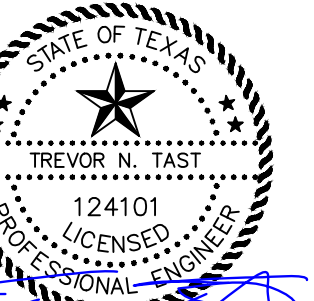


CONTACT:

TEL: (830) 327-1235



/15/2024

11/11/2024

COVER SHEET

19186 FM 2252
GARDEN RIDGE, TX, 75459

[illegible]

AWN BY:	TNT
/QC BY:	TNT
PROJECT NO.:	###-####
RMIT #:	

C0.0

MEET

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C11.0	STORM WATER POLLUTION PREVENTION PLAN
C11.1	STORM WATER POLLUTION PREVENTION PLAN DETAILS


$$1'' = 2000'$$

$$1'' = 400'$$

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER/DEVELOPER		
	ROCKEM REALTY LLC	19315 FM 2252 STE 312 GARDEN RIDGE, TX 78266
CIVIL ENGINEER		
	TREVOR TAST, P.E. TX2 ENGINEERING	645 FLORAL AVE, STE. C NEW BRAUNFELS, TX 78130 (816) 510-9151 TREVOR@TX2ENGINEERING.COM
SURVEYOR		
	ROBERT HARPER SUMMIT GEOMATICS, INC.	4603 N. STAHL PARK SUITE 103 SAN ANTONIO, TX 78217 (210) 971-4870 RHARPER@SUMMIT-GEOMATICS.COM



**NOW WHAT'S BELOW.
11 BEFORE YOU DIG.**

THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-SAFE", (1800)344-7233 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!

2. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.

3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.

5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND/OR DEPARTMENT OF TRANSPORTATION EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.

7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.

8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.

9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

11. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE UTILITY COMPANIES.

12. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.

13. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.

14. HANDICAP PARKING STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA STANDARDS AND SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.

17. ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

18. IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.

19. EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO THE GEOTECHNICAL REPORT AND ALL ADDENDUMS FOR ADDITIONAL REQUIREMENTS.

20. THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.

21. ALL WATER LINES SHALL BE INSTALLED PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.

22. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, AT THE CONTRACTOR'S EXPENSE.

23. NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

24. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.

25. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.

26. THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.

27. ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT, UNLESS STATED OTHERWISE WITHIN THE PLANS AND SPECIFICATIONS.

28. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.

31. THE OWNER AND ENGINEER MAKE NO ASSURANCES TO THE ACCURACY OF THE SOIL BORINGS INCLUDED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BASE BID.

2. SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ADDENDUMS.
33. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLAN FOR SPECIFIC TREATMENT OF THESE AREAS):
- A. LONGITUDINAL CONSTRUCTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 12 FEET, TOOLED TO 1/4 THE SLAB THICKNESS AND OF THE KEYED (TONGUE AND GROOVE) TYPE.
- B. TRANSVERSE CONSTRUCTION JOINTS AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE AND OF THE KEYED TYPE.
- C. TRANSVERSE CONSTRUCTION JOINTS SPACED AT INTERVALS NOT GREATER THAN 15 FEET AND TOOLED TO 1/4 OF THE SLAB THICKNESS.
- D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A 3/4" NONEXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOND, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
- E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
32. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
33. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS NOT SHOWN ON PLANS. CONTRACTOR SHALL INSTALL NECESSARY CONDUIT PRIOR TO PAVEMENT INSTALLATION. CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION SCOPES WITH SERVICE PROVIDER.
34. BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY TX2 ENGINEERING (TX2), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF TX2, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION, THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL, SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY TX2 AND THE ELECTRONIC FILES, THE SIGNED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. TX2 SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IT ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS TX2, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN TX2 OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF TX2.
- DEMOLITION NOTES:**
1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY ONE CALL AT 1-800-344-7233 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOCKS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
15. ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
16. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

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11. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
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16. ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
17. ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.

1. PAVEMENT MARKING PAINT: LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
2. DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
3. ALLOW PAVING TO AGE FOR 24 HOURS BEFORE MARKING.
4. SWEEP AND CLEAN SURFACE.
5. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS WITH UNIFORM STRAIGHT EDGES. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS.
6. THIS WORK SHALL CONSIST OF FURNISHING AND APPLYING PAINT ON PAVEMENT SURFACES, IN TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS, IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS.
7. DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
8. ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
9. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROMAR TRAFFIC MARKING PAINT, COLORS TO MATCH THE EXISTING ADJACENT INSTALLATIONS. USE FLAT BLACK, WHITE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
 - A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
 - B. PORTLAND CEMENT CONCRETE PAVING: USE YELLOW COLOR.
 - C. HANDICAPPED ACCESSIBLE PARKING AND ENTRYWAYS: USE WHITE COLOR WITH WHITE STRIPES.
 - D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
10. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
11. DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. HANDICAPPED PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIAL TESTING THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF WATER MAIN PER TCEQ STANDARDS AND REQUIREMENTS FOR A PUBLIC WATER DISTRIBUTION MAIN.
3. THE CONTRACTOR SHALL ADHERE TO RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT AND ALL CURRENT ADDENDA BY **BURGE ENGINEERING AND ASSOCIATES**. CONTRACTOR SHALL NOTIFY TX2 ENGINEER OR OWNERS REPRESENTATIVE WITH ANY DISCREPANCIES.
4. MATERIALS COMMONLY ASSOCIATED WITH CONSTRUCTION OF PAVEMENT INCLUDING SUBGRADE, BASE AND RIGID/FLEXIBLE PAVEMENT SHALL BE TESTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.



GENERAL NOTES 1

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX 78266

YR: 2024

[illegible]

DRAWN BY:	TNT
QA/QC BY:	TNT
PROJECT NO.:	###-####
PERMIT #:	

C1.0

**KNOW WHAT'S BELOW
811 BEFORE YOU DIG**

SHEET



- | | PROPERTY LINE |
|------------------|---------------------------------------|
| ———— P-OH ———— | EXISTING OVERHEAD POWER |
| ———— UGE ———— | EXISTING UNDERGROUND POWER |
| —— T ———— T —— | EXISTING TELEPHONE CONDUIT |
| ———— CATV ———— | EXISTING CABLE TELEVISION CONDUIT |
| ———— FO ———— | EXISTING FIBER OPTIC CONDUIT |
| ———— G ———— G —— | EXISTING NATURAL GAS SERVICE |
| ———— FP ———— | EXISTING FIRE PROTECTION SERVICE |
| —— W ———— W —— | EXISTING WATER SERVICE |
| ———— SS ———— | EXISTING SANITARY SEWER |
| ———— SD ———— | EXISTING ROOF DRAINS AND HEADER PIPES |
| ===== 610 ===== | EXISTING MAJOR CONTOUR |
| ----- 611 ----- | EXISTING MINOR CONTOUR |

NOTES:

1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SURVEY BY SUMMIT GEOMATICS, INC. AND HMT

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

POINT TABLE (GRID)				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13,774,254.99	2,190,762.07	884.73'	CONTROL POINT SET MAG NAIL ON ASPHALT
2	13,774,136.71	2,191,169.13	869.29'	CONTROL POINT 5/8" I. ROD W/CAP

Tree Table	
Point #	Description
3000	12" ELM
3001	12" 6 OAK
3002	16" ELM
3003	22" OAK\N DECLINE
3004	14" ELM
3005	18" CEDAR
3006	14" CEDAR
3007	10" ELM
3008	12" ELM
3009	8" ELM
3010	12" CEDAR
3011	11" ELM
3012	12" 7 CEDAR
3013	13" CEDAR

Tree Table	
Point #	Description
3014	11" ELM
3015	13" ELM
3016	7" OAK
3017	7" OAK
3018	17" CEDAR
3019	20" CEDAR
3020	12" ELM
3021	20" CEDAR
3022	16" CEDAR
3023	10" ELM
3024	12" CEDAR
3025	12" OAK
3026	18" CEDAR
3027	17" CEDAR

Tree Table	
Point #	Description
3028	21" CEDAR
3029	18" CEDAR
3030	14" CEDAR
3031	12" CEDAR
3032	14" CEDAR
3033	16" CEDAR
3034	19" CEDAR
3035	8" OAK
3036	19" CEDAR
3037	18" OAK IN DECLINE
3038	12" ELM
3039	14" 6 CEDAR
3040	8" ELM
3041	14" ELM

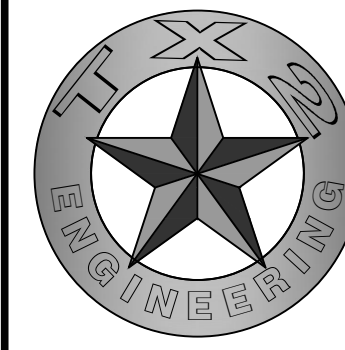
TREE TABLE	
TAG NO.	DESCRIPTION
3701	13" CEDAR ELM
3702	12" CEDAR ELM
3703	12" CEDAR ELM
3704	11" CEDAR ELM
3705	15" CEDAR ELM
3706	15" CEDAR ELM
3707	16" CEDAR ELM
3708	12" LIVE OAK
3709	11" LIVE OAK
3710	10" CEDAR ELM
3711	19" CEDAR ELM
3712	18" LIVE OAK
3713	20" CEDAR ELM
3714	18" SHIM OAK
3715	27" LIVE OAK
3717	22" LIVE OAK
3718	25" LIVE OAK
3719	19" LIVE OAK
3720	9" LIVE OAK
3721	11" SHIM OAK

TREE TABLE	
TAG NO.	DESCRIPTION
3722	10" SHIN OAK
3723	9" CEDAR ELM
3724	8" CEDAR ELM
3725	12" SHIN OAK
3726	12" SHIN OAK
3727	11" SHIN OAK
3728	10" LIVE OAK
3729	13" LIVE OAK
3730	8" LIVE OAK
3731	12" SHIN OAK
3732	17" LIVE OAK
3733	13" SHIN OAK
3734	12" CEDAR ELI
3735	15" LIVE OAK
3736	9" LIVE OAK
3737	9" SHIN OAK
3738	9" SHIN OAK
3739	11" SHIN OAK
3740	10" SHIN OAK
3741	12" LIVE OAK
3742	9" LIVE OAK

TREE TABLE	
TAG NO.	DESCRIPTION
3743	9" CHINABERRY
3744	14" LIGUSTRUM TREE (7-5-4-4")
3745	13" CHINABERRY
3746	13" LIVE OAK
3747	9" PERSIMMON TREE
3748	14" LIVE OAK
3749	10" LIVE OAK
3750	15" LIGUSTRUM TREE (6-5-5-4-4")
3751	12" SHIN OAK
3752	11" TREE
3753	8" CEDAR ELM
3754	9" SHIN OAK
3755	10" MT LAUREL TREE
3756	10" MT LAUREL TREE
3757	16" LIVE OAK
3758	14" LIVE OAK
3759	15" LIVE OAK
3760	12" LIVE OAK
3761	12" CHINABERRY (8-8")
3762	9" LIVE OAK
3763	8" LIVE OAK

TAG NO.	DESCRIPTION
3764	11" CHINABERRY
3765	12" LIVE OAK
3766	11" CHINABERRY
3767	15" HACKBERRY (9-7-5)
3768	16" CEDAR ELM
3769	8" LIVE OAK
3770	13" CHINABERRY
3771	11" HACKBERRY
3772	15" LIGUSTRUM TREE
3773	14" LIVE OAK
3774	11" LIVE OAK
3775	17" LIVE OAK
3776	16" CEDAR ELM
3777	16" LIVE OAK
3778	12" LIGUSTRUM TREE
3779	8" CHINABERRY
3780	11" LIGUSTRUM TREE
3781	11" CHINABERRY
3782	9" LIVE OAK
3783	14" LIVE OAK
3784	9" LIVE OAK

TREE TABLE	
TAG NO.	DESCRIPTION
3785	10" LIVE OAK
3786	11" LIVE OAK
3787	8" HACKBERRY
3788	11" CHINABERRY
3789	13" LIGUSTRUM TREE
3790	13" CHINABERRY
3791	12" LIVE OAK
3792	14" LIVE OAK
3793	10" LIGUSTRUM TREE
3794	17" LIVE OAK
3795	24" LIVE OAK
3796	21" LIVE OAK (14-14")
3797	11" PERSIMMON TREE
3798	8" SHIN OAK
3799	10" LIGUSTRUM TREE
3800	10" LIGUSTRUM TREE
3801	8" LIVE OAK
3802	10" PERSIMMON TREE (7-4-3)
3803	10" CHINABERRY
3804	12" LIGUSTRUM TREE

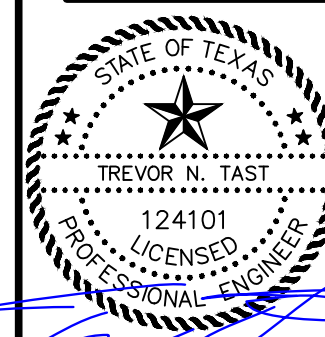


TX2 ENGINEERING
FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235



11/15/2024

YR: 2024

EXISTING SITE PLAN

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

[illegible]

DRAWN BY: _____

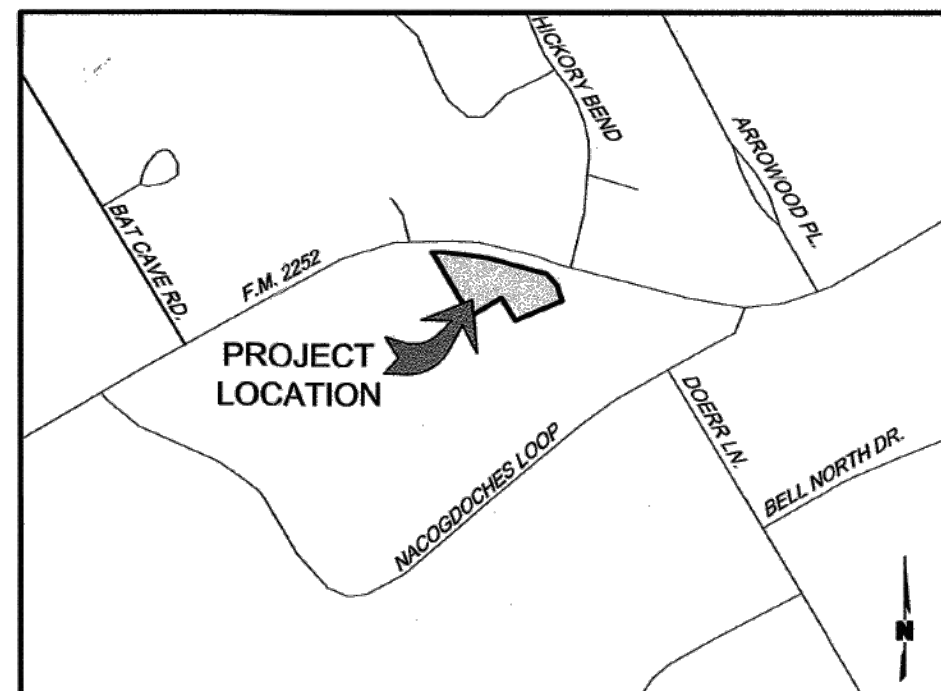
QA/QC BY:

PROJECT NO.: ###-##

**KNOW WHAT'S BELOW
811 BEFORE YOU DIG**

C2.0

SHEET



VICINITY MAP
NOT TO SCALE

CPS/UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 86°59'27" E	43.43'
L2	S 82°23'33" E	50.53'
L3	S 36°15'22" E	71.12'
L4	S 74°47'27" E	11.93'

LEGEND

- B.S.L. BUILDING SET-BACK LINE
CONC. CONCRETE
F.M. FARM-TO-MARKET
I. IRON
MON. MONUMENT
M.P.R.C.C.T. MAP AND PLAT OF COMAL COUNTY, TEXAS
NO. NUMBER
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
FOUND 12-INCH ROD (UNLESS OTHERWISE NOTED)
CALCULATED POINT
EXISTING CONTOUR
PROPOSED CONTOUR
- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 45' FRONT BUILDING SETBACK
3 15' SIDE AND REAR BUILDING SETBACK

0' 25' 50' 100'
SCALE IN FEET

STATE OF TEXAS
COUNTY OF COMAL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO GARDEN RIDGE, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

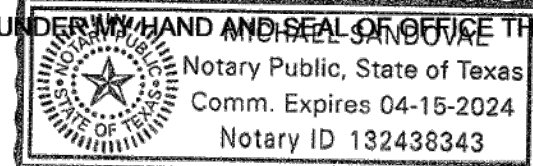
Eric Fischer
ROCK'EM REALTY, LLC
8107 SKY VISTA
SAN ANTONIO, TEXAS 78266

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

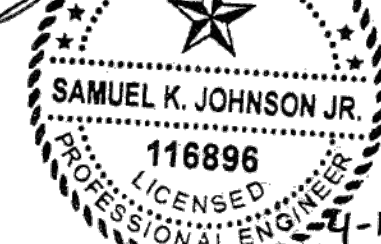
Eric Fischer
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF April, 2024.



