

CONSTRUCTION PLANS FOR ALLISON RIDGE SUBDIVISION PHASE I PLANS WISE COUNTY, TEXAS JANUARY 2026

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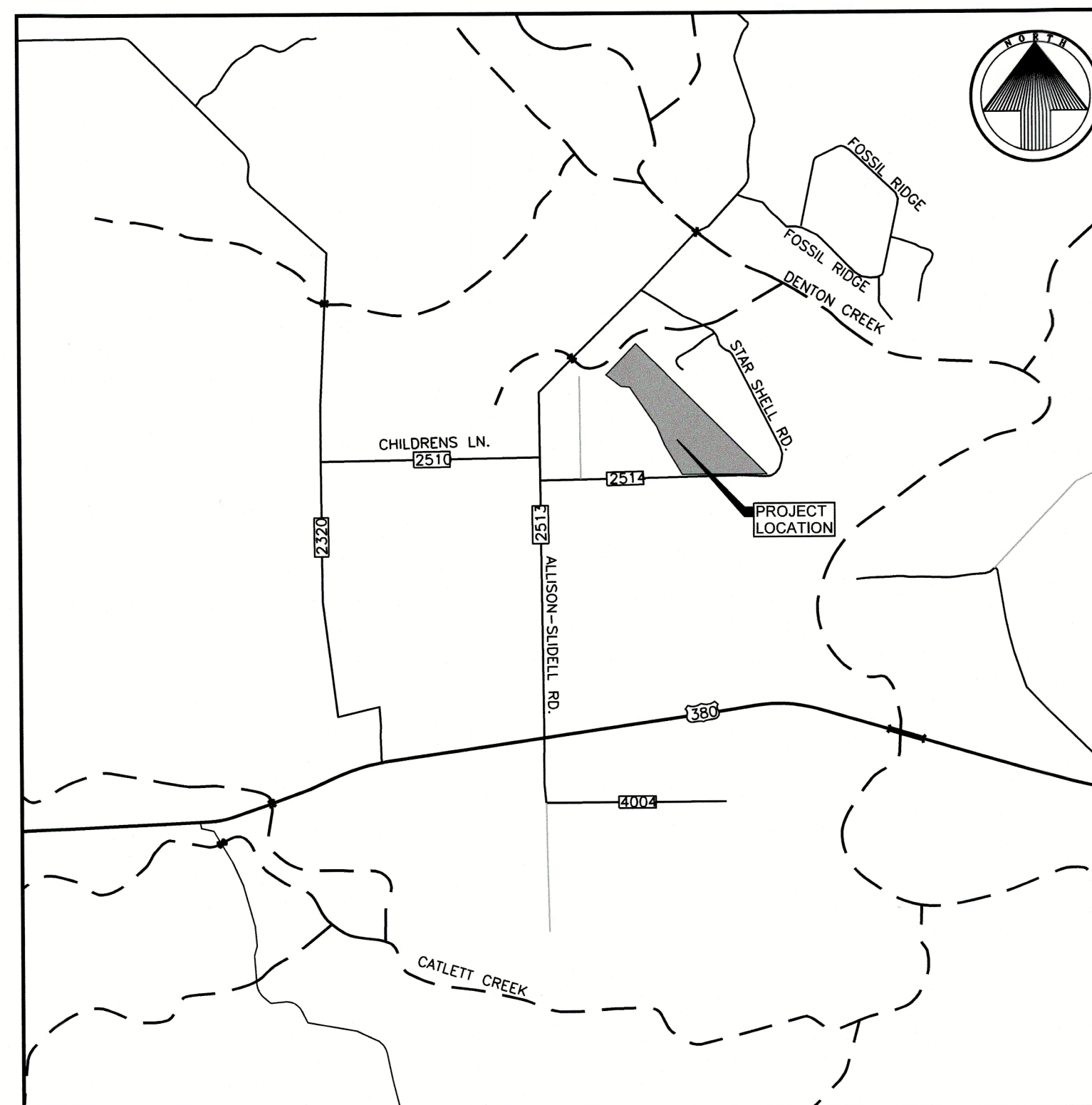
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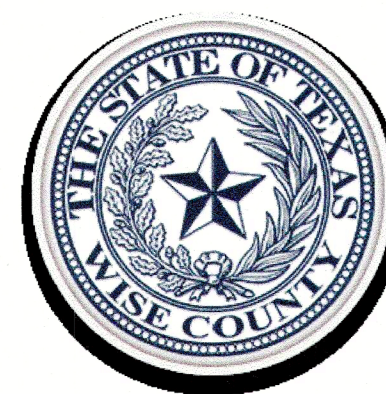


THESE CONSTRUCTION PLANS HAVE BEEN APPROVED BY WISE COUNTY. THEY HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE SUBDIVISION RULES AND REGULATIONS. THIS APPROVAL DOES NOT RELIEVE THE DESIGN ENGINEER OR THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF THE PLANS AND SPECIFICATIONS. CONSTRUCTION NOT COMMENCED WITHIN ONE YEAR OF SIGNATURE DATE BELOW, SHALL BE SUBJECT TO ALL REQUIREMENTS AND STANDARDS OF THE THEN EXISTING WISE COUNTY DEVELOPMENT RULES AND REGULATIONS.

COUNTY JUDGE _____
DATE Feb. 9 2026



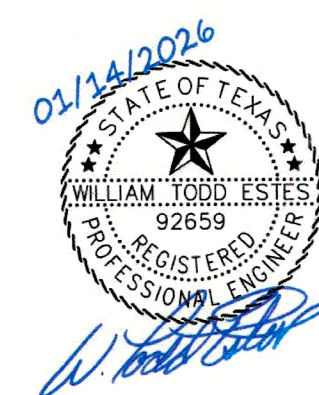
VICINITY MAP
SCALE 2000' : 1"

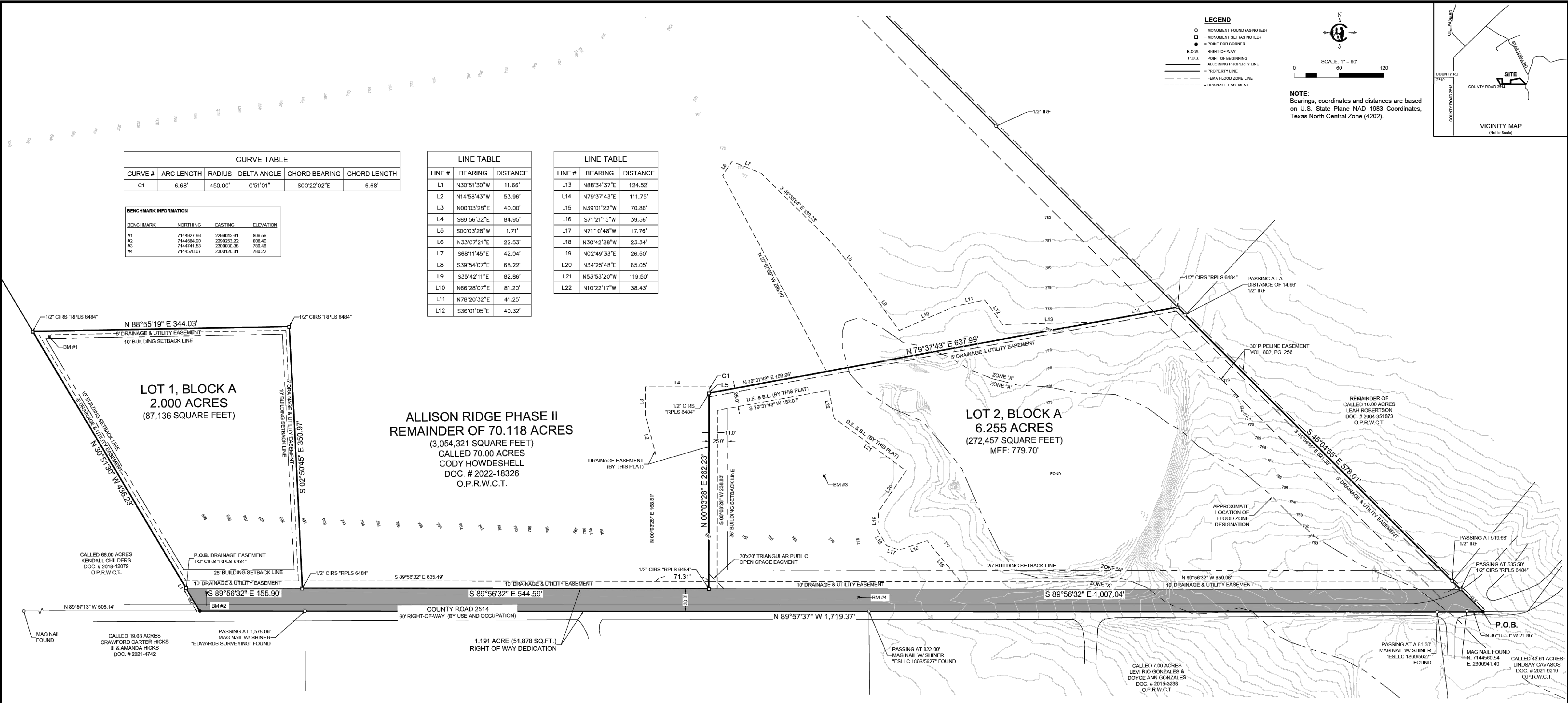


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Plotted By: Dcarillo
Plot Date: Wednesday, January 14, 2026 12:44:36 PM
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Save Date: Thursday, December 18, 2025 4:45:51 PM
File Name: P:\Projects\HHH2301 - Howdeshell 70 Acres\DWG\Phase 1\cops\COVER SHEET.dwg

GENERAL CONSTRUCTION NOTES

1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO WISE COUNTY AND TCEQ DESIGN STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
16. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
17. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO EDGE OF PAVEMENT AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
19. THE CONTRACTOR SHALL SEED AND FERTILIZE ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES INCLUDING TEMPORARY IRRIGATION TO ENSURE FULL COVERAGE OF VEGETATION. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
20. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
21. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
23. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q.
24. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
25. ALL WORK ON STATE RIGHT-OF-WAY (ROW) SHALL COMPLY WITH THE TXDOT PERMIT PROVISIONS AND TXDOT STANDARDS.
26. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
27. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
28. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK, PROVISION OF A SAFE AND HEALTHFUL WORK ENVIRONMENT INCLUDES PROVISION OF A TRENCH SAFETY SYSTEM.
29. CONTRACTOR SHALL CLEARLY DESIGNATE MATURE TREES ON SITE TO BE PROTECTED. PROVISIONS SHALL BE MADE THROUGHOUT CONSTRUCTION TO PRESERVE AND PROTECT MATURE TREES ON SITE. UNAUTHORIZED LAND DISTURBING ACTIVITIES OR CONSTRUCTION THAT IMPACT AND/OR DAMAGE THESE TREES IS PROHIBITED.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY OR COUNTY RIGHT-OF-WAY.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
5. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
6. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
7. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
2. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO PREVENT PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
4. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
5. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, AND DISPOSED OF BY THE CONTRACTOR, OFF SITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
6. ALL AREAS DISTURBED BY GRADING OPERATIONS SHALL BE SEEDED, TEMPORARILY IRRIGATED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE, IS ACHIEVED.
7. THE GRADING CONTRACTOR SHALL COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
8. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. ANY DEVIATION FROM A BALANCED CUT AND FILL SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND ANY VARIANCE SHALL BE SPECIFICALLY ITEMIZED ON THE BID.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND A STAND OF GRASS IS ESTABLISHED WITH 70% COVERAGE ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH TOPSOIL AND VEGETATION.
3. ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE SEEDED AND IRRIGATED UNTIL A PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES AND OBTAIN APPROPRIATE PERMITS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE AND THE ESTABLISHMENT OF A STAND OF GRASS WITH 70% COVERAGE TO PREVENT EROSION. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS.
5. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
6. CONSTRUCTION ENTRANCE:
MINIMUM SIZE STONE: 3-INCHES DIAMETER
THICKNESS: NOT LESS THAN 8-INCHES
A. NOT LESS THAN 50-FEET
B. NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
7. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND WISE COUNTY) AS REQUIRED TO PREVENT ADVERSE OFF-SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY WISE COUNTY.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFF SITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY WISE COUNTY.
12. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
14. CONTRACTOR SHALL PROMOTE AND PROVIDE FOR A HEALTHY ESTABLISHMENT OF TURF GRASSES WHILE KEEPING IRRIGATION TO A MINIMUM IN ORDER TO REDUCE EROSION FROM SURFACE RUNOFF.
15. SOD OR SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES AFTER FINAL GRADING AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
16. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q.
17. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.

