

CONSTRUCTION PLANS
FOR
JARRELL TOWN CENTER
APARTMENT COMPLEX
TOWN CENTER BLVD, TX
CITY OF JARRELL, WILLIAMSON COUNTY, TX

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

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NOTICE TO CONTRACTOR: ! ATTENTION !

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF JARRELL ENGINEERING DEPT., A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO START OF CONSTRUCTION:
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL CITY, STATE AND FEDERAL PERMITS.
 - PLEASE FOLLOW CITY DESIGN CRITERIA FOR WATER & SEWER REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE EXISTING UTILITIES BOTH HORIZONTAL AND VERTICAL PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ALL EROSION CONTROL SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL UTILIZE THE MOST CURRENT BEST MANAGEMENT PRACTICES (BMP'S) DETAILS FOR PREVENTION AND CONTROL OF EROSION.
 - EROSION CONTROL AND DETAILS PROVIDED HEREIN SHALL BE A MINIMUM.
 - ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH EITHER MULCH OR PERMANENT VEGETATIVE OR PAVEMENT COVER WITHIN 2 DAYS OF BEING BROUGHT TO FINAL GRADE. FINISHED SLOPES ON PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL NOT BE STEEPER THAN 3:1. ALL SLOPES STEEPER THAN 3:1 SHALL BE HYDRO-MULCHED AND MAINTAINED BY THE CONTRACTOR UNTIL GRASS COVERS ALL PARTS OF THE SLOPE.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT PAVEMENT.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.



VICINITY MAP
1" = 3000'

NOTE
THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FEET.

FLOOD STATEMENT
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48027C0675E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

NOTE
BASIS OF BEARING: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.

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SURVEYOR
QUICK INC. LAND SURVEYING
3305 SHELL ROAD, SUITE 100, GEORGTOWN, TX, 78628
OFFICE: 512-915-4950
MAILING ADDRESS: 4500 WILLIAMS DR. SUITE 212, BOX 228, GEORGETOWN, TX 78633
CONTACT: TRAVIS L. QUICKSALL, R.P.L.S.

No.	Revision/Issue	Date

CLIENT ADDRESS

CONTACT:

PH: ---

FAX: ---

ENGINEERING, INC.[®]

Civil Engineers

320 DECKER DRIVE

IRVING, TEXAS 76062

TEL (972) 717-0100 FAX (972) 717-0111

TBPE No. : F-9184

JARRELL TOWN CENTER
APARTMENT COMPLEX

CITY OF JARRELL, WILLIAMSON COUNTY, TX

COVER SHEET

STATE OF TEXAS

DAVID H. RECHT

91962

PROFESSIONAL ENGINEER

June 11, 2018

David H. Recht

CHECKED BY

NM

DHR JOB No.

17035D

ISSUE DATE:

06/01/2018

SHEET

C-1.0

REPLAT OF LOT 1-F-2B, FOURTH MINOR AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE PLAT

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1-F-2B INTO LOTS 1-F-2C AND 1-F-2D. THESE NOTES SUPERCEDE AND REPLACE NOTES ON PRIOR PLATS RECORDED AT INSTRUMENT NO. 2011040538, 2013012234 AND 2015097491, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES FOR AN 11.484 ACRE TRACT OF LAND:

SURVEY SHOWING AN 11.484 ACRE TRACT OF LAND, SAID TRACT BEING ALL OF A CALLED LOT 1-F-2B, REPLAT OF LOT 1-F-2, FOURTH MINOR AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE PLAT, RECORDED IN DOCUMENT NO. 2016111146, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A THAT CALLED LOT 1-B, JARRELL HEIGHTS REPLAT, RECORDED IN DOCUMENT NO. 2016050002, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND VACATED IN DOCUMENT NO. 2018002807, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 11.484 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD LOCATED IN THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD, SAID POINT LOCATED AT THE NORTHEAST CORNER OF SAID LOT 1-F-2B, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, WHICH BEARS S 21°03'33" E, A DISTANCE OF 303.25' FROM A 1/2" IRON ROD LOCATED AT THE NORTHEAST CORNER OF LOT 1-F-2A, REPLAT OF LOT 1-F-2, FOURTH MINOR AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE PLAT, RECORDED IN DOCUMENT NO. 2016111146, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS;

1. **THENCE**, WITH THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD, THE EAST LINE OF SAID LOT 1-F-2B, S 21°03'33" E, A DISTANCE OF 429.52' TO A 1/2" IRON ROD SET WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID LOT 1-F-2B, THE NORTHEAST CORNER OF LOT 1-F-3, SAID POINT BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD, FOLLOWING THE COMMON LINES OF LOT 1-F-2B AND LOT 1-F-3, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

2. **S 68°56'27" W**, A DISTANCE OF **129.39'** TO A 1/2" IRON ROD FOUND FOR ANGLE;

3. **S 20°24'49" W**, A DISTANCE OF **264.14'** TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP SET FOR AN ANGLE;

4. **S 69°42'04" E**, A DISTANCE OF **213.10'** TO A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF TOWN CENTER LOOP, SAID POINT BEING THE COMMON SOUTHERN CORNER OF SAID LOT 1-F-2 AND LOT 1-F-3;

5. **THENCE**, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF TOWN CENTER LOOP, THE SOUTHEAST LINE OF SAID LOT 1-F-2, **S 20°29'20" W**, A DISTANCE OF **418.03'** TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO LEFT CONTAINING A RADIUS OF 260.59', AN INTERIOR ANGLE OF 15°23'55", A CHORD BEARING OF S 12°47'22" W, AND A CHORD DISTANCE OF 69.82';

6. **THENCE**, WITH SAID CURVE TO THE LEFT A CURVE LENGTH OF **70.04'** TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1-F-2B;

7. **THENCE**, WITH THE WEST LINE OF SAID LOT 1-F-2B, **N 21°37'31" W**, A DISTANCE OF **434.57'** TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID VACATED LOT 1-B, JARRELL HEIGHTS REPLAT, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE PERIMETER OF SAID VACATED LOT 1-B, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

8. **S 69°28'15" W**, A DISTANCE OF **223.36'** TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER;

9. **N 21°07'44" W**, A DISTANCE OF **718.18'** TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER;

10. **N 69°26'08" E**, A DISTANCE OF **223.57'** TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER;

11. **S 21°18'10" E**, A DISTANCE OF **14.90'** TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1-F-2C, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

12. **THENCE**, WITH THE NORTH LINE OF SAID LOT 1-F-2C, **N 68°48'10" E**, A DISTANCE OF **465.40'** TO THE POINT OF BEGINNING CONTAINING 11.484 ACRES.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT.

GENERAL NOTES:

- 1) THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF JARRELL, TEXAS.
- 2) THE CITY OF JARRELL IS THE UTILITY PROVIDER FOR WATER AND WASTEWATER FOR THIS PROPERTY.
- 3) BARTLETT ELECTRIC COOP. IS THE ELECTRIC UTILITY PROVIDER FOR THIS PROPERTY.
- 4) IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 0.5% PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 5) EXISTING UTILITY EASEMENTS AS SHOWN ON THE RECORD PLAT RECORDED IN DOCUMENT NO. 2015097491 ARE RETAINED AS A PART OF THIS PLAT.
- 6) THE COORDINATES AND MONUMENTS OF THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE.
- 7) THE MAXIMUM IMPERVIOUS COVERAGE HEREON SHALL BE PURSUANT TO THE CITY DEVELOPMENT CODE AT THE TIME OF THE SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
- 8) THERE ARE NO NEW STREETS OR ACCESS AREAS PROPOSED AS PART OF THE PLAT.
- 9) THE CITY OF JARRELL ASSUMES NO OBLIGATION TO BUILD ANY DRIVEWAYS, STREETS, ROADS, OR ANY PUBLIC OR PRIVATE THOROUGHFARES, OR DRAINAGE STRUCTURES IN CONNECTION WITH THIS PLAT.
- 10) THE CITY OF JARRELL ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
- 11) LOT 1-F-2C AND LOT 1-F-2D ARE NOT SUBJECT TO ANY DEVELOPMENT AGREEMENTS BETWEEN THE OWNER AND THE CITY OF JARRELL.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, TRAVIS L. QUICKSALL , REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, EXCEPT AS SHOWN HEREON. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JARRELL, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT JARRELL, TEXAS THIS THE ____ DAY OF _____, 20__.

TRAVIS L. QUICKSALL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6447 STATE OF TEXAS

LOT 1-A
6.30 ACRES
REPLAT OF LOTS 1A & 1B OF THE
RESUBDIVISION OF LOT 1 OF
JARRELL HEIGHTS
DOCUMENT NO. 2016050002

N21° 07' 44"W 718.18'
25' WIDE EASEMENT FOR DRAINAGE
WATER AND WASTEWATER

JARRELL HEIGHTS REPLAT
LOT 1-B
DOCUMENT NO. 2016050002

N21° 37' 31"W 434.57'
30' DRAINAGE EASEMENT AND
BUILDING SETBACK LINE

20' DRAINAGE EASEMENT
SHOWN ON RECORD PLAT
DOCUMENT NO. 2015097491

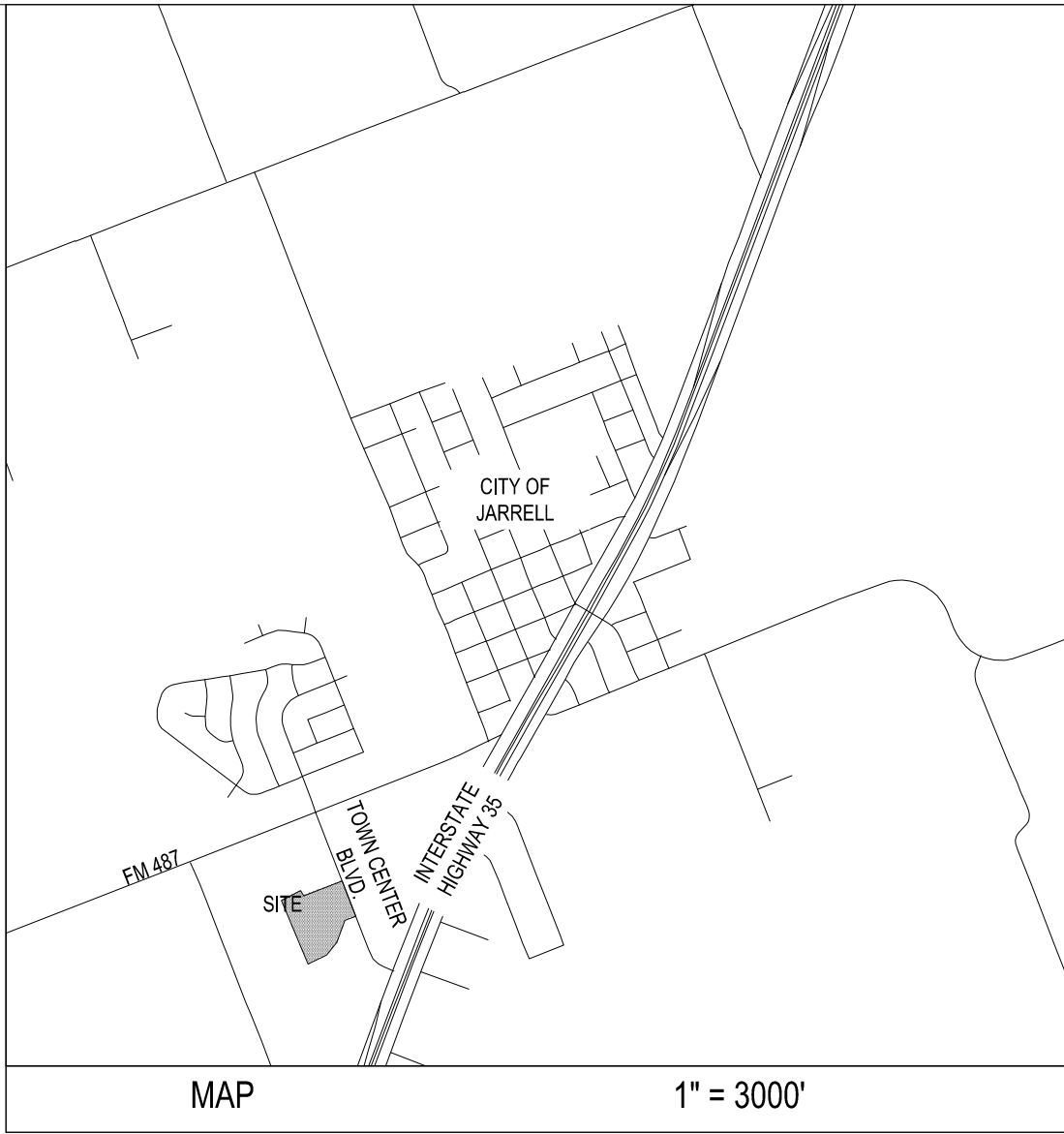
R=260.59'
L=70.04'
Δ=15°23'55"
CB=S12° 47' 22"W
CH=69.82'

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FEET.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48027C0675E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

SCALE: 1"=100'
0 50' 100' 150' 200'



STATE OF TEXAS)
COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS;

I, TROY BRADSHAW, ACTING IN MY CAPACITY AS PRESIDENT OF TJ BRADSHAW MANAGEMENT, LC, THE GENERAL PARTNER OF JARRELL TOWN CENTER, LTD., SOLE OWNER OF THAT CERTAIN LOT 1-F-2B, FOURTH MINOR AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE, RECORDED IN DOCUMENT NO. 2016111146, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND OF THE CERTAIN TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009041743 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF JARRELL MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 1-F-2B, OF THE FOURTH MINOR AMENDED PLAT OF JARRELL TOWN CENTER PHASE ONE".

