

# CIVIL CONSTRUCTION PLANS PAVING, GRADING & UTILITIES FOR

**For Review**  
09/10/2025

# ESPERANZA 3F

## KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B KENDALL COUNTY, TEXAS

### PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	06-17-2024
2ND SUBMITTAL TO CITY	09-03-2024
3RD SUBMITTAL TO CITY	09-23-2024
4TH SUBMITTAL TO CITY	08-21-2025

**ENGINEER**  
**Kimley»Horn**

10101 REUNION PLACE SUITE 400  
SAN ANTONIO, TX 78216  
PHONE: (210) 541-9166  
CONTACT: MICHAEL A. SCHOLZE, P.E.

**SURVEYOR**  
**Kimley»Horn**

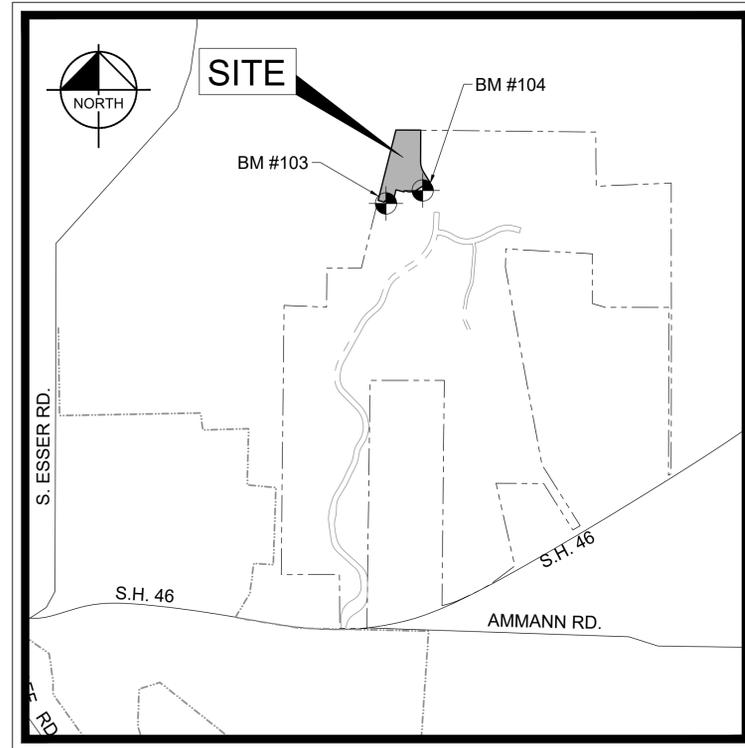
10101 REUNION PLACE SUITE 400  
SAN ANTONIO, TX 78216  
PHONE: (210) 541-9166  
CONTACT: GREG MOSIER, RPLS

**OWNER/DEVELOPER**

LOOKOUT DEVELOPMENT GROUP, LP  
1001 CRYSTAL FALLS PKWY.  
LEANDER, TX 78641  
PHONE: (512) 260-2066  
CONTACT: MIKE SIEFERT

**WATER CONTROL AND  
IMPROVEMENT DISTRICT**

KENDALL COUNTY WCID #2B  
1330 POST OAK BOULEVARD, STE. 2650  
HOUSTON, TEXAS 77056  
PHONE: (713) 850-9000 X218  
CONTACT: JULIANNE KUGLE



**VICINITY MAP**  
SCALE: 1" = 2,000'

CIVIL CONSTRUCTION PLANS BY KIMLEY-HORN		
SHEET NO.	SHEET TITLE	REVISION NO.
1	COVER SHEET	
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7	EROSION CONTROL PLAN	
8	EROSION CONTROL DETAILS	
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10	PAVING PLAN & PROFILE CASCADA (SHEET 2 OF 2)	
11	PAVING PLAN & PROFILE ALONZO	
12	PAVING PLAN & PROFILE ALONZO & TORTUGA	
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28	SANITARY SEWER PLAN & PROFILE SS LINE A (2 OF 2)	
29	SANITARY SEWER PLAN & PROFILE SS LINES B & C	
30	SANITARY SEWER DETAILS	
31	WATER PLAN (SHEET 1 OF 2)	
32	WATER PLAN (SHEET 2 OF 2)	
33	WATER PLAN AND PROFILE WA LINE A (SHEET 1 OF 2)	
34	WATER PLAN AND PROFILE WA LINE A (SHEET 2 OF 2)	
35	RECLAIMED WATER PLAN (SHEET 1 OF 2)	
36	RECLAIMED WATER PLAN (SHEET 2 OF 2)	
37	RECLAIMED WATER PLAN & PROFILE RW LINE A (SHEET 1 OF 2)	
38	RECLAIMED WATER PLAN & PROFILE RW LINE A (SHEET 2 OF 2)	
39	WATER DETAILS (SHEET 1 OF 2)	
40	WATER DETAILS (SHEET 2 OF 2)	

RESIDENTIAL GAS PLANS BY KIMLEY-HORN		
SHEET NO.	SHEET TITLE	REVISION NO.
G1-G4	NATURAL GAS DISTRIBUTION LAYOUT	

ELECTRIC PLANS BY SCHNEIDER ENGINEERING		
SHEET NO.	SHEET TITLE	REVISION NO.
E0-E2	UNDERGROUND ELECTRICAL PLANS	

LANDSCAPE PLANS BY TBG		
SHEET NO.	SHEET TITLE	REVISION NO.
L1	SITWORK DETAILS (NOT INCLUDED)	

**REVIEWED**  
**CITY OF BOERNE**  
Engineering & Mobility  
*[Signature]*  
9/17/2025  
**NO COMMENTS**

**REVIEWED**  
**CITY OF BOERNE**  
UTILITIES DEPARTMENT  
*[Signature]*  
09/17/2025  
**SEE MINOR COMMENTS**  
-See minor comments on Sheet 36

**REVIEWED**  
**CITY OF BOERNE**  
DEVELOPMENT ENGINEERING  
BY *[Signature]* DATE 09/16/2025  
no comments

**REVIEWED**  
**CITY OF BOERNE**  
FIRE MARSHAL  
*[Signature]*  
09/16/2025  
No Additional Comments



**Know what's below.  
Call before you dig.**

**Kimley»Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
WWW.KIMLEY-HORN.COM | TBPE FIRM NO. 928

*[Signature]*  
MICHAEL A. SCHOLZE  
131737  
LICENSED PROFESSIONAL ENGINEER  
09/10/2025

KHA PROJECT 068686337  
DATE 8/21/2025  
SCALE AS SHOWN  
DESIGNED BY JPV  
DRAWN BY JPV  
CHECKED BY MAS

**PHASE 3F  
COVER SHEET**

**Esperanza**  
BOERNE • TEXAS

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

SHEET NUMBER  
**1**

Printed: 09/10/2025 10:15:27 AM. K:\Users\mash\OneDrive\Documents\Projects\2025\Esperanza\3F\CAD\Drawings\ESPERANZA\_3F\_COVER.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, a intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Easement notes**

All properties designated as easements shall or may be utilized for the following purposes:

**Drainage Easement:**

Drainage, water diversion and sanitary control, including without limitation, walls, bed, embankments, spillways, appurtenances and other engineered devices (the "drainage system").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the drainage system; the right to change the size of the drainage system within the easement; the right to relocate along the same general direction of the drainage system; the right to create and/or dredge a stream course, refill, or dig out such stream course, establish or change stream embankments within the easement, install storm sewer systems, culverts, water gaps, and protecting rails; the right to remove from the easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the drainage system; and the right to place temporary structures for use in constructing or repairing the drainage system.

With respect to the drainage system, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the property for the benefit of the property, adjacent property and the community, but the city does not guarantee or warrant that such control work will be effective, nor does the city assume any additional liability whatsoever for the effects of flood, standing water or drainage on or to the property or any other property or persons that might be affected by said stream, wash or gully in its natural state or as changed by the city.

- 1. The grantor specifically reserves the right to use all or any part of the easement for any purpose, which does not damage, destroy, injure, and/or unreasonably interfere with the grantee's use of the easement.
2. The grantee shall make commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
3. The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

**Utility easement:**

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- 1. The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
2. The city (and/or district) shall make commercially reasonable efforts to ensure that damage to the property is minimized and the city will at all times, after doing any work in connection with the utilities, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the city's usual and customary practices.

**FEDERNALES ELECTRIC COOPERATIVE NOTES:**

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within fifteen feet (15') front lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes and roads of the subdivision, and fifteen feet (15') along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the centerline of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation or maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easements, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

**Plat Notes**

**Fence Notes:**

- 1. Gates across easement: double swing gates with a minimum clear opening of 12 feet wide shall be installed wherever fences cross utility and drainage easements.
2. Obstructions of drainage: adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross drainage easements.

**Sidewalk Note:**

Five-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage property lines of each lot fronting a street at such time as that lot is developed.

**Impact fee assessment note:**

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2023-18, Section 1.10(5).

**Tax Certificate Note:**

Tax Certificate Affidavit filed this date in Document No. \_\_\_\_\_, Kendall County Official Records.

**Building Setback Note:**

Setbacks in the ETJ; lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development. The use that is being constructed and the lot size shall determine which setbacks shall apply.

**Open Space Notes:**

- 1. Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process based upon the need for those services on individual lots. If potable water or wastewater services are not initially installed but are desired subsequent to the subdivision infrastructure development, the service applicant shall be financially responsible for the entirety of the design and installation costs for these services. In some instances, this work may also include the extension of utility mains to properly locate the desired utility services.
2. Open space Lot 100 - Block 30 shall be a Drainage, Utility, and Pedestrian Access Easement.

**Landscape Note:**

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

**Drainage Basin Note:**

The subject area is not upstream from a City water supply lake.

**Private Street Note:**

Lot 200 shall be dedicated as Private Streets and shall also be dedicated as Drainage and Utility Easements.

**Acreage and Density:**

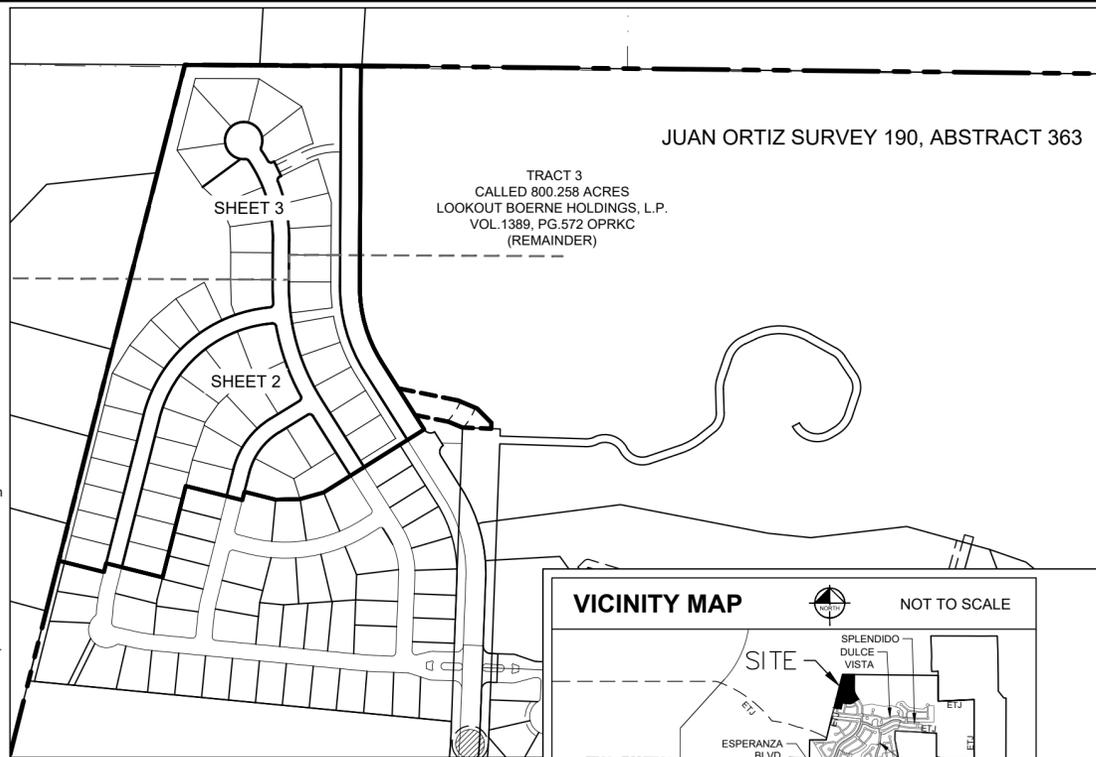
- 1. This subdivision contains 28.806 total acres with 50 residential lots for a density of 1.74 residential lots per acre.
2. This subdivision contains 6.289 acres of open space.
3. The area of the smallest lot is 0.279 acres.

**Flood Statement:**

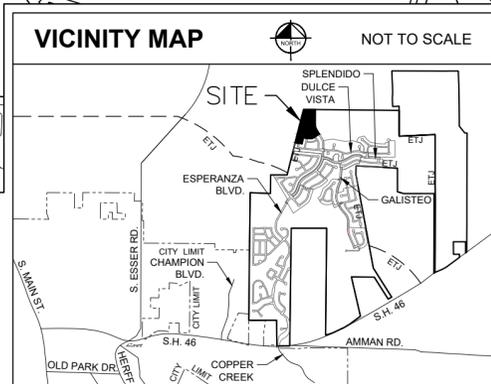
According to Map No. 48259C0425F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

**Heritage Legacy Tree Note:**

There are 16 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



**SHEET INDEX MAP**  
1" = 400'



State of Texas §  
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 3F, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2B (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

**Owner's Acknowledgement:**

State of Texas §  
County of \_\_\_\_\_ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Development Group, L.P.  
1001 Crystal Falls Parkway  
Leander, Texas 78641

By: \_\_\_\_\_

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

**Approval of the Planning and Zoning Commission:**

This plat of ESPERANZA PHASE 3F has been submitted to and considered by the Planning and Zoning Commission of the City of Boerne, Texas, and is hereby approved by such commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TEXAS 78641  
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216

State of Texas §  
County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

John G. Mosier  
Registered Professional Land Surveyor #6330

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §  
County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael A. Scholze, P.E. #131737  
Licensed Professional Engineer

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §  
County of Kendall §

I, \_\_\_\_\_ County Clerk of said county, do hereby certify that the foregoing instrument of writing with this certificate of authentication was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_ at \_\_\_\_ m. in the plat records of said county in Document No. \_\_\_\_\_.

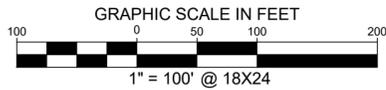
Tax Certificate Affidavit filed this date in Document No. \_\_\_\_\_, Kendall County Official Records. In testimony whereof, witness my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.

County Clerk  
Kendall County, Texas

By: \_\_\_\_\_  
Deputy

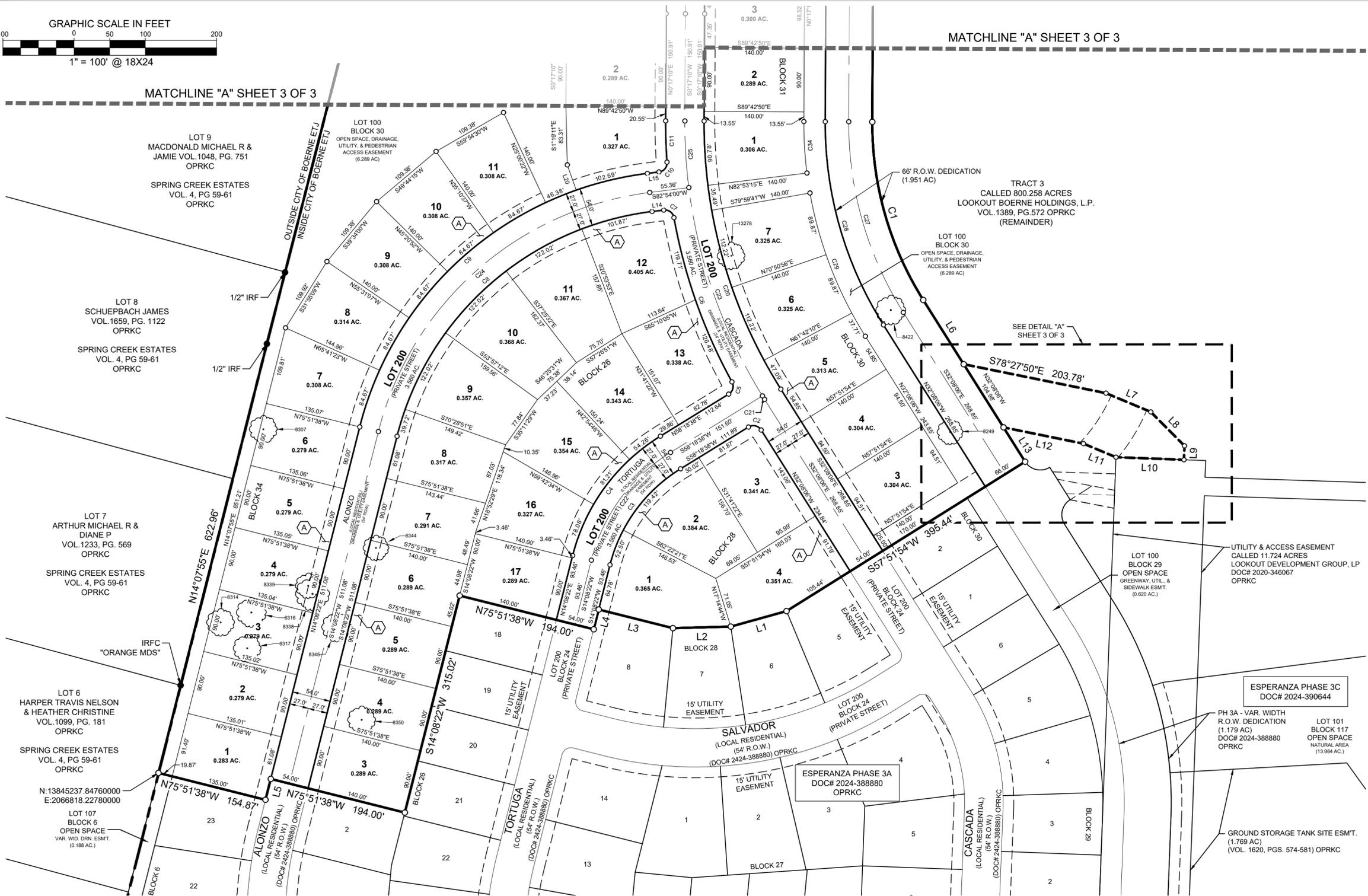
FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 3F**  
28.806 ACRES  
3.560 ACRES (PRIVATE) RIGHT-OF-WAY  
50 RESIDENTIAL LOTS  
1 OPEN SPACE LOT  
BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

**Kimley»Horn**  
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com  
Scale AS SHOWN Drawn by JPV Checked by JGM Date 8/21/2025 Project No. 068686337 Sheet No. 1 OF 3



MATCHLINE "A" SHEET 3 OF 3

MATCHLINE "A" SHEET 3 OF 3



**BUILDING SETBACKS**

PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL

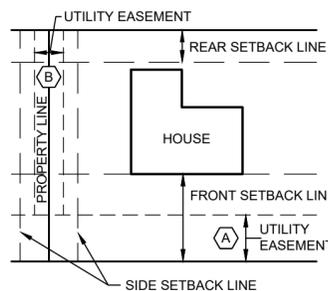
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
SINGLE FAMILY	90'	12,500	10'	15'	25'	30'	25'

**TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE**  
N.T.S.

- (a) Add 5 additional feet of frontage for a corner lot.
- (b) The total combined side yard setbacks must be a minimum of 10 feet.
- (c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.

**LEGEND**

- GEOMETRIC BREAKS
- 1/2" IRF 1/2" IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC 1/2" IRON ROD FOUND W/ CAP
- B.S.L. BUILDING SETBACK LINE
- OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK XX BLOCK IDENTIFICATION
- (A) 15' UTILITY EASEMENT
- (B) VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED PRIVATE STREET (0.098 AC)
- (C) VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED OPEN SPACE LOT (0.083 AC)
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - CITY OF BOERNE ETJ BOUNDARY



**TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS**  
N.T.S.

**OWNER:**  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TEXAS 78641  
CONTACT: MIKE SIEFERT, P.E.

**Perimeter:**  
Block 26 - 2,335 LF  
Block 28 - 979 LF  
Block 30 - 1,257 LF  
Block 31 - 1,247 LF  
Block 32 - 1,590 LF  
Block 33 - 1,293 LF  
Block 34 - 2,333 LF

**Surveyors Notes:**

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD'83). All distances shown hereon are on the Surface. The Grid to Surface Scale Factor is 1.000090 feet. The unit of linear measurement is U.S. Survey Feet. All coordinates shown hereon are Surface Coordinates based on application of the Scale Factor applied from the origin of 0.0.

ESPERANZA PHASE 3C  
DOC# 2024-390644

PH 3A - VAR. WIDTH R.O.W. DEDICATION (1.179 AC)  
DOC# 2024-388880 OPRKC

LOT 101 BLOCK 117 OPEN SPACE NATURAL AREA (13.984 AC.)

UTILITY & ACCESS EASEMENT CALLED 11.724 ACRES LOOKOUT DEVELOPMENT GROUP, LP DOC# 2020-346067 OPRKC

GROUND STORAGE TANK SITE ESMT. (1.769 AC)  
(VOL. 1620, PGS. 574-581) OPRKC

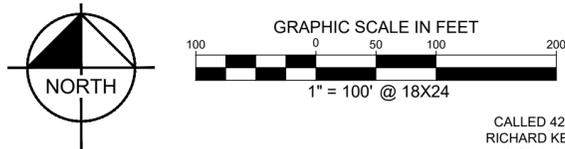
**FINAL PLAT ESTABLISHING  
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28.806 ACRES  
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**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JPV	JGM	8/21/2025	068686337	2 OF 3



CALLED 42.31 ACRES  
RICHARD KEVIN ASHER  
VOL. 1312, PG. 328  
OPRKC

CALLED 5.008 ACRES  
ALICE ASHER ANDERSON  
(NO DEED INFORMATION  
AVAILABLE AT TIME OF  
SURVEY)

CALLED 45.5 ACRES  
ALICE ASHER ANDERSON  
VOL. 1312, PG. 334  
OPRKC

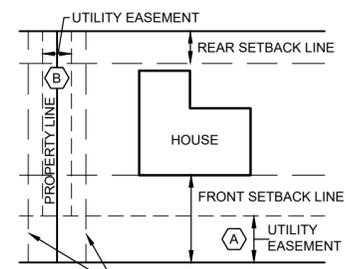
Perimeter:  
Block 26 - 2,335 LF  
Block 28 - 979 LF  
Block 30 - 1,257 LF  
Block 31 - 1,247 LF  
Block 32 - 1,590 LF  
Block 33 - 1,293 LF  
Block 34 - 2,333 LF

BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE (c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
SINGLE FAMILY	90'	12,500	10'	15'	25'	30'	25'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S74°24'36"W	81.20'
L2	S88°26'44"W	81.21'
L3	N75°51'38"W	107.46'
L4	S14°08'22"W	28.68'
L5	S14°08'22"W	30.31'
L6	S32°08'06"E	106.79'
L7	N67°12'50"W	68.21'
L8	S44°42'50"E	67.16'
L9	S02°08'05"W	19.62'
L10	S87°51'55"E	95.50'
L11	N67°12'50"W	49.44'
L12	N78°27'50"W	114.53'
L13	S32°08'06"E	57.08'
L14	S82°54'00"W	16.40'
L15	N82°54'00"E	16.40'
L16	N64°05'39"E	5.00'
L17	S25°54'21"E	54.00'
L18	S64°05'39"E	5.00'
L19	S37°43'06"E	32.12'
L20	S19°26'05"E	37.69'

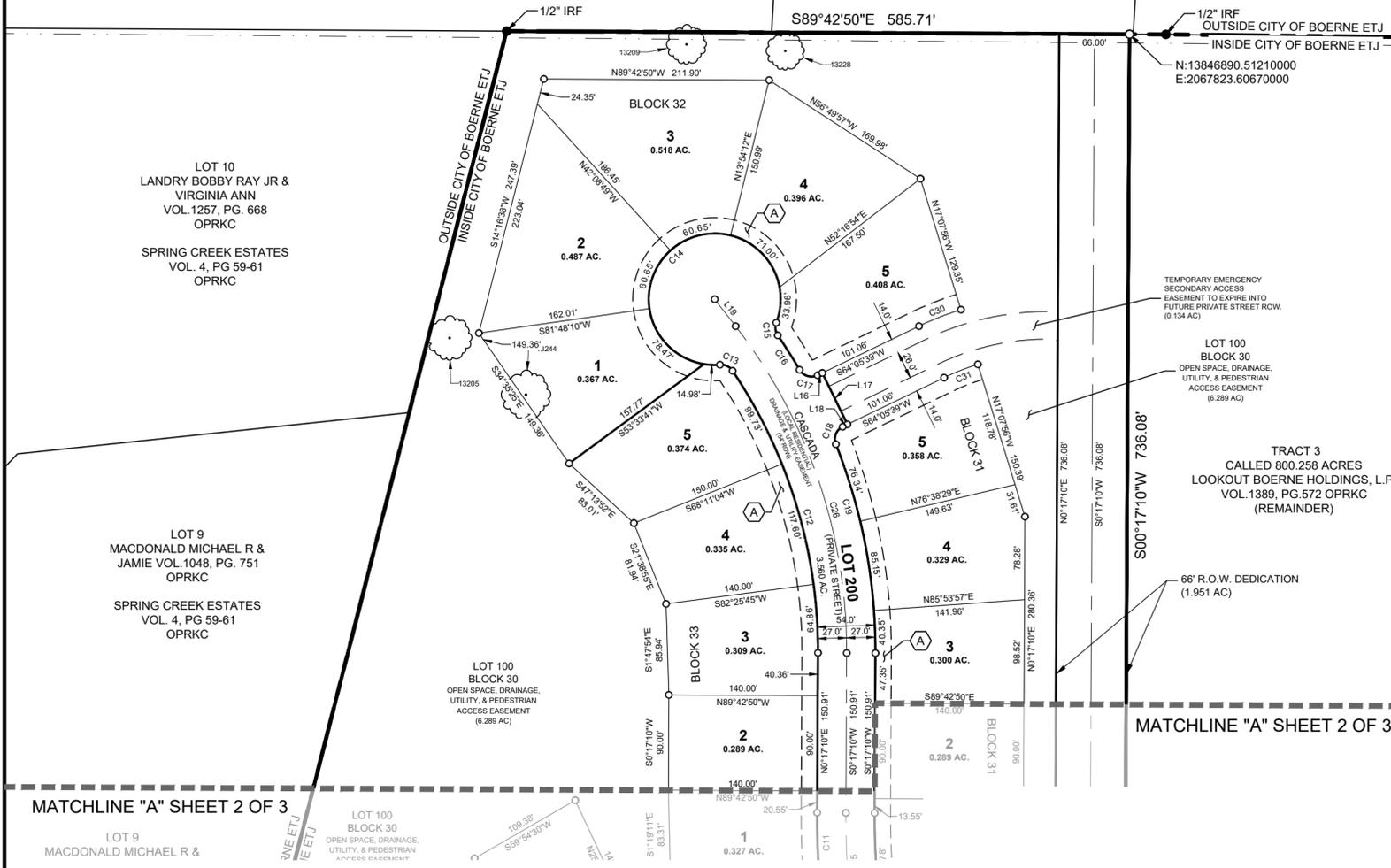
**TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE**  
N.T.S.

- (a) Add 5 additional feet of frontage for a corner lot.
- (b) The total combined side yard setbacks must be a minimum of 10 feet.
- (c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.



**Surveyors Notes:**

1. Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
2. The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD'83). All distances shown hereon are on the Surface. The Grid to Surface Scale Factor is 1.000090 feet. The unit of linear measurement is U.S. Survey Feet. All coordinates shown hereon are Surface Coordinates based on application of the Scale Factor applied from the origin of 0,0.



