

October 10, 2023

Mr. Rick Schroder City of John City, TX 303 Pecan Dr. Johnson City, TX 78636

RE: PEC Storage Building Permit Application Detention Waiver in Lieu of Fee

Dear Mr. Schroder,

Please accept this formal request for detention waiver approval for PEC's storage facility permit application at 305 S. Avenue F in Johnson City, TX. The permit application site plan is attached reflecting 1.6 acres of total land development.

Please let me know if you have any questions regarding this request.

Sincerely,

Bud Collora

Bud Collora Project Manager Pedernales Electric Cooperative (830) 225-0523



### **Bud Collora** Project Manager

### bud.collora@peci.com

Office; (830) 868-6056 Mobile: (830) 225-0523 P. O. Box 1, Johnson City, TX 78636 201 S. Avenue F, Johnson City, TX 78636

www.pec.coop

§ 10.03.001 § 10.03.003

### ARTICLE 10.03 STORMWATER DETENTION AND DRAINAGE

### § 10.03.001. Purpose.

The purpose of this article is to provide adequate measures for the detention and distribution of stormwater in a manner that minimizes the possibility of stormwater flooding or the adverse impact to water quality during and after subdivision development.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.002. Scope.

- (a) Applicability. This article shall apply to any application for the approval of a subdivision plat, a subdivision replat, a master development plan, a building permit, a change in zoning, a zoning variance, or the redevelopment of property within the city's corporate limits or extraterritorial jurisdiction.
- (b) Exceptions. Lots individually platted and developed for single-family use shall be exempt from the requirements of this article, unless the lot is located wholly or partially within a floodplain and must present evidence of compliance with article 3.04.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.003. Drainage facilities.

- (a) New development. Peak stormwater runoff rates for all new development shall be less than or equal to the peak runoff rates from the site's pre-development conditions for the 5-, 25-, and 100-year design storm events.
- (b) Redevelopment. Peak stormwater runoff rates from an area of redevelopment shall be less than or equal to the peak runoff rates produced by existing development conditions for the 5-, 25-, and 100-year design storm events.
- (c) Stormwater detention. Stormwater detention shall be required for all new developments or redevelopment of individual parcels of property to mitigate peak flow rates to pre-development or existing development conditions as stated in subsections (a) and (b) above. The maximum allowable out-flow rate from the detention facility must be restricted to the flow rate for the undeveloped or existing development tract for the 5-, 25-, and 100-year frequency.
- (d) Easements. Easements or rights-of-way shall be dedicated by the owner of the property to be developed to the public for the purpose of containing all drainage facilities, open or enclosed, and all stormwater flows to the limits of the one-hundred-year floodplain as determined in accordance with the city's design standards. No easement or right-of-way for such purposes shall be less than fifteen (15) feet wider than channel top width for open drainage systems or fifteen (15) feet for enclosed drainage systems. Additional easements or right-of-way shall be provided as necessary to allow continuous access for operation, maintenance, and

§ 10.03.003 § 10.03.005

rehabilitation of all drainage facilities. (Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.004. Design standards and regulations.

- (a) Design. The design and construction of all drainage facilities and improvements shall be in accordance with the city's design standards and shall include provisions for maintenance and protection from erosion. Calculations and plans of the drainage area in pre-development, existing development, or ultimate development shall be submitted, for review and approval by the city engineer, as required in section 10.03.003. The difference in runoff quantities and the flow rates shall be managed by an on-site storm detention system. The detention system shall be designed to release stormwater at a rate not to exceed that of the pre-development or existing development rate. The design of the detention "reservoir" shall preclude any pooling of water or result in additional identifiable adverse flooding within the subdivision or to other properties.
- (b) Obstructions to waterways generally. Except as authorized by an approved site plan, no person shall place or cause placement of any obstruction of any kind in any waterway within the city. The owner, agent, lessor, or other person in control of any property within the city, through which any waterway may pass, shall keep the waterway free from any obstruction not authorized by a site plan; and any pool of standing water which is formed in any waterway within the city on account of any unauthorized obstruction shall be deemed and same is hereby defined to be a nuisance.
- (c) <u>Floodplain encroachments.</u>Encroachments are prohibited, including fill, new construction, substantial improvements, and other developments, unless certification by a licensed professional engineer is provided demonstrating that encroachments shall not result in any adverse impacts.
- (d) Approval. The drainage system design must be reviewed for acceptability and approved by the city engineer, who then shall make a recommendation to the city council, and it shall be approved by the city council before any improvements may be made within the proposed subdivision.
- (e) Maintenance. The detention system must be maintained in a safe and sanitary manner in accordance with its approved design.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.005. Drainage studies and floodplain delineations

(a) <u>Drainage study required.</u> The owner of property to be developed may be required by the city to provide, at the owner's expense and as a condition for all items listed under section 10.03.002, a drainage study for the total area to be ultimately developed. The study shall be in accordance with the city design standards, and shall be submitted to the city for approval prior to the acceptance for review of any construction plans for any portion of the development.