WITNESS MY HAND THIS THE ____ DAY OF _____, 2017 A.D.

OWNER: JARRELL TOWN CENTER, LTD.
BY: TJ BRADSHAW MANAGEMENT, LC
ITS GENERAL PARTNER
BY: TROY BRADSHAW, PRESIDENT

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED TROY BRADSHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017, A.D.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY APPROVAL

I, MEL YANTIS, CITY MANAGER OF THE CITY OF JARRELL, DO HEREBY CERTIFY THAT THIS PLAT IS APPROVED FOR FILING FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

MEL YANTIS
CITY MANAGER, CITY OF JARRELL

DATE

APPROVAL OF ADDRESS COORDINATOR
ADDRESSING AND STREET NAMES HAVE BEEN APPROVED FOR THIS PROPERTY BY THE UNDERSIGNED

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE

STATE OF TEXAS)
COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS:

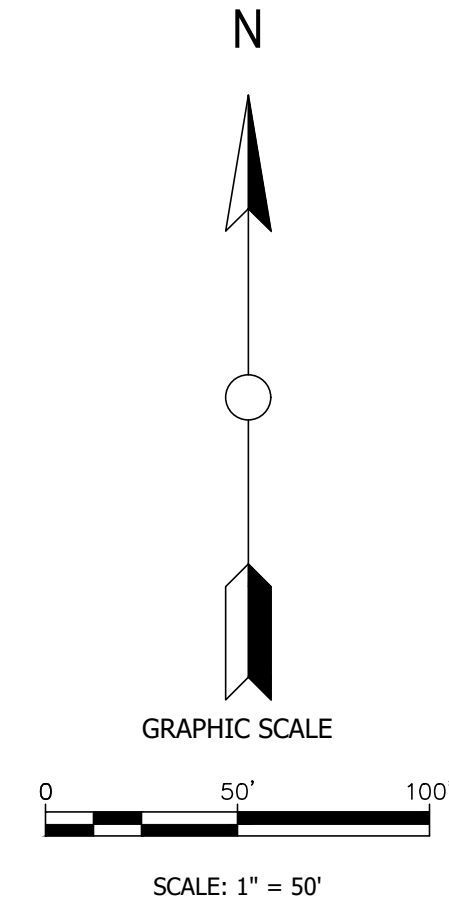
I, NANCY E. RISTER , CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2018 A.D., AT ____ O'CLOCK, ____ .M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2018 A.D., AT ____ O'CLOCK, ____ .M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY





LEGEND

- PROPOSED 6" FIRE LANE (24' WIDE) CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #4 BARS ON 24" O.C.E.W. 6" LIME STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- 5" THICK SIDEWALK
- 5" THICK CONC. PVMT. WITH #4 BARS ON 24" O.C.E.W. (PER CITY DETAIL)
- PROPOSED FIRELANE AND ACCESS ESMT.
- PROPERTY BOUNDARY
- PROPOSED SITE CURB
- PARKING COUNTS
- LANDSCAPE AREAS

JARRELL TOWN CENTER SITE SUMMARY TABLE

GENERAL SITE DATA	
EXISTING ZONING	GENERAL COMMERCIAL (C-3)
PROPOSED ZONING	GENERAL COMMERCIAL (C-3)
LAND USE	RETAIL/RESIDENTIAL
LOT AREA	415,388.2 S.F. (9.536 Ac.)
TOTAL BUILDING AREA	239,004 S.F.
UNITS/ACRE	27.6
AVERAGE UNITS	905 S.F.
PARKING	
PARKING RATIO	1.68
TOTAL REQUIRED	446 SPACES
PARKING PROVIDED	
UNCOVERED STALLS	308 SPACES
HANDICAP	9 SPACES
CARPORTS	72 SPACES
DETACHED GARAGES	42 SPACES
CLUBHOUSE SPACES	15 SPACES
TOTAL PARKING PROVIDED	446 SPACES

** NOTE **

ALL PROPOSED ROADWAY AND PROPOSED UTILITIES WITHIN PROPERTY SHALL BE MAINTAINED BY OWNER. CITY OF JARRELL MAINTENANCE SHALL BE LIMITED TO WITH DEDICATED ROW OR EASEMENT BOUNDARIES.

No.	Revision/Issue	Date

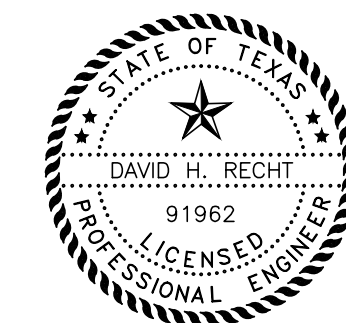
CLIENT ADDRESS

CONTACT:
PH: FAX:

FIRM NAME AND ADDRESS

D H R
ENGINEERING, INC.Civil Engineers
330 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 771-0100 FAX (972) 771-0111
TBPE No. : F-9184JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX

SITE PLAN



June 11, 2018

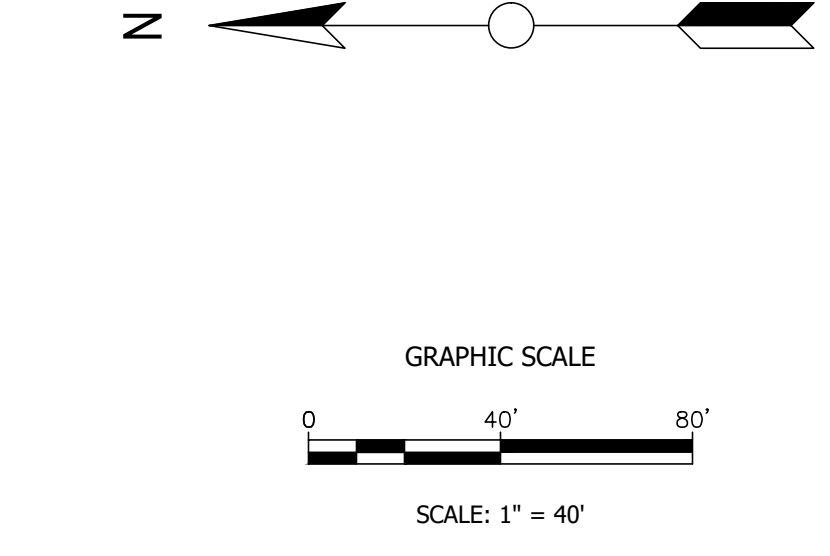
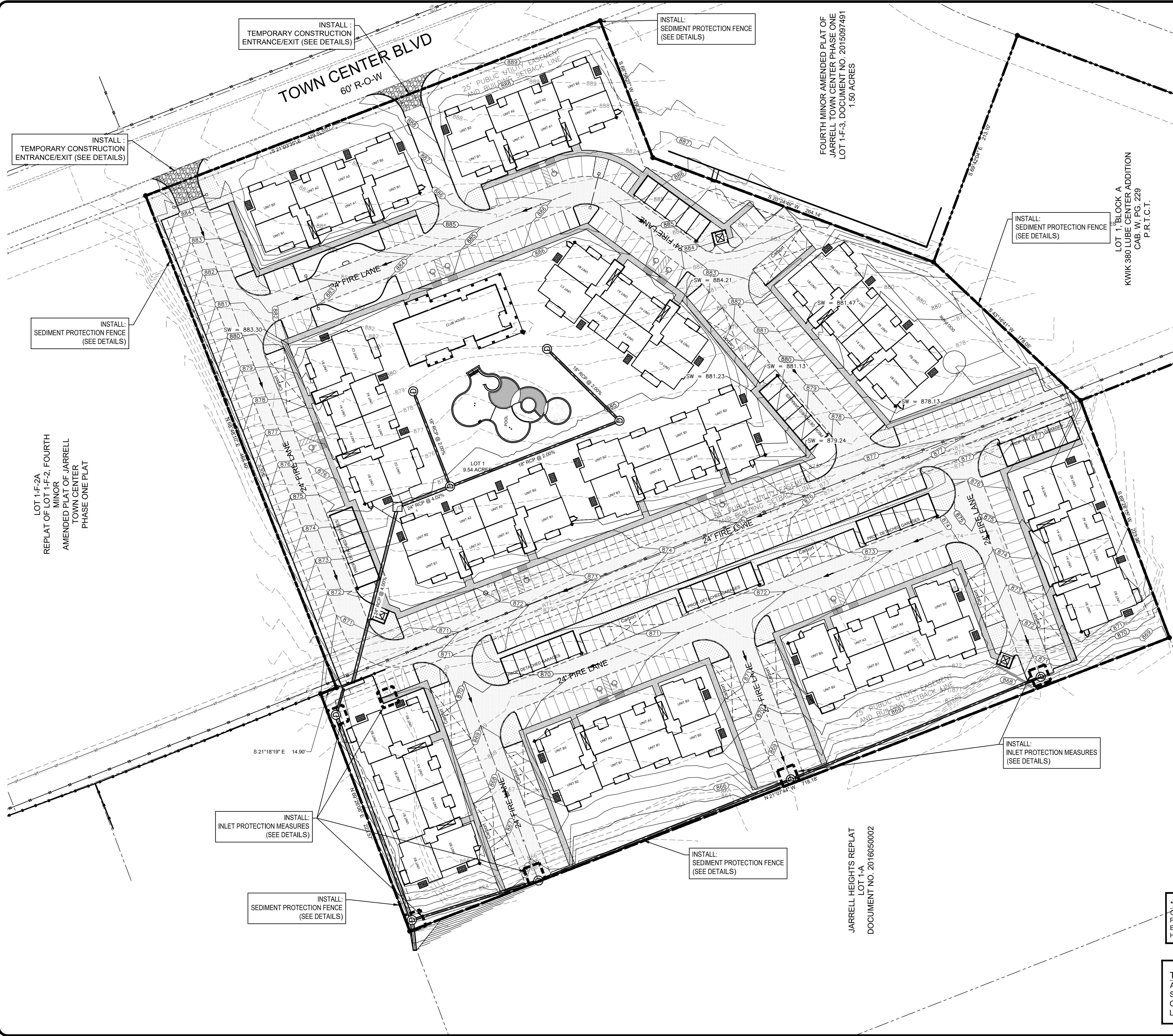
David H. Reht

CHECKED BY
NM
DHR JOB No.
17035D

ISSUE DATE: 06/01/2018

SHEET

C-3.0



LEGEND & ABBREVIATIONS

FLOW DIRECTION	
PROPOSED SPOT GRADE ELEVATION	TC = 620.00 TP = 619.50
FINISH FLOOR ELEVATION	FFE
GUTTER ELEV.	GU
NATURAL GROUND	NG
TOP OF CURB	TC
TOP OF PAVEMENT	TP
BOTTOM OF WALL	BW
TOP OF WALL	TW
FLOWLINE	FL
EXISTING GRADE	EG
FINISH GRADE	FG
PROPOSED STORM SEWER	
PROPOSED CURB INLET	
STORM-AREA-INLET	
STORM SEWER JUNCTION BOX	
EXISTING STORM SEWER	
EXISTING CONTOURS	
PROPOSED CONTOURS	
SILT FENCE	
TEMPORARY CONSTRUCTION ENTRANCE	
LANDSCAPE	

**** VEGETATION NOTE PRIOR TO FINAL ACCEPTANCE ****
ALL GRASSED AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER OR OTHER APPROVED STABILIZATION METHODS. 90% OF EVERY SQUARE FOOT OF GRASSED AREA MUST HAVE A HEALTHY GRASS STAND BEFORE IT IS ACCEPTED.

