

ISSUED FOR BIDDING
AND CONSTRUCTION

DATE: 10/15/18 DRAWN BY: TEM
DESIGNED BY: TEM
CHECKED BY: JLR

REVISIONS

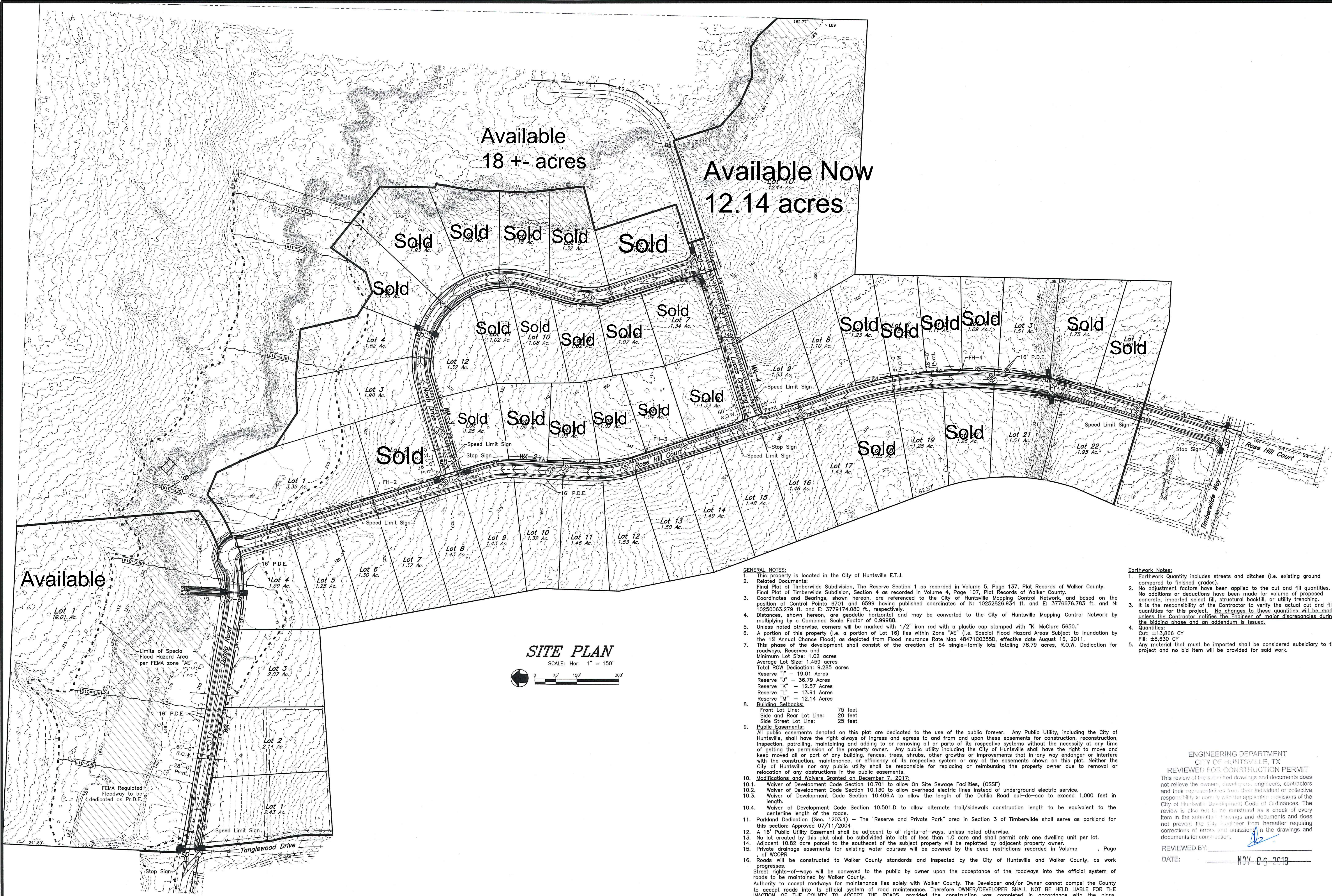
McCLURE & BROWNE
ENGINEERS & SURVEYORS, INC.
Engineer Reg. No. 7428 Survey Reg. No. 91035-99
1008 Woodcreek Dr., Suite 103
College Station, TX 77945 (979) 695-3838

Overall Site Plan

Timberwilde, The Reserve, Section 2
MBES/No. 1048-0025

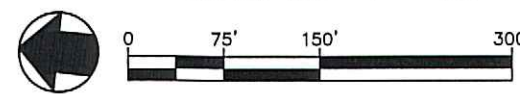
SHEET NO.

