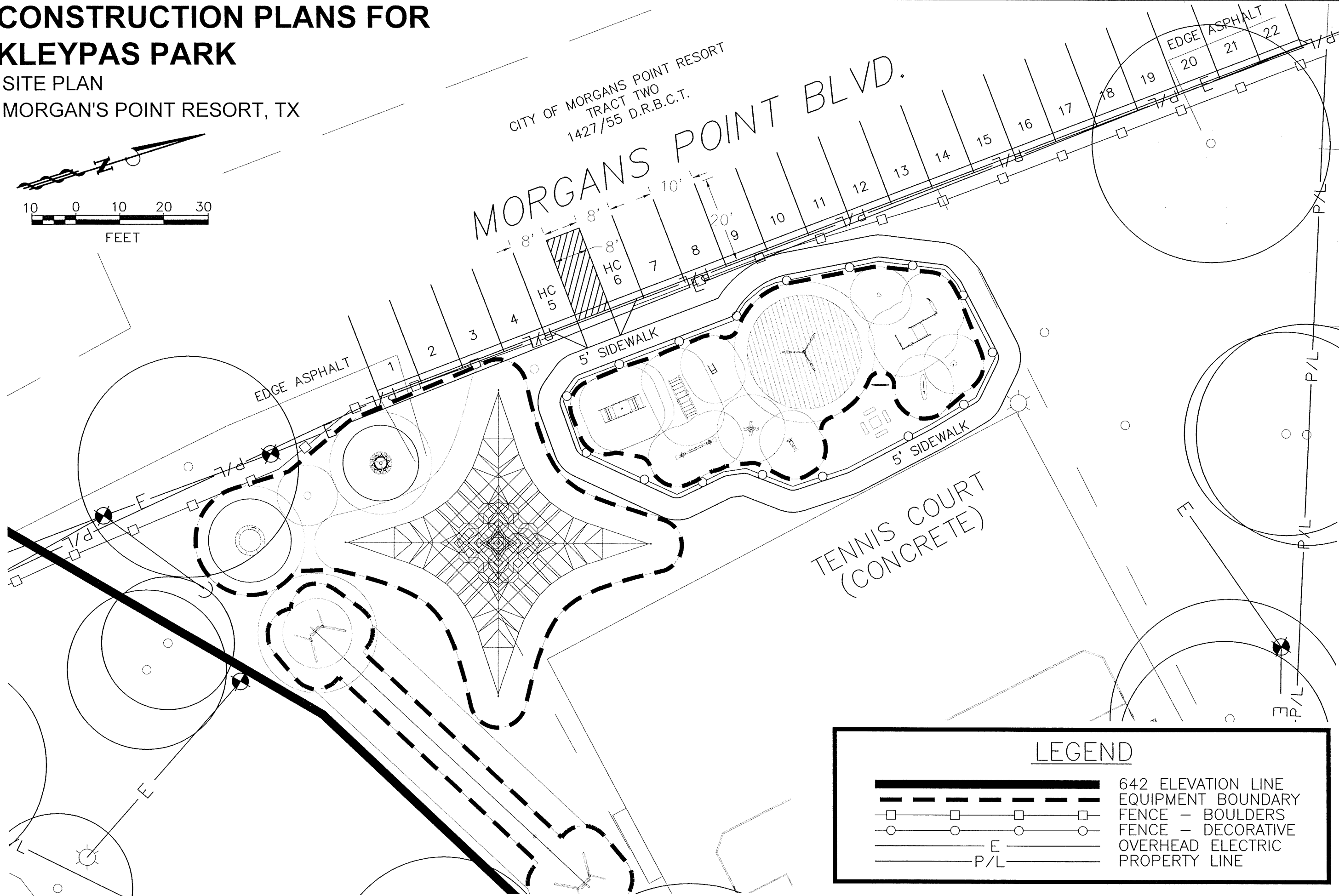
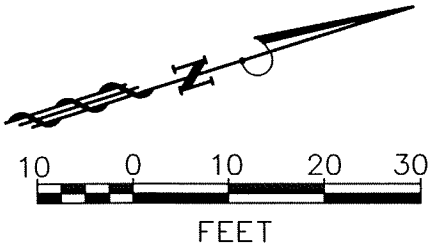