- REV. 1
- REV. 2
- REV. 3
- REV. 4
- REV. 5

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Professional Engineers
Registration Number: F-7998

info@ae-grp.com



Drawn by: DAC

Checked by: WTE

CODY HOWDESHELL
CONSTRUCTION PLANS

ALLISON RIDGE
PHASE I

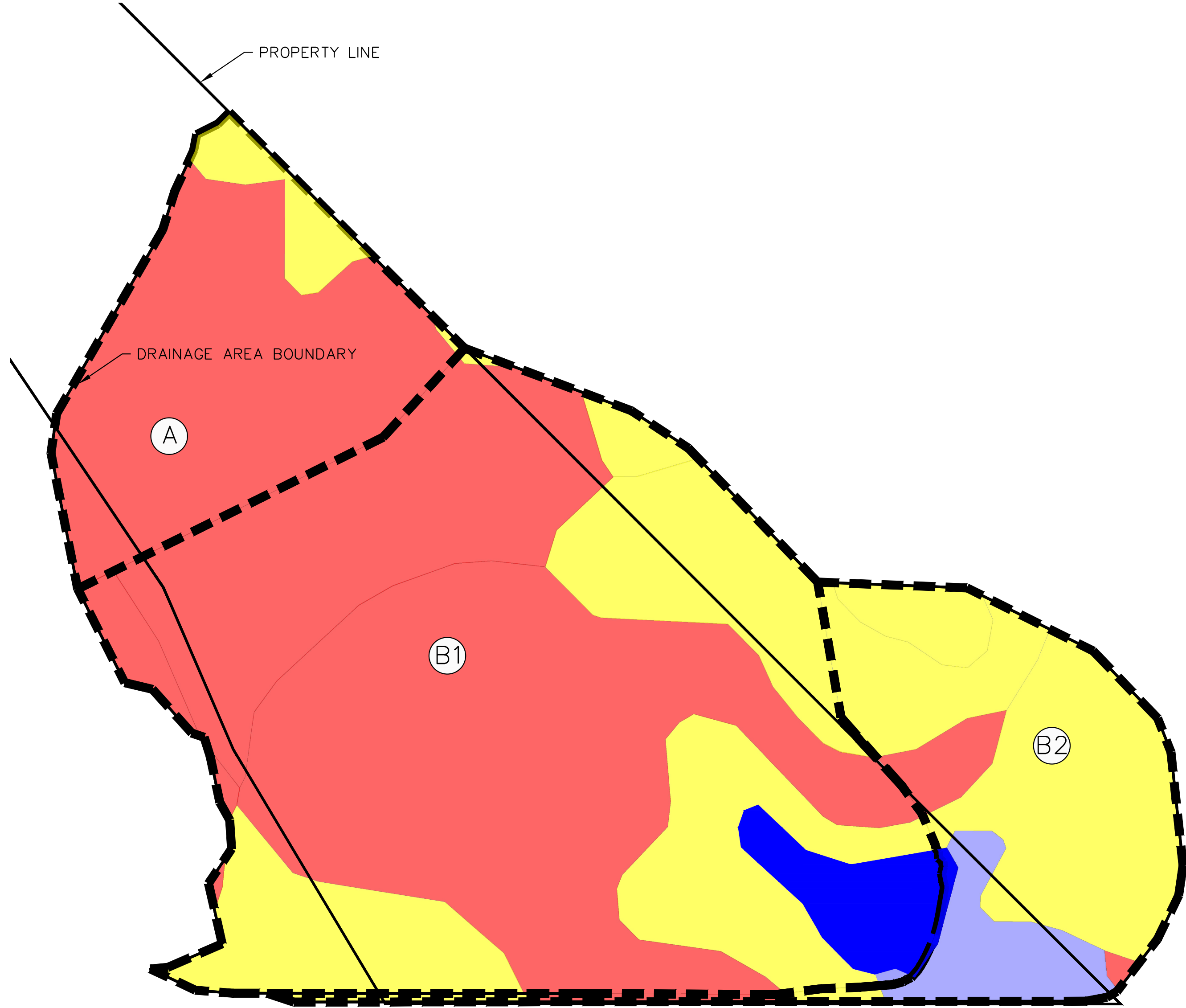
WISE COUNTY, TEXAS

GENERAL NOTES

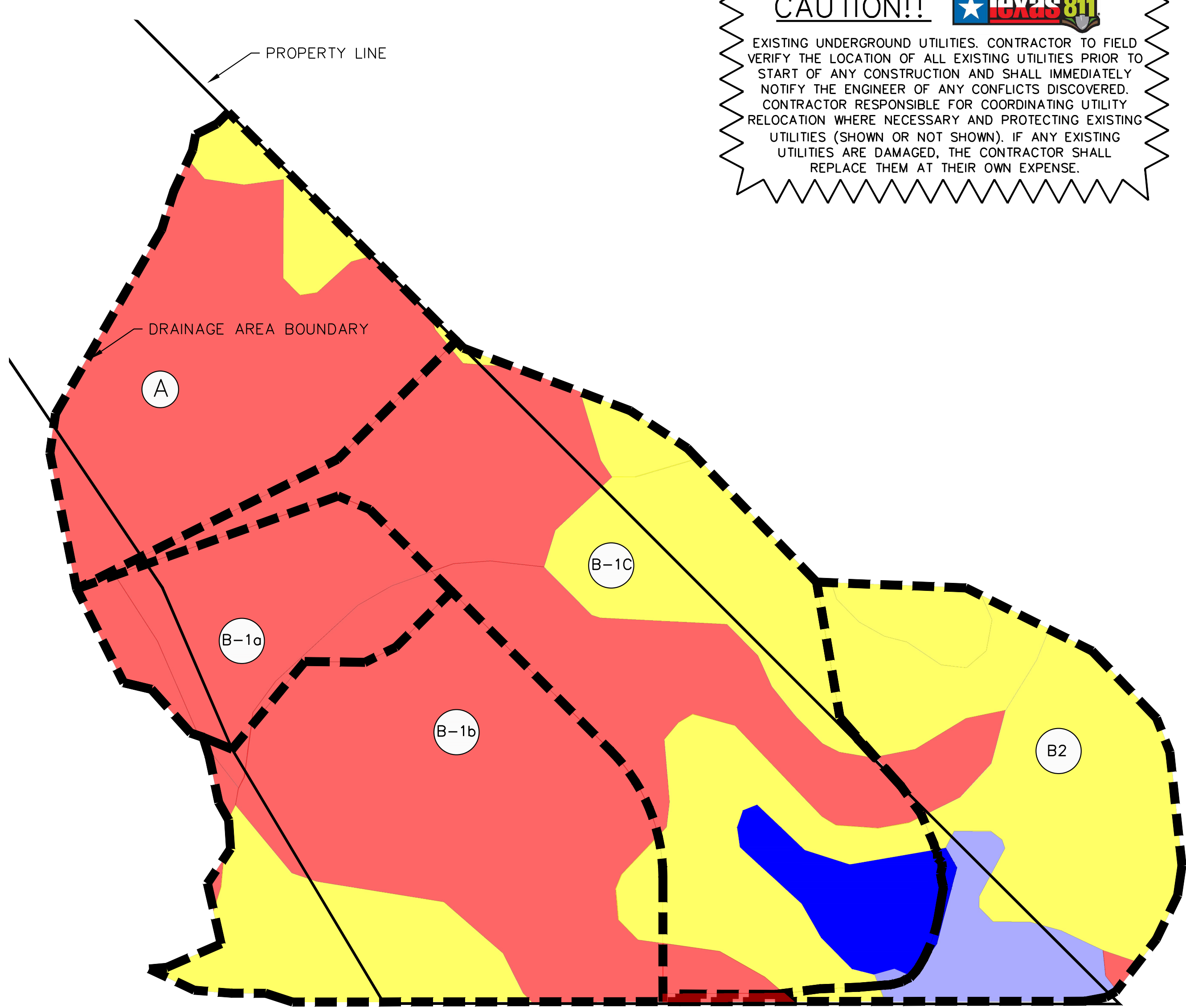
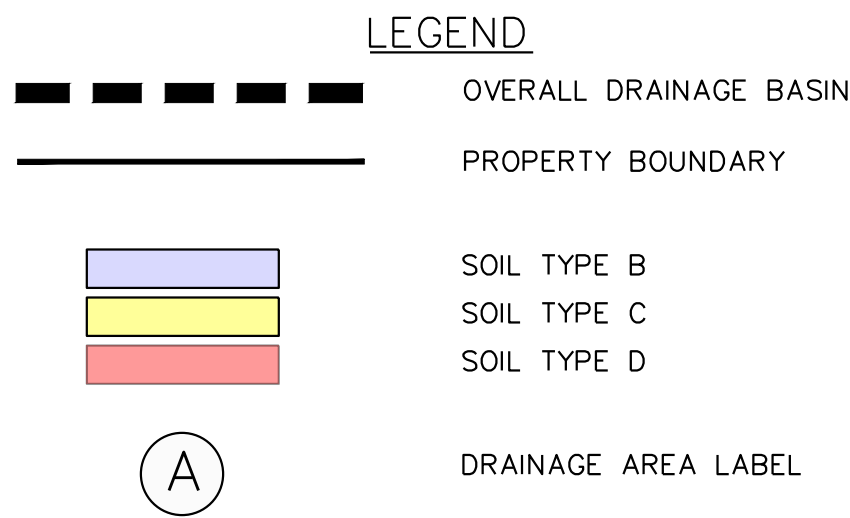
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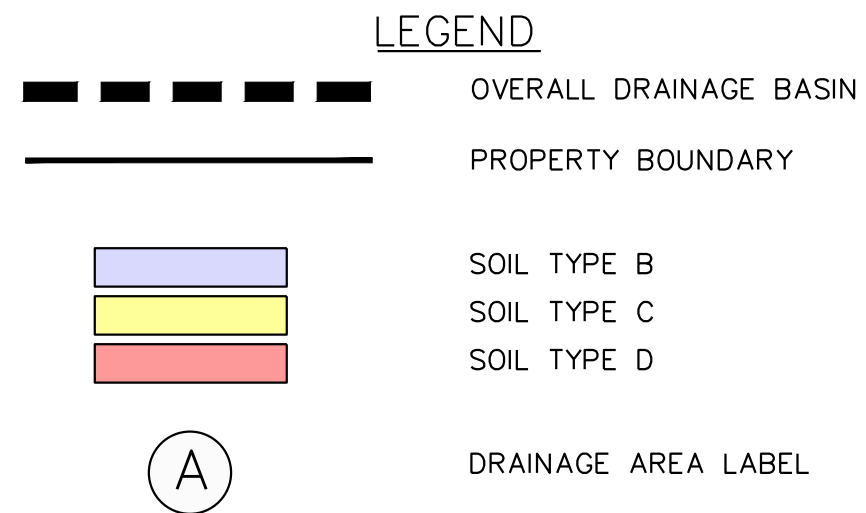
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EXISTING SOILS MAP
SCALE: 1" = 200'

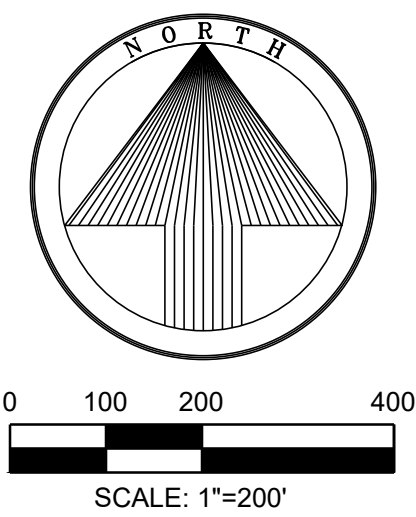


PROPOSED SOILS MAP
SCALE: 1" = 200'



NOTES:
1. SOIL DATA IS FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.

CAUTION!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF ANY CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.



