.U.E.  
Buildings FT<sup>2</sup> (proposed) = 9,000 FT<sup>2</sup>  
L.U.E. = (9,000 FT<sup>2</sup>) / 1,660 FT<sup>2</sup> PER L.U.E.) = 5.42 L.U.E.

Total L.U.E. = 6.0  
Total Person = 6.0 x 3.5 = 21

## Wastewater Service Calculations

### Average Dry Weather Flow (ADWF)

Average Dry Weather Flow (ADWF) 70 gal/day/person  
ADWF = 70 x 21 = 1,470 / 1440 = 1.02 gpm

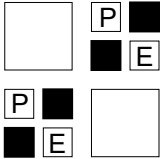
### Peak Dry Weather Flow (PDWF)

PDWF =  $[(18 + (0.0206 \times F)^{-5}) / [4 + (0.0206 \times F)^{-5}] \times F : \{F=4.38\}$   
PDWF = 4.47 gpm

### Peak Wet Weather Flow (PWWF)

PWWF = PDWF + Inflow / Infiltration (I/I)  
I / I = 750 gal/day/acre  
Area = 3.604 acres  
I / I = 3.604 x 750 gal / acre / day / 1440  
I / I = 1.87gpm

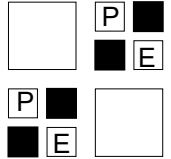
PWWF = 4.47gpm + 1.87gpm  
PWWF = 6.35gpm



# PROFESSIONAL STRUCIVIL ENGINEERS, INC.

STRUCTURAL CIVIL TRANSPORTATION

2205 W PARMER LANE, SUITE #2010, AUSTIN, TEXAS 78727  
512.238.6422 [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM) REGISTERED FIRM F-4951



## Water Service Calculations

### Average Day Demand (ADD)

Average Day Demand 200 gal/person/day

$$\text{ADD} = 21 \times 200 = 4,200 \text{ Gal/Day} = 4,200 / 1,440 = 2.92 \text{ gpm}$$

### Peak Day Demand (PDD)

Peak Day Demand 530 gal/person/day

$$\text{PDD} = 21 \times 530 = 11,130 \text{ Gal/Day} = 11,130 / 1,440 = 7.73 \text{ gpm}$$

### Peak hour Demand (PHD)

Peak hour Demand 900 gal/person/day

$$\text{PHD} = 21 \times 900 = 18,900 \text{ Gal/Day} = 18,900 / 1,440 = 13.12 \text{ gpm}$$

### Fire Flow Demand (FFD)

$$\text{FFD} = 1,500 \text{ gpm}$$

Let us know, if you have any question regarding this submittal.

Sincerely,  
Professional StruCIVIL Engineers, Inc.



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Mirza Tahir Baig, P.E.  
Principal