# CONSTRUCTION PLANS FOR KLEYPAS PARK

SITE PLAN  
MORGAN'S POINT RESORT, TX

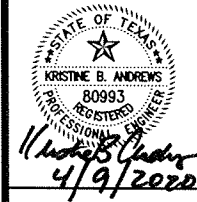
CITY OF MORGANS POINT RESORT  
TRACT TWO  
1427/55 D.R.B.C.T.

MORGANS POINT BLVD.



LEGEND	
	642 ELEVATION LINE
	EQUIPMENT BOUNDARY
	FENCE - BOULDERS
	FENCE - DECORATIVE
	OVERHEAD ELECTRIC
	PROPERTY LINE

REVISIONS:



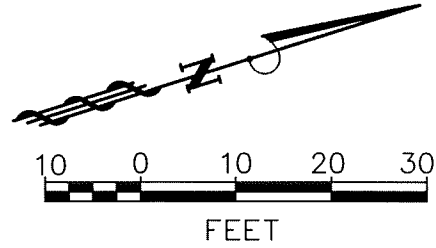
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Registered Engineering Firm, State of Texas, No. 1071  
319 South First St., Suite A ♦ Temple, Texas 76504  
Voice: (254) 742-2050 ♦ Fax: (254) 742-2055

Vertical Scale: 1" = 20'  
Horizontal Scale: 1" = 20'  
Filename: SITE.DWG  
Plot Date: 4/9/2020  
Drawn By: KBA  
Project No:  
Designed By: KBA  
SHEET 1 OF 6

# CONSTRUCTION PLANS FOR KLEYPAS PARK

GRADING PLAN

MORGAN'S POINT RESORT, TX



CITY OF MORGAN'S POINT RESORT  
TRACT TWO  
1427/55 D.R.B.C.T.

MORGANS POINT BLVD.

EDGE ASPHALT

5' SIDEWALK

MAX SLOPE ACROSS  
SPACE NET IS 1%

TENNIS COURT  
(CONCRETE)

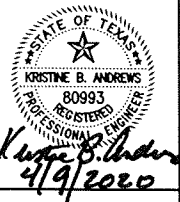
EDGE ASPHALT

## LEGEND

- 649 --- EXISTING CONTOUR
- 650 --- EXISTING INDEX CONTOUR
- 649 --- PROPOSED CONTOUR

Vertical Scale: 1" = 20'  
Horizontal Scale: 1" = 20'  
Filename: SITE.DWG  
Plot Date: 4/9/2020  
Drawn By: KBA  
Project No.:  
Designed By: KBA  
SHEET 2 OF 6