**** BEST MANAGEMENT PRACTICES NOTE ****
CONTRACTOR SHALL USE THE CURRENT BEST MANAGEMENT PRACTICES (BMP) DETAILS FOR THE PREVENTION AND CONTROL OF EROSION. EROSION CONTROL NOTES AND DETAILS PROVIDED HEREIN SHALL BE A MINIMUM.

TRENCH SAFETY NOTE
ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH THE LATEST OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

No.	Revision/Issue	Date

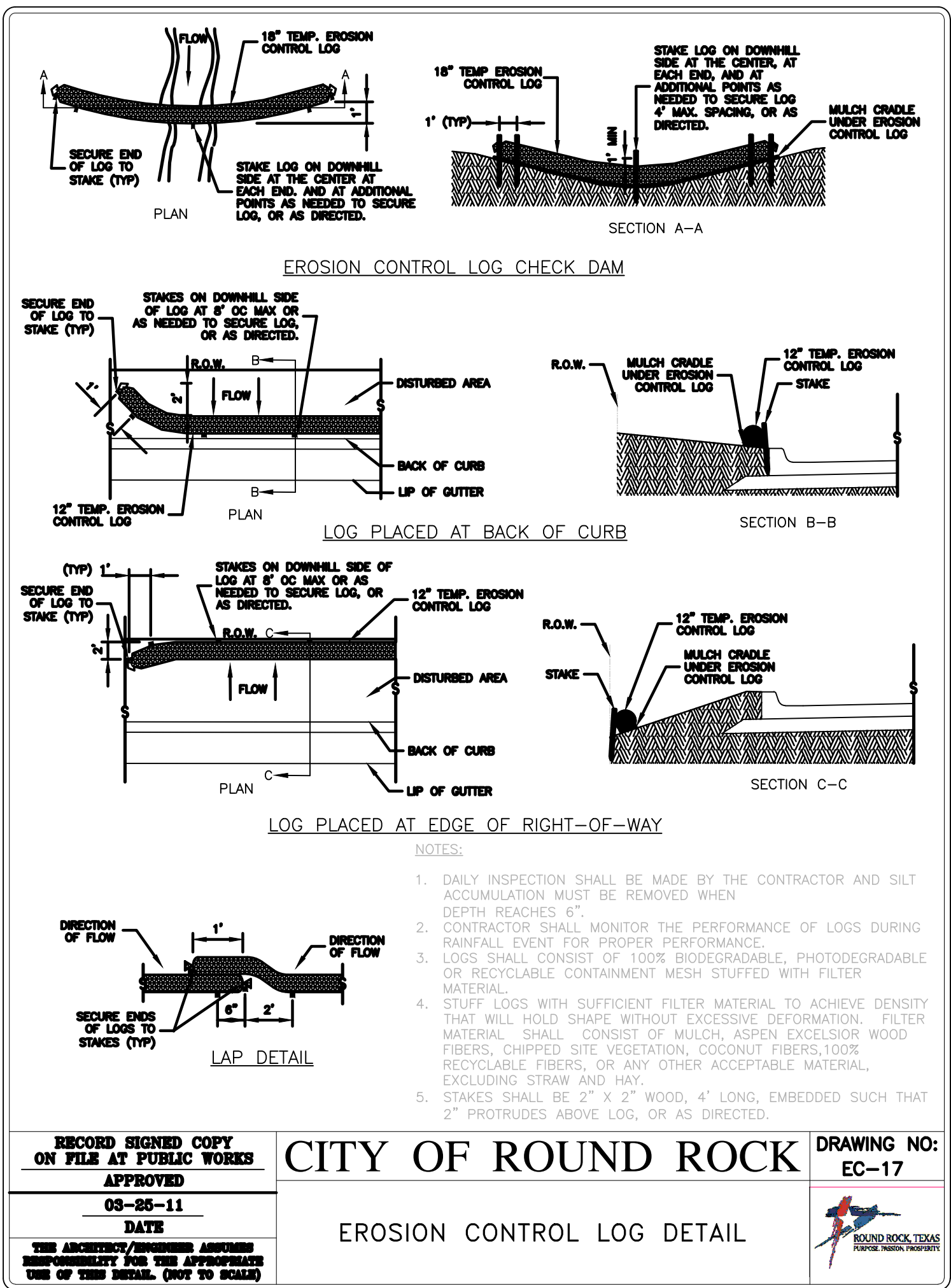
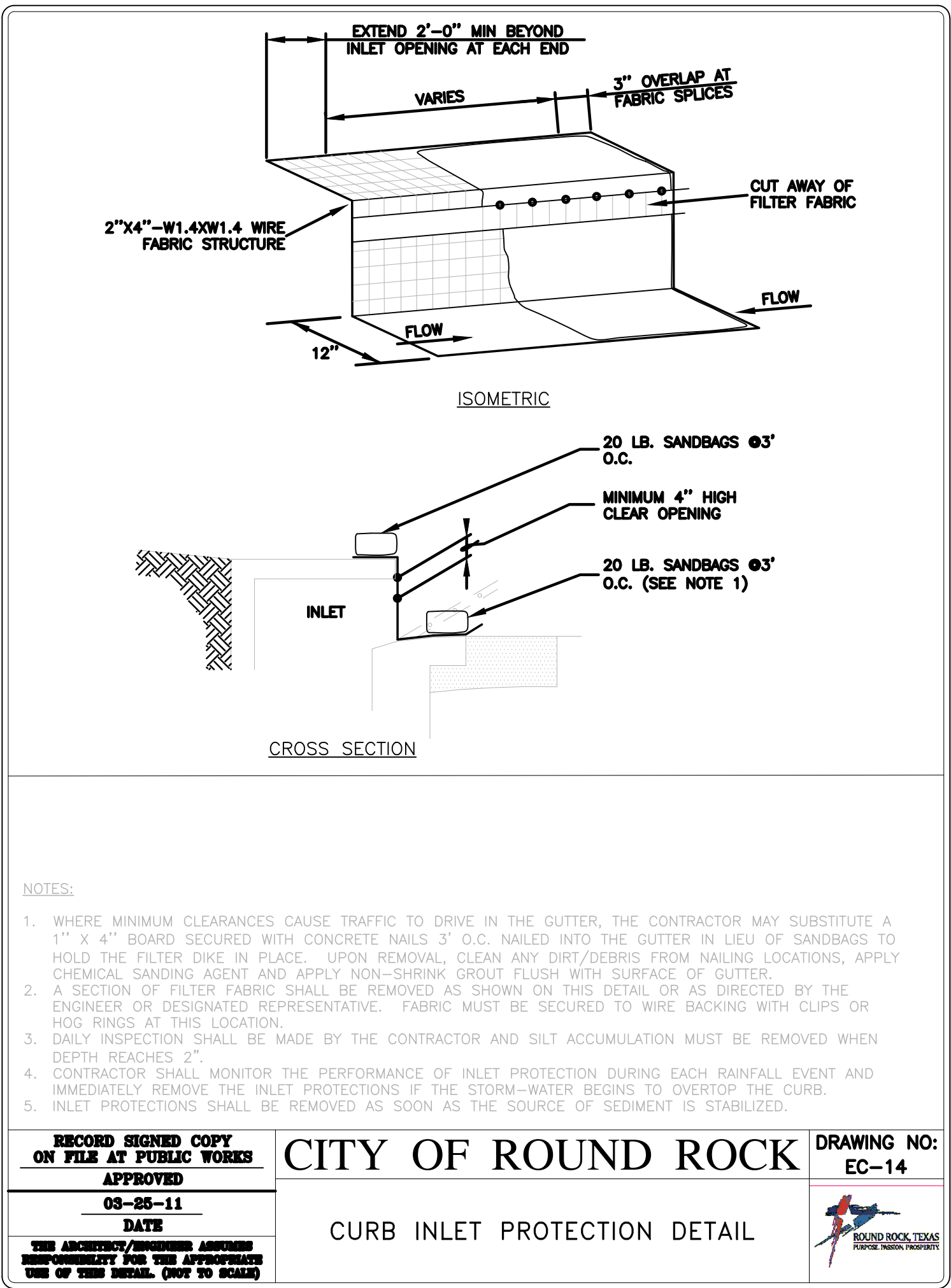
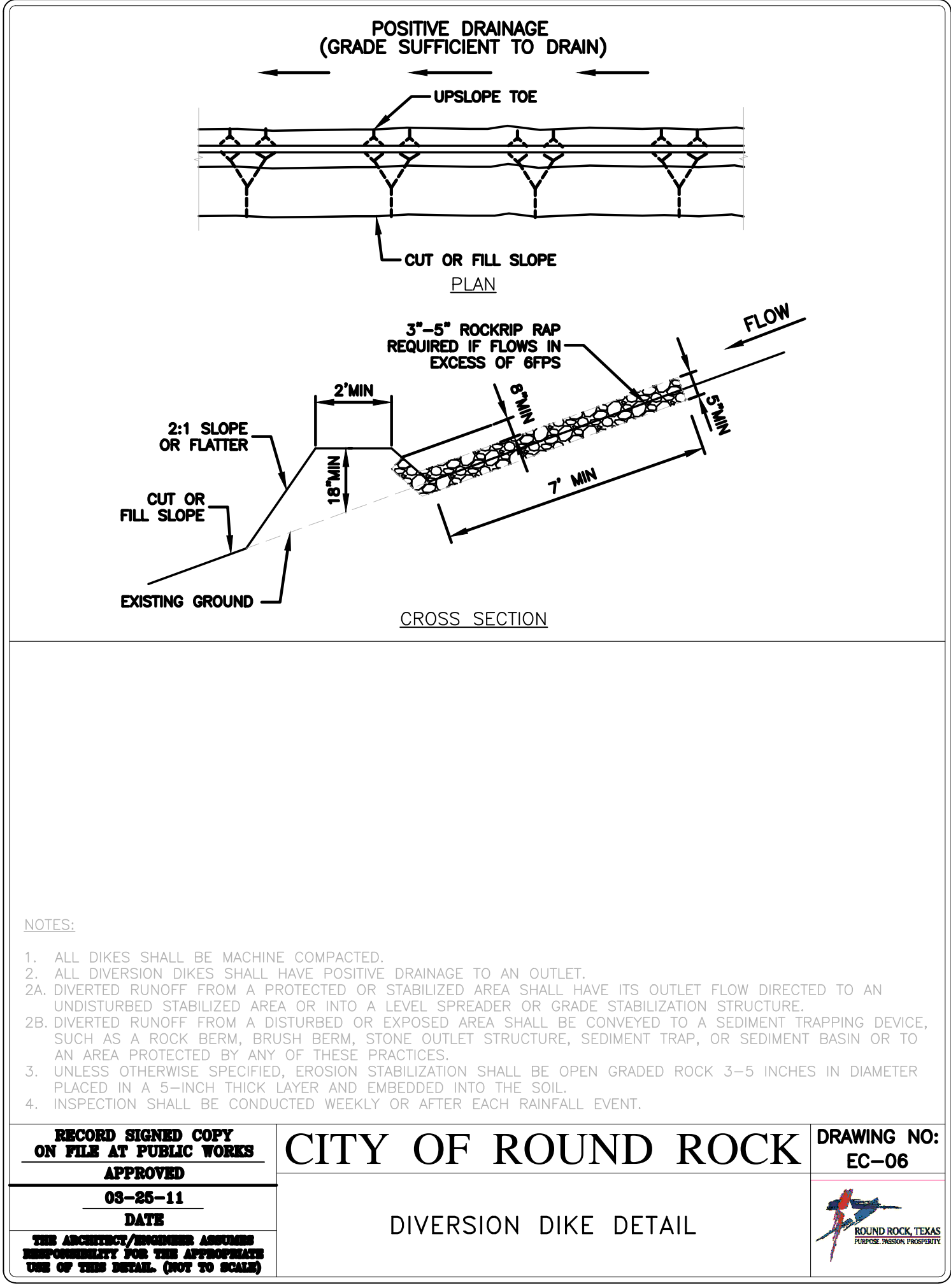
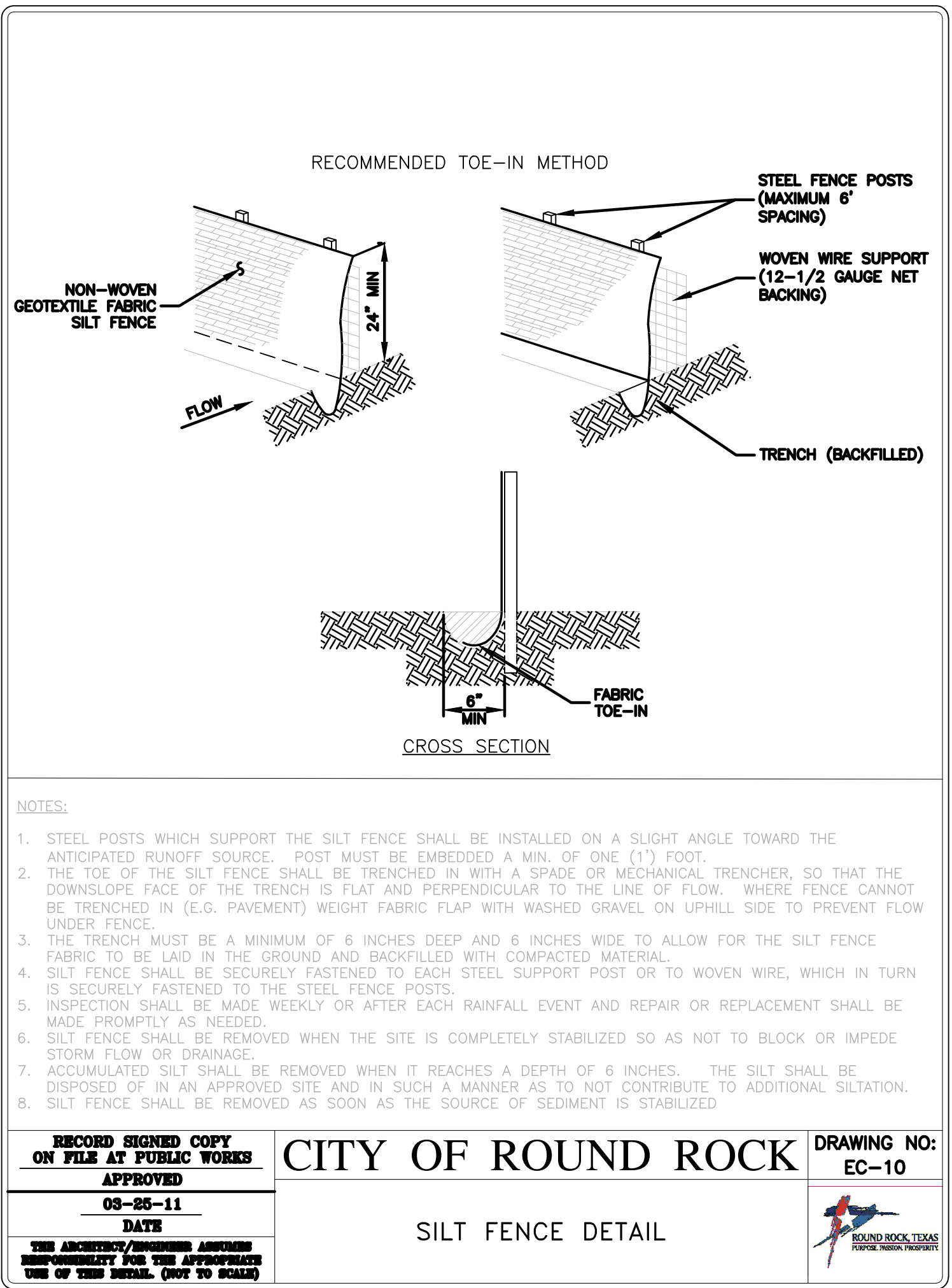
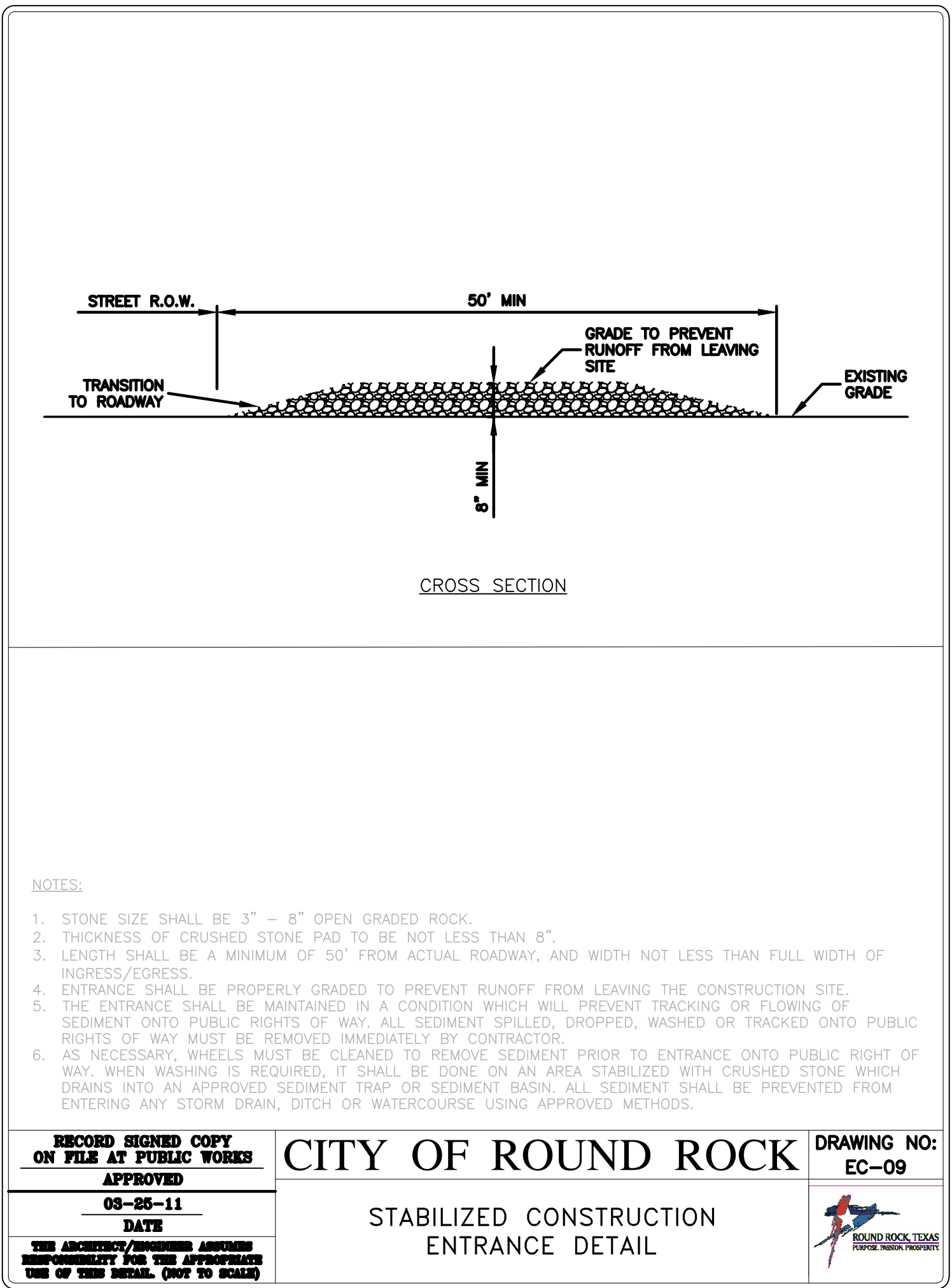
CLIENT ADDRESS: _____
CONTACT: _____
PH: _____
FAX: _____

