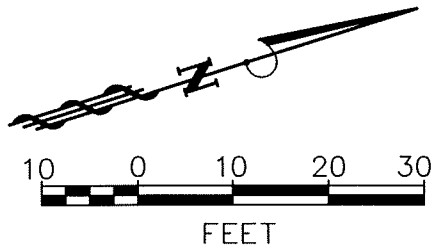


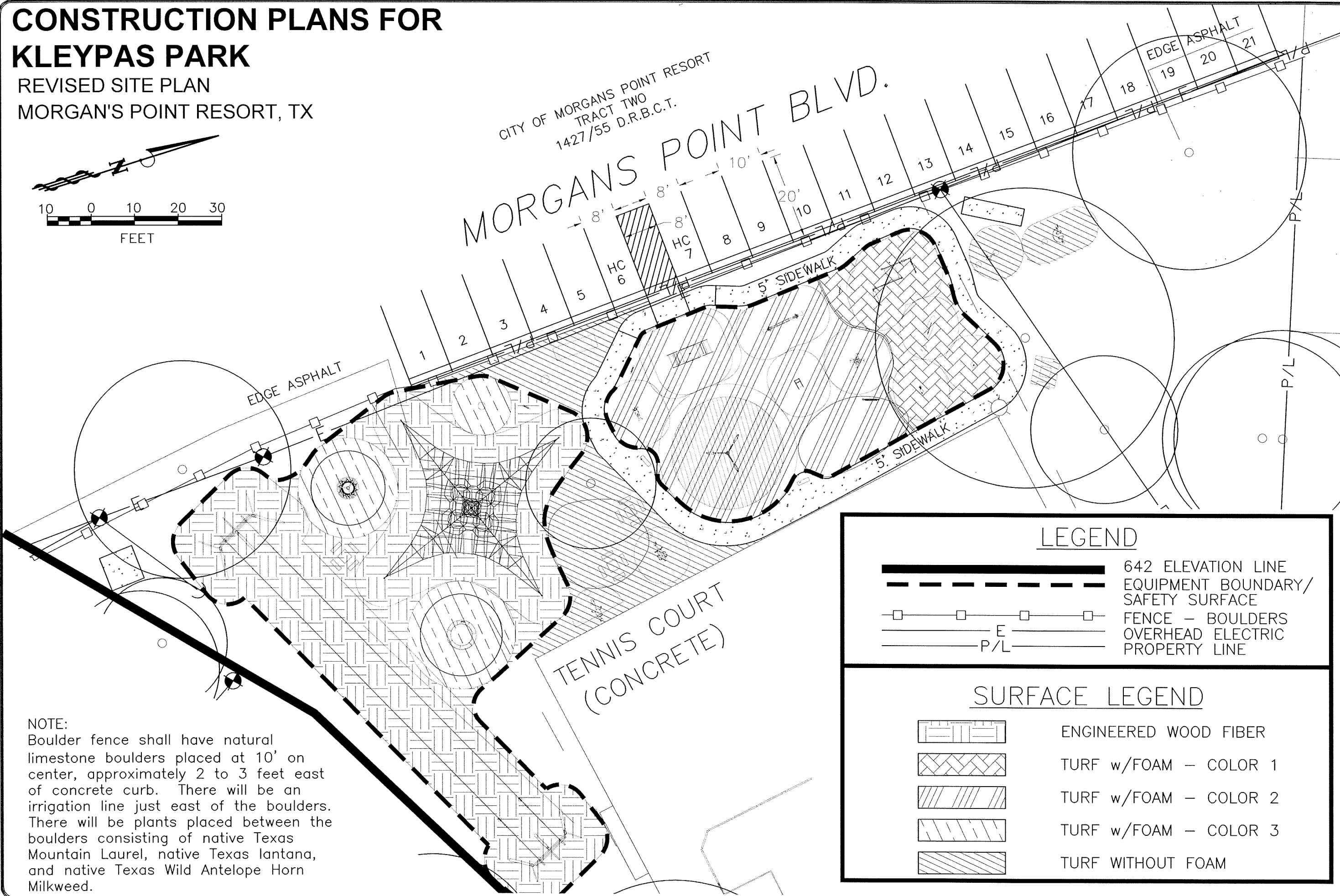
CONSTRUCTION PLANS FOR KLEYPAS PARK

REVISED SITE PLAN
MORGAN'S POINT RESORT, TX



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

MORGANS POINT BLVD.