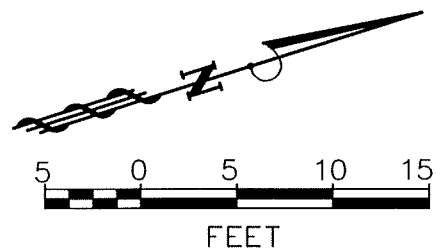
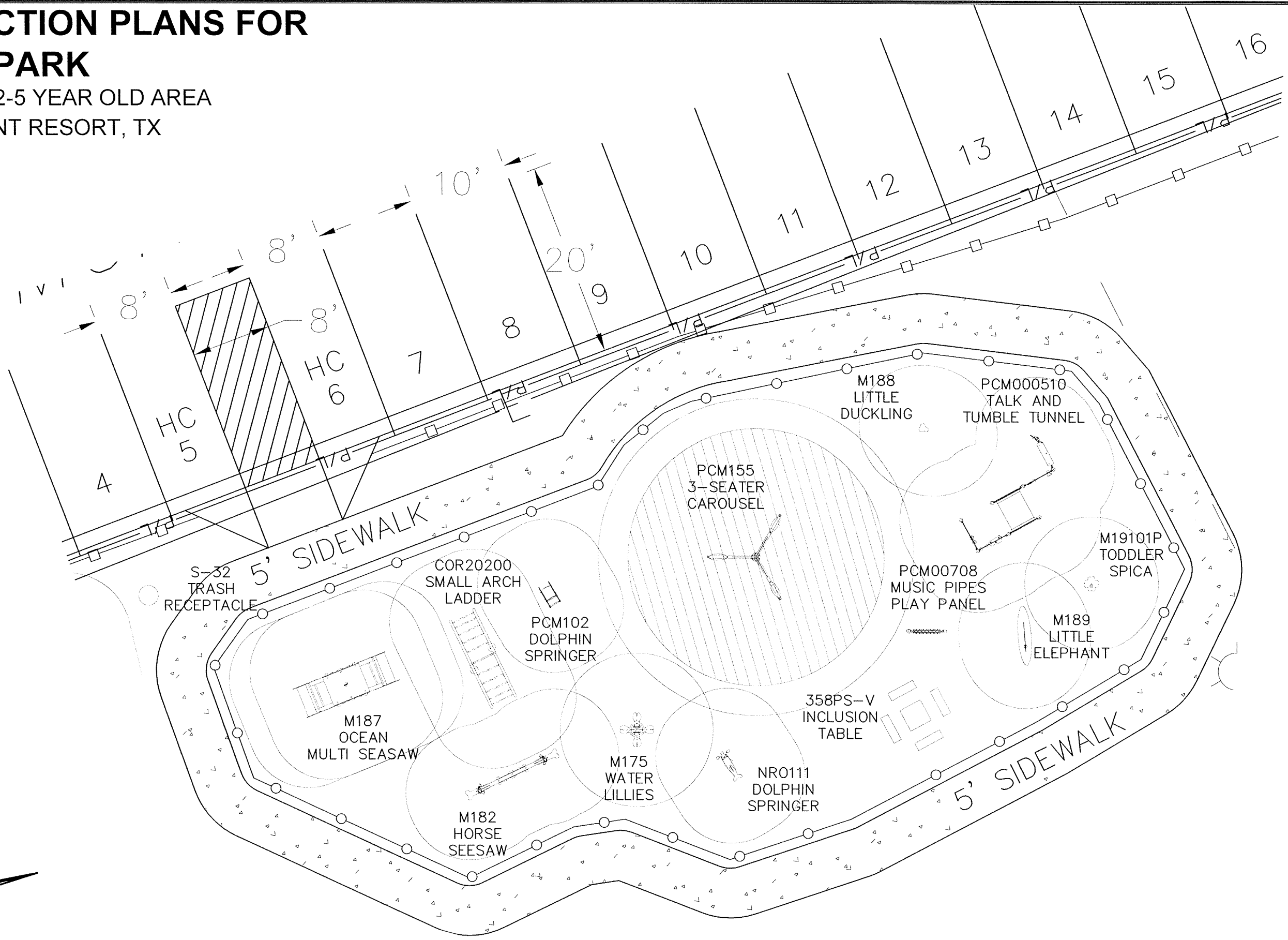
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# CONSTRUCTION PLANS FOR KLEYPAS PARK

TODDLER AND 2-5 YEAR OLD AREA  
MORGAN'S POINT RESORT, TX



Vertical Scale: 1" = 20'  
Horizontal Scale: 1" = 20'  
Filename: SITE.DWG  
Plot Date: 4/9/2020  
Drawn By: KBA  
Project No.:  
Designed By: KBA  
SHEET 3 OF 6