D H R
ENGINEERING, INC.
Civil Engineers
320 DECKER DRIVE
IRVING, TEXAS 75062
TEL (972) 771-0070 FAX (972) 771-0111
TBPE No. : F-9184

**JARRELL TOWN CENTER
APARTMENT COMPLEX**
CITY OF JARRELL, WILLIAMSON COUNTY, TX
EROSION CONTROL PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF DAVID H. RECHT, P.E. No. 91962 ON June 11 2018. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

CHECKED BY: NM
DHR JOB No. 17035D
ISSUE DATE: 06/01/2018
SHEET
C-4.0



Revision/Issue		Date
No.		

CLIENT ADDRESS

CONTACT:
PH: ---
FAX: ---

DR
H
R

ENGINEERING, INC.
Civil Engineers
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IRVING, TEXAS 75062
TEL (972) 717-0000 FAX (972) 717-0111
TBPE No. : F-9184

JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX

EROSION CONTROL NOTES

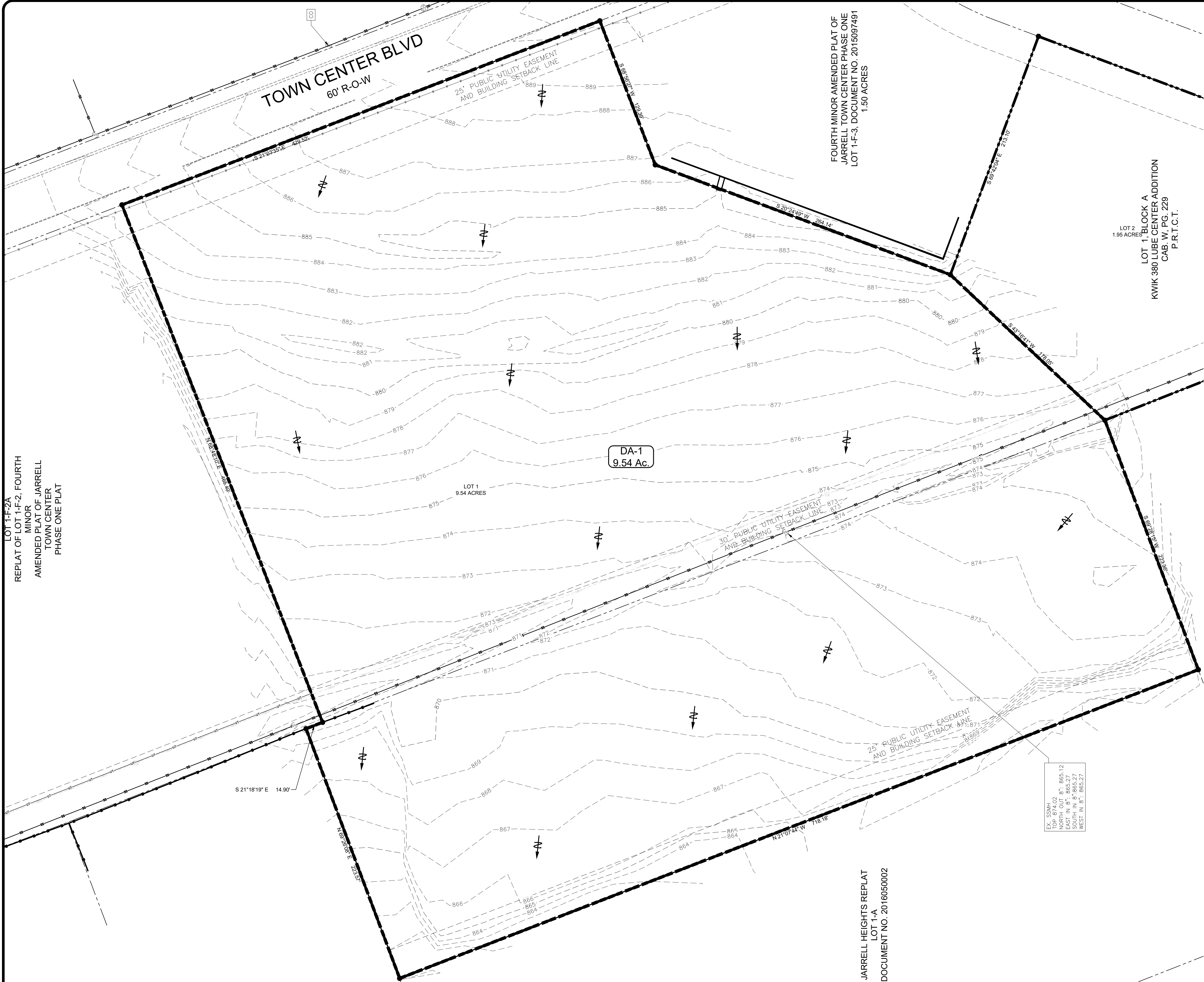
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF DAVID H. RECHT, P.E. No. 91962 ON June 11 2018. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

CHECKED BY NM DHR JOB No. 17035D
ISSUE DATE: 06/01/2018
SHEET
C-4.1

FILE: EXISTING DRAINAGE PLANDWG

PLOTTED: 6/11/2018 12:24:34 PM

LOT 1-F-2A
REPLAT OF LOT 1-F-2, FOURTH
MINOR
AMENDED PLAT OF JARRELL
TOWN CENTER
PHASE ONE PLAT



LEGEND

- 680--- EXISTING CONTOURS
- ONSITE DRAINAGE AREA DELINEATION
- OFF SITE DRAINAGE AREA DELINEATION
- EXISTING STORM SEWER
- EXISTING CURB INLET
- EXIST FLOW DIRECTION
- DA-1 1.36 AC DRAINAGE AREA OF BASIN

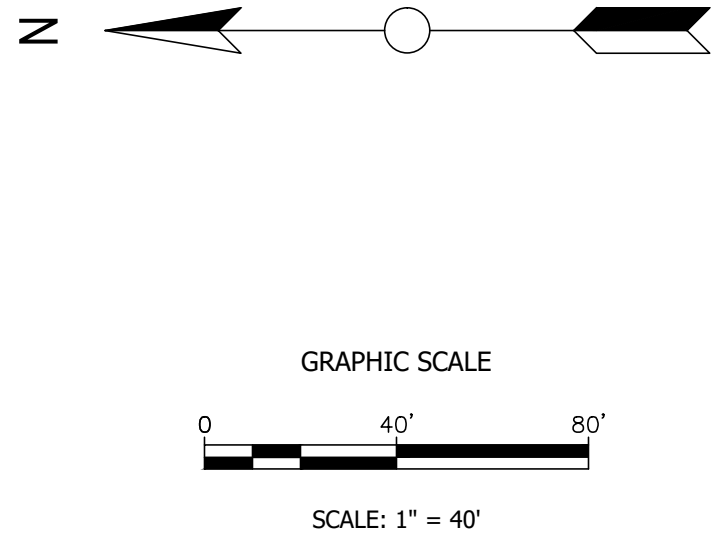


TABLE 1: EXISTING RUNOFF CHART CALCULATIONS														
Drainage	Total	Runoff	Time of	Rainfall Intensity					Design Discharge					Notes
Area	Area	Coefficient	Concentration											
No.			Tc	I5	I10	I25	I50	I100	Q5	Q10	Q25	Q50	Q100	
	(Acres)	C	(Min.)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	
DA-1	9.54	0.30	15	4.92	5.44	6.28	6.88	7.52	14.1	15.6	19.7	19.7	21.5	
TOTAL PROJECT FLOWS									14.1	15.6	19.7	19.7	21.5	

No.	Revision/Issue	Date

CLIENT ADDRESS: _____

CONTACT: _____

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D H R ENGINEERING, INC.