NOTE:
Boulder fence shall have natural limestone boulders placed at 10' on center, approximately 2 to 3 feet east of concrete curb. There will be an irrigation line just east of the boulders. There will be plants placed between the boulders consisting of native Texas Mountain Laurel, native Texas lantana, and native Texas Wild Antelope Horn Milkweed.

LEGEND

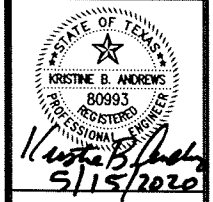
	642 ELEVATION LINE
	EQUIPMENT BOUNDARY/ SAFETY SURFACE
	FENCE - BOULDERS
	OVERHEAD ELECTRIC
	PROPERTY LINE

SURFACE LEGEND

	ENGINEERED WOOD FIBER
	TURF w/FOAM - COLOR 1
	TURF w/FOAM - COLOR 2
	TURF w/FOAM - COLOR 3
	TURF WITHOUT FOAM

Vertical Scale: 1" = 20'
Horizontal Scale: 1" = 20'
Filename: SITE.DWG
Plot Date: 5/15/2020
Drawn By: KBA
Project No:
Designed By: KBA
SHEET 1 OF 6

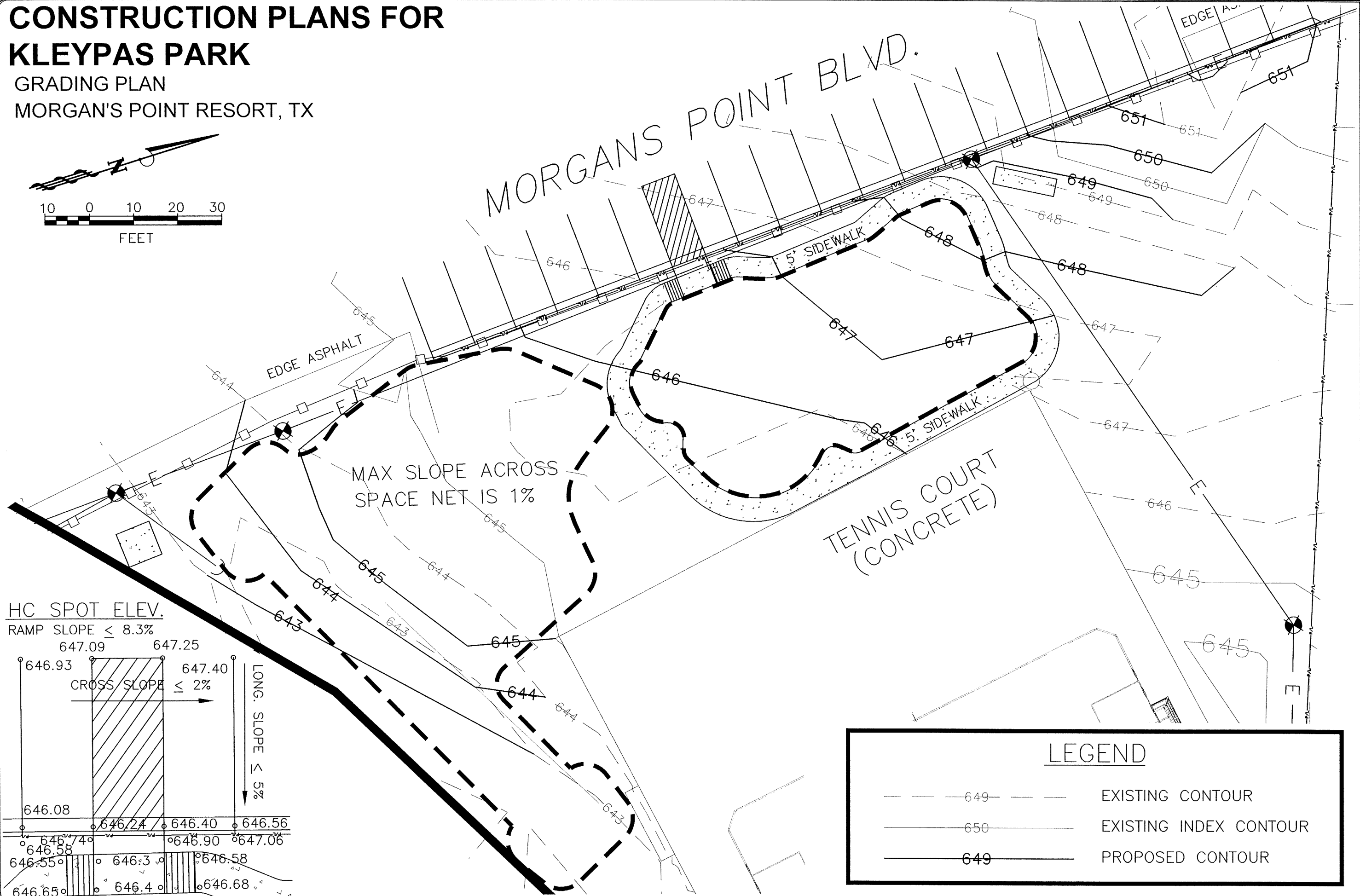
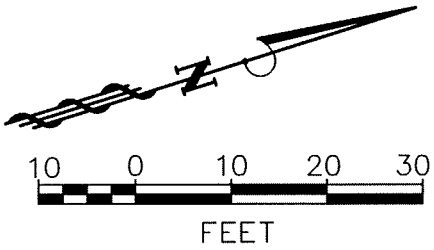
REVISIONS:



Comprehensive Engineering Solutions, Inc.
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

CONSTRUCTION PLANS FOR KLEYPAS PARK

GRADING PLAN
MORGAN'S POINT RESORT, TX

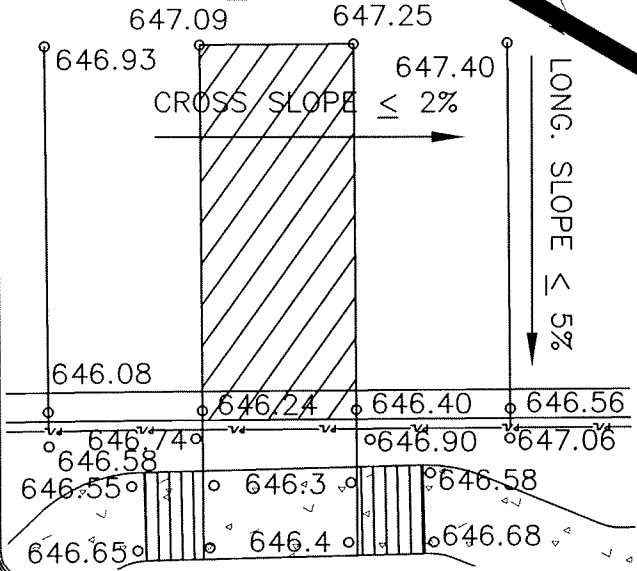


MAX SLOPE ACROSS
SPACE NET IS 1%

TENNIS COURT
(CONCRETE)

HC SPOT ELEV.

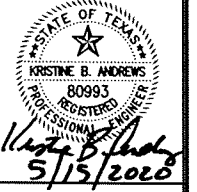
RAMP SLOPE \leq 8.3%



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

Vertical Scale: 1" = 20'
Horizontal Scale: 1" = 20'
Filename: SITE.DWG
Plot Date: 5/15/2020
Drawn By: KBA
Project No.:
Designed By: KBA
SHEET 2 OF 6