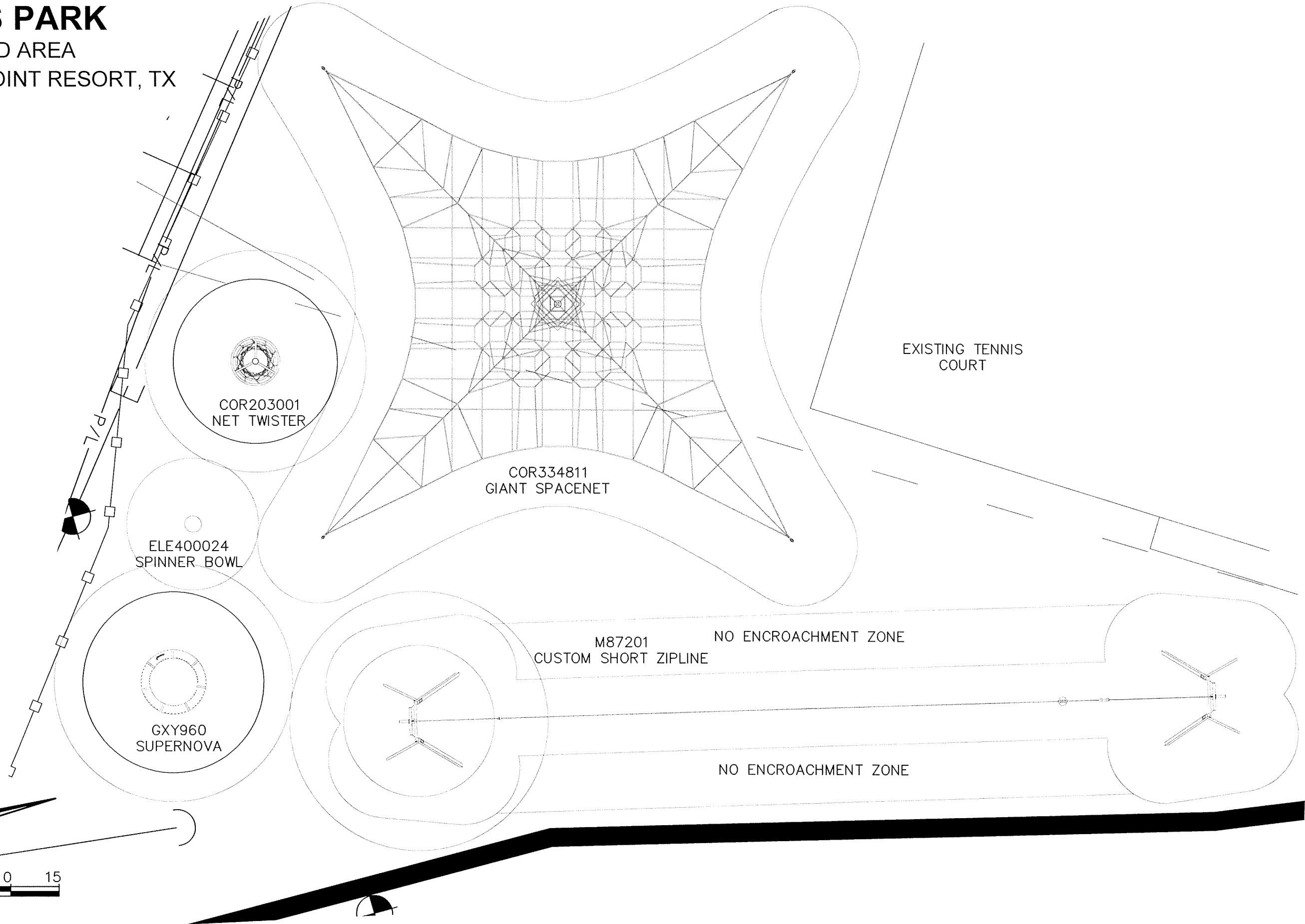
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# CONSTRUCTION PLANS FOR KLEYPAS PARK

5-12 YEAR OLD AREA  
MORGAN'S POINT RESORT, TX



Vertical Scale: 1" = 20'  
Horizontal Scale: 1" = 20'  
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Plot Date: 4/9/2020  
Drawn By: KBA  
Project No:  
Designed By: KBA  
SHEET 4 OF 6

REVISIONS:

STATE OF TEXAS  
KRYSTINE B. ANDREWS  
80993  
REGISTERED PROFESSIONAL ENGINEER  
*Kristine B. Andrews*  
4/9/2020

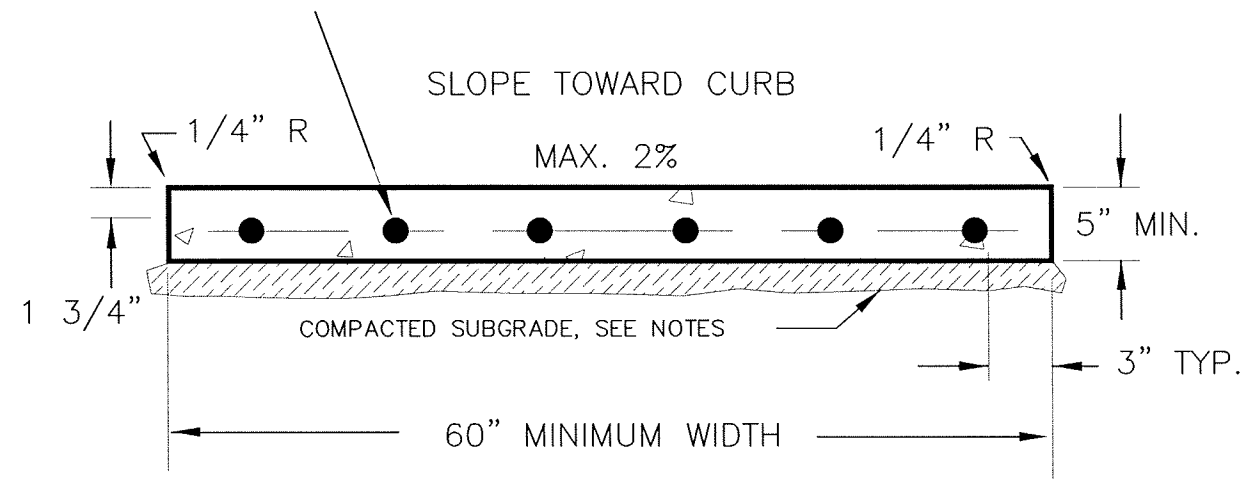
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# CONSTRUCTION PLANS FOR KLEYPAS PARK

## CONCRETE DETAILS - 1

### MORGAN'S POINT RESORT, TX

#3 REBAR - 12" O.C.E.W.  
OR WWR 6X6-W5.5X5.5

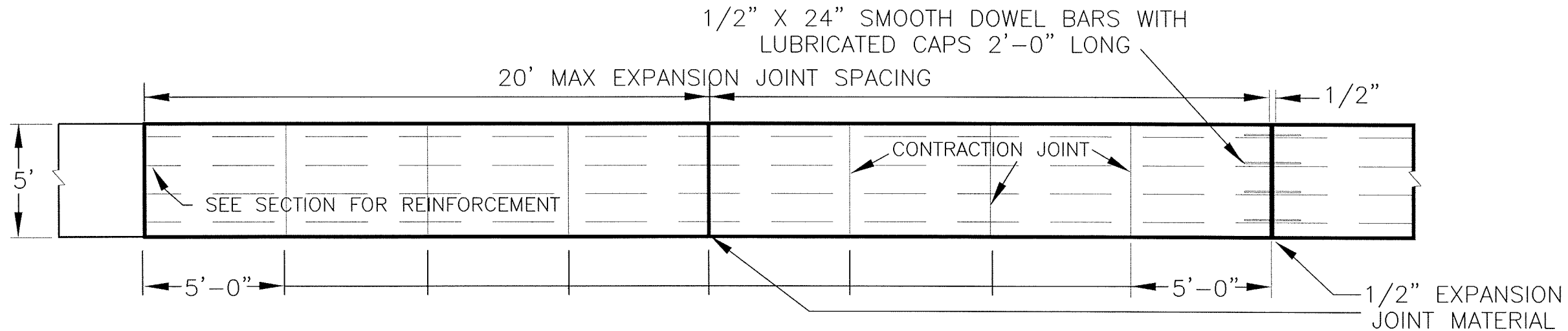


SIDEWALK SECTION

N.T.S.