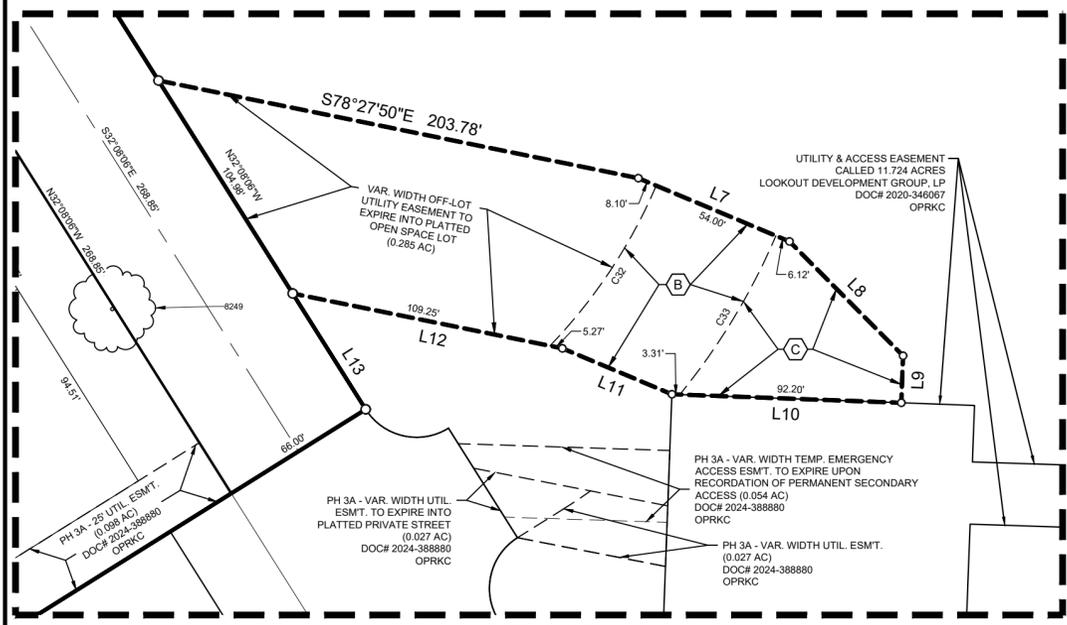
LEGEND	
○	GEOMETRIC BREAKS
○	1/2" IRF
○	1/2" IRON ROD FOUND
○	IRFC
○	1/2" IRON ROD FOUND W/ CAP
—	B.S.L. BUILDING SETBACK LINE
—	OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
—	BLOCK XX BLOCK IDENTIFICATION
(A)	15' UTILITY EASEMENT
(B)	VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED PRIVATE STREET (0.098 AC)
(C)	VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED OPEN SPACE LOT (0.083 AC)
—	PROPOSED PLAT BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
—	CITY OF BOERNE ETJ BOUNDARY

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°25'17"	467.00'	264.26'	S15°55'28"E	260.74'
C2	89°33'16"	13.00'	20.32'	N76°54'44"W	18.31'
C3	44°10'16"	223.00'	171.92'	S36°13'30"W	167.69'
C4	44°10'16"	277.00'	213.55'	N36°13'30"E	208.30'
C5	87°01'20"	13.00'	19.74'	N14°47'58"E	17.90'
C6	18°38'02"	757.00'	246.19'	N19°23'41"W	245.11'
C7	87°01'20"	13.00'	19.74'	N53°35'20"W	17.90'
C8	68°45'37"	423.00'	507.64'	S48°31'11"W	477.72'
C9	68°45'37"	477.00'	572.44'	N48°31'11"E	538.71'
C10	87°01'20"	13.00'	19.74'	N39°23'20"E	17.90'
C11	4°24'31"	757.00'	58.25'	N01°55'05"W	58.23'
C12	34°10'57"	473.00'	282.19'	N16°48'18"W	278.02'
C13	60°39'45"	13.00'	13.76'	N64°13'39"W	13.13'
C14	295°27'26"	62.00'	319.72'	N53°10'12"E	66.21'
C15	55°13'47"	13.00'	12.53'	S06°42'58"E	12.05'
C16	4°10'38"	527.00'	38.42'	S32°14'33"E	38.41'
C17	85°45'07"	13.00'	19.46'	S73°01'47"E	17.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C18	85°45'07"	13.00'	19.46'	S21°13'06"W	17.69'
C19	21°56'38"	527.00'	201.84'	S10°41'09"E	200.61'
C20	32°25'17"	703.00'	397.80'	S15°55'28"E	392.51'
C21	0°26'44"	730.00'	5.68'	S31°54'44"E	5.68'
C22	44°10'16"	250.00'	192.73'	S36°13'30"W	188.00'
C23	24°35'21"	730.00'	313.29'	S19°23'41"E	310.89'
C24	68°45'37"	450.00'	540.04'	S48°31'11"W	508.21'
C25	7°23'11"	730.00'	94.11'	S03°24'25"E	94.04'
C26	38°00'16"	500.00'	331.65'	S18°42'58"E	325.61'
C27	32°25'17"	500.00'	282.93'	S15°55'28"E	279.17'
C28	32°25'17"	533.00'	301.60'	N15°55'28"W	297.59'
C29	22°07'48"	563.00'	217.45'	N21°04'12"W	216.10'
C30	8°46'25"	277.00'	42.42'	N68°28'52"E	42.38'
C31	8°46'25"	223.00'	34.15'	S68°28'52"W	34.11'
C32	20°42'38"	223.00'	80.61'	N33°29'23"E	80.17'
C33	16°03'38"	277.00'	77.65'	S31°05'48"W	77.39'
C34	7°23'56"	563.00'	72.70'	N03°24'47"W	72.65'

TREE TABLE	
TREE TAG	DESCRIPTION (CIRCUMFERENCE)
8249	24" LIVE OAK (TC 75")
8307	26" LIVE OAK (TC 82")
8314	26" LIVE OAK (TC 82")
8316	28" LIVE OAK (TC 88")
8317	26" LIVE OAK (TC 82")
8338	32" LIVE OAK (TC 101")
8339	24" LIVE OAK (TC 75")
8344	24" LIVE OAK (TC 75")

TREE TABLE	
TREE TAG	DESCRIPTION (CIRCUMFERENCE)
8345	28" LIVE OAK (TC 88")
8350	26" LIVE OAK (TC 82")
8422	28" LIVE OAK (TC 88")
13205	28" LIVE OAK (TC 88")
13209	25" LIVE OAK (TC 79")
13228	24" LIVE OAK (TC 75")
13244	31" LIVE OAK (TC 97")
13278	26" LIVE OAK (TC 82")



OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TEXAS 78641  
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216

FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 3F**  
28.806 ACRES  
3.560 ACRES (PRIVATE) RIGHT-OF-WAY  
50 RESIDENTIAL LOTS  
1 OPEN SPACE LOT  
BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT  
RECORDED IN VOLUME 1389, PAGE 572, IN THE OFFICIAL PUBLIC RECORDS  
OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

**Kimley»Horn**  
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JPV	JGM	8/21/2025	068686337	3 OF 3





Prepared by: [redacted] Date: 8/21/2025. 15.15.59pm. K:\Users\jsh\OneDrive\Documents\Projects\2025\Kendall County Water Control and Improvement District No. 2B\PHASE 3F\PHASE 3F EROSION CONTROL PLAN\PHASE 3F EROSION CONTROL PLAN.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CALLED 42.31 ACRES  
 RICHARD KEVIN ASHER  
 VOL. 1312, PG. 328  
 OPRKC

LOT 10/  
 LANDRY BOBBY RAY JR &  
 VIRGINIA ANN  
 VOL. 1257, PG. 668  
 OPRKC  
 SPRING CREEK ESTATES  
 VOL. 4, PG. 59-61  
 OPRKC

DETENTION POND SHALL SERVE AS A  
 TEMPORARY SEDIMENTATION BASIN UNTIL  
 FINAL STABILIZATION HAS BEEN ACHIEVED

LOT 9  
 MACDONALD MICHAEL R &  
 JAMIE VOL. 1048, PG. 751  
 OPRKC  
 SPRING CREEK ESTATES  
 VOL. 4, PG. 59-61  
 OPRKC

LOT 8  
 SCHUEPBACH JAMES  
 VOL. 1659, PG. 1122  
 OPRKC  
 SPRING CREEK ESTATES  
 VOL. 4, PG. 59-61  
 OPRKC

LOT 7  
 ARTHUR MICHAEL R &  
 DIANE P  
 VOL. 1233, PG. 569  
 OPRKC  
 SPRING CREEK ESTATES  
 VOL. 4, PG. 59-61  
 OPRKC

CONTRACTOR TO ENSURE  
 ALL DOWNSTREAM INLETS  
 HAVE APPROPRIATE INLET  
 PROTECTION

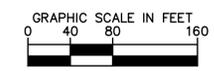
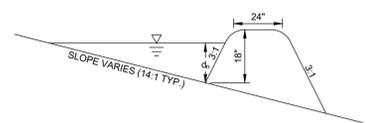
PROPOSED  
 PERMANENT  
 DIVERSION BERM  
 SEE DETAIL THIS  
 SHEET

TEMPORARY SECONDARY  
 ACCESS EASEMENT

TRACT 3  
 CALLED 10.89 ACRES  
 LOOKOUT BOERNE HOLDINGS, LP  
 VOL. 1386, PG. 572 OPRKC  
 (REMAINDER)

TYPICAL BERM SECTION A-A  
N.T.S.

Q100 = 26.79 cfs  
 V100 = 3.79 fps  
 S = 0.023 f/ft  
 dn = 10.9 in



LEGEND

	CE CONSTRUCTION ENTRANCE - SEE DETAIL, SHEET 8
	EB EROSION CONTROL BLANKET (REF. DETAIL, SHEET 8)
	SF SILTY FENCE (REF. DETAIL, SHEET 8)
	GB GRAVEL FILTER BAGS - SEE DETAIL, SHEET 8
	RB ROCK BERM - SEE DETAIL, SHEET 8
	RR RIP RAP - SEE DETAIL, SHEET 8
	EW CONCRETE WASHOUT
	CF TEMPORARY CONSTRUCTION FENCING
	TP TREE PROTECTION
	1530 PROPOSED CONTOURS
	-15.30 EXISTING CONTOURS
	LIMITS OF DISTURBED AREA
	FLOW DIRECTION

NOTES

- AREAS CONTAINED WITHIN THE PROPERTY BOUNDARIES WILL BE AREAS OF DISTURBANCE AND SOIL STABILIZATION. ALL SOILS WITHIN THESE LIMITS SHALL BE STABILIZED BY VEGETATION OR STRUCTURE.
- ALL CONSTRUCTION-RELATED VEHICLES MUST PARK INSIDE THE LIMITS OF CONSTRUCTION AND SERVED BY APPROPRIATE TEMPORARY CONTROLS, OR ON CITY-APPROVED SURFACES OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL SEDIMENT AND DEBRIS FROM CONSTRUCTED STORM SEWER SYSTEM UPON COMPLETION OF WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS. THE CONTRACTOR RESPONSIBLE FOR MAINTAINING EROSION CONTROL SHALL PROVIDE STREET CLEANING ON PUBLIC STREETS IF ANY EARTH MATERIAL IS TRANSPORTED FROM THE CONSTRUCTION SITE AT THE END OF EACH DAY. EARTH MATERIAL SHALL NOT BE ALLOWED TO ACCUMULATE ON CITY AND TxDOT ROADS.
- REFER TO TPDES STORMWATER POLLUTION PREVENTION PLAN PREPARED BY OTHERS.

EROSION CONTROL SCHEDULE AND SEQUENCING

NO.	ACTIVITY	CONSTRUCTION ENTRANCE/EXIT, SILTY FENCE, FILTER DIKE, INLET PROTECTION, AND ROCK DAMS SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING AND DEMOLITION, AS NEEDED. DETENTION POND MUST BE EXCAVATED PRIOR TO SITE CONSTRUCTION OR CLEARING.
I.	ROUGH GRADING/DEMOLITION	
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/ SOIL STABILIZATION/LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

CONTRACTOR TO ENSURE  
 ALL DOWNSTREAM INLETS  
 HAVE APPROPRIATE INLET  
 PROTECTION

CONTRACTOR TO ENSURE  
 ALL DOWNSTREAM INLETS  
 HAVE APPROPRIATE INLET  
 PROTECTION

NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 10101 REINSON PLACE, SUITE 400, SAN ANTONIO, TX 78216  
 WWW.KIMLEY-HORN.COM | TBE FIRM NO. 928



KHA PROJECT	068686337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F**  
**EROSION CONTROL PLAN**



KENDALL COUNTY WATER  
 CONTROL AND IMPROVEMENT  
 DISTRICT NO. 2B

Reviewed By: [Name], Date: [Date], Approved By: [Name], Date: [Date], Project No.: [Project No.], Scale: [Scale], Drawing No.: [Drawing No.], Revision: [Revision], This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Please do not use or rely on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

### TEMPORARY EROSION CONTROL NOTES

- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY KENDALL COUNTY AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR AGRICULTURIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSTANTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S PROJECT MANAGER TO IMMEDIATELY CONTACT AN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

### PERMANENT EROSION CONTROL NOTES

- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
- A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL AREAS (EXCEPT ROCK) BETWEEN THE CURB AND THE RIGHT-OF-WAY LINE.
  - THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:
- BROADCAST SEEDING:**
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SQUARE FEET OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SQUARE FOOT OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
  - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
    - FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT THE RATE OF 1 POUND PER 1000 SQUARE FEET.
    - MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SQUARE FEET.
- HYDRAULIC SEEDING:**
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SQUARE FEET OF UNHULLED BERMUUDA AND 7 POUNDS PER 1000 SQUARE FOOT OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
  - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUUDA AT A RATE OF 1 POUND PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
    - FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT THE RATE OF 1.5 POUNDS PER 1000 SQUARE FEET.
    - MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SQUARE FEET, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SQUARE FEET.
- ESTABLISHMENT:**
- THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
  - RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 18 SQUARE FEET EXIST.
  - WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE ENVIRONMENTAL CRITERIA MANUAL.
- SEQUENCE OF CONSTRUCTION:**
- CALL THE "TEXAS ONE CALL CENTER" AT 1-800-344-8377 FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN THE R.O.W.
  - INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING.
  - CLEAR AND GRUB AND STRIP TOPSOIL, STOCKPILE TOPSOIL FOR LATER USE.
  - ROUGH GRADE SITE AND ROADWAYS PER GRADING PLAN.
  - INSTALL WATER AND WASTEWATER LINES AND APPURTENANCES.
  - INSTALL STORM SEWER LINES AND APPURTENANCES.
  - INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROLS ON NEW STORM SEWER INLETS.
  - ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED.
  - RAISE MANHOLE FRAMES AND COVERS TO TOP OF PROPOSED PAVEMENT OR PROPOSED FINISHED GRADE.
  - CONSTRUCT PAVED AREAS, CURBS, ISLANDS AND INSTALL INLET EROSION PROTECTION.
  - COMPLETE ESTABLISHMENT OF SITE VEGETATION AND STABILIZATION.
  - REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS WHEN RESTORATION HAS BEEN ACCEPTED.
  - COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

### SITE MAP-GENERAL NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

### SITE MAP-SITE SPECIFIC NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF:
  - CLEARING AND GRUBBING
  - PRELIMINARY GRADING
  - UTILITY INSTALLATION
  - PAVEMENT CONSTRUCTION
  - FINAL GRADING AND STABILIZATION
- THE SOILS ON-SITE CONSIST OF MAINLY BRACKETT-REAL ASSOCIATION, 10 TO 30 PERCENT SLOPES, AND DOSS-BRACKETT ASSOCIATION, UNDULATING, PER THE USDA WEB SOIL SURVEY.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, OR LANDSCAPING.
- DISTURBED PORTIONS OF SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE TPDES PERMIT. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF STABILIZATION OR PERMANENT DRAINAGE FACILITIES.
- ACCORDING TO FEMA'S MAP SERVICE CENTER, THE SITE IS LOCATED WITHIN UNSHADED ZONE X PER FIRM NUMBER 48259C0425F, DATED DECEMBER 17, 2010.
- CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
- CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER.

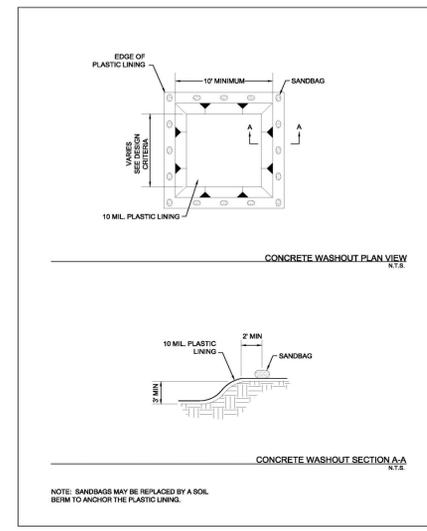
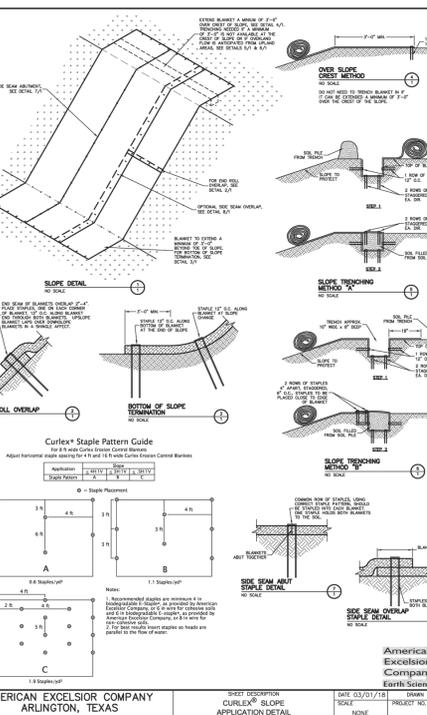


Figure 4.1 Schematics of Concrete Washout Containment

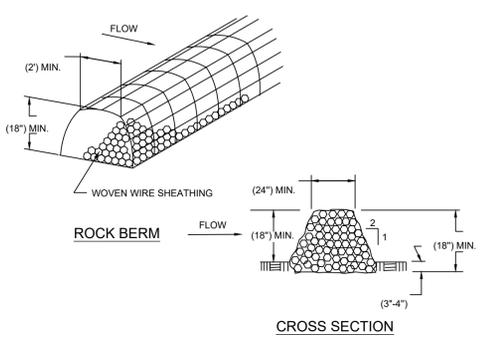
Concrete Waste Management April 2010, Revised 9/2014 CC-190

TO BE LOCATED AT (CW) SYMBOL

### CONCRETE WASHOUT



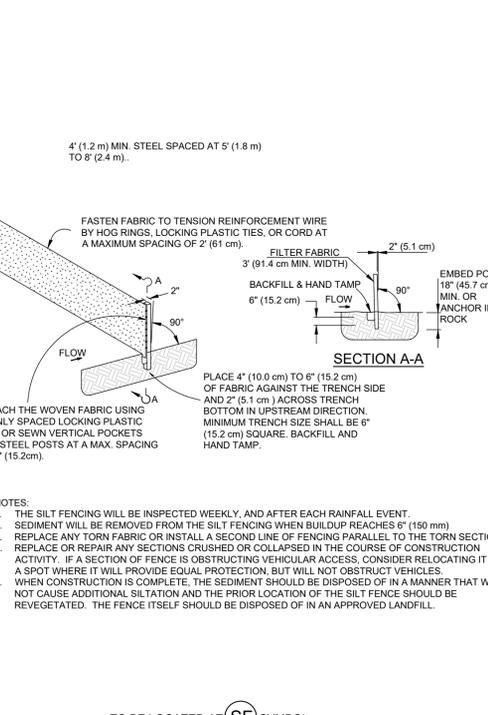
### EROSION CONTROL BLANKET (ECB)



- NOTES:
- USE ONLY OPEN GRADED ROCK 100 to 200 mm (5 to 8") DIAMETER FOR STREAM FLOW CONDITIONS. USE OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR OTHER CONDITIONS.
  - THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE). ROCK BERMS IN CHANNEL APPLICATIONS SHALL BE ANCHORED FIRMLY INTO THE SUBSTRATE A MINIMUM OF 150 mm (6") WITH T-POSTS OR WITH 15M OR 20M (#5 OR #6) REBAR, WITH MAXIMUM SPACING APART OF 1.2 m (48") ON CENTER.
  - THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
  - WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SILTATION PROBLEM.
  - DAILY INSPECTION SHALL BE MADE ON SEVERE-SERVICE ROCK BERMS, SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 150 mm (6").
  - WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

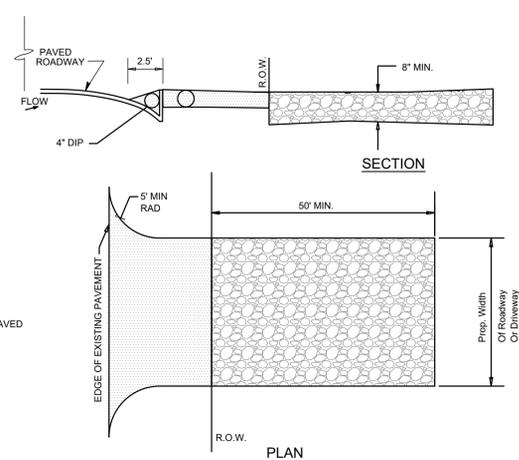
TO BE LOCATED AT (RB) SYMBOL

### ROCK BERM



TO BE LOCATED AT (SF) SYMBOL

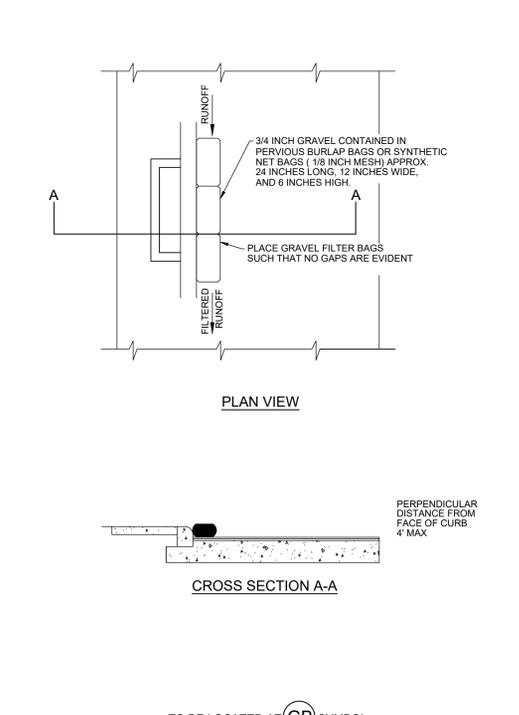
### SILT FENCE DETAIL



- NOTES:
- STONE SIZE - 4 TO 8 INCHES CRUSHED ROCK.
  - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN 8 INCHES.
  - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT FILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
  - DRAINAGE - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

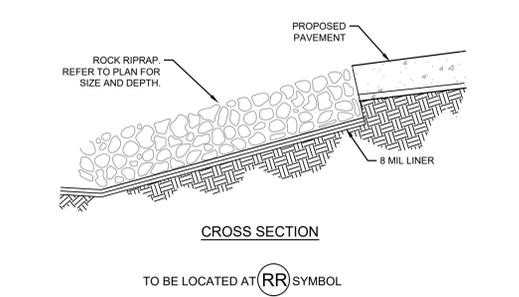
TO BE LOCATED AT (CE) SYMBOL

### CONSTRUCTION ENTRANCE



TO BE LOCATED AT (GB) SYMBOL

### GRAVEL FILTER BAGS DETAIL



TO BE LOCATED AT (RR) SYMBOL

### TYPICAL RIP RAP SLOPE PROTECTION

NO.	REVISIONS	DATE	BY

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**MICHAEL A. SCHOLZE**  
 LICENSED PROFESSIONAL ENGINEER  
 131737  
 8/21/2025

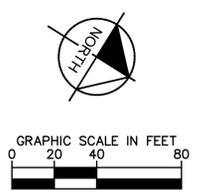
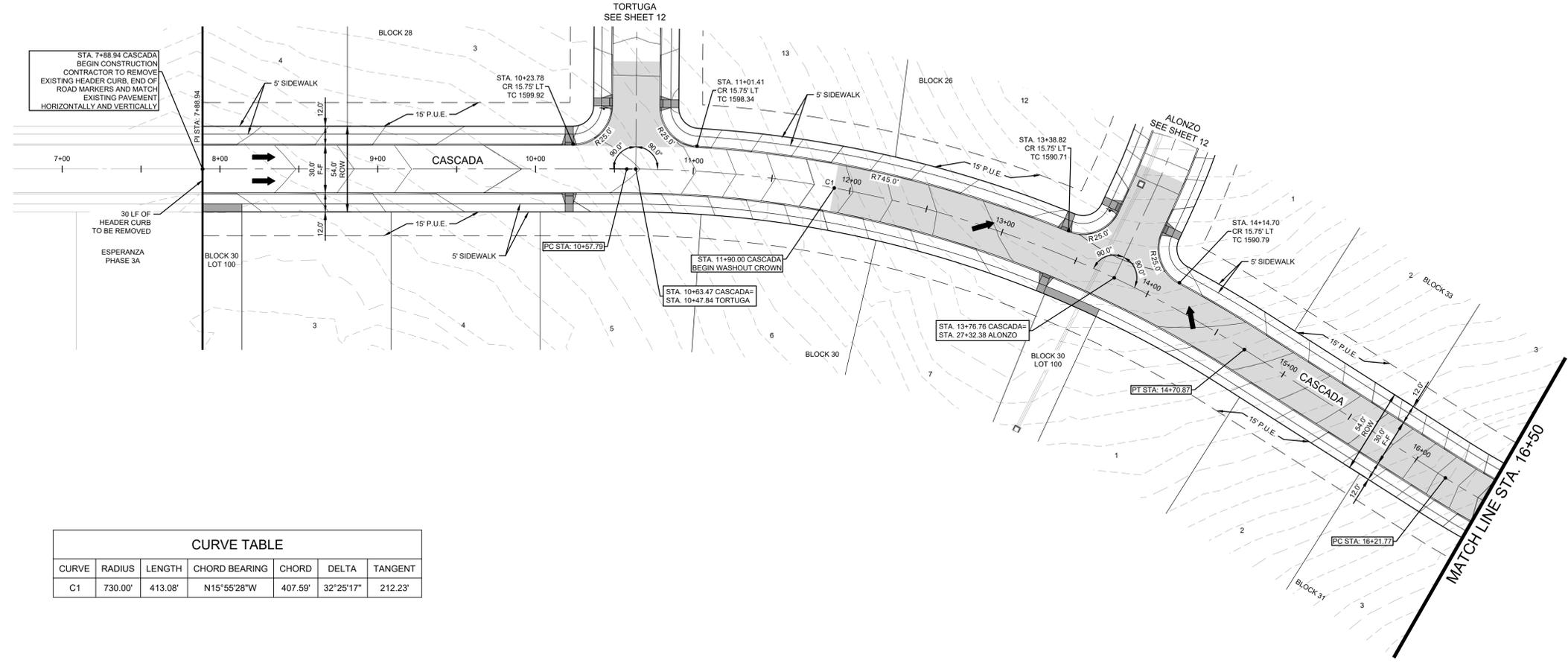
**PHASE 3F**  
**EROSION CONTROL DETAILS**

KHA PROJECT 06868337  
 DATE 8/21/2025  
 SCALE AS SHOWN  
 DESIGNED BY JPV  
 DRAWN BY JPV  
 CHECKED BY MAS

**Esperanza**  
 BOERNE • TEXAS

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

Printed: D:\Work\Job\August 21, 2025, 10:14:28am K:\Users\jsh\OneDrive\Documents\Projects\25\Kendall\PHASE 3F\PHASE 3F\PHASE 3F.dwg  
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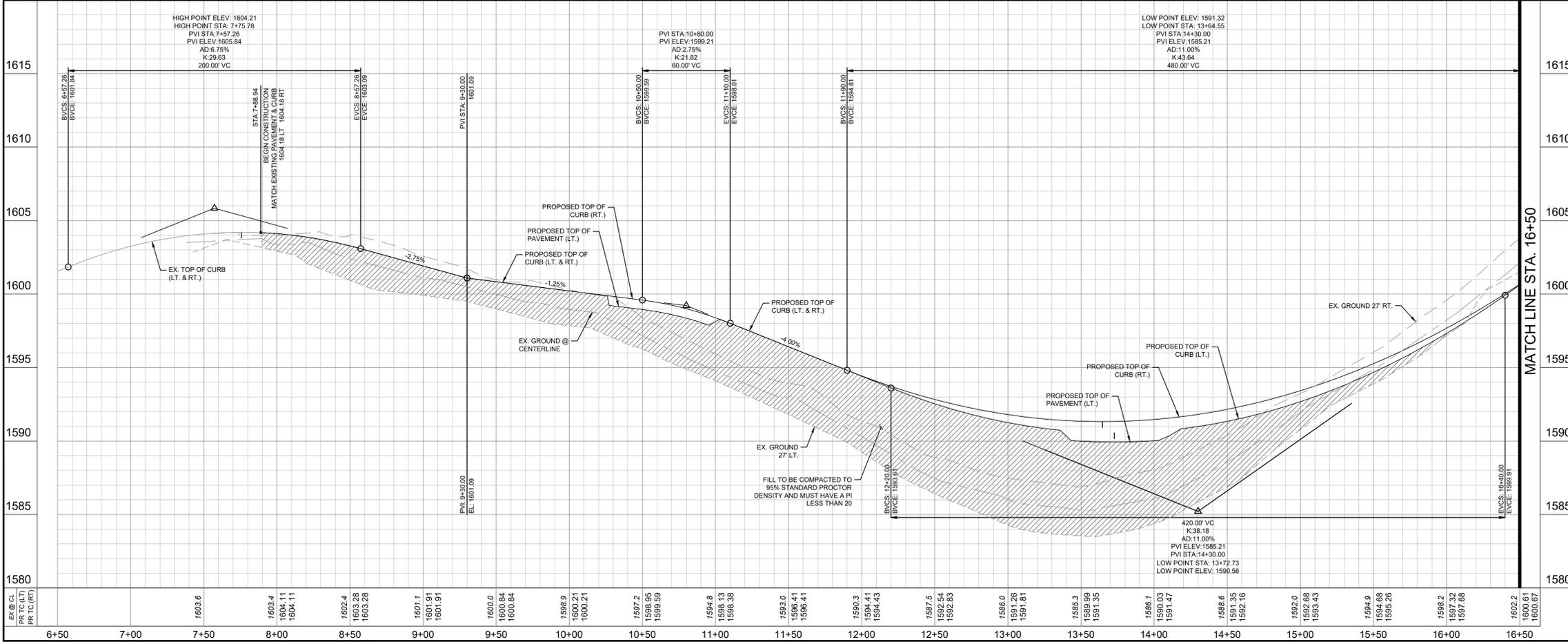
- RIGHT-OF-WAY LINE
- HP --- PROFILE HIGH POINT
- WASHOUT CROWN SECTION
- SIDEWALK TO BE BUILT BY DEVELOPER
- STREET DRAINAGE FLOW DIRECTION
- 1600.00 PAVEMENT SPOT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- CR CURB RETURN
- 1600.65 TC TOP OF CURB ELEVATION
- 1600.65 TP TOP OF PAVEMENT ELEVATION

- NOTES:**
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  - SEE SHEET 15 FOR SIGNAGE AND STRIPING DETAILS.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	730.00'	413.08'	N15°55'28"W	407.59'	32°25'17"	212.23'

**CASCADA**



**PROFILE SCALE**  
 1" = 40' HORIZONTAL  
 1" = 4' VERTICAL



**CAUTION!!**  
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- BENCHMARK LIST**
- DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.
- BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.
  - ELEV = 1546.92'
  - BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.
  - ELEV = 1603.23'

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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**MICHAEL A. SCHOLZE**  
 LICENSED PROFESSIONAL ENGINEER  
 131737  
 8/21/2025