Civil Engineers

320 DECKER DRIVE

IRVING, TEXAS 76062

TEL (972) 771-0000 FAX (972) 771-0111

TBPE No. : F-9184

JARRELL TOWN CENTER APARTMENT COMPLEX

CITY OF JARRELL, WILLIAMSON COUNTY, TX

EXISTING DRAINAGE PLAN

STATE OF TEXAS

DAVID H. RECHT

91962

PROFESSIONAL ENGINEER

June 11, 2018

David H. Recht

CHECKED BY: NM

DHR JOB No. 17035D

ISSUE DATE: 06/01/2018

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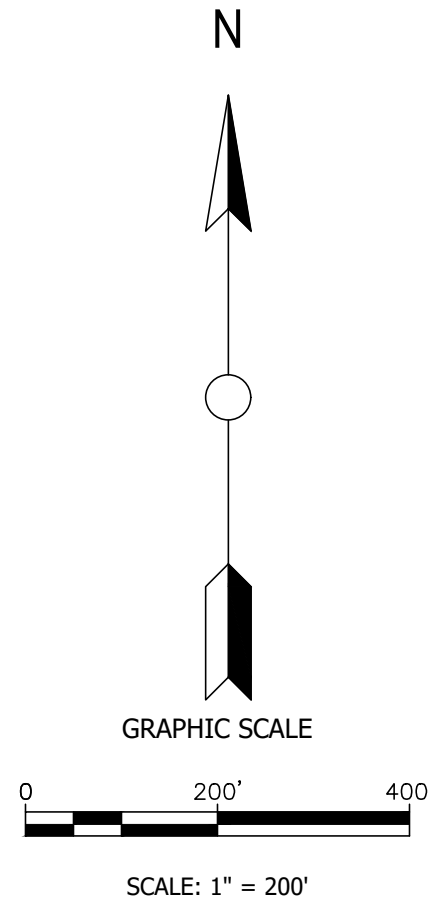
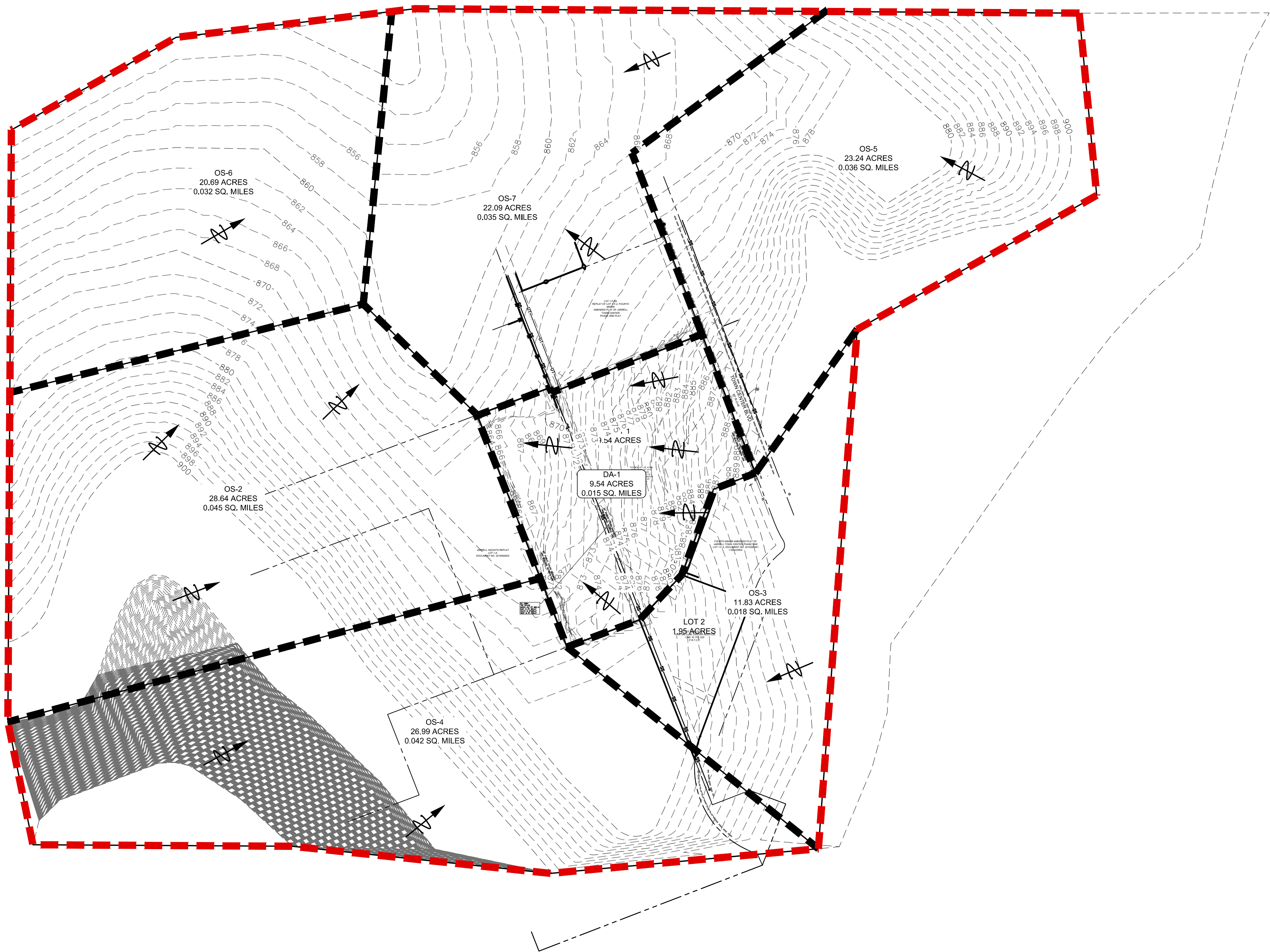


TABLE 1: EXISTING RUNOFF CHART CALCULATIONS

Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity					Design Discharge					Notes
				I ₅ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₅₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)	
OS-2	28.64	0.30	15	4.92	5.44	6.28	6.88	7.52	42.3	46.7	59.1	59.1	64.6	EXISTING CREEK
OS-3	11.83	0.30	15	4.92	5.44	6.28	6.88	7.52	17.5	19.3	24.4	24.4	26.7	
OS-4	26.99	0.30	15	4.92	5.44	6.28	6.88	7.52	39.8	44.0	55.7	55.7	60.9	EXISTING CREEK
OS-5	23.24	0.30	15	4.92	5.44	6.28	6.88	7.52	34.3	37.9	48.0	48.0	52.4	
OS-6	20.69	0.30	15	4.92	5.44	6.28	6.88	7.52	30.5	33.8	42.7	42.7	46.7	
OS-7	22.09	0.30	15	4.92	5.44	6.28	6.88	7.52	32.6	36.1	45.6	45.6	49.8	EXISTING CREEK
TOTAL PROJECT FLOWS									197.0	217.8	275.5	275.5	301.1	

No.	Revision/Issue	Date

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FIRM NAME AND ADDRESS

DHRE

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Civil Engineers
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TBPE No. : F-9184

JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX

OFFSITE DRAINAGE PLAN

STATE OF TEXAS
DAVID H. RECHT
91962
LICENSED PROFESSIONAL ENGINEER

June 11, 2018
David H. Recht

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DHR JOB No.
17035D

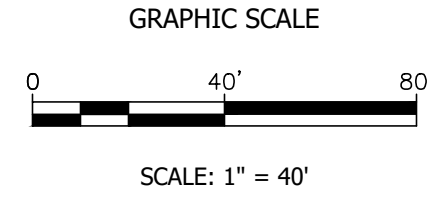
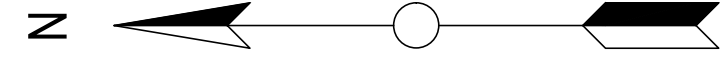
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LOT 1-F-2A
REPLAT OF LOT 1-F-2, FOURTH
MINOR
AMENDED PLAT OF JARRELL
TOWN CENTER
PHASE ONE PLAT

TOWN CENTER BLVD
60' R-O-W

FOURTH MINOR AMENDED PLAT OF
JARRELL TOWN CENTER PHASE ONE
LOT 1-F-3, DOCUMENT NO. 201509749
1.50 ACRES

LOT 1, BLOCK A
KWIK 380 LUBE CENTER ADDITION
CAB. W. PG. 229
P.R.T.C.T.



LEGEND

- 680 --- EXISTING CONTOURS
- 697 --- PROPOSED CONTOURS
- ONSITE DRAINAGE AREA DELINEATION
- OFF SITE DRAINAGE AREA DELINEATION
- EXISTING STORM SEWER
- EXISTING CURB INLET
- P-DA 1 1.36 Ac DRAINAGE AREA
- P-DA 2 4.28 Ac DRAINAGE AREA
- P-DA 3 3.28 Ac DRAINAGE AREA

TABLE 2: POST DEVELOPED RUNOFF CHART CALCULATIONS

Drainage Area No.	Total Area (Acres)	Runoff Coefficient CW	Time of Concentration Tc (Min.)	Rainfall Intensity					Design Discharge				
				I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I50 (in/hr)	I100 (in/hr)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
P-DA 1	1.98	0.85	10	5.76	6.42	7.32	8.10	8.82	9.7	10.8	13.6	13.6	14.8
P-DA 2	4.28	0.85	10	5.76	6.42	7.32	8.10	8.82	21.0	23.4	29.5	29.5	32.1
P-DA 3	3.28	0.85	10	5.76	6.42	7.32	8.10	8.82	16.1	17.9	22.6	22.6	24.6
TOTAL PROJECT FLOWS	9.54								46.7	52.1	65.7	65.7	71.5

JARRELL HEIGHTS REPLAT
LOT 1-A
DOCUMENT NO. 2016050002

EX. SSMH
TOP 874.02 FT. 865.12
NORTH CUT 865.27
SOUTH IN 865.27
WEST IN 865.27

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FIRM NAME AND ADDRESS
D H R
ENGINEERING, INC.
Civil Engineers
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IRVING, TEXAS 75062
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TBPE No. : F-9184

JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX
PROPOSED DRAINAGE PLAN

STATE OF TEXAS
DAVID H. RECHT
91962
LICENSED PROFESSIONAL ENGINEER
June 11, 2018
David H. Recht

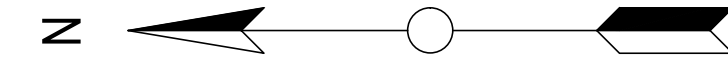
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LOT 1-F-2A
REPLAT OF LOT 1-F-2, FOURTH
MINOR
AMENDED PLAT OF JARRELL
TOWN CENTER
PHASE ONE PLAT

TOWN CENTER BLVD
60' R.O-W

FOURTH MINOR AMENDED PLAT OF
JARRELL TOWN CENTER PHASE ONE
LOT 1-F-3, DOCUMENT NO. 2015097491
1.50 ACRES

LOT 1, BLOCK A
KWIK 380 LUBE CENTER ADDITION
CAB. W. PG. 229
P.R.T.C.T.