## CONCRETE NOTES

1. SIDEWALK CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MAXIMUM W/C RATIO OF 0.45 AND MINIMUM 28 DAY STRENGTH OF 4500 PSI. NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE  $\frac{3}{4}$ " AND AIR CONTENT SHALL BE 5% +/- 1.5%. ALL CONCRETE SHALL BE COVERED AND MOIST CURED FOR A PERIOD OF 7 DAYS AFTER PLACEMENT.
2. EXPANSION JOINTS SHALL BE INSTALLED A MAXIMUM OF 20' FOR CONCRETE SIDEWALK. SEE PLAN.
3. ALL EXPOSED CORNERS TO BE TOOLED TO A  $\frac{1}{4}$ " RADIUS.
4. EXPANSION JOINTS SHALL BE INSTALLED A MAXIMUM OF EVERY 40' FOR CONCRETE CURB.
5. BASE MATERIAL REQUIRED UNDER ALL CURB & GUTTER, BEGINNING 1' FROM BACK OF CURB, SHALL BE A MINIMUM OF 4" THICK.
6. ALL REINFORCEMENT SHALL BE ASTM A 615, GR 60.
7. MAXIMUM CROSS SLOPE IS 2%. MAXIMUM LONGITUDINAL SLOPE IS 5%.
8. SIDEWALK SHALL BE 5' WIDE.
9. ALL FILL UNDER SIDEWALKS AND CURBS SHALL BE SUITABLE MATERIAL WITH P.I. LESS THAN 20, PLACED IN NO MORE THAN 8" LIFTS AND WELL COMPACTED USING ROLLERS OR VIBRATORY TAMPERS AT OPTIMUM MOISTURE CONTENT.
10. SEE PLAN FOR SIDEWALK JOINT LOCATIONS. CONTRACTION JOINTS SHALL BE TOOLED OR SAWCUT (1" DEEP) AS SOON AS CONCRETE WILL SUPPORT WEIGHT.

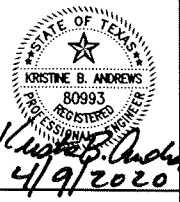


SIDEWALK PLAN

N.T.S.

Vertical Scale: 1" = 20'  
Horizontal Scale: 1" = 20'  
Filename: SITE.DWG  
Plot Date: 4/9/2020  
Drawn By: KBA  
Project No:  
Designed By: KBA  
SHEET 5 OF 6

REVISIONS:

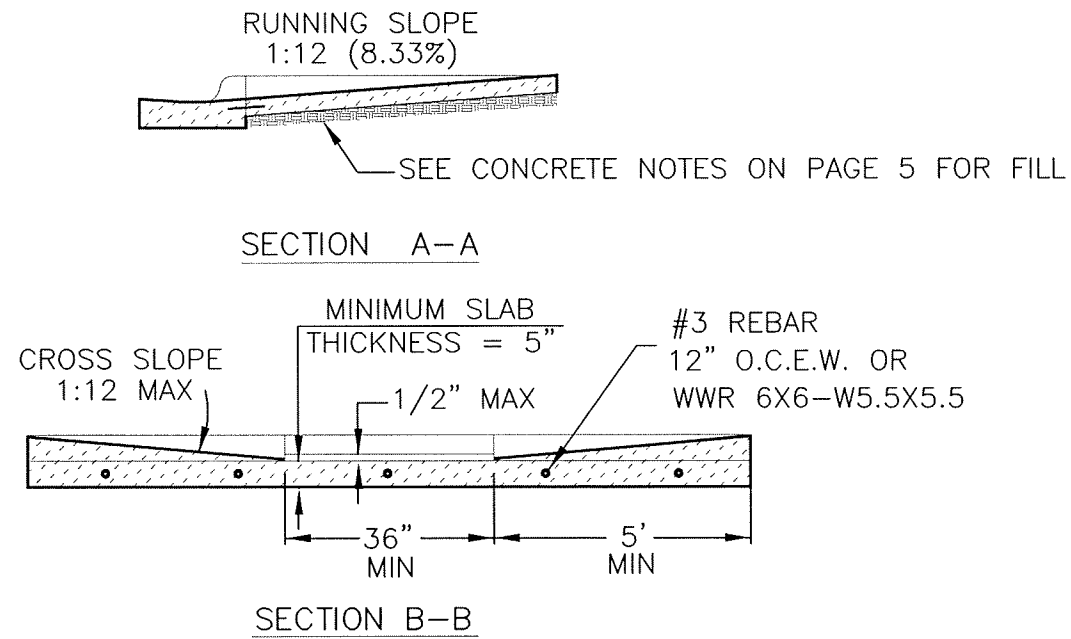
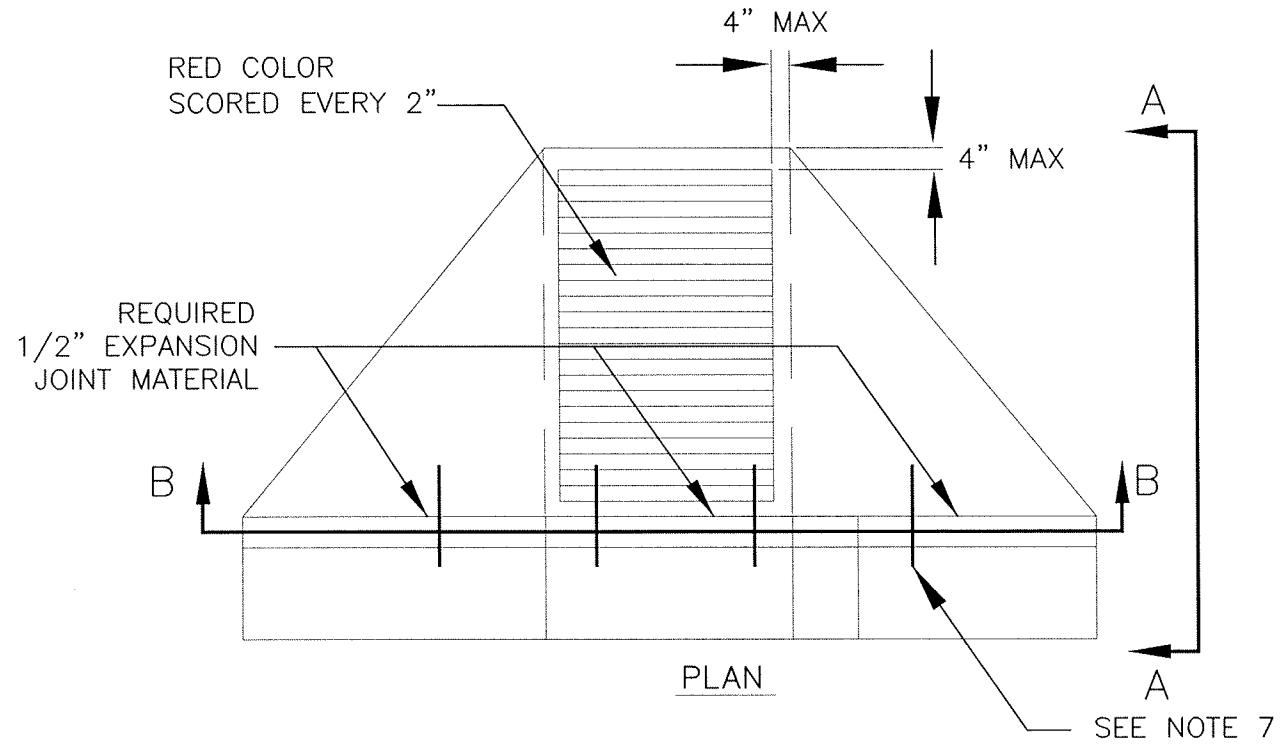


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# CONSTRUCTION PLANS FOR KLEYPAS PARK