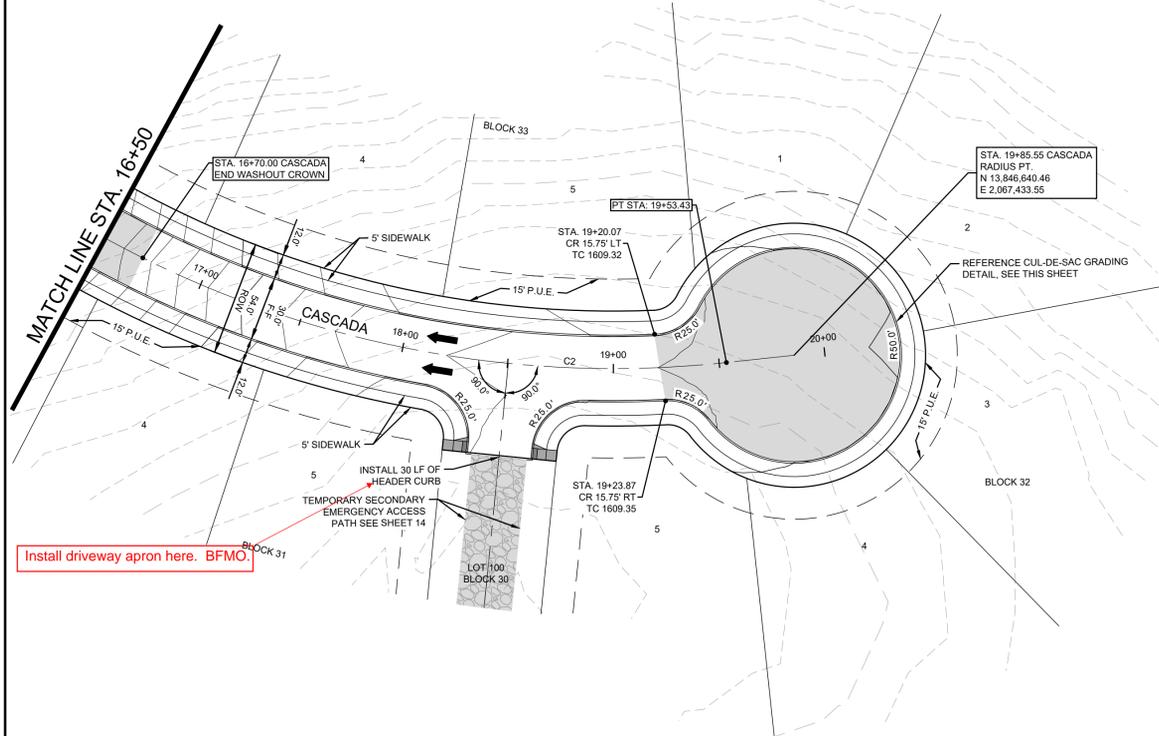
KHA PROJECT	068686337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F**  
**PAVING PLAN & PROFILE**  
**CASCADA (SHEET 1 OF 2)**

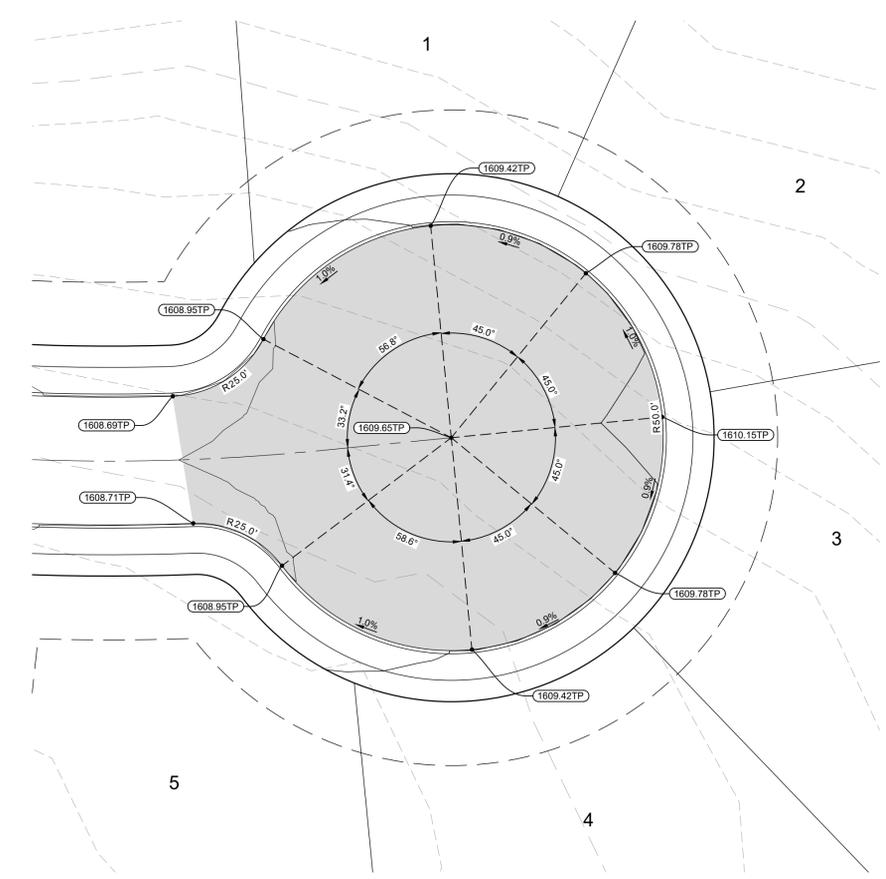


KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER  
**9**

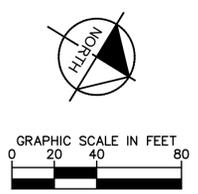
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	500.00'	331.65'	N18°42'58"W	325.61'	38°00'16"	172.19'



CASCADA



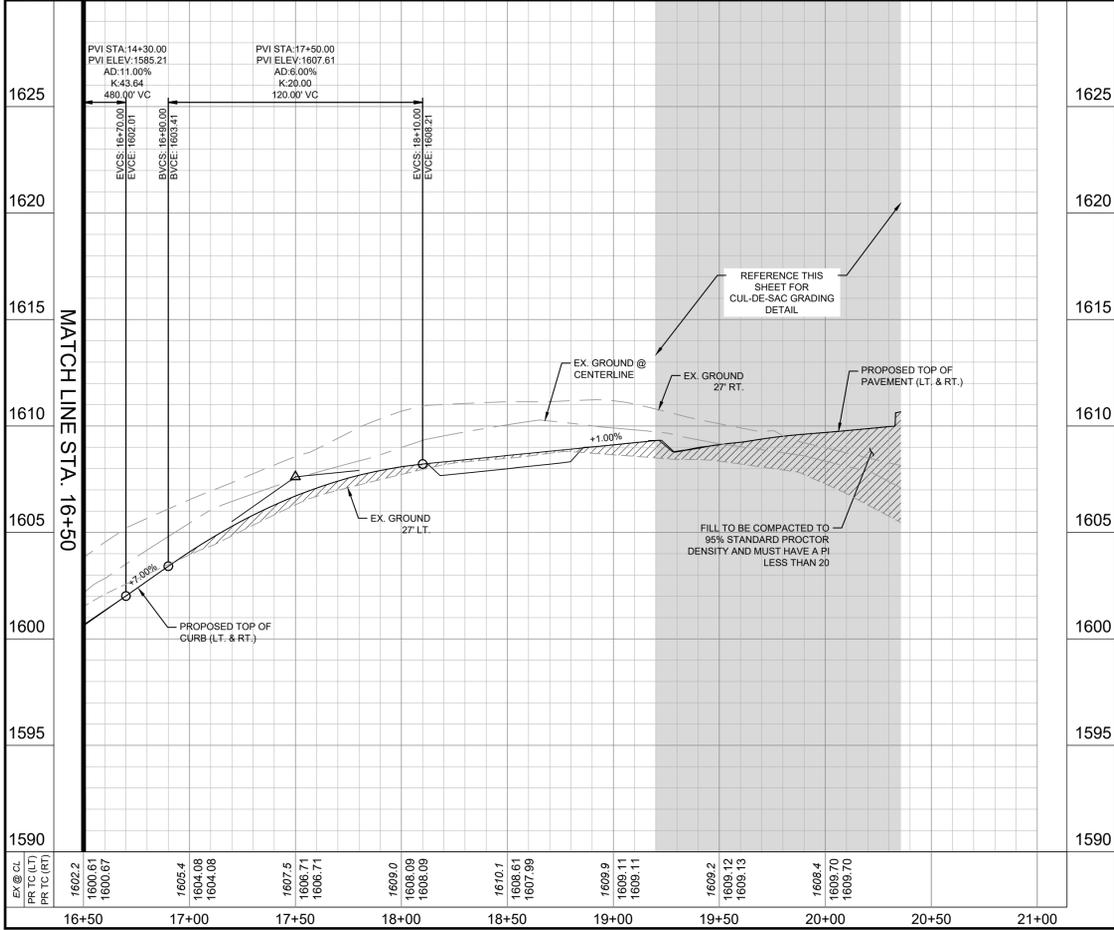
CUL-DE-SAC GRADING DETAIL  
SCALE: 1" = 20'



**LEGEND**

- RIGHT-OF-WAY LINE
- HP --- PROFILE HIGH POINT
- WASHOUT CROWN SECTION
- SIDEWALK TO BE BUILT BY DEVELOPER
- STREET DRAINAGE FLOW DIRECTION
- 1600.00 PAVEMENT SPOT ELEVATION
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- PI POINT OF INTERSECTION
- CR CURB RETURN
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PROFILE SCALE  
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1" = 4' VERTICAL

**811 Know what's below. Call before you dig.**

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**BENCHMARK LIST**

DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.

- ELEV. = 1546.92'

BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.

- ELEV. = 1603.23'

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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Michael A. Scholze  
MICHAEL A. SCHOLZE  
131737  
LICENSED PROFESSIONAL ENGINEER  
8/21/2025

KHA PROJECT	068686337
DATE	8/21/2025
SCALE AS SHOWN	JPV
DESIGNED BY	JPV
DRAWN BY	MAS
CHECKED BY	MAS

**PHASE 3F**  
PAVING PLAN & PROFILE  
CASCADA (SHEET 2 OF 2)

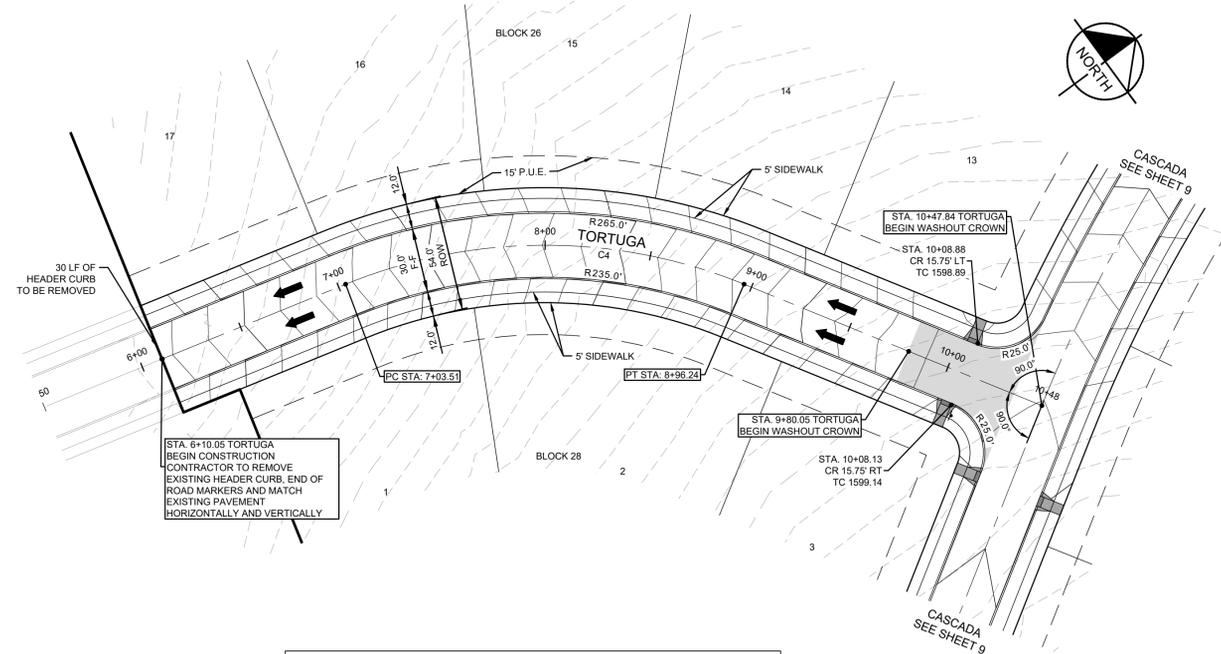
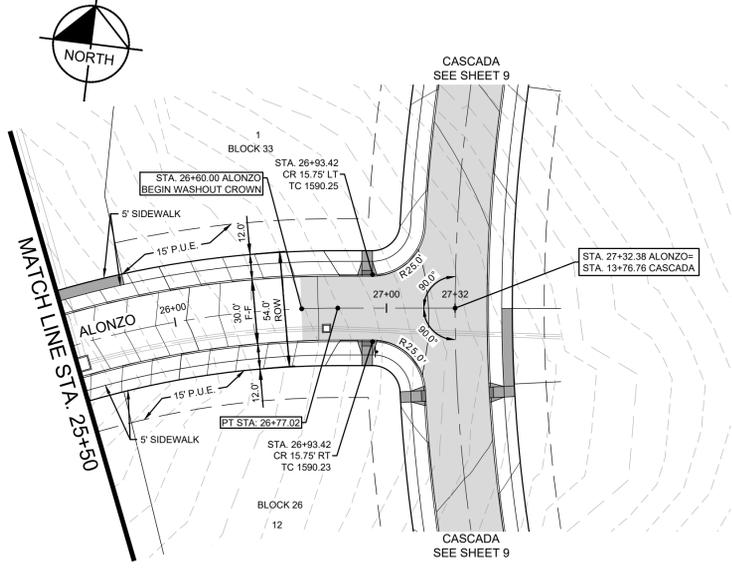
**Esperanza**  
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KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
SHEET NUMBER  
**10**

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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C4	250.00'	192.73'	N36°13'30"E	188.00'	44°10'16"

**GRAPHIC SCALE IN FEET**  
0 20 40 80

**LEGEND**

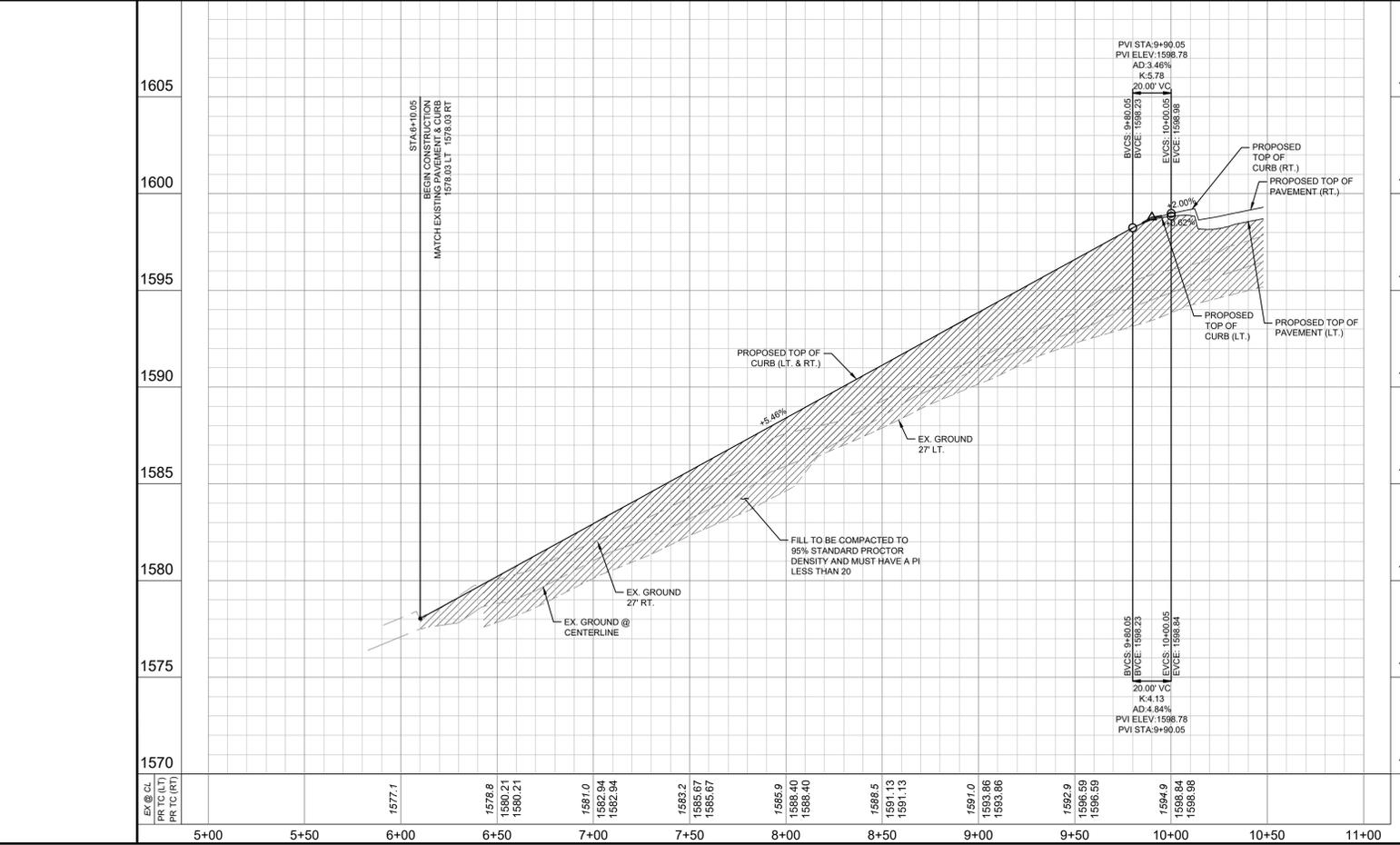
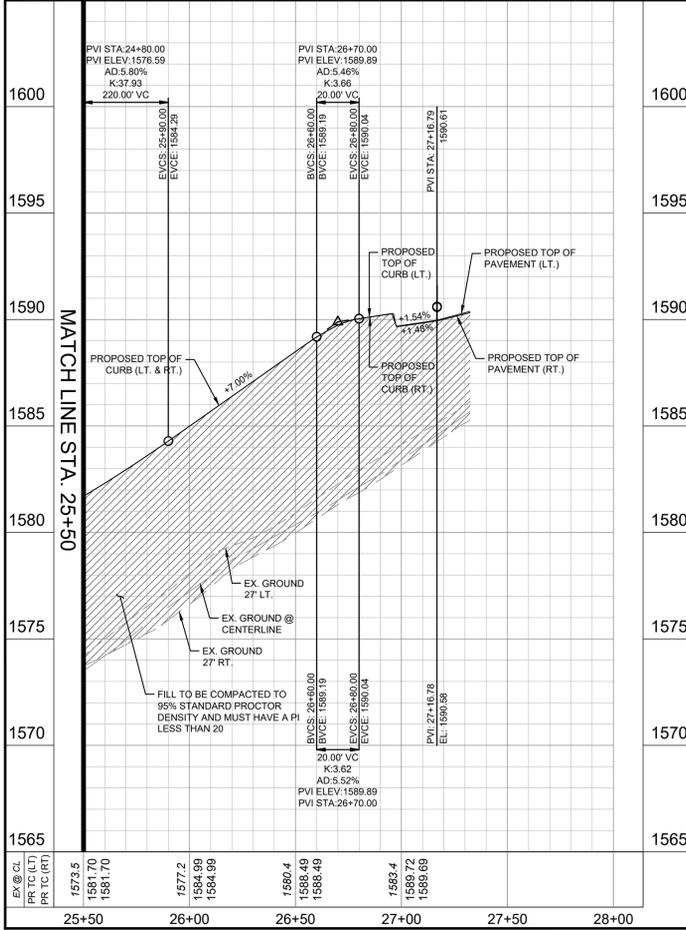
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**ALONZO**

**TORTUGA**



**PROFILE SCALE**  
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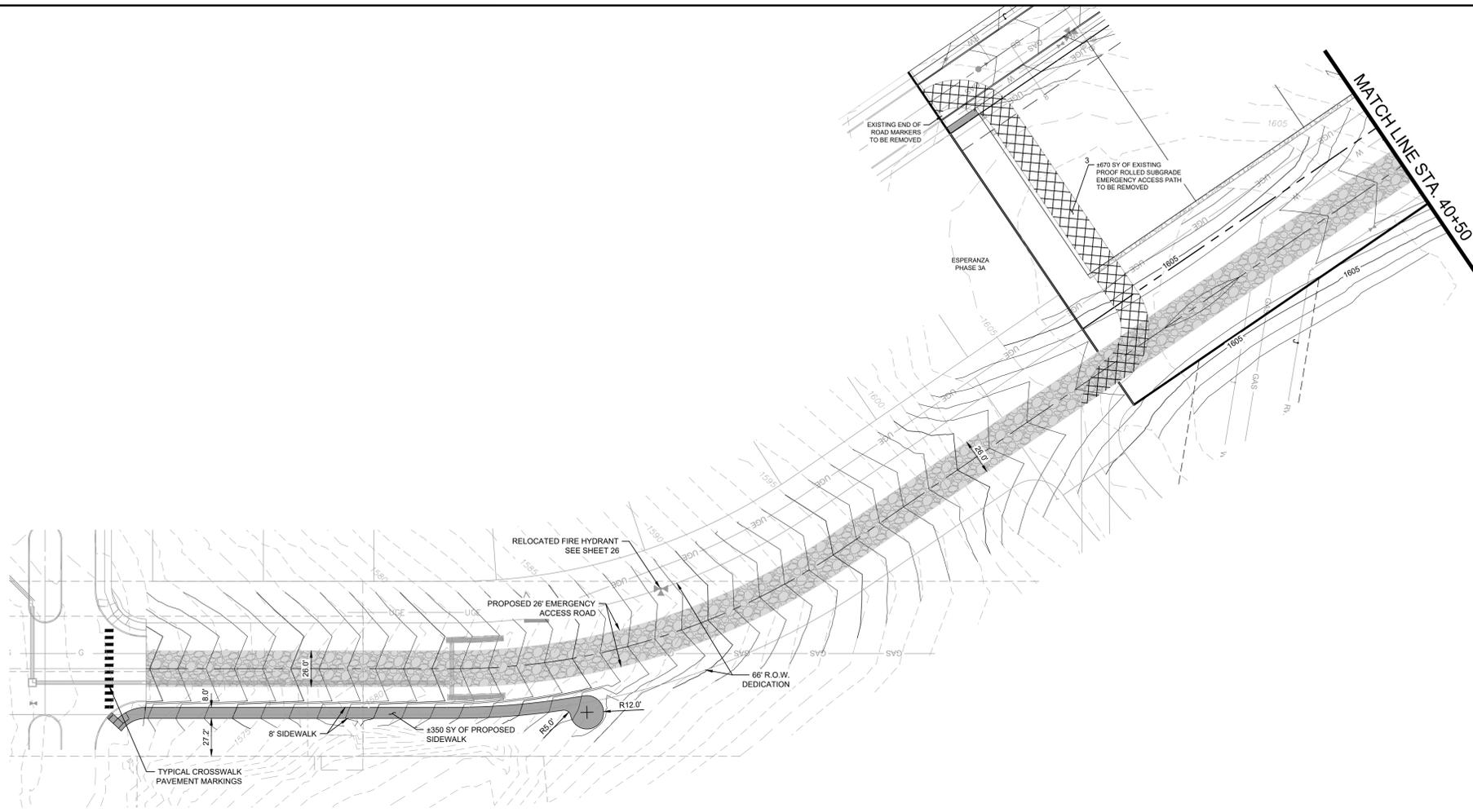
**Michael A. Scholze**  
LICENSED PROFESSIONAL ENGINEER  
131737

**PHASE 3F PAVING PLAN & PROFILE ALONZO & TORTUGA**

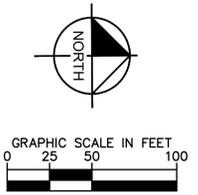
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DATE: 8/21/2025  
SCALE: AS SHOWN  
DESIGNED BY: JPV  
DRAWN BY: JPV  
CHECKED BY: MAS

**811**  
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
SHEET NUMBER 12

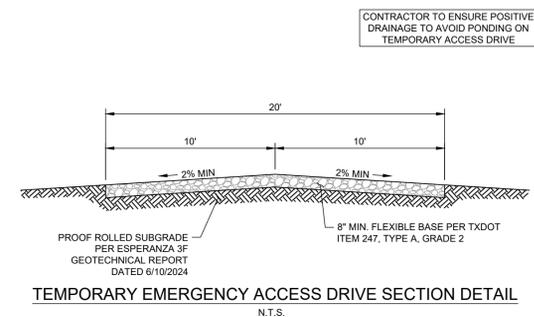
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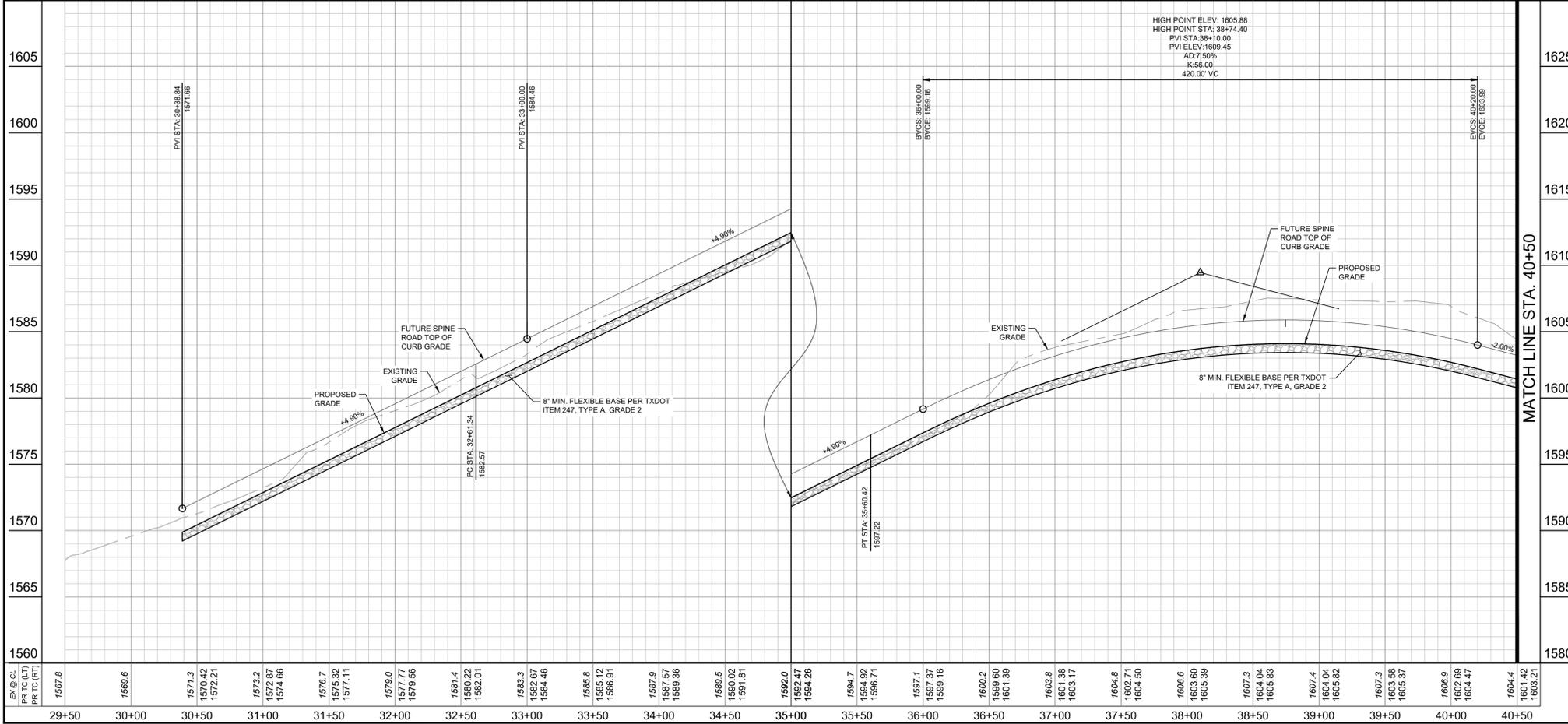
FUTURE ESPERANZA BLVD / EMERGENCY ACCESS ROAD



LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SCREENING WALL (BY OTHERS)
	PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE (8" FLEX BASE, SEE DETAIL THIS SHEET)
	EXISTING EMERGENCY ACCESS PATH TO BE REMOVED



TEMPORARY EMERGENCY ACCESS DRIVE SECTION DETAIL  
N.T.S.