Michael Samboval
PRINT NOTARY'S NAME
NOTARY PUBLIC, STATE OF TEXAS

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBMITTED PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.



Samuel K. Johnson Jr.
CITY ENGINEER

THIS PLAT OF THE REVIVAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 18th DAY OF May, A.D. 2024.

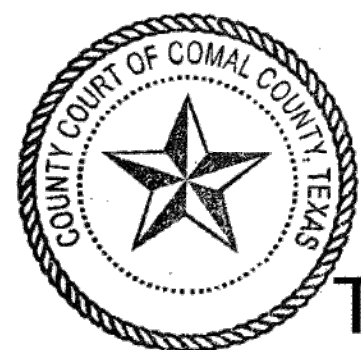
BY: *Robert N. Tost*
MAYOR

BY: *Max G...*
CITY SECRETARY



STATE OF TEXAS
COUNTY OF COMAL

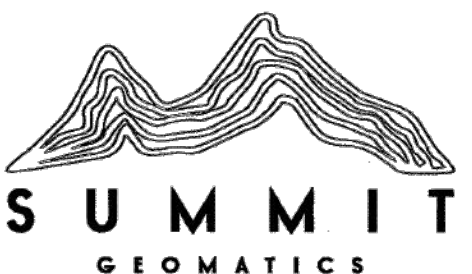
I, *Robert N. Tost* DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF June, A.D. 2024 AT 1:21 P.M. AND DULY RECORDED THE 14th DAY OF June, A.D. 2024 AT 1:21 P.M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. 202206048528 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE 14th DAY OF June, A.D. 2024.



Stacey Bell
COUNTY CLERK, COMAL COUNTY, TEXAS
Deputy to the County Clerk

THE REVIVAL

BEING A 3.104 ACRE TRACT OF LAND
BEING ALL OF A CALLED 1.40 ACRES AND A CALLED 1.707 ACRES
SITUATED IN THE GEORGE M. DOLSON
SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS

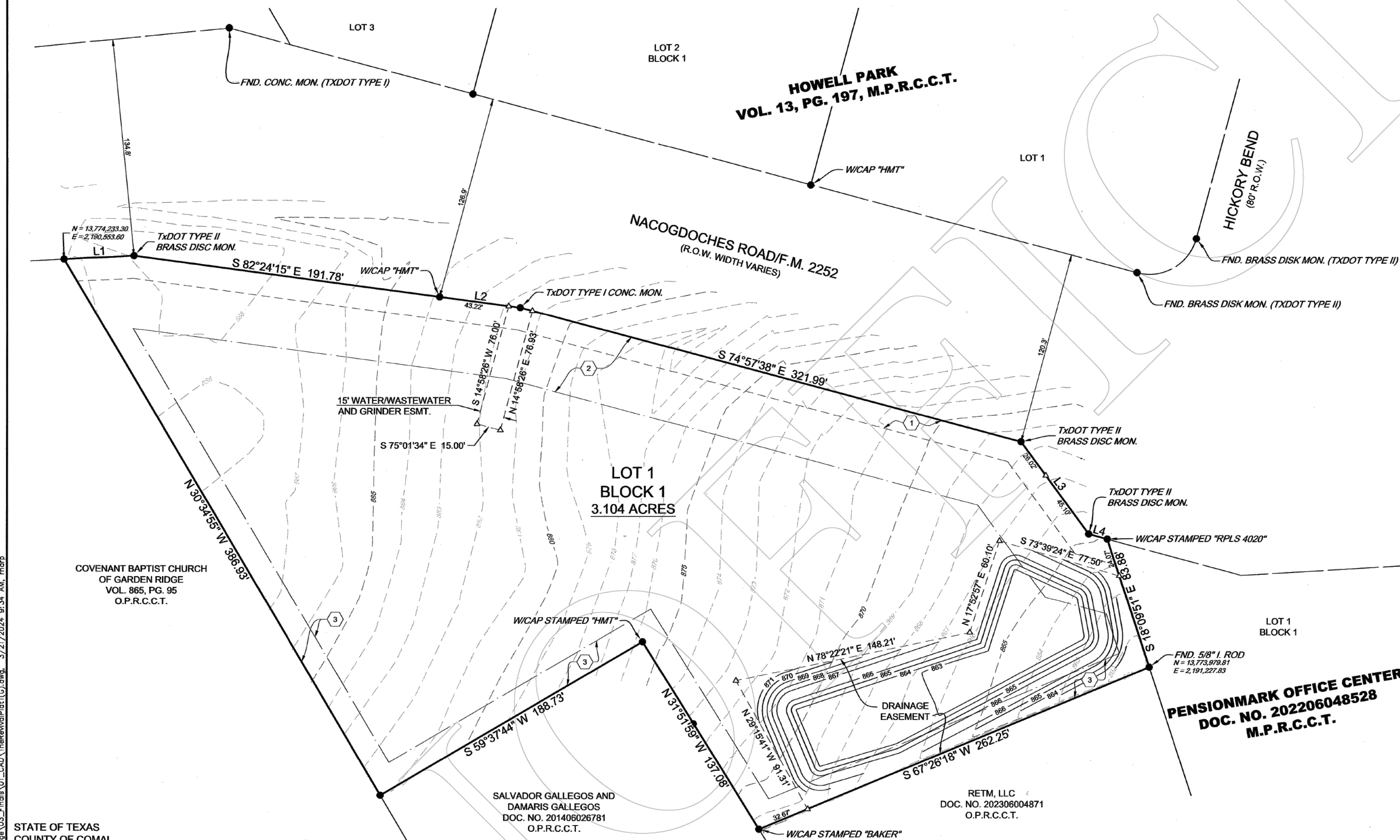


SUMMIT GEOMATICS, INC.
4603 N Stahl Park, Suite 103
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194657

JOB #: 23.0072

MARCH 2024

SHEET 1 OF 1



STATE OF TEXAS
COUNTY OF COMAL

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREET, LOTS AND DRAINAGE LAYOUT.

Trevor N. Tost
TREVOR N. TOST
TX2 ENGINEERING

3-21-2024
DATE

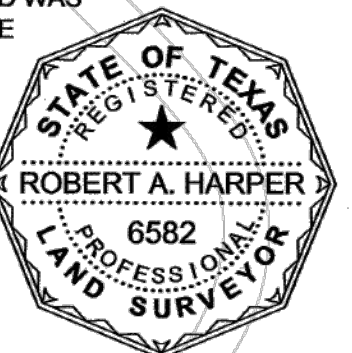


STATE OF TEXAS
COUNTY OF BEXAR

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Robert A. Harper
ROBERT A. HARPER, R.L.S.
SUMMIT GEOMATICS, INC.
4603 N STAHL PARK, SUITE 103
SAN ANTONIO, TX 78217

3-21-2024
DATE

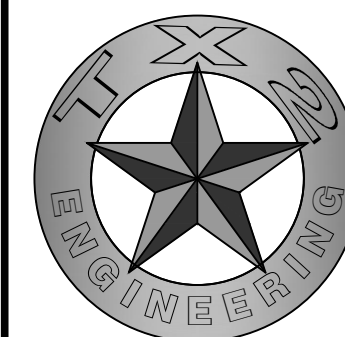


PLAT NOTES:

1. DATE OF PLAT PREPARATION: 03/12/2024
2. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
3. THIS PROPERTY LIES IN UNSHADED ZONE "X", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48091C0485F, MAP DATED SEPTEMBER 02, 2009.
4. THE PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER TRANSITION ZONE.

TXDOT PLAT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 2 RIGHT IN RIGHT OUT ONLY ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 690 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

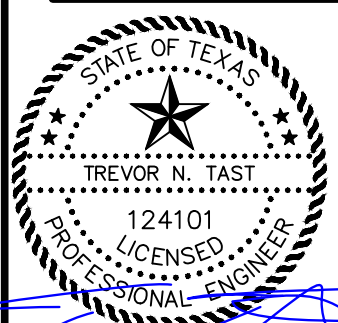


TX2 ENGINEERING
FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235



11/15/2024

YR: 2024

PROPERTY PLAT

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

REVISIONS

BY
DESCRIPTION

DATE

REV.

PERMIT #:

DRAWN BY:

QA/QC BY:

PROJECT NO.:

PERMIT #:

###-####

TNT

TNT

811

KNOW WHAT'S BELOW.
811 BEFORE YOU DIG.

C2.1

SHEET

4707:Y111

PROPOSED FIRE LANE LAYOUT

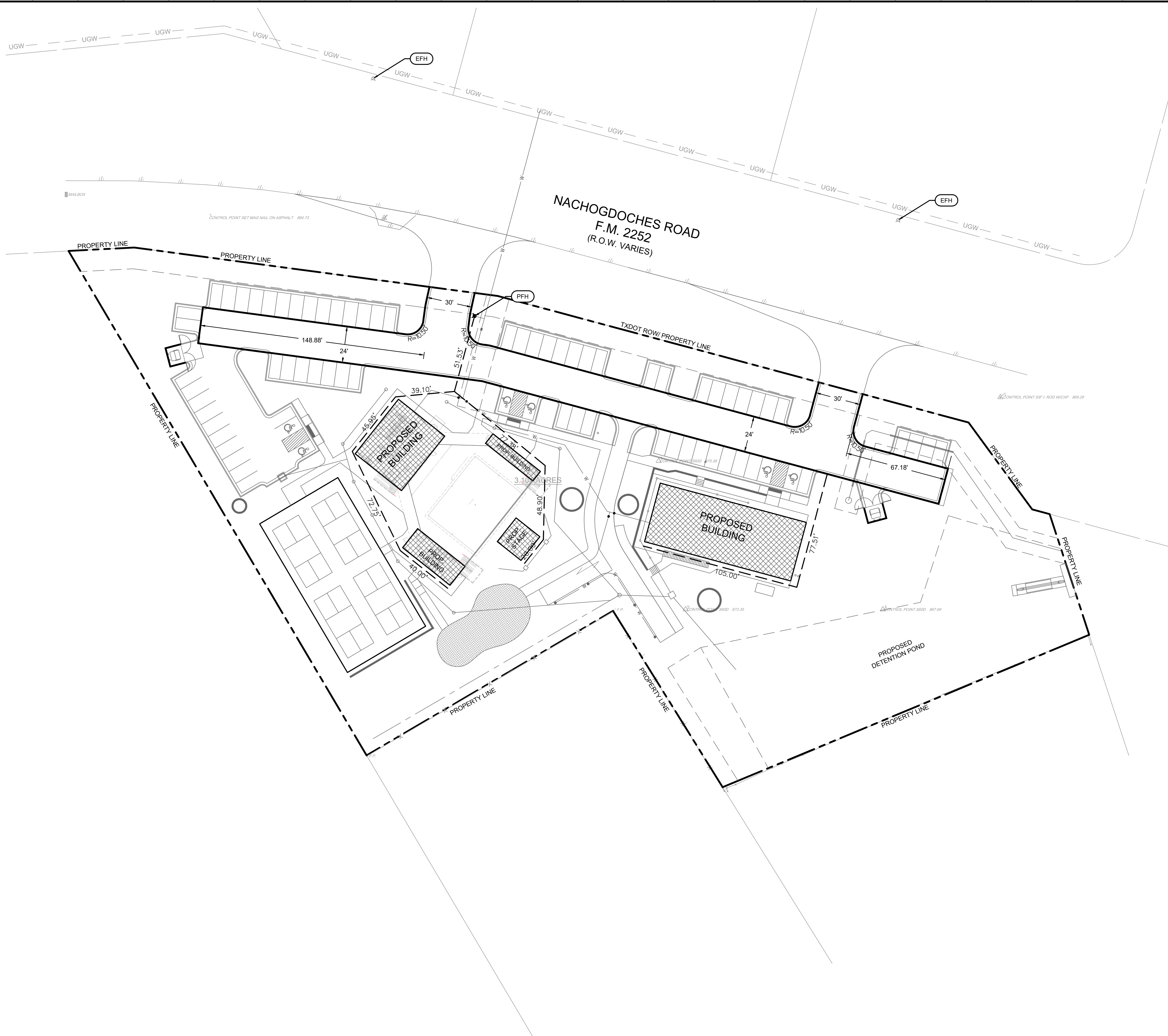
19186 FM 2252
GARDEN RIDGE, TX,

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OWN BY:	TNT
QC BY:	TNT
JECT NO.:	###-####
MIT #:	







C4.1

EET



LEGEND

- | | |
|--|---------------------------------------|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EXISTING OVERHEAD POWER |
| | EXISTING UNDERGROUND POWER |
| | EXISTING TELPHONE CONDUIT |
| | EXISTING CABLE TELEVISION CONDUIT |
| | EXISTING FIBER OPTIC CONDUIT |
| | EXISTING NATURAL GAS SERVICE |
| | EXISTING FIRE PROTECTION SERVICE |
| | EXISTING WATER SERVICE |
| | EXISTING SANITARY SEWER |
| | EXISTING ROOF DRAINS AND HEADER PIPES |
| | EXISTING STORM SEWER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| | INSTALL CURB & GUTTER |
| | PROPOSED FIRE LANE |
| | HOSE LAY |

- | | |
|---|------------------------------------|
|  | PROPOSED LIGHT DUTY ASPHALT |
|  | PROPOSED HEAVY DUTY ASPHALT |
|  | PROPOSED CONCRETE PAVEMENT/ASPHALT |
|  | PROPOSED BUILDING |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |

NOTES:

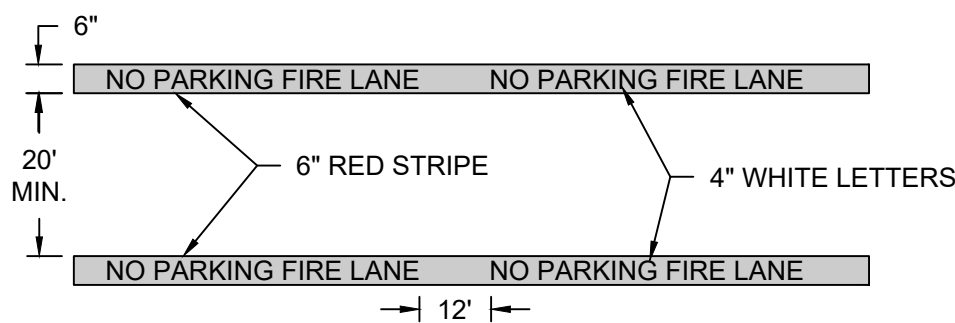
1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

KEYNOTES XX

- PFH PROPOSED FIRE HYDRANT
EFH EXISTING FIRE HYDRANT

WARNING - OVERHEAD POWER LINES

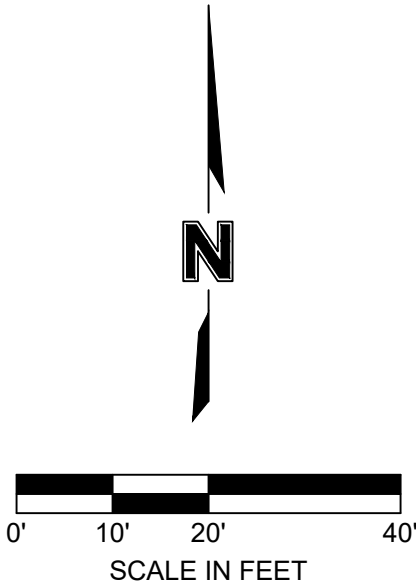
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



FIRE LANE STRIPING DETAIL

NTS

1. CONTRACTOR IS RESPONSIBLE FOR STRIPING AND SIGNAGE OF FIRE LANE PER INTERNATIONAL FIRE CODE RULES AND REGULATIONS AS STIPULATED BY AHJ FIRE MARSHAL.