GRAPHIC SCALE
0 40' 80'
SCALE: 1" = 40'

STA 3+43.69 ~ STORM-RAIN-SD~1
CONSTRUCT: CURB INLET #5
RIM ELEV. = 870.05
FL(24" RCP IN) S = 872.15
FL(18" RCP OUT) W = 865.55

STA 3+19.67 ~ STORM-RAIN-SD~2
CONSTRUCT: GRATE INLET #2
RIM ELEV. = 868.73
FL(18" RCP IN) E = 864.80
FL(30" RCP OUT) W = 864.64

STA 2+60.00 ~ STORM-RAIN-SD~1
CONSTRUCT: JUNCTION BOX
RIM ELEV. = 864.75
FL(24" RCP IN) S = 872.15
FL(24" RCP OUT) W = 872.05

STA 1+00.00 ~ STORM-RAIN-SD~2
CONSTRUCT: HEADWALL
RIM ELEV. = 859.39
FL(30" RCP IN) E = 858.00

STA 1+26.66 ~ STORM-RAIN-SD~2
CONSTRUCT: GRATE INLET #1
RIM ELEV. = 862.26
FL(18" RCP IN) S = 855.52
FL(30" RCP IN) E = 858.85
FL(30" RCP OUT) W = 858.75

STA 3+08.77 ~ STORM-RAIN-SD~1
CONSTRUCT: GRATE INLET #3
RIM ELEV. = 864.62
FL(18" RCP IN) S = 874.35
FL(18" RCP IN) E = 874.25
FL(24" RCP OUT) N = 874.15

STA 4+70.00 ~ STORM-RAIN-SD~1
CONSTRUCT: GRATE INLET #5
RIM ELEV. = 864.49
FL(18" RCP IN) NE = 877.65
FL(18" RCP OUT) N = 877.55

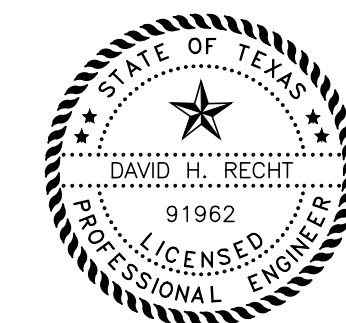
STA 4+83.45 ~ STORM-RAIN-SD~2
CONSTRUCT: CURB INLET #2
RIM ELEV. = 867.91
FL(18" RCP IN) S = 860.12
FL(18" RCP OUT) N = 859.55

STA 7+21.60 ~ STORM-RAIN-SD~1
CONSTRUCT: CURB INLET #3
RIM ELEV. = 870.40
FL(18" RCP OUT) N = 862.50

EX. SSMH
TOP: 874.02
EAST: 874.02
SOUTH: 874.02
WEST: 874.02

ENGINEERING, INC.
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330 DECKER DRIVE
IRVING, TEXAS 75062
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JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX
STORM SEWER PLAN



June 11, 2018
David H. Recht

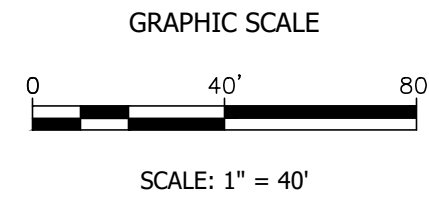
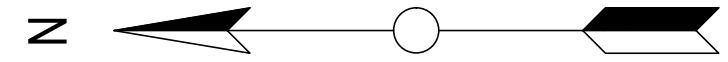
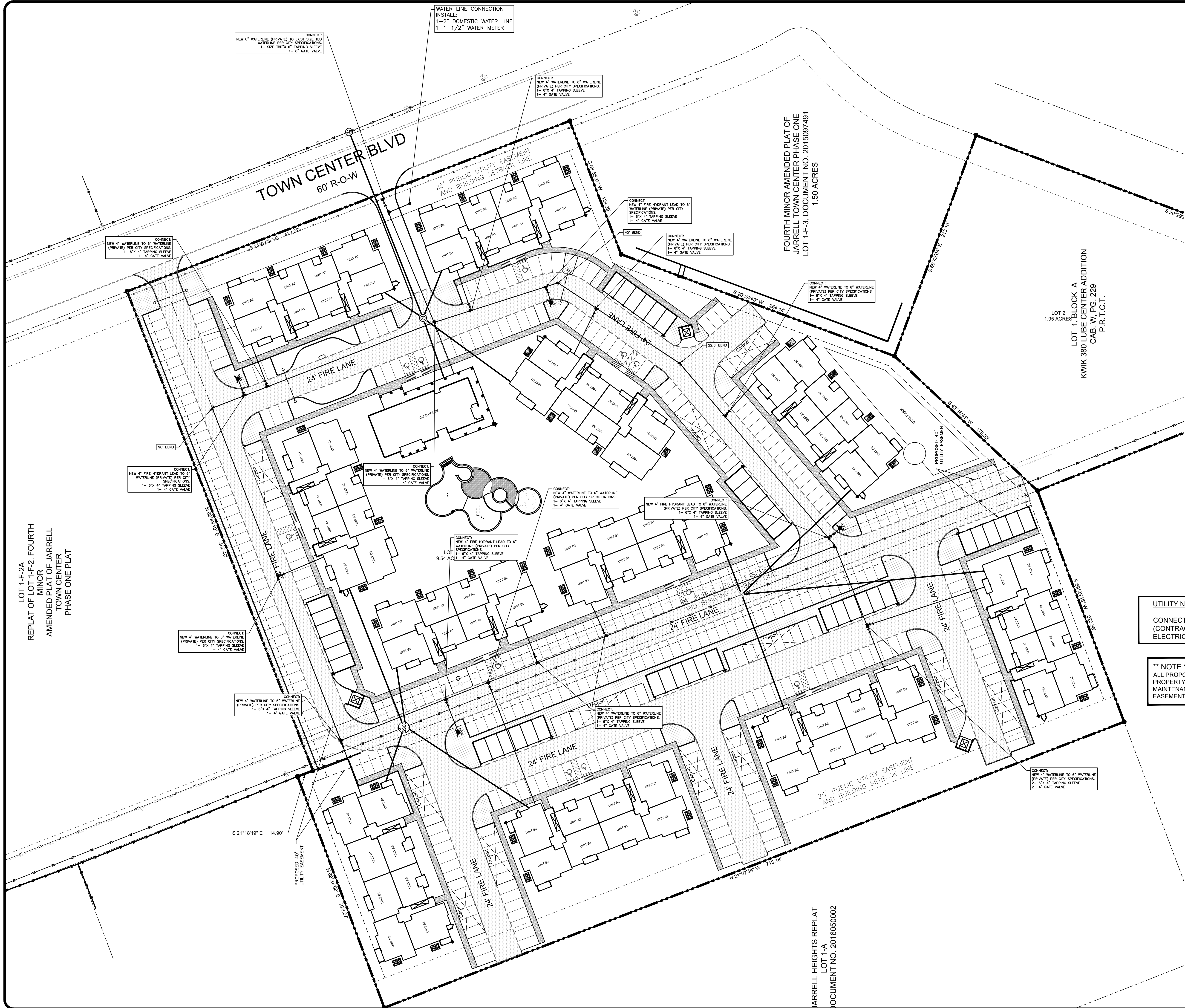
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LOT 1-F-2A
REPLAT OF LOT 1-F-2, FOURTH
MINOR
AMENDED PLAT OF JARRELL
TOWN CENTER
PHASE ONE PLAT

**UTILITY NOTE**

CONNECT EXISTING ELECTRICAL LINE TO PROPOSED BUILDING
(CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING
ELECTRICAL LINE.)

**** NOTE ****

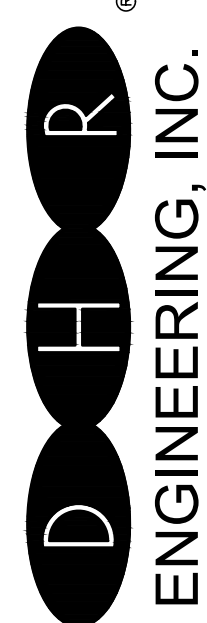
ALL PROPOSED ROADWAY AND PROPOSED UTILITIES WITHIN
PROPERTY SHALL BE MAINTAINED BY OWNER. CITY OF JARRELL
MAINTENANCE SHALL BE LIMITED TO WITH DEDICATED ROW OR
EASEMENT BOUNDARIES.

No.	Revision/Issue	Date

CLIENT ADDRESS

CONTACT:
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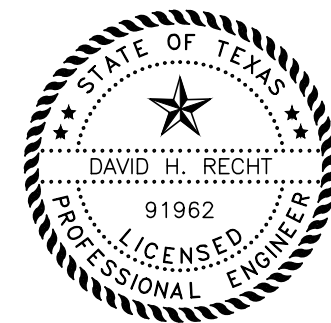
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JARRELL TOWN CENTER
APARTMENT COMPLEX
CITY OF JARRELL, WILLIAMSON COUNTY, TX

WATER PLAN

June 11, 2018

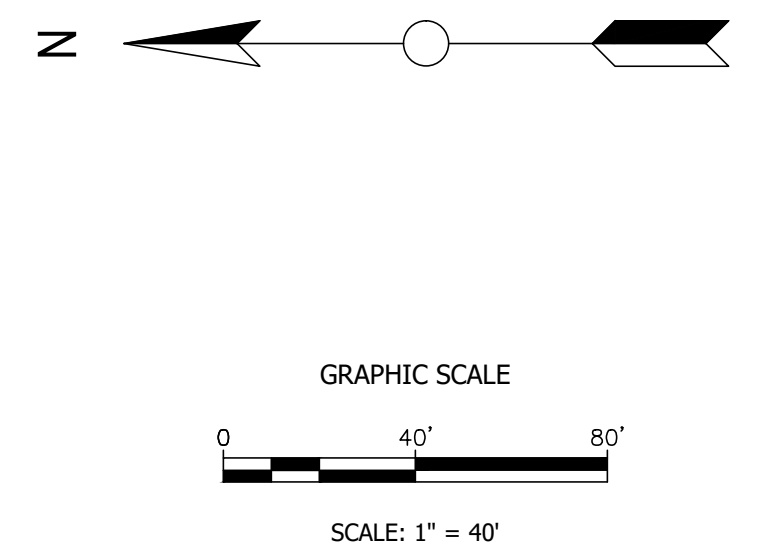
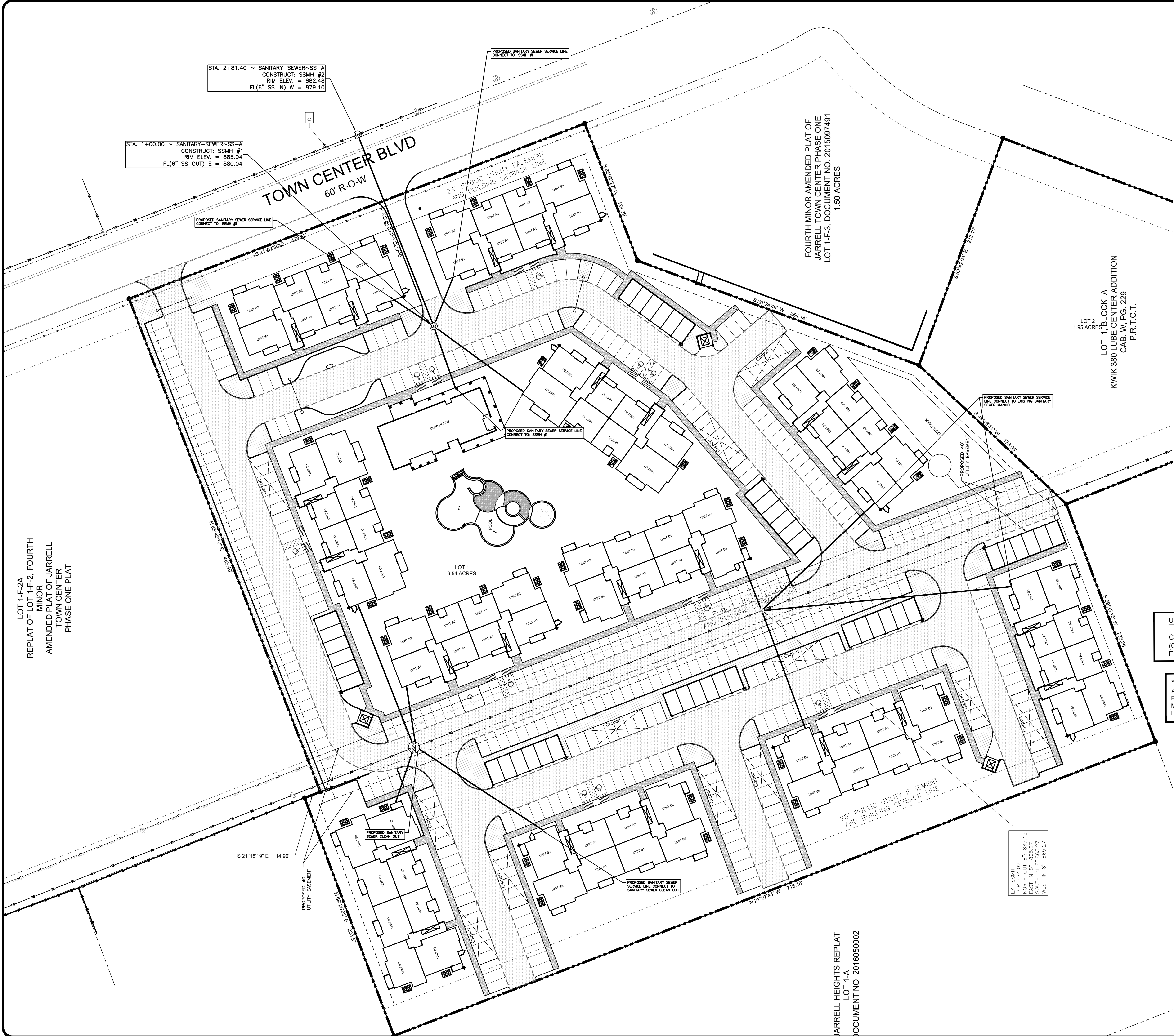
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UTILITY NOTE
CONNECT EXISTING ELECTRICAL LINE TO PROPOSED BUILDING (CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING ELECTRICAL LINE).