§ 10.03.005 § 10.03.008

(b) Floodplain delineations shown. If any portion of a proposed development is included within a floodplain or floodway delineation accepted or recognized by the city, such delineation shall be clearly shown on all items listed under section 10.03.002 submitted for approval.

(c) <u>Floodplain delineations required.</u> The city shall designate and maintain official floodplain maps. In any case in which official floodplain maps are not available, the owner of property to be developed shall designate the boundaries of the one-hundred-year floodplain in accordance with the city design standards and shall clearly show such on all items listed under section 10.03.002 submitted for approval.

(Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.006. Definitions.

For the purposes of this article, a "person" is an individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind, including commercial or residential subdivision development.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.007. Fee in lieu of detention.

- (a) Fee in lieu. The city may, at its sole discretion, accept a fee in lieu of detention. Fees in lieu of detention are established by the master fee schedule, as amended.
- (b) Permit application and fee.
  - (1) A person shall submit to the city an application requesting a fee in lieu of detention.
  - (2) The application shall be accompanied by payment of a nonrefundable fee set by the master fee schedule.
  - (3) All fees in lieu of detention collected will be used for regional detention basins or drainage improvements within the city.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

### § 10.03.008. Violation and enforcement.

- (a) <u>Violation declared.</u>It shall be unlawful for any person to violate any term or provision of this article. The city shall have the power to administer and enforce the provisions of this article.
- (b) <u>Criminal offense.</u>
  - (1) A person who violates a provision of this article commits a misdemeanor.
  - (2) A fine for a violation may not exceed \$500.00.
  - (3) Each day of the violation shall constitute a separate offense.

§ 10.03.008 § 10.03.008

(4) The penalties in this section shall be cumulative and are not exclusive of any other rights or remedies the city may have or pursue.

### (c) Civil action.

- (1) Any condition caused or permitted to exist in violation of any provision of this article constitutes a public nuisance.
- (2) A person who violates a provision of this article is subject to a civil fine or injunction.
- (3) The city may file suit in district court to enjoin the violation or threatened violation of this article by a person.
- (4) Prior to taking civil action, the city shall notify the violator of the provisions of the article that are being or have been violated.
- (5) The city may seek to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with this article.
- (6) A person who violates a provision of this article is subject to a civil penalty up to \$1,000.00 and not less than \$250.00 per day per violation.
- (7) The remedies in this section shall be in addition to the penalties described above.

### (d) Administrative enforcement.

- (1) The CAO or designee may issue a stop-work order to immediately halt work on a property at which a violation is occurring or has occurred.
- (2) The CAO or designee may withhold or revoke site plan approval, building permits, occupancy permits, or any other appropriate approvals necessary to continue development on a property at which a violation is occurring or has occurred.
- (3) An applicant may appeal an order to the city council who shall issue a decision without unreasonable or unnecessary delay. The decision of the city council shall be final.
- (e) <u>Right of entry.</u> The CAO or designee shall have the authority to enter upon the property premises of an applicant within the city or its ETJ for the purpose of enforcing the provisions of this article.
- (f) <u>Legal fees and costs.</u> In any civil or criminal action, the city shall be entitled to recover from the defendant reasonable attorney's fees, costs of suit, and any other costs of enforcement.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)



# **NEW STORAGE BUILDING**

For:
PEDERNALES ELECTRIC COOPERATIVE, INC.
305 S. AVENUE F
JOHNSON CITY, TEXAS







City of Jahnson City Building Gode & EMS Access Compliance Review Burgou Ventos

**New Storage Building** 

for:

Pedernales Electric Coop., Inc.

305 S. Avenue F Johnson City, TX City of Johnson City Director of Public Morks Brent Sultermore

Recommended for approval

City Engineer. Odalys C. Johnson, P.E. Cfw Guiddily Engineering, LLC

Professional Engineer

RNOW ALL NEW BY THESE PRESENTS, that I, Day Aliyan Sulpaneer, the undersymed, a Repsieved Professional Engineer at Teass, hereby certify that that Plat complex with the engineering resited requirements of the City of Johnson City. Till

CONTRACTOR OF THE CONTRACTOR O

ROJECT 7316

E2/02



2 The perimeter of the track is based on a deed contained in

160 501, Pg

2 7

end in Val 140, Pq 968, Deed Records, Blanco County, TX

The hanzonial and vertical datum depicted hereon are based

STATE SHOULD

SHEET NO

DESCRIPTION

INDEX OF SHEETS:

0 0 0 0 0

Standard Notes Amending Combining Plat

Standard Details Specifications Existing & Proposed Conditions Grading





Cover Sheet

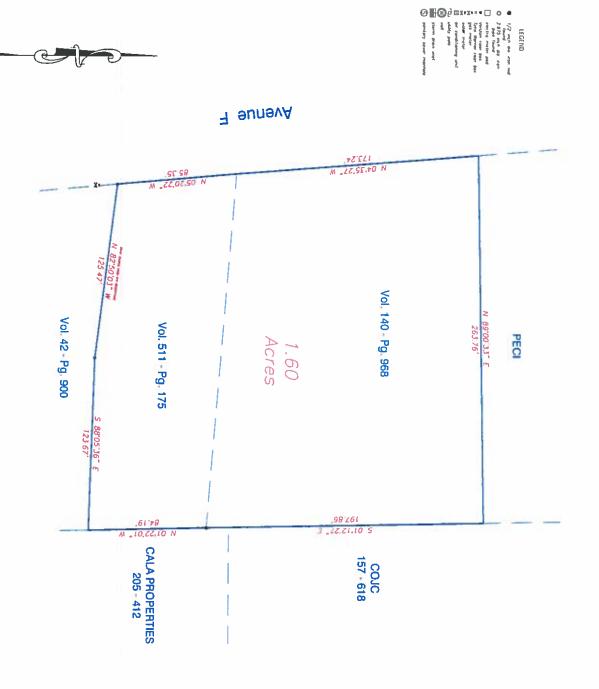
SULTEMEIER **SURVEYING & ENGINEERING** OFF LITTO IX ENGINEERING
Propriet - Topographic Construction Surveys
Engineering - Land Development Services
- 501 Rest Non, Suits 109
- Frederichtung, Teas 78024
- (830) 980-1221
Copyright 0 2020 All Rights Reserved

**TBPELS** Surveying Firm 100930-00

TBPELS **Engineering Firm** F-10608

# AMENDING PLAT

CERTAIN 0.50 OF AN ACRE TRACT DESCRIBED IN VOL. 511, PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF SAID BLANCO COUNTY, TEXAS. PAGE 968 OF THE BLANCO CO. DEED RECORDS AND THAT THAT CERTAIN 1.10 ACRE TRACT DESCRIBED IN VOL. 140,



STATE OF TENAS COUNTY OF BUNCO MONE THERETORE KNOW ALL MEN BY THESE PRESENTS.
The part for shown or one is substituted hards, and on the City of sobrems City. The state of the set of the city of sobrems city. The state of the city of sobrems city. The state of the city of sobrems city. The state of the city of sobrems city.

The part for city of sobrems city of the city Natory Public Sworn and subscribed This plot of  $\_\_\_$  has been submitted to and conside the City of Johnson City, freat, and is recommended seeudug Arg I herely certify that the subdivision plot conforms tily as to which approval is required WITHESS MY HAND THIS COUNTY OF BLANCO Name), Chairperson Dated this \_\_\_\_ SPACE OF SEXYS 0.5 Thei I, the understood some of the lond shown on person or through a duly authorized agent, endecing public forever all streets (other show provide and the eater and sever lend an all the obserted for the purposes and consideration therein expressed for the purposes and consideration therein.

AND ALL MEN BY INCSE PRESENTS, may t Dave Allow of Feeds, hereby certify that this Plat complex with the engin Professional Engineer License No. 27092 wherever, the underspred, a Regulared Phalessampl Engineer versing related requirements of the  $\mathbb{C}$ ty of Johnson  $\mathbb{C}$ ty,  $\mathbb{R}$ 1

2. The perimeter of the fract is based on a deed contained in The hardonial and vertical datum deputed helean are based

on on OPUS

8

2 Kg

Duo Byrs 1

N

501, Pg 273.

The new curb layout/driveway & parking plan was furnished and in Val. 140, Pg. 968, Deed Records, Blanco County, Tit.

ç

STLOW S, HOLZANTS



09-2023

Amending Plat HEET TITLE

ROJECT

50/53

Siese

AMENDING PLAT for: Pedernales Electric Coop., Inc. 305 S, Avenue F Johnson City, TX

COUNTY OF BLANCO

STATE OF TEXAS City Secretory

Allest:

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_ Hiyar City of Johnson City, Yenas

libroved and authorized for filing and recording of the owned of the City of Johnson City, fexas

Chief Administrative Officer

, the undersigned, do herby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Johnson City, Texas for which my approval is required.

County Clerk, Blanco County, Texas

Mileess my hand and afficial seal of office, this t ........ County Clerk of Blanco County, go herby certify in my office, on the day of 20, and duly excited al Deeds and Plats of Blanco County, in Yolume

that the faregoing instrument eas recorded on the day of an on Page

SULTEMEIER **SURVEYING & ENGINEERING** 

Boundary-Táv-Tapogrophe-Construction Surve Engineering — Lund Development Services 501 West Moon, Socia 108 Francessory Teors 78624 (830) 990-1221 Copyright © 2020 All Poghts Reserved sultene-erouseying com

**TBPELS** Surveying Firm 100930-00

**TBPELS Engineering Firm** F-10608

Prior to any existraction 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 specifications relevant to the proper completion of the work specifications relevant to the familiar with all Standards and Specifications perfaining to this work shall into way relice the Contraction of responsibility for performing the work in accordance with all such applicable Standards and Specifications. Construction may not start earlier than 7:00 am nor continue after 7:00 pm on Monday, Sarurday without point permission from the city of Johnson City. Construction work on Starday is prohibited without special permission. A fee of \$1.50 must be paid to the city by Thursday noon prior to Saturday work, if city impection is required.