REV. 1
REV. 2
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REV. 5

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Drawn by: DAC
Checked by: WTE

CODY HOWDESHELL
CONSTRUCTION PLANS
ALLISON RIDGE
PHASE I
WISE COUNTY, TEXAS

Soils Maps

Job: HHH2301

SHEET

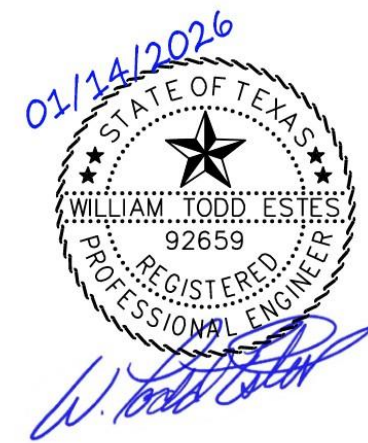
03

REV. 1
REV. 2
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Drawn by: DAC
Checked by: WTE

CODY HOWDESHELL
CONSTRUCTION PLANS
**ALLISON RIDGE
PHASE I**
WISE COUNTY, TEXAS

COMPUTATIONS

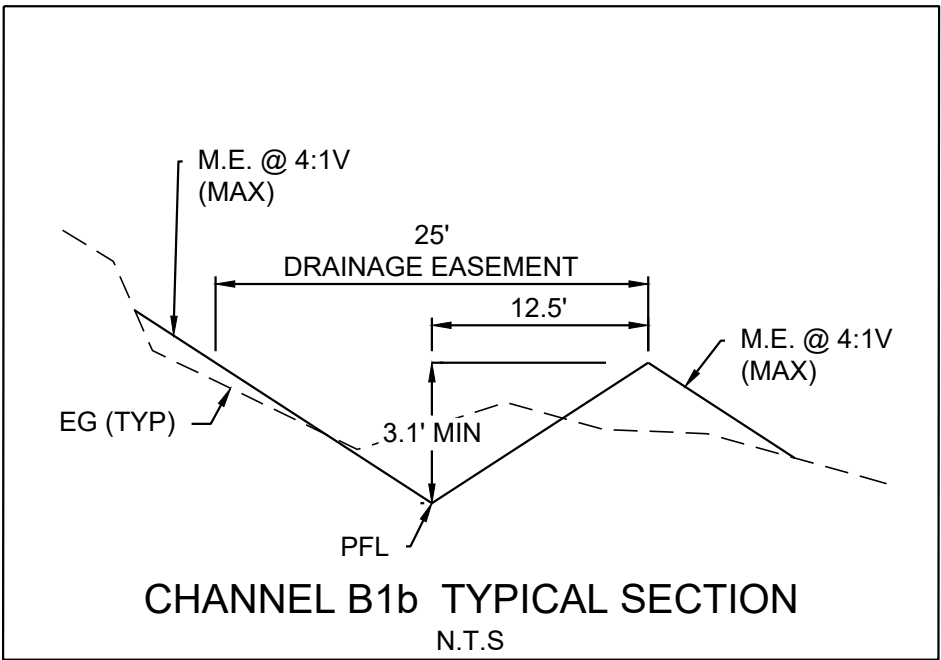
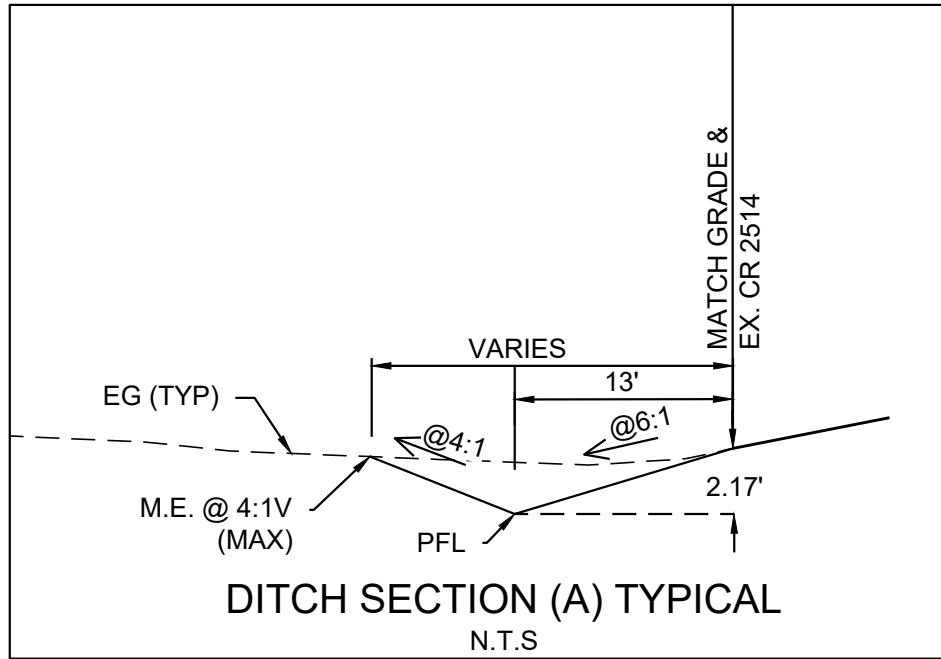
Job: HHH2301

SHEET
06

ALLISON RIDGE ADDITION - PHASE I							
Runoff Computations							
Design Point	Area (ac.)	C	Tc (min)	10 Year		100 yr	
				I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)
Channel B1b	25.91	0.37	17.4	4.98	47.74	7.35	70.46

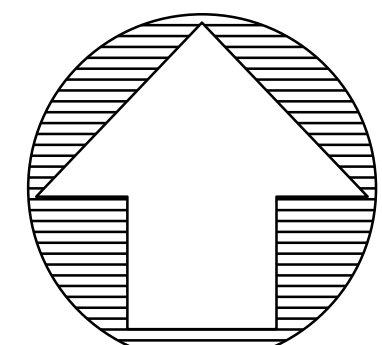
Allison Ridge Addition - Phase I												
CHANNEL COMPS												
d (ft)	BOTTOM WIDTH	SIDE SLOPE	AREA (sqf)	PERIMETER (ft)	R (ft)	R ^{2/3} (ft)	n n-value	S (%)	V (fps)	Q (cfs)	TOP WIDTH	COMMENTS
Driveway Swale												
0.18	0	25	0.8	8.91	0.0889	0.1992	0.0350	0.0100	0.8	0.67	8.9	LOT 2
0.50	0	25	6.3	25.02	0.2498	0.3966	0.0350	0.0100	1.7	10.52	25.0	CAPACITY
0.18	0	25	0.8	9.08	0.0907	0.2018	0.0350	0.0100	0.9	0.71	9.1	LOT 1
0.50	0	25	6.3	25.02	0.2498	0.3966	0.0350	0.0100	1.7	10.52	25.0	CAPACITY
0.26	0	25	1.7	13.04	0.1301	0.2568	0.0350	0.0100	1.1	1.85	13.0	CR 2514
0.21	0	25	1.1	10.46	0.1044	0.2217	0.0350	0.0325	1.7	1.85	10.5	
0.20	0	25	1.0	10.21	0.1019	0.2182	0.0350	0.0370	1.8	1.85	10.2	
0.20	0	25	1.0	10.01	0.0999	0.2153	0.0350	0.0410	1.9	1.85	10.0	
0.50	0	25	6.3	25.02	0.2498	0.3966	0.0350	0.0100	1.7	10.52	25.0	CAPACITY
Channel B1b												
2.04	0	4	16.7	16.85	0.9910	0.9940	0.0350	0.0100	4.2	70.46	16.3	100YR
3.10	0	4	38.4	25.56	1.5037	1.3126	0.0350	0.0100	5.6	214.22	24.8	CAPACITY

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LEGEND

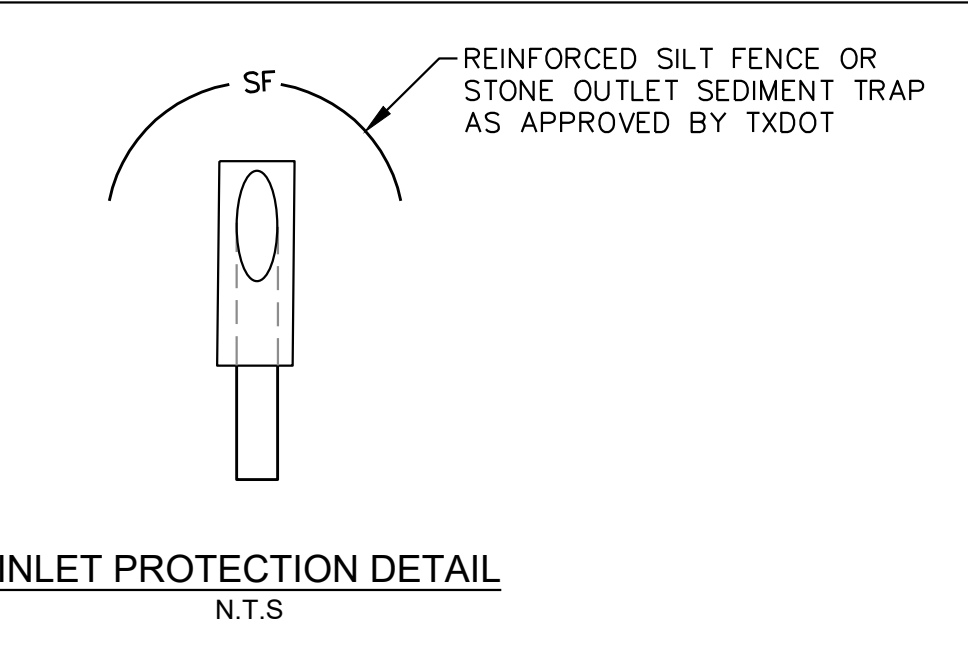
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|-----------|--------------------|---|--|
| — | PROPERTY BOUNDARY | ← | FLOW ARROW |
| --- | ADJACENT LOT LINE | ▲ | CHECK DAM |
| -G- | GAS LINE | Ⓢ | INLET PROTECTION |
| - - - | EASEMENT | ● | APPROX. LOCATION OF EX. TREE (TO BE REMOVED), TYP. |
| - - - | PROPOSED LOT LINE | | |
| - - - | PROPOSED FLOW LINE | | |
| - - - | EXISTING CONTOUR | | |
| - - - | PROPOSED CONTOUR | | |
| B- - - -B | CROSS - SECTION | | |
| --- | EXISTING POND | | |
| --- | SILT FENCE | | |



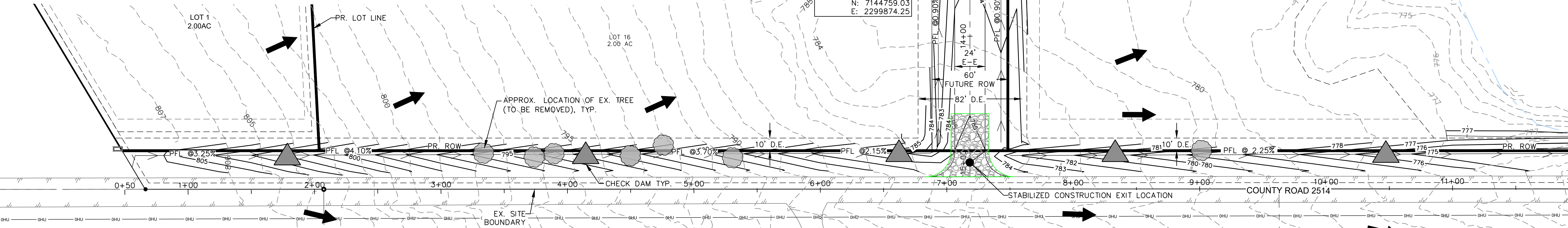
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SCALE: 1"=40'

NOTES:

- EXISTING ON SITE CONTOURS BASED ON CROWLEY SURVEY RECIEVED ON 3/8/2023
- FIELD SURVEY SUPPLEMENTED BY CONTOURS FROM THE NATURAL RESOURCES INFORMATION SYSTEM (TNIS) WEBSITE, DOWNLOADED FOR VERIFICATION OF OFF-SITE DRAINAGE PATTERNS.



