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303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

APPLICATION DATE: _____

APPLICATION FOR VARIANCE Municipal Code of Ordinances

13

NAME OF APPLICANT: Andrew Creel, Just Right Engineering (for Hill Country Wireless)

MAILING ADDRESS: 231 Dillo Trail, Liberty Hill, TX 78642

PHONE NO.: 512-300-1312 EMAIL: acreel@just-right.co

STATUS OF APPLICANT: OWNER: _____ AGENT: X

(IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 301 N Winters Furr

LEGAL DESCRIPTION: N Winters Furr right-of-way from W Dawn Dr to RM 2766

CURRENT ZONING: Street Right-of-way EXISTING USE: Street Right-of-way

ACRES/SQ. FT.: NA DOES OWNER OWN ADJACENT PROPERTIES? YES NO

CODE SECTION SEEKING VARIANCE / RELIEF FROM:
Chapter 10 Subdivision Regulations, Appendix B Design Standards and Specifications Manual Section 1.6

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):
The City staff has indicated that a variance will be required to install four (4) new communications poles along the N Winters Furr ROW for the purposes of installing new fiber optic cable to provide nearby residents and businesses with high-speed internet. The proposed poles are in line with existing overhead communications and power infrastructure in an existing neighborhood. Approval of this variance will allow for faster community access to high-speed fiber optic internet, less construction noise and disruption, and less impact to tree root zones and existing utilities.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Andrew Creel
APPLICANT'S SIGNATURE

8/29/2023
DATE

OFFICE USE ONLY:

PO Box 2137
Johnson City, Texas 78636



www.hcwireless.com
830.225.1465

August 29, 2023

Re: Hill Country Wireless - Agent Authorization Letter

To whom it may concern,

I, David McCullough of Hill Country Wireless, do hereby authorize representatives of Just Right Engineering to act as my Agent in submitting permit applications on behalf of my company, within the corporate limits of the Johnson City, TX. I understand that I am responsible for any applications/documents as submitted by my Agent and that the individual must exhibit this authorization form to the permitting staff upon request. It is agreed that the Agent may act as the primary contact for request of information by City staff to complete applications. I understand that it is my responsibility to update my file with Johnson City upon change of authorized agent status.

Sincerely,

David McCullough

David McCullough
Owner/President

APPENDIX B – DESIGN STANDARDS AND SPECIFICATIONS MANUAL

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1.5 Materials Testing and Quality Control

Testing of materials and quality control for all development construction shall be performed by a material testing laboratory and payment for such services shall be made by the contractor. It is the contractor’s responsibility to show, through test procedures and results, that the work is in conformance with these design standards. All testing shall be completed with an employee or representative of the City of Johnson City present.

1.6 Utilities to be Underground

All utilities within a residential development shall be placed underground. Utilities are defined for this purpose as water pipelines, wastewater pipelines, storm water pipelines, natural gas pipelines, telephone wires, cable TV wires and electric wires. All rough grading must be completed prior to the installation of utilities. In case of special or unique circumstances, the City may grant variances or exceptions to this requirement. Any request for variance or exception should be submitted in writing to the City of Johnson City setting forth the justification for an exception. The granting of a variance or exception by the City will be in writing. No work will be accepted without written approval from the Director of Public Works or City designee, or in the case of franchise utilities, the City Council. Commercial developments may have overhead utilities as approved by the City.

1.7 Submittal to Utility Companies

The developer shall be responsible for submittal of information needed to design private utilities for the development. This information shall be submitted to franchise’s and any other appropriate utility.

Written confirmation shall be submitted with the final engineering drawings, verifying that the affected Utility companies have reviewed the final plat and easement description and agree that the easement locations and sizes are adequate and consistent with the design requirements of the utilities.

1.8 Requirements of the Final Engineering Drawings

The final engineering drawings will consist of drawings showing all information necessary to completely review the engineering design of improvements proposed for or affected by the site and sealed by a Registered Professional Engineer, licensed in the State of Texas.

1.9 Final Acceptance

After improvements have been constructed, the developer shall be responsible for providing to the City “As Built” or “Record Drawings” mylars and one (1) set of “Black line prints”. The City will not accept the subdivision until the mylars and prints are submitted to the City. Mylars and prints shall be sized 24” x 36”. The City shall also be furnished pdf images of each sheet named according to the sheet title and sheet number and AutoCAD 2018 or later format drawings on a CD-ROM (No XREFS) of the “As Built” or “Record Drawings” (digital).

1.10 Warranty

As a condition of final acceptance, the contractor shall furnish a two (2) year maintenance bond in the amount of 110% of the public improvements, which shall become effective from the date of acceptance.