PROFILE SCALE  
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1" = 4' VERTICAL

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BENCHMARK LIST	
DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.	
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•	ELEV = 1546.92'
BM #104:	MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.
•	ELEV = 1603.23'

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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**MICHAEL A. SCHOLZE**  
131737  
LICENSED PROFESSIONAL ENGINEER  
8/21/2025

KHA PROJECT	06868337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

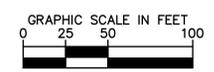
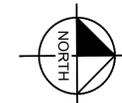
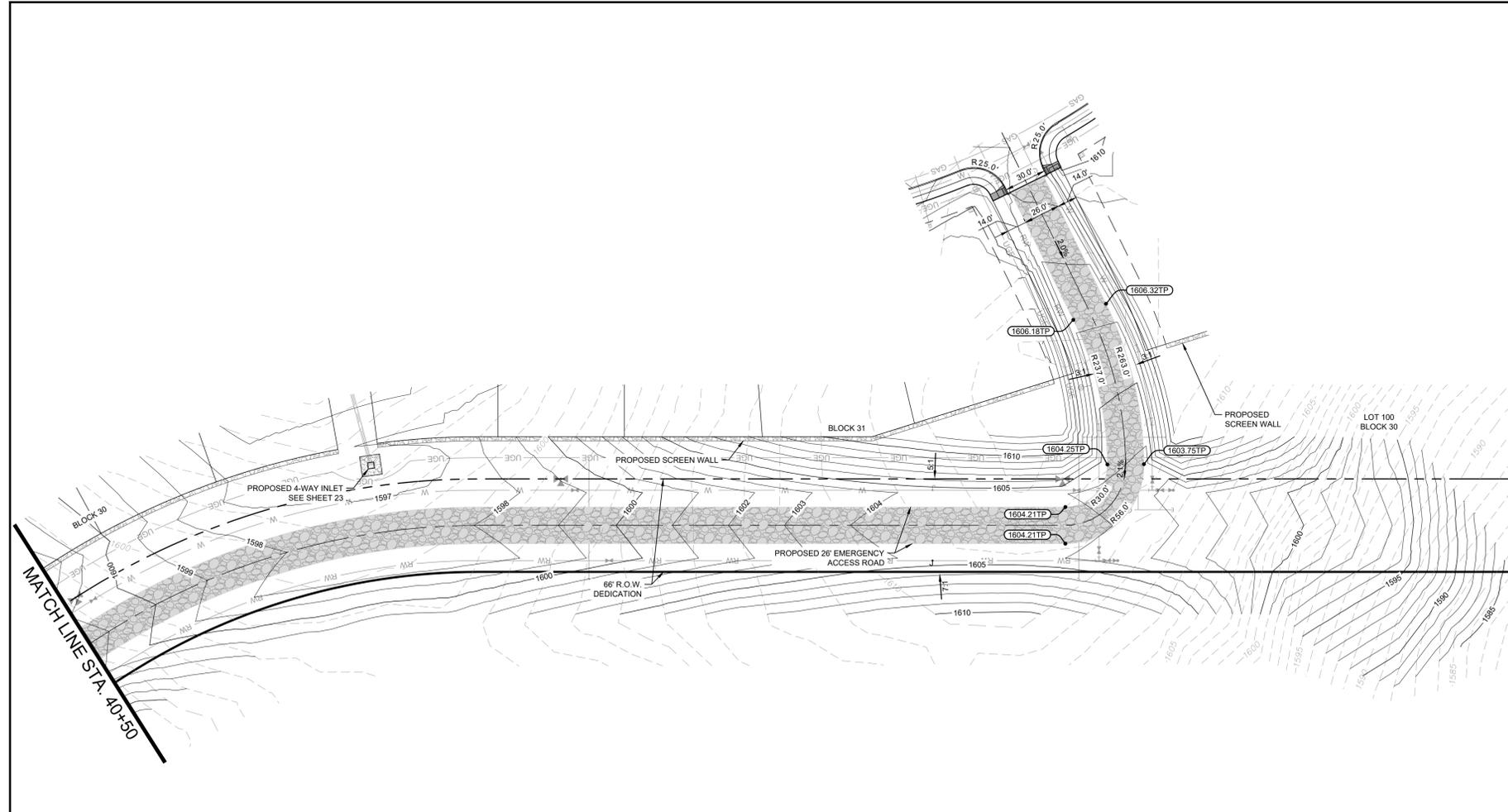
**PHASE 3F**  
**EMERGENCY ACCESS ROAD**  
**PLAN AND PROFILE (1 OF 2)**



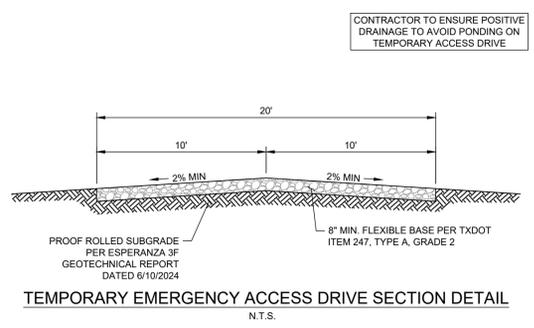
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

SHEET NUMBER  
**13**

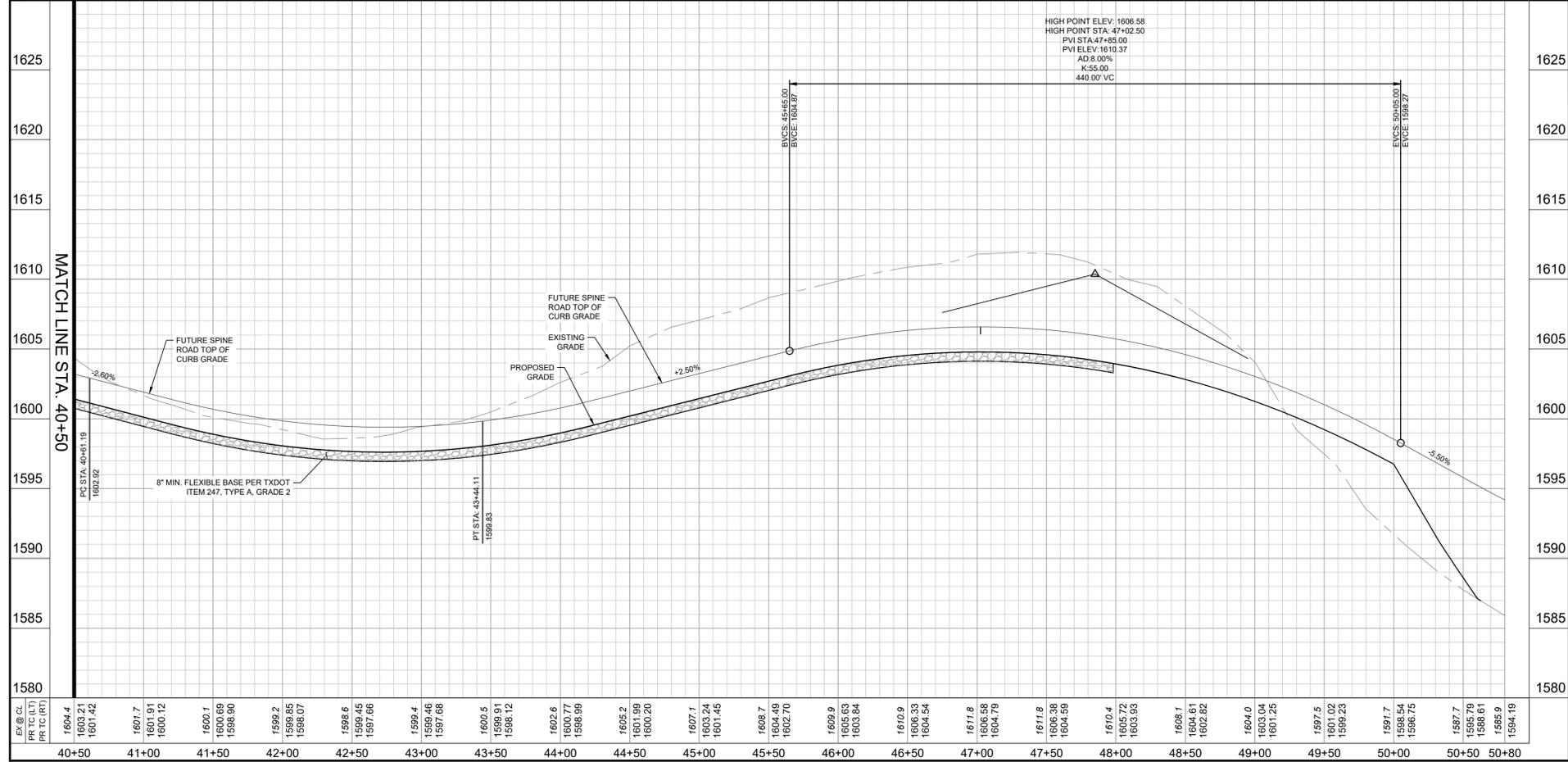
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LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED SCREENING WALL (BY OTHERS)
	PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE (8" FLEX BASE, SEE DETAIL THIS SHEET)
	EXISTING EMERGENCY ACCESS PATH TO BE REMOVED



FUTURE ESPERANZA BLVD / EMERGENCY ACCESS ROAD



PROFILE SCALE  
1" = 40' HORIZONTAL  
1" = 4' VERTICAL

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**MICHAEL A. SCHOLZE**  
131737  
LICENSED PROFESSIONAL ENGINEER

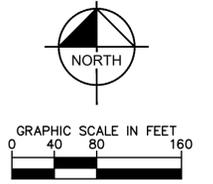
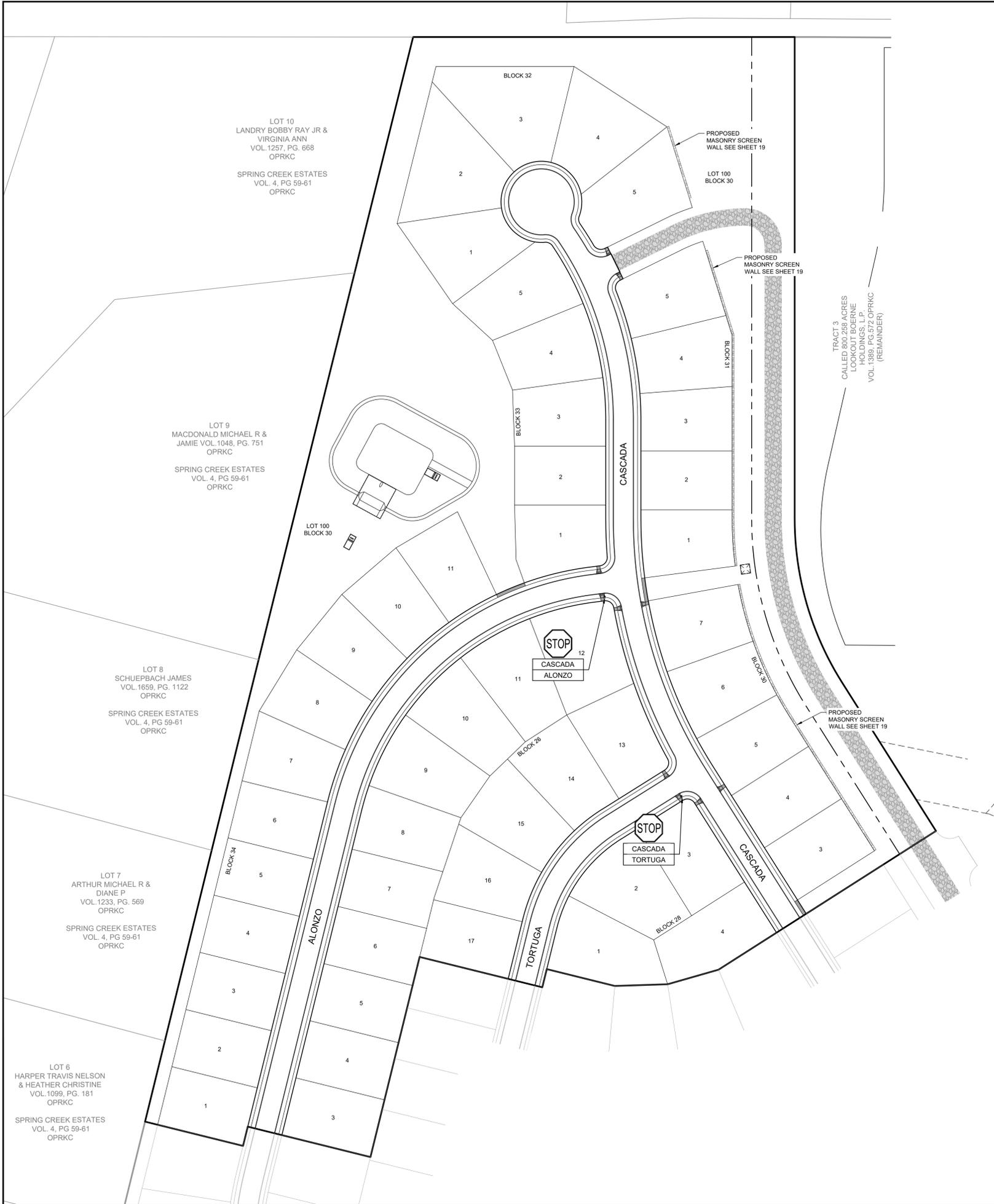
KHA PROJECT	068686337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F**  
EMERGENCY ACCESS ROAD  
PLAN AND PROFILE (2 OF 2)



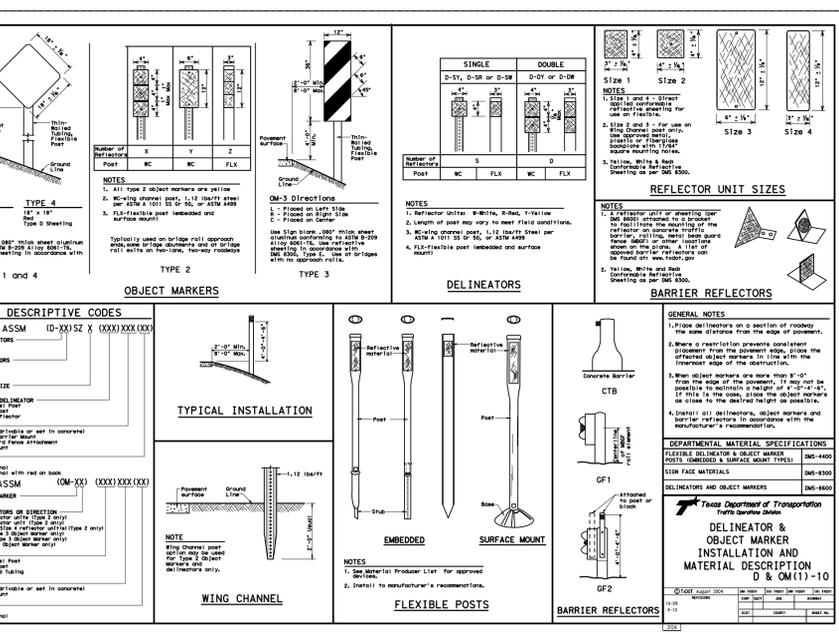
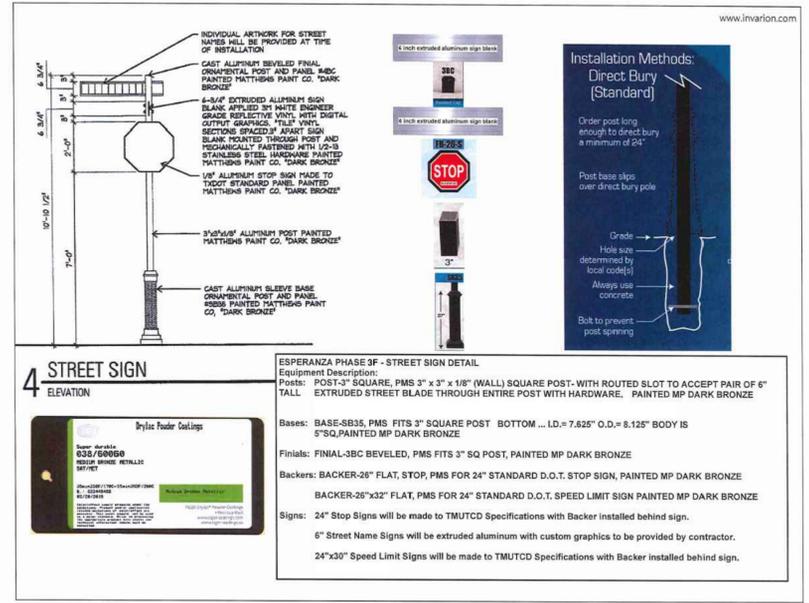
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
SHEET NUMBER  
**14**

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SYMBOL	DESC.
STREET STREET	STREET NAME SIGN
STOP	STOP SIGN (R1-1)
♦♦♦♦	TYPE 4 OBJECT MARKERS ON THIN-WALLED TUBING POSTS AND WEDGE STEEL ANCHORS (SEE DETAIL THIS SHEET)

- NOTES**
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREETS NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS.
  - REGULATORY SIGNS AND POLES MUST MATCH TEXAS MUTCD SPECIFICATIONS.



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 SCALE AS SHOWN  
 DESIGNED BY JPV  
 DRAWN BY JPV  
 CHECKED BY MAS

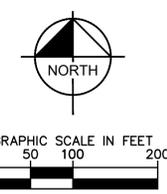
**PHASE 3F**  
**SIGNAGE PLAN**



KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER



Prepared by: [redacted] Date: August 21, 2025. 15.16.21/25. K:\Users\jsh\OneDrive\Documents\Projects\250825\Kendall\Phase 3F\Map\Map.dwg  
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**LEGEND**

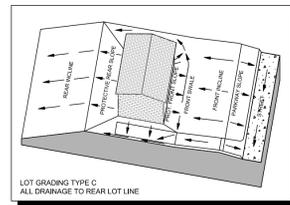
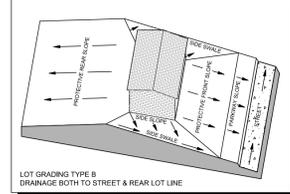
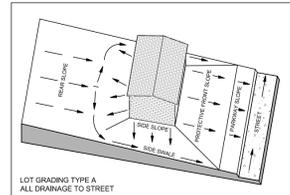
- PR-1 BASIN NAME
- 21.13 ACRES
- 1 POINT OF ANALYSIS
- S1 STREET CAPACITY ANALYSIS POINT
- PHASE BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE AREA
- TIME OF CONCENTRATION FLOW PATH (NODE INDICATES FLOW TYPE)
- A LOT GRADING TYPE

**PEAK FLOW SUMMARY**

ANALYSIS POINT	CONTRIBUTING BASINS	A		IMPERVIOUS COVER		Tc (min)	Q-2 (cfs)	Q-5 (cfs)	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
		(ac)	(ac)	%	(min)							
1.1	1.1	2.66	1.60	60%	11.2	8.2	10.2	12.0	15.8	19.4	22.5	
1.2	1.2	4.42	2.65	60%	11.5	13.4	16.8	19.7	25.9	31.9	37.1	
1.3	1.3	1.32	0.79	60%	9.0	4.4	5.5	6.5	8.5	10.5	12.2	
1	1.1 & 1.2 & 1.3	8.40	5.04	60%	10.9	26.1	32.7	38.2	50.4	62.0	72.1	
2	2	2.89	1.52	53%	8.8	9.1	11.4	13.4	17.7	21.9	25.6	
3	3	2.77	1.66	60%	8.0	9.7	12.1	14.2	18.7	23.0	26.8	
4	4	3.06	2.09	68%	10.6	10.1	12.6	14.8	19.7	24.4	28.4	
5	5	3.24	1.94	60%	12.7	9.4	11.8	13.8	18.2	22.4	26.0	
6.1	6.1	10.09	6.05	60%	12.9	29.2	36.6	42.7	56.3	69.1	80.4	
6.2	6.2	1.79	1.07	60%	11.2	5.5	6.9	8.0	10.6	13.0	15.2	
6	6.1 & 6.2	11.88	7.13	60%	12.9	34.4	43.1	50.3	66.3	81.4	94.7	
7	7	1.86	1.06	57%	7.1	6.5	8.2	9.6	12.7	15.7	18.3	
8	8	4.94	0.45	9%	29.3	5.9	7.4	8.6	11.3	14.0	16.3	
9	9	2.74	0.83	30%	6.6	7.9	10.0	11.6	15.5	19.1	22.2	
10	10	2.77	0.87	31%	7.6	7.7	9.6	11.2	14.9	18.4	21.7	
11	11	2.88	1.73	60%	7.1	10.5	13.1	15.4	20.3	24.9	29.1	

BASIN 6.1 = A15a FOUND WITHIN THE ESPERANZA 3A DRAINAGE REPORT.

BASINS 7 & 8 ARE EQUAL TO A1 & A2, RESPECTIVELY, FOUND WITHIN THE ESPERANZA 3C DRAINAGE REPORT.



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*Michael A. Scholze*

MICHAEL A. SCHOLZE  
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LICENSED PROFESSIONAL ENGINEER  
8/21/2025

KHA PROJECT	068686337
DATE	8/21/2025
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DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F  
PROPOSED  
DRAINAGE AREA MAP**

**Esperanza**  
BOERNE • TEXAS

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

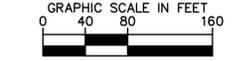
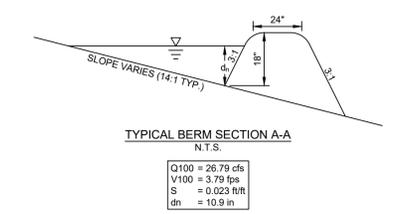


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CALLED 42.31 ACRES  
 RICHARD KEVIN ASHER  
 VOL. 1312, PG. 328  
 OPRKC

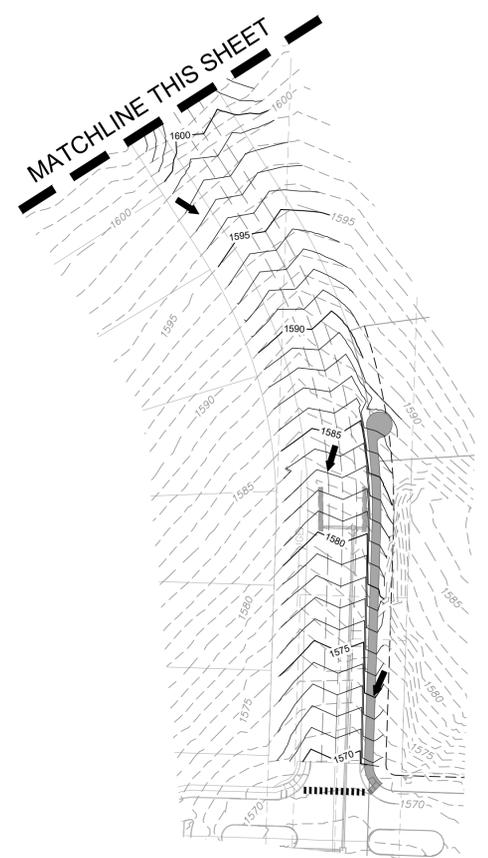


CONTRACTOR TO OBTAIN  
 SEPARATE PERMIT FOR MASONRY  
 WALL PRIOR TO CONSTRUCTION



LEGEND	
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE TAG
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED MASONRY SCREEN WALL (BY OTHERS)

- NOTES**
1. ALL SPOT GRADES ARE TO TOP OF PAVEMENT (TP) OR TOP OF GRATE (TG), UNLESS OTHERWISE NOTED AS TO (TOP OF CURB). CONTRACTOR TO ADD 7.5" FOR TOP OF CURB AS NECESSARY.
  2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
  3. MAXIMUM SLOPE IN SIDEWALK LANDINGS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
  4. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%. SIDEWALK SHALL NOT EXCEED RUNNING SLOPE OF EXISTING ROADWAY.
  5. GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SPOT ELEVATIONS. COORDINATE WITH DIRT AND LANDSCAPE SUBCONTRACTORS REGARDING PROPOSED SO2 AND HYDROMULCH LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
  6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, READJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.



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**PHASE 3F**  
**OVERALL GRADING PLAN**



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- ELEV. = 1546.92'

BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.

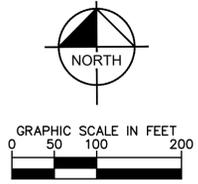
- ELEV. = 1603.23'



KENDALL COUNTY WATER  
 CONTROL AND IMPROVEMENT  
 DISTRICT NO. 2B



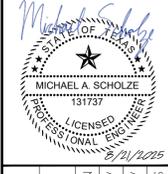
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DATE	8/21/2025
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DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

## PHASE 3F OVERALL STORM PLAN



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- ELEV.=1603.23'

**Esperanza**  
BOERNE • TEXAS

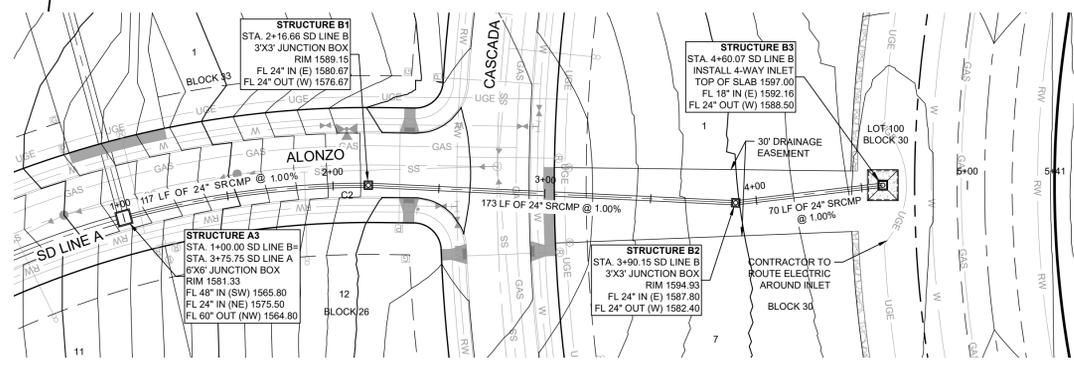
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SHEET NUMBER

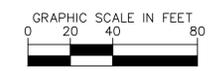
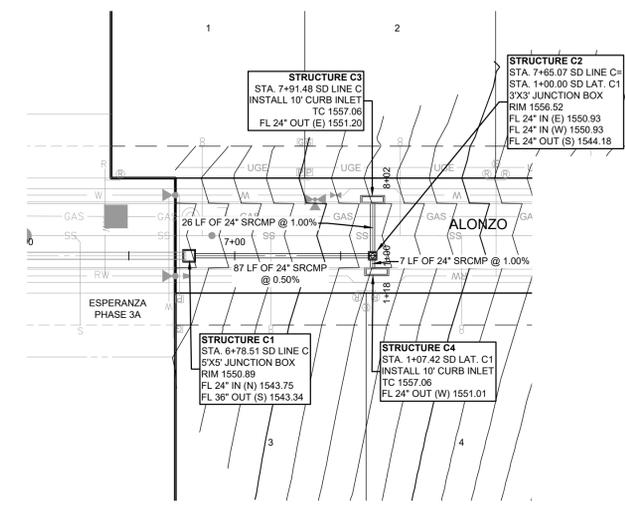
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	440.50'	116.66'	N74°37'21"E	116.32'	15°10'24"	58.67'



LEGEND	
	PROPOSED EASEMENT
	PROPOSED WATER LINE
	PROPOSED RECLAIM WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED GAS LINE
	PROPOSED STORM DRAIN
	PROPOSED JUNCTION BOX
	PROPOSED CURB INLET
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	100 YEAR HGL
	100 YEAR EGL

- NOTES:
- ALL STORM SEWER PIPE WITHIN PUBLIC EASEMENTS/R.O.W. SHALL BE SPIRAL RIBBED CORRUGATED METAL PIPE (SRCMP) POLYMER COATED, ASTM A742.
  - ALL CONCRETE RIPRAP SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4,000 PSI IN 28 DAYS.