YR: 2024

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

	PROPERTY LINE
	RIGHT OF WAY
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELPHONE CONDUIT
	EXISTING CABLE TELEVISION CONDUIT
	EXISTING FIBER OPTIC CONDUIT
	EXISTING NATURAL GAS SERVICE
	EXISTING FIRE PROTECTION SERVICE
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING ROOF DRAINS AND HEADER PIPES
	EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EASEMENT LINE
	INSTALL CURB & GUTTER

PROPOSED BUILDING


1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD REGULATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL DIMENSIONS ARE AT BACK OF CURB UNLESS OTHERWISE NOTED ON PLAN.

GENERAL: G-## _____
G-01 PROPOSED CONCRETE SIDEWALK
G-02 PROPOSED RETAINING WALL
G-03 CONTRACTOR SHALL BULLNOSE END OF CURB AND
GUTTER AT TRANSITION.
G-04 PROPOSED TxDOT DRIVEWAY PER SEPARATE PLANS
AND PERMIT

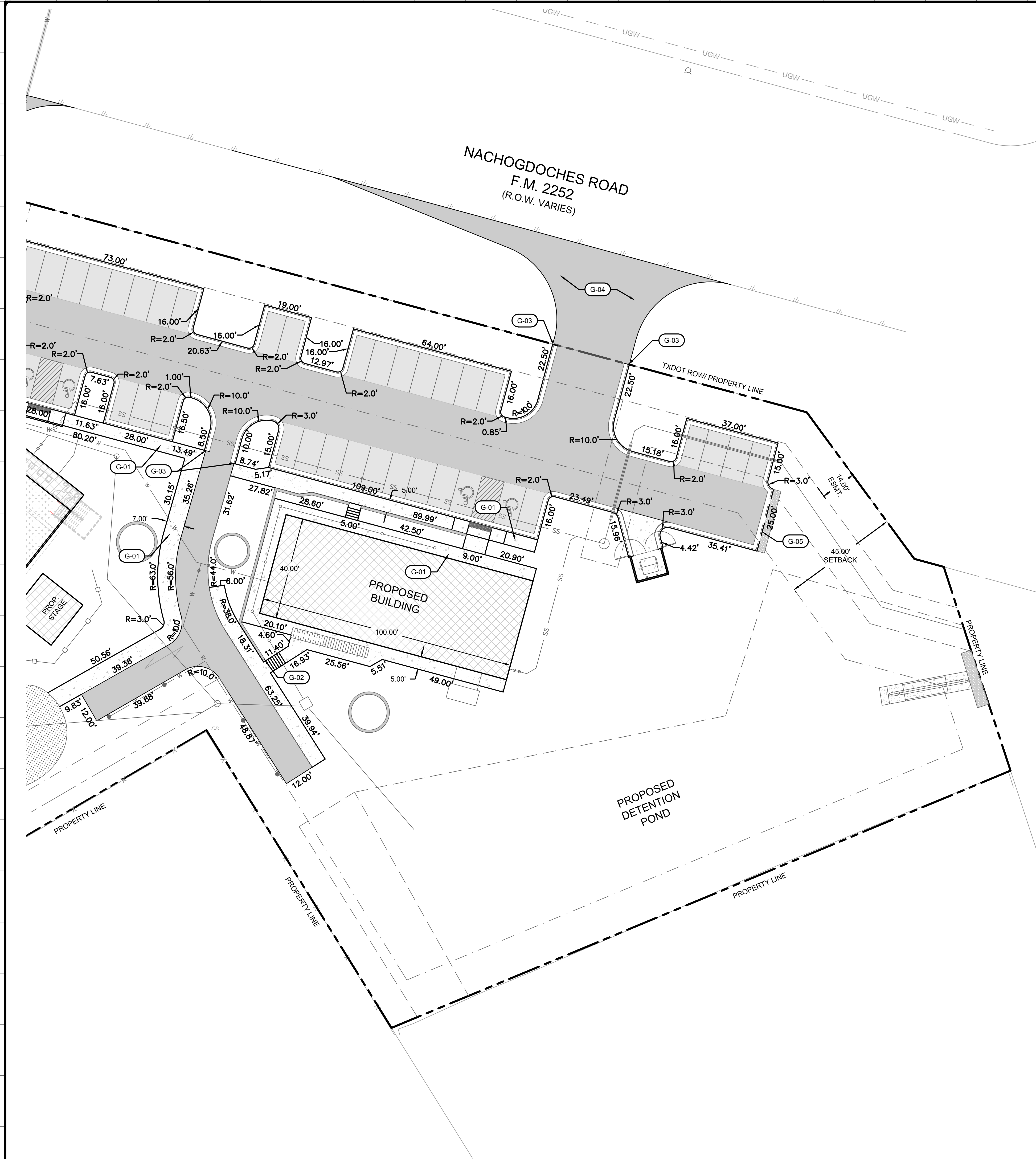
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

DRAWN BY:	TNT
QA/QC BY:	TNT
PROJECT NO.:	###-####
PERMIT #:	

C5.1



KNOW WHAT'S BELOW
811 BEFORE YOU DIG



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- P-OH EXISTING OVERHEAD POWER
- UGW EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
- CATV EXISTING CABLE TELEVISION CONDUIT
- FO EXISTING FIBER OPTIC CONDUIT
- G EXISTING NATURAL GAS SERVICE
- FP EXISTING FIRE PROTECTION SERVICE
- W EXISTING WATER SERVICE
- SS EXISTING SANITARY SEWER
- SD EXISTING ROOF DRAINS AND HEADER PIPES
- EXISTING STORM SEWER
- 610- EXISTING MAJOR CONTOUR
- 611- EXISTING MINOR CONTOUR
- 610 PROPOSED MAJOR CONTOUR
- 611 PROPOSED MINOR CONTOUR
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

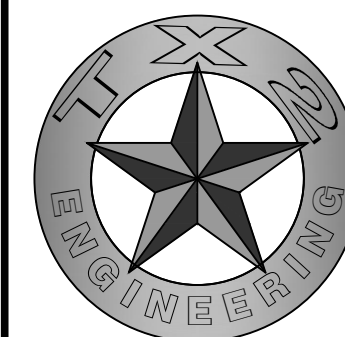
- ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL DIMENSIONS ARE AT BACK OF CURB UNLESS OTHERWISE NOTED ON PLAN.

KEYNOTES

- GENERAL: G-##
- G-01 PROPOSED CONCRETE SIDEWALK
 - G-02 PROPOSED RETAINING WALL
 - G-03 CONTRACTOR SHALL BULLNOSE END OF CURB AND GUTTER AT TRANSITION.
 - G-04 PROPOSED TXDOT DRIVEWAY PER SEPARATE PLANS AND PERMIT
 - G-05 PROPOSED SAW TOOTH CURB AND 3' WIDTH 6" RIPRAP EROSION PROTECTION ALONG BACK OF CURB

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



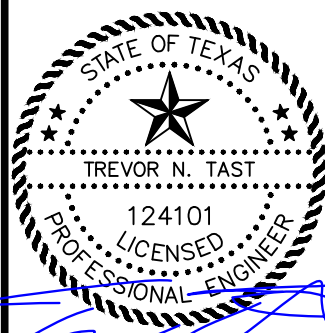
TX2 ENGINEERING

FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235



11/15/2024

DIMENSION CONTROL PLAN 2

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

REVISIONS

REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT

QA/QC BY: TNT

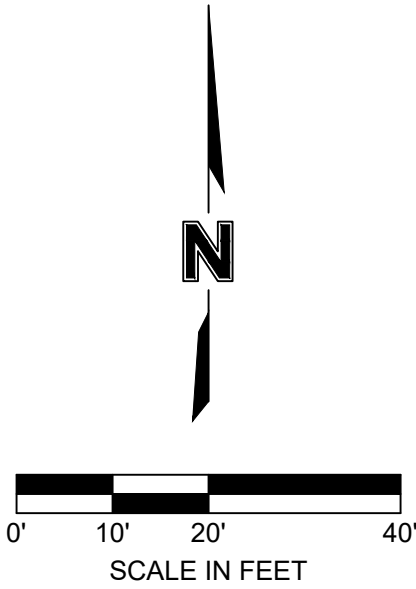
PROJECT NO.: ###-####

PERMIT #:



C5.2

SHEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- P-OH EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
- CATV EXISTING CABLE TELEVISION CONDUIT
- FO EXISTING FIBER OPTIC CONDUIT
- G EXISTING NATURAL GAS SERVICE
- FP EXISTING FIRE PROTECTION SERVICE
- W EXISTING WATER SERVICE
- SS EXISTING SANITARY SEWER
- SD EXISTING ROOF DRAINS AND HEADER PIPES
- EXISTING STORM SEWER
- 610- EXISTING MAJOR CONTOUR
- 611- EXISTING MINOR CONTOUR
- 610 PROPOSED MAJOR CONTOUR
- 611 PROPOSED MINOR CONTOUR
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

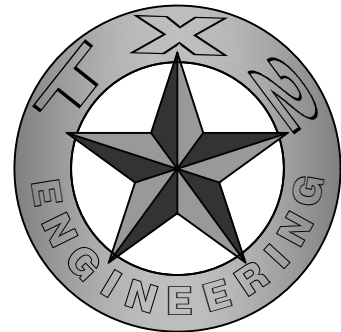
- ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

SPOT ELEVATION LEGEND

- GR = FINISHED GRADE
- TC = TOP OF CURB AT BACK EDGE
- TP = TOP OF PAVEMENT
- LFG = LOW FINISHED GRADE
- HFG = HIGH FINISHED GRADE
- M/E = MATCH EXISTING



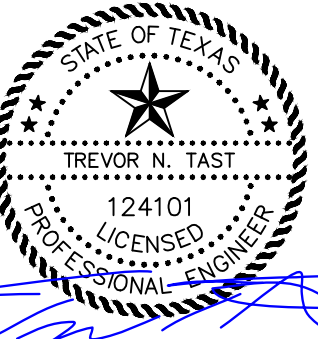
TX2 ENGINEERING

FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235



11/15/2024

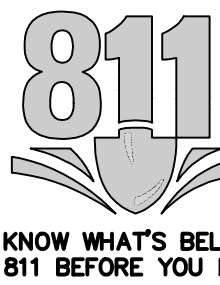
YR: 2024

GRADING PLAN 1

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

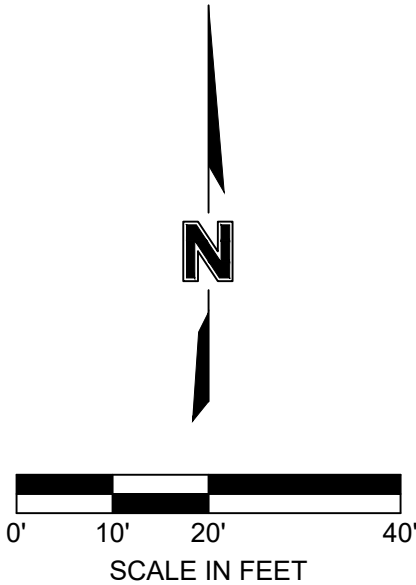
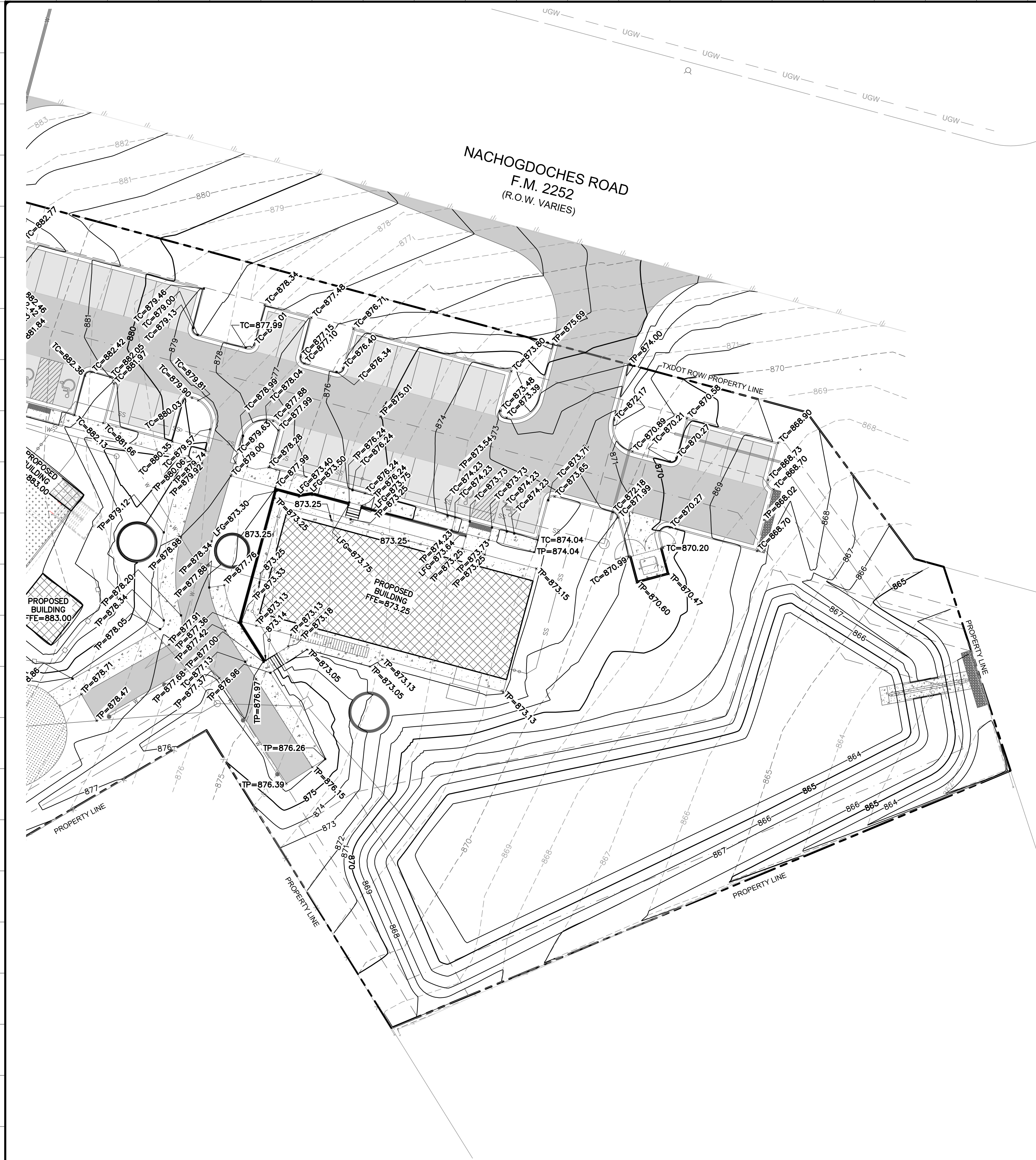
REVISIONS		BY
REV.	DATE	DESCRIPTION