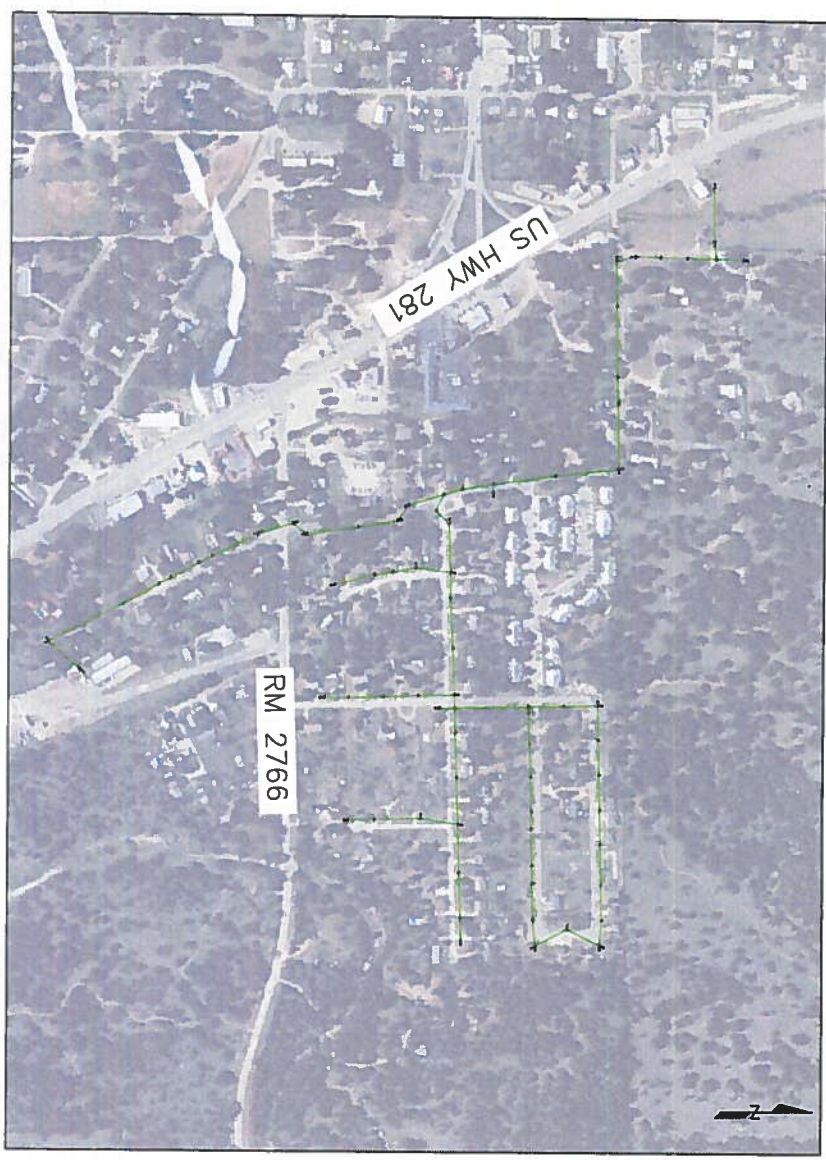
SHEET INDEX:

- G-100 COVER SHEET
- G-101 JOHNSON CITY NOTES
- C-101 UTILITY PLAN 2
- C-102 UTILITY PLAN 3
- C-103 UTILITY PLAN 4
- C-104 UTILITY PLAN 5

CONTRACT INFORMATION:

OWNER:
 DAVID MCCULLOUGH
 HILL COUNTRY WIRELESS & TECHNOLOGY
 206 N HWY 281
 JOHNSON CITY, TX 78636
 830-225-1465
 INFO@HCWIRELESS.COM


ENGINEER:
 ANDREW CREEL, P.E.
 JUST RIGHT ENGINEERING, LLC
 ACREEL@JUST-RIGHT.CO




VICINITY MAP
 N.T.S.

HILL COUNTRY WIRELESS
BRIANNA CIRCLE
JOHNSON CITY, TX

HWC	BRIANNA CIRCLE
COVER SHEET	
REVISION: 0	
DATE: 8/9/23	
SHEET #: G-100	
SHEET COUNT: 1 OF 7	



JUST RIGHT
ENGINEERING
TEXAS ENGINEERING FIRM NO. F-24472



GENERAL ITEMS

1. Prior to any construction on the Contractor shall be familiar with the Contract Documents and Specifications, the Plans (including all notes) The City of Johnson City Specifications and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to be familiar with all standards and specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all applicable Standards and Specifications.
2. Construction may not start earlier than 7:00 am nor continue after 7:00 pm on Monday-Saturday without prior permission from the City of Johnson City. Construction work on Sunday is prohibited without special permission. A fee of \$150 must be paid to the city by Thursday noon prior to Saturday work. If city inspection is required.
3. Prior to construction, Contractor shall have in their possession all necessary permits, licenses, etc. Contractor shall have at least one set of approved Engineering Plans and Specifications on-site at all times.
4. All work shall conform to the City of Johnson City Standard Design and Specification Manual. In the event an item is not covered in the plans or the City of Johnson City Standard Design and Specification Manual, the most current Capital Area Council of Governments (CACOG) Standard Specifications for Public Works Construction shall apply with concerning notification to the City and Project Engineer. The City shall have the final decision on all construction materials, methods, and procedures.
5. Construction inspection will be performed by representatives of the Owner, Engineer, City, Geotechnical Engineer, and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for understanding and scheduling required inspections. Testing samples shall be collected and processed by certified technicians.
6. All contractors must confine their activities to the work area. No construction units developed or undeveloped areas will be allowed. Any damage resulting therefrom shall be Contractor's responsibility to repair.
7. Preceptor shall be responsible for obtaining all of the necessary permits or to commencement of other and relevant on-site construction activities.
8. It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damage caused to their facilities.
9. Trench Safety Design will be the responsibility of the Utility Contractor. Contractor shall submit a trench safety design approved by a professional engineer to the City for their records prior to the start of any underground utility construction.
10. Work may not be backfilled or covered until it has been inspected by the City.
11. Continuous access for mail service shall be provided during construction.
12. If any conflict arises between these general notes and any other notes found in the plans, the City General Notes shall take precedence.