ALLISON RIDGE ADDITION												
DRIVEWAY CULVERT CALCULATIONS												
Area I.D.	Frontage	Area (ac.)	Accumulative Areas	C	Tc (min)	10 Year I (in/hr)	100 yr Q (cfs)	100 yr I (in/hr)	100 yr Q (cfs)	Material	Culvert Size (in)	Length (ft.)
LOT 1	CR 2415	0.35	LOT 1	0.37	15	5.44	0.70	7.88	1.02	CMP	18	40
LOT 2	CR 2415	0.33	LOT 2	0.37	15	5.44	0.66	7.88	0.96	CMP	18	40



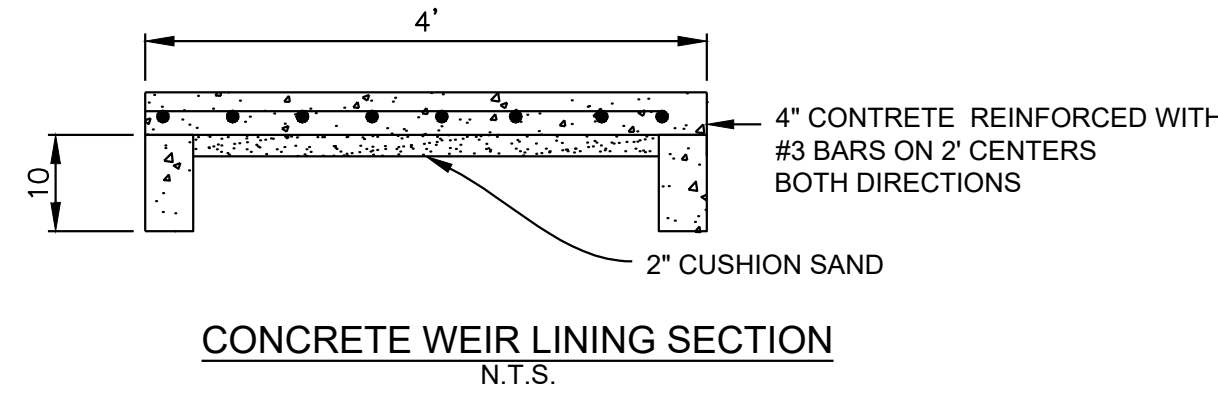
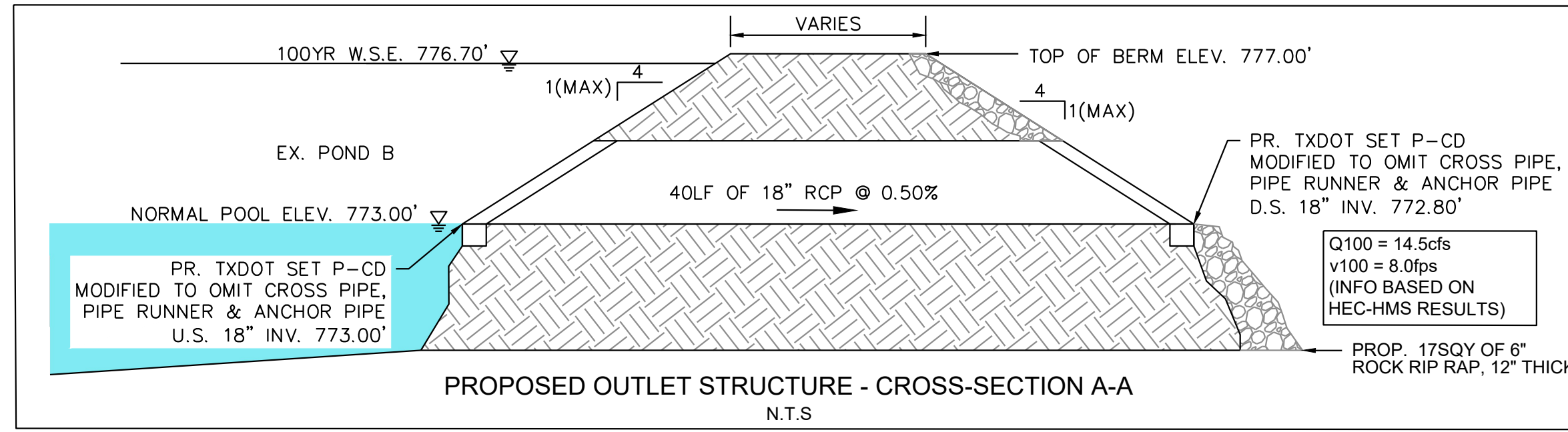
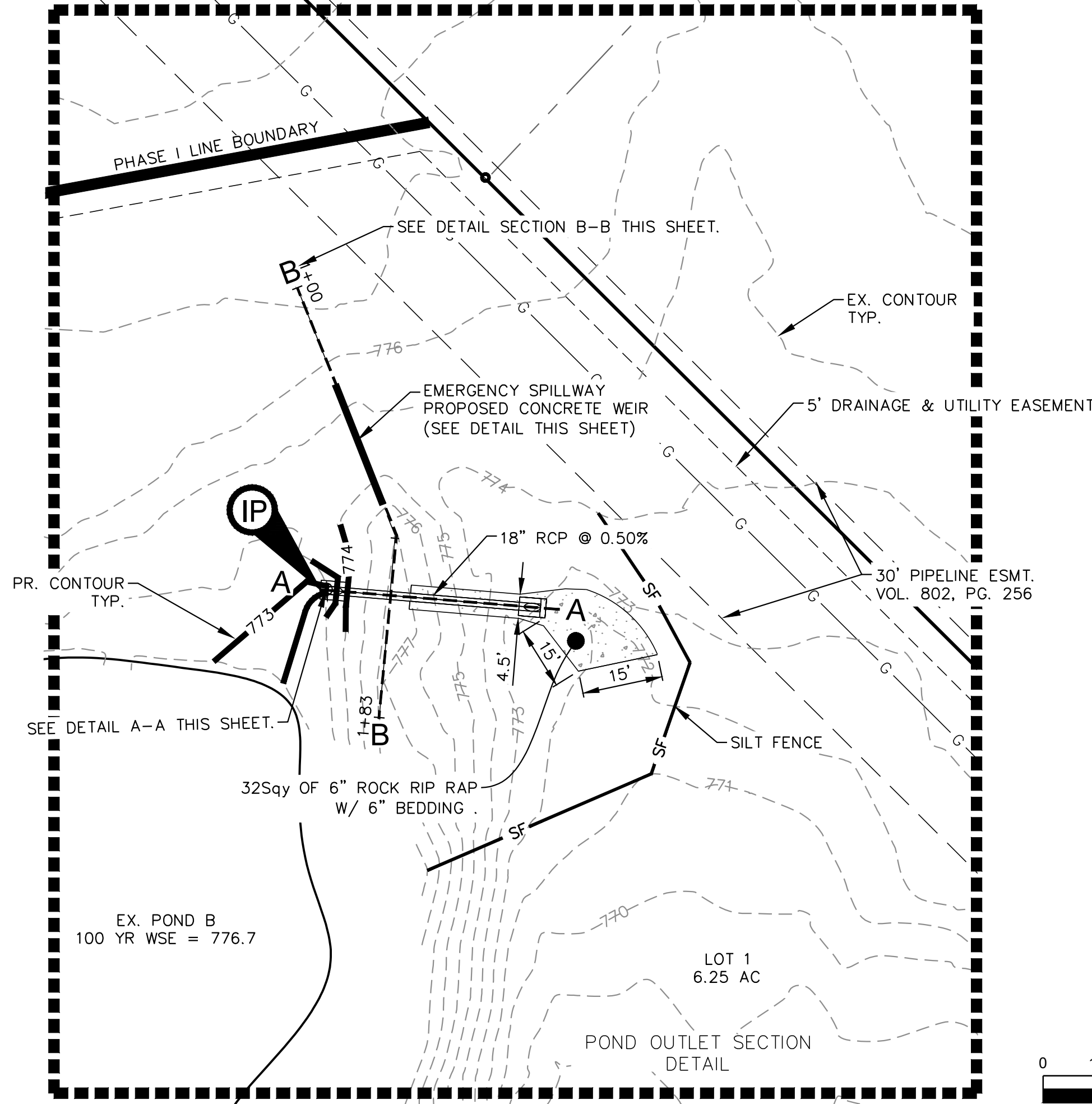
CODY HOWDESHELL
CONSTRUCTION PLANS
ALLISON RIDGE
PHASE I
WISE COUNTY, TEXAS