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:



C6.1

SHEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
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- UGE EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
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- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

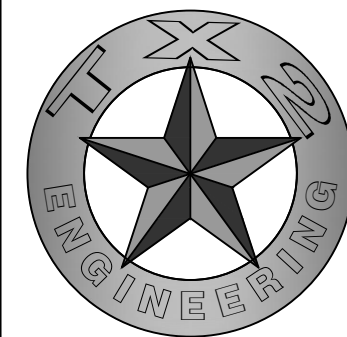
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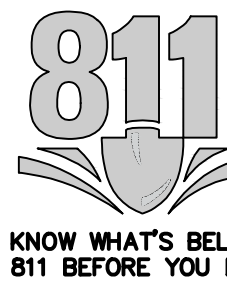
GRADING PLAN 2

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

YR: 2024

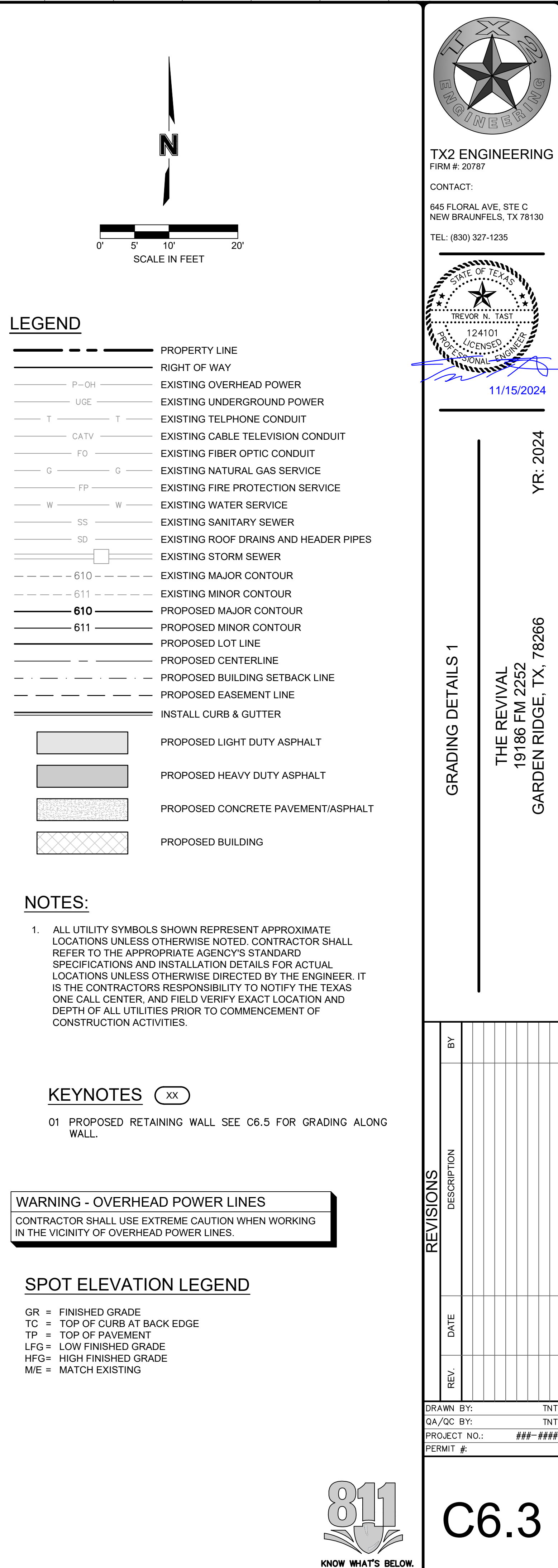
REVISIONS		BY
REV.	DATE	DESCRIPTION

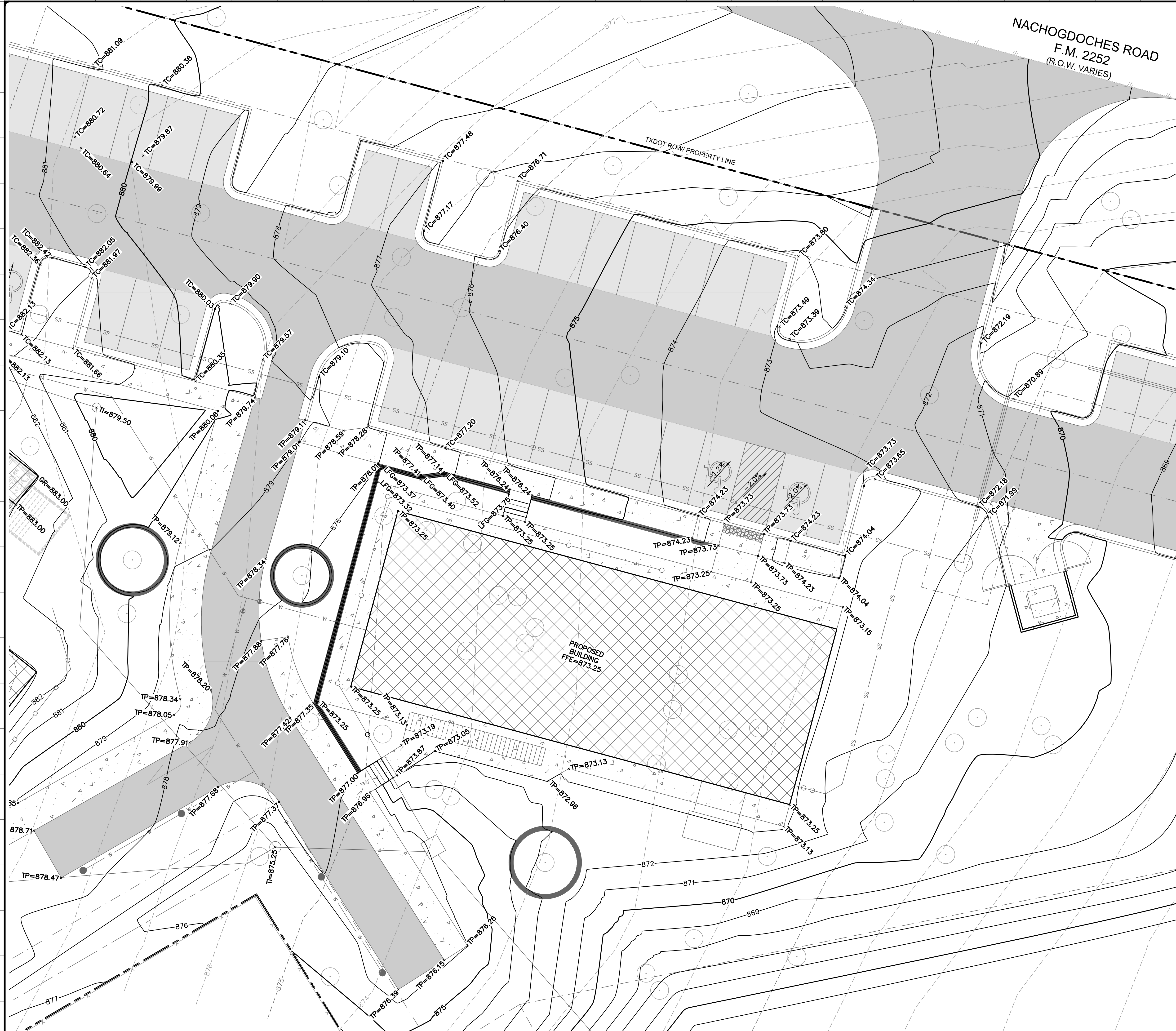
DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:



C6.2

SHEET





LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- P-OH EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
- CATV EXISTING CABLE TELEVISION CONDUIT
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- PROPOSED BUILDING

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WARNING - OVERHEAD POWER LINES

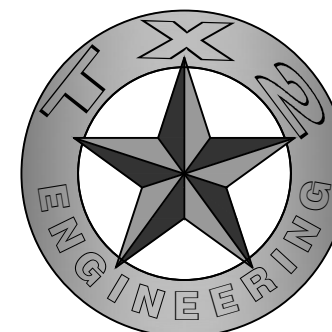
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0' 5' 10' 20'
SCALE IN FEET



TX2 ENGINEERING
FIRM #: 20787

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11/15/2024

YR: 2024

GRADING DETAILS 2
THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

REVISIONS		DESCRIPTION	BY
REV.	DATE		

DRAWN BY: TNT
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PERMIT #:



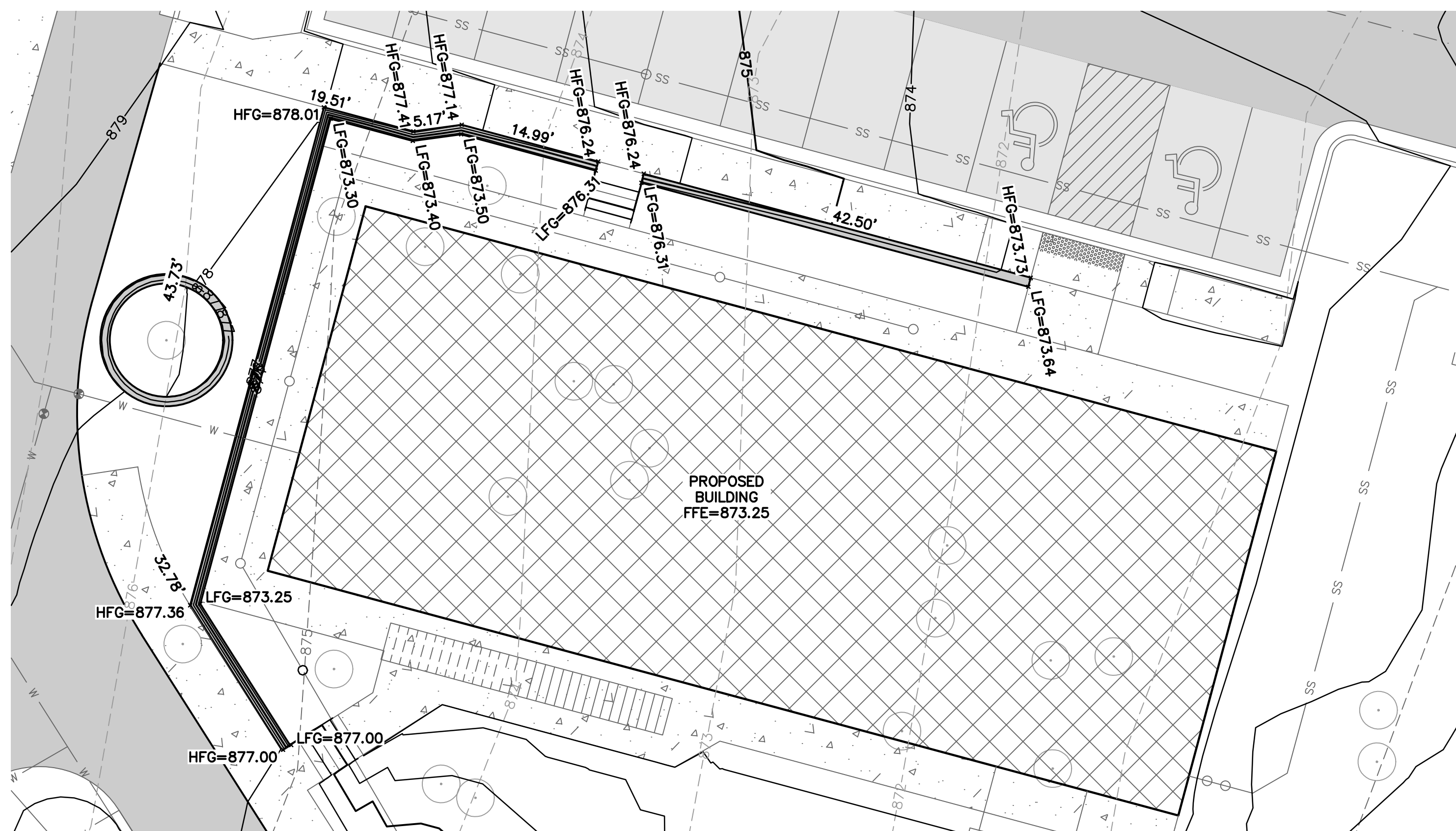
C6.4

SHEET

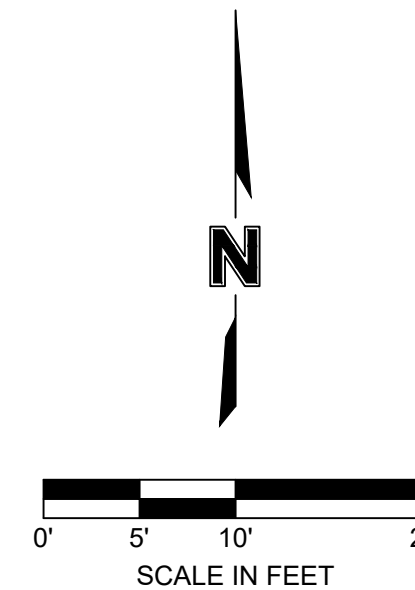


RETAINING WALL 1



























DIMENSION AND PROPOSED GRADING AT FACE OF WALL



RETAINING WALL 2



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELEPHONE CONDUIT
	EXISTING CABLE TELEVISION CONDUIT
	EXISTING FIBER OPTIC CONDUIT
	EXISTING NATURAL GAS SERVICE
	EXISTING FIRE PROTECTION SERVICE
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER
	EXISTING ROOF DRAINS AND HEADER PIPES
	EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EASEMENT LINE
	INSTALL CURB & GUTTER
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT/ASPHALT
	PROPOSED BUILDING