EROSION CONTROL & VEGETATION

1. Every soil disturbing activity shall have an accompanying Erosion Control Plan (ECCP), Storm Water Pollution Prevention Plan (SWPPP) and either Construction Site Notice (CSN) for those activities disturbing more than 1 but less than 5 acres or Notice of Intent (NOI) for those activities disturbing 5 or more acres including those activities less than 5 acres but are part of a common plan of development (including 5 or more acres). A copy of the appropriate SWPPP and CSN or NOI shall be provided to the City of Johnson City prior to issuance of a grading permit.
2. The CSN or NOI shall be posted in a location viewable to the public until construction is complete and Notice of Termination (NOT) submitted. The Storm Water Pollution Prevention Plan (SWPP) shall be readily available for review by Federal, State, or local officials.
3. No soil disturbing activities will occur prior to the SWPP, ECCP, and associated Best Management Practices (BMP) being fully implemented, and then inspected by Johnson City's Public Works Department (BWP) being fully implemented, and then inspected by Johnson City's Public Works Department.
4. The contractor shall comply with the current CACOG (ISWMTM) Technical Manual for Construction, the TIDES General Construction Permit TXR1510000 and any other State and/or Local regulations.
5. The contractor shall employ measures as necessary to prevent dirt, mud, debris, from being tracked off-site. All mud, debris tracked off-site shall be cleaned up by the contractor immediately. All mud/debris tracked off-site shall be cleaned up by the contractor immediately. The contractor shall employ measures as necessary to prevent dirt, mud, debris, from being tracked off-site. All mud, debris tracked off-site shall be cleaned up by the contractor immediately. The contractor shall employ measures as necessary to prevent dirt, mud, debris, from being tracked off-site. All mud, debris tracked off-site shall be cleaned up by the contractor immediately.
6. Johnson City's Public Works Department will inspect the contractor's erosion control measures. Adjustments may be inspected and approved by the City.
7. Along parkways and medians in the right-of-way, a four (4) foot strip of native sod shall be placed behind the curb on top of four (4) inches of topsoil. Contractor shall be responsible for any temporary irrigation or watering as needed. Areas adjacent to new residential lots, where the homeowner will be distributing this area, may be exempt from this requirement so long as adequate erosion control measures are installed and maintained behind the curb.
8. Contractor shall establish permanent vegetation on all other disturbed areas immediately upon completion of grading activities. An appropriate seed mix should be considered with respect to the season and the timing of final acceptance. A cool season seed mix should be used between September 1st and April 1st. Final acceptance of a site shall be contingent upon successful vegetation being established in all disturbed areas.
9. A completed N.O.T. shall be submitted to the State and a copy of this N.O.T. shall be provided to the City of Johnson City prior to final acceptance.

TREE PRESERVATION

1. Prior to construction, the contractor or subcontractor shall construct and maintain a protective fence at the drip line of all protected existing trees, bushes, landscaping plants, sprinklers, and lawns unless noted otherwise on the construction drawings. Any damage to the existing trees, bushes, landscaping plants, sprinklers, and lawns caused by construction shall be replaced to the satisfaction of the City of Johnson City at the contractor's expense.
2. All protective measures shall be in place prior to commencement of any site or grading work and remain in place until all exterior work has been completed.
3. The City's Public Works Department shall be contacted to approve the placement of the Tree Preservation fencing prior to beginning of site work occupancy.
4. The following activities shall be prohibited within the limits of the primary root zone: Material storage, equipment cleaning/liquid disposal, no tree attachments of signs or wires, and construction equipment/vibrational traffic is prohibited.
5. Unless specifically allowed, no grade changes shall be allowed within the limits of the primary root zone of any protected tree unless the City approves adequate construction methods.
6. No trimming of trees may occur within the Tree Preservation fencing limits without prior consent of the City.