Prior to construction, Contractor shall have in their possession all necessary permits, plans, is renset, etc. Contractor, shall have at least one set of approved Engineering Plans and Specifications on-site at all times.

All work skall conform to the City of Johnson City Standard Design and Specification Manual. In the event an item is not converved in the plans or the City of Johnson City Standard Design and Specification Manual, the most current Capital Area Counterli of Governments (CAPCAP) Standard Specifications for Public Works Construction thall apply with concurring notification to the City, and Project Engineer. The City, shall have the final decision on all construction to the City and Project Engineer.

Construction inspection will be performed by representatives of the Owner, Engineer, City, Gewechnical Engineer, and reviewing authorities and agencies. I mestriced acrees shall be provided to them at all times Contractor in responsible for understanding and scheduling required inspections. Testing samples that the collected and processed by certified technicians.

All contractors must confine their activities to the work area. No encroachments onto developed areas will be allowed. Any damage resulting therefrom shall be Contractor's

responsibility to repair.

Developer shall be responsible for obtaining all offsice easements prior to commencement of offsite and relevant ossettle construction activities.

It will be the responsibility of each contractor to protect all existing public and private utilities throughout the crossruction of this project. Contractor shall constant the appropriate utility companies for line locations prior to ecommensement of construction and shall assume kill liability to those companies for the focusions prior to expensement of construction and shall assume kill liability to those companies for any damages caused to their facilities.

French safety, Design will be the responsibility of that Villay Contractor (contractor shall submit a tructh safety design approved by a professional engineer to the City, for their records prior to the start of any underground utility construction.

Use that of any inhergenend unity construction.

With may not be backfilled or covered until it has been inspected by the City Continuous access for mail service shall be growised during construction.

If any conflict arises between these generals notes and any other notes found in the plans City General Notes shall take precidence

ENGSION CONTROL & VEGETATION

Livery soil defauching activity shall have an accompanying Erosion Control Plan (ECPs, Storm Water Iobiution Pre-collon Plan (SWPP) and either Constitution Notice (CSN) for those activities of the Control Plan (SWPP) and either Constitution Pre-collon Plan (SWPP) and either Constitution Pre-collon Plan (SWPP) and either Constitution of Inter Not Plan (Swe Not) and interest acres including those activities less than 5 acres that are part of a commentation plan (dee alopment into Jaling 5 or more acres including those activities less than 5 acres that are part of a commentation plan (dee alopment into Jaling Port more acres acres Acopy of the appropriate SWPP) and CSN or NOI Jaling Port of the Constitution Prevention Plan (SWP) while he readily a salable for review by Fuderal, State, or made affectable and Swetce (SWP) and associated Rest Management Practices (BMP), being faily, implemented, and then inspected by Johnson City's Public Works and Demantment.

or shall comply with the current CAR (X) ISWMIM Technical Manual for the TFDES General Construction Permit TAR150000 and any other State and or

I the contractors thall employ measures as necessary, to prevent dirt, mod, debta found in tasked.

I the contractor shall employ measures as necessary, to prevent dirt, mod, debta found in the minigates of the site shall be two invested in the contractor immediately. The site shall be two invested by the operator or his terp-exentative weekly, and after any major sorm. Adjustments repairs to the crusion control measures will be made as needed. The contractor shall notify lobbate on the crusion control measures will be made as needed. The contractor shall be placed behind the cust on up of four (4) in these of topold. Contractor shall be responsible for any temporary urigation or watering as needed. Areas adjacent to new residential lotts, where the homebuilder will be disturbing this were, may be exempt from this requirement as long as adequate construction control responsible of manifestation on all other disturbed areas immediately upon completion of grading activities. An apprepriate seed met should be considered with respect to the season and the timing of final acceptance. A conducted season seed that should be used between september 15 and April 15° [jud] ascernings of 13 as at 5.5541 he conturgent upon percential vegetation to the State and a crpy of this NOT shall be pure titled by the provision of grading activities. An apprepriate seed met should be considered with respect to the season and the timing of final acceptance. A conducted with the pure regrential segments of the provision of grading activities. An apprepriate seed met should be considered with respect to the season and the timing of final acceptance. A conducted season seed that should be used between september 15° and April 15° [jud] ascernings of a safe, shall be confurred to the state and a crpy of this NOT shall be pure regrented to the first of the state and a crpy of this NOT shall be provided.

GENERAL CONSTRUCTION

Prior to construction, the contractor or subcontractor shall construct and maintain a protective force at the drip line of all protected existing trees, bushes, landscaping plants, sprinklers, and tawas 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 statisfaction of the City of Johnson City at the contractor's expense.

