

- C0.00 – GENERAL NOTES
- C1.00 – STORMWATER POLLUTION PREVENTION PLAN
- C1.01 – STORM WATER POLLUTION PREVENTION PLAN
- C1.02 – STORM WATER POLLUTION PREVENTION PLAN
- C1.03 – STORM WATER POLLUTION PREVENTION PLAN

- C2.00 – OVERALL GRADING PLAN
- C2.01 – OVERALL GRADING PLAN
- C2.02 – OVERALL GRADING PLAN
- C2.03 – OVERALL GRADING PLAN
- C2.04 – OVERALL GRADING PLAN

- C3.00 – CCUSD GENERAL NOTES
- C3.01 – UTILITY LAYOUT PLAN
- C3.02 – UTILITY LAYOUT PLAN

- C4.00 – OVERALL SANITARY SEWER PLAN
- C4.01 – SANITARY SEWER PLAN & PROFILE LINE 'A'
- C4.02 – SANITARY SEWER PLAN & PROFILE LINE 'A'
- C4.03 – SANITARY SEWER PLAN & PROFILE LINE 'A'
- C4.04 – SANITARY SEWER PLAN & PROFILE LINE 'A'
- C4.05 – SANITARY SEWER PLAN & PROFILE LINE 'A'
- C4.06 – SANITARY SEWER PLAN & PROFILE LINE 'B'
- C4.07 – SANITARY SEWER PLAN & PROFILE LINE 'B'
- C4.08 – SANITARY SEWER PLAN & PROFILE LINE 'D'
- C4.01 – SANITARY SEWER STANDARD DETAILS *

- C5.00 – OVERALL WATER DISTRIBUTION PLAN
- C5.01 – OVERALL WATER DISTRIBUTION PLAN
- C5.01 – WATER DISTRIBUTION STANDARD DETAILS *

- C6.00 – DRAINAGE PLAN & PROFILE – DRAIN "I"
- C6.01 – DRAINAGE PLAN & PROFILE – DRAIN "J"
- C6.02 – DRAINAGE PLAN & PROFILE – DRAIN "L"
- C6.03 – DRAINAGE PLAN & PROFILE – DRAIN "D"
- C6.04 – DRAINAGE PLAN & PROFILE – DRAIN "D"
- C6.05 – DRAINAGE PLAN & PROFILE – DRAIN "D"
- C6.06 – DRAINAGE PLAN & PROFILE – DRAIN "D"
- C6.07 – DETENTION POND 1 PLAN
- C6.08 – DETENTION POND 1 PLAN
- C6.D1 – CONCRETE RIP-RAP & MISC. DRAINAGE DETAILS *
- C6.D2 – HEADWALL & RETAINING WALL DRAINAGE DETAILS *
- C6.D3 – TYPE C CURB INLET PRECAST DRAINAGE DETAILS *

- C7.00 – STREET PLAN & PROFILE – PAWPAW COVE
- C7.01 – STREET PLAN & PROFILE – PAWPAW COVE
- C7.02 – STREET PLAN & PROFILE – LEMON LANE
- C7.03 – STREET PLAN & PROFILE – TEXAS FIG TRAIL
- C7.04 – STREET PLAN & PROFILE – ANACAHUITA WAY
- C7.05 – STREET PLAN & PROFILE – TUPELO VIEW
- C7.06 – STREET PLAN & PROFILE – CHERRYBARK LANE
- C7.D1 – STANDARD STREET DETAILS *
- C7.D2 – SMALL ROADSIDE GENERAL NOTES & DETAILS *
- C7.D3 – TXDOT SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS *
- C7.D4 – TXDOT PAVEMENT MARKING DETAILS *
- C7.D5 – TYPICAL CONCRETE DRIVEWAY DETAILS *
- C7.D6 – TXDOT PEDESTRIAN FACILITIES DETAILS CURB RAMPS *
- C7.D7 – WHEELCHAIR RAMPS STANDARDS *
- C7.D8 – CITY OF NEW BRAUNFELS STANDARD DETAILS *

- C8.00 – TRAFFIC SIGNAGE PLAN

- C9.00 – PLAT – SHEET 1
- C9.01 – PLAT – SHEET 2

* DENOTES STANDARD DETAILS ADOPTED FOR USE ON THIS PROJECT

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, COMAL COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE COUNTY FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, ZONE AE, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48209C0470F, EFFECTIVE DATE SEPTEMBER 9, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.

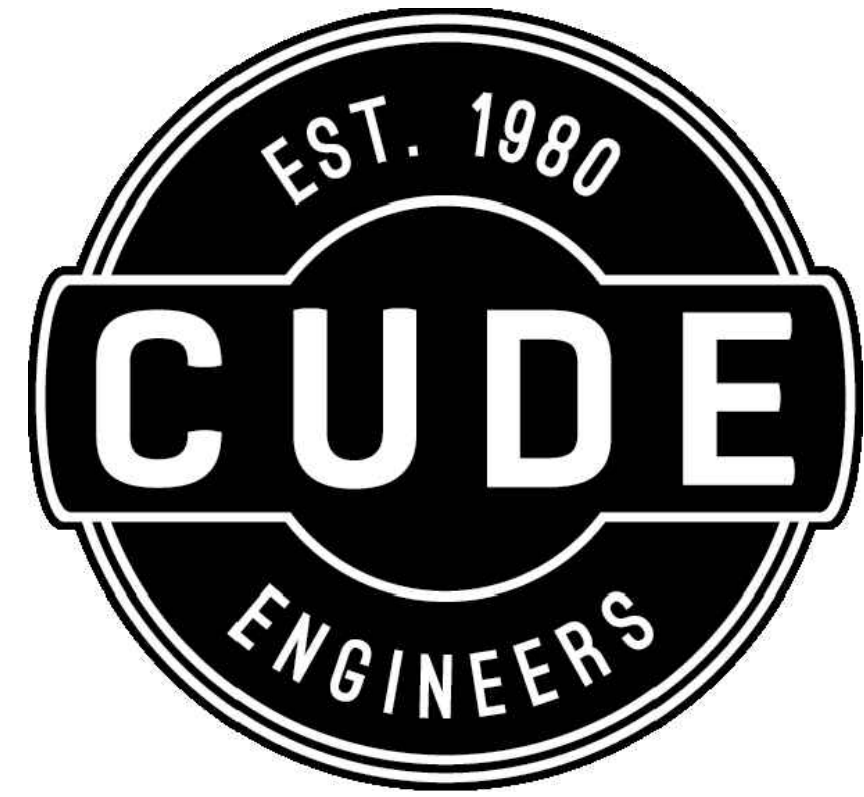
FLYING W MUNICIPAL UTILITY DISTRICT CONSTRUCTION DOCUMENTS FOR

FLYING W SUBDIVISION UNIT 1

BEING A TOTAL OF 40.46 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY
3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS
DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN
202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