**** NOTE ****
ALL PROPOSED ROADWAY AND PROPOSED UTILITIES WITHIN PROPERTY SHALL BE MAINTAINED BY OWNER, CITY OF JARRELL. MAINTENANCE SHALL BE LIMITED TO WITH DEDICATED ROW OR EASEMENT BOUNDARIES.

No.	Revision/Issue	Date

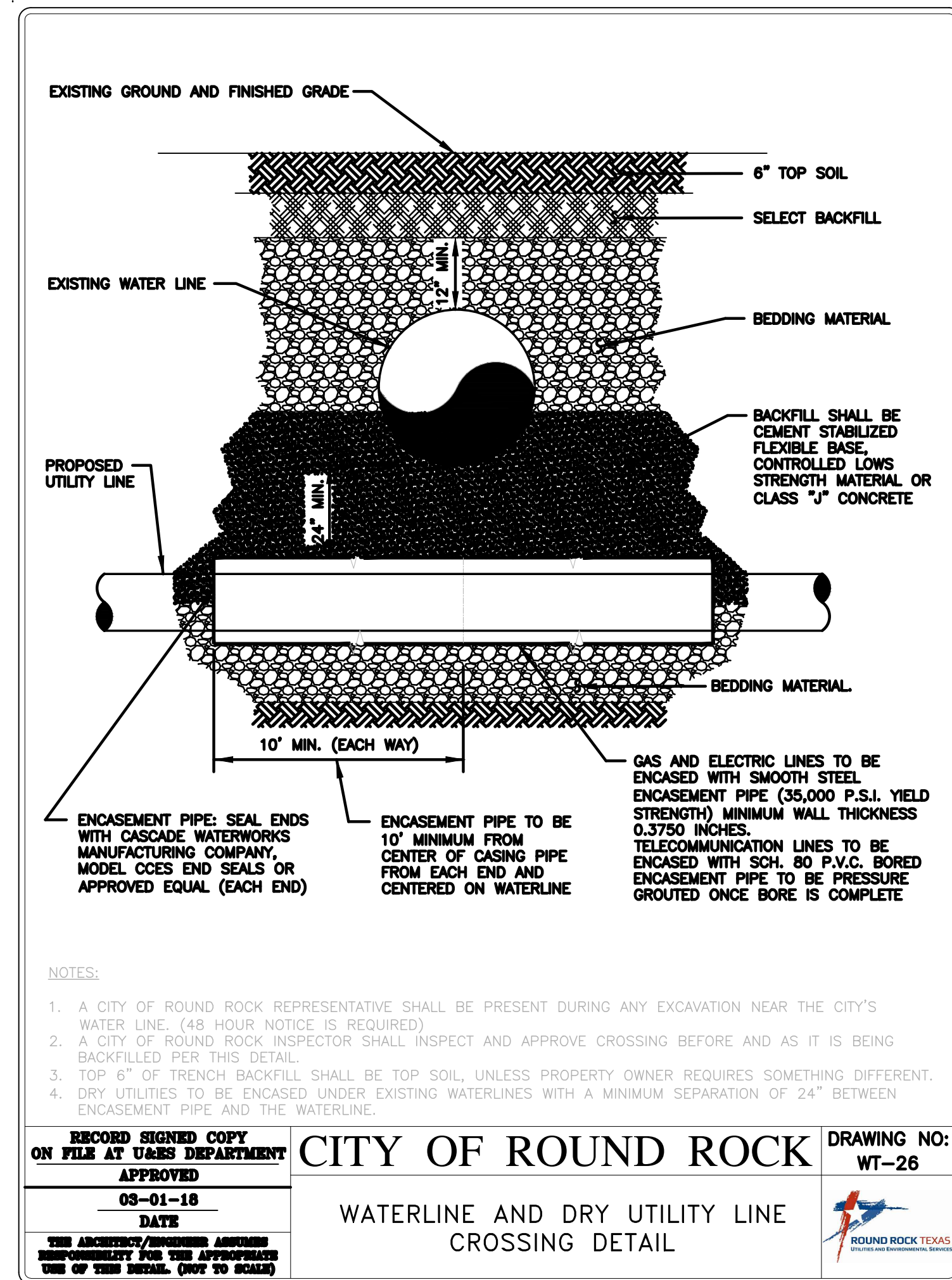
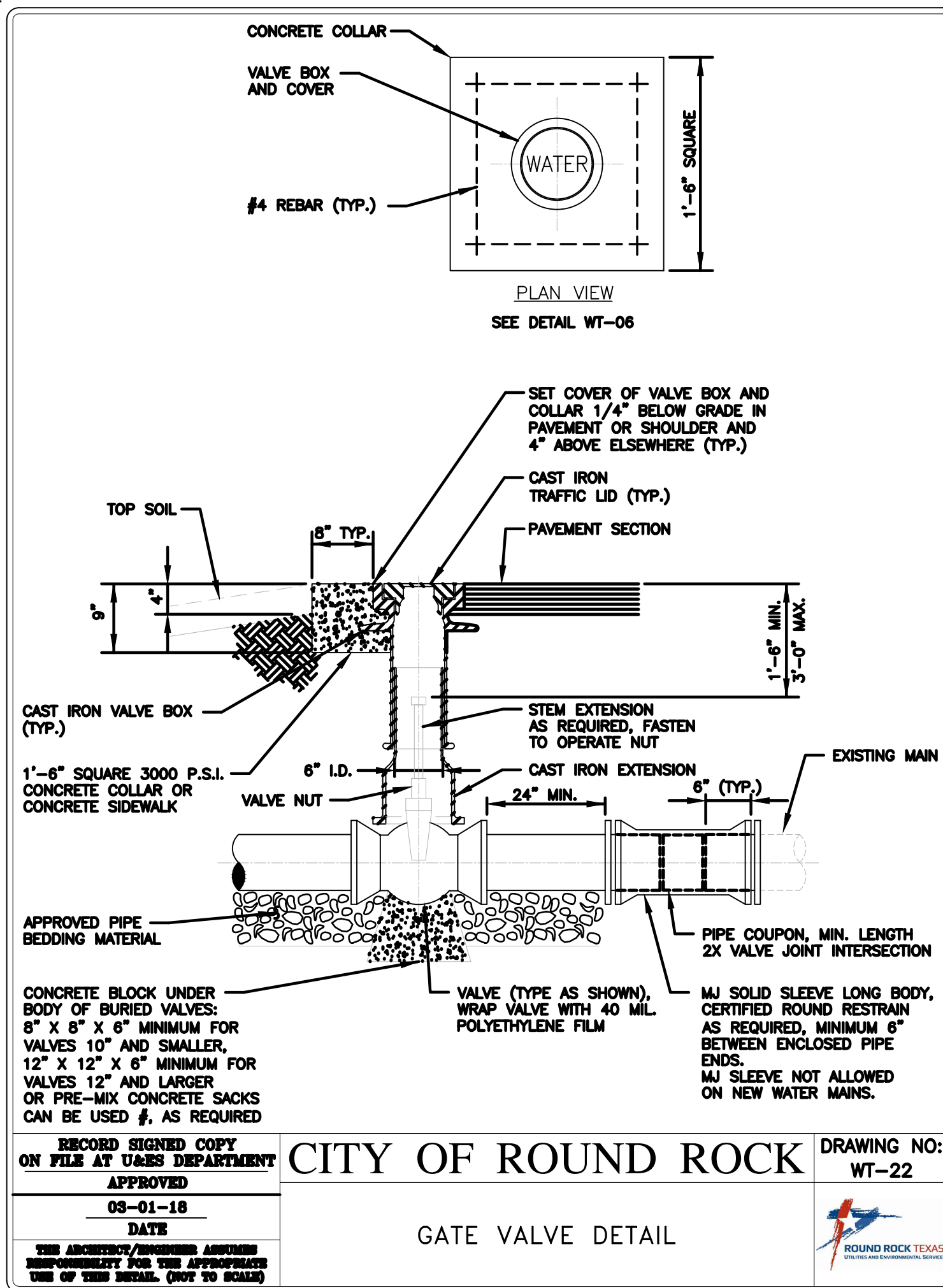
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CONTACT: _____
PHONE: _____