TRAFFIC CONTROL

1. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow shall be an integral element of every traffic control zone. All traffic control devices shall be in accordance with the latest T.M.U.T.C.D. Devices must contain either Type III Hi-Intensity flashing or Type IV redoundable Hi-Intensity flashing.
2. Any traffic control plans not included in the engineering plan set must be submitted for review a minimum of seven (7) working days prior to the anticipated lane closure. Construction activity shall not begin until the traffic control plan is approved by the City of Johnson City. Traffic control plans may be required on other roadways as determined by the City or the design engineer. All traffic control plans must be prepared by an individual that is certified in their preparation. Any deviation from an approved traffic control plan must be reviewed by the City or their design engineer.
3. The contractor shall be responsible for maintaining all traffic control devices on an around-the-clock basis, whether or not work is active. Any deficiencies shall be corrected by the contractor immediately, regardless of time of day.
4. Lane closures will not be permitted on arterial roadways before 9:00 am or after 4:00 pm. Violations may result in a temporary closure for a special event.
5. A closure will not be permitted on streets adjacent to private and/or public schools without written permission from the City.
6. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours.
7. Existing permanent signs removed by the contractor for construction purposes other than stop, yield and street name signs shall be returned to the City of Johnson City. All stop, yield and street name signs removed shall be temporarily covered in the appropriate location (no less than 7 feet vertical from grade) until permanent signing can be installed. Any temporary stop or yield sign locations to be left in place overnight will require prior approval from the City.
8. Any permanent sign or existing pavement marking that conflict with the approved traffic control plan shall be covered, obliterated, or removed as directed by the City.
9. A contractor must maintain all drive, aisle streets or as indicated in the traffic control plan.

PEDESTRIAN ACCESSIBILITY (THRU PUBLIC ROW)

1. All newly constructed sidewalks, curb ramps and crosswalks installed within City of Johnson City public right-of-way shall be considered a pedestrian access route and shall conform to the most current "Draft" Guidelines for Public Right-of-Way created by the United States Access Board. <http://www.access-board.gov/development/guidelines>
2. Curb Ramps shall conform to all Federal guidelines.
3. Detectable warning surface shall be pre-manufactured plates with truncated dome material built in. Only plates from TxDOT approved vendors shall be permitted and shall be installed per manufacturer's specifications. Brick pavers will not be allowed. Final color shall be approved by the City, but shall generally be in the "EBD" color family.
4. The contractor shall provide a clear and safe route for pedestrians adjacent to the site for the duration of construction. A temporary pedestrian route shall be provided when any existing sidewalk is closed due to construction activity.
5. Construction materials shall be kept off existing sidewalks and consolidated in areas within the City right-of-way, unless otherwise approved by the City.
6. Sidewalks shall conform to all Federal guidelines, but shall generally adhere to the following:
 - a. Generally, follow the street grade with a maximum 2.0% cross slope.
 - b. Shall be free of any obstructions by landscaping or other items to a height of 7.0 feet.
 - c. Sidewalks shall maintain a continuous (pedestrian access route) elevation through residential and commercial driveways.

WATER

1. Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
 - a. Private Development: Developer's engineer, surveyor or their designated representative
 - b. Capital Improvement Projects: The Contractor, unless specified otherwise in the contract.
 Property lines and corners must be properly staked to verify the water line alignment. The City shall not be liable for improper alignment or delay of any kind caused by improper or inadequate surveys.
2. All new water services shall be 1" minimum DR-9 (250 psi) HDPE poly pipe with PE4710 as specified in ASTM F714, from the service tap to the curb stop. 3/4-inch minimum compression fitting angle stop, and meter box, unless otherwise indicated on the plans. Curb stops will be located within the meter box and facing toward the lot. For single family residential services the minimum meter size is 3/2".
3. Each meter box shall be located adjacent to the curb and installed after street pavement has been completed and curbs backfilled. Meter boxes shall be Carson Valve and Meter Boxes. A 2" minimum metal incision piper shall be placed in the recess of the meter.
4. All water services shall be located along the lot lines. Single services shall be placed no more than 2-ft inside the service lot at the lot line.
5. Detector pads embedded in sand shall be installed above all service connections.
6. Each individual service location shall be surveyed into the face of the curb with a (4) inch high "T" painted by the Contractor. If no curb exists, a similar mark shall be placed in the pavement near the edge of the roadway. After cleaning the sewer via compressed air or brush, apply one coat of APVA Blue spray paint to mark the sewer symbol.
7. All water service lines shall be embedded with 12-inch sand below and around the pipe and 6 inches of sand over the top of the pipe; from the water main to the meter. Water service lines within City roadway right-of-way shall be completed to a minimum of the 95% Standard Proctor density with a 4"-3% wet of optimum moisture content.
8. All 6", 8", and 12" water mains shall be AWWA C900 PVC pipe.
9. Minimum cover shall be 4 feet for 6-inch to 8-inch lines, 5 feet for 12-inch to 16-inch lines, and 6 feet for 20-inch and larger lines. Additional cover may be required in un-paved or un-developed areas.
10. Water mains in the right-of-way near storm inlets shall be constructed with a minimum clearance of 12 inches behind the inlet by pulling the pipe using longitudinal bending in accordance to 80% of the pipe manufacturer's requirements.
11. All blow-off (BO) valves shall be two (2) inch and shall be provided in accordance with City of Johnson City standards and/or CACOG standards.
12. Bells and nuts for mechanical joints will be of a high-strength low-alloy corrosion resistant steel conforming to ASTM A325 (Type 3).
13. All waterline fittings shall be ductile iron. All 6" - 12" valves shall be AWWA approved resilient wedge gate valves.
14. In addition to thrust blocking, all fittings must be restrained and shall be tagged.
15. Install 4" x 2' x 6" thick concrete pad around all water valves outside of concrete pavement.
16. Valve extensions shall be provided on all valves with operating nuts greater than 5 ft below finished ground or paving grade.
17. All valves shall be marked with a "V" by sawcut on the curb or pavement. The "V" shall point to the location of the valve as follows: If the valve is in the paving, the "V" shall be marked upright. If the valve is outside the paving, the "V" shall be marked upside down. After cleaning the sawcut via compressed air or brush, apply one coat of APVA Blue spray paint to mark the sawcut symbol.
18. NIS Resilient-Sealed Gate Valves shall conform to AWWA C509 or AWWA C515 Rubber-Sealed Butterfly Valves shall conform to AWWA C504. All valves shall have a 2" square operating nut and open to the left. All valves shall be Mueller, Clew or AVK.
19. Install water line marking at all of the valves, valves, air release valves, and blow-off valves.