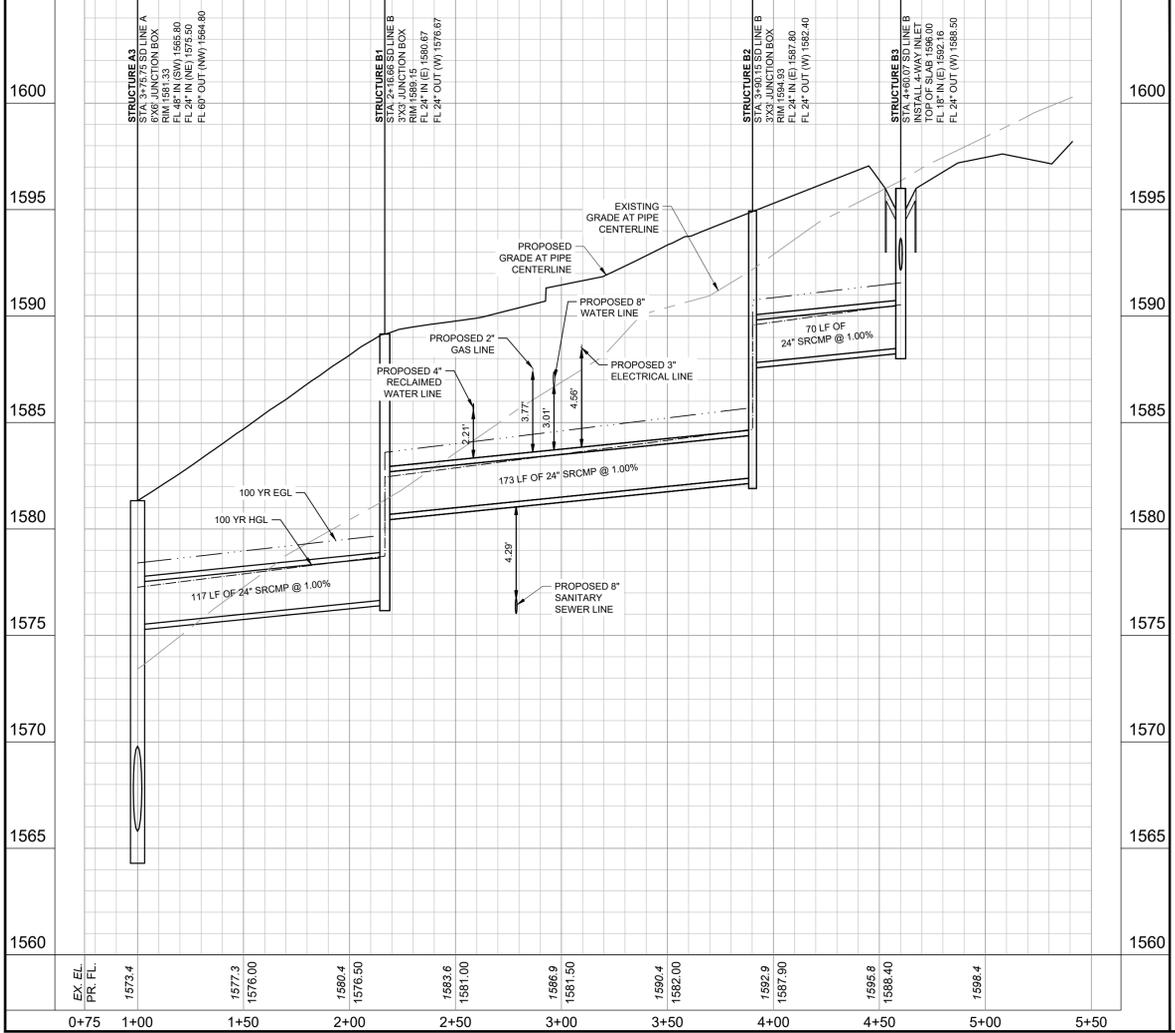
**UTILITY TRENCH COMPACTION**

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE-INCHES (12") THICK. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEO-TECHNICAL ENGINEER AND APPROVED BY THE CITY OF BOERNE STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 100 LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL ENGINEER WILL PROVIDE THE CITY OF BOERNE STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

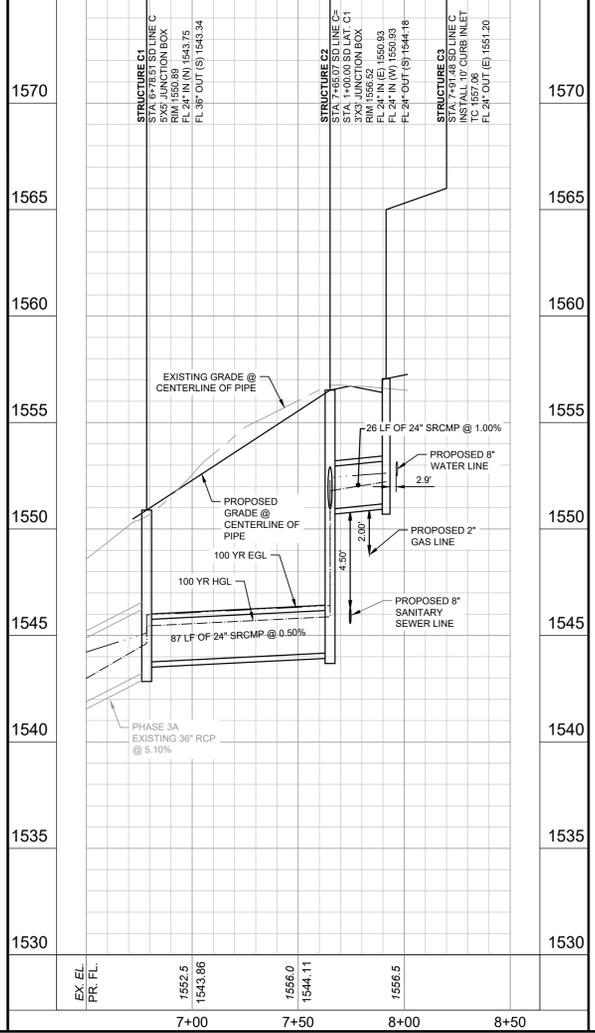
**TRENCH EXCAVATION SAFETY PROTECTION**

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

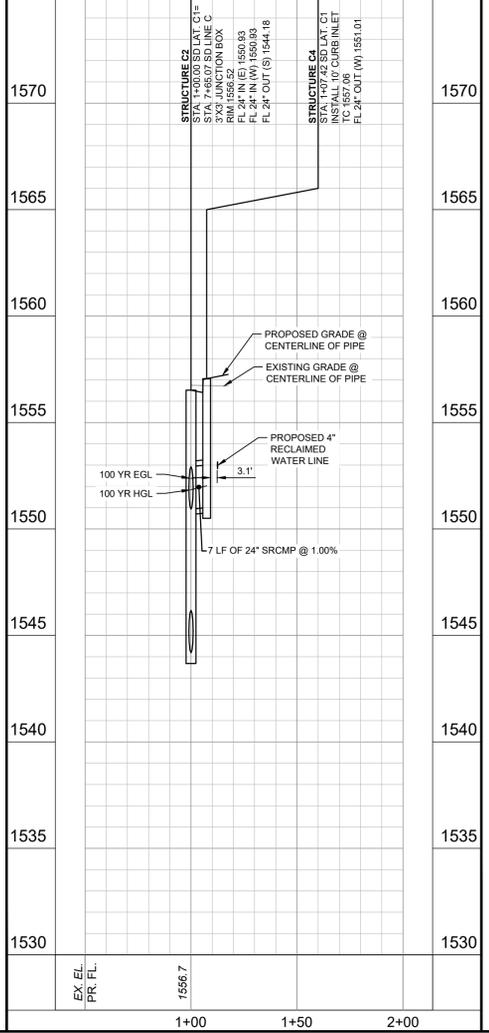
**SD LINE B**



**SD LINE C**



**SD LAT. C1**



**PROFILE SCALE**  
 1" = 40' HORIZONTAL  
 1" = 4' VERTICAL



**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCHMARK LIST	
DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.	
BM #103:	MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.
•	ELEV. = 1546.92'
BM #104:	MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.
•	ELEV. = 1603.23'

NO.	REVISIONS	DATE	BY



KHA PROJECT	06868337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F**  
**STORM DRAIN PLAN AND**  
**PROFILE SD LINES B & C**



KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

Prepared by: [redacted], dated August 21, 2025, at 10:15:37 AM. K:\Users\jch\OneDrive\Documents\Projects\2025\Kendall\PHASE 3F\Storm Drain Calculations - 5 Year - 100 Year\SD - 5 Year - 100 Year.dwg  
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STORM DRAIN CALCULATIONS - 5 YEAR																													
PIPE				UPSTREAM INLET						SYSTEM					FULL FLOW CAP	TOTAL PIPE FLOW	V	S	ELEVATIONS										
NAME	LENGTH (ft)	SIZE	n	NAME	BASIN	A	C	Tc	Q	Tc	I	Q	Tc (min)	I (in/hr)					Q (cfs)	DS	US	DS	US	CROWN		EGL		GROUND	
						(ac)	(min)	(cfs)	(min)	(in/hr)	(cfs)	(ft)												(ft)	(ft)	(ft)	(ft)	(ft)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27			
<b>SD LINE A</b>																													
A2 TO A1	46	60 in	0.013	-	-	-	-	-	-	11.9	5.91	41.65	183.98	41.65	7.58	0.50	1563.58	1563.81	1567.80	1567.80	1568.58	1568.81	1567.89	1567.90	1570.00	1575.00			
A3 TO A2	198	60 in	0.013	-	-	-	-	-	-	11.5	6.00	42.32	184.14	42.32	7.61	0.50	1563.81	1564.80	1567.89	1567.88	1568.81	1569.80	1567.98	1568.06	1575.00	1581.33			
A4 TO A3	235	48 in	0.013	-	-	-	-	-	-	11.0	6.12	32.65	101.57	32.65	7.20	0.50	1565.80	1566.98	1568.02	1568.67	1569.80	1570.98	1568.29	1569.32	1581.33	1574.32			
A5 TO A4	26	36 in	0.013	A5	1A	4.20	0.63	10.9	16.36	10.9	6.14	16.36	66.67	16.36	7.80	1.00	1567.98	1568.24	1569.73	1569.53	1570.98	1571.24	1569.92	1570.02	1574.32	1574.86			
<b>SD LAT A1</b>																													
A6 TO A4	7	36 in	0.013	A6	1B	4.20	0.63	10.9	16.36	10.9	6.14	16.36	66.62	16.36	7.80	1.00	1567.98	1568.05	1569.73	1569.71	1570.98	1571.05	1569.92	1569.97	1574.32	1574.86			
<b>SD LINE B</b>																													
B1 TO A3	117	24 in	0.013	-	-	-	-	-	-	9.4	6.51	11.19	22.63	11.19	7.18	1.00	1575.50	1576.67	1576.49	1577.87	1577.50	1578.67	1577.30	1578.37	1581.33	1589.16			
B2 TO B1	173	24 in	0.013	-	-	-	-	-	-	9.0	6.61	11.36	22.62	11.36	7.21	1.00	1580.67	1582.40	1581.67	1583.61	1582.67	1584.40	1582.48	1584.12	1589.16	1594.93			
B3 TO B2	70	24 in	0.013	B3	2	2.89	0.59	8.8	11.44	8.8	6.66	11.44	22.62	11.44	7.22	1.00	1587.80	1588.50	1588.81	1589.72	1589.80	1590.50	1589.62	1590.23	1594.93	1596.00			
<b>SD LINE C</b>																													
C1 TO C0	92	36 in	0.013	-	-	-	-	-	-	13.0	5.68	10.01	150.62	10.01	12.09	5.10	1538.64	1543.34	1539.16	1544.34	1541.64	1546.34	1541.43	1544.70	1545.00	1550.89			
C2 TO C1	87	24 in	0.013	-	-	-	-	-	-	12.8	5.74	10.10	16.00	10.10	5.39	0.50	1543.75	1544.18	1544.90	1545.34	1545.75	1546.18	1545.35	1545.79	1550.89	1556.52			
C3 TO C2	26	24 in	0.013	C3	5A	1.62	0.63	12.7	5.92	12.7	5.75	5.06	22.66	5.06	5.81	1.00	1550.93	1551.20	1551.59	1551.99	1552.93	1553.20	1552.08	1552.29	1556.52	1557.06			
<b>SD LAT C1</b>																													
C4 TO C2	7	24 in	0.013	C4	5B	1.62	0.63	12.7	5.92	12.7	5.75	5.06	22.60	5.06	5.80	1.00	1550.93	1551.01	1551.63	1551.80	1552.93	1553.01	1552.05	1552.09	1556.52	1557.06			

STORM DRAIN CALCULATIONS - 100 YEAR																													
PIPE				UPSTREAM INLET						SYSTEM					FULL FLOW CAP	TOTAL PIPE FLOW	V	S	ELEVATIONS										
NAME	LENGTH (ft)	SIZE	n	NAME	BASIN	A	C	Tc	Q	Tc	I	Q	Tc (min)	I (in/hr)					Q (cfs)	DS	US	DS	US	CROWN		EGL		GROUND	
						(ac)	(min)	(cfs)	(min)	(in/hr)	(cfs)	(ft)												(ft)	(ft)	(ft)	(ft)	(ft)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27			
<b>SD LINE A</b>																													
A2 TO A1	46	60 in	0.013	-	-	-	-	-	-	12.4	10.33	90.52	183.98	90.52	4.61	0.50	1563.58	1563.81	1571.10	1571.16	1568.58	1568.81	1571.43	1571.49	1570.00	1575.00			
A3 TO A2	198	60 in	0.013	-	-	-	-	-	-	11.7	10.60	92.84	184.14	92.84	4.73	0.50	1563.81	1564.80	1571.43	1571.69	1568.81	1569.80	1571.78	1572.03	1575.00	1581.33			
A4 TO A3	235	48 in	0.013	-	-	-	-	-	-	11.0	10.87	71.77	101.57	71.77	5.71	0.50	1565.80	1566.98	1571.97	1572.55	1569.80	1570.98	1572.47	1573.06	1581.33	1574.32			
A5 TO A4	26	36 in	0.013	A5	1A	4.20	0.78	10.9	36.04	10.9	10.91	36.04	66.67	36.04	5.10	1.00	1567.98	1568.24	1573.24	1573.32	1570.98	1571.24	1573.64	1573.72	1574.32	1574.86			
<b>SD LAT A1</b>																													
A6 TO A4	7	36 in	0.013	A6	1B	4.20	0.78	10.9	36.04	10.9	10.91	36.04	66.62	36.04	5.10	1.00	1567.98	1568.05	1573.24	1573.26	1570.98	1571.05	1573.64	1573.66	1574.32	1574.86			
<b>SD LINE B</b>																													
B1 TO A3	117	24 in	0.013	-	-	-	-	-	-	9.3	11.66	25.13	22.63	25.13	8.00	1.00	1575.50	1576.67	1577.27	1578.73	1577.50	1578.67	1578.41	1579.72	1581.33	1589.16			
B2 TO B1	173	24 in	0.013	-	-	-	-	-	-	8.9	11.80	25.44	22.62	25.44	8.10	1.00	1580.67	1582.40	1582.44	1584.68	1582.67	1584.40	1583.60	1585.70	1589.16	1594.93			
B3 TO B2	70	24 in	0.013	B3	2	2.89	0.59	8.8	25.60	8.8	11.88	25.60	22.62	25.60	8.15	1.00	1587.80	1588.50	1589.58	1590.53	1589.80	1590.50	1590.75	1591.56	1594.93	1596.00			
<b>SD LINE C</b>																													
C1 TO C0	92	36 in	0.013	-	-	-	-	-	-	13.0	10.10	16.31	150.62	16.31	13.95	5.10	1538.64	1543.34	1539.31	1544.63	1541.64	1546.34	1542.22	1545.12	1545.00	1550.89			
C2 TO C1	87	24 in	0.013	-	-	-	-	-	-	12.8	10.19	16.46	16.00	16.46	5.79	0.50	1543.75	1544.18	1545.45	1545.88	1545.75	1546.18	1545.97	1546.40	1550.89	1556.52			
C3 TO C2	26	24 in	0.013	C3	5A	1.62	0.78	12.7	13.01	12.7	10.21	8.25	22.66	8.25	6.64	1.00	1550.93	1551.20	1551.80	1552.22	1552.93	1553.20	1552.42	1552.62	1556.52	1557.06			
<b>SD LAT C1</b>																													
C4 TO C2	7	24 in	0.013	C4	5B	1.62	0.78	12.7	13.01	12.7	10.21	8.25	22.60	8.25	6.63	1.00	1550.93	1551.01	1551.85	1552.03	1552.93	1553.01	1552.39	1552.43	1556.52	1557.06			



KHA PROJECT: 068686337  
 DATE: 8/21/2025  
 SCALE: AS SHOWN  
 DESIGNED BY: JPV  
 DRAWN BY: JPV  
 CHECKED BY: MAS

**PHASE 3F**  
**STORM DRAIN**  
**CALCULATIONS**

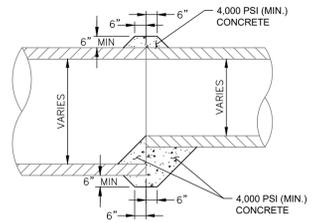


KENDALL COUNTY WATER  
 CONTROL AND IMPROVEMENT  
 DISTRICT NO. 2B

SHEET NUMBER

No.	REVISIONS	DATE	BY

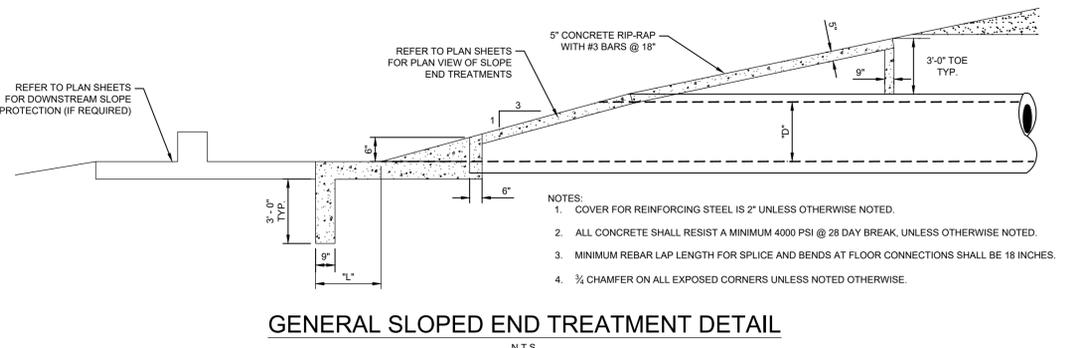
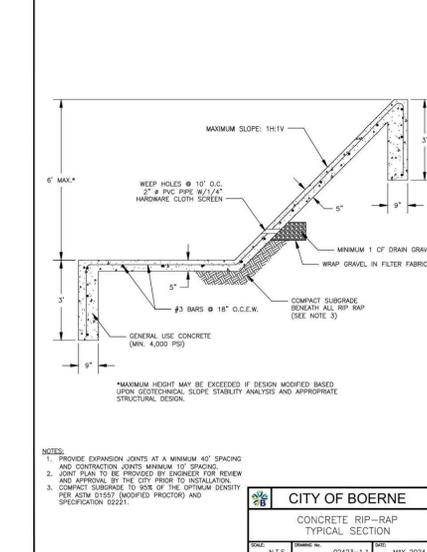
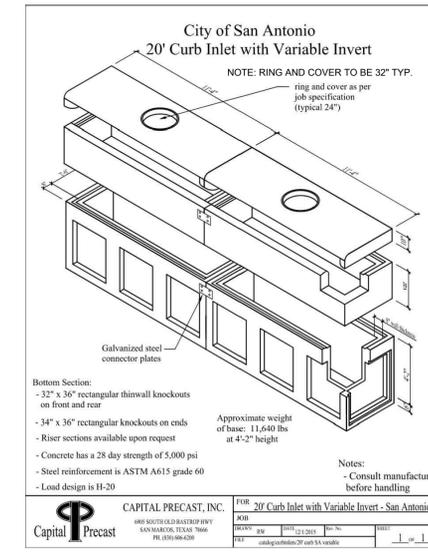
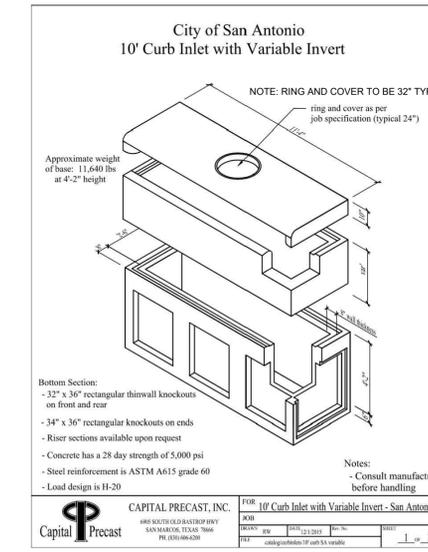
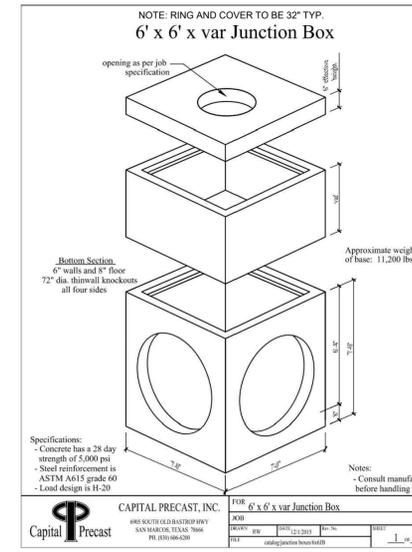
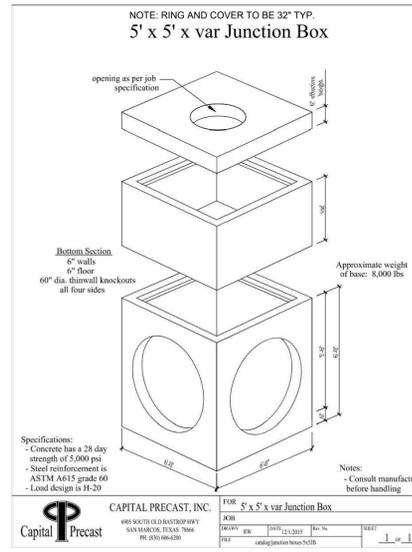
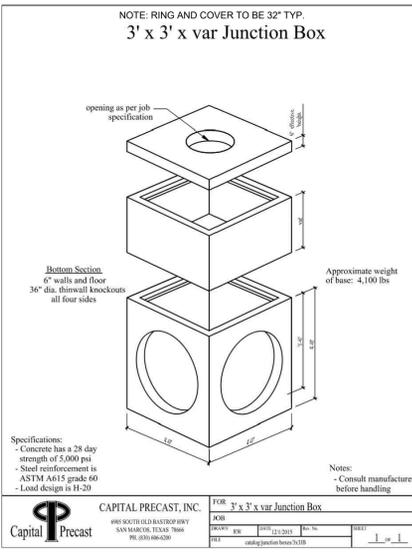
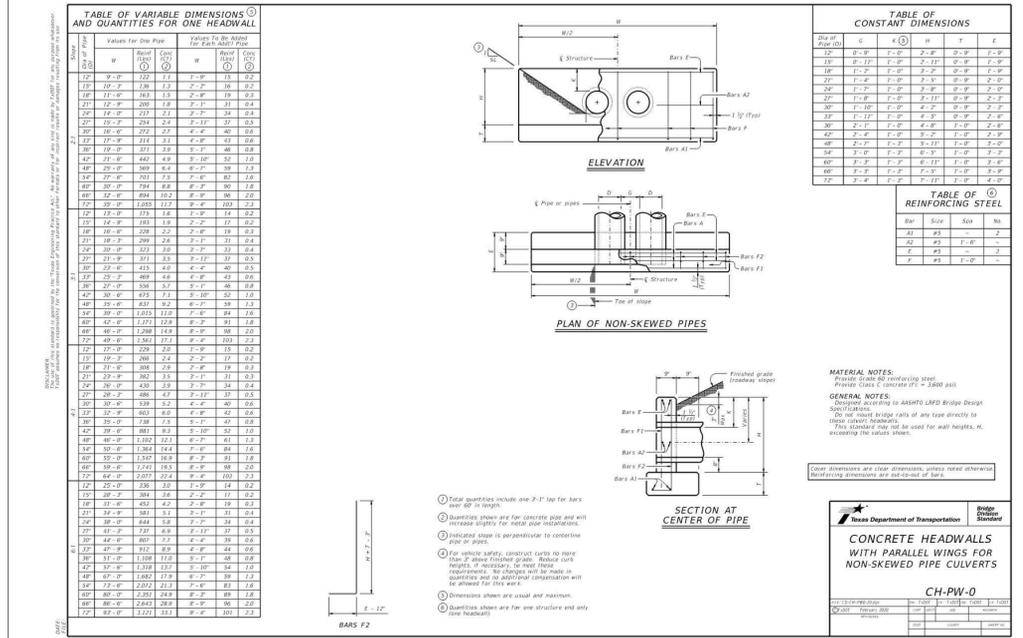
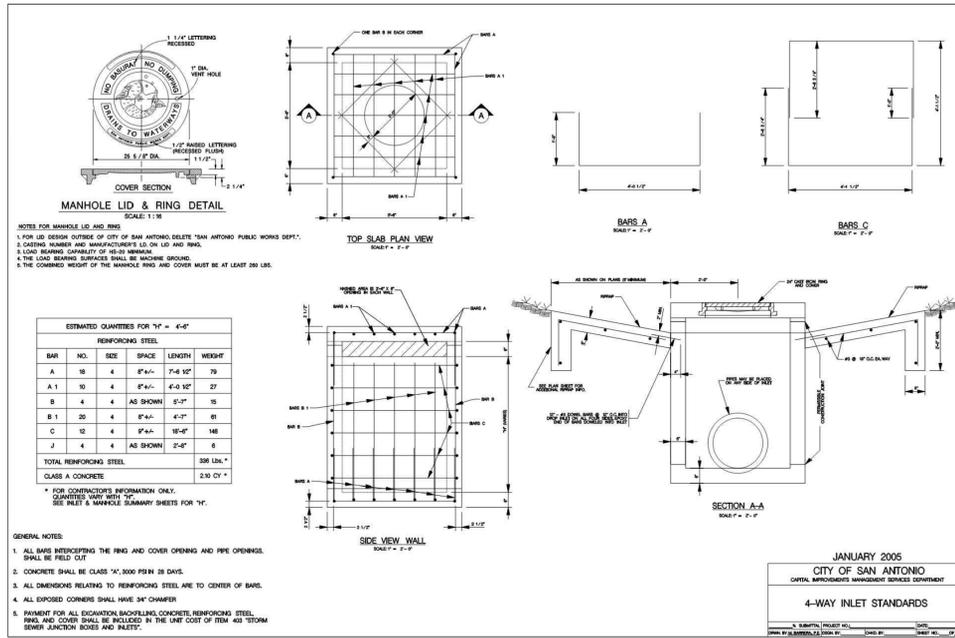
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 Date: 8/21/2025  
 Design: JPV  
 Drawn: MAS  
 Checked: MAS  
 Scale: AS SHOWN  
 Date: 8/21/2025  
 Project: 06868337  
 KHA PROJECT  
 06868337  
 DATE  
 8/21/2025  
 SCALE  
 AS SHOWN  
 DESIGNED BY  
 JPV  
 DRAWN BY  
 MAS  
 CHECKED BY  
 MAS  
 MICHAEL A. SCHOLZE  
 LICENSED PROFESSIONAL ENGINEER  
 131737  
 8/21/2025  
 PHASE 3F  
 DRAINAGE DETAILS  
 KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER  
 25



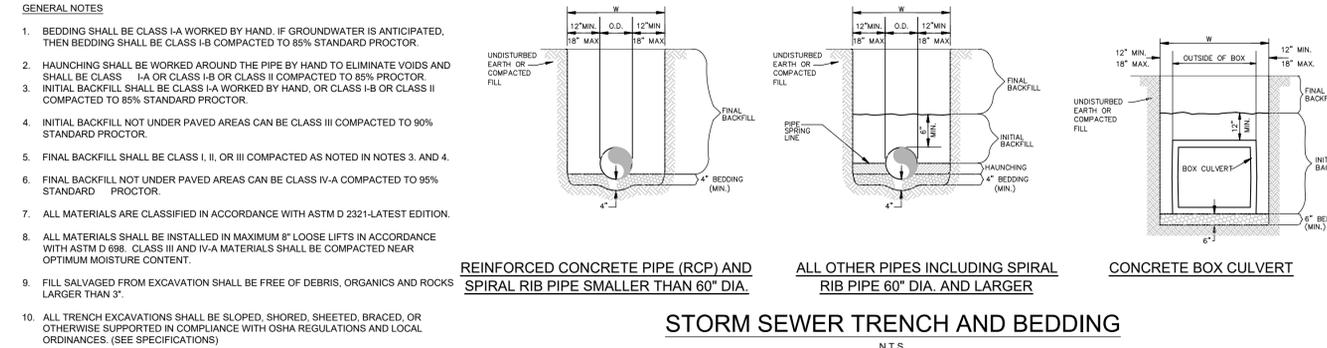
**CONCRETE COLLAR DETAIL**



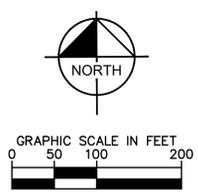
**WEATHERED CONCRETE RIP-RAP FINISH**



12" INSIDE DIAMETER OF PIPE	12" WIDTH OF HEADWALL	12" WIDTH OF HEADWALL
18"	2'-0"	4'-6"
21"	2'-6"	5'-3"
24"	3'-0"	6'-0"
30"	4'-0"	7'-6"
36"	5'-0"	9'-0"
42"	6'-0"	10'-6"
48"	7'-0"	12'-0"
54"	8'-0"	13'-6"
60"	9'-0"	15'-0"

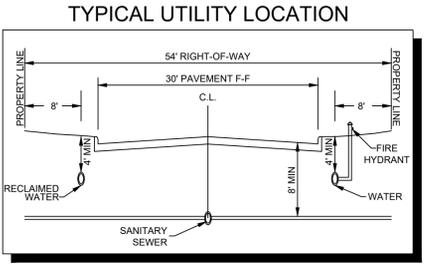


Plotted by: josh\_ahmed 21\_0925\_15:21:30pm K:\proj\_2025\06866337\esperanza\31\CAD\Utilities\31\Uti\_31.dwg  
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LEGEND	
— SS —	PROPOSED SANITARY SEWER MAIN
— W —	PROPOSED POTABLE WATER MAIN
— RW —	PROPOSED RECLAIMED WATER MAIN
— GAS —	PROPOSED GAS MAIN
— UGE —	PROPOSED UNDERGROUND ELECTRIC LINE
— SS —	EXISTING SANITARY SEWER MAIN
— W —	EXISTING POTABLE WATER MAIN
— RW —	EXISTING RECLAIMED WATER MAIN
•••	PROPOSED SANITARY SEWER MANHOLE
•••	PROPOSED VENTED SANITARY SEWER MANHOLE
⊕	PROPOSED WATER VALVE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED BLOW OFF VALVE
⊕	PROPOSED ELECTRIC SERVICE
⊕	PROPOSED GAS SERVICE

NOTES:  
 T. VALVES AT TEES SHALL BE AS CLOSE TO THE TEE AS POSSIBLE.