Drawn by: DAC
Checked by: GKE

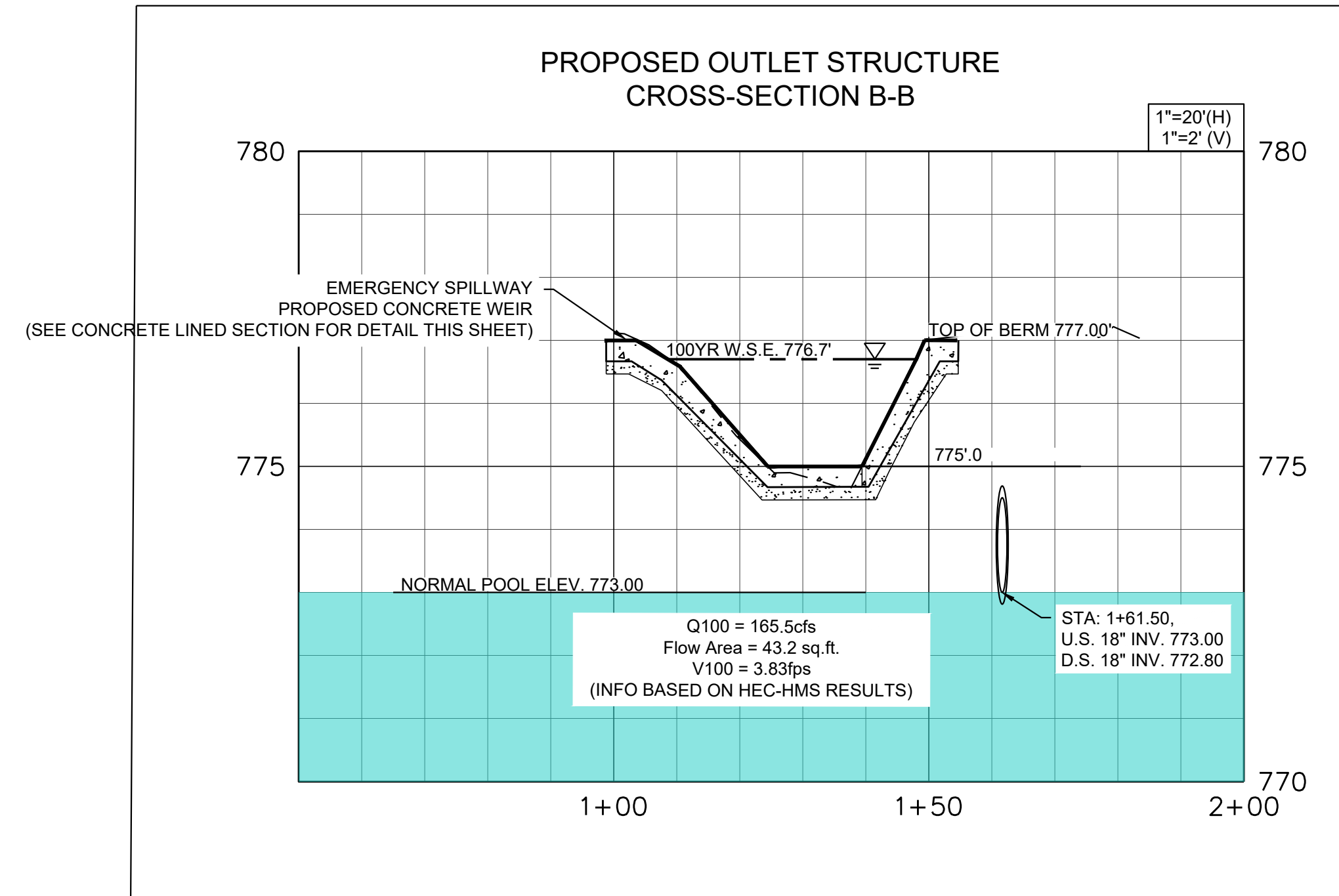
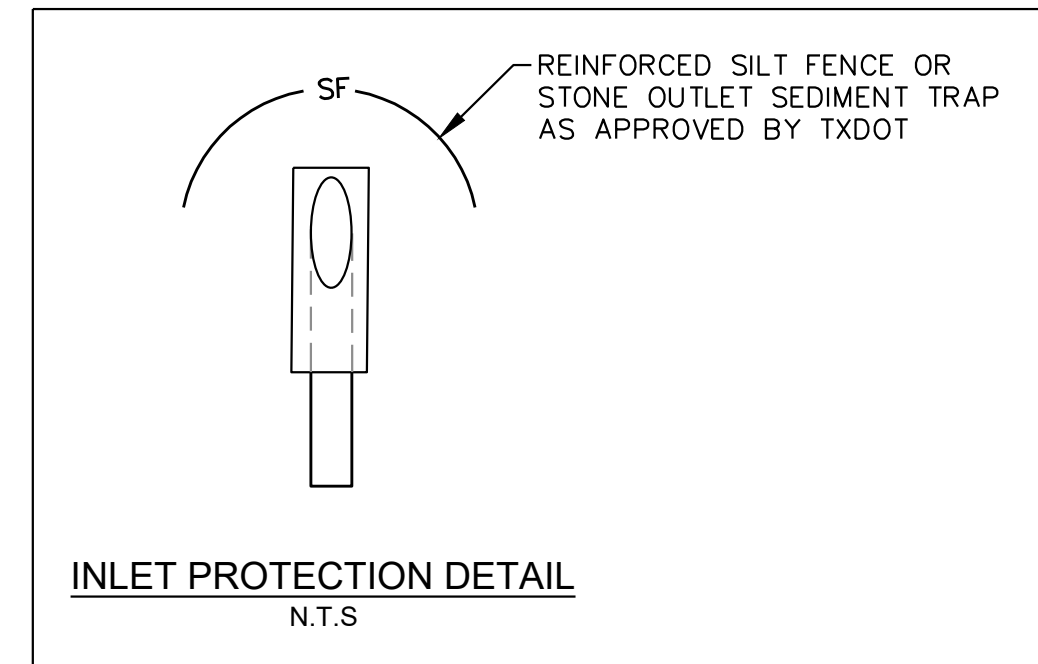
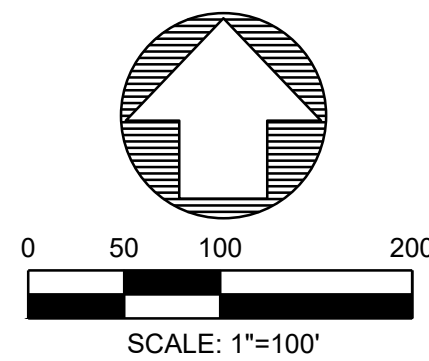
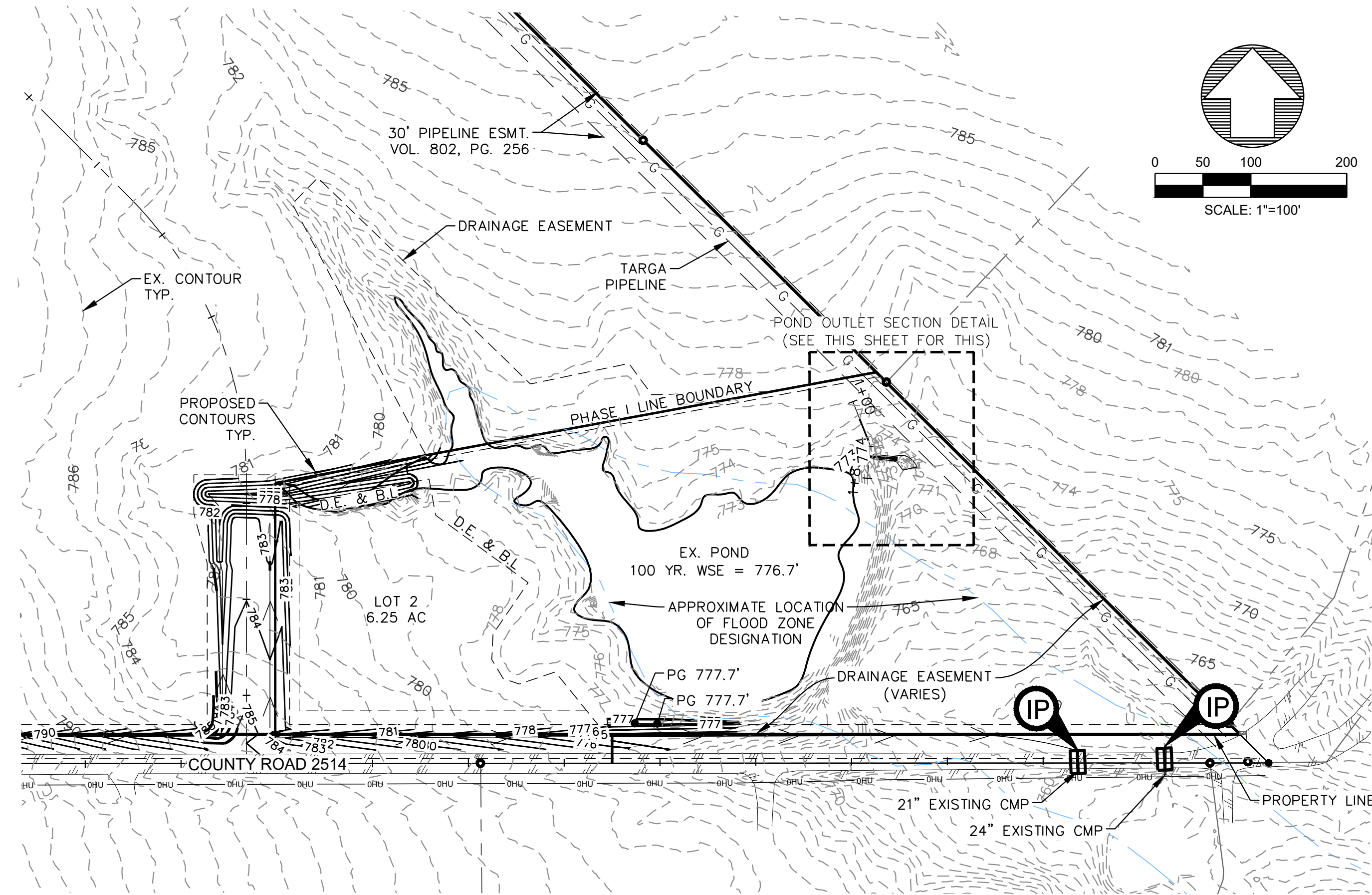
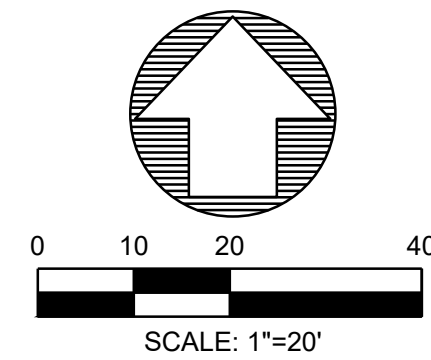
Job: HHH 2301
SHEET
07

Allison Engineering Group
2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
Texas Board of Professional Engineers
Registration Number: F7598
info@ae-grp.com
Planning Communities - Designing the Systems That Serve Them



Velocity, V (ft/s)	8
Gravity, g (ft/s^2)	32.2
Stone Unit Weight, (pcf)	165
Water Unit Weight, (pcf)	62.4
D50 (feet)	0.15
D50 (inches)	1.83
6" Riprap	PASS

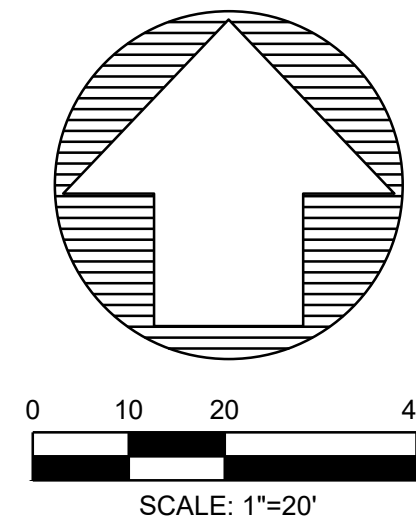
ISWM CULVERT OUTFALL RIPRAP CALCULATION (EQ. 3.22)
HTTPS://ISWM.NCTCOG.ORG/DOCUMENTS/TECHNICAL_MANUAL/HYDRAULICS_9-2014.PDF
(PAGE 161)
FORMULA USED = $D50 = \sqrt{V/[1.8 \times (2g(T_s - T_w)/T_w)]}$



- LEGEND
- PROPERTY BOUNDARY
 - ADJACENT LOT LINE
 - GAS LINE
 - EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED FLOW LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - CROSS - SECTION
 - EXISTING POND
 - SILT FENCE

- NOTES:
- EXISTING ON SITE CONTOURS BASED ON CROWLEY SURVEY RECIEVED ON 3/8/2023
 - FIELD SURVEY SUPPLEMENTED BY CONTOURS FROM THE NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) WEBSITE, DOWNLOADED FOR VERIFICATION OF OFF-SITE DRAINAGE PATTERNS.

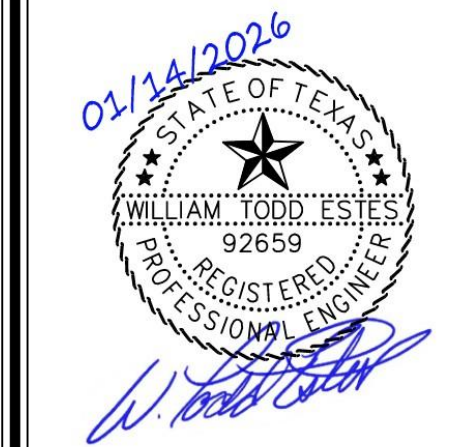
** CONTRACTOR TO FIELD VERIFY ACCURACY OF ALL INFORMATION PRIOR TO COMMENCING CONSTRUCTION, AND NOTIFY DESIGN ENGINEER IF REVISIONS ARE WARRANTED.



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
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FAX (940) 380-9431

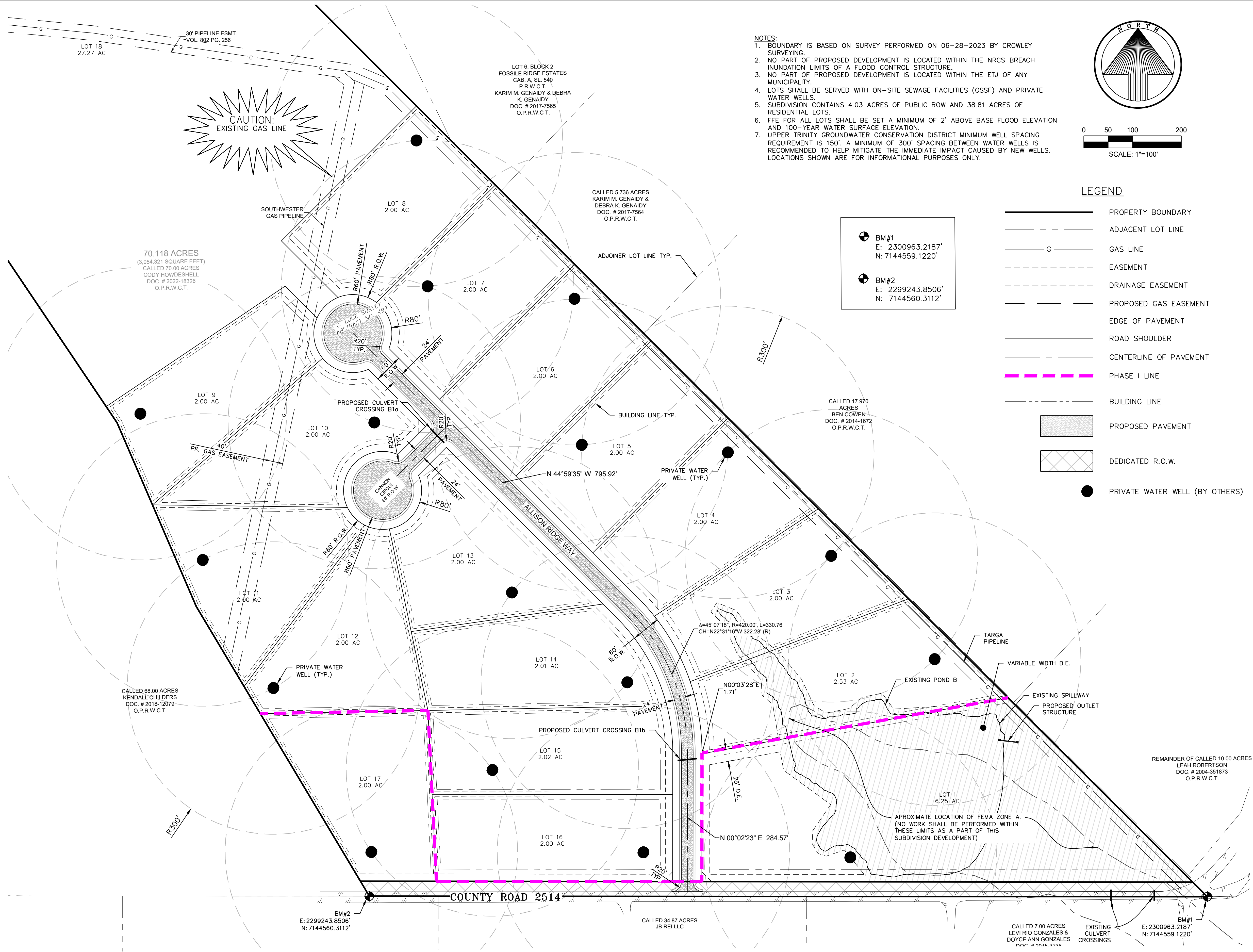
Texas Board of
Professional Engineers
Registration Number: F-75958
info@ae-grp.com