NOTES:

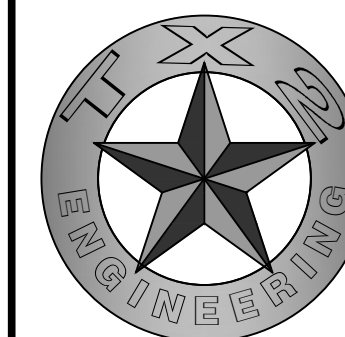
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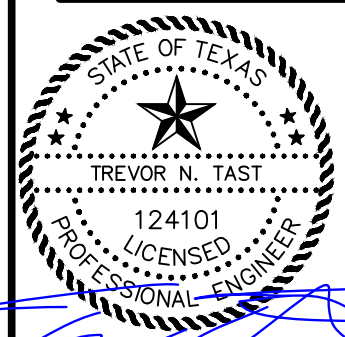


TX2 ENGINEERING
FIRM #: 20787

CONTACT

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11/15/2024

YR: 2024

RETAINING WALL PLAN

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

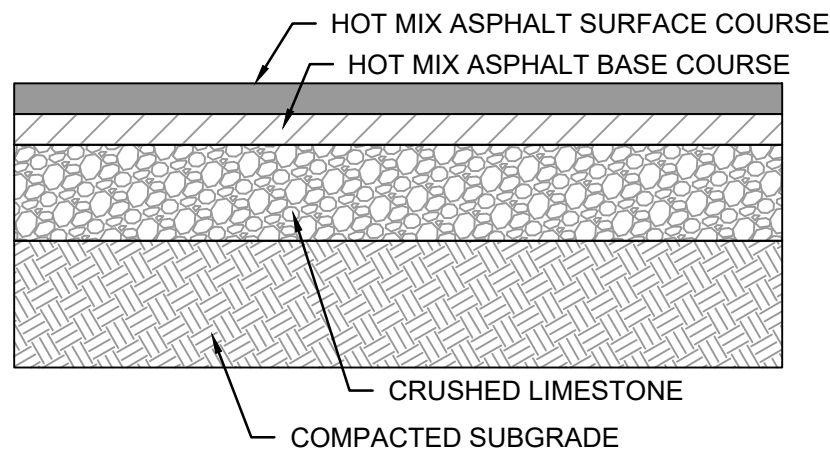
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QA/QC BY:	TN
PROJECT NO.:	###-###
PERMIT #:	



C6.5

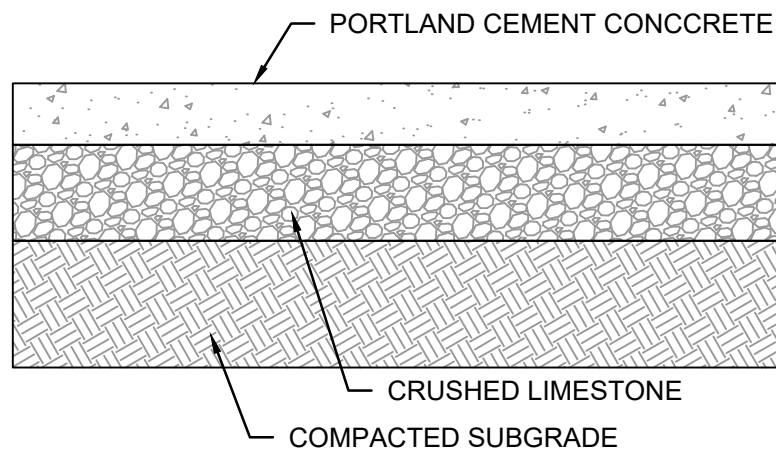
SHEET



ASPHALT PAVEMENT SECTION

NOT TO SCALE		
SECTION MATERIAL	LIGHT DUTY	MEDIUM DUTY
ASPHALT SURFACE	1.5"	2"
ASPHALT BASE	0"	0"
CRUSHED LIMESTONE	9"	10"
COMPACTED SUBGRADE	6"	6"

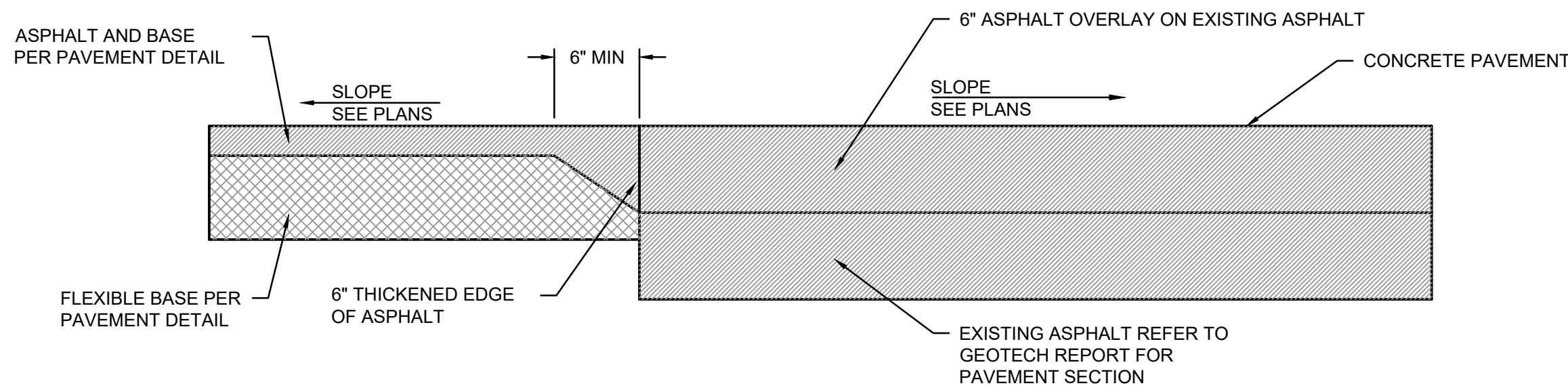
ROADWAY PAVEMENT DESIGN PER GEOTECHNICAL REPORT BY
BURGE ENGINEERING ASSOCIATES.



CONCRETE PAVEMENT SECTION

NOT TO SCALE	
SECTION MATERIAL	HEAVY DUTY
PORTLAND CEMENT	6"
CRUSHED LIMESTONE	0"
COMPACTED SUBGRADE	6"

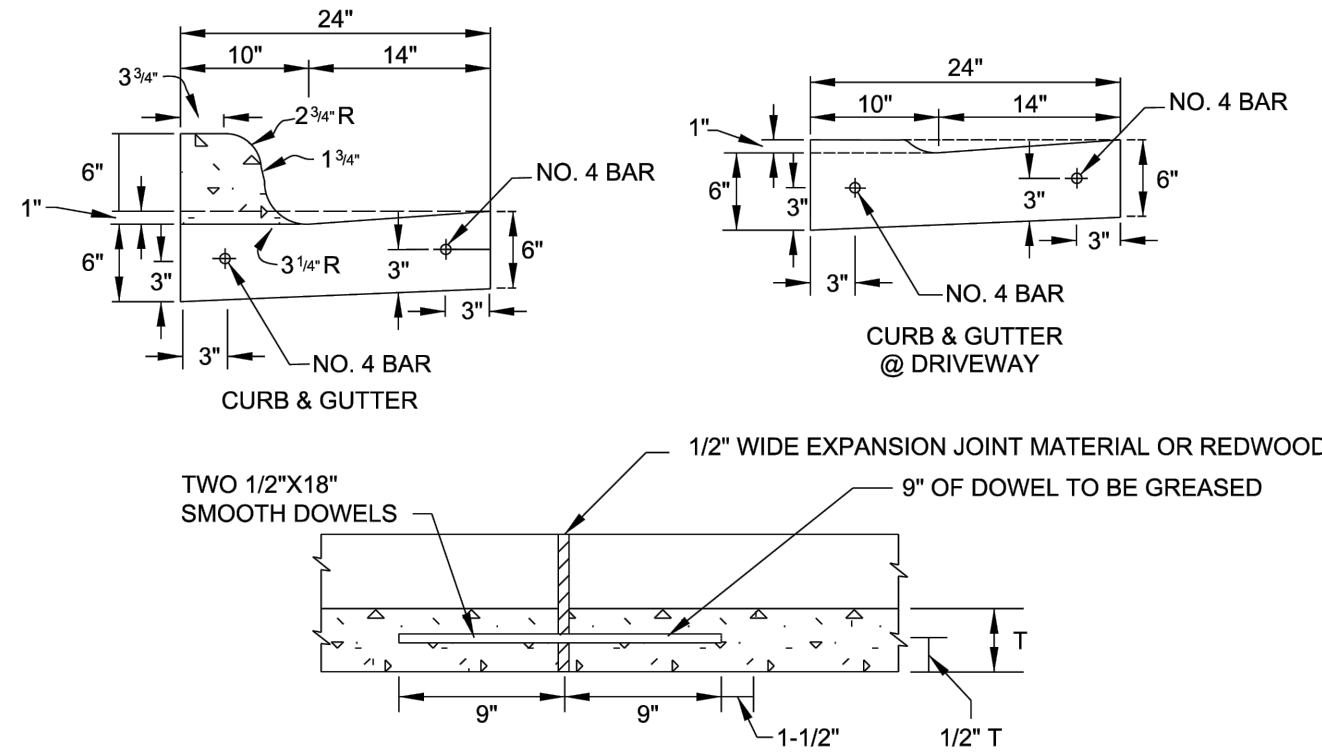
ROADWAY PAVEMENT DESIGN PER GEOTECHNICAL REPORT BY
BURGE ENGINEERING ASSOCIATES.



TYPICAL JOINT SECTION AT CONCRETE AND ASPHALT PAVEMENT

NOT TO SCALE

CURB AND GUTTER



LONGITUDINAL SECTION THRU CURB AND GUTTER
SHOWING TYPICAL EXPANSION JOINT DETAILS.
REINFORCING STEEL SHALL NOT CROSS EXPANSION JOINTS.
STEEL SHALL BE TERMINATED 3" (+ OR -) 1" FROM FACE OF THE JOINT.

NOTES:

1. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 18".
2. CURB AND GUTTER SHALL HAVE FORMED TOOLED OR SAWED CONTRACTION JOINTS AT $\pm 10'$. THE DEPTH OF THESE JOINTS SHALL BE SUFFICIENT TO ENSURE CRACKING AT THE JOINTS.
3. CURB OR GUTTER SHALL HAVE EXPANSION JOINTS AT POINTS OF CURVATURE, AT INTERVALS NO GREATER THAN 100' AND AT ALL ADJACENT STRUCTURES.
4. UNLESS OTHERWISE SHOWN, TRANSITIONS BETWEEN CURBS OR CURBS AND GUTTER OF DIFFERING CROSS SECTION SHALL BE ACCOMPLISHED OVER A 10' LENGTH OR AS APPROVED BY THE CITY ENGINEER.
5. ALL CONCRETE TO BE CLASS "A" 3000 PSI CONCRETE.
6. ALL EXPOSED CONCRETE SURFACES TO BE BRUSHED SMOOTH AND UNIFORM.

DATE APPROVED: 07/2008

DRAWN BY: RAS

FILENAME: CURB & GUTTER

DWG. NO: ST-013

SHEET: 1 OF 1

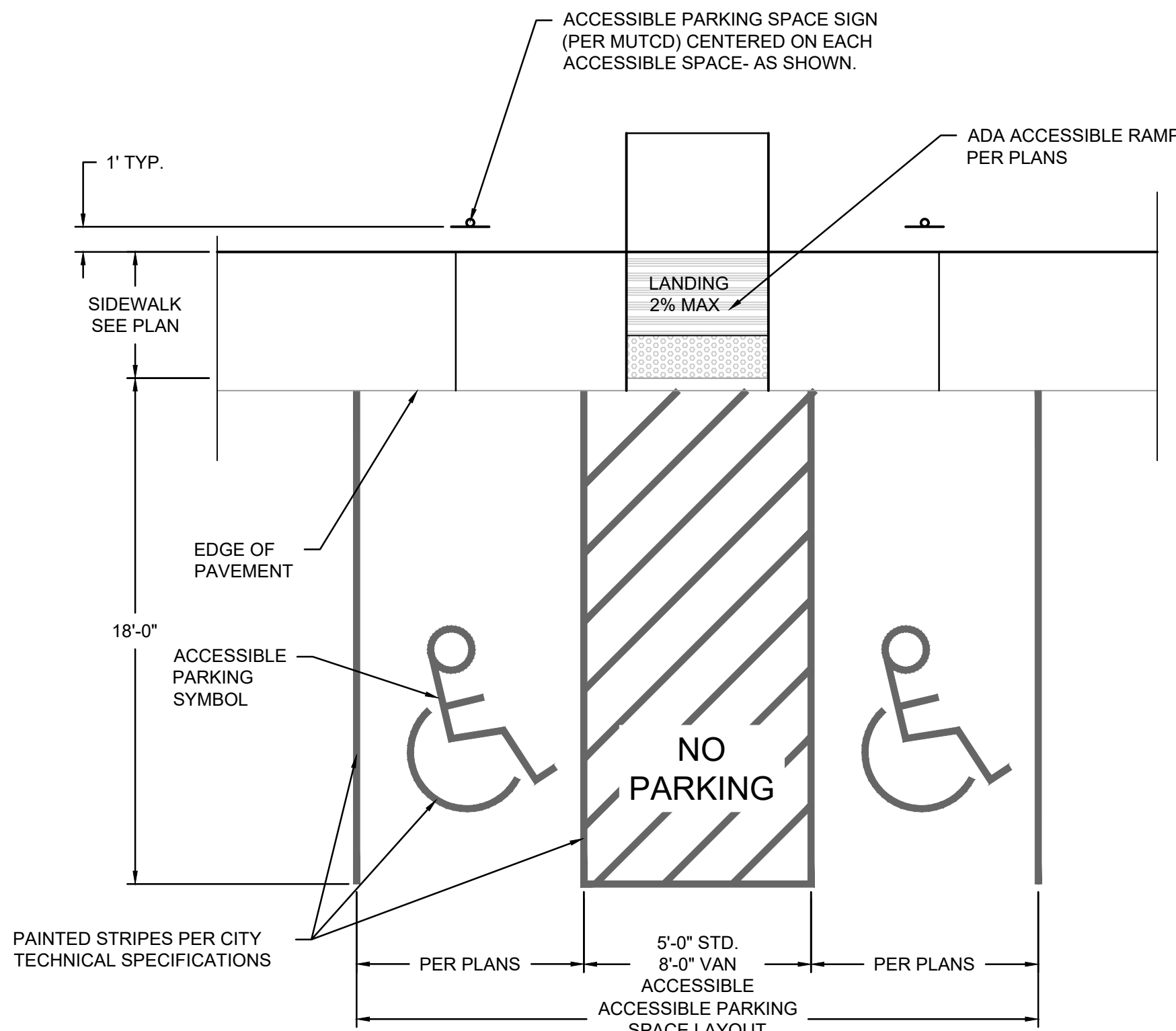
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ENGINEERING
DEPARTMENT