STORM SEWER

1. When there is less than two feet of clearance between a water/sewer line and a storm sewer, the Contractor shall install concrete encasement around the sanitary sewer or waterlines at the storm sewer crossing. The encasement shall be a minimum of 10 L.P. and 6" thick centered at the crossing.
2. Manhole lids on storm sewer inlets shall be centered over the outgoing storm lateral.
3. All bells and wyes for pipes less than 42" diameter must be factory manufactured bells and wyes. Inlet block-ends shall be placed three (3) feet from the back of standard curbs for the distance of ten (10) feet upstream (both sides in sag conditions) and five (5) feet downstream from the inside face of inlet. Inlet block-ends shall be placed five (5) feet downstream from the inside face of inlet, unless otherwise noted.
4. Structural concrete used for storm water structures shall be in compliance with the latest version of the CACOG standards and specifications.
5. Prior to final acceptance, all storm sewers shall be television filmed and cleared of any sediment and debris.
6. Retaining walls greater than 4 feet in height must be an engineered design by an engineer licensed in the State of Texas.
7. Retaining walls (including the footing) shall not be constructed to encroach upon City Right-of-Way, public easements, or public utilities without the consent of the City.

FIRE HYDRANTS

1. Fire hydrants shall be placed 3 feet from back of curb unless otherwise indicated on the plans, or as required to clear sidewalks. Fire hydrants shall not be located within a sidewalk.
2. Fire hydrants shall be three-way breakaway type no less than 5 1/2 inches in size and must conform to AWWA specifications C-502. They shall be Mueller, Clew or approved equal with all brass to bronze moving parts. Two 2 1/2-inch NPT hose connections are required. The 4.5-inch diameter stem connection shall be 4,800 psi with 4 threads per inch. The operating nut shall be 1 1/2-inch F to F packing nut, open left. Mechanical joint connection is required. The riser nozzle shall face the fire lane, adjacent roadway or as directed by the Fire Department.
3. A Blue Stensonic, Fire-Lite reflector (or approved equal) shall be placed in the center of the street opposite each fire hydrant. The fire hydrant shall be painted with two coats of Traffic Series 330 Oxidation paint or approved equal, and two coats of primer. Bonnet to flange and nozzle caps of Fire Hydrant to be painted with 2 coats of Traffic Safety Paint Series 2H "Hi-Build". Fire hydrant color shall be according to flow.

SANITARY SEWER

1. Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
 - a. Private Development: Developer's engineer, surveyor or their designated representative
 - b. Capital Improvement Projects: The Contractor, unless specified otherwise in the contract.
 Property lines and corners must be properly staked to verify the sewer line alignment. The City shall not be liable for improper alignment or delay of any kind caused by improper or inadequate surveys.
2. Unless otherwise noted on the plans, all sanitary sewer pipes shall be PVC ASTM Designation D3034 up through 15" in diameter. Pipes larger than 15" in diameter shall be designed PVC ASTM F699. Other pipe shall be subject to Approval by the City.
3. All residential sanitary sewer services shall include a 4" tee wye bend pipe and stopper, and shall be installed downstream from the water service at the lot centerline and extended 10' beyond the property line onto private property. Sewer services shall be laid on a minimum slope of +2.00% from the main line to the street right-of-way.
4. After curb and paving has been completed, contractor shall cut a four (4) inch high "T" on the curb indicating the location of the cleanout. After cleaning the sawcut via compressed air or brush, apply one coat of APVA Green paint to mark the sewer symbol.
5. All sanitary sewers and services shall be tested by a manhole, air pressure test, and television video. The television video shall be provided to the City Inspector in a USB drive format and shall be labeled accordingly for City record. Television survey shall be completed with water being introduced into the sewer line.
6. All sanitary sewer manholes within flood plains or flood prone areas require Type "S" manhole lids and be properly vented per TCEQ requirements.
7. All manholes shall be vacuum tested where a 10" mercury vacuum is developed. The air vacuum shall then be monitored for a test period of 2 minutes. The allowable drop in air vacuum shall be no greater than 1" mercury over the test period.
8. The Contractor shall install City of Johnson City standard wastewater manhole lids on all manholes.
9. Unless otherwise noted, in open spaces, the top of the sanitary sewer manhole shall be installed a minimum of 3 inches above the surrounding ground.
10. Structural concrete used for wastewater structures shall be in compliance with the latest version of the CACOG standards and specifications.
11. Install sanitary sewer dibble marker at all of the manholes.