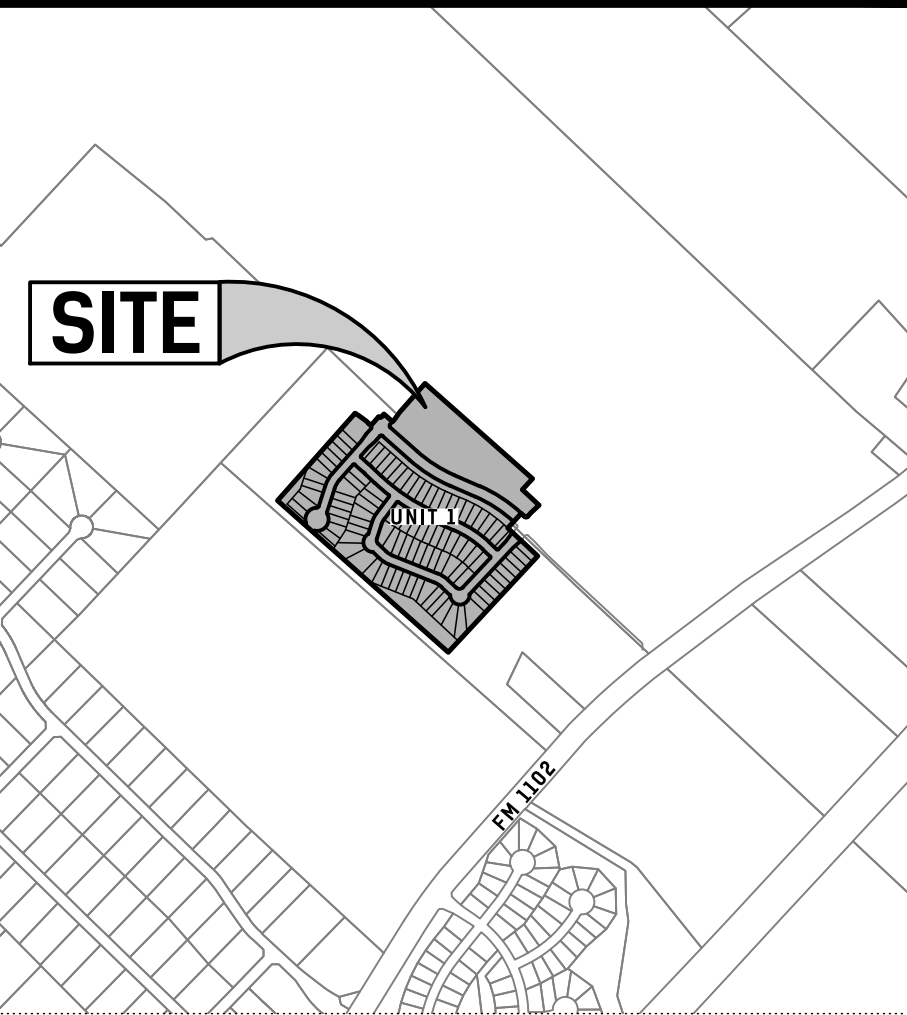


VICINITY MAP
N.T.S.



SAN ANTONIO | AUSTIN | SAN MARCOS

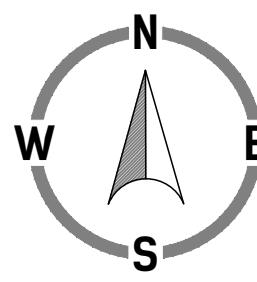
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
P:(210) 681.2951 F:(210) 523.7112
TBPE FIRM NO. 455
TBPLS FIRM NO. 10048500
SBE CERTIFIED FIRM



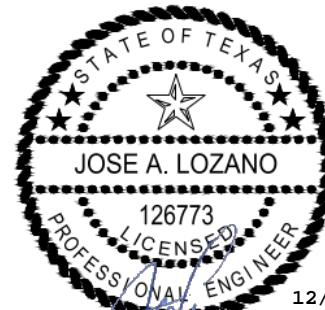
LOCATION MAP
SCALE: 1" = 1000'



DEVELOPER:
PULTE HOMES
CONTACT PERSON: STEPHAN MORENO
927 E. SONTERRA, STE. 316
SAN ANTONIO, 78258
TEL: 210.496.1985
FAX: 210.496.0449