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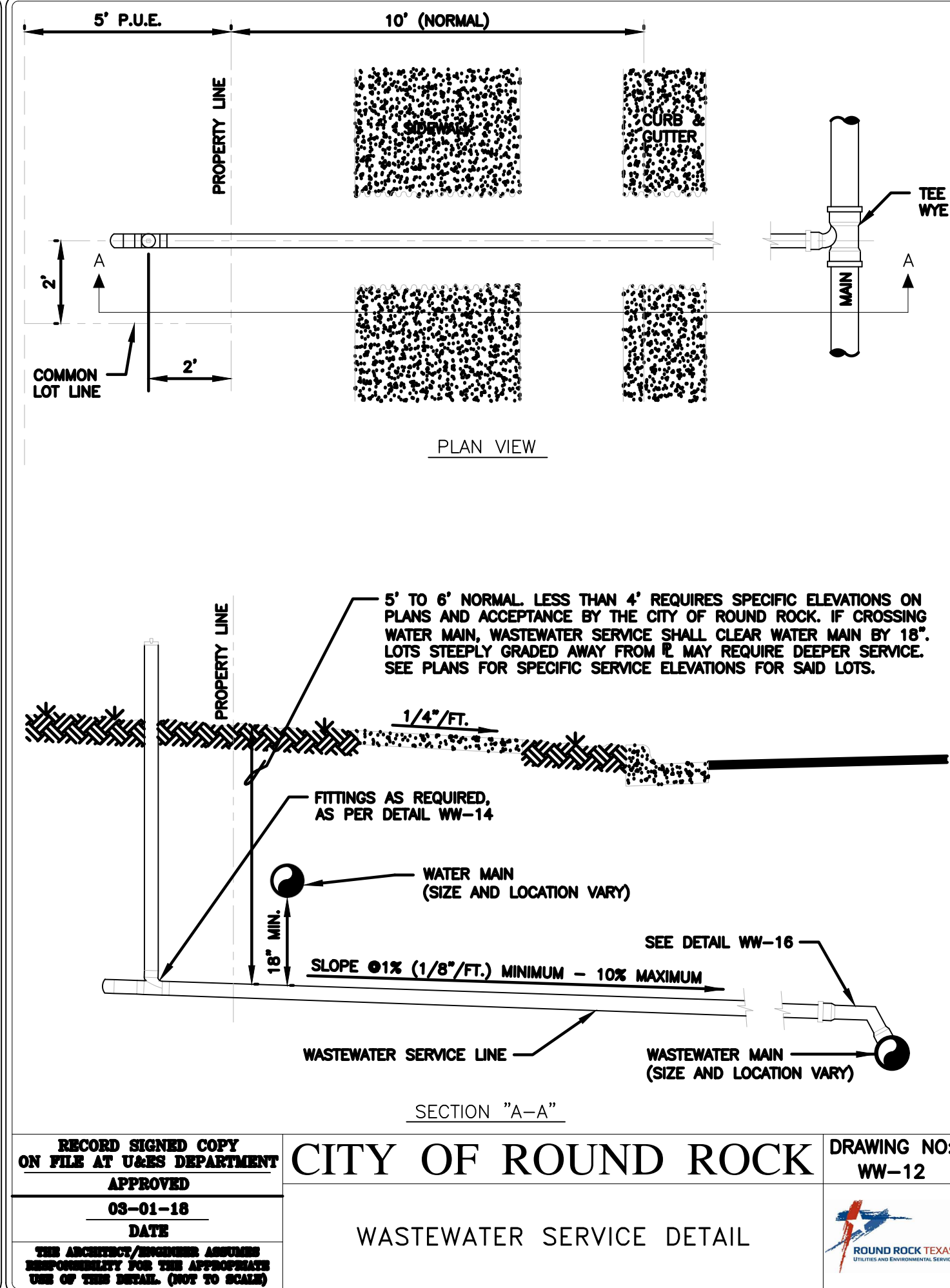
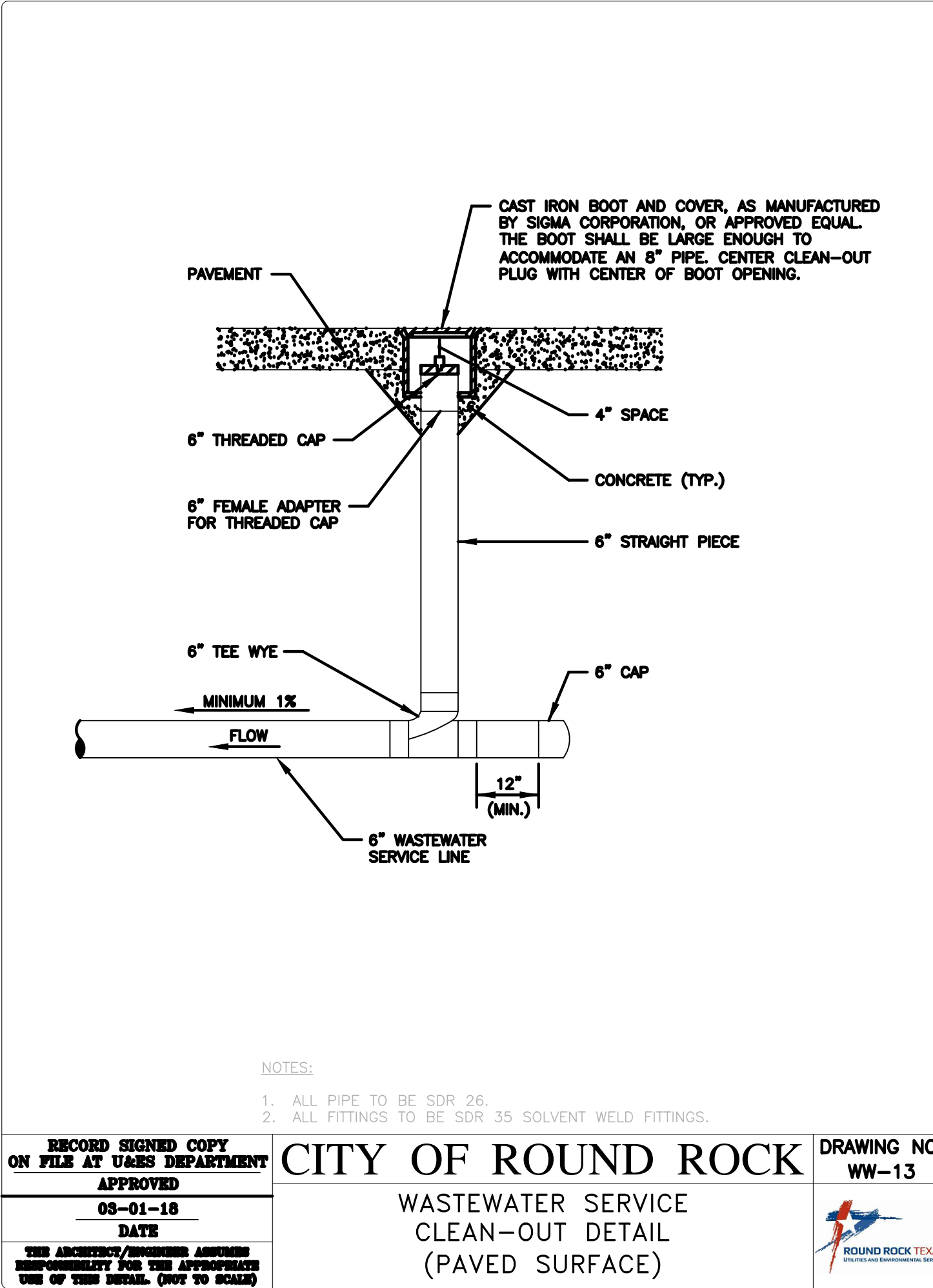
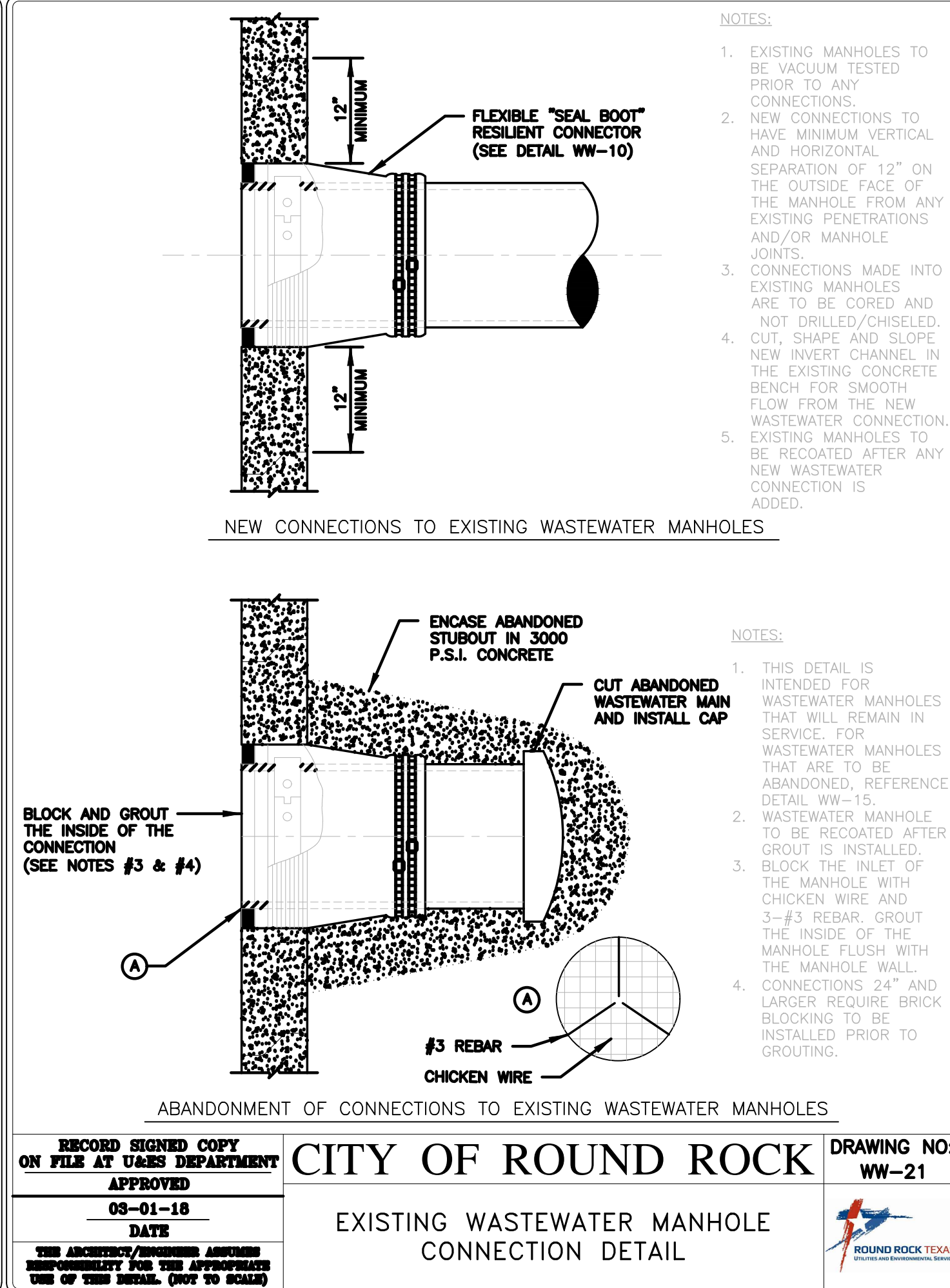
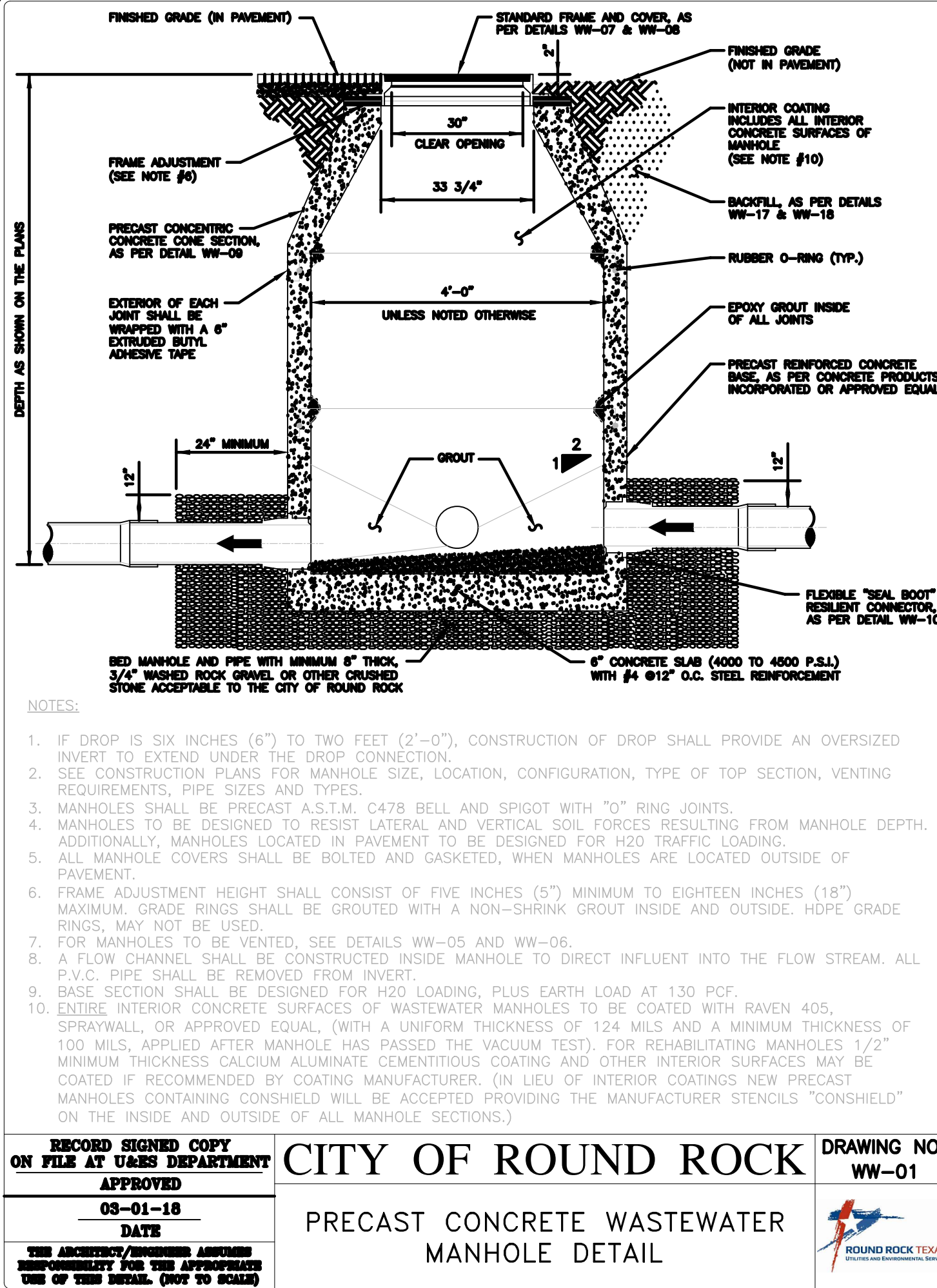
**JARRELL TOWN CENTER
APARTMENT COMPLEX**
CITY OF JARRELL, WILLIAMSON COUNTY, TX
SANITARY SEWER PLAN

June 11, 2018
David H. Recht

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