NO.	REVISIONS	BY	DATE

**Kimley-Horn**  
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 10101 REFINON PLACE, SUITE 400, SAN ANTONIO, TX 78216  
 WWW.KIMLEY-HORN.COM | TBE FIRM NO. 928



KHA PROJECT	06866337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	MAS
CHECKED BY	MAS

**PHASE 3F**  
**OVERALL UTILITY PLAN**



**CAUTION!!**  
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BENCHMARK LIST	
DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.	
BM #103:	MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.
•	ELEV.=1546.92'
BM #104:	MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.
•	ELEV.=1603.23'

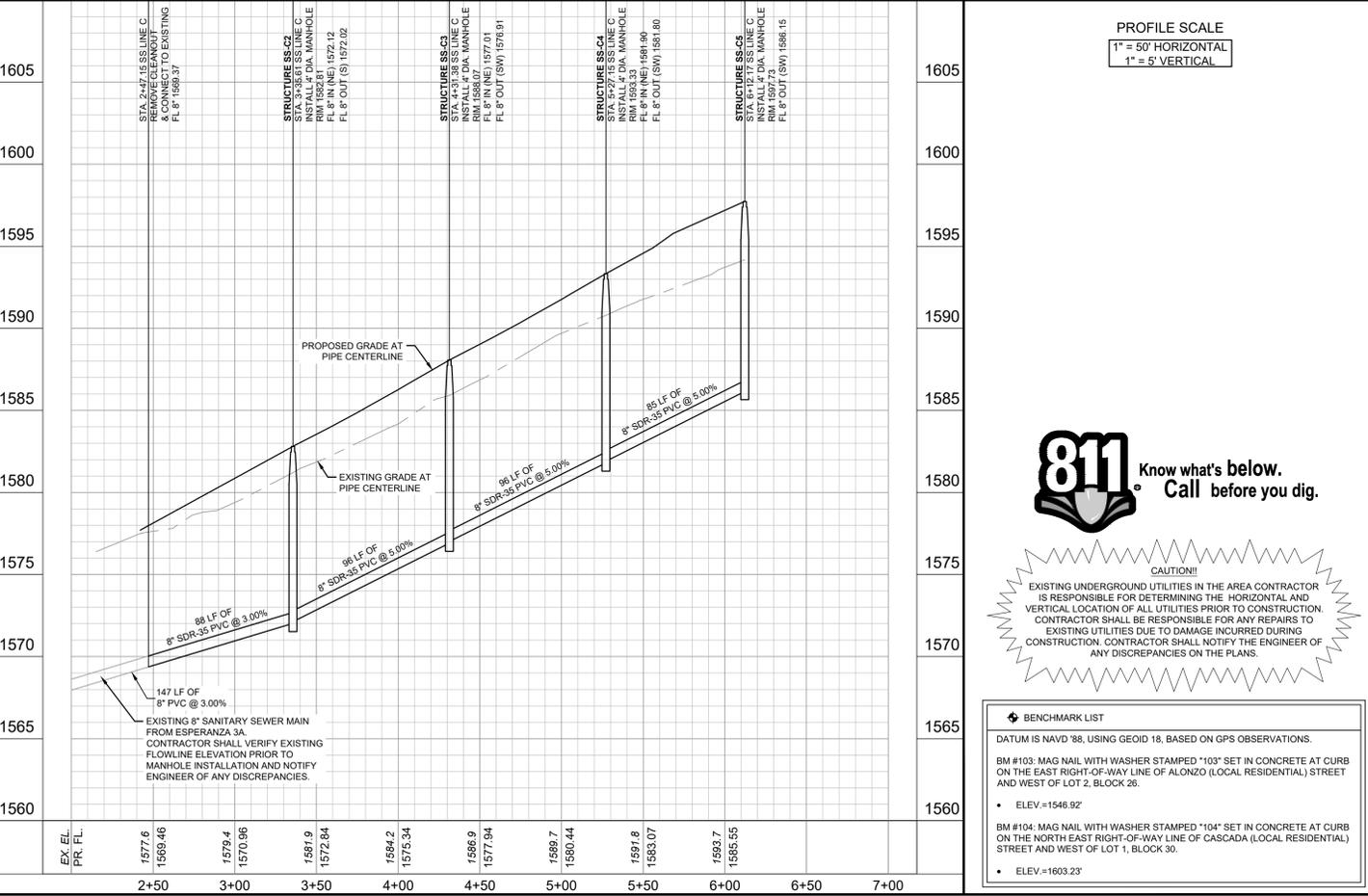
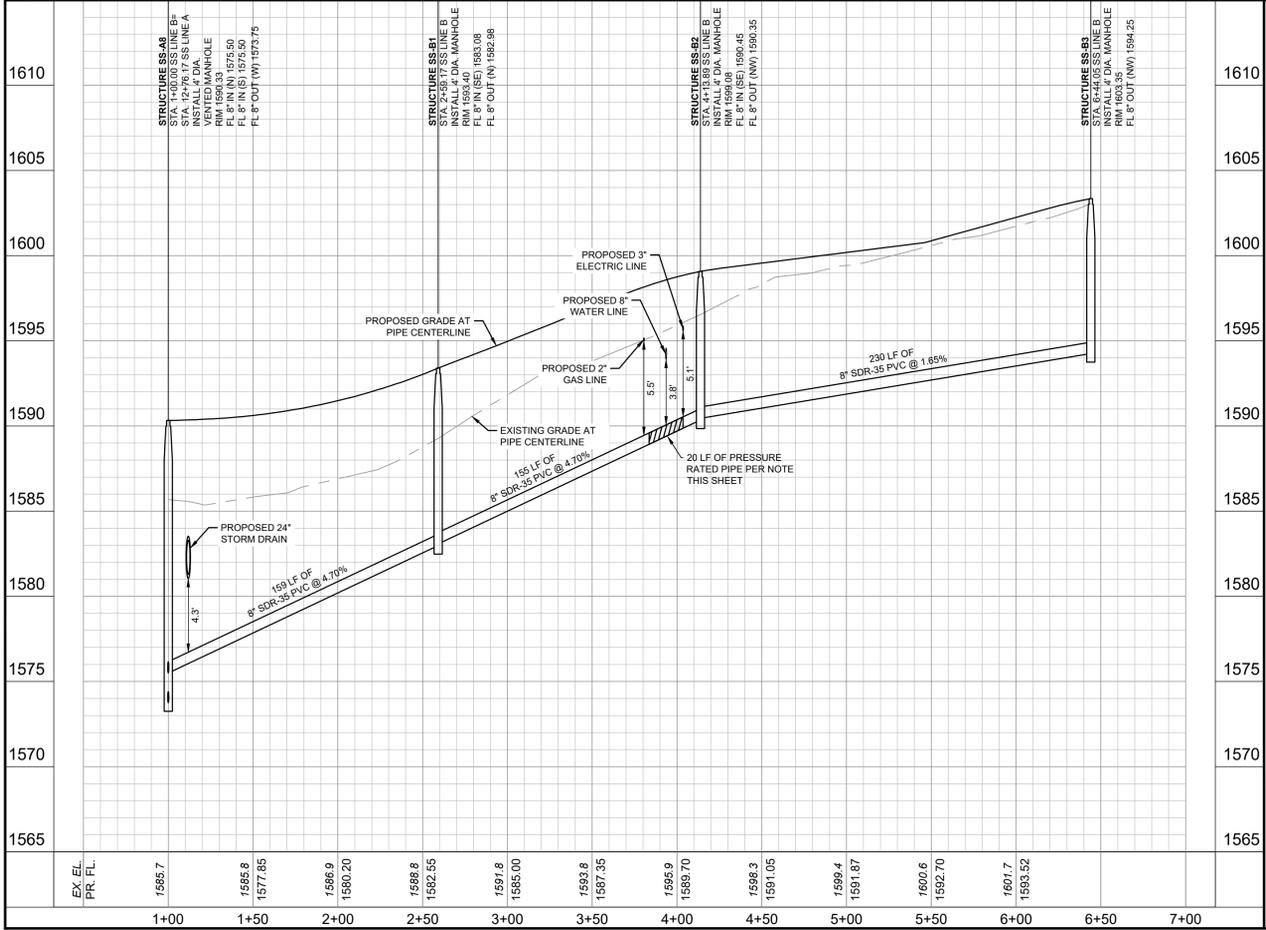
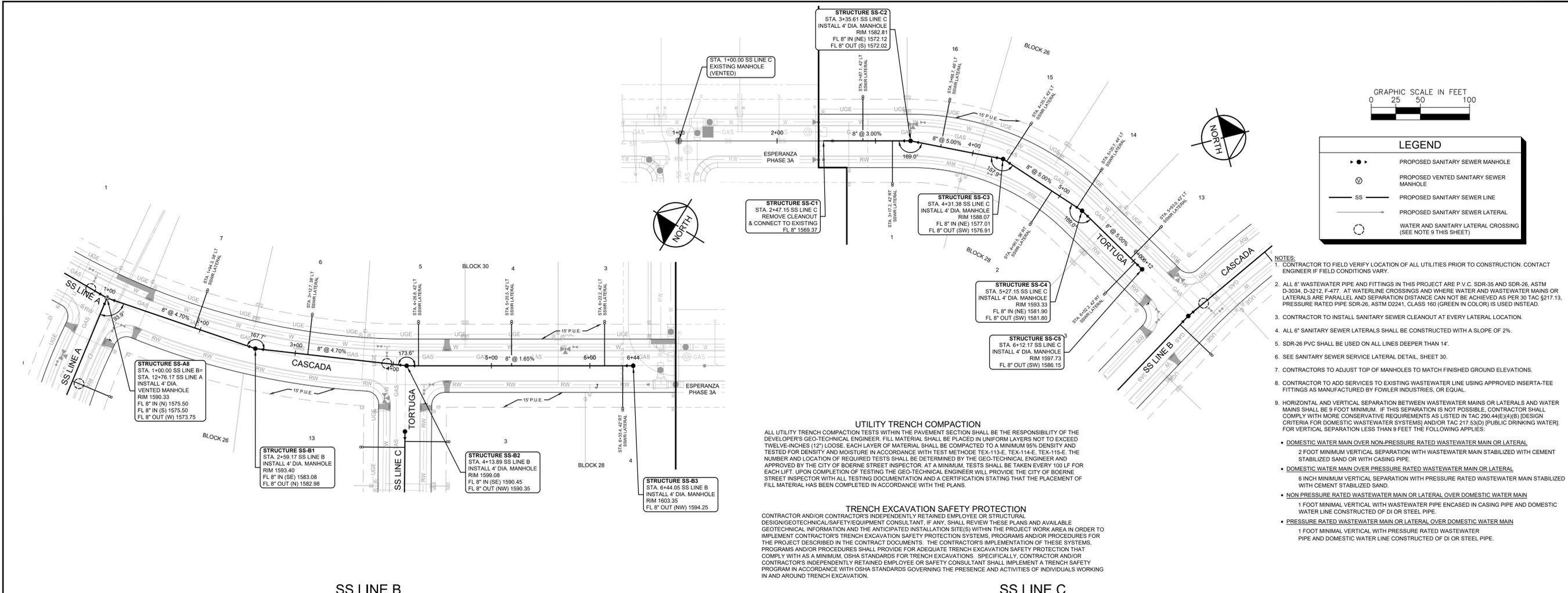


KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER





Printed By: User, Job: August 21, 2025, 10:21:58am, K:\proj\_2025\06868337\main\plan\SS LINE B & C.dwg, User: ksh, Plot Device: HP DesignJet 500, Plotter: HP DesignJet 500, Plot Scale: 1"=50' HORIZONTAL, 1"=5' VERTICAL, This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, intended only for the specific purpose and client for which it was prepared. Please do not disseminate or use this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**PROFILE SCALE**  
 1" = 50' HORIZONTAL  
 1" = 5' VERTICAL

**811 Know what's below. Call before you dig.**

**CAUTION!**  
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**BENCHMARK LIST**  
 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.  
 BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.  
 • ELEV = 1546.92'  
 BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.  
 • ELEV = 1603.23'

**Kimley-Horn**  
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 WWW.KIMLEY-HORN.COM | TBE FIRM NO. 928

**PHASE 3F**  
 SANITARY SEWER PLAN &  
 PROFILE SS LINES B & C

**Esperanza**  
 BOERNE • TEXAS

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER  
**29**

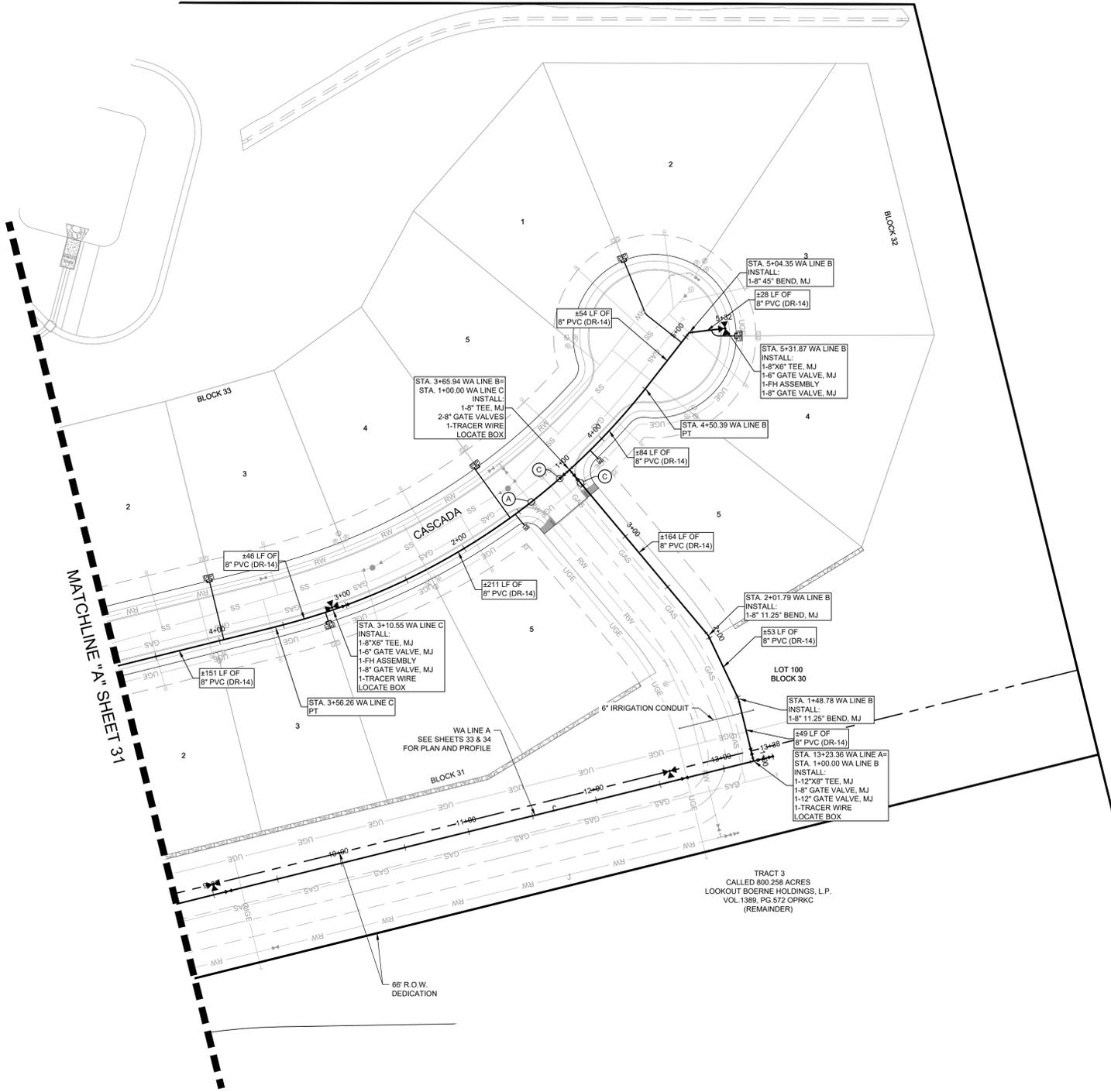
DATE: 8/21/2025  
 SCALE: AS SHOWN  
 DESIGNED BY: JPV  
 DRAWN BY: JPV  
 CHECKED BY: MAS

REVISIONS: [Table with columns for No., Description, and Date]

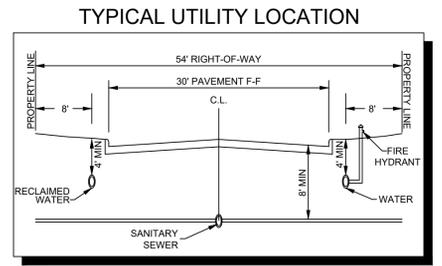
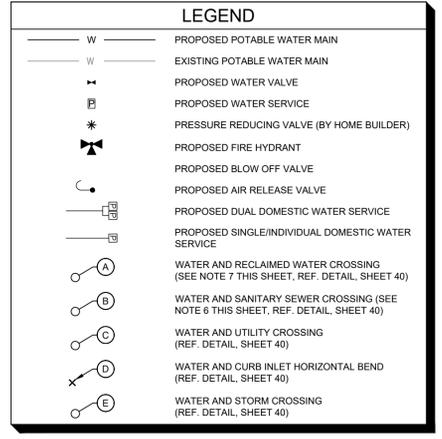
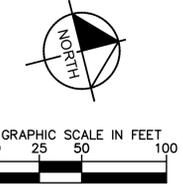




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- NOTES:**
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
  - ALL 8" WASTEWATER PIPE AND FITTINGS IN THIS PROJECT ARE P.V.C. SDR-35, ASTM D-3034, D-3212, F-477. AT WATERLINE CROSSINGS AND WHERE WATER AND WASTEWATER MAINS OR LATERALS ARE PARALLEL AND SEPARATION DISTANCE CAN NOT BE ACHIEVED AS PER 30 TAC §217.53, PRESSURE RATED PIPE ASTM D2241 FOR GRAVITY SEWER 12 INCH AND SMALLER.
  - CURVED PIPE SHALL FOLLOW THE CURVE OF THE ROAD WITH A MINIMUM CLEARANCE OF 9' FROM THE SANITARY SEWER LINE. CONTRACTOR TO INSTALL ADDITIONAL BENDS WHERE NECESSARY.
  - RADIUS OF CURVED WATER PIPE SHALL MEET OR EXCEED THE MINIMUM RADIUS SPECIFIED BY THE MANUFACTURER.
  - HORIZONTAL AND VERTICAL SEPARATION BETWEEN WASTEWATER MAINS OR LATERALS AND WATER MAINS SHALL BE 9 FOOT MINIMUM. IF THIS SEPARATION NOT POSSIBLE, CONTRACTOR SHALL COMPLY WITH MORE CONSERVATIVE REQUIREMENTS AS LISTED IN TAC 290.44(E)(4)(B) (DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS) AND TAC 217.53(D) (PUBLIC DRINKING WATER). FOR VERTICAL SEPARATION LESS THAN 9 FEET THE FOLLOWING APPLIES:
    - DOMESTIC WATER MAIN OVER NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL
      - 2 FOOT MINIMUM VERTICAL SEPARATION WITH WASTEWATER MAIN STABILIZED WITH CEMENT STABILIZED SAND OR WITH CASING PIPE
    - DOMESTIC WATER MAIN OVER PRESSURE RATED WASTEWATER MAIN OR LATERAL
      - 6 INCH MINIMUM VERTICAL SEPARATION WITH PRESSURE RATED WASTEWATER MAIN STABILIZED WITH CEMENT STABILIZED SAND.
    - NON PRESSURE RATED WASTEWATER MAIN OR LATERAL OVER DOMESTIC WATER MAIN
      - 1 FOOT MINIMAL VERTICAL WITH WASTEWATER PIPE ENCASED IN CASING PIPE AND DOMESTIC WATER LINE CONSTRUCTED OF DI OR STEEL PIPE
    - PRESSURE RATED WASTEWATER MAIN OR LATERAL OVER DOMESTIC WATER MAIN
      - 1 FOOT MINIMAL VERTICAL WITH PRESSURE RATED WASTEWATER PIPE AND DOMESTIC WATER LINE CONSTRUCTED OF DI OR STEEL PIPE
  - DOMESTIC WATER TO CROSS AT MINIMUM ONE FOOT ABOVE RECLAIMED WATER AT ANY WATER AND RECLAIMED WATER CROSSING.
  - SEE RESTRAINED LENGTH TABLES ON SHEET 40 FOR RESTRAINED LENGTH REQUIREMENTS AT BENDS AND VALVES/CADENDES.
  - ALL DOMESTIC AND RECLAIMED SERVICES AT SINGLE FAMILY LOT WILL BE 3/4". REF. SHEET 39 FOR DUAL SERVICE CONNECTION.
  - ALL ELECTRIC AND GAS LINES AND SERVICES SHOWN FOR COORDINATION PURPOSE ONLY. REFER TO SCHNEIDER ELECTRICAL PLANS AND KIMLEY-HORN GAS PLANS FOR DESIGN INFORMATION.
  - ALL 12" WATER MAINS (DOMESTIC AND RECLAIMED) ARE MASTER DISTRICT FACILITIES. ALL METER/LATERAL SERVICES ARE DRAWN FOR REFERENCE ONLY. CONTRACTOR SHALL SHEET 39 FOR UTILITY CONNECTIONS.



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 10101 REINION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
 WWW.KIMLEY-HORN.COM | TBE FIRM NO. 928

MICHAEL A. SCHOLZE  
 LICENSED PROFESSIONAL ENGINEER  
 131737  
 8/21/2025

KHA PROJECT	068686337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
CHECKED BY	MAS

**PHASE 3F**  
**WATER PLAN**  
 (SHEET 2 OF 2)



**CAUTION!!**  
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**BENCHMARK LIST**

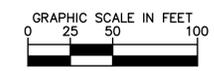
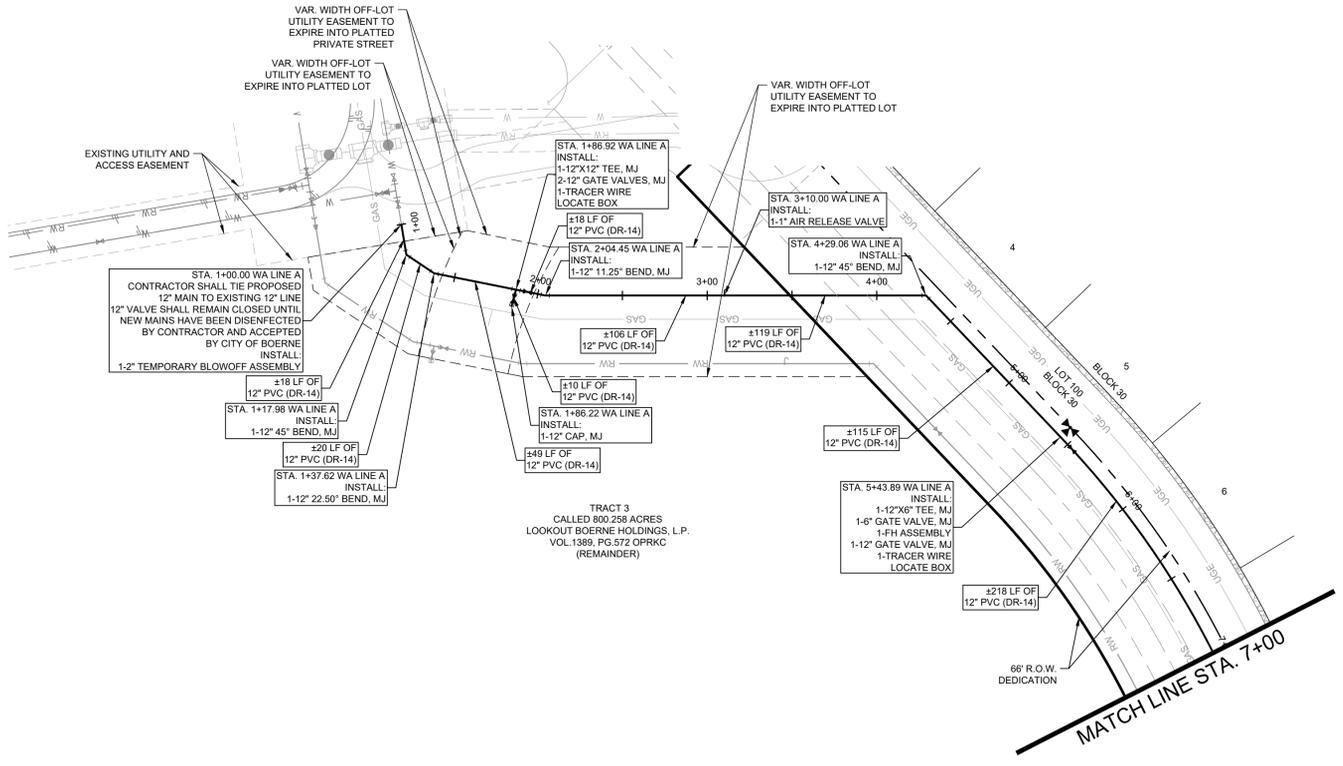
DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.	ELEV. = 1546.92'
BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.	ELEV. = 1603.23'



KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

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LEGEND	
— W —	PROPOSED WATER MAIN
- - - W - - -	EXISTING WATER MAIN
⊥	PROPOSED WATER VALVE
⊕	PROPOSED WATER SERVICE
*	PRESSURE REDUCING VALVE (BY HOME BUILDER)
⊥	PROPOSED BLOW OFF VALVE
⊥	PROPOSED AIR RELEASE VALVE
⊕	WATER AND RECLAIMED WATER CROSSING (SEE NOTE 7 THIS SHEET, REF. DETAIL, SHEET 40)
⊕	WATER AND SANITARY SEWER CROSSING (SEE NOTE 6 THIS SHEET, REF. DETAIL, SHEET 40)
⊕	WATER AND UTILITY CROSSING (REF. DETAIL, SHEET 40)
⊕	WATER AND CURB INLET HORIZONTAL BEND (REF. DETAIL, SHEET 40)
⊕	WATER AND STORM CROSSING (REF. DETAIL, SHEET 40)

- NOTE:
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  - CONTRACTOR SHALL COORDINATE WITH PIPE AND FITTINGS MANUFACTURER TO ENSURE PROPER INSTALLATION AND OPERATION.
  - HORIZONTAL AND VERTICAL RADIUS OF CURVED WATER PIPE SHALL MEET OR EXCEED THE MINIMUM SPECIFICATION LISTED BY THE MANUFACTURER.
  - FIRE HYDRANT ASSEMBLY INCLUDES ALL BENDS, VALVES, AND PIPES PER DETAIL ON SHEET 39.
  - CONTRACTOR TO COORDINATE WITH OWNER'S CHLORINATION CONTRACTOR.
  - CONTRACTOR SHALL PROVIDE AT LEAST ONE TEMPORARY BLOW-OFF AT POINTS OF CONNECTION FOR BOTH DOMESTIC AND RECLAIM WATER LINES. THIS SHALL BE PROVIDED IN COORDINATION WITH CITY INSPECTOR TO PROVIDE WATER FOR FILLING, TESTING, ETC.
  - CONTRACTOR TO INSTALL AIR RELEASE VALVES AND BLOW-OFF VALVES AT LEAST 5' OFFSET FROM EDGE OF ACCESS ROAD.

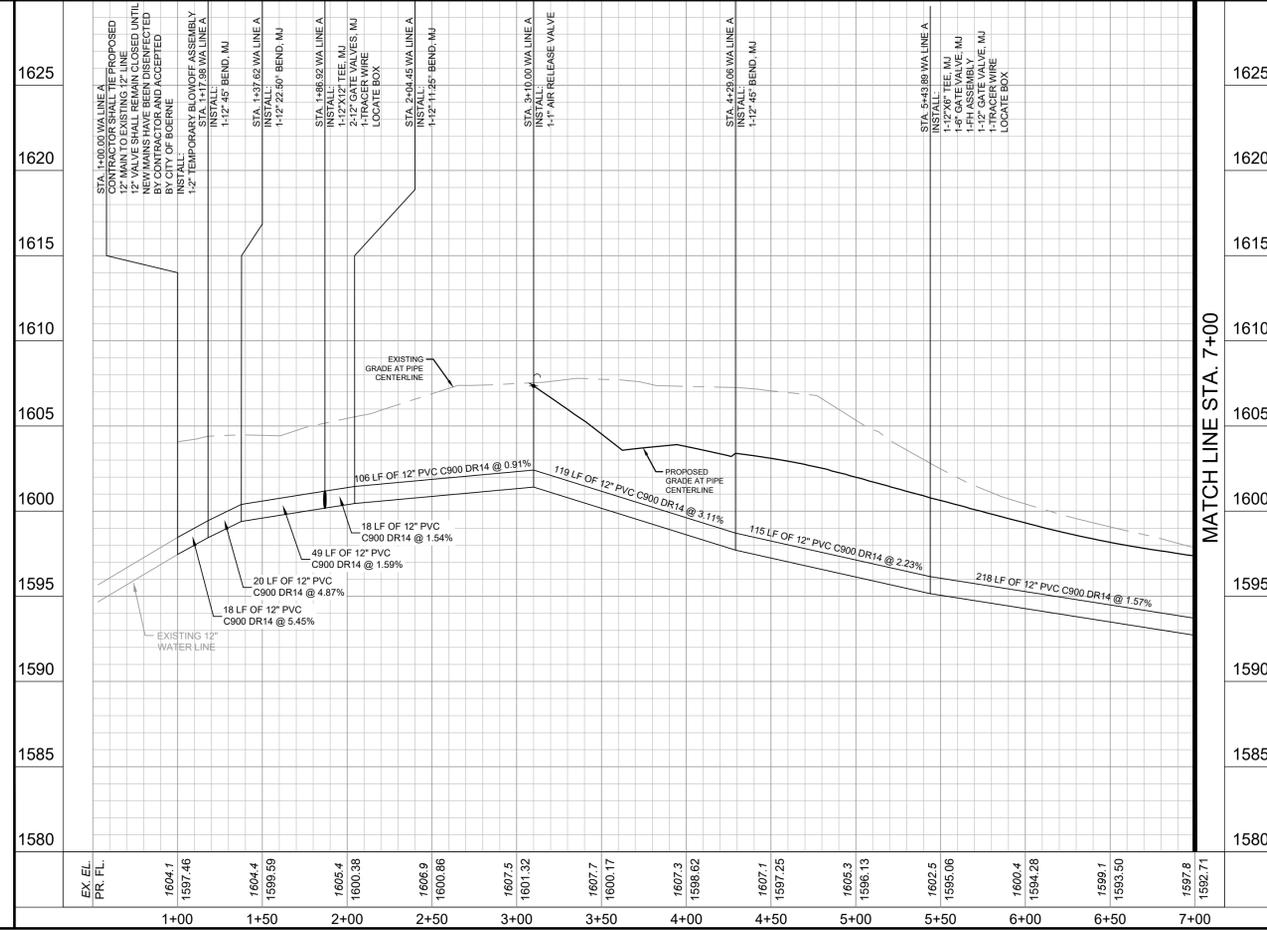
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KHA PROJECT	06868337
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SCALE	AS SHOWN
DESIGNED BY	JPV
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WA LINE A



PROFILE SCALE  
 1" = 50' HORIZONTAL  
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◆ BENCHMARK LIST

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BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.

- ELEV.=1546.92'

BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.