Drawn by: DAC
Checked by: GKE

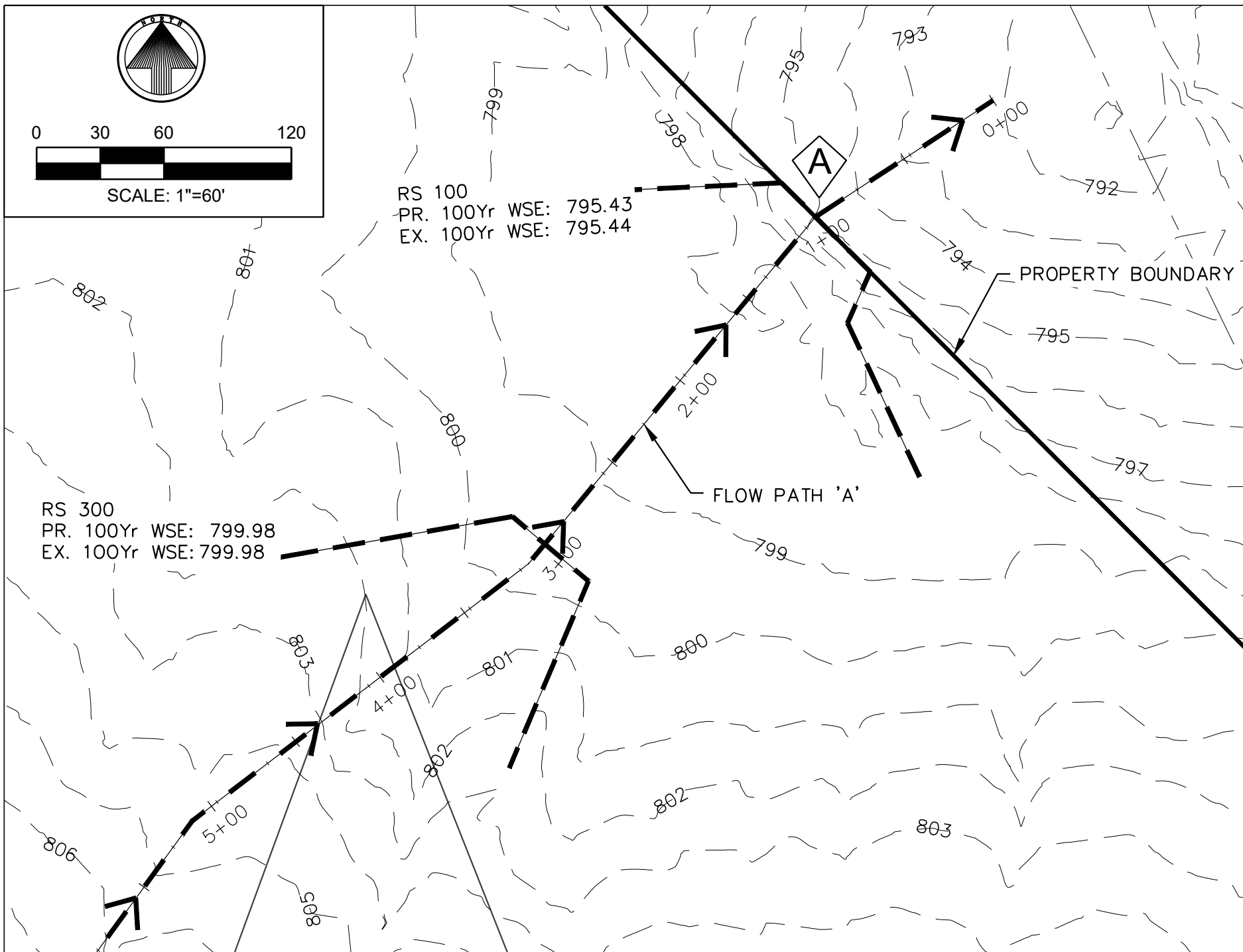
CODY HOWDESHELL
CONSTRUCTION PLANS
ALLISON RIDGE
PHASE I
WISE COUNTY, TEXAS

Detention Pond & Outlet Details

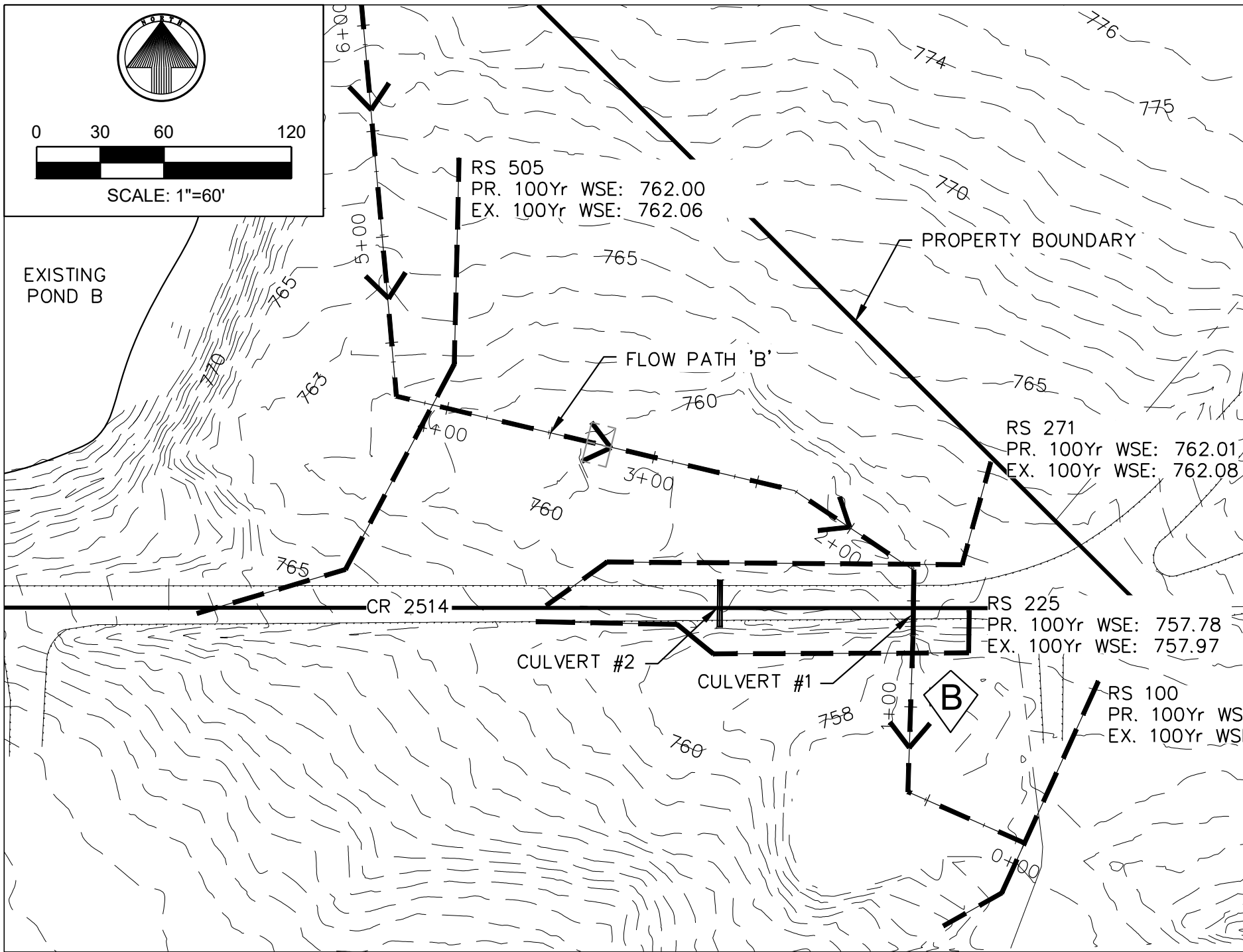


Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Design Point A	300	PF 1	Pr Con	27.54	799.6	799.98		800.02	0.015754	1.8	18.09	76.76	0.55
Design Point A	300	PF 1	Ex Con	28.07	799.6	799.98		800.02	0.015803	1.81	18.32	77.11	0.55
Design Point A	100	PF 1	Pr Con	27.54	794.99	795.43	795.43	795.55	0.034251	3	11.19	45.72	0.83
Design Point A	100	PF 1	Ex Con	28.07	794.99	795.44	795.44	795.55	0.034113	3.01	11.36	45.87	0.83
Design Point B	505	100Yr	Pr Con	40.98	761.08	762.00		762.02	0.00281	1.34	36.4	68.28	0.27
Design Point B	505	100Yr	Ex Con	59.76	761.08	762.06		762.1	0.004261	1.74	40.87	69.85	0.33
Design Point B	271	100Yr	Pr Con	40.98	759	762.01	759.77	762.01	0.000006	0.15	383.5	230.43	0.02
Design Point B	271	100Yr	Ex Con	59.76	759	762.08	759.84	762.08	0.000012	0.21	400.02	231.71	0.02
Design Point B	254			Culvert									
Design Point B	225	100Yr	Pr Con	40.98	757	757.78	757.78	758.07	0.035149	4.51	9.89	17.66	0.93
Design Point B	225	100Yr	Ex Con	59.76	757	757.97	757.97	758.32	0.030764	4.94	13.57	20.21	0.9
Design Point B	100	100Yr	Pr Con	40.98	755.89	756.57	756.28	756.6	0.005	1.56	30.28	64.96	0.34
Design Point B	100	100Yr	Ex Con	59.76	755.89	756.71	756.38	756.75	0.005	1.77	39.64	72.47	0.36

DESIGN POINT 'A' WORK MAP



DESIGN POINT 'B' WORK MAP



CAUTION!!



EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF ANY CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

LEGEND

- PROPERTY BOUNDARY
- CROSS - SECTION
- EXISTING CONTOUR
- GAS EASEMENT
- APPROX. GAS LINE CL
- FLOW LINE
- DESIGN POINT

NOTES:

- *INTENSITIES BASED ON "NOAA" PRECIPITATION VALUES GATHERED ON 9/1/2023
- SEE SHEETS 04 AND 05 FOR PEAK FLOW CALCULATIONS AND ASSUMPTIONS.
- FINISHED FLOOR ELEVATIONS SHALL BE SET AT A MINIMUM OF 2 FEET ABOVE THE 100 YR WATER SURFACE ELEVATION.

DOWNSTREAM ASSESSMENT NARRATIVE:

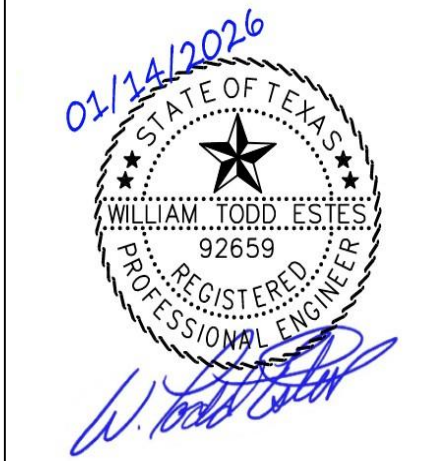
THE SOUTHEASTERN MOST PORTION OF THE PROPERTY LIES WITHIN THE FEMA ZONE A 100-YEAR FLOODPLAIN. BASED ON THE WISE COUNTY SUBDIVISION ORDINANCE THIS DOWNSTREAM ASSESSMENT TAKES INTO CONSIDERATION FULLY DEVELOPED WATERSHEDS, ASSUMING A MINIMUM LAND USE TYPE OF 1 ACRE SINGLE FAMILY FOR ALL UNDEVELOPED PROPERTIES. THE SAME GEOMETRY IS MAINTAINED IN PRE-DEVELOPMENT CONDITIONS VS POST DEVELOPMENT DUE TO THE REDUCTION IN AREA TOWARDS DESIGN POINT A AND THE PROPOSED OUTLET STRUCTURE AT EXISTING POND B. THERE IS A REDUCTION IN PEAK FLOWS WHILE VELOCITIES WERE MAINTAINED BELOW EROSION LEVELS. NO ADVERSE IMPACTS TO NEIGHBORING PROPERTIES IS EXPECTED.