PAVING

1. All new designs shall be sealed by a professional engineer and submitted to the City Inspector one week before a scheduled pour. Mix designs are subject to approval by the City. All concrete paving shall have a minimum compressive strength of 4,000 psi, unless a higher compressive strength is specified.
2. All fill shall be compacted to 95% Standard Proctor Density in a maximum of 6" (six) inch lifts or per the approved Geotechnical Engineers Report. Subgrade shall extend 12" minimum behind the curb, be a minimum of 6" thick and shall be lime stabilized as recommended in the Geotechnical Report.
3. All areas, fire lanes and alleys shall be placed on lime stabilized subgrade with lime content of not less than 6%. Lime stabilized subgrade shall be compacted to 95% of maximum standard proctor density (ASTM 699) within minus 2 to plus 4 of optimum moisture.
4. A subgrade density report must be presented to the City Inspector prior to paving. Densities are only valid for 72 hours. Densities received on a Friday are valid until noon on the following Monday. Densities taken before lunchtime weekend may be required to be taken at the City Inspector's discretion. A minimum of four (4) test cylinders are required for breaks at 7 days, 2 at 28 days, and the last cylinder being an extra.
5. All City streets are required to be paved with the use of an approved slip form paving machine with mechanical vibration. Final pours are only allowed at intersection points or other non-hand vibrated.
6. Construction joints, cold joints and curb returns shall have fabric installed to allow for expansion.
7. Sawed joints shall be every 15 feet for 6" thick concrete and every 20 feet for 8" thick concrete, and shall be constructed within the first 12 hours of concrete placement.
8. Expansion joints shall be placed at a maximum every 400 feet.
9. All medium noise shall be poured monolithically.
10. All Barrier Free Ramps shall comply with the current TDLR, ADA, PROWAG, and TxDOT regulations.

HWC

BRIANNA CIRCLE

JOHNSON CITY NOTES

REVISION: 0

DATE: 8/9/23

SHEET #: G-101

SHEET COUNT: 2 OF 7

JUST RIGHT ENGINEERING

TEXAS ENGINEERING FIRM NO. F-24472

WIRELESS & TECHNOLOGY



NOTES:

1. THE LOCATION OF ANY UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND SHOULD NOT BE CONSIDERED TO BE EXACT. THESE PLANS MAY NOT SHOW ALL UTILITIES PRESENT IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO IDENTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION.
2. THE LOCATION OF THE RIGHT-OF-WAY, IF SHOWN, IS BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE CONSIDERED TO BE EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL IMPROVEMENTS ARE INSTALLED IN THE RIGHT-OF-WAY. IF THE EXACT LOCATION OF THE RIGHT-OF-WAY IS REQUIRED, CONTRACTOR SHALL

3. ENGAGE A REGISTERED PUBLIC LAND SURVEYOR TO STAKE THE RIGHT-OF-WAY.
3. CONTRACTOR SHALL INSTALL ALL IMPROVEMENTS ACCORDING TO THE UTILITY OWNER'S CONSTRUCTION STANDARDS. IF THERE IS A CONFLICT BETWEEN THE CONSTRUCTION STANDARDS AND THESE PLANS OR THERE ARE NO UTILITY OWNER CONSTRUCTION STANDARDS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. ALL EXCAVATIONS SHALL BE BACKFILLED BY END OF DAY. NO EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. NO SPOOLS SHALL BE STORED IN THE RIGHT-OF-WAY OVERNIGHT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PROJECT AREA TO ORIGINAL OR BETTER CONDITION.

6. CONTRACTOR SHALL UNDERSTAND AND ADHERE TO THE ALL REQUIREMENTS OF THE RIGHT-OF-WAY OWNER, EXISTING UTILITY OWNERS AND OSHA.