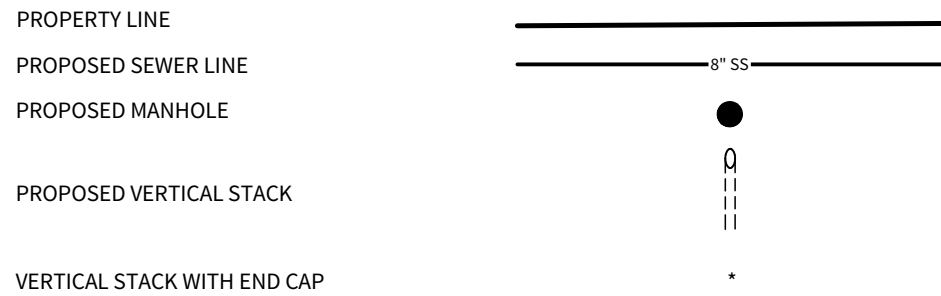
PROJECT NUMBER:
04024.017



12/04/25

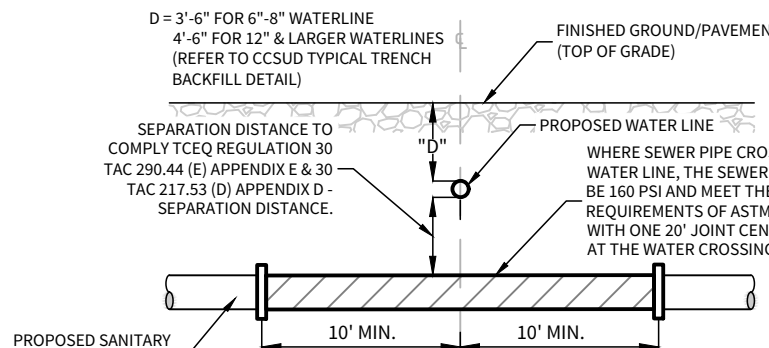
THIS PLAN SET HAS BEEN PREPARED,
DESIGNED AND REVIEWED UNDER MY
DIRECT SUPERVISION.

LEGEND



NOTE:

ENSURE ALL DRIVEWAY APPROACHES ARE BUILT IN GENERAL ACCORDANCE WITH A.D.A. SPECIFICATIONS. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

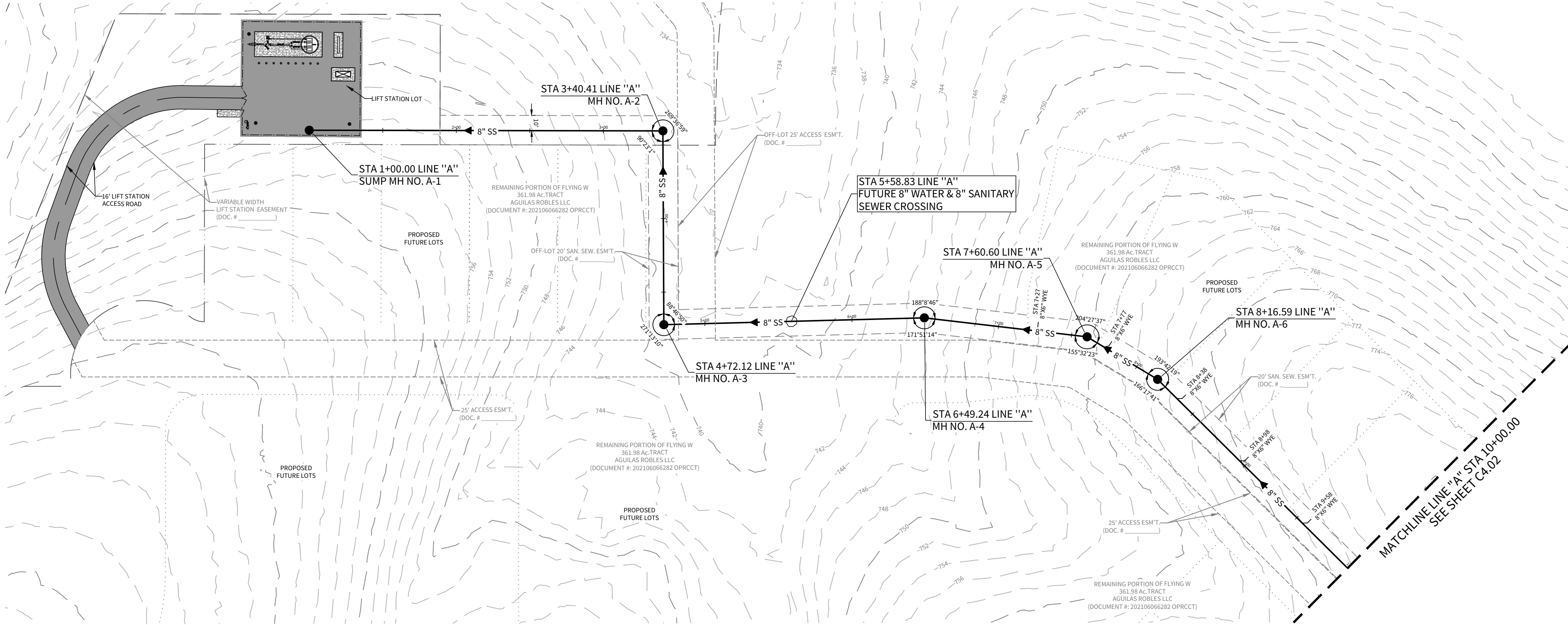
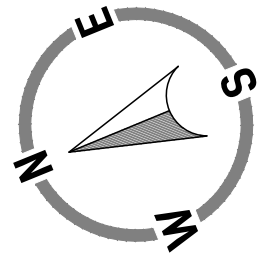
N.T.S.

NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TEST WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY COMAL COUNTY INSPECTOR/TEST ADMINISTER, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY COMAL COUNTY WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
- CONTRACTOR TO MAINTAIN A MINIMUM 2' VERTICAL SEPARATION DISTANCE BETWEEN THE BOTTOM OF EXISTING WATER MAIN AND TOP OF PROPOSED SANITARY SEWER MAIN AT WATER AND SANITARY SEWER CROSSINGS.
- ALL 8" SANITARY SEWER PIPE SHALL BE SDR-26 PS115 ASTM F497.
- ALL LATERALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED.

CAUTION!!

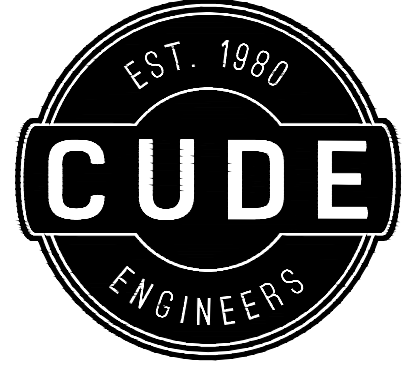
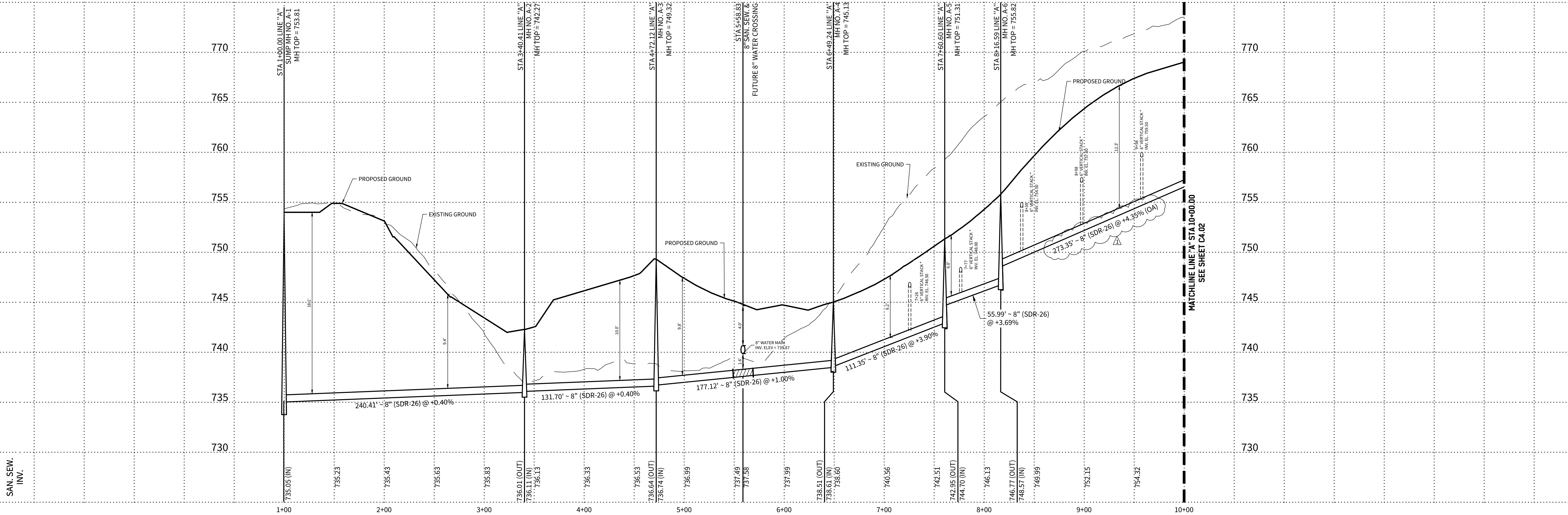
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.



LINE "A"

STA. 1+00.00 TO 10+00.00

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

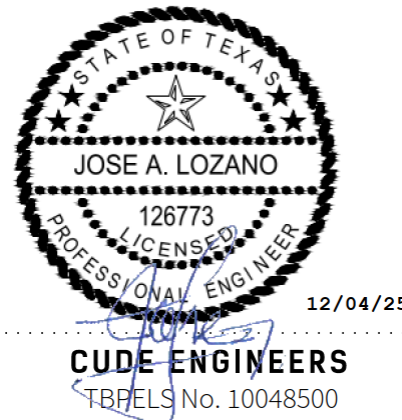


4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

FLYING W
UNIT 1
SANITARY SEWER PLAN & PROFILE LINE 'A'

DATE	12/03/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

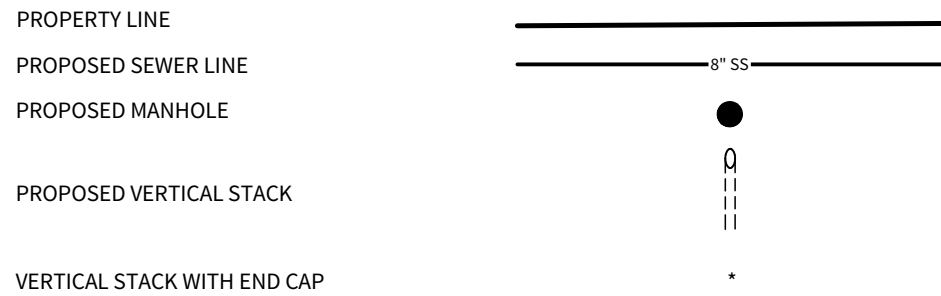
REVISIONS	1. 12/4/2025: ADDENDUM #2
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PLAT NO.

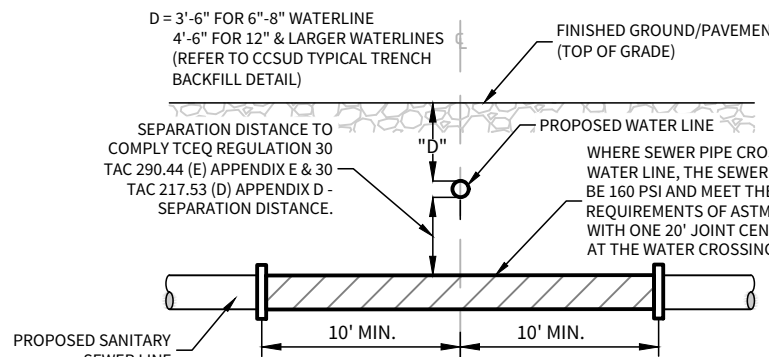
C4.01

LEGEND



NOTE:

ENSURE ALL DRIVEWAY APPROACHES ARE BUILT IN ACCORDANCE WITH A.D.A. SPECIFICATIONS. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

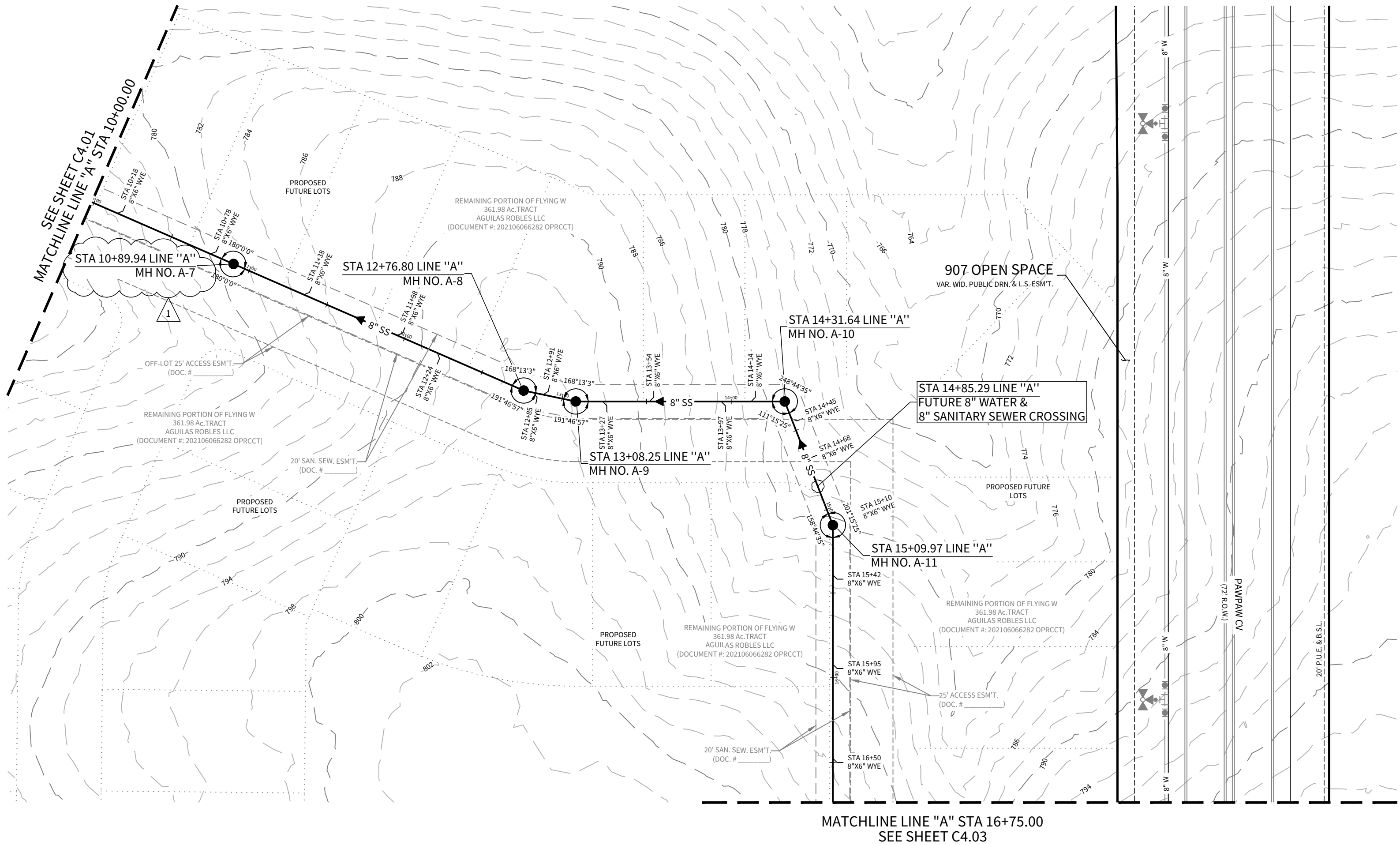
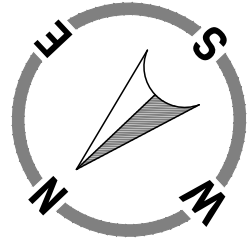
N.T.S.

NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TEST WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE INSPECTOR/TEST ADMINISTER. PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY COMAL COUNTY WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
- CONTRACTOR TO MAINTAIN A MINIMUM 2' VERTICAL SEPARATION DISTANCE BETWEEN THE BOTTOM OF EXISTING WATER MAIN AND TOP OF PROPOSED SANITARY SEWER MAIN AT WATER AND SANITARY SEWER CROSSINGS.
- ALL 8" SANITARY SEWER PIPE SHALL BE SDR-26 PS315 ASTM F479.
- ALL LATERALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED.

CAUTION!!

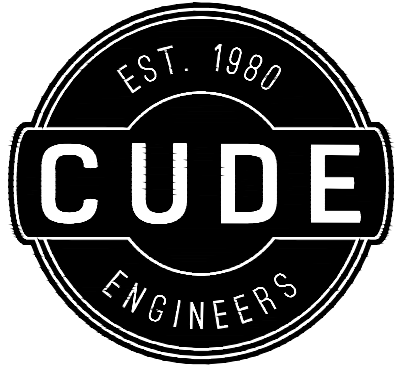
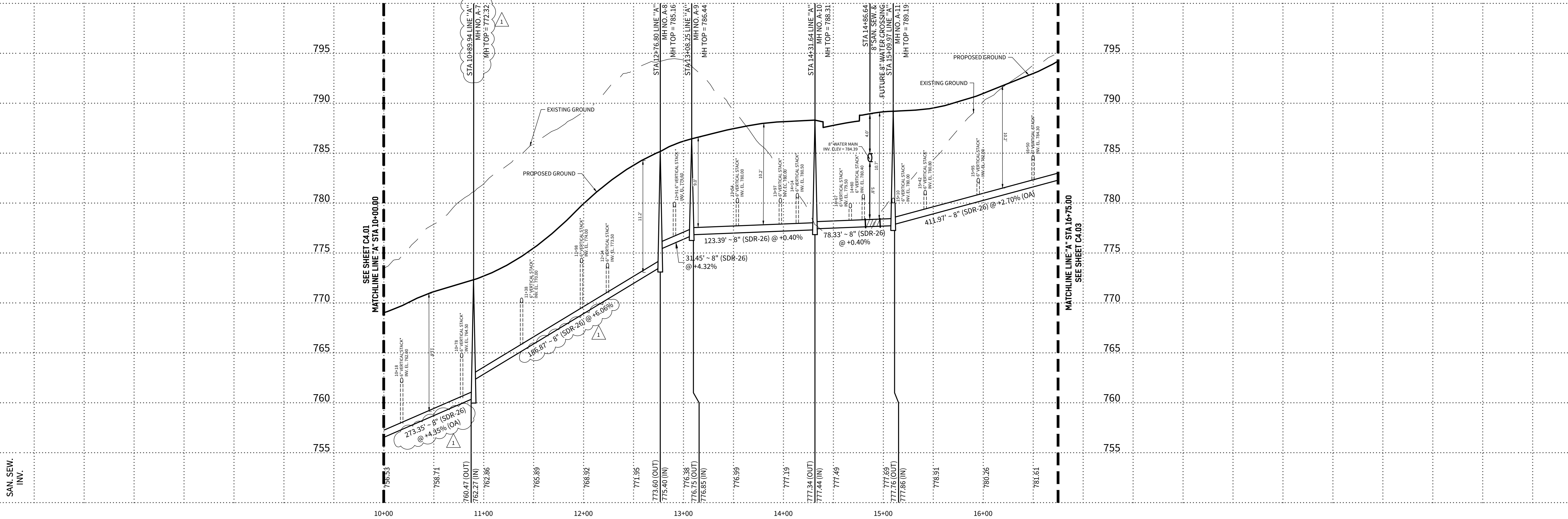
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.



LINE "A"

STA. 10+00.00 TO 16+75.00

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

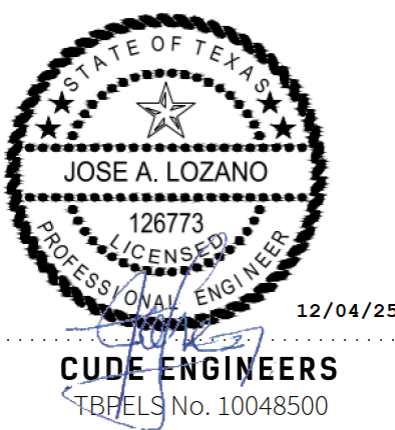


4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
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FLYING W
UNIT 1
SANITARY SEWER PLAN & PROFILE LINE 'A'

DATE	12/03/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

REVISIONS	1. 12/24/2025: ADDENDUM #2
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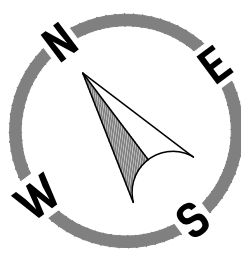


CUDE ENGINEERS
TBEELS No. 10048500

PLAT NO.

LEGEND

- CONC. RIP RAP
GABION MATTRESS
EARTHEN VEGETATION
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SLOPE



SCALE: 1"=30'

GENERAL NOTES:

CONTRACTOR TO HYDROMULCH ENTIRE DISTURBED LIMITS OF EARTHEN PORTION OF POND. 85% OF POND SURFACE MUST HAVE ESTABLISHED VEGETATION PRIOR TO ACCEPTANCE BY COMAL COUNTY & THE DISTRICT.

THE CONTRACTOR SHALL NOTIFY A UTILITY LOCATOR AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION ACTIVITY ADJACENT TO THE CONSTRUCTION OF ANY ON-SITE DRAINAGE FACILITIES TO PROTECT ANY UNIDENTIFIED EXISTING UNDERGROUND UTILITY FACILITY FROM DAMAGE OR HARM. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGES TO UTILITIES AS A RESULT OF NOT LOCATING UNDERGROUND UTILITY RESOURCES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF COMAL COUNTY.

ANY AREAS EXPOSED TO HIGH VELOCITY FLOWS SHALL EITHER HAVE A 6" THICK ROCK GABION MATTRESS INSTALLED OR THE INSTALLATION OF APPROPRIATE GEOTECHNICAL LINER AS DIRECTED BY THE CONSTRUCTION ENGINEER IN CHARGE.

ALL CONCRETE SHALL BE A MINIMUM OF 4000 PSI @ 28 DAYS COMPRESSIVE STRENGTH UNLESS OTHERWISE SPECIFIED HEREIN ON THESE DOCUMENTS.

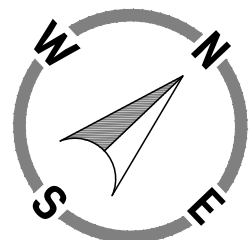
A 6 FOOT HIGH FENCE (WOOD, CHAINLINK, OR OTHER DECORATIVE FENCE AS SPECIFIED BY THE OWNER OR BY RESTRICTIVE COVENANT) SHALL BE INSTALLED AT THE TOP OF THE WATER QUALITY BASIN ALONG ALL SIDES. AT THE LOCATION OF THE 12' WIDE (MIN) MAINTENANCE RAMP, A DOUBLE SWING GATE WITH MINIMUM OPEN WIDTH OF 12', WITH LOCK SHALL BE PROVIDED TO ALLOW ACCESS TO THE DETENTION POND.

ALL REBAR SPLICES AND LAPS SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE SPECIFIED.

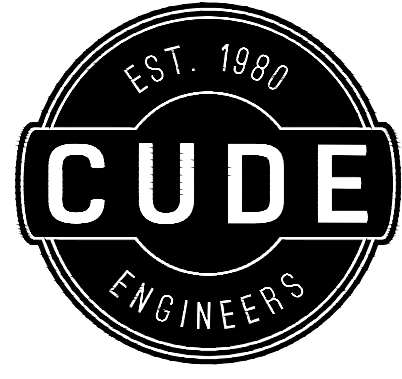
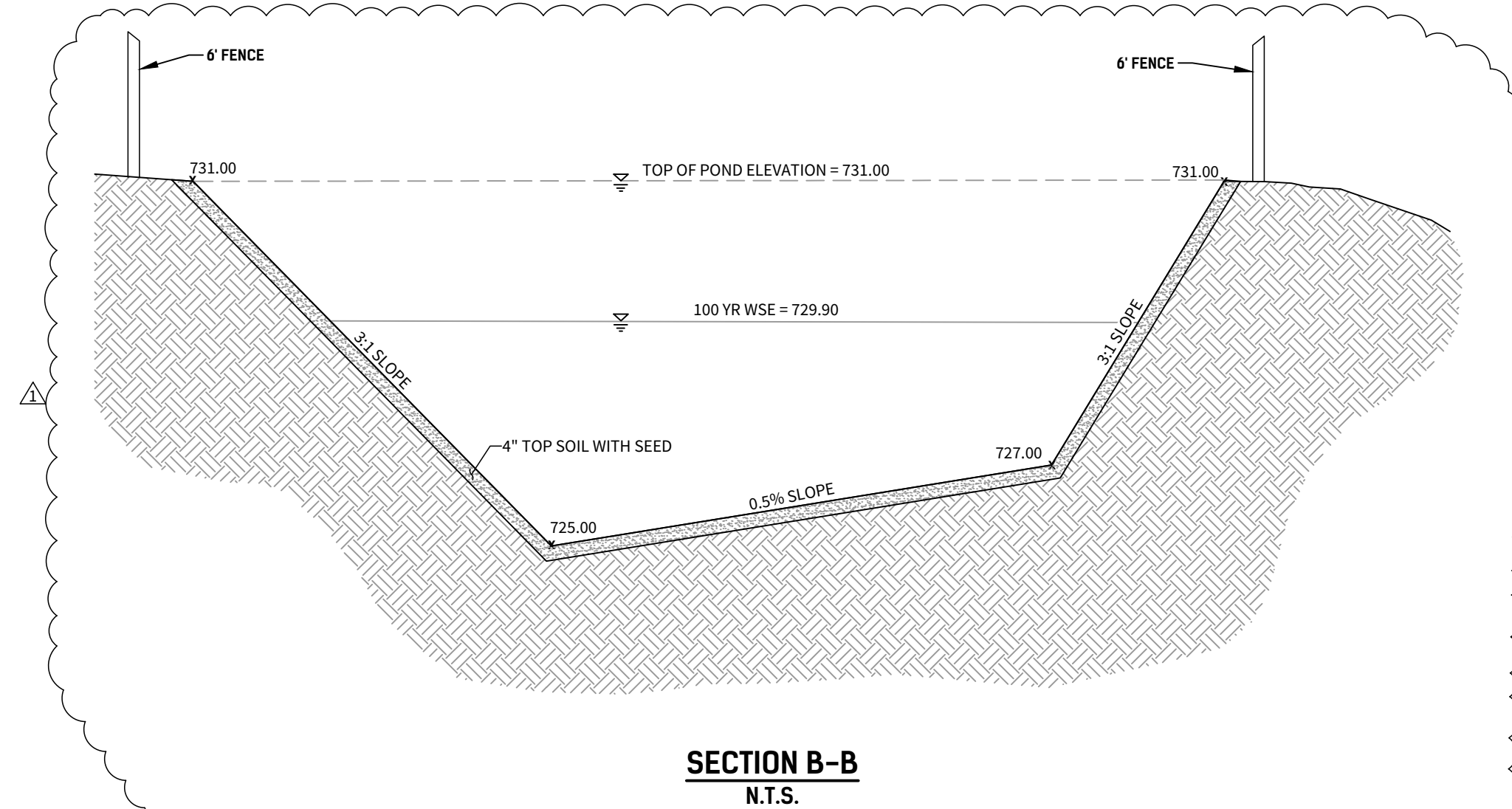
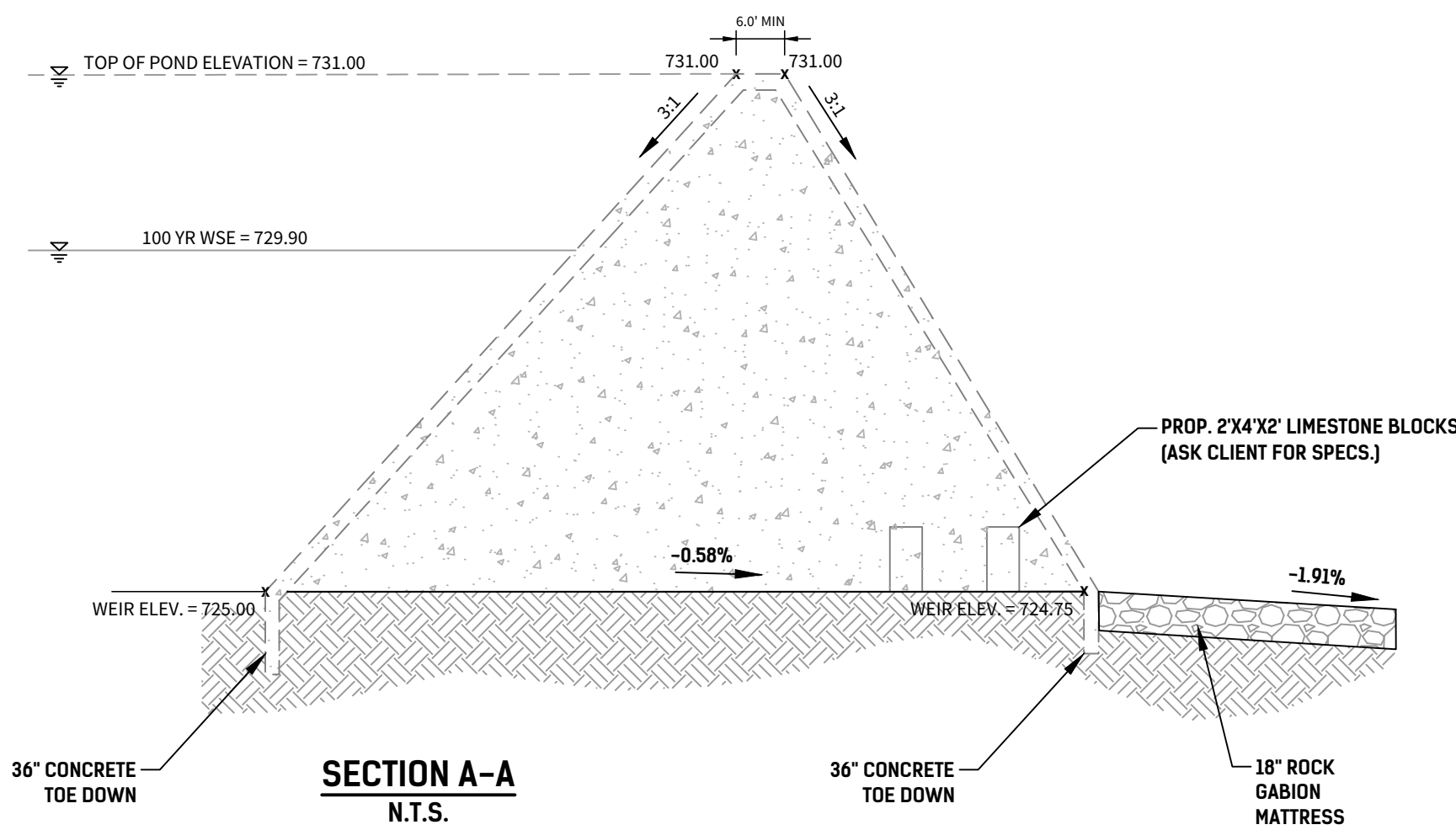
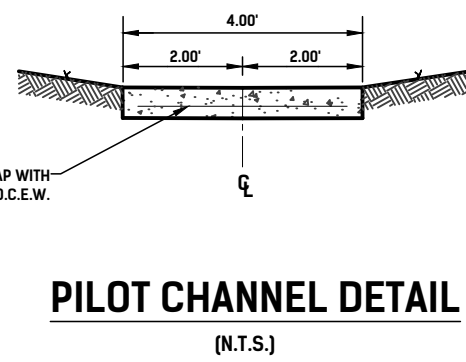
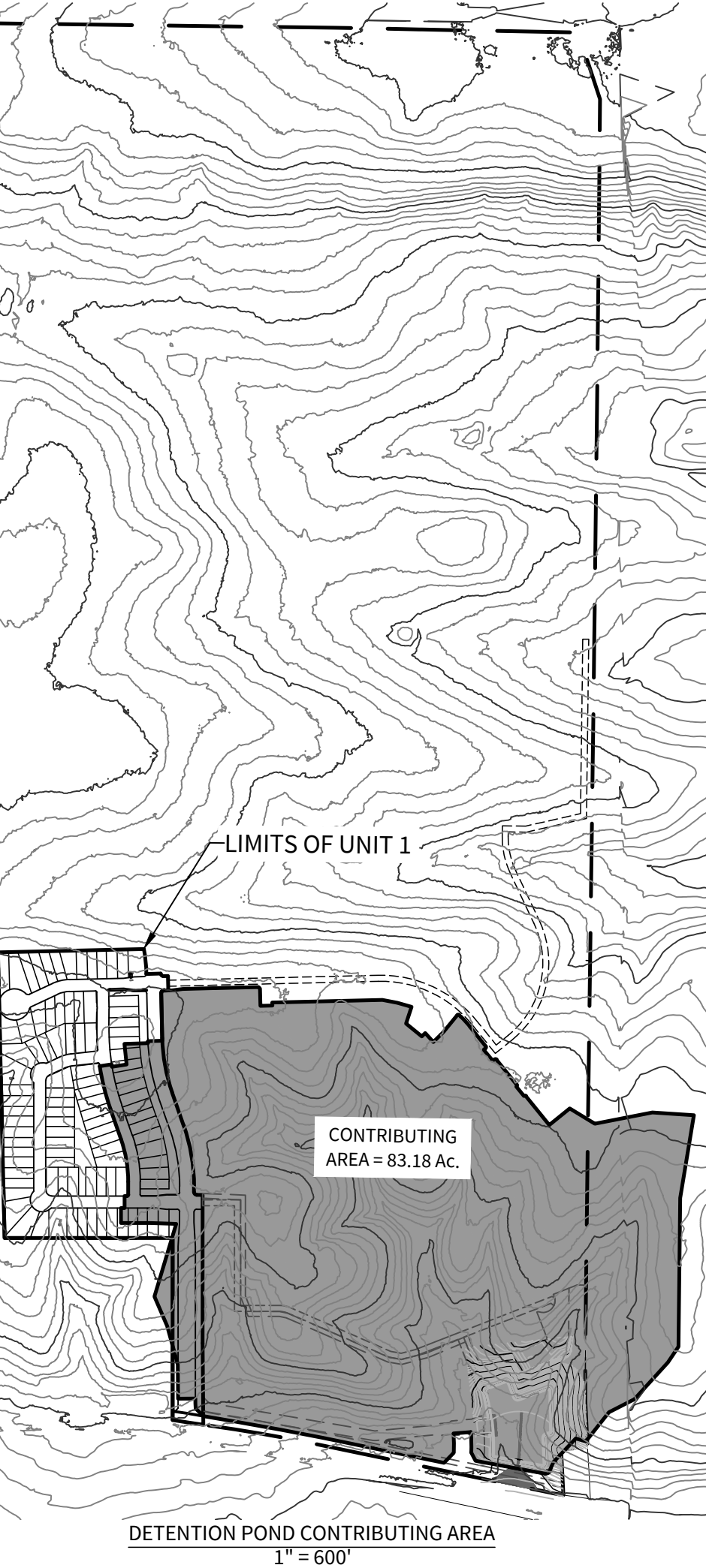
UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S (FILTERSTRIPS AND BASIN) MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGETATED PRIOR TO COMPLETION.

UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.



SCALE: 1"=600'



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

FLYING W
UNIT 1

DETENTION POND 1 PLAN

DATE

12/03/2025

PROJECT NO.

04024-002

DRAWN BY

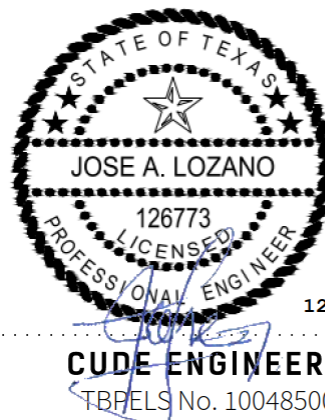
RC/AM/JG/HN

CHECKED BY

AL

REVISIONS

NO.	DESCRIPTION	DATE
1.	12/4/2025: ADDENDUM #2	
2.		
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4.		
5.		
6.		
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8.		



CUDE ENGINEERS
TBP#LS No. 10048500

C6.07