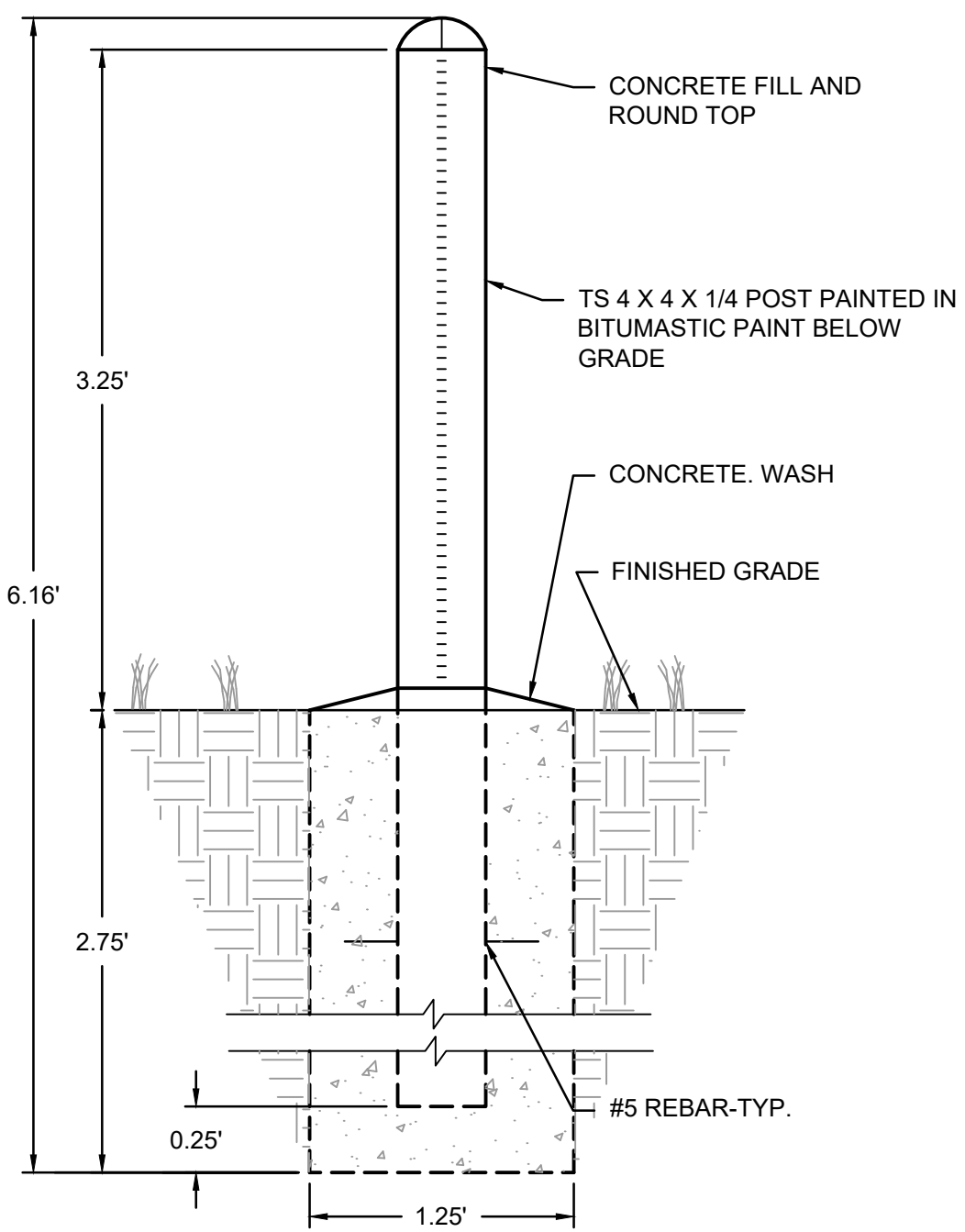
NOTE

ACCESSIBLE PARKING SYMBOL AND
SIGNAGE SHALL COMPLY WITH THE
APPLICABLE RECOMMENDATIONS OF THE
MANUAL OF UNIFORM TRAFFIC CONTROL
DEVICES (MUTCD).



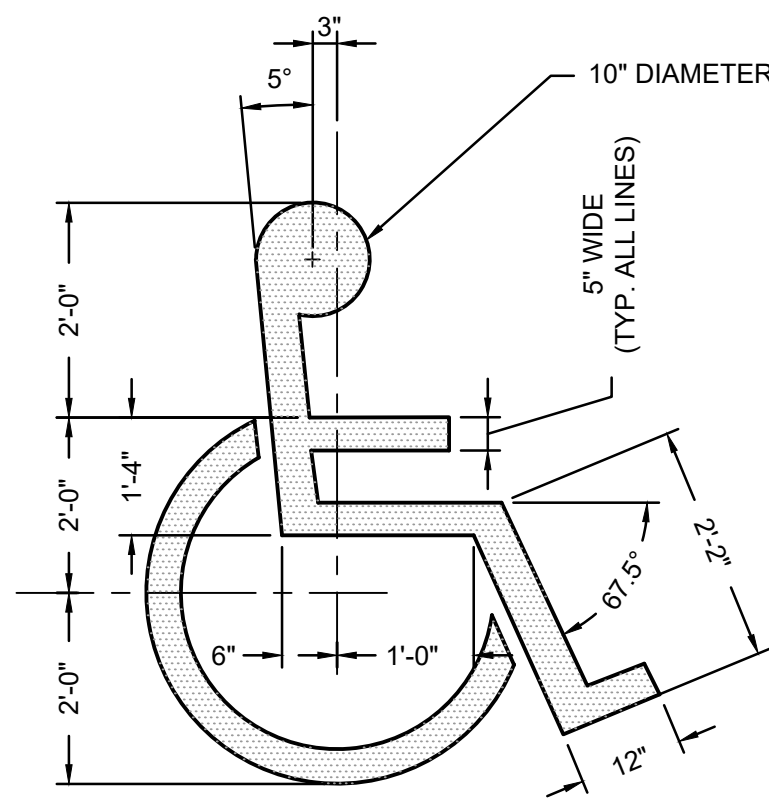
ACCESSIBLE PARKING SPACE LAYOUT DETAIL

NOT TO SCALE



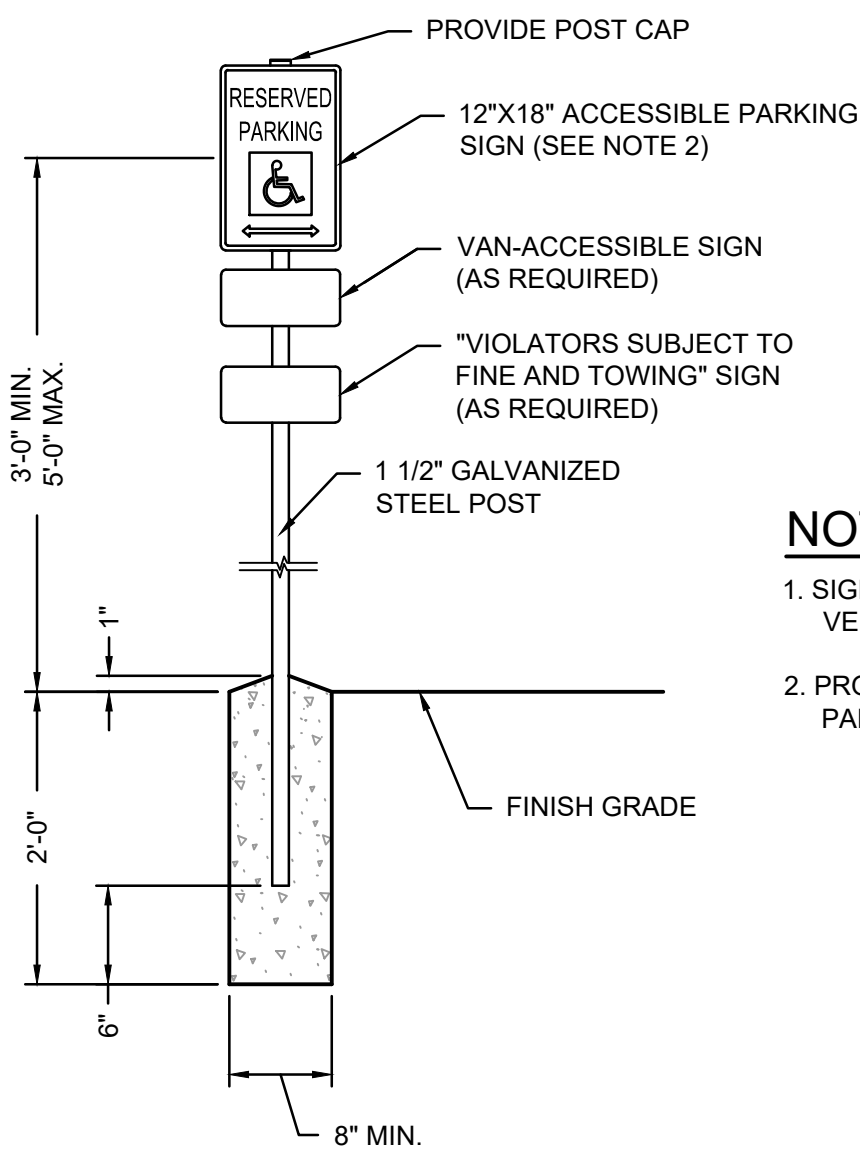
BOLLARD DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



NOTES

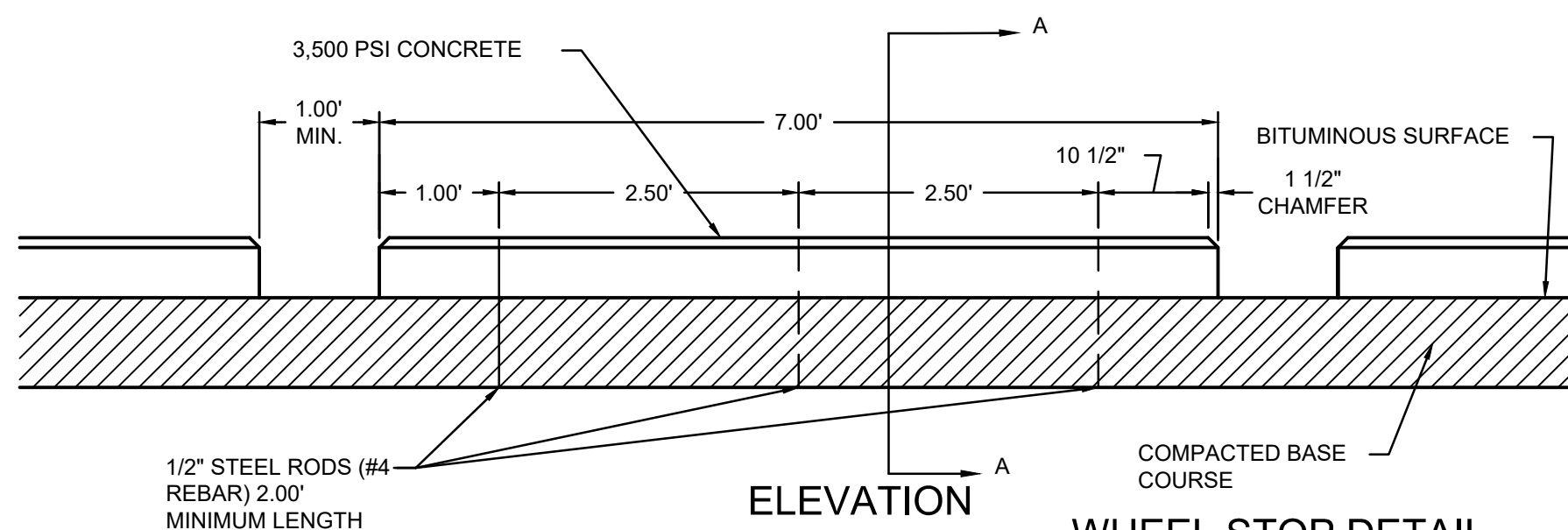
1. SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE
2. PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.

ACCESSIBLE PARKING SPACE SIGNAGE

NOT TO SCALE

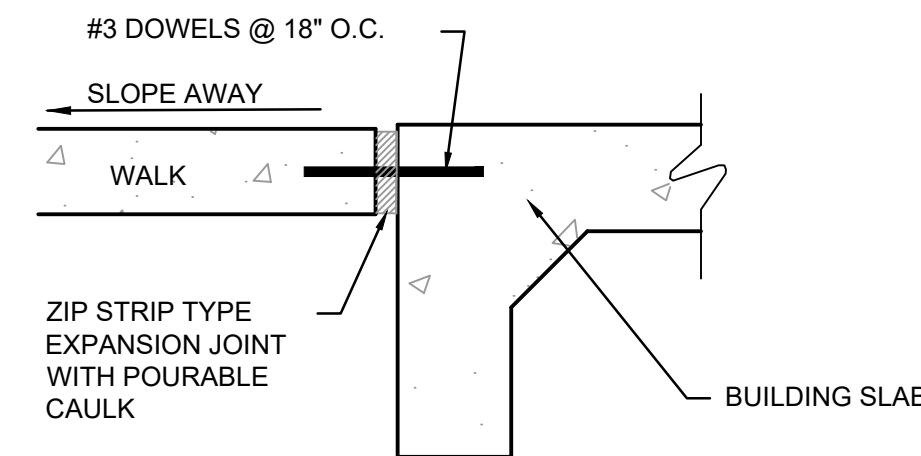
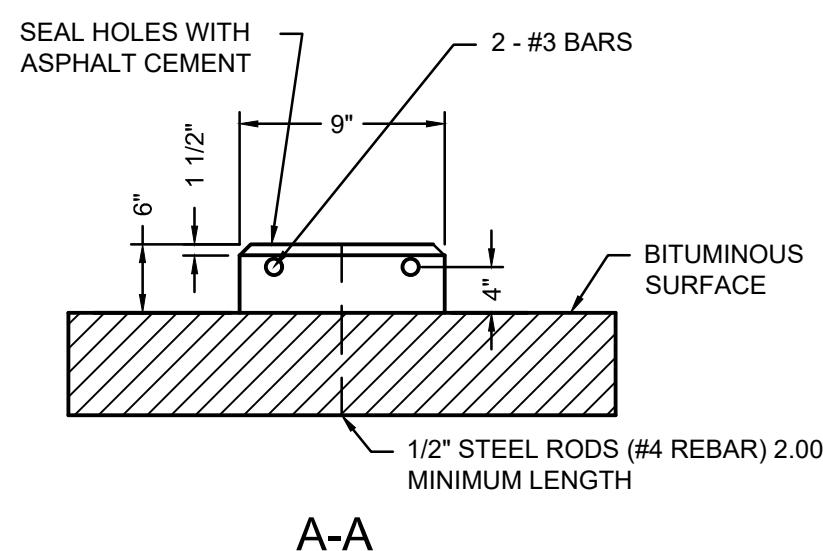
NOTE:

ANCHOR RODS TO BE SLEEVED OF
GREASED THRU CONCRETE CURBS TO
PERMIT RELOCATION OF CURBS.