LEGEND

- NEW STRAND AND/OR FIBER
- NEW OR EXISTING POLE

HWC	
BRIANNA CIRCLE	
UTILITY PLAN 1	
REVISION:	0
DATE:	8/9/23
SHEET #:	C-100
SHEET COUNT:	3 OF 7

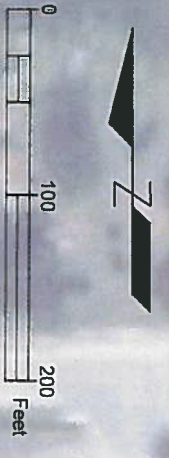
JUST RIGHT ENGINEERING

TEXAS ENGINEERING FIRM NO. F-24472

MATCH SHEET 4

MATCH SHEET 2

MATCH SHEET 6



NOTES:

1. THE LOCATION OF ANY UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND SHOULD NOT BE CONSIDERED TO BE EXACT. THESE PLANS MAY NOT SHOW ALL UTILITIES PRESENT IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO IDENTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION.
2. THE LOCATION OF THE RIGHT-OF-WAY, IF SHOWN, IS BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE CONSIDERED TO BE EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL IMPROVEMENTS ARE INSTALLED IN THE RIGHT-OF-WAY. IF THE EXACT LOCATION OF THE RIGHT-OF-WAY IS REQUIRED, CONTRACTOR SHALL

3. CONTRACTOR SHALL INSTALL ALL IMPROVEMENTS ACCORDING TO THE UTILITY OWNERS CONSTRUCTION STANDARDS. IF THERE IS A CONFLICT BETWEEN THE CONSTRUCTION STANDARDS AND THESE PLANS OR THERE ARE NO UTILITY OWNER CONSTRUCTION STANDARDS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. ALL EXCAVATIONS SHALL BE BACKFILLED BY END OF DAY. NO EXCAVATIONS SHALL BE LEFT OPEN OVERNIGHT. NO SPOILS SHALL BE STORED IN THE RIGHT-OF-WAY OVERNIGHT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PROJECT AREA TO ORIGINAL OR BETTER CONDITION.

6. CONTRACTOR SHALL UNDERSTAND AND ADHERE TO THE ALL REQUIREMENTS OF THE RIGHT-OF-WAY OWNER, EXISTING UTILITY OWNERS AND OSHA.

LEGEND

- NEW STRAND AND/OR FIBER
- NEW OR EXISTING POLE

HWC	BRIANNA CIRCLE
UTILITY PLAN 2	REVISION: 0
DATE: 8/9/23	SHEET #: C-101
SHEET COUNT: 4 OF 7	

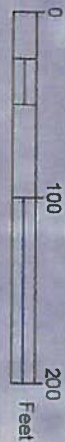
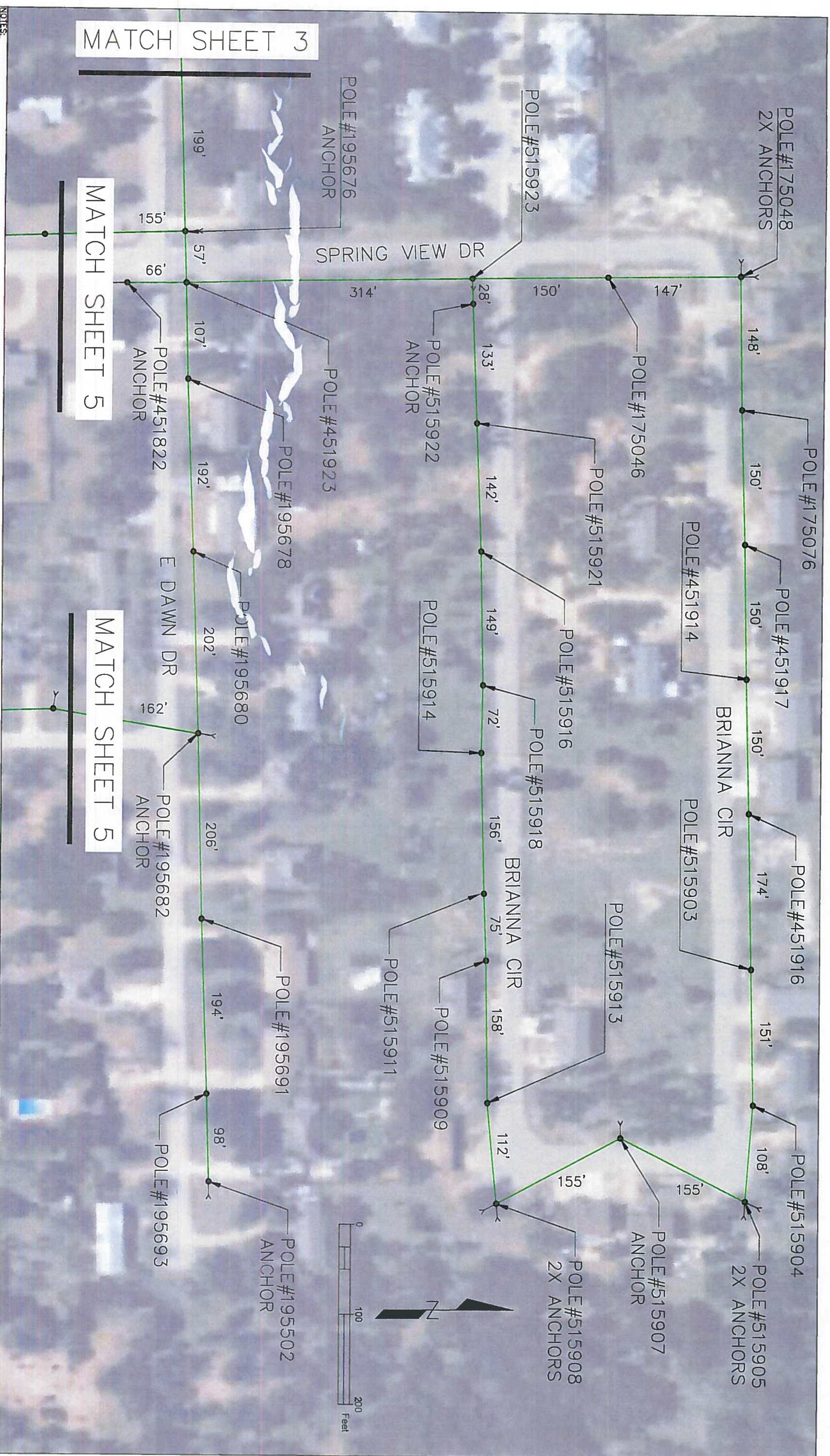
JUST RIGHT ENGINEERING
TEXAS ENGINEERING FIRM NO. F-24472