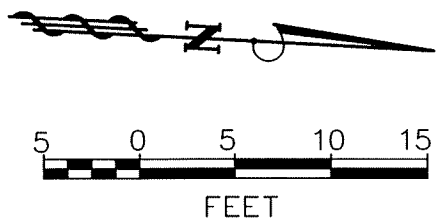
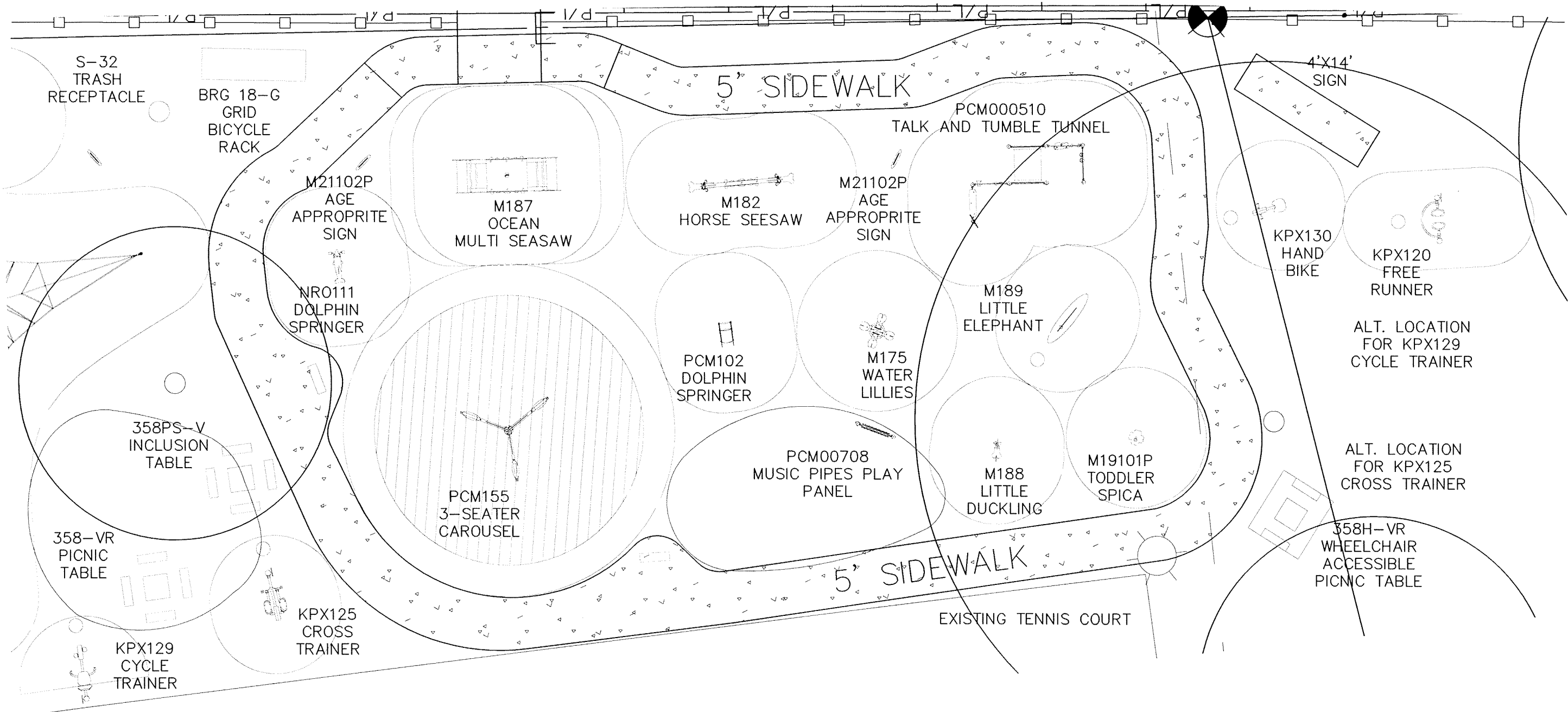
REVISIONS:



Comprehensive Engineering Solutions, Inc.
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

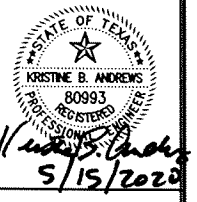
CONSTRUCTION PLANS FOR KLEYPAS PARK

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: 5/15/2020
Drawn By: KBA
Project No:
Designed By: KBA
SHEET 3 OF 6