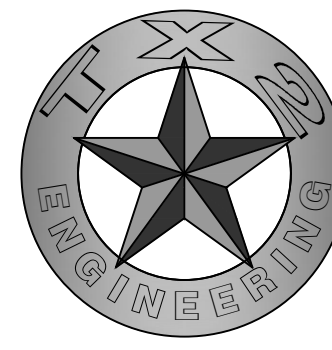
WHEEL STOP DETAIL

NOT TO SCALE



SIDEWALK TO BUILDING SLAB CONNECTION DETAIL

NOT TO SCALE



TX2 ENGINEERING
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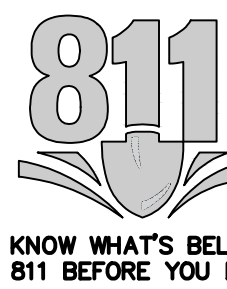
GENERAL DETAILS 1

THE REVIVAL
19186 FM 2252
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REVISIONS

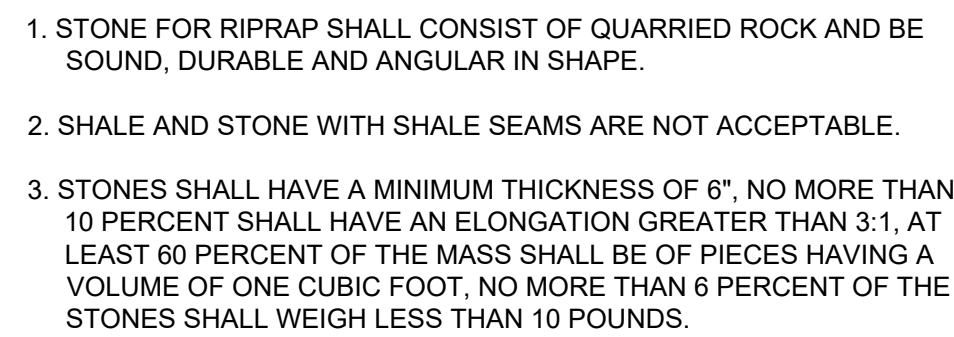
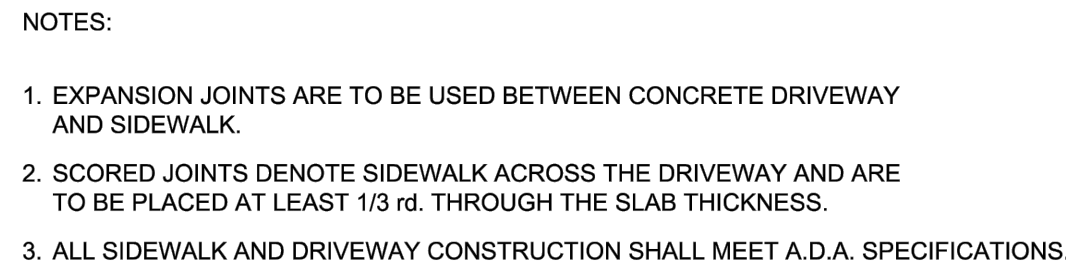
REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:



C7.0

SHEET



RIPRAP DETAIL
NOT TO SCALE



- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- THESE DETAILS ARE FOR INFORMATION ONLY. ACTUAL LOCATIONS OF CURB RAMPS ARE TO BE SHOWN ON THE CONSTRUCTION DRAWINGS. ALL ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE AMERICAN WITH DISABILITIES ACT (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS). CITY ENGINEER OR BUILDING OFFICIAL MAY ALLOW LOCATIONS FOR SEWER OR UTILITY CROSSINGS.
- THE MINIMUM STANDARD SIDEWALK SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-49 OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- ALL LANDINGS WHERE REQUIRED SHALL BE 35' X 50' (60'x70') MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- RAMP LENGTHS SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM SLOPE OF 8.33% (1:12). MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMPS SHALL BE 2.0%.
- SIDEWALK GRADIENTS SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE GRADE OF THE NATURAL GRADE OF THE ROADWAY TO MAINTAIN PROPER DRAINAGE OF THE ADJACENT ROADWAY FOR SIDEWALKS, HANDRAILS, AND LANDINGS IN ACCORDANCE WITH CURRENT ADA AND TAS REQUIREMENTS.
- PROVIDE FLARED RAMP SURF WITH A MAXIMUM SLOPE OF 10% (1:10) MEASURED ALONG THE CURB LINE. CURB RETURNING MAY BE USED INSTEAD OF SIDE FLARES IN AREAS NOT NORMALLY WALKED ACROSS BY PEDESTRIANS. REDUCE THE SLOPE TO 5% TO FACILITATE EGRESS TO OTHER THAN WALKED ACROSS OR WHERE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
- MAINTAINING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X4' (48"X48") WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE DETAILS. IN ALL CASES, CROSSWALK MARKINGS AND STOP BAR MARKINGS ARE NOT REQUIRED. CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
- COSTING FEATURES THAT CONFLICT WITH CURRENT TAS REQUIREMENTS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMPS AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PAVEMENT OR ROAD JOINT OF 1/2" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 1". THE CHANGE OF GRADE SHALL BE DEFINED AS THE AVERAGE DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A CURB RAMP, THE CHANGE OF GRADE SHALL BE THE MAXIMUM SLOPE OF THE RAMP. THE CHANGE OF GRADE SHALL NOT BE MORE THAN 2.07% (E & G: 3.33'-2.67' IN 1"). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
- IN THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN THE ADJACENT TO A, A CROSSING STREET FREET IS REQUIRED TO BE DETEMINED BY THE CITY BUILDING OFFICIAL.
- ADJ RAMP SHALL BE CONSTRUCTED WITH "CLASS "C" CONCRETE WITH 2" MINIMUM GRAVEL BASE OR FLEXIBLE BASE MATERIAL. REINFORCING STEEL SHALL BE #3BARS AT 18" O.C.W/ OR #6" - 12" X 2' X 2' W/RE MESH.
- THE DETAILS OF ADA COMPLIANCE IN ALTERATIONS SHALL WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF THE PROJECT.

DETECTABLE WARNING NOTES

1. CURB RAMP OR LANDS ADJUTING THE CROSSWALK MUST HAVE A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED CONES OVERLAPPING WITH SECTION 905 OF THE TEXAS ACCESSIBILITY STANDARDS. DETECTABLE SURFACES MUST BE CONTACTED WITH WHEELING SURFACES, INCLUDING BICYCLES, FLAMES, FINGER DIRT BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CURB, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALONG TRUNCATED CONES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDINGS WHERE THE PEDESTRIAN ACROSS ROUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE AT A RAMP OR LANDINGS IS ALIGNED WITH THE CURB LINE. DETECTABLE WARNING SURFACES SHALL BE LOCATED ON THE RAMP RUN AND THE STREET. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CATER RADIUS.
6. DETECTABLE WARNING SURFACES MUST MEET TEXAS DEPARTMENTAL MATERIALS SPECIFICATION AMS 450 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PROFILES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. DETECTABLE WARNING PAVERS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

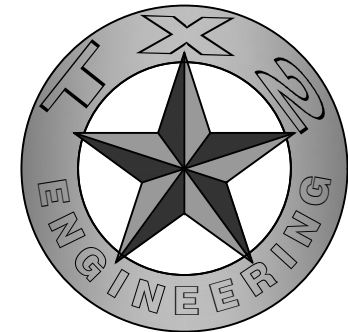


NOTES:

1. CURB AND GUTTER SHALL BE CLASS A, 3000 PSI CONCRETE UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR MAY INSTALL 4" TYPE B HMAC IN LIEU OF 4" FLEX BASE.
3. EXPANSION JOINT EVERY 40'. SEE SPECIFICATIONS FOR DETAILS.
4. SAW CUT CURB MAY BE USED FOR DRAINAGE WHERE SIDEWALKS ARE NOT REQUIRED WITHIN A ROADSIDE RIGHT-OF-WAY OR PRIVATE PROPERTY. SAW CUT CURB CAN ONLY BE INSTALLED WITHIN THE RIGHT-OF-WAY ON A CASE BY CASE BASIS AS APPROVED BY THE CITY ENGINEER.

USER: TrevorTast

**KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.**



TX2 ENGINEERING
FIRM #: 20787

CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



11/15/2024

EXISTING OVERALL DRAINAGE PLAN CALCULATIONS

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

YR: 2024

Composite Curve Number - EDA1		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group D)
Offsite - Paved parking lots, roofs, driveways, etc.	0.29	98
Woods (Fair)	3.40	79
Total	3.69	80

Composite Curve Number - EDA2		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group D)
Paved parking lots, roofs, driveways, etc. (excluding right of way)	0	98
Woods (Fair)	0.15	79
Total	0.15	79

Composite Curve Number - EDA3		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group D)
Paved parking lots, roofs, driveways, etc. (excluding right of way)	0	98
Woods (Fair)	0.29	79
Total	0.29	79

Assumptions:	
Mannings n (Sheet):	0.15
Mannings n (Channel/ Storm):	0.045
Sheet Flow Length (Max)	100 L.F
ToC (Min.)	10 Min
P ₂ = 2-Year, 24-Hour Storm	3.34 in.

Time of Concentration (ToC) Calculations

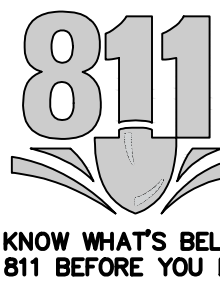
$$T_{(t_{\text{Sheet}})} = \frac{0.007 (n * L)^{0.8}}{(P_2^{0.5})(S^{0.4})} * 60$$

$$\text{Paved: } T_{(t_{\text{Shall}})} = \frac{L}{(60 * 20.3282 * S^{0.5})}$$

$$\text{UnPaved: } T_{(t_{\text{Shall}})} = \frac{L}{(60 * 16.1345 * S^{0.5})}$$

$$T_{(t_{\text{Channel}})} = \sum \left(\frac{L_i}{60V_i} \right)$$

Drainage Basin ID	Sheet					Shallow Concentrated Flow					Channel or Storm Drain Flow								Total	
	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	T _(t-Sheet) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	Paved/ UnPaved	T _(t-Shall) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	X-Sectional Area (ft²)	Wetted Perimeter (ft)	Velocity (ft/s)	T _(t-Chan.) (min.)	ToC (min.)
EDA1	888.84	886.00	100	2.84%	8.34	886.00	862.61	636.43	3.68%	UnPaved	3.43								0.00	11.76
EDA2	888.00	887.02	100	0.98%	12.76														0.00	12.76
EDA3	887.69	884.81	100	2.88%	8.29	884.81	878.00	132.79	5.13%	UnPaved	0.61								0.00	10.00

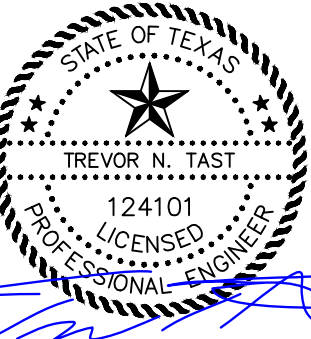


C8.2



TX2 ENGINEERING
FIRM #: 20787

CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



11/15/2024

PROPOSED OVERALL DRAINAGE PLAN CALCULATIONS

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

YR: 2024

Composite Curve Number - PDA1		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group D)
Offsite - Paved parking lots, roofs, driveways, etc.	0.39	98
Onsite - Paved parking lots, roofs, driveways, etc.	1.33	98
Future - Onsite - Paved parking lots, roofs, driveways, etc.	0.13	98
Good condition (grass cover 75%)	2.16	80
Total	4.01	88

Composite Curve Number - PDA2		
Cover Description	Area (ac)	Curve Number (Hydrologic Soil Group D)
Paved parking lots, roofs, driveways, etc. (excluding right of way)	0	98
Good condition (grass cover 75%)	0.13	80
Total	0.13	80

STORMWATER DISCHARGE - AP1					
STORM EVENT	PREDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	NET CHANGE (cfs)	NET CHANGE (cfs)
		PRE-DETENTION	POST-DETENTION	PRE-DETENTION	POST-DETENTION
2YR	5.90	8.92	5.16	3.02	-0.74
5YR	10.96	14.69	8.08	3.73	-2.88
10YR	14.88	18.99	11.42	4.11	-3.46
25YR	20.25	24.77	17.47	4.52	-2.78
50YR	24.92	29.76	22.69	4.84	-2.23
100YR	30.23	35.40	28.56	5.17	-1.67

STORMWATER DISCHARGE - AP2			
STORM EVENT	PREDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	NET CHANGE (cfs)
2YR	0.23	0.20	-0.03
5YR	0.432	0.374	-0.06
10YR	0.59	0.51	-0.08
25YR	0.81	0.70	-0.11
50YR	1.00	0.87	-0.13
100YR	1.21	1.05	-0.16

STORMWATER DISCHARGE - AP3			
STORM EVENT	PREDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	NET CHANGE (cfs)
2YR	0.44	0.00	-0.44
5YR	0.835	0.00	-0.84
10YR	1.14	0.00	-1.14
25YR	1.56	0.00	-1.56
50YR	1.93	0.00	-1.93
100YR	2.35	0.00	-2.35

Assumptions:	
Mannings n (Sheet):	0.15
Mannings n (Channel/ Storm):	0.045
Sheet Flow Length (Max)	100 L.F
ToC (Min.)	10 Min
P ₂ = 2-Year, 24-Hour Storm	3.34 in.