HCB
WIRELESS & TECHNOLOGY

MATCH SHEET 3

MATCH SHEET 5

MATCH SHEET 5



NOTES:
 1. THE LOCATION OF ANY UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND SHOULD NOT BE CONSIDERED TO BE EXACT. THESE PLANS MAY NOT SHOW ALL UTILITIES PRESENT IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO IDENTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION.
 2. THE LOCATION OF THE RIGHT-OF-WAY, IF SHOWN, IS BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE CONSIDERED TO BE EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL IMPROVEMENTS ARE INSTALLED IN THE RIGHT-OF-WAY. IF THE EXACT LOCATION OF THE RIGHT-OF-WAY IS REQUIRED, CONTRACTOR SHALL

ENGAGE A REGISTERED PUBLIC LAND SURVEYOR TO STAKE THE RIGHT-OF-WAY.
 3. CONTRACTOR SHALL INSTALL ALL IMPROVEMENTS ACCORDING TO THE UTILITY OWNER'S CONSTRUCTION STANDARDS. IF THERE IS A CONFLICT BETWEEN THE CONSTRUCTION STANDARDS AND THESE PLANS OR THERE ARE NO UTILITY OWNER CONSTRUCTION STANDARDS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
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 5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PROJECT AREA TO ORIGINAL OR BETTER CONDITION.

6. CONTRACTOR SHALL UNDERSTAND AND ADHERE TO THE ALL REQUIREMENTS OF THE RIGHT-OF-WAY OWNER, EXISTING UTILITY OWNERS AND OSHA.
LEGEND
 — NEW STRAND AND/OR FIBER
 ● NEW OR EXISTING POLE

HWC	BRIANNA CIRCLE
UTILITY PLAN 3	
REVISION: 0	
DATE: 8/9/23	
SHEET #: C-102	
SHEET COUNT: 5 OF 7	

JUST RIGHT ENGINEERING
 TEXAS ENGINEERING FIRM NO. F-24472

 WIRELESS & TECHNOLOGY



RM 2766

NOTES:
 1. THE LOCATION OF ANY UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND SHOULD NOT BE CONSIDERED TO BE EXACT. THESE PLANS MAY NOT SHOW ALL UTILITIES PRESENT IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO IDENTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION.
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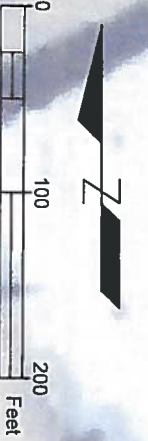
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6. CONTRACTOR SHALL UNDERSTAND AND ADHERE TO THE ALL REQUIREMENTS OF THE RIGHT-OF-WAY OWNER, EXISTING UTILITY OWNERS AND OSHA.
LEGEND
 — NEW STRAND AND/OR FIBER
 ● NEW OR EXISTING POLE

HWC
BRIANNA CIRCLE
UTILITY PLAN 4
REVISION: 0
DATE: 8/9/23
SHEET #: C-103
SHEET COUNT: 6 OF 7

JUST RIGHT ENGINEERING
 TEXAS ENGINEERING FIRM NO. F-24472

HWC
 WIRELESS & TECHNOLOGY



MATCH SHEET 3

- NOTES:**
1. THE LOCATION OF ANY UTILITIES SHOWN ON THESE PLAN IS APPROXIMATE AND SHOULD NOT BE CONSIDERED TO BE EXACT. THESE PLANS MAY NOT SHOW ALL UTILITIES PRESENT IN THE RIGHT-OF-WAY. CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO IDENTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 72 HOURS IN ADVANCE OF CONSTRUCTION.
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LEGEND

— NEW STRAND AND/OR FIBER

● NEW OR EXISTING POLE

HWC
BRIANNA CIRCLE
UTILITY PLAN 5
REVISION: 0
DATE: 8/9/23
SHEET #: C-105
SHEET COUNT: 7 OF 7

JUST RIGHT ENGINEERING

TEXAS ENGINEERING FIRM NO. F-24472

HCB WIRELESS & TECHNOLOGY