The City's Public Works Department shall be contacted to approve the placement of the Tree Preservation fencing, prior to beginning of site work on property All printerine measures shall be in place prior to commencement of any site or greating work and remain in place until all exterior work has been completed.

The following activities shall be pushfilled within the firm to of the printary nor tone. Material storage, equipment cleaning liquid disposal, no tree attachments of signs or wires, and construction equipment vehicular traffic is pushfibred.

Any mrife control plans not included in the engineering plan set must be submitted for review a maintain of seven (!) working day sprior to the articipated lane closure (contaction servity shall not begin until the traffic control plan is approved by the city of obstavor (ity Iraffic control plans may be required on other readways as determined by the City or the designee.

All —— control plans must be prepared by an individual that is certified in their preparation. Any devaition from our approved traffic control plan must be reviewed by the City or their designance trajectorisative.

0

Lane closures will not be permitted on acteful roadways before 9,00 and or after 4 ft0. Violations may result in suspension of all work at the job site for a minimum of 4.94/hours. Uny reserves the right to deny a closure for a special event.

Lane clowers will not be permitted on streets adjacent to private and or public schools without written permitsion from the City.

Any permanent sign or existing pavement markings that conflict with the approved traffic control plan shalf be covered, obliterated, or removed as directed by the City.

æ

The contractor shall provide a clear and safe mute 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: Detectable warning serfuce shall be pre-manufactured plates with unceated done material built in On's plates from TADOT approved vendors shall be permitted and shall be installed per manufacturer's specifications. Build, paste will not be allowed, frinal enfor shall be approved by the City, but shall generally be in the "RLD" color family.

I finess epecifically allowed, no grade changes shall be allowed within the limits of the primary not zone of any protected tree unders the City Approxes adequate uncarraction methods. No trimming of trees may occur within the Tree Pretervation fencing limits without prior consent of the City.

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 do kies shall be installed to effectively guide the motoring public through the area. Consideration feet mad user takes, worker safety, and the efficiency of road user flow shall be an integral element of every traffic control zone. All traffic control deckets shall be in accordance with the larger I M. I. I. C. D. Deckets must contain either 1 yie III. Hitensity threeing or 1 yee IV reboundable His Intensity.

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 commactor immediately, regardless of time ofday.

All temporary traffic control devices shall be removed as suon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, tentic control devices that are no longer appropriate shall be removed to covered. The first violation of this provision will result in a verbal warning to the construction foremen. Subsequent violations will result in suspension of all work at the jub site for a minimum of 48 hours. 5 K T ij

Existing permanent signs removed by the contraster for construction purposes other than stop, yield and street name signs shall be returned to the City of Johnson (i). All sopes, yield and street name signs removed shall be temporarily exected in the appropriate locations (no less than 7 feets critical from grade) until permanent signing can be installed. Any temporary stop or yield sign focusions to be left in place overnights will require prior approval from the City. 19 Det

Accessment be maintained to all drives and side streets or as indicated in the traffic control plan.

## PEDESTRIAN ACCESSIBILITY (WITHIN PUBLICE O.W.)

Construction materials whall be kept off existing submatks and consolidated in areas within the City tight-of-way, unless otherwise approved by the City.

Sidewalks shall conform to all federal guidelines, but shall generally adhere to the following

Generally, follow the street grade with a maximum 2.0% cross-slope.

Shall be five of any overhangs by lend-scaping or other items to a height of 7.0-feet.

Sidewalks shall maintain a continuous (pedestrian access route) eles ation through

residential and commercial drives sys.

All newly constructed sidewalks, cuto ramps and crosswalks installed within City of Johason City public right-of way shall be considered a pedestrian acress mine and shall conform to the most current "Draft" Guidelines for Public Rights-of-Way created by the United States-Aucess Board, http://www.asrcapt.baste.gov/publics/files/ Curb Ramps shall conform to all federal guidelines

Structural concrete used for storm water structures shall be in compliance with the laten version of the CAPCOG wandards and specification.

Prior to final acceptance, all storm sewers shall be television filmed and cleared of any sediment and debris.

BETAINING WALLS

Retaining walls greater than 4 feet in height must be an engineered design by an engineer likensed in the State of I caus.

Retaining walls (methoding the favoing) shall not be constructed to eneroach upon City Rights Way, public easements, ne public utilities without the consent of the City.

libe and grade stakes for o furnished by the following: of all water and sannary sewer lines and services

Property lines and coeners must be properly staked to verify the water line alignment. The City shall not be liable for Improper alignment or decay of any kind caused by improper or inadequate Capital Improvement Projects: The Contractor, unless specified otherwise in the contract. Private Development. Developer's engineer, survey or or their designated representative.

surveys.

All new water services shall be I" minimum DR-9 (250 psi) IIDPE pol), pipe with PE4710 at specified in ASTM F714, from the service tap to the cuth stop 3 4-inch minimum compression fitting angle stop, and meter box, unless otherwise indicated on the plans. Cuth tapp will be located within the meter box and facing toward the lot. For single family residential services the minimum meter size [c17].