Time of Concentration (ToC) Calculations

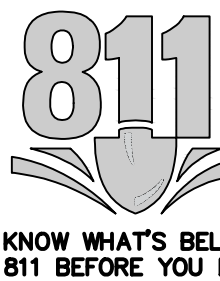
$$T_{(t_Sheet)} = \frac{0.007 (n * L)^{0.8}}{(P_2^{0.5})(S^{0.4})} * 60$$

Paved: $T_{(t_Shall)} = \frac{L}{(60 * 20.3282 * S^{0.5})}$

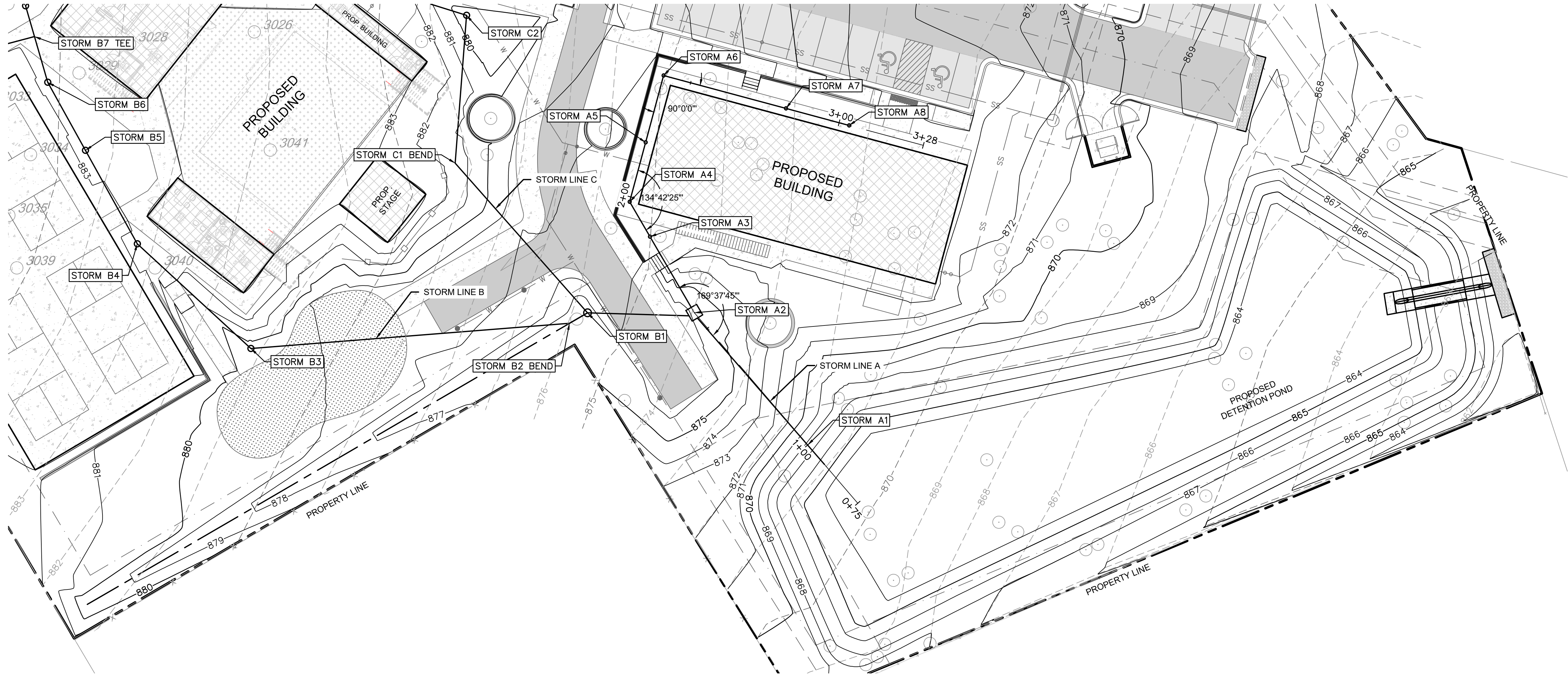
UnPaved: $T_{(t_Shall)} = \frac{L}{(60 * 16.1345 * S^{0.5})}$

$$T_{(t_Channel)} = \sum (\frac{L_i}{60V_i})$$

Drainage Basin ID	Sheet					Shallow Concentrated Flow					Channel or Storm Drain Flow								Total	
	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	T _(t-Sheet) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	Paved/ UnPaved	T _(t-Shall) (min.)	Elev. Up	Elev. Down	Length (L) (ft)	Slope (S) (%)	X-Sectional Area (ft²)	Wetted Perimeter (ft)	Velocity (ft/s)	T _(t-Chan.) (min.)	ToC (min.)
PDA1	888.84	886.00	100	2.84%	8.34	886.00	882.10	244.33	1.60%	UnPaved	2.00	882.10	862.61	443.56	4.39%	25	25	6.92	1.07	11.40
PDA2	888.00	887.02	100	0.98%	12.76														0.00	12.76



C8.4



LEGEND

- PROPERTY LINE
RIGHT OF WAY
P-OH EXISTING OVERHEAD POWER
UGR EXISTING UNDERGROUND POWER
T EXISTING TELEPHONE CONDUIT
CATV EXISTING CABLE TELEVISION CONDUIT
FO EXISTING FIBER OPTIC CONDUIT
G EXISTING NATURAL GAS SERVICE
FP EXISTING FIRE PROTECTION SERVICE
W EXISTING WATER SERVICE
SS EXISTING SANITARY SEWER
SD EXISTING ROOF DRAINS AND HEADER PIPES
EXISTING STORM SEWER
-610- EXISTING MAJOR CONTOUR
-611- EXISTING MINOR CONTOUR
610 PROPOSED MAJOR CONTOUR
611 PROPOSED MINOR CONTOUR
PROPOSED LOT LINE
PROPOSED CENTERLINE
PROPOSED BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
INSTALL CURB & GUTTER
PROPOSED LIGHT DUTY ASPHALT
PROPOSED HEAVY DUTY ASPHALT
PROPOSED CONCRETE PAVEMENT/ASPHALT
PROPOSED BUILDING

NOTES:

- ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL STORM SEWER PIPE SHALL BE ADS N-12 HDPE OR APPROVED EQUAL.
- DESIGN FLOW RATES:
FULL DEPTH PIPE FLOW RATES:
6" HDPE @ 1.0% MIN = 0.56 CFS
12" HDPE @ 1.0% MIN = 3.56 CFS
18" HDPE @ 1.0% MIN = 10.50 CFS

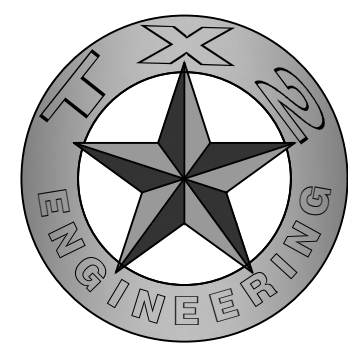
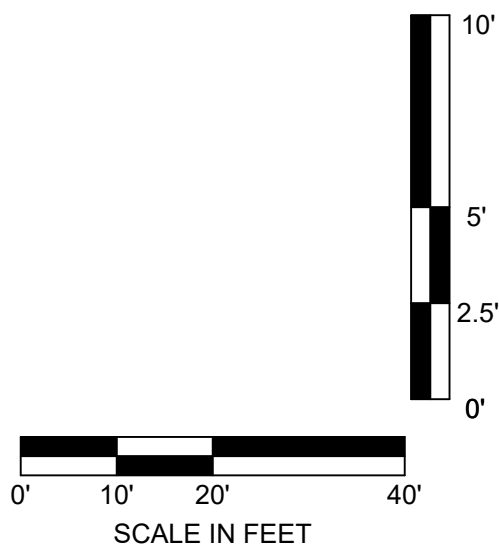
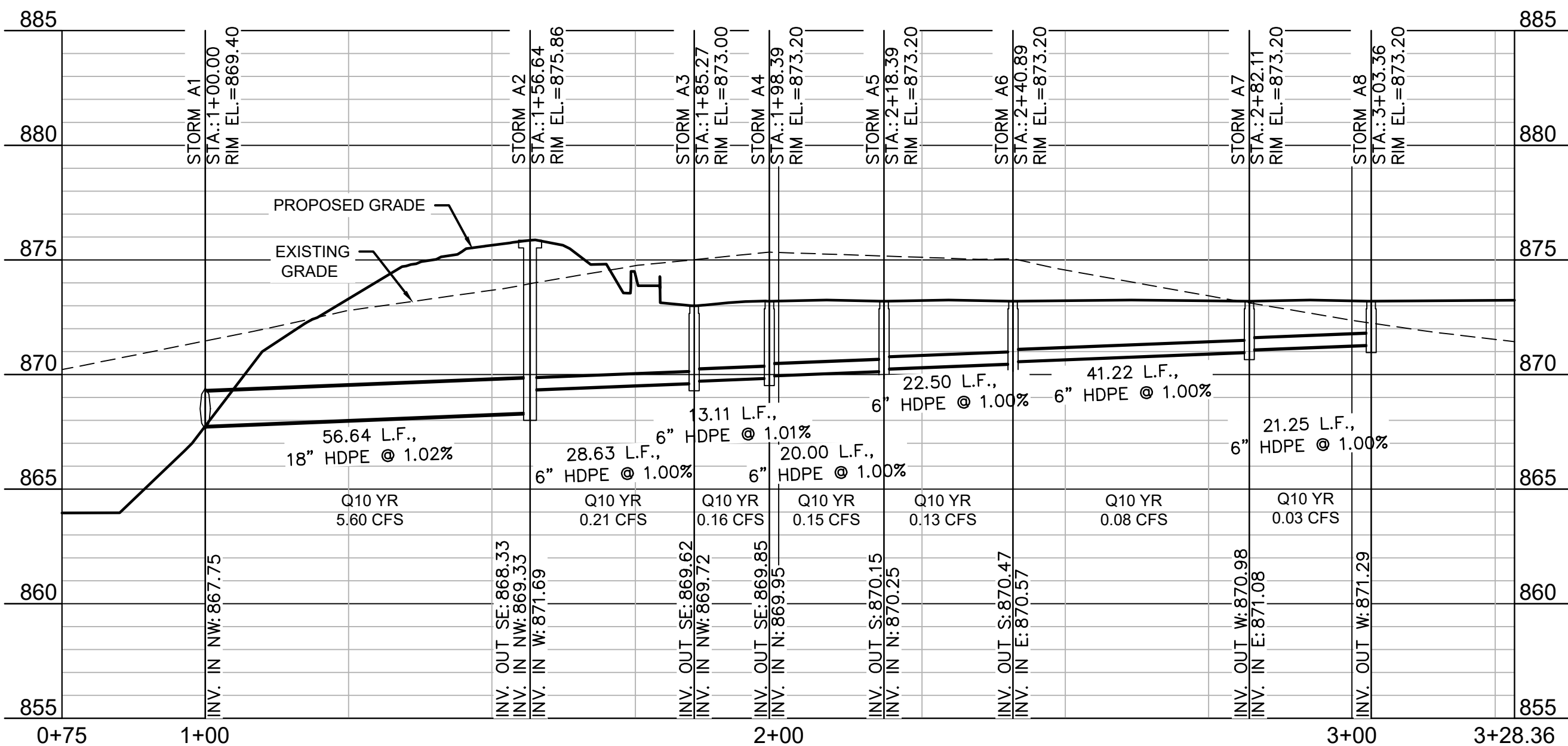
WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

SPOT ELEVATION LEGEND

GR = FINISHED GRADE
TC = TOP OF CURB AT BACK EDGE
TP = TOP OF PAVEMENT
LFG = LOW FINISHED GRADE
HFG = HIGH FINISHED GRADE
M/E = MATCH EXISTING

NO	STATION	NORTHING	EASTING	DESCRIPTION
STORM A1	1+00.00	13773963.06	2190989.09	FES
STORM A2	1+56.64	13774006.05	2190952.21	INSTALL JUNCTION BOX PARK USA JB-36 OR APPROVED EQUAL
STORM A3	1+85.27	13774030.79	2190937.78	INSTALL 12" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM A4	1+98.39	13774042.11	2190931.17	INSTALL 12" ADS INLINE DRAIN W/ PEDESTRIAN GRATE OR APPROVED EQUAL
STORM A5	2+18.39	13774061.43	2190936.36	INSTALL 12" ADS INLINE DRAIN W/ PEDESTRIAN GRATE OR APPROVED EQUAL
STORM A6	2+40.89	13774083.16	2190942.20	INSTALL 12" ADS INLINE DRAIN W/ PEDESTRIAN GRATE OR APPROVED EQUAL
STORM A7	2+82.11	13774072.46	2190982.01	INSTALL 12" ADS INLINE DRAIN W/ PEDESTRIAN GRATE OR APPROVED EQUAL
STORM A8	3+03.36	13774066.95	2191002.53	INSTALL 12" ADS INLINE DRAIN W/ PEDESTRIAN GRATE OR APPROVED EQUAL



TX2 ENGINEERING
FIRM #: 20787

CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



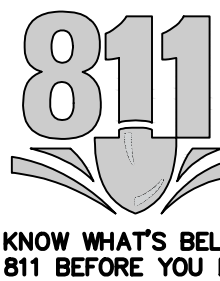
PROPOSED STORM LINE A PLAN AND PROFILE

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

YR: 2024

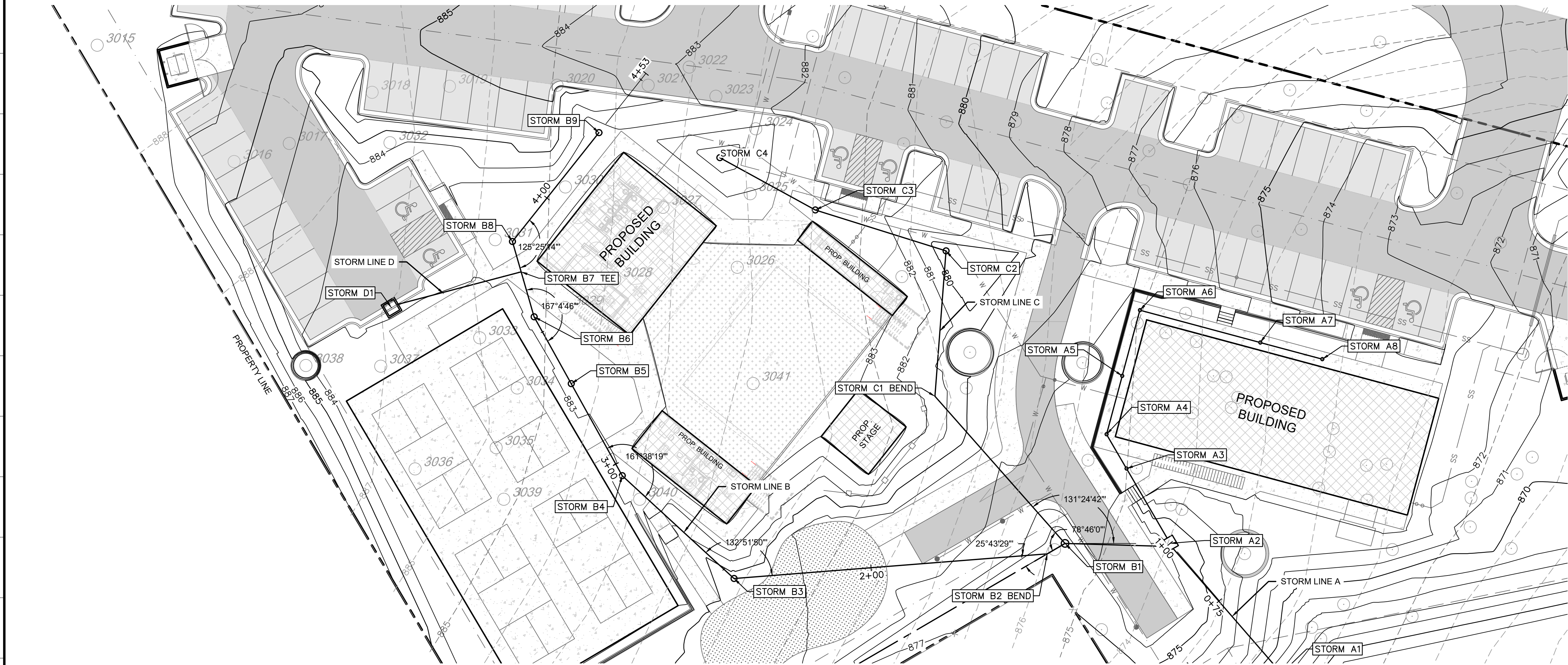
REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-###
PERMIT #:



C9.1

SHEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- P-OH EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- T EXISTING TELEPHONE CONDUIT
- CATV EXISTING CABLE TELEVISION CONDUIT
- FO EXISTING FIBER OPTIC CONDUIT
- G EXISTING NATURAL GAS SERVICE
- FP EXISTING FIRE PROTECTION SERVICE
- W EXISTING WATER SERVICE
- SS EXISTING SANITARY SEWER
- SD EXISTING ROOF DRAINS AND HEADER PIPES
- EXISTING STORM SEWER
- 610- EXISTING MAJOR CONTOUR
- 611- EXISTING MINOR CONTOUR
- 610 PROPOSED MAJOR CONTOUR
- 611 PROPOSED MINOR CONTOUR
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

WARNING - OVERHEAD POWER LINES

