

CONSTRUCTION PLAN

FOR THE

BREAKWATER POINT SUBDIVISION

CALHOUN COUNTY, TEXAS
MAY 2023



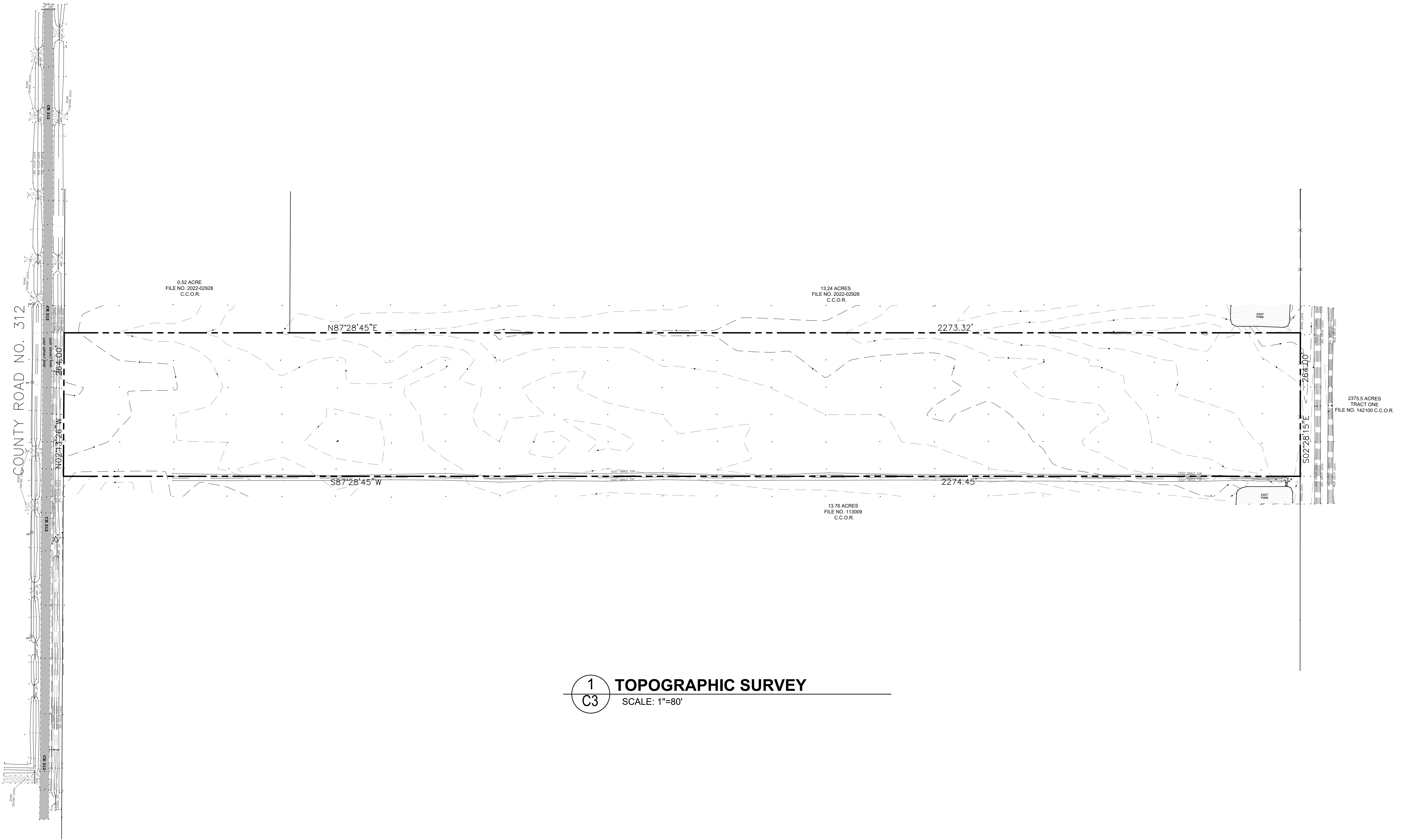
PROJECT LOCATION MAP
SCALE: NTS

DRAWING INDEX	SHEET NO.
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Texas Registered Engineering Firm F-04188 G & W ENGINEERS, INC. ENGINEERING SURVEYING PLANNING 205 W. Live Oak St., Port Lavaca, Texas 77979 (361)552-4509 1801 7th St., Suite 260 Bay City Texas 77414 (979) 328-7100	REV. DATE DESCRIPTION BY CHK. 05/01/23 PROGRESS PRINT ZLR SPM △
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CONSTRUCTION PLAN
BREAKWATER POINT SUBDIVISION
CALHOUN COUNTY, TEXAS
COVER SHEET