Each meter box shall be located adjacent to the curb and installed after street pavenoni has been completed and curbs backfiled. Meter boxes shall be Carson Valve and Meter Boxes. A 2" minimum metal locator plate shall be placed in the reversi of the meters.

All water services shall be boosted along the lot lines. Simple services shall be placed no more 2-th inside the service lot at the lot line.

Detector pads embedded in sand shall be installed above all service connections. Each individual service location shall be sawear into the face of the curb with a (4) inch high "I" pained by the Contractor (for carb exists, a similar mark shall be placed in the pavement near the edge of the madway. After electing the saweat via compressed air or brush, apply one cost of APWA Blue spray paint to mark the saweat symbol.

All water service lines shall be embedded with 12-inth sand below and around the pipe and 6-inches, of said over the top of the pipe, from the water man to the meter. Water service lines within City readway rightforfway shall be compared to a minimum of the 95% Sandard Proctor density with a \*|= 3% wet of optimum moliture content.

All 6", 8" and 12" water mains shall be AWWA (900 PVC pipe.

Miranuar cover shall be 4 feet fer 6-sinch to 8-sinch lates, 5 feet for 12-sinch to 16-sinch lines, and 6 feet for 20-sinch and farper fines. Additional cover may be required in un-payed or un-developed areas.

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 \$0% of the pipe manufacturers requirements

All blow-off (flush) valves shall be two (2) inch and shall be provided in accordance with City of Johnson City standards and or CAPCOG standards.

All waterfire fittings shall be ductile iron. All 6" = 12" valves shall be AWWA approved resilient wedge gate valves. Bolts and nuts for mechanical joints will be of a high-inerigh low-alloy corrosion resistant steel conforming to ASTM A 725 (Type 1).

Valve extensions shall be provided on all valves with operating nuts preser than 5-ft below finished ground or paving grade. In addition to thrust blocking, all fittings must be restrained and shall be Nega-lug. Install 2 x 2 x 6 thick, concrete pad around all waters a set outside of concrete pasement

All valves shall be marked with a "V" by saveur on the ruth or pavement like "V" shall point to the location of the valve as follows. If the valve is in the partiag, the "V" shall be marked upraftic, if the valve is outled the partiag, the "V" shall be marked upraftic, if the valve is outled the partiag, the "V" shall be marked uprafted own. After cleaning the saveur is a compressed air or fruth, apply one coust of APWA. If the apply point in mark the saveur is mbot.

Web, Resilient-Neutred (state Valves shall conform to AWWA (2500 or AWWA C5015, Rubber-Sented Barrefly Valves shall conform to AWWA (2504 All valves shall have a 3" equare operating nut and open to the eft. All valves shall be Marker, Closs on AVW.

Install water line marking at all offsite valves, vaults, air release valves, and below off valves.

### PAVING

When there is less than two feet of elemente between a water cours line and a summ cours, the Corractors shall mittal connecte executions around the satisfay score or waterines at the satisface of corractors shall mittal connecte executions around the passing score or waterines at the satisface of the satisface of the constant shall be a minimum of 10 L.F. and 6" thick entered at the crossing.

Mathods and wyes for pipes less than 42" diameter must be factor, manufactured bends and wyes.

Intel block-outs shall be placed three [3") feet from the back of sandard curbon for the distance of the (10") feet upstream (both sides in sag conditions) and fit of (5") feet downstream from the inside face of infet. Inlet block-outs shall be placed fit of (5") feet downstream from the inside face of infet.

All fill shall be compacted to 95% Standard Proctor Dansity in a maximum of 6" (six) inch lifts or per the approved (restectivities) (righteets Report Sobjerade shall extend 1.5" minimum behind the curb be a minimum of 6" thick and shall be lime stabilized as recommended in the Geotechnical Report.

All streets, fire lancs and afters shall be placed on lime stabilized subgrade with time content of mot fess than 6%. Lime stabilized subgrade shall be compacted to 95% of maximum standan proctor density (astrodó98) within minus 2 to plus 4 of optimum moisture.

A subgrade density report must be presented to the City Inspector prior to paying Densities ure only valid for 72 hours. Densities received on a Friday are valid until noon on the following Monday. Densities taken before inclement weather may be required to be retaken 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.

and curb returns shall have fabric installed to allow for

Construction joints, cold joint expansion.
Sawed joints shall be every 15 toncrete; and shall be construent or the construent of the const

All median noses shall be pou All Harrier Free Ramps shall o regulations. 15 feet for 6" thick concrete and every 20 feet for 8" thick nucled within the first 12 hours of concrete placement. acod at a maximum every 400 feet. mag.

comply with the current IDIR, ADA, PROWAG, and INDOI

FIRF HYDRANTS

I. Hire hydrants shall be placed I feet from back of curb unless otherwise indicated on the plans, or as required to clear utlenable. Fire hydrants shall not be located within a stolewalk.