REV. 1
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REV. 3
REV. 4
REV. 5

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Professional Engineers
Registration Number: F-7898

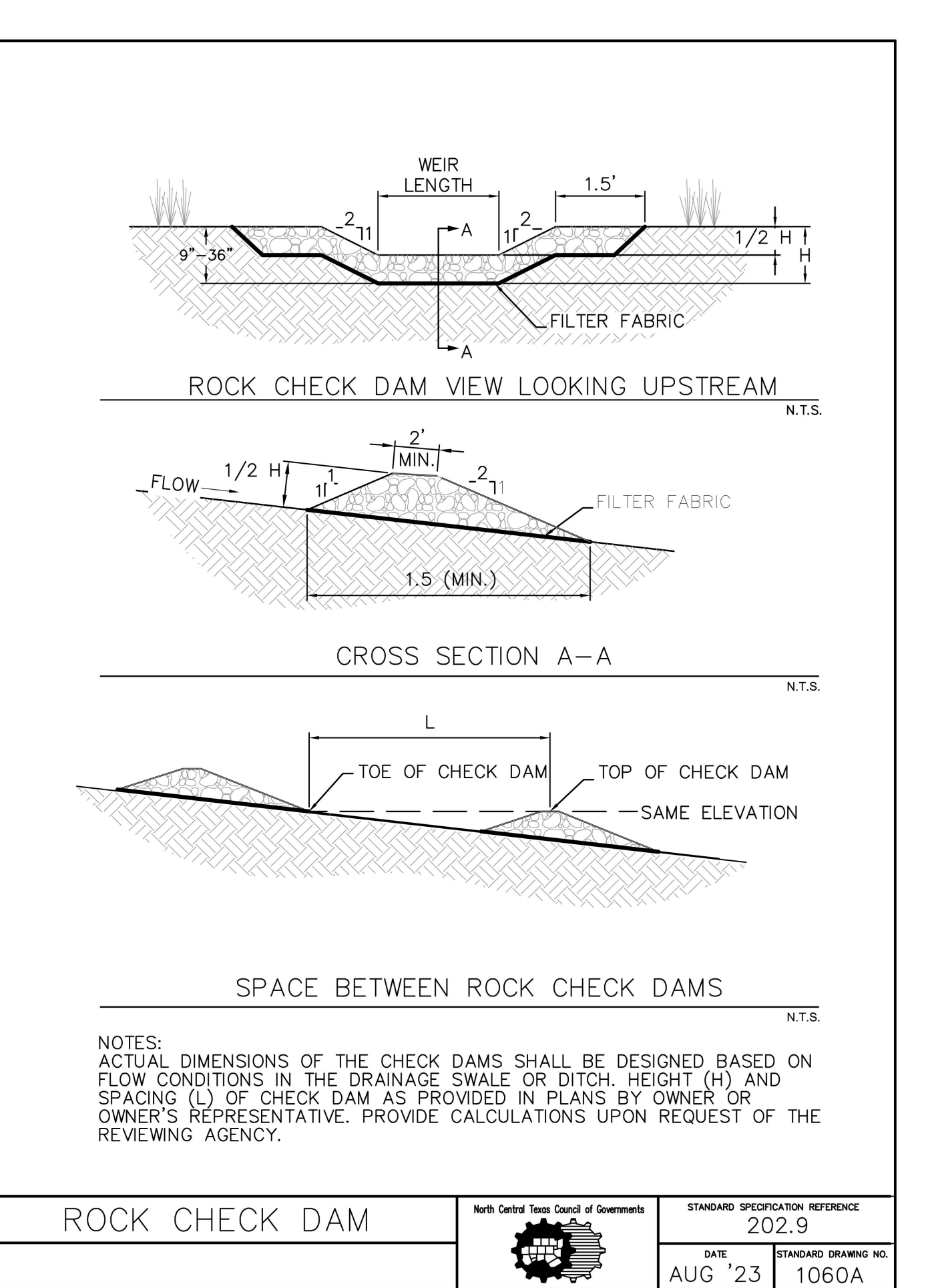
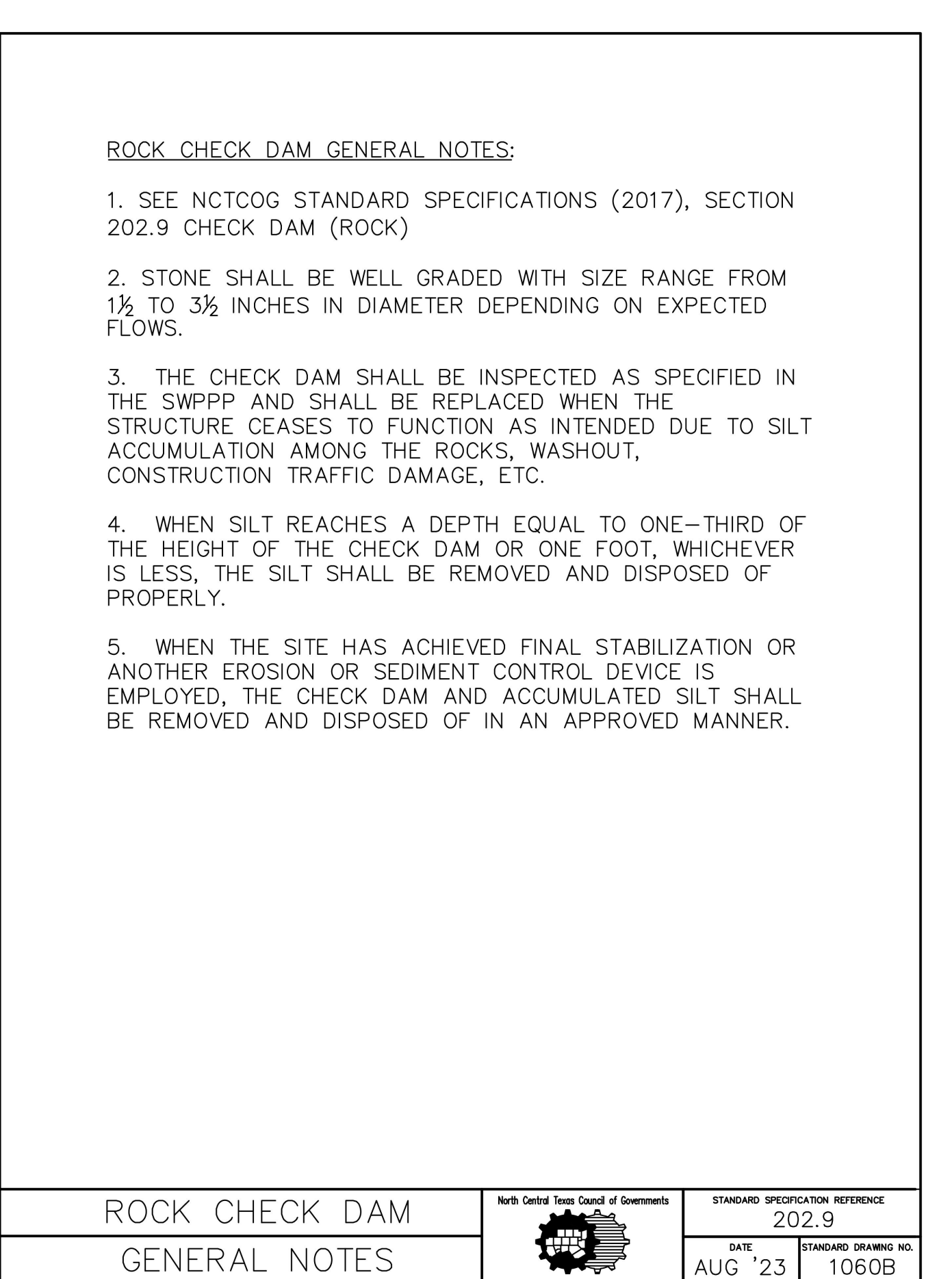
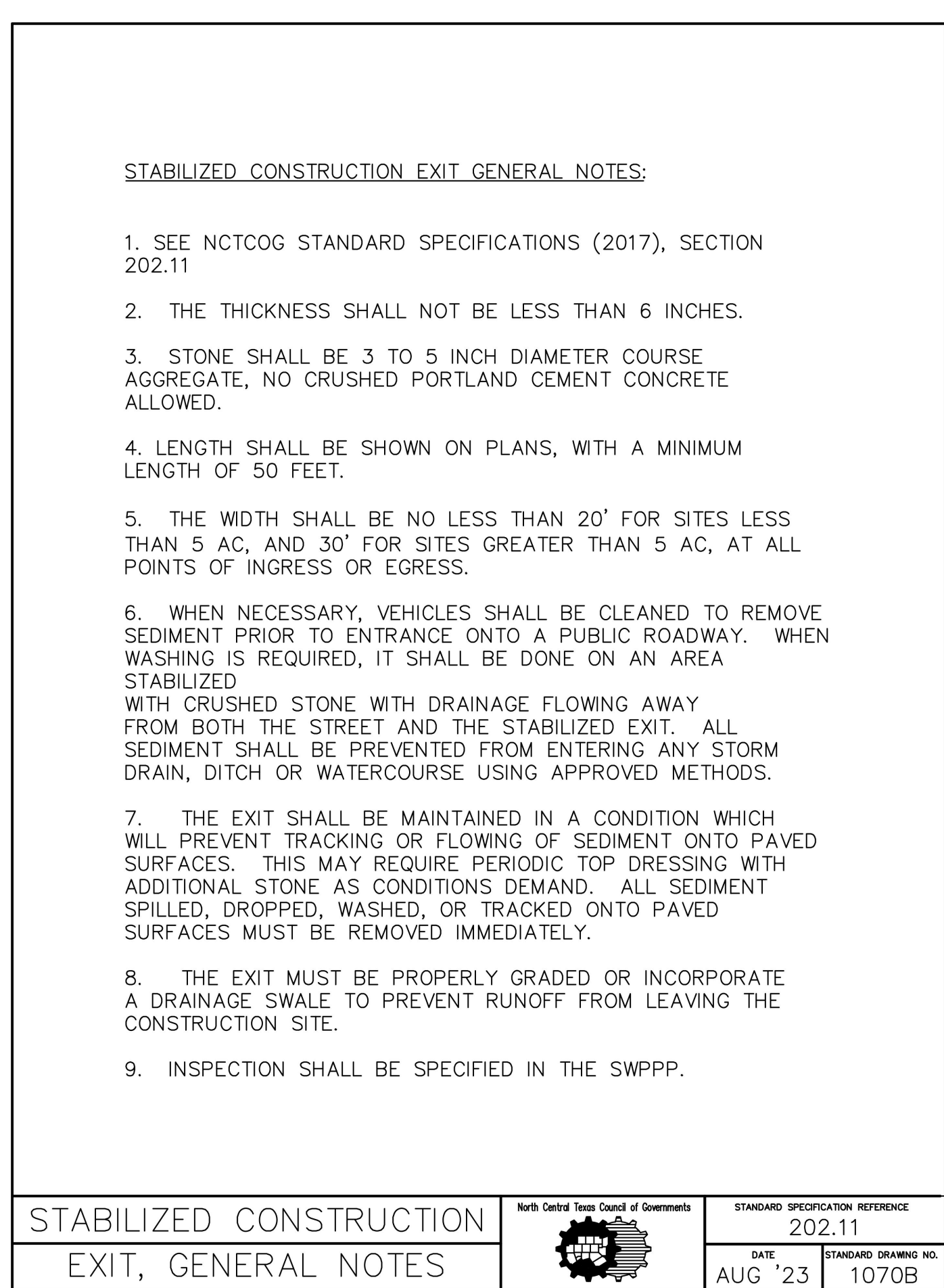
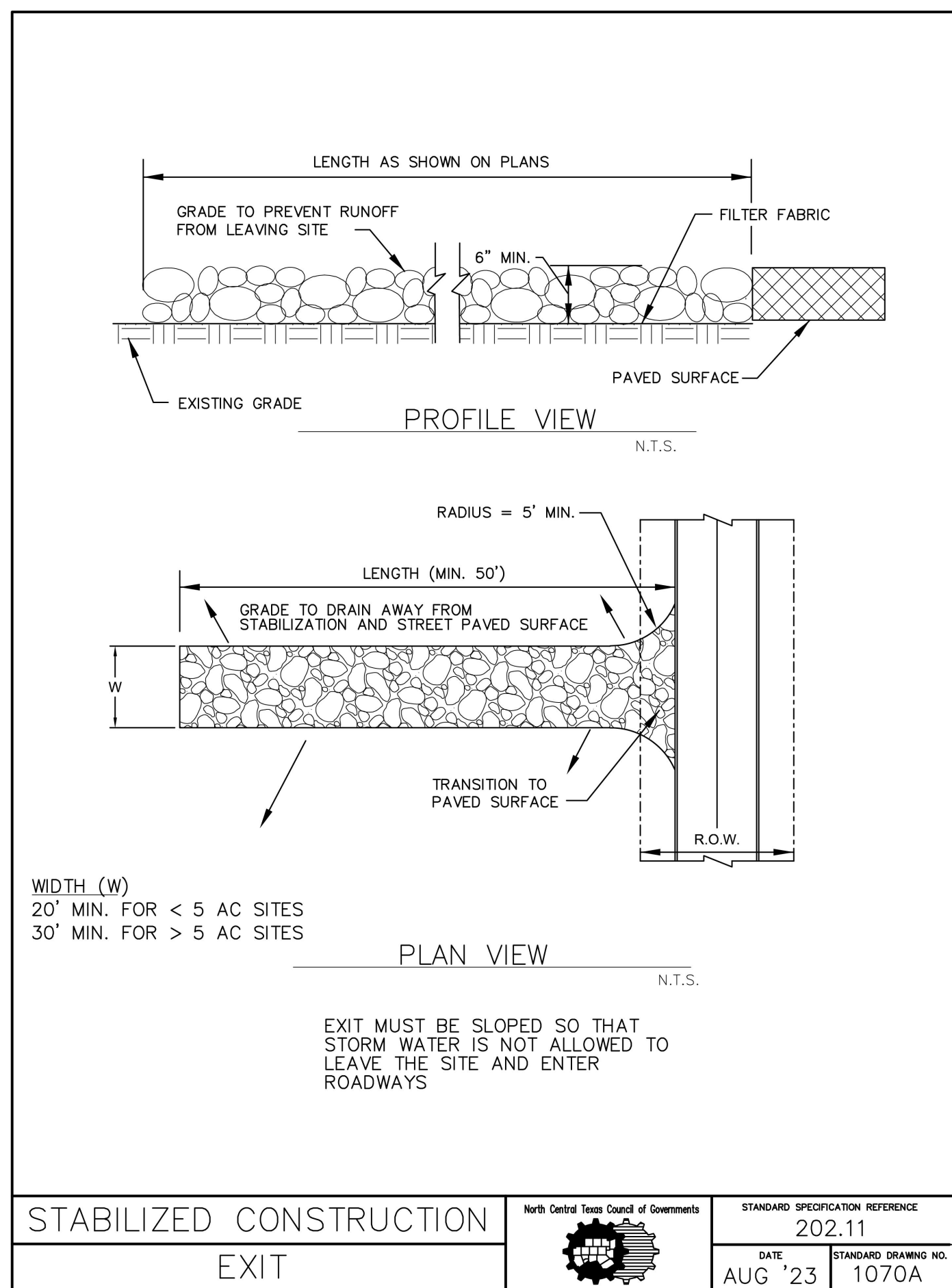
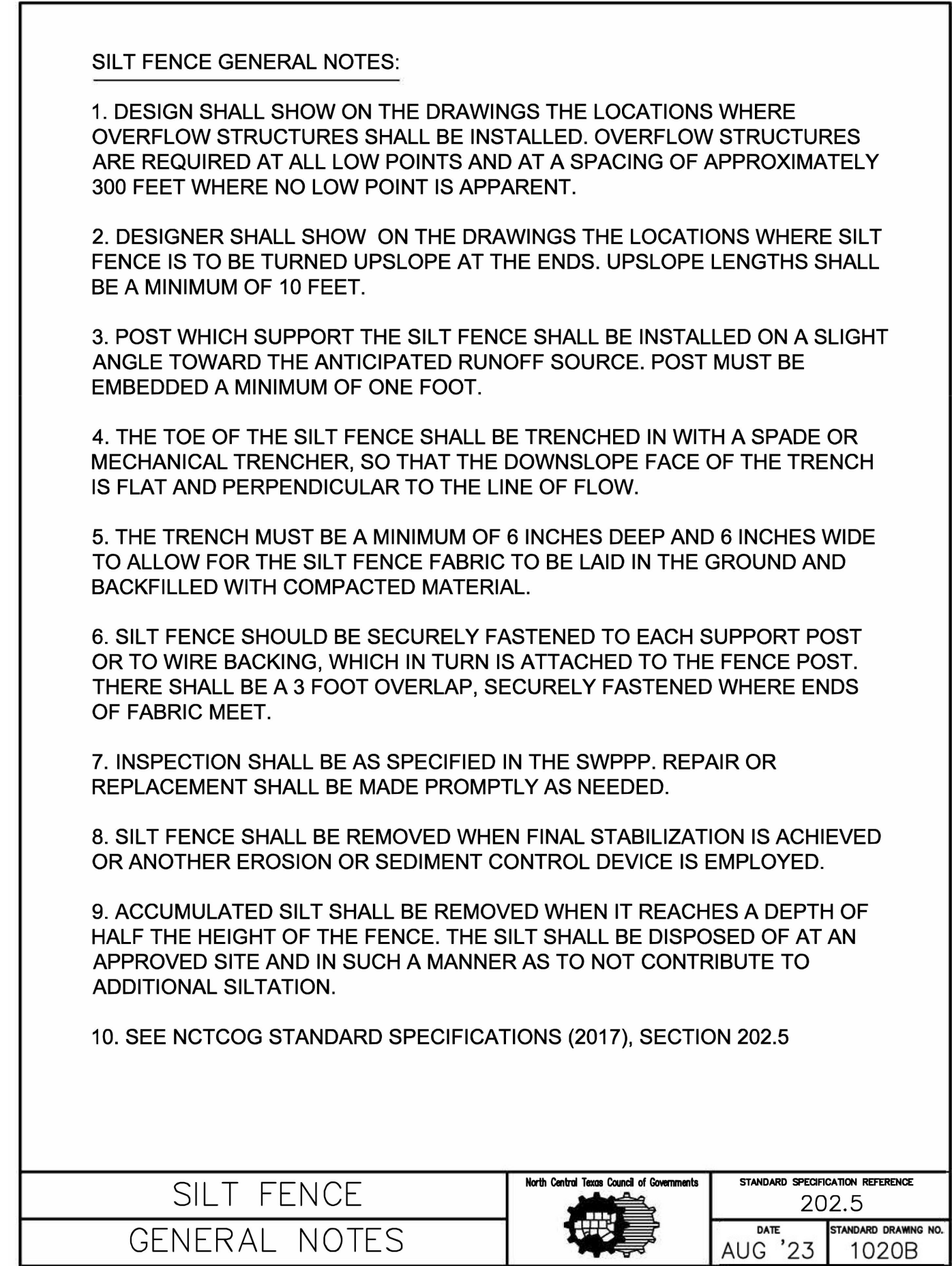
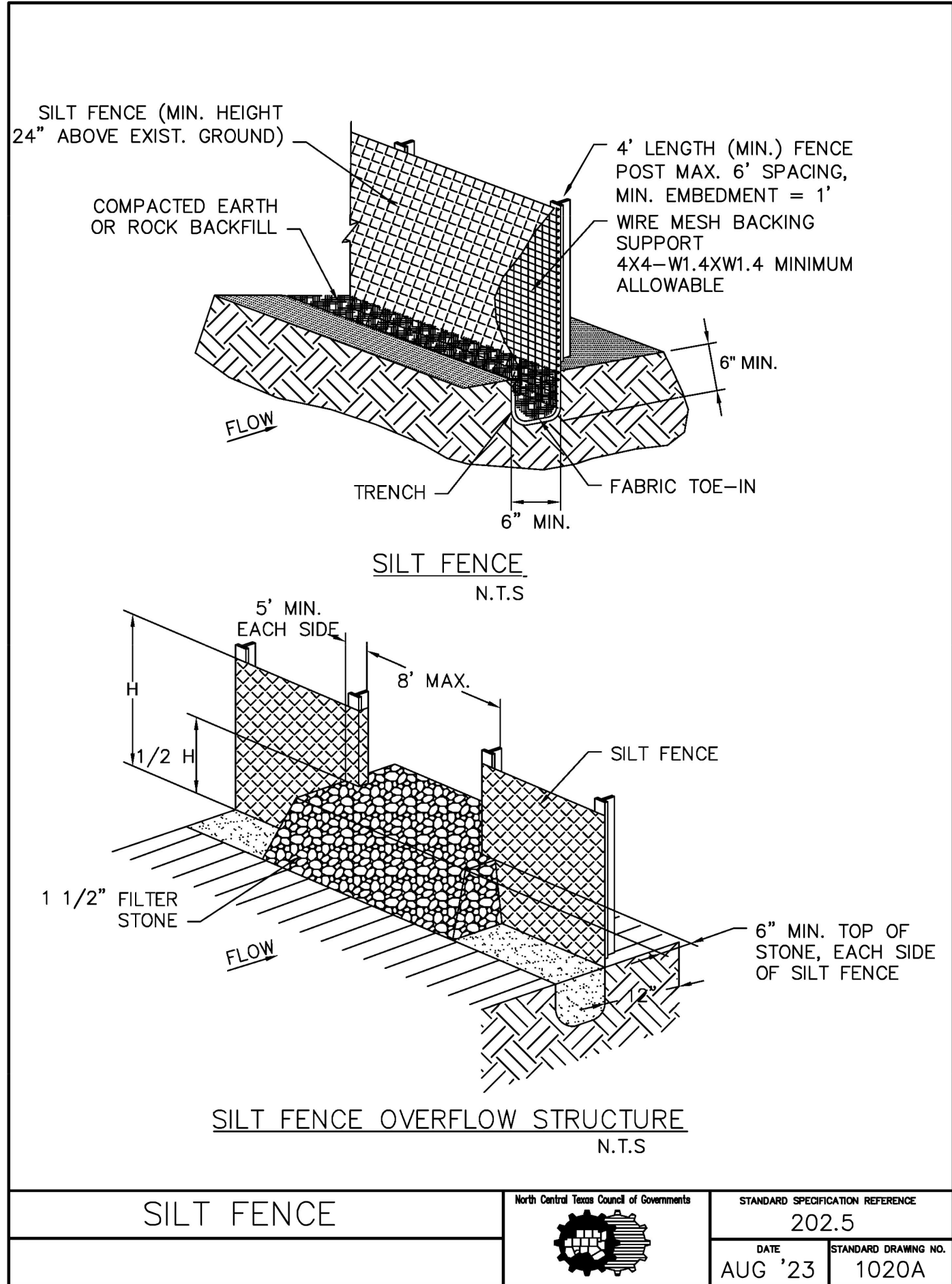
info@ae-grp.com



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Checked by: WTE

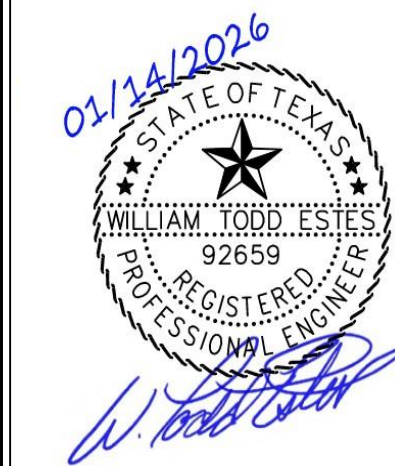
CODY HOWDESHELL
PRELIMINARY PLAT PLANS
ALLISON RIDGE
WISE COUNTY, TEXAS

DRAINAGE COMPUTATIONS AND DOWNSTREAM ASSESSMENT



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

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Checked by: WTE

CODY HOWDESHELL
CONSTRUCTION PLANS
ALLISON RIDGE
PHASE I
WISE COUNTY, TEXAS
DETAILS (1)