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
	PROJECT NO. 10746.001
SCALE: AS SHOWN	DWN. BY: ZLR
CHK. BY: SPM	DATE: 05/01/23
SHT. NO. C1	



1 **TOPOGRAPHIC SURVEY**
C3 SCALE: 1"=80'

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NOT FOR CONSTRUCTION

PROJECT NO.
10746.001
 SCALE: AS SHOWN
 DWN. BY: ZLR
 CHK. BY: SPM
 DATE: 05/01/23
 SHT. NO. C3

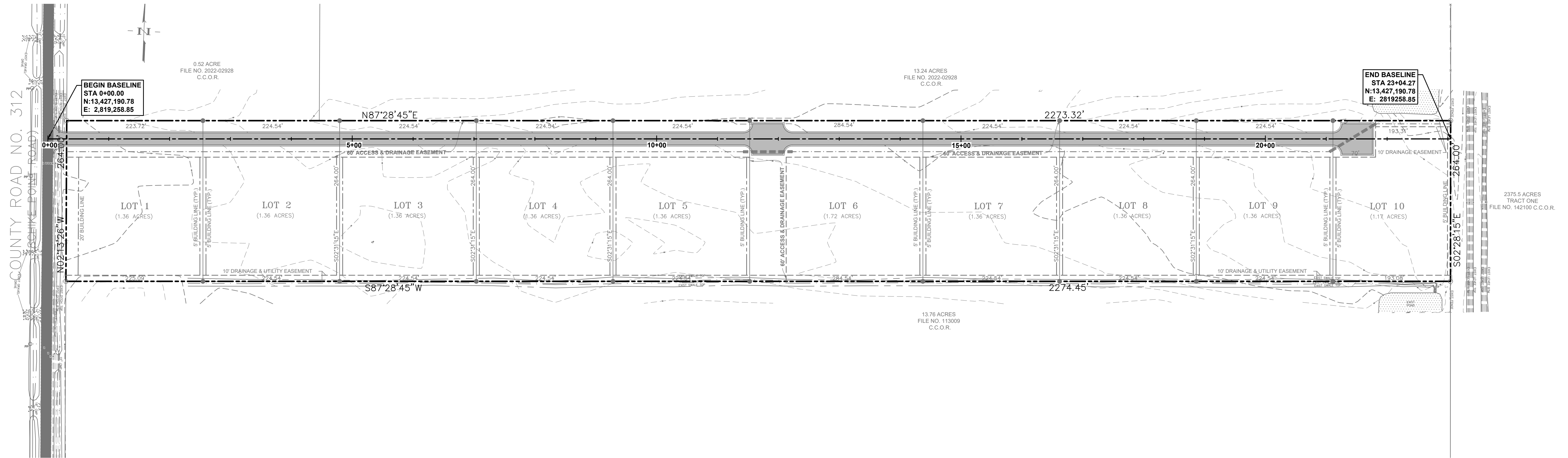
CONSTRUCTION PLAN
BREAKWATER POINT SUBDIVISION
CALHOUN COUNTY, TEXAS
TOPOGRAPHIC SURVEY