C1.1



SITE PLAN

SCALE: Hor: 1" = 150'



- GENERAL NOTES:**
- This property is located in the City of Huntsville E.T.J.
 - Related Documents:
Final Plat of Timberwilde Subdivision, The Reserve Section 1 as recorded in Volume 5, Page 137, Plat Records of Walker County.
Final Plat of Timberwilde Subdivision, Section 4 as recorded in Volume 4, Page 107, Plat Records of Walker County.
 - Coordinates and Bearings, shown hereon, are referenced to the City of Huntsville Mapping Control Network, and based on the position of Control Points 6701 and 6599 having published coordinates of N: 10252826.934 ft. and E: 3776676.783 ft. and N: 10250063.279 ft. and E: 3779174.080 ft., respectively.
 - Distances, shown hereon, are geodetic horizontal and may be converted to the City of Huntsville Mapping Control Network by multiplying by a Combined Scale Factor of 0.99988.
 - Unless noted otherwise, corners will be marked with 1/2" iron rod with a plastic cap stamped with "K. McClure 5650."
 - A portion of this property (i.e. a portion of Lot 16) lies within Zone "AE" (i.e. Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood) as depicted from Flood Insurance Rate Map 48471C03550, effective date August 18, 2011.
 - This phase of the development shall consist of the creation of 54 single-family lots totaling 78.79 acres, R.O.W. Dedication for roadways, Reserves and Minimum Lot Size: 1.02 acres
Average Lot Size: 1.459 acres
Total ROW Dedication: 9.285 acres
Reserve "I" - 19.01 Acres
Reserve "J" - 36.79 Acres
Reserve "K" - 12.57 Acres
Reserve "L" - 13.91 Acres
Reserve "M" - 12.14 Acres
 - Building Setbacks:**
Front Lot Line: 75 feet
Side and Rear Lot Line: 20 feet
Side Street Lot Line: 25 feet
 - Public Easements:**
All public easements denoted on this plat are dedicated to the use of the public forever. Any Public Utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility including the City of Huntsville shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.
 - Modifications and Waivers Granted on December 7, 2017:**
10.1. Waiver of Development Code Section 10.701 to allow On Site Sewage Facilities, (OSSF)
10.2. Waiver of Development Code Section 10.130 to allow overhead electric lines instead of underground electric service.
10.3. Waiver of Development Code Section 10.406.A to allow the length of the Dahlia Road cul-de-sac to exceed 1,000 feet in length.
10.4. Waiver of Development Code Section 10.501.D to allow alternate trail/sidewalk construction length to be equivalent to the centerline length of the roads.
11. Parkland Dedication (Sec. 1203.1) - The "Reserve and Private Park" area in Section 3 of Timberwilde shall serve as parkland for this section: Approved 07/11/2004
12. A 16' Public Utility Easement shall be adjacent to all rights-of-ways, unless noted otherwise.
13. No lot created by this plat shall be subdivided into lots of less than 1.0 acre and shall permit only one dwelling unit per lot.
14. Adjacent 10.82 acre parcel to the southeast of the subject property will be replatted by adjacent property owner.
15. Private drainage easements for existing water courses will be covered by the deed restrictions recorded in Volume , Page of WCOPR.
16. Roads will be constructed to Walker County standards and inspected by the City of Huntsville and Walker County, as work progresses.
Street rights-of-ways will be conveyed to the public by owner upon the acceptance of the roadways into the official system of roads to be maintained by Walker County.
Authority to accept roadways for maintenance lies solely with Walker County. The Developer and/or Owner cannot compel the County to accept roads into its official system of road maintenance. Therefore OWNER/DEVELOPER SHALL NOT BE HELD LIABLE FOR THE INACTION OF THE COUNTY TO ACCEPT THE ROADS, provided the construction was completed in accordance with the plans, specifications and was inspected and approved by the City of Huntsville and or the County of Walker.
17. Developer has placed an irrevocable letter of credit in favor of the City of Huntsville as a surety for the construction of the public improvements Construction.
18. The time limit of developers warranty to the Public for the public improvements is 1 year, beginning with notice from the City of Huntsville that the public improvements are substantially complete.
19. Deed restrictions, recorded on Volume , Page , of WCOPR contain provisions for maintenance of roadways in the event that Walker County fails to accept the maintenance of the roadway.
20. All reserve areas shall be un-restricted agricultural reserves.

- Earthwork Notes:**
- Earthwork Quantity includes streets and ditches (i.e. existing ground compared to finished grades).
 - No adjustment factors have been applied to the cut and fill quantities. No additions or deductions have been made for volume of proposed concrete, imported select fill, structural backfill, or utility trenching.
 - It is the responsibility of the Contractor to verify the actual cut and fill quantities for this project. No changes to these quantities will be made unless the Contractor notifies the Engineer of major discrepancies during the bidding phase and an addendum is issued.
 - Quantities:
Cut: ±13,866 CY
Fill: ±8,630 CY
 - Any material that must be imported shall be considered subsidiary to the project and no bid item will be provided for said work.

ENGINEERING DEPARTMENT
CITY OF HUNTSVILLE, TX

REVIEWED FOR CONSTRUCTION PERMIT

This review of the submitted drawings and documents does not relieve the owner, consultants, engineers, architects and their representatives from their individual or collective responsibility to comply with the applicable provisions of the City of Huntsville Development Code of Ordinances. The review is also not to be construed as a check of every item in the submitted drawings and documents and does not prevent the City of Huntsville from hereafter requiring corrections of errors and omissions in the drawings and documents for construction.

REVIEWED BY: _____

DATE: NOV 06 2018

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY BE EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.