The hydrants shall be three-way break-way hype no lets than 5 is inches in size and must conform to AWWA specification (C-502 They shall be Mueller. Clew or approved equal; with all brouze to bronze moving parts. I wo 21%-inch NST hote connections are required. The 4-800 yitch with 4 threats per inch. The operating nut that be threath P to 1 pertagon nut, open lett. Mechanical joint connection is required. The stanter notizite shall face the fire lane, adjacent roadway or as directed by the Hire Department.

A Blue Simmonite, Fire-Life reflector (or approved equal) shall be placed in the center of the street opposite each fire hydrant. The fire hydrant shall be useful of primer. Bonnet to flange and norzite caps of Fire Hydrant to be painted with 2 coasts of Jimmer. Bonnet to flange and norzite caps of Fire Hydrant to be painted with 2 coasts of Jimmer. Bonnet to flange and norzite caps of Fire Hydrant to be painted with 2 coasts of Jimmer. Bonnet to flange and norzite caps of Fire Hydrant to be painted with 2 coasts of Jimmer. Bonnet to flange and norzite caps of Fire Hydrant to be painted with 2 coasts of Jimmer. Bonnet by flange and norzite caps of Fire Hydrant color shall be according to flow

**TBPELS** 

Surveying Firm

100930-00

TBPELS

**Engineering Firm** 

F-10608

Line and grade stakes for a be furnished by the follow function of all water and savitary sewer lines and services i

SULTEMEIER

**SURVEYING & ENGINEERING** 

sufferne er sur yeping com

Baundary-Tele-Topographic Constructe Linguistry Land Development S-501 West Men, S-let 109 Frezwistows, Testis 78624 (830) 890-1224 Copyright © 2020 All Rights Rese

Private Development D

Developer's engineer, survey on un their designated representative

Property lines and corners r City shall not be liable for it inadequate surveys. b. Capital Improvement Projects. The Contractor, unless specified otherwise in the contract must be properly staked to v improper alignment or delay serify the sewer line alignment. The

Unless others is enoted on the plans, all sanitary server pipes shall be PVC ASTM Designation U3934 up through 15" in diameter, Pspes Jarger than 15" in diameter shall be designated PVC ASTM F679 (7ther pipe shall be subject to Approval by the City

All residential sanitary sewer services shall include a 4" fee who bend, pipe and support, and shall be installed downstream from the water service at the lat centerline and extended 10 beyond the property. Service that he had on a minimum slope of +2 00% from the main line to the street light-of-way.

After each and pasting has been completed, contracted shall out a four (4) inch high. "If on the cubb indicating the location of the eleanout After eleaning the savout via compressed air or brush, apply one cous of Aftway direct paint to mark the savout symbol."

All smitary sewers and services shall be tested by pulling a mandrel, air pressure test, and selections video the television video that be provided to the City Importon in a USB drine format and shall be taked accordingly for City troods.

All saniary sewer matheles within flood plains or flood prone areas require Type matheletids and be properly vented per TCEQ requirements.

shall install City of Johnson City: num tested where a 10" mensury vacuum is developed. The intered for a test period of 2 minutes. The allowance shop in that I' mercury over the test period. manhole lids 2

**NEW STORAGE BUILDING** 

for:

Pedernales Electric Coop., Inc.

305 S. Avenue F Johnson City, TX

liblewotherwise noted, in a a minimum of J inwhee above pen spaces, the top of the sanitary sewer markole shall be installed to the surrounding ground.

Mustural concrete used for version of the CAPCOG star waster structures shall be in compliance with the latest udards and specifications

Install senitary sewer pipelure marker at all offsite manholes.

All mix designs shall be sealed by a professional engineer and submitted to the City furpettor one week before a scheduled pour. Mix designs are subject to approx al by the City. All concrete paying shall have a minimum compressive strength of 4,000 psi, unless a higher

Company of the control of the contro

All City greets are required to with mechanical vibration. He standard areas as approved by hand vibrator. Ito be paved with the use of an approved slip form paving machine Hand pours are only allowed at intersection returns or other non-by the City Inspector. Hand pours shall be vibrated by an approved

REVISIONS

DATE

E9/83

POLECT

7316

HEET TITLE

Standard Notes

 $\omega$ 

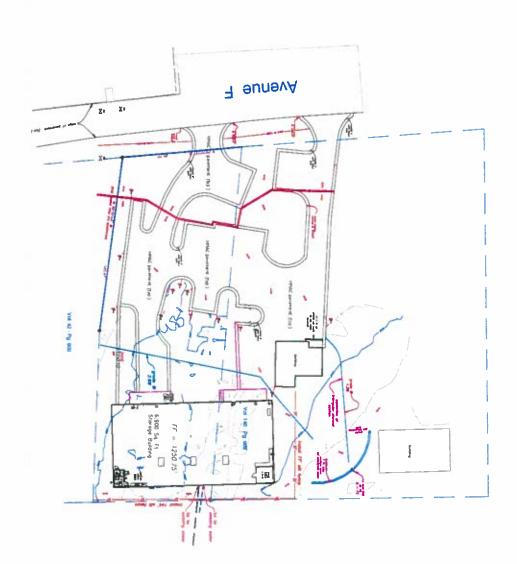
# **NEW STORAGE BUILDING**

PEDERNALES ELECTRIC COOPERATIVE, INC. 305 S. AVENUE F JOHNSON CITY, TEXAS

Existing

Proposed

N 10068608 5410\* E 2903776.7080 4 eunevA 1677 F 1-920 saj R 12751 saj R 12758 saj R Reschere Estate: Vol. 1 - Pg. 104 Plat Records 26722 (44