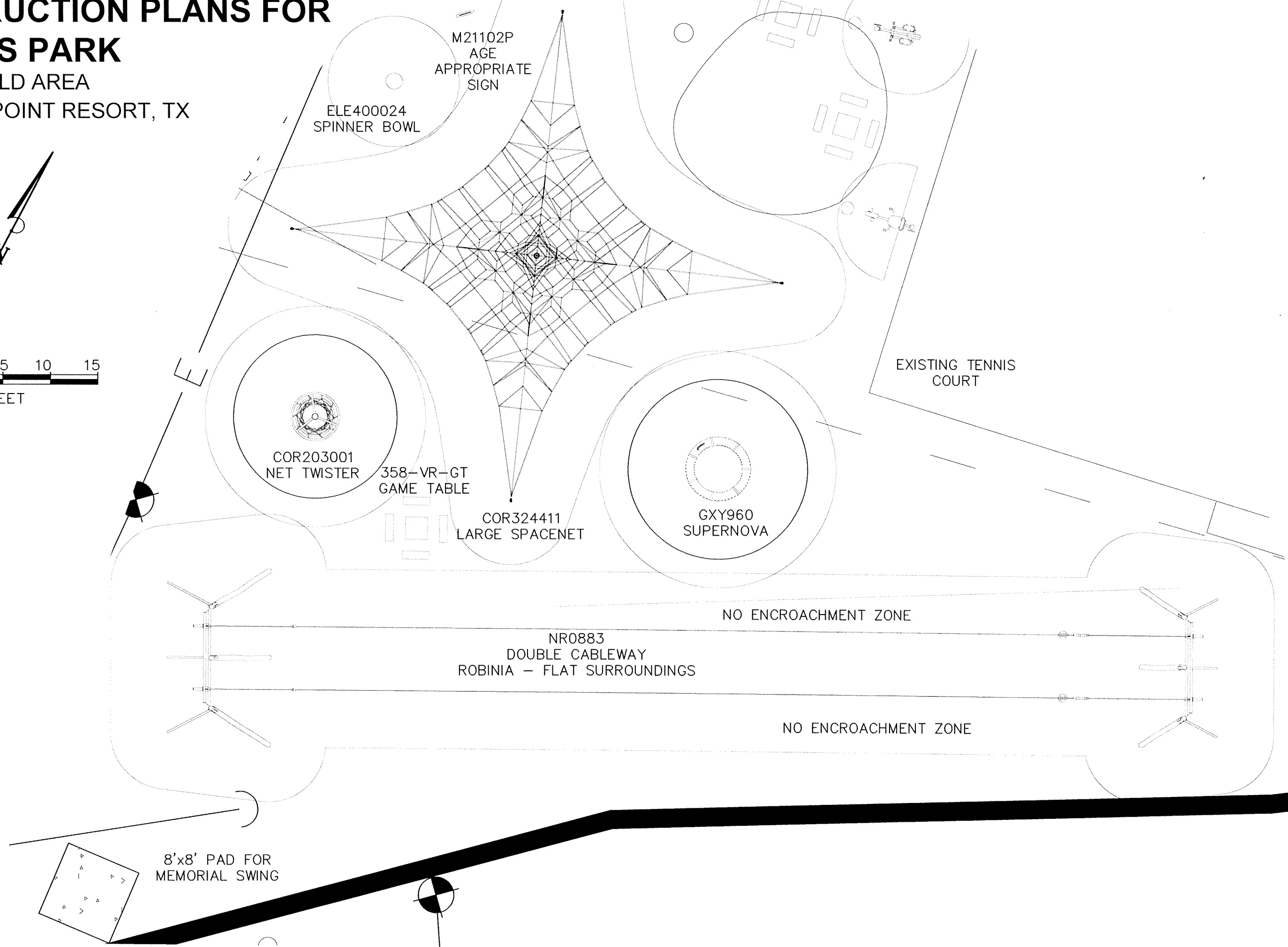
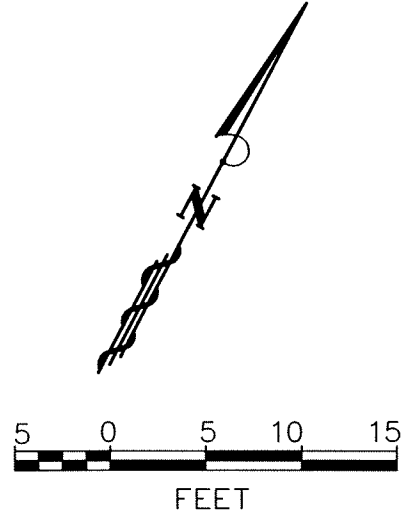
REVISIONS:



Comprehensive Engineering Solutions, Inc.
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

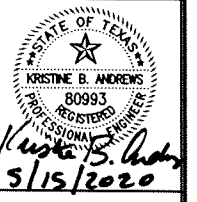
CONSTRUCTION PLANS FOR KLEYPAS PARK

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



Vertical Scale: 1" = 20'
Horizontal Scale: 1" = 20'
Filename: SITE.DWG
Plot Date: 5/15/2020
Drawn By: KBA
Project No:
Designed By: KBA
SHEET 4 OF 6

REVISIONS:



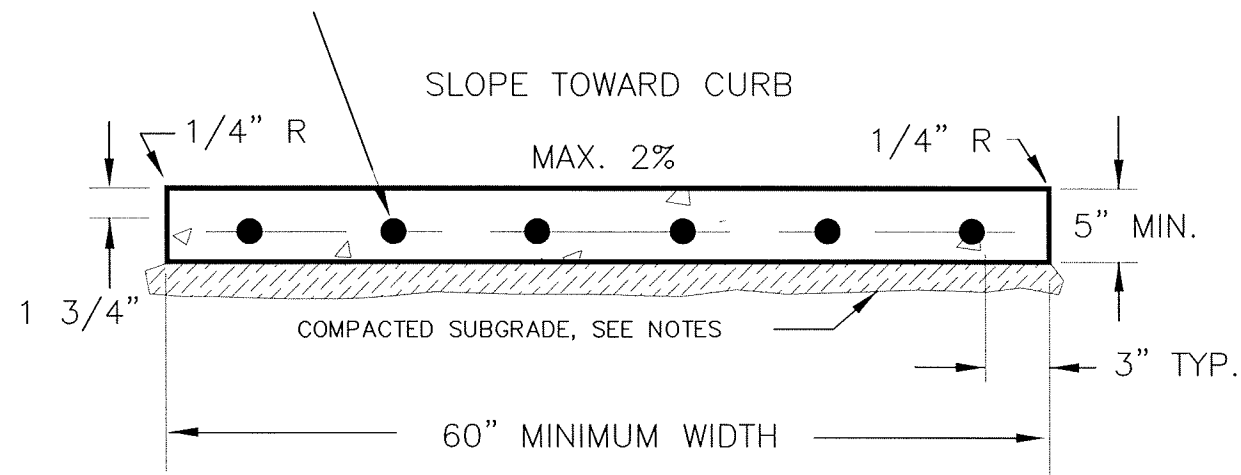
Comprehensive Engineering Solutions, Inc.
Registered Engineering Firm, State of Texas, No. 1071
319 South First St., Suite A ♦ Temple, Texas 76504
Voice: (254) 742-2050 ♦ Fax: (254) 742-2055

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

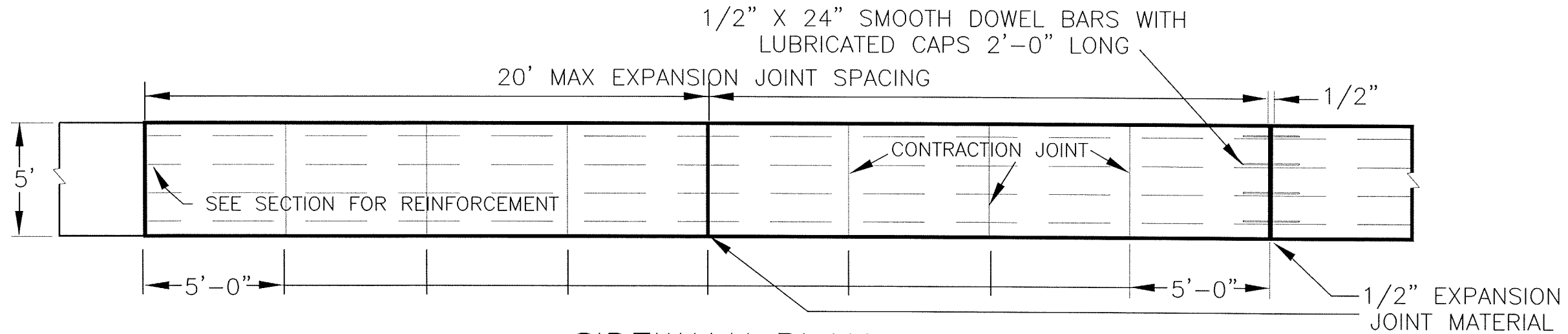


SIDEWALK SECTION

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 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 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.

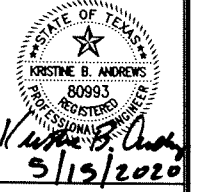


SIDEWALK PLAN

N.T.S.

Vertical Scale: 1" = 20'
Horizontal Scale: 1" = 20'
Filename: SITE.DWG
Plot Date: 5/15/2020
Drawn By: KBA
Project No:
Designed By: KBA
SHEET 5 OF 6

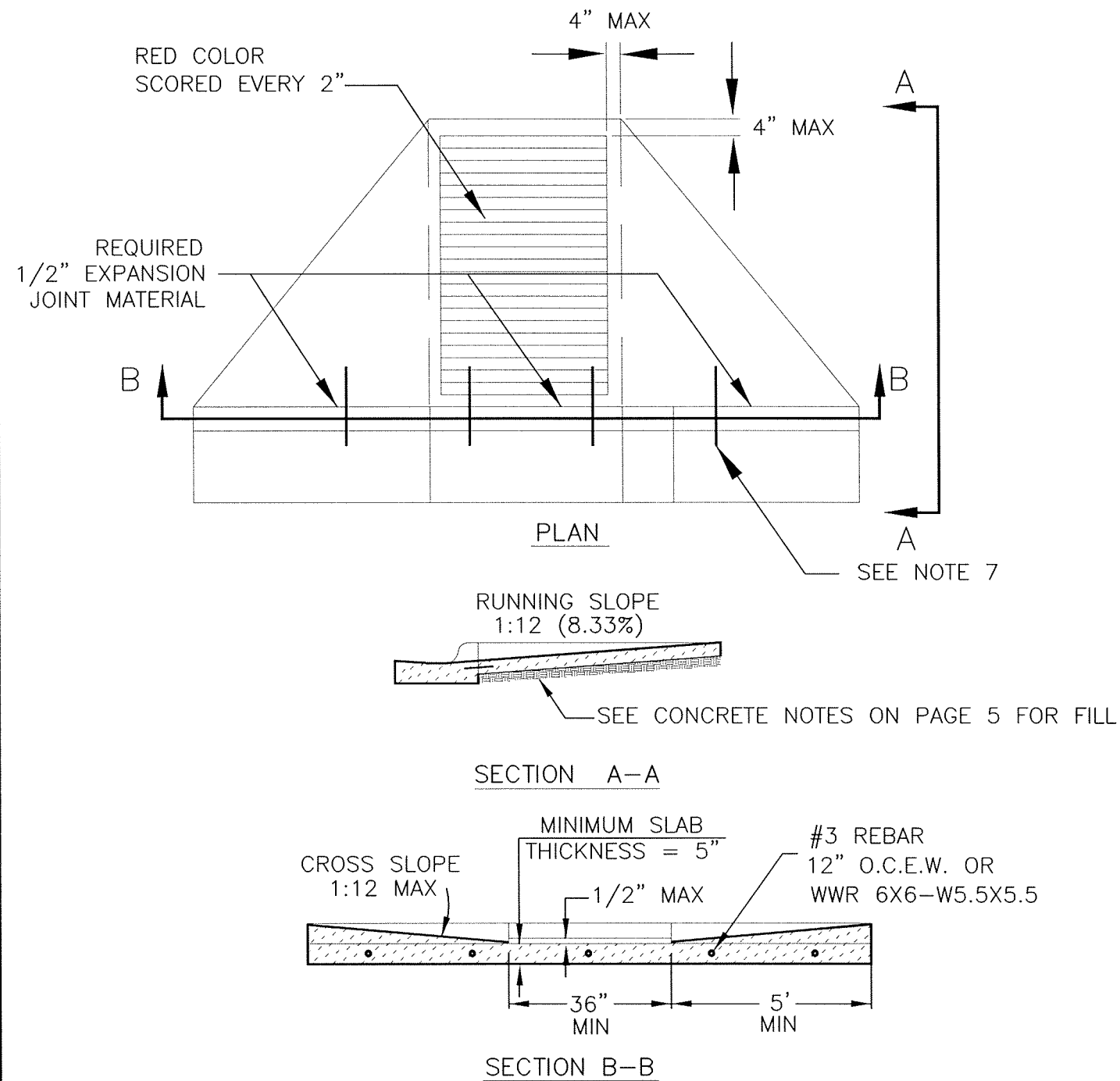
REVISIONS:



Comprehensive Engineering Solutions, Inc.
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

CONSTRUCTION PLANS FOR KLEYPAS PARK

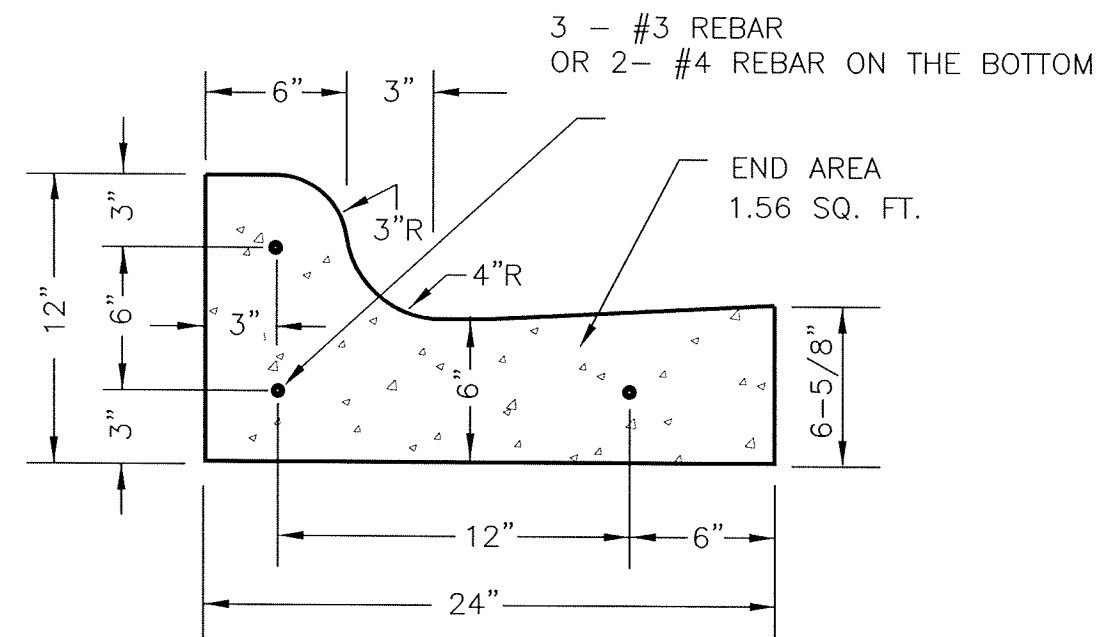
CONCRETE DETAILS - 2
MORGAN'S POINT RESORT, TX



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.

Vertical Scale: 1" = 20'
Horizontal Scale: 1" = 20'
Filename: SITE.DWG
Plot Date: 5/15/2020
Drawn By: KBA
Project No:
Designed By: KBA
SHEET 6 OF 6

REVISIONS:

STATE OF TEXAS
KRYSTINE B. ANDREWS
80993
REGISTERED PROFESSIONAL ENGINEER
KBA
5/15/2020

Comprehensive Engineering Solutions, Inc.
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