## CONCRETE DETAILS - 2

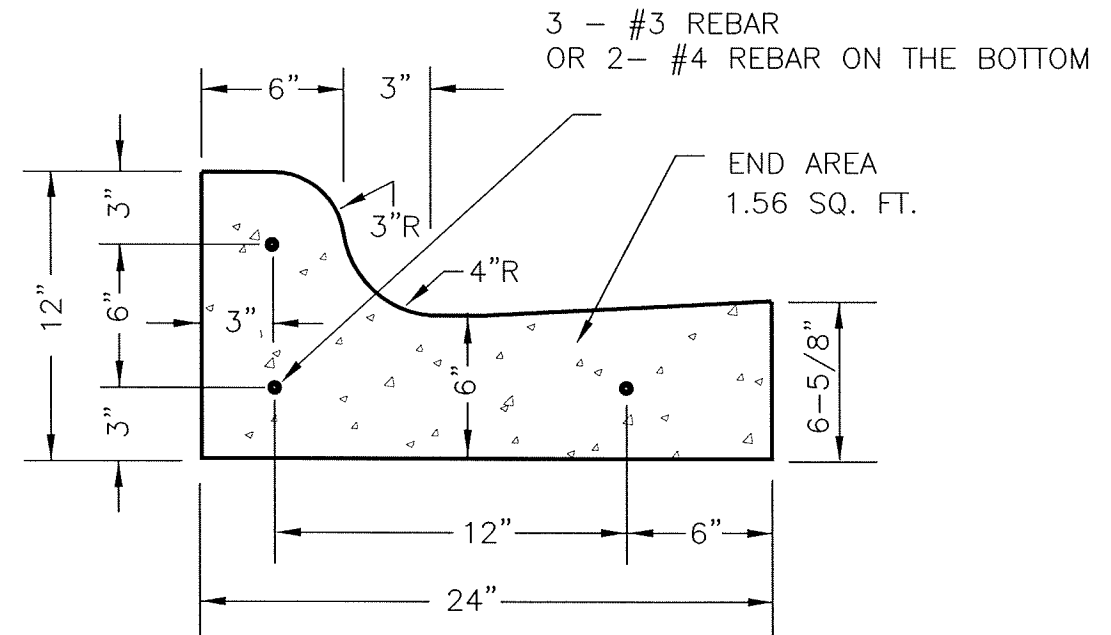
### MORGAN'S POINT RESORT, TX



TYPICAL HANDICAPPED RAMP  
N.T.S.

## CONCRETE NOTES

1. SEE SHEET 5 FOR CONCRETE AND REINFORCEMENT DETAILS AT HANDICAP RAMP.
2. A 1/2" 9 SACK CEMENT GROUT TOPPING IS ALLOWED ON CURB & GUTTER SECTION.
3. ALL EXPOSED CORNERS TO BE TOOLED TO A 1/4" RADIUS.
4. EXPANSION JOINTS SHALL BE INSTALLED A MAXIMUM OF EVERY 40' FOR CONCRETE CURB.
5. BASE MATERIAL REQUIRED UNDER ALL CURB & GUTTER, BEGINNING 1' FROM BACK OF CURB, SHALL BE A MINIMUM OF 4" THICK.
6. FINAL DESIGN OF HC RAMP SHALL BE IN ACCORDANCE WITH CURRENT TDLR REGULATIONS.
7. IN AREAS WHERE NEW OR EXISTING CURB & GUTTER TIES INTO NEW OR EXISTING DRIVEWAYS AND SIDEWALKS, 24" SMOOTH DOWEL BARS WILL BE USED AT 24" O-C UNLESS OTHERWISE SPECIFIED.



STANDARD 24" CURB & GUTTER  
N.T.S.

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Project No:  
Designed By: KBA  
SHEET 6 OF 6

REVISIONS:

STATE OF TEXAS  
KRYSTINE B. ANDREWS  
80993  
REGISTERED PROFESSIONAL ENGINEER  
Krystine B. Andrews  
4/9/2020

Comprehensive Engineering Solutions, Inc.  
Registered Engineering Firm, State of Texas, No. 1071  
319 South First St., Suite A ♦ Temple, Texas 76504  
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