Texas Registered Engineering Firm F-04188

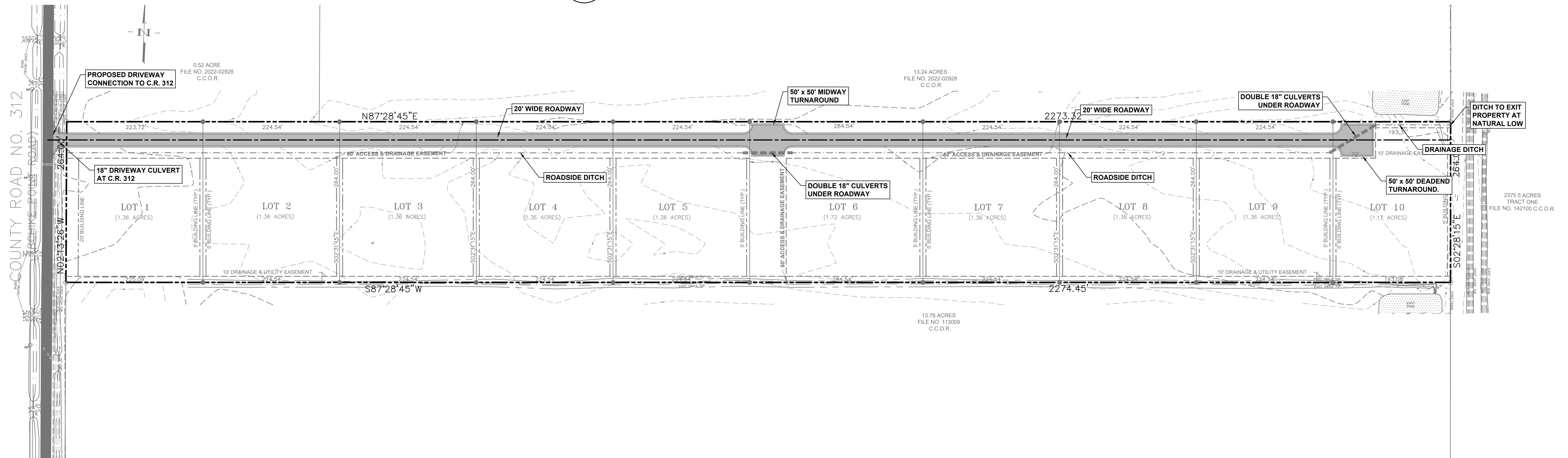
G & W

ENGINEERS, INC.
 SURVEYING PLANNING
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 1801 7th St., Suite 260 Bay City Texas 77414 (979) 329-7100

REV.	DATE	DESCRIPTION	BY	CHK.
1	05/01/23	PROGRESS PRINT	ZLR	SPM



1 CONTROL PLAN
 SCALE: 1"=80'



2 OVERALL SITE PLAN
 SCALE: 1"=80'

Texas Registered Engineering Firm F-04188		G & W ENGINEERS, INC.	
ENGINEERING SURVEYING PLANNING		205 W. Live Oak St., Port Lavaca, Texas 77979 (361)552-4509	
1801 7th St., Suite 260 Bay City Texas 77414 (979) 323-7100		DATE	DESCRIPTION
△	△	05/01/23	PROGRESS PRINT
△	△	REV.	BY
△	△		ZLR
△	△		SPM
△	△		CHK.

CONSTRUCTION PLAN
 BREAKWATER POINT SUBDIVISION
 CALHOUN COUNTY, TEXAS
 CONTROL PLAN / OVERALL SITE PLAN

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PROJECT NO.
10746.001

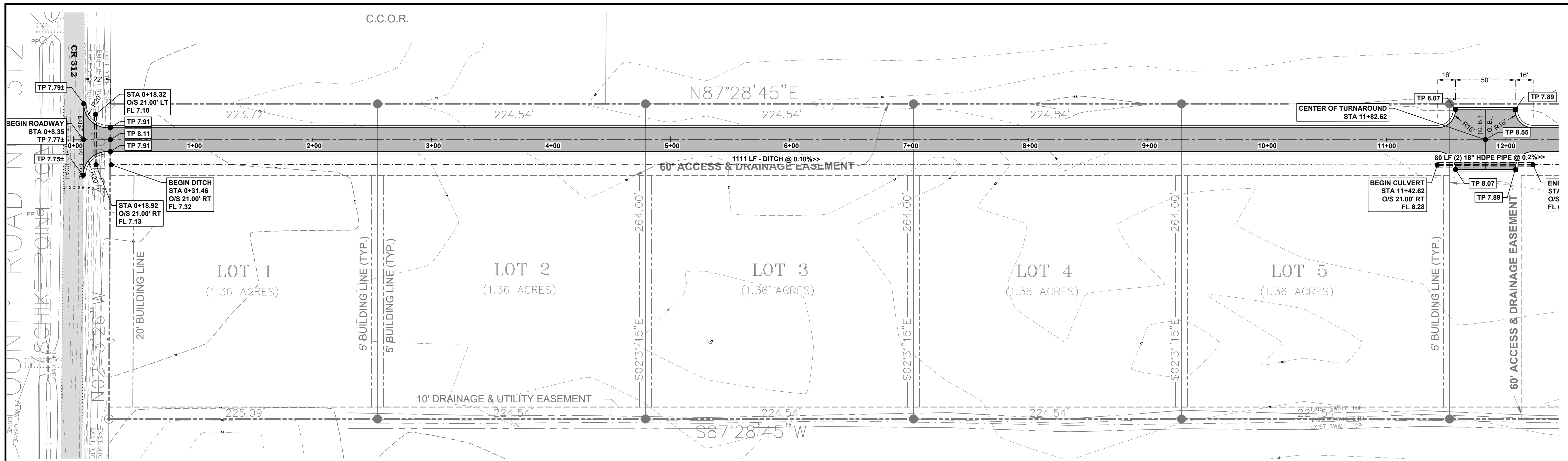
SCALE: AS SHOWN

DWN. BY: ZLR

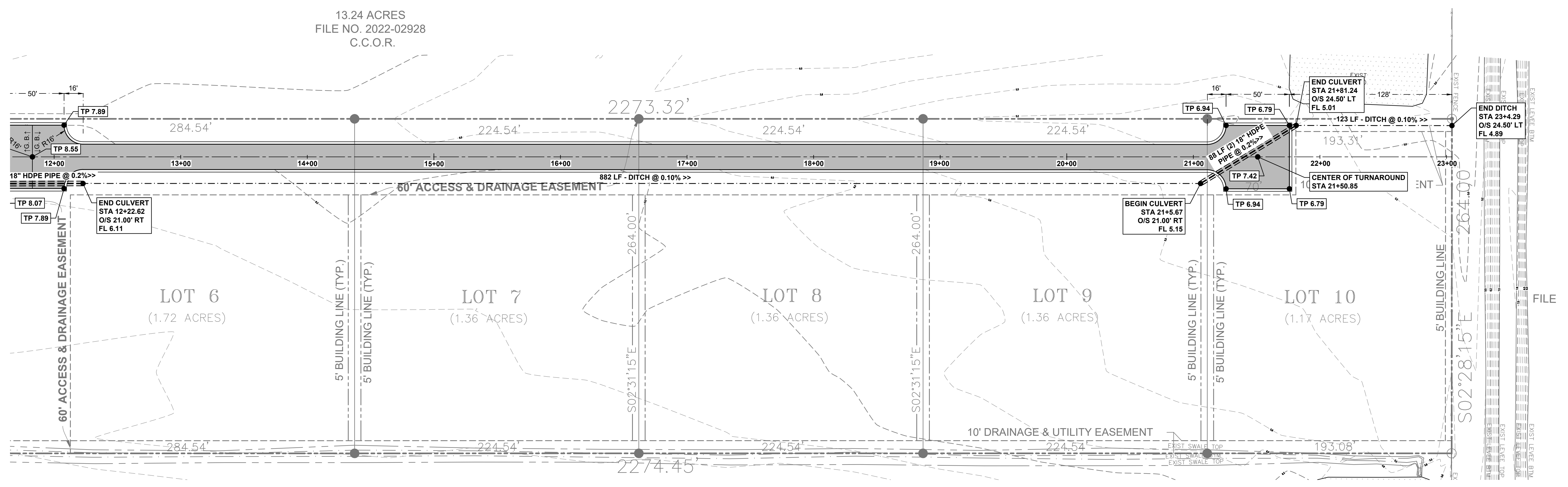
CHK. BY: SPM

DATE: 05/01/23

SHT. NO. C4



1 IMPROVEMENTS PLAN
C5 SCALE: 1"=40'

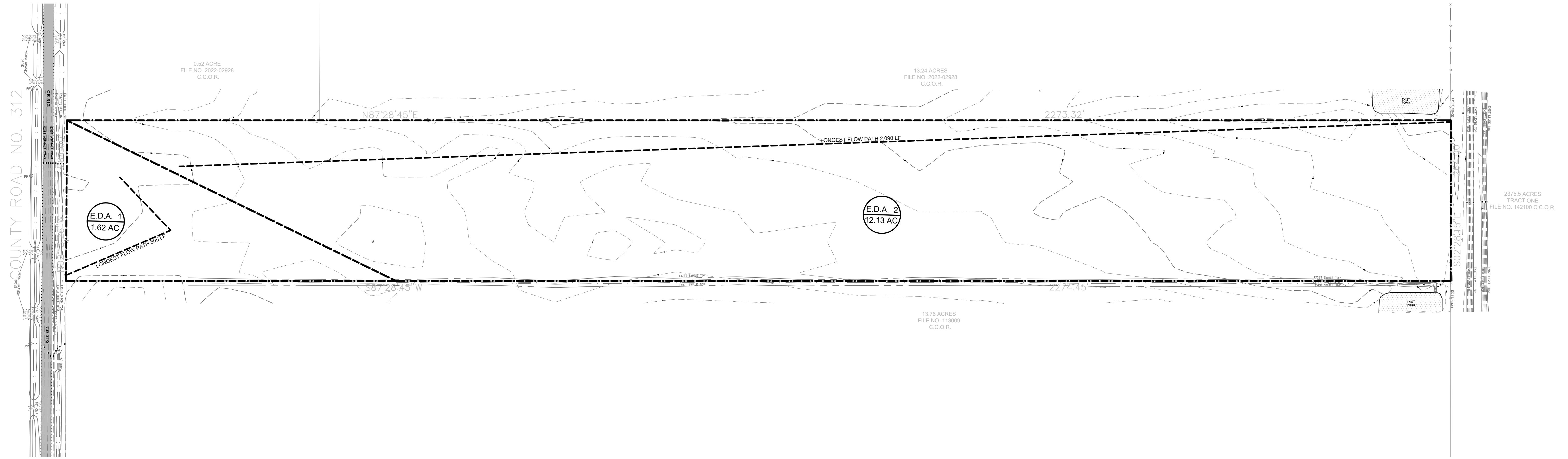


2 IMPROVEMENTS PLAN
C5 SCALE: 1"=40'

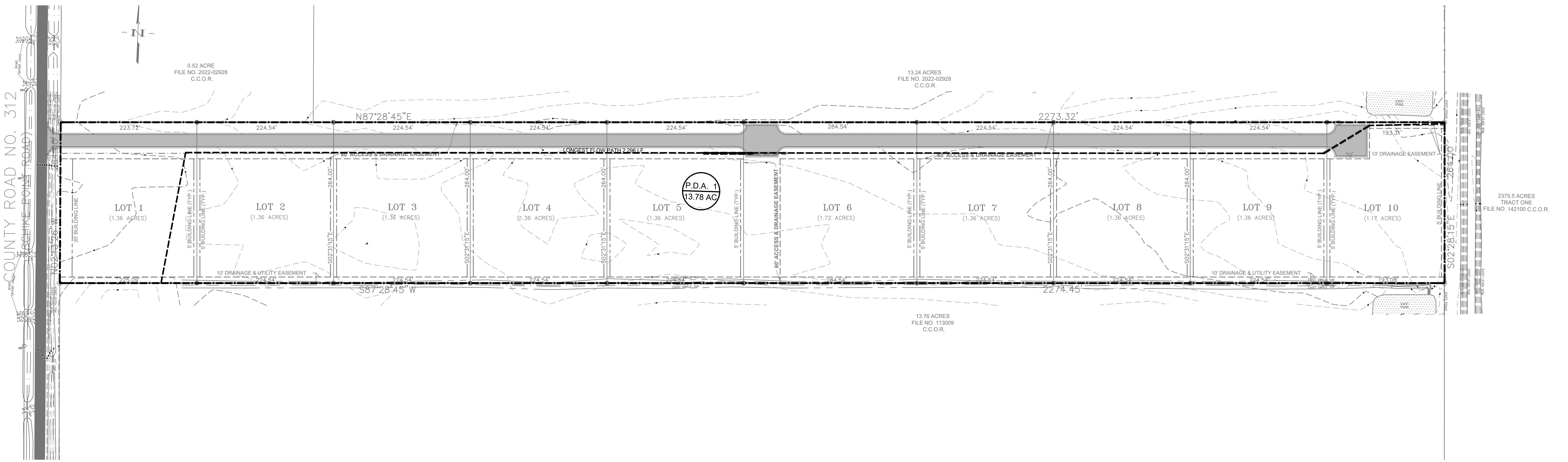
Texas Registered Engineering Firm F-04188	G & W ENGINEERS, INC.	PLANNING	DATE	DESCRIPTION	BY	CHK.
ENGINEERING	SURVEYING	PLANNING	05/01/23	PROGRESS PRINT	ZLR	SPM
205 W. Live Oak St., Port Lavaca, Texas 77979 (361)552-4509	1801 7th St., Suite 260 Bay City Texas 77414 (979) 325-7100		REV.			

CONSTRUCTION PLAN
BREAKWATER POINT SUBDIVISION
CALHOUN COUNTY, TEXAS
IMPROVEMENTS PLAN

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
PROJECT NO.	10746.001
SCALE:	AS SHOWN
DWN. BY:	ZLR
CHK. BY:	SPM
DATE:	05/01/23
SHT. NO.	C5



1 EXISTING DRAINAGE AREAS
 C6 SCALE: 1"=80'



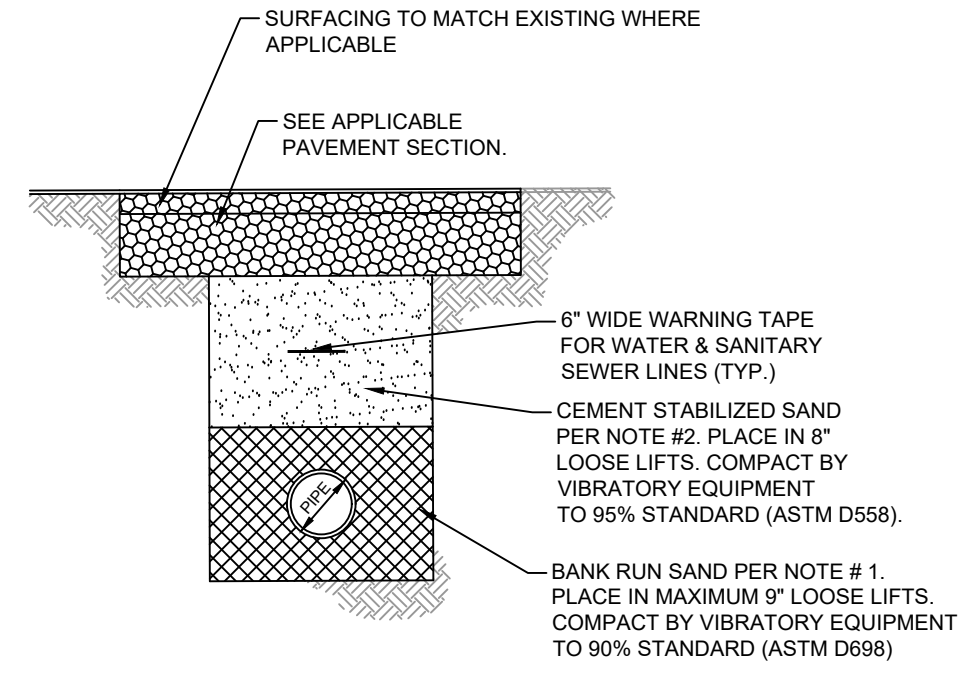
2 PROPOSED DRAINAGE AREAS
 C6 SCALE: 1"=80'

REVISION	DATE	BY	CHK.
△	05/01/23	ZLR	SPM
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CONSTRUCTION PLAN
 BREAKWATER POINT SUBDIVISION
 CALHOUN COUNTY, TEXAS
 DRAINAGE AREAS

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
PROJECT NO.	10746.001
SCALE:	AS SHOWN
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SHT. NO.	C6

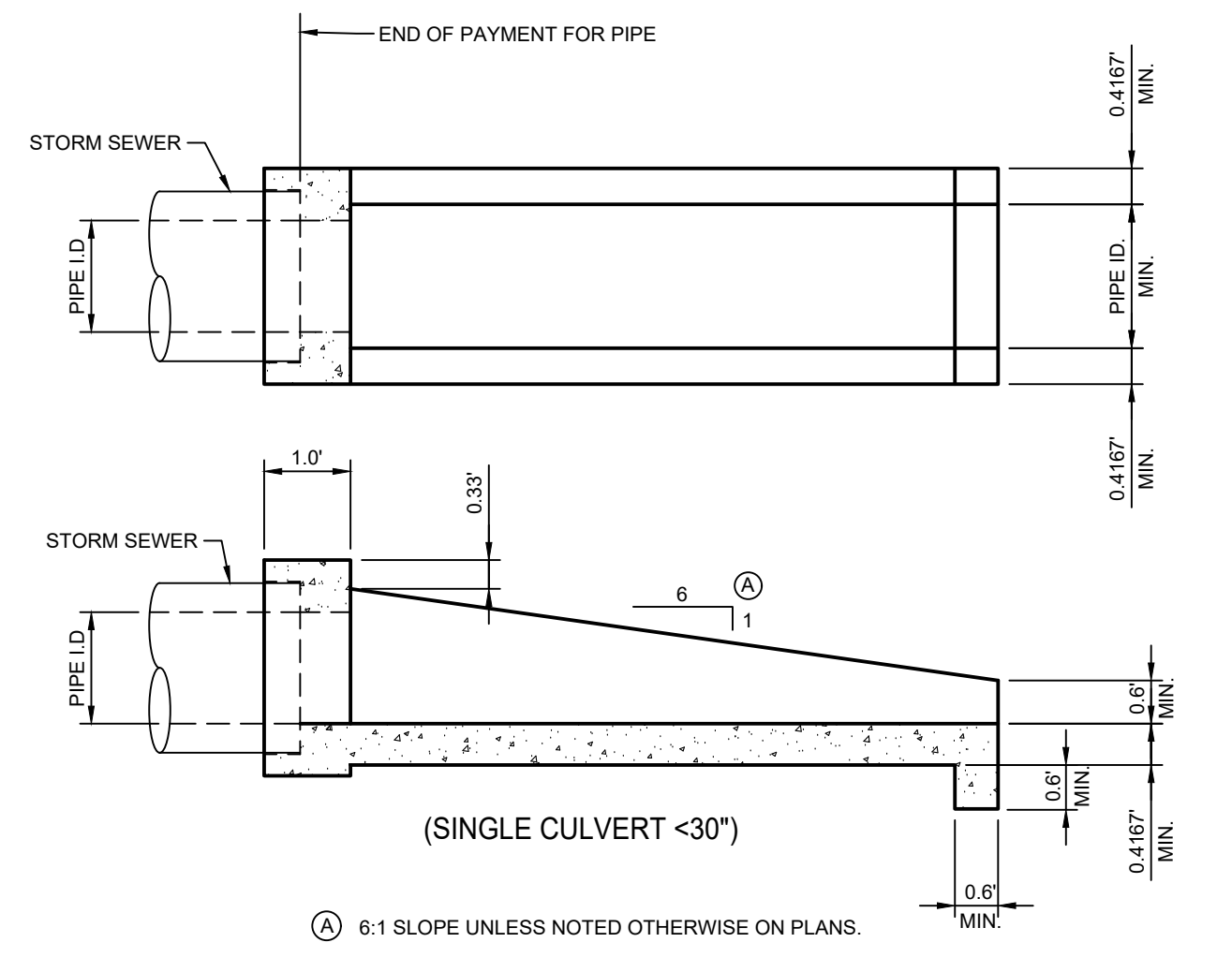
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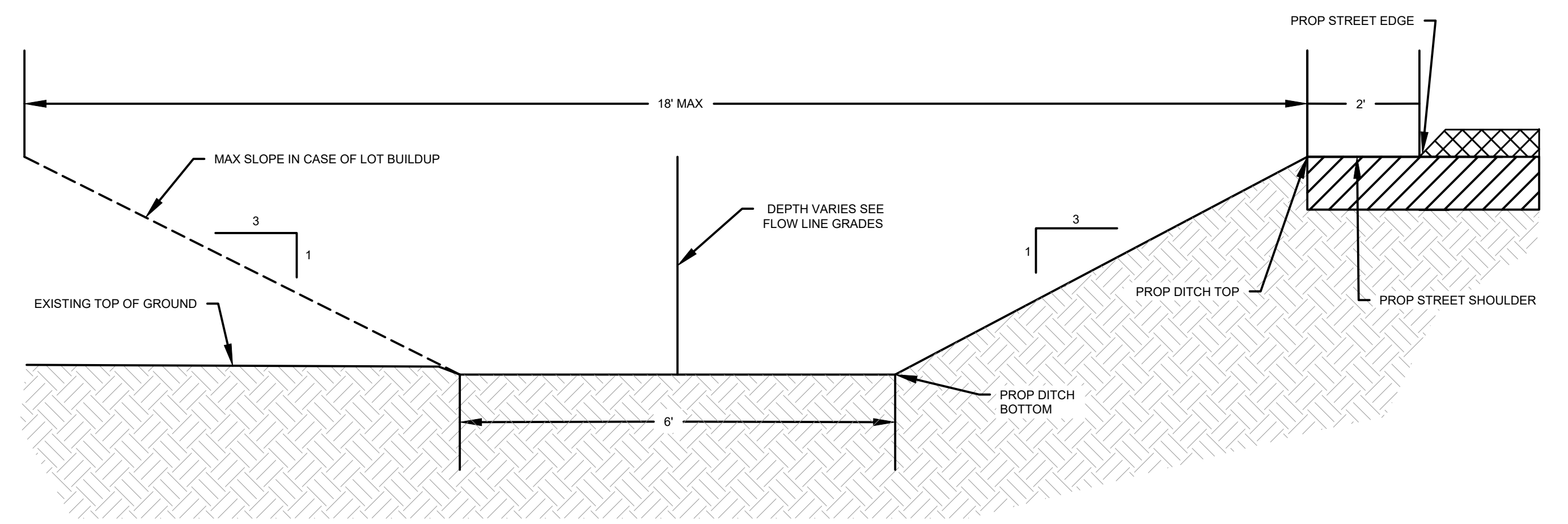
EMBEDMENT GENERAL NOTES

- BANK RUN SAND SHALL BE SP, SW OR SM PER USC (ASTM D2487) AND SHALL HAVE THE FOLLOWING PROPERTIES: LESS THAN 15% PASSING #200 SIEVE; LESS THAN 2% CLAY LUMPS; PI < 7; LL < 25.
- CEMENT STABILIZED SAND SHALL CONTAIN A MINIMUM OF 1 1/2 SACKS OF CEMENT PER CUBIC YARD. THE SAND SHALL BANK RUN SAND AS SPECIFIED ABOVE.

1 UTILITY EMBEDMENT
SCALE: NTS



2 PRECAST SAFETY END TREATMENT
SCALE: NTS



3 DRAINAGE DITCH DETAIL
SCALE: NTS

e. When Texas Department of Transportation Standard Specifications are mentioned it shall specify the edition.

f. Street Signs clearly indicating the name of streets shall be installed at every intersection and signs shall conform to standard municipal street signs utilized by the City of Port Lavaca and all names shall be approved by the Calhoun County 911 Coordinator.

2. **Materials:**

a. **Subbase**

All subbase for asphaltic pavement with a plasticity index greater than fifteen (15) shall be stripped of all existing vegetation and lime stabilized to a depth of six (6) inches with six (6) percent by weight lime unless laboratory tests indicate that less than six (6) percent lime will reduce the plasticity index to less than fifteen (15). In no case will less than 3% lime be utilized.

Any subbase with a plasticity index less than fifteen (15) shall be stripped of all existing vegetation, roots etc., prior to compaction.

b. **Base**

Flexible base material shall be durable particles of processed gravel mixed with approved binder. Flexible base material shall be Type A Grade 1 or 2 in conformance with Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 247 - Flexible Base. Material shall be deposited, mixed and shaped to provide a uniform mixture without segregation of fine and coarse material.

c. **Primer Coat**

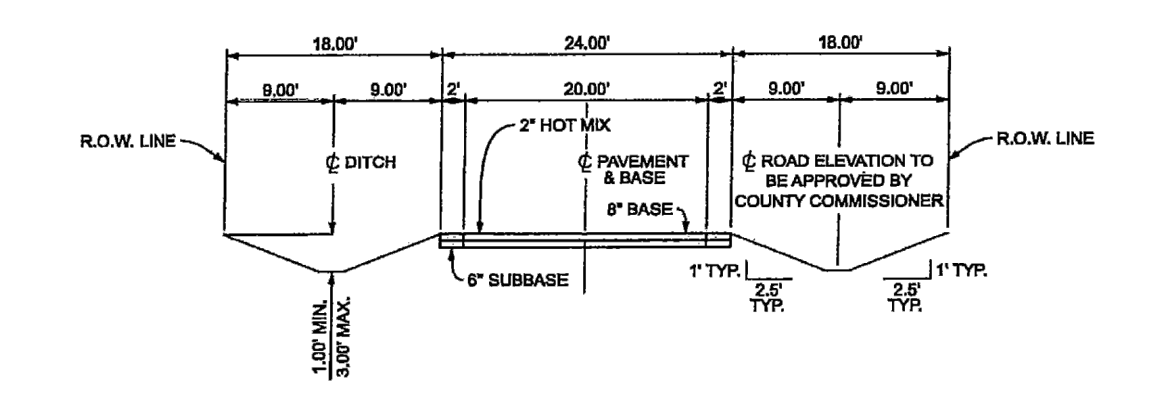
Primer coat material shall be type MC-30 Cut-Back Asphalt as defined in Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 300 - Asphalts, Oils and Emulsions.

d. **Aggregate**

The aggregate for Hot Mix, surface treatment shall conform to the applicable requirements of a Type D paving system as defined in Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 340-Hot mix Asphaltic Concrete Pavement.

e. **Asphalt**

Hot Mix asphaltic material shall conform to the applicable requirements of Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 340-Hot Mix Asphaltic Concrete Pavement.



TYPICAL RESIDENTIAL STREET SECTION
NOT TO SCALE SHEET 1 OF 2

4 EXCERPT FROM COUNTY RULES ON STREET CROSS SECTION
SCALE: NTS

304. Streets and Roads (both public and private)

All public roads or streets to be constructed as access to or within a platted subdivision shall be constructed in accordance with the following design requirements.

1. **General:**

- All roads constructed within the subdivision all roads shall be at an elevation that will not interfere with drainage or cause flooding of the roadway.
- All road and streets to be built upon a minimum right-of-way width of sixty-(60)-feet unless it is a planned unit development as defined herein where it may be larger or smaller.
- All drainage ditches, bridges, drainage pipes and water courses shall be designed in accordance with the section entitled Drainage and shall be subject to inspection and approval of Calhoun County prior to any acceptance of any dedication. Drainage will be set out as provided in Section 232.002 and 232.023 of the Texas Local Government Code.
- All street cross sections shall conform to the Attachment "A", which is entitled "Calhoun County Typical County Subdivision Roads". All dead end roads will have a cut-de-sac as shown on the Attachment "A" pages 1 or 2. (round or square)

5 EXCERPT FROM COUNTY RULES ON STREET MATERIALS
SCALE: NTS

6 EXCERPT FROM COUNTY RULES ON STREET MATERIALS CONTIN.
SCALE: NTS

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