SULTEMEIER SURVEYING & ENGINEERING Baintony-Tite-Tapographic-Continuation Surveys Engineering — Long Development Services Solid Meet Meet, Such 109 Fraderication Traces 76024 (300) 1901-121 Copyright © 2020 All Rights Reserved

TBPELS Surveying Firm 100930-00

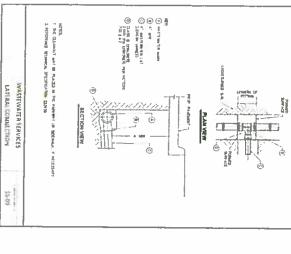
TBPELS Engineering Firm F-10608

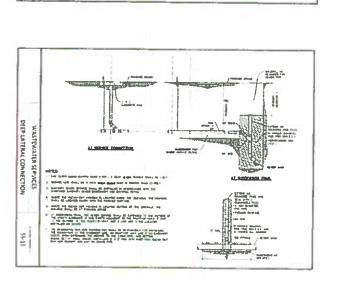
PROPOSED



**NEW STORAGE BUILDING** for: Pedernales Electric Coop., Inc. 305 S. Avenue F Johnson City, TX

### WATER SERVICE INSTALLATION T. LINE WAT-13



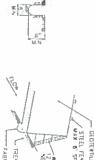


ANTHORNOUS TO BE 1943, OF MINISTER OF SERVICE TO THE SERVICE OF THE SERVICE TO TH

STANDARD
DETAILS &
SPECIFICATIONS

OJ |

CLEANORY FRAME & COVER WASTEWATER SERVICES



TRENCH CROSS SECTION

1 STEEL POSTS WHICH SUPPORT, THE SUT FENCE SHALL BE INSTRUCED DW A SUCHT AND REFERENCE TOWARD THE ANTICAMED HUNSTF SOURCE POST MUST BE EMBEDDED A NUMBER OF AND REPROCESSED TO THAT THE DOWNSLOPE FACE OF THE TRINCH IS FLAT AND PERFECUCIUMA TO THE TRINCH TO THE CONTROL FLAT AND PERFECUCIUMA TO THE CONTROL FLAT WITH ABSED FACE OF THE TRINCH IS FLAT AND FERFECOCIUMA TO THE CONTROL FLAT WITH AND PERFECUCIUMA TO THE CONTROL FACE OF FLOW WHERE FRYCE CAN NOT BE TRANCHED IN (F.G. PAYMENT) REQUIT FENCE FLAT WITH ANSHED CHARL ON UPPELS WITH CONTROL WEIGHT FROM FARE FLAT WITH ANSHED TO THE CHARL SUPPORT POST ON AND AND THE SHIT FROM ENDER FENCE FASHED TO THE STEEL FENCE POST OF THE FROM THE SHALL BE WASTE SERVEY OF A WITH FLOW FACE FLAT WITH ANALY BY THE FLOW AND THE FLOW AND THE SHALL BE WASTE STORMED TO THE STEEL FENCE POST OF REPORTING THE SHALL BE READED AND HER FLOW OF BRANCHES ADDED NOT IN BLOOK OF INCHES THE SHALL BE READED AND HER HAD THE SHE STAND HE SHALL BE READED TO THE SHE SCHAPE FLOW OF BRANCHES AS TO NOT CONTROL OF TO ADDITIONAL SELTATION.

STANDARD STANDERS

Silt Fence SILT FENCE STEEL FENCE POSTS ENCE L MEYON NET BACKAGE SUPPORT

**NEW STORAGE BUILDING** for:

20/23 20/23

Pedernales Electric Coop., Inc. 305 S. Avenue F Johnson City, TX



SULTEMEIER SURVEYING & ENGINEERING Boundary Lite-Tapagraphe-Construction Surveys (Ingremmy Lond Desemblent Services 501 Treat Men. Sure 1998 Francischer Lees 19824 (RNI) 1991-1221 Copyright © 2020 All Rights Reserved

sufferneursurveying com

**TBPELS** Surveying Firm 100930-00

TBPELS Engineering Firm F-10608

PEDERNALES ELECTRIC COOPERATIVE, INC. 305 S. AVENUE F JOHNSON CITY, TEXAS

**NEW STORAGE BUILDING**