- ELEV.=1603.23'

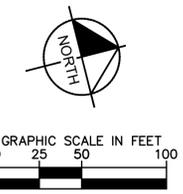
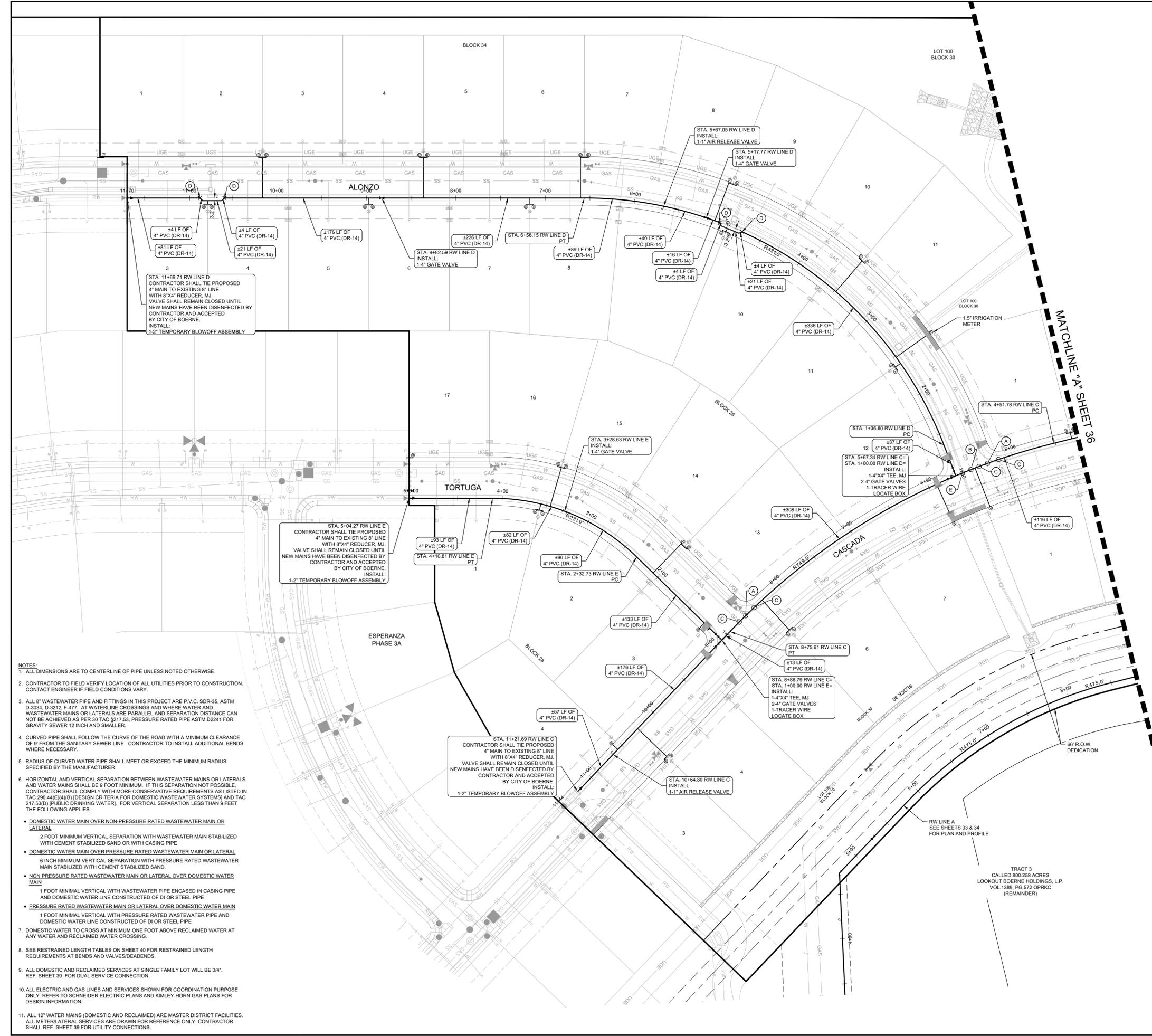
PHASE 3F  
 WATER PLAN AND PROFILE WA  
 LINE A (SHEET 1 OF 2)



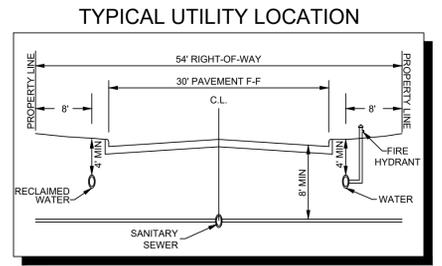
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B



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LEGEND	
	PROPOSED RECLAIMED WATER MAIN
	EXISTING RECLAIMED WATER MAIN
	PROPOSED RECLAIMED WATER VALVE
	PROPOSED RECLAIMED WATER SERVICE
	PRESSURE REDUCING VALVE (BY HOME BUILDER)
	PROPOSED BLOW OFF VALVE
	PROPOSED AIR RELEASE VALVE
	PROPOSED DUAL RECLAIMED WATER SERVICE
	PROPOSED SINGLE/INDIVIDUAL RECLAIMED WATER SERVICE
	WATER AND RECLAIMED WATER CROSSING (SEE NOTE 7 THIS SHEET, REF. DETAIL, SHEET 40)
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	WATER/RECLAIMED WATER AND UTILITY CROSSING (REF. DETAIL, SHEET 40)
	WATER/RECLAIMED WATER AND CURB INLET HORIZONTAL BEND (REF. DETAIL, SHEET 40)
	WATER/RECLAIMED WATER AND STORM CROSSING (REF. DETAIL, SHEET 40)



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- ELEV = 1546.92'

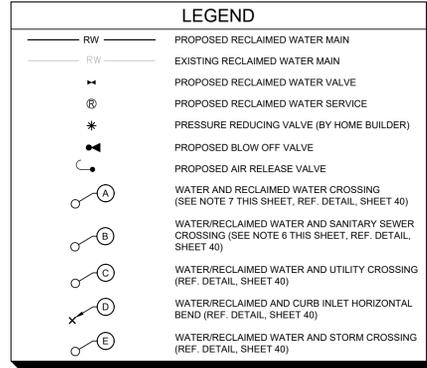
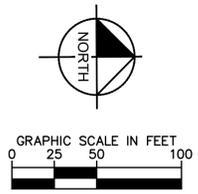
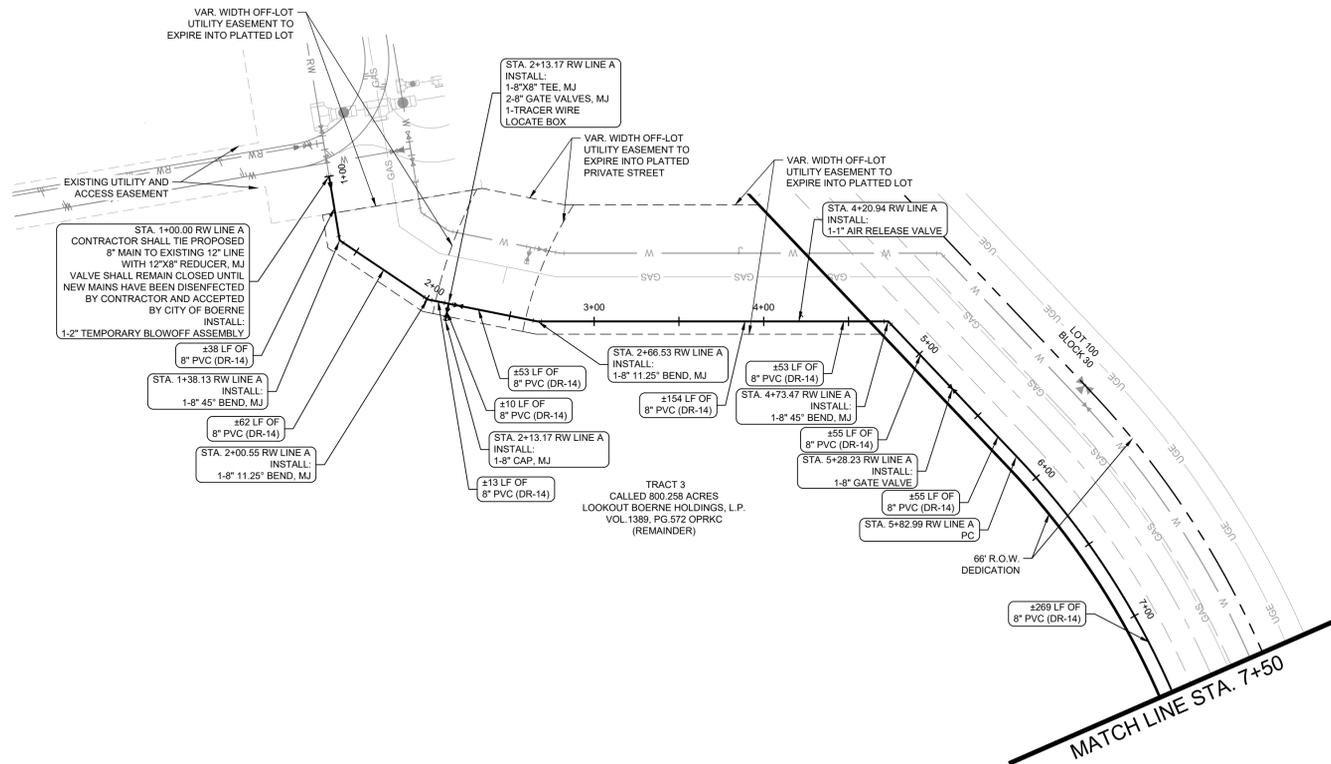
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- ELEV = 1603.23'

KHA PROJECT 068686337		DATE 8/21/2025		SCALE AS SHOWN		DRAWN BY JPV		CHECKED BY MAS	
KIMLEY-HORN		MICHAEL A. SCHOLZE LICENSED PROFESSIONAL ENGINEER 131737		DESIGNED BY JPV		DRAWN BY JPV		CHECKED BY MAS	
<b>PHASE 3F</b> <b>RECLAIMED WATER PLAN</b> (SHEET 1 OF 2)									
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B SHEET NUMBER <b>35</b>									

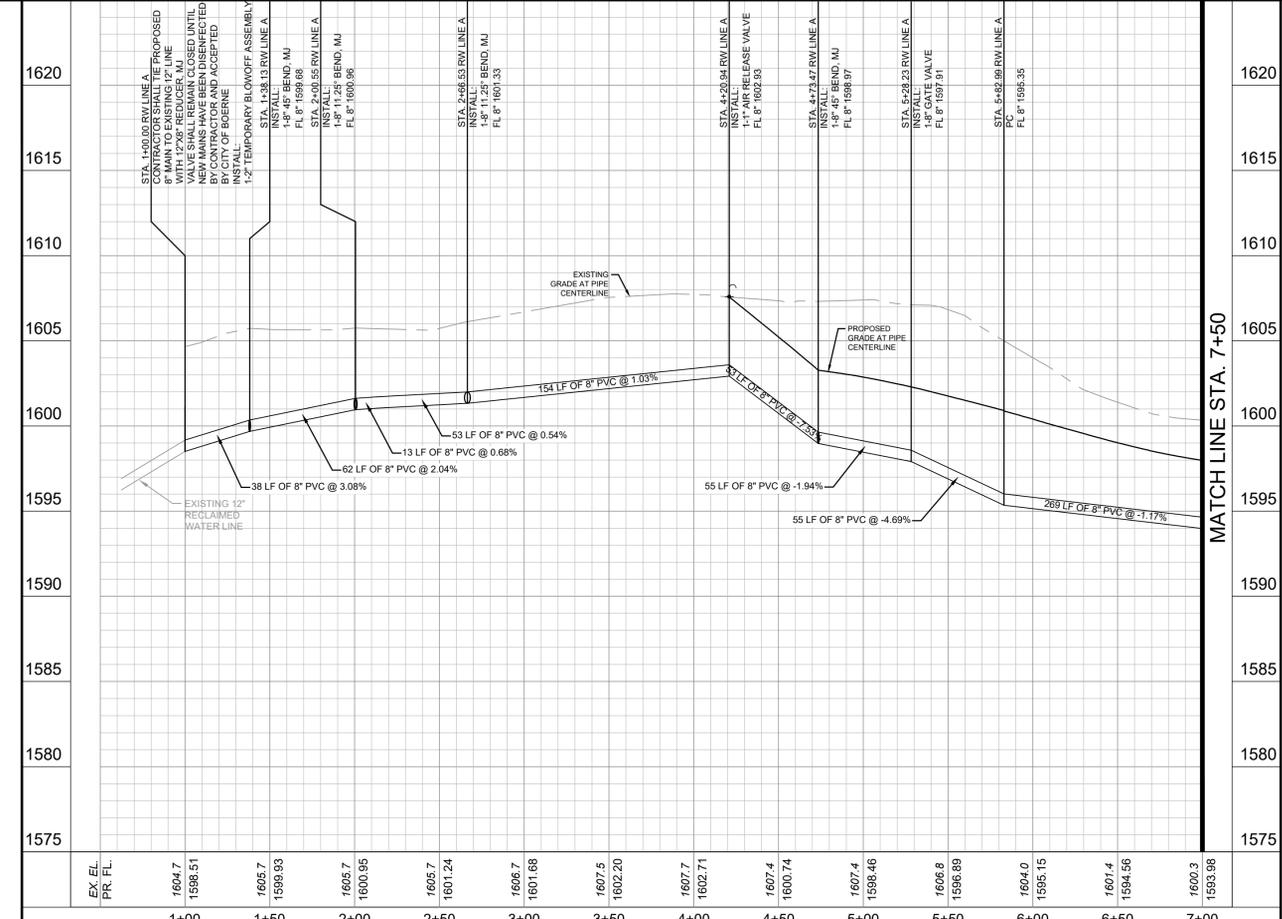


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RW LINE A



PROFILE SCALE  
 1" = 50' HORIZONTAL  
 1" = 5' VERTICAL

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- ELEV = 1603.23'

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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Michael A. Scholze

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 LICENSED PROFESSIONAL ENGINEER

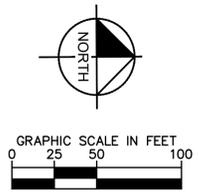
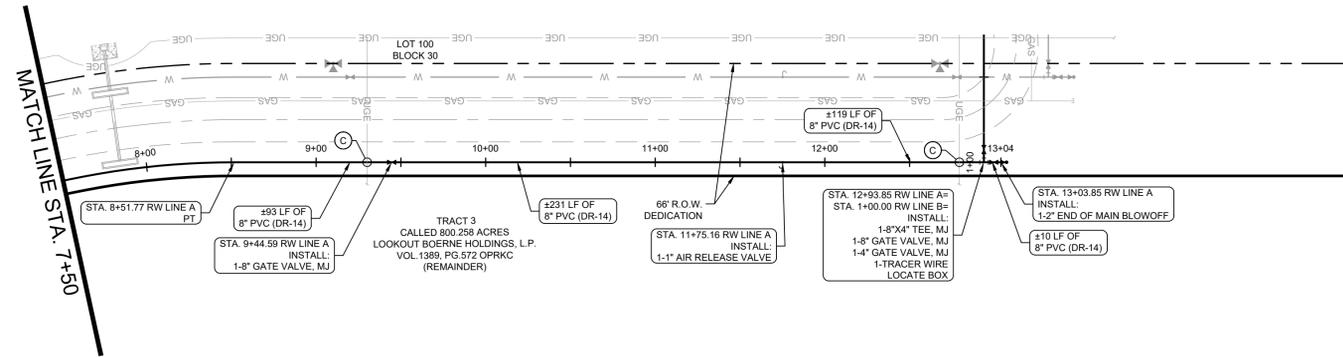
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SCALE	AS SHOWN
DESIGNED BY	JPV
DRAWN BY	JPV
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PHASE 3F  
 RECLAIMED WATER PLAN  
 & PROFILE RW LINE A  
 (SHEET 1 OF 2)

**Esperanza**  
 BOERNE • TEXAS

KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER  
**37**

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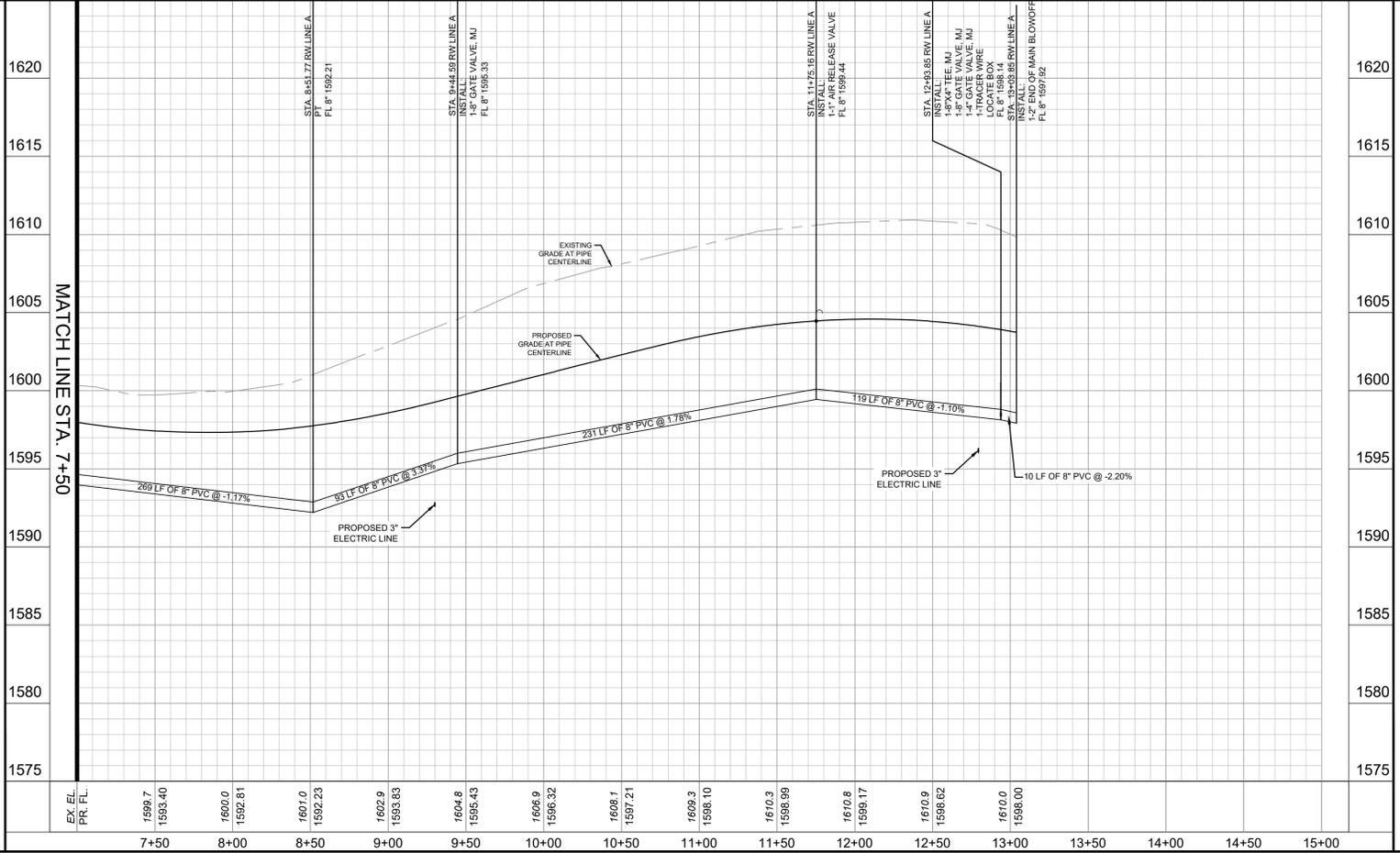
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 1" = 5' VERTICAL



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 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

**BENCHMARK LIST**  
 DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.  
 BM #103: MAG NAIL WITH WASHER STAMPED "103" SET IN CONCRETE AT CURB ON THE EAST RIGHT-OF-WAY LINE OF ALONZO (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 2, BLOCK 26.  
 • ELEV.=1546.92'  
 BM #104: MAG NAIL WITH WASHER STAMPED "104" SET IN CONCRETE AT CURB ON THE NORTH EAST RIGHT-OF-WAY LINE OF CASCADA (LOCAL RESIDENTIAL) STREET AND WEST OF LOT 1, BLOCK 30.  
 • ELEV.=1603.23'

**PHASE 3F**  
**RECLAIMED WATER**  
**PLAN & PROFILE RW**  
**LINE A (SHEET 2 OF 2)**



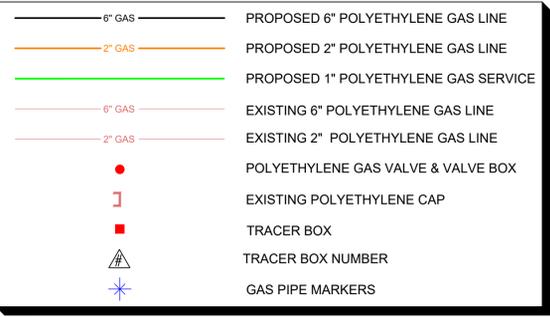
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
 SHEET NUMBER





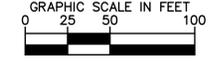


**LEGEND**



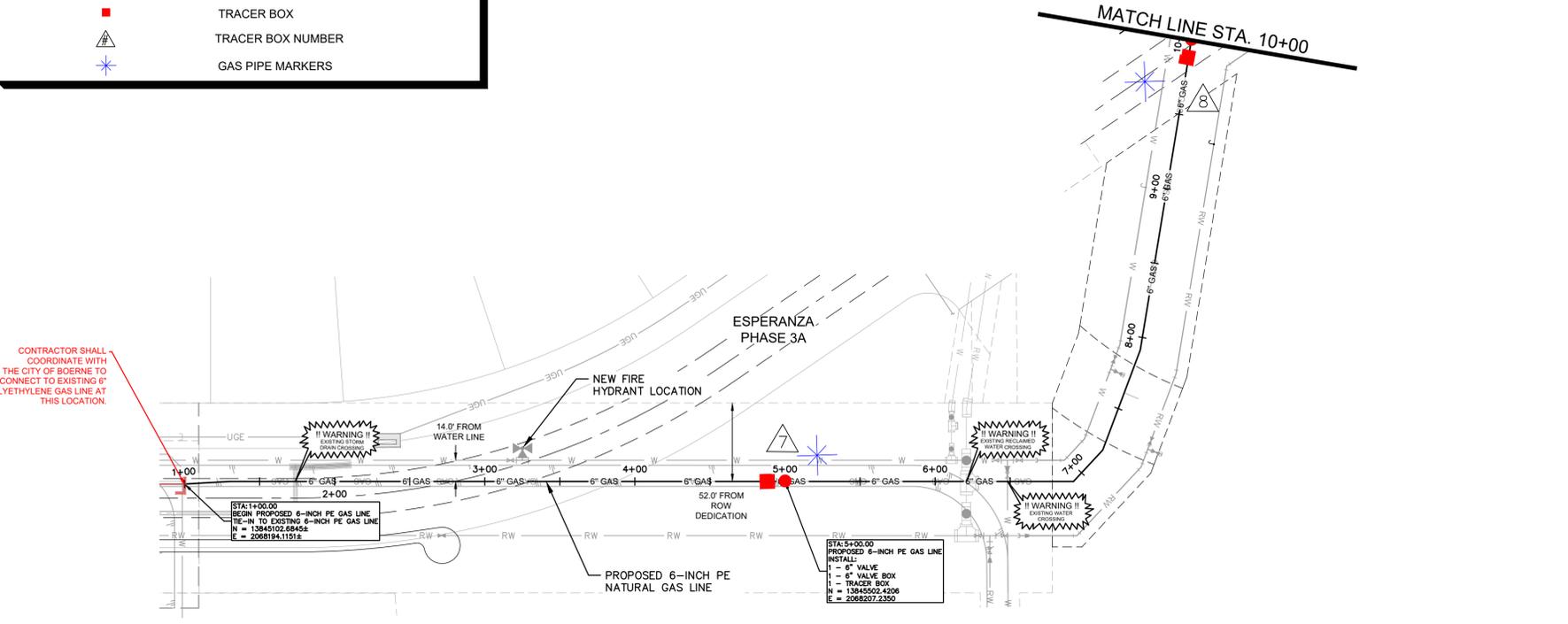
**UTILITY GENERAL NOTES:**

- ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, AS WELL AS OTHER SAFETY CODES AND INSPECTION PREVISIONS APPLICABLE TO THE PROJECT.
- ALL GAS DISTRIBUTION LINES SHALL BE YELLOW SDR-11 POLYETHYLENE PIPE MEETING ASTM D3350, BY PERFORMANCE PIPE, DRISCOPEX 6500 WITH NO SUBSTITUTIONS.
- ALL LINES SHALL BE CLEAR OF ALL FOREIGN MATERIAL BLOWN WITH DRY COMPRESSED AIR AND PRESSURED TESTED AS PER THE CITY OF BOERNE'S STANDARD SPECIFICATIONS.
- FOR PURPOSES OF RECORD DRAWINGS FOR THE CITY OF BOERNE, THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS, TAPS, AND LENGTH OF SERVICE CONNECTIONS.
- THE LOCATIONS AND DEPTHS OF EXISTING/PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE FIELD VERIFIED OR COORDINATED W/ OTHER PARTIES BY THE CONTRACTOR PRIOR TO CONSTRUCTION. AND DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
- FINAL CONNECTION TO THE EXISTING GAS LINE SHALL NOT BE MADE UNTIL THE LINE HAS BEEN PRESSURE TESTED AND APPROVED FOR CONNECTION BY THE CITY OF BOERNE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- ALL ITEMS NOT SPECIFICALLY CALLED FOR ON THE PLANS, OR IN THE SPECIFICATIONS, BUT NECESSARY TO REASONABLY CONSTRUCT THE FACILITY OR IMPROVEMENT, SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT AND NO SEPARATE PAYMENTS WILL BE MADE FOR THESE ITEMS.
- DEPTH OF BURY FOR ALL GAS PIPING SHALL BE A MINIMUM OF 4' UNLESS OTHERWISE NOTED OR APPROVED BY THE CITY OF BOERNE.
- CONTRACTOR TO GRADE SITE TO WITHIN +/- 0.10' BEFORE THE INSTALLATION OF UTILITIES TO ENSURE PROPER COVER IS ACHIEVED
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
- THE CONTRACTOR SHALL NOTIFY THE GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EXCAVATE AROUND EXISTING UTILITIES WHICH INTERSECT THE PROPOSED ALIGNMENT OF THE SERVICES AND NOTIFY THE ENGINEER OF POTENTIAL CONFLICTS, PRIOR TO ANY CONSTRUCTION IN THE AREA.
- ALL DISTURBED AREAS WITHIN EASEMENTS SHALL BE HYDRO-MULCHED IN ACCORDANCE WITH THE CITY OF BOERNE'S SUBDIVISION ORDINANCE.
- UTILITY TRENCH COMPACTION: ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED EIGHT INCHES (8") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR ASTM 1557 AS SPECIFIED AND DESCRIBED IN ACCORDANCE WITH THE CITY OF BOERNE'S PROJECT SPECIFICATION - SECTION 02221.



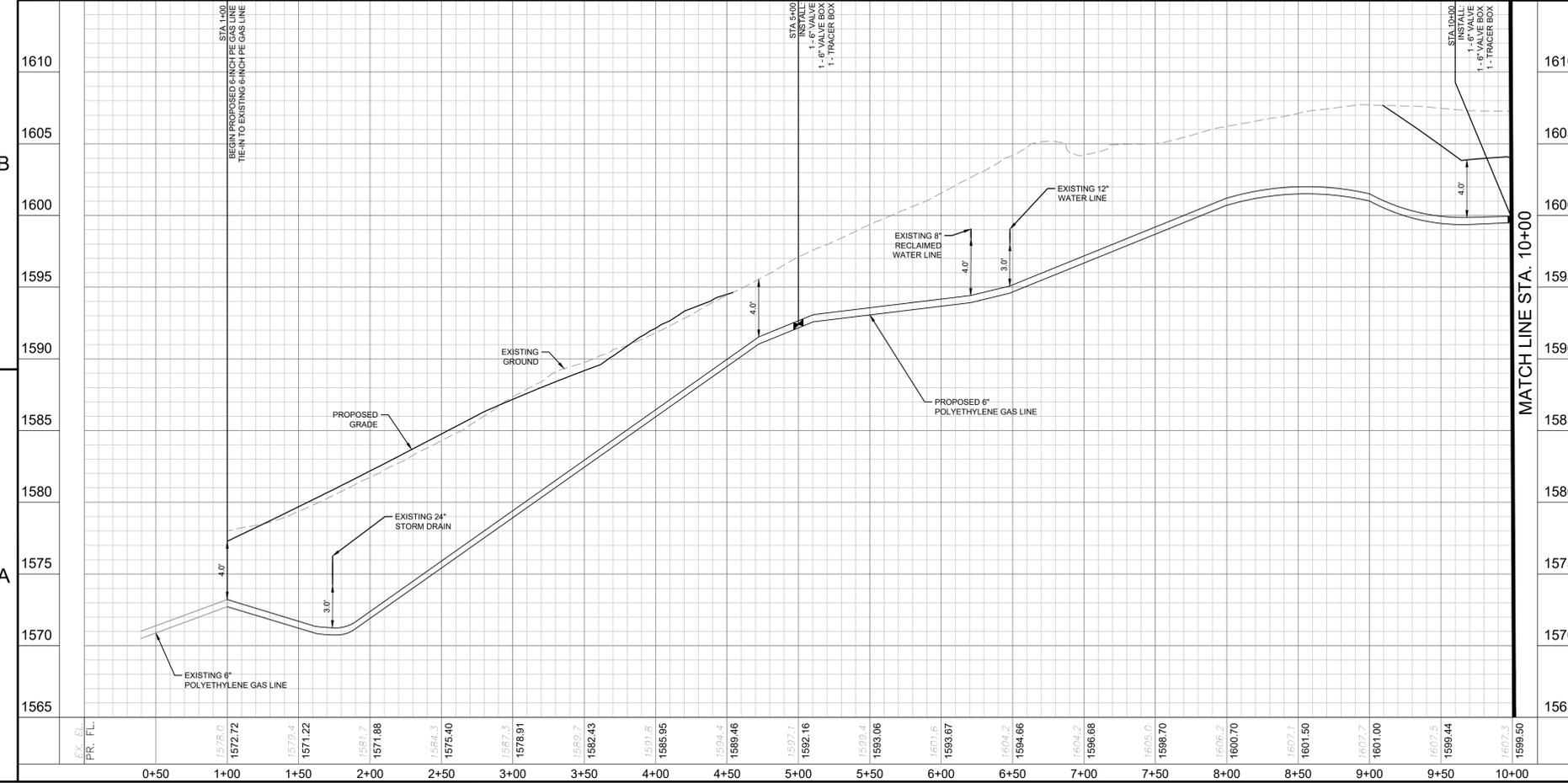
**GENERAL NOTES:**

- ALL GAS SERVICES SHALL BE INSTALLED 1' PAST UTILITY EASEMENT.
- ALL DISTANCE REPRESENT GAS PIPE MARKER TO GAS PIPE MARKER SPANS AND DO NOT ACCOUNT FOR ELEVATION OR CHANGES IN ALIGNMENT ASSOCIATED WITH EVENTS DESCRIBED IN THE UTILITY GENERAL NOTES.



**6-INCH POLYETHYLENE GAS LINE**

PROFILE SCALE  
1" = 50' HORIZONTAL  
1" = 5' VERTICAL



MATCH LINE STA. 10+00

**BENCHMARK LIST**

TBM #10	LOCATED ON THE EAST SIDE OF SOUTH SYCAMORE STREET, APPROX. ±175 NORTH OF THE INTERSECTION OF SOUTH SYCAMORE STREET AND STATE HIGHWAY LOOP NO. 256	ELEVATION: 569.91'
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**CAUTION!!**  
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THIS DRAWING IS CERTIFIED TO BE CORRECT FOR THE NEW FACILITIES SHOWN ONLY. INFORMATION CONCERNING EXISTING FACILITIES PROVIDED BY OTHERS HAS NOT BEEN VERIFIED.

Prepared By: [redacted], Date: August 21, 2025, 15:31:29, K:\Users\mch\06868337\projects\23\045\KIMLEY-HORN\CS-045.dwg  
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KHA PROJECT 06868337		DATE 8/21/2025		SCALE AS SHOWN		DESIGNED BY MAY		DRAWN BY EC		CHECKED BY MAY	
<p style="text-align: center;"><b>PHASE 3F</b> NATURAL GAS PLAN AND PROFILE (1 OF 2)</p>											
<p style="text-align: center;"><b>811</b> Know what's below. Call before you dig.</p>											
<p style="text-align: center;"><b>Esperanza</b> BOERNE, TEXAS</p>											
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B SHEET NUMBER <p style="text-align: center; font-size: 24pt;"><b>G2</b></p>											

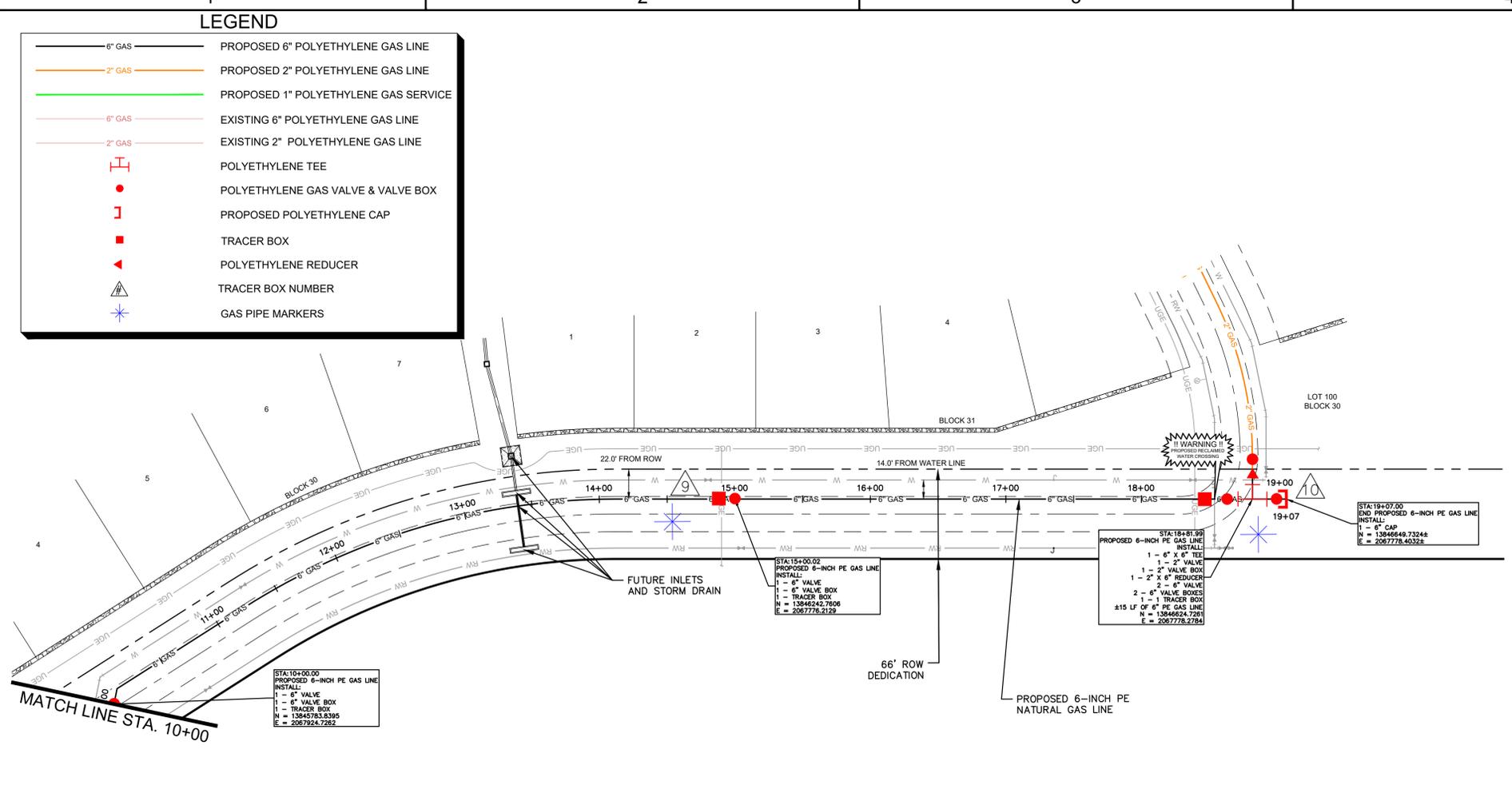


NO.	REVISIONS	DATE	BY

Printed By: User Job: August 21, 2025 10:31:26am K:\map\_ech\068686337-map\_ech\068686337.dwg User: User\jcs\068686337.dwg  
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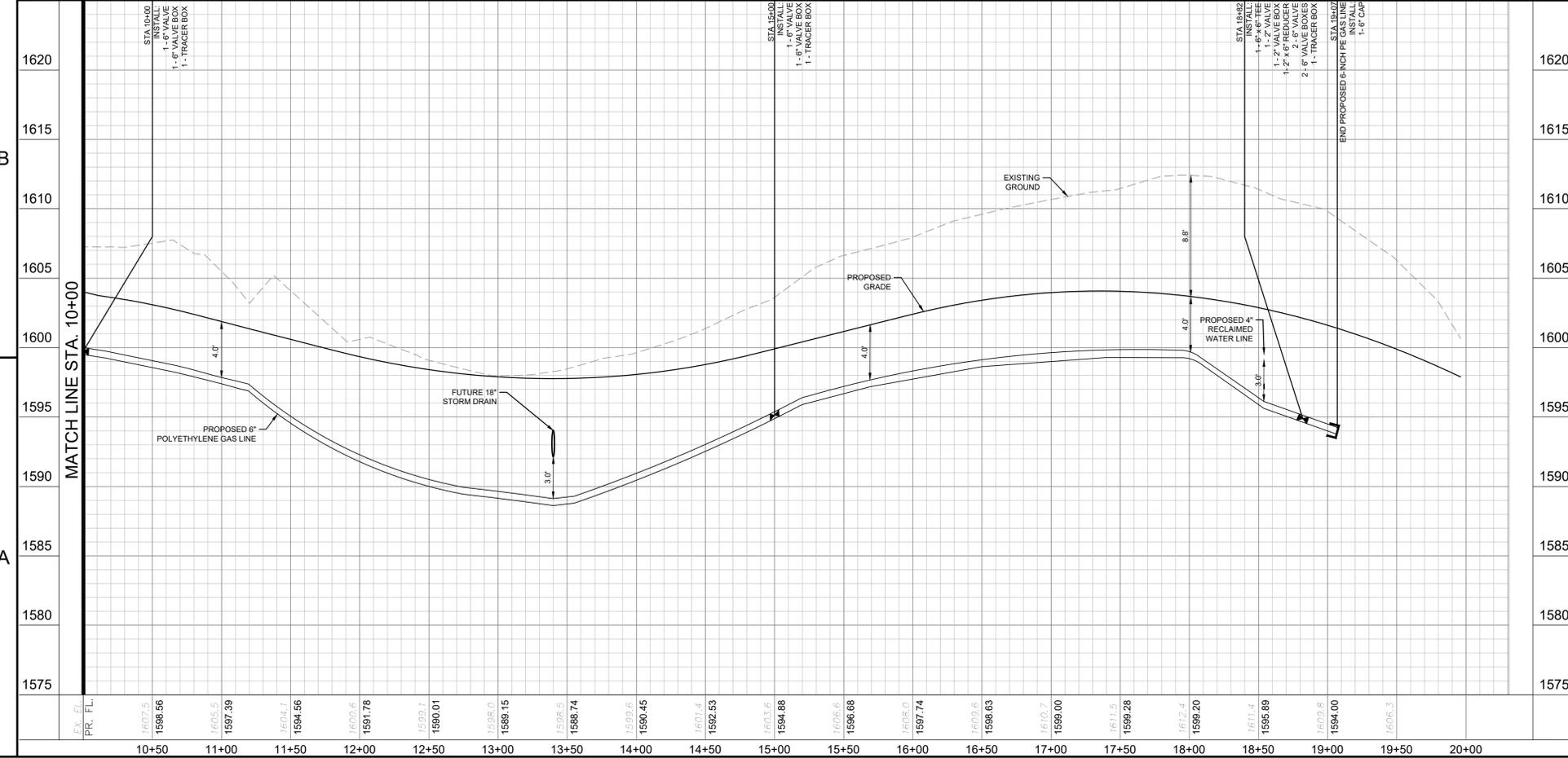
### LEGEND

	PROPOSED 6" POLYETHYLENE GAS LINE
	PROPOSED 2" POLYETHYLENE GAS LINE
	PROPOSED 1" POLYETHYLENE GAS SERVICE
	EXISTING 6" POLYETHYLENE GAS LINE
	EXISTING 2" POLYETHYLENE GAS LINE
	POLYETHYLENE TEE
	POLYETHYLENE GAS VALVE & VALVE BOX
	PROPOSED POLYETHYLENE CAP
	TRACER BOX
	POLYETHYLENE REDUCER
	TRACER BOX NUMBER
	GAS PIPE MARKERS



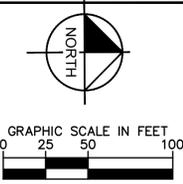
### 6-INCH POLYETHYLENE GAS LINE

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1" = 5' VERTICAL



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CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

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#### BENCHMARK LIST

TBM #10  
LOCATED ON THE EAST SIDE OF SOUTH SYCAMORE STREET, APPROX. ±175 NORTH OF THE INTERSECTION OF SOUTH SYCAMORE STREET AND STATE HIGHWAY LOOP NO. 256  
ELEVATION: 569.91'



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No.	REVISIONS	DATE	BY
1	REVISION PER CLIENT COMMENTS	8/21/2025	

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10101 REIMOND PLACE, SUITE 400, SAN ANTONIO, TX 78216  
WWW.KIMLEY-HORN.COM | TBE FIRM NO. 928



KHA PROJECT	068686337
DATE	8/21/2025
SCALE	AS SHOWN
DESIGNED BY	MAY
DRAWN BY	EC
CHECKED BY	MAY

## PHASE 3F NATURAL GAS PLAN AND PROFILE (2 OF 2)



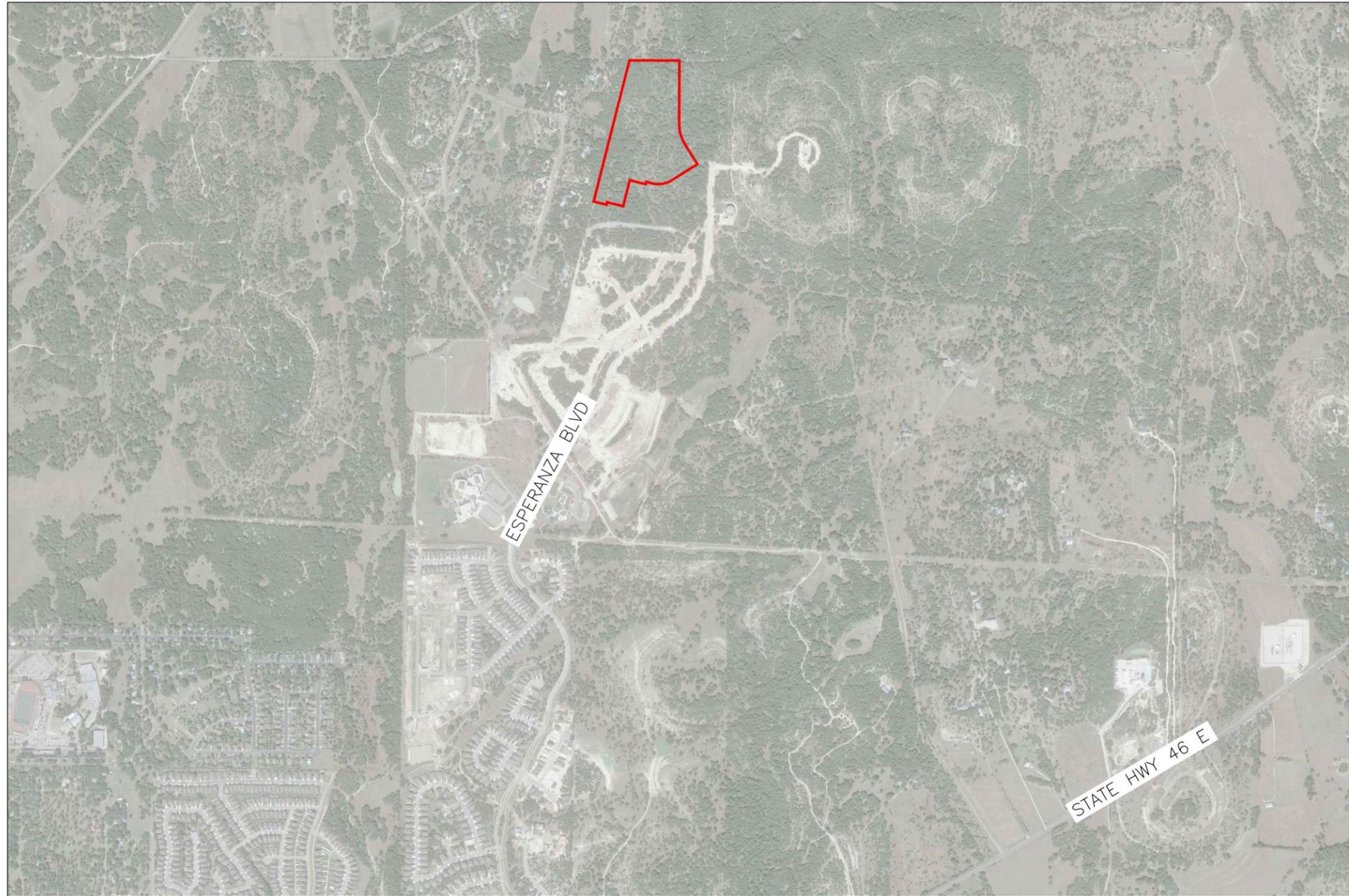
KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B  
SHEET NUMBER  
**G3**



# KIMLEY HORN AND ASSOCIATES

## ESPERANZA PHASE 3F

### UNDERGROUND ELECTRICAL PLANS



**GENERAL DRAWINGS**

- E0 PROJECT COVER SHEET AND DRAWING LIST
- E1 UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT
- E2 UNDERGROUND ELECTRIC ALIGNMENT & STREETLIGHT DETAIL

**REV LIST:**

- REVISION 1: E0, E1
- REVISION 2: E0, E1

08/20/2025 3:18 PM \* psolinas \* N:\KHA\24KHA32-R00000002621 Esperanza Phase 3F\Drawings\Plan View\E0-Esperanza Ph 3F Cover Sheet.dwg

**ISSUED: 06-19-24  
FOR CONSTRUCTION**



*Chris Harper*  
Chris Harper  
2025.08.20  
16:59:04 -05'00'

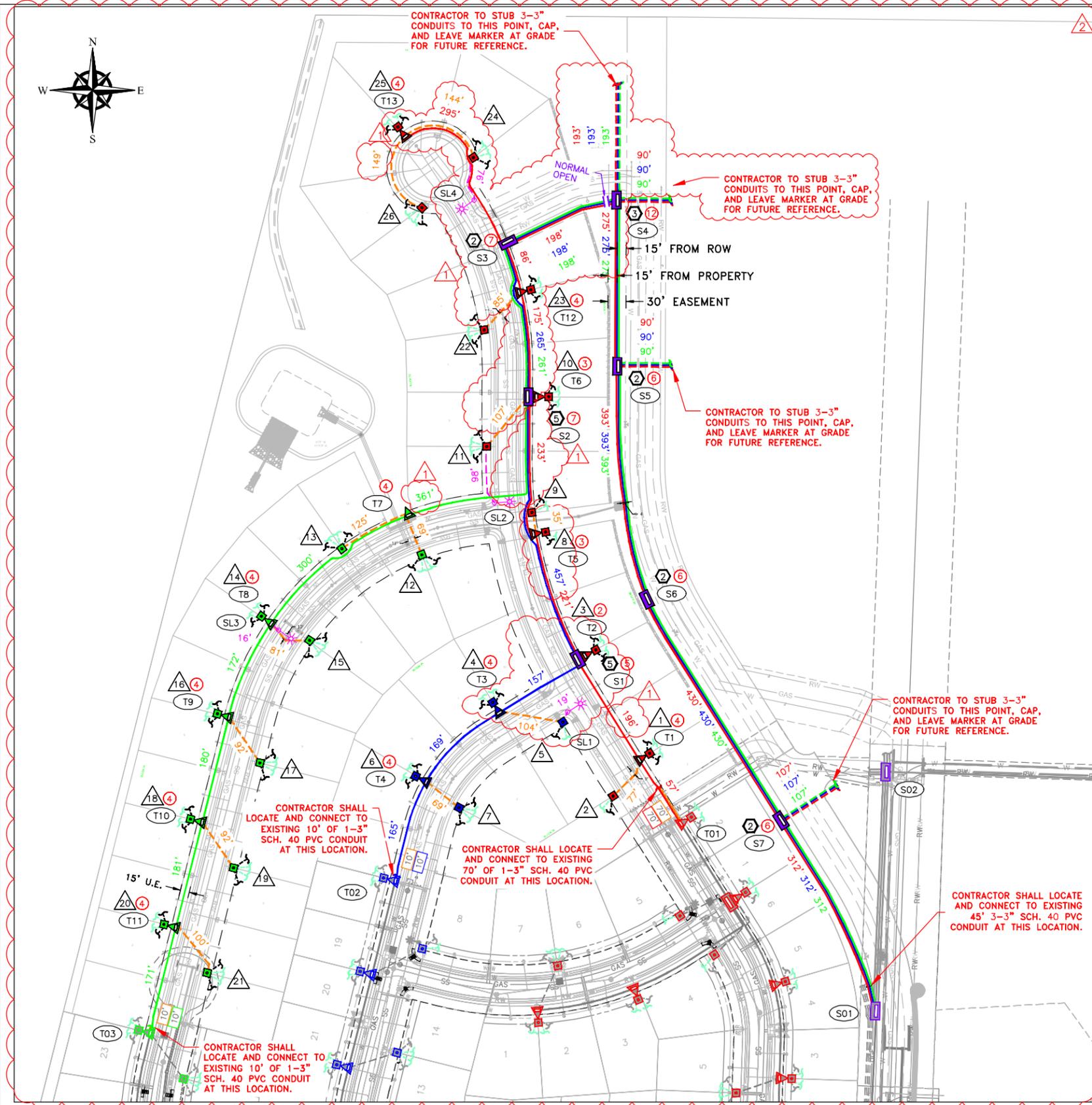
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2	08-20-25	UPDATED EXTERNAL REFERENCE AND EQUIPMENT LOCATION	PS	CTH	CTH						
1	08-27-24	UPDATED PLAT -- SHIFTED EQUIPMENT	RWT	CTH	CTH						

DATE	BY
DRWN 05-23-24	JLP
CHK 06-19-24	CTH
APPD 06-19-24	CTH



KIMLEY-HORN AND ASSOCIATES	PROJECT COVER SHEET AND DRAWING LIST	SCALE FOR 34 x 22 DWG N.T.S.
ESPERANZA PHASE 3F		DRAWING NO. <b>E0</b>

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- 1 PROPOSED SMALL PAD FOR 1 $\phi$  SECTIONALIZING BOX (DETAIL 530-010)
- 2 PROPOSED SMALL PAD FOR 3 $\phi$  SECTIONALIZING BOX (DETAIL 530-020)
- 3 PROPOSED LARGE PAD FOR 3 $\phi$  SECTIONALIZING BOX (DETAIL 530-022)
- 4 PROPOSED SMALL PAD FOR 1 $\phi$  COMBINATION SECTIONALIZING BOX (DETAIL 530-023)
- 5 PROPOSED SMALL PAD FOR 3 $\phi$  COMBINATION SECTIONALIZING BOX (DETAIL 530-024)
- 6 PROPOSED LARGE PAD FOR 3 $\phi$  COMBINATION SECTIONALIZING BOX (DETAIL 530-026)

SYMBOLS

	EXISTING	RISER POLE
	REMOVE	
	NEW	RISER POLE
	EXISTING	
	REMOVE	POLE
	NEW	
	NEW 200A 1 $\phi$ SECTIONALIZING BOX	
	NEW 1 $\phi$ PADMOUNT TRANSFORMER	
	PROPOSED 1 $\phi$ & 3 $\phi$ COMBINATION PAD (COLOR BY PHASE)	
	NEW 1 $\phi$ SECONDARY PEDESTAL	
	EXISTING EQUIPMENT (COLOR BY PHASE)	
	EXISTING 200A 3 $\phi$ JUNCTION BOX	
	EXISTING 600A 3 $\phi$ JUNCTION BOX	
	EXISTING STREET LIGHT	
	PROPOSED STREET LIGHT	
	NUMBER OF CONDUITS EXITING	
	BOLLARD	

	PRIMARY: 1/0 AL W/ FULL CONCENTRIC JACKETED NEUTRAL, 25 kV, XLPE, 260 MIL INSUL IN 3" MIN. PVC SCH. 40, ELECT. CONDUIT
	100' - 3 $\phi$ CONDUIT POINT TO POINT DISTANCE
	100' - 1 $\phi$ , PHASE A CONDUIT POINT TO POINT DISTANCE 100' - 1 $\phi$ , PHASE B CONDUIT POINT TO POINT DISTANCE 100' - 1 $\phi$ , PHASE C CONDUIT POINT TO POINT DISTANCE
	VACANT A $\phi$ (EMPTY) 3" CONDUIT OR AS SPECIFIED VACANT B $\phi$ (EMPTY) 3" CONDUIT OR AS SPECIFIED VACANT C $\phi$ (EMPTY) 3" CONDUIT OR AS SPECIFIED VACANT (EMPTY) 3" CONDUIT OR AS SPECIFIED
	SECONDARY: 4/0 AL, 600V, TRIPLEX IN 3" PVC SCH 40, ELECT. CONDUIT SECONDARY: 350 MCM AL, 600V, TRIPLEX IN 3" PVC SCH 40, ELECT. CONDUIT
	2" TEMPORARY ELECTRIC SERVICE
	STREET LIGHT CABLE, 600V, #10 COPPER (2EA), INSTALLED IN 1" PVC SCH 40 ELECT. CONDUIT OR AS SPECIFIED
	EXISTING UNDERGROUND ELECTRICAL CONDUIT
	ELECTRICAL UTILITY EASEMENT

GENERAL NOTES:

- ALL PRIMARY CONDUIT SHALL BE SCHEDULE 40 3" PVC PER LEGEND.
- CONSTRUCTION SHALL TAG AND CODE CABLE IN THE FIELD TO IDENTIFY PHASES.
- ALL PRIMARY CABLE SHALL BE #1/0 AL 25 kV.
- ALL PAD-MOUNTED ENCLOSURES INCLUDING TRANSFORMERS, SHALL BE GROUNDED IN SUCH A MANNER THAT TWO SEPARATE CONNECTIONS EXIST BETWEEN THE ENCLOSURE AND THE GROUND ROD(S). IF METER PEDESTALS, TRANSFORMERS, AND SECTIONALIZING CABINETS ARE WITHIN 10 FEET OF EACH OTHER A #2 CU. SOLID BARE WIRE SHALL TIE ALL GROUND RODS TOGETHER.
- SECTIONALIZING CABINETS, TRANSFORMERS, EASEMENTS, CABLE, AND WIRE ARE NOT SHOWN TO SCALE IN THIS DRAWING.
- EASEMENTS TO BE DEDICATED BY DEVELOPER TO COVER ALL ELECTRIC FACILITIES.
- ALL ELECTRIC STREET CROSSINGS AND SERVICE EXTENSION TRENCHES TO INCLUDE TEL. & CATV.
- IF ANY ELECTRIC FACILITIES ARE SUSCEPTIBLE TO DAMAGE FROM VEHICULAR TRAFFIC, BOLLARDS SHALL BE PLACED AROUND THE EQUIPMENT TO PREVENT DAMAGE.
- FOR ANY PAD LOCATED IN DRAINAGE EASEMENT OR EROSION PRONE AREAS, CONTRACTOR SHALL BUILD UP PAD SITE AND REINFORCE WITH CONCRETE TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL CONFORM TO PEC STANDARDS AND PRACTICES.
- DEVELOPER SHALL PROVIDE ALL WEATHER ACCESS ROAD WHERE UNDERGROUND ELECTRIC IS INSTALLED ON BACK OR SIDE OF LOT.
- CONTRACTOR SHALL REFER TO PEC'S UNDERGROUND INSTALLATION SPECIFICATIONS DOCUMENTS FOUND ON THEIR WEBSITE: WWW.PEC.COOP/YOUR-SERVICE/CONSTRUCTION-DEVELOPMENT/ FOR INSTALLATION OF ELECTRICAL FACILITIES.
- STREETLIGHT SHALL BE MANUFACTURED BY VISIONAIRE LIGHTING AND MODEL NUMBERS AS FOLLOWS:  
STREETLIGHT BASE: DCB-21 (BZ)  
STREETLIGHT POLE: RTSP-25-11-12BC-136-T3R-BZ-HHC  
STREETLIGHT ARM: VA101 (BZ)  
STREETLIGHT LED: ODN-2-L-T2-96LC-5-4K-UNV-UAM-BZ-CS-H3

ISSUED: 06-19-24  
FOR CONSTRUCTION



Chris Harper  
2025.08.20  
16:59:32 -05'00'

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NO	DATE	REVISION	BY	CHK	APPD	NO	DATE	REVISION	BY	CHK	APPD
2	08-20-25	UPDATED EXTERNAL REFERENCE AND EQUIPMENT LOCATION	PS	CTH	CTH						
1	08-27-24	UPDATED PLAT - SHIFTED EQUIPMENT	RWT	CTH	CTH						

DATE	BY
05-23-24	JLP
06-19-24	CTH
06-19-24	CTH



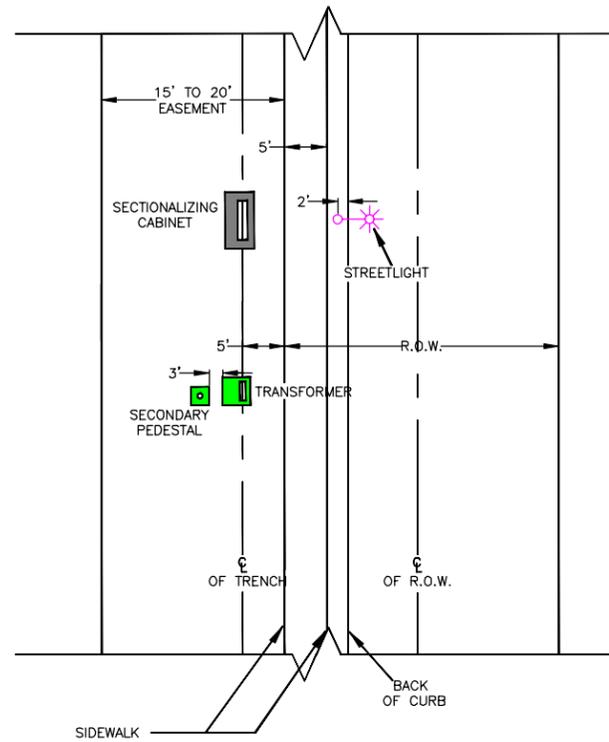
KIMLEY-HORN AND ASSOCIATES  
ESPERANZA PHASE 3F

UNDERGROUND ELECTRICAL  
DISTRIBUTION LAYOUT

SCALE FOR 34 x 22 DWG  
1" = 100'  
DRAWING NO. **E1**

SYSTEM VOLTAGE: 14.4/24.9 kV

08/13/2025 2:38 PM \* psalinas \* N:\KHA\24KHA32-R00000002621 Esperanza Phase 3F\Drawings\Plan View\E2-Underground Electric Alignment & Streetlight Detail.dwg

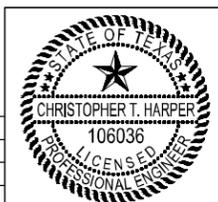


**UNDERGROUND ELECTRIC  
ALIGNMENT DETAIL**



**STREETLIGHT DETAIL**

**ISSUED: 06-19-24  
FOR CONSTRUCTION**



*Chris Harper*  
Chris Harper  
2025.08.20  
16:59:57 -05'00'

NO	DATE	REVISION	BY	CHK	APPD	NO	DATE	REVISION	BY	CHK	APPD

	DATE	BY
DRWN	05-23-24	JLP
CHK	06-19-24	CTH
APPD	06-19-24	CTH



KIMLEY-HORN AND ASSOCIATES  
ESPERANZA PHASE 3F

UNDERGROUND ELECTRIC  
ALIGNMENT & STREETLIGHT DETAIL

SCALE FOR 34 x 22 DWG N.T.S.
DRAWING NO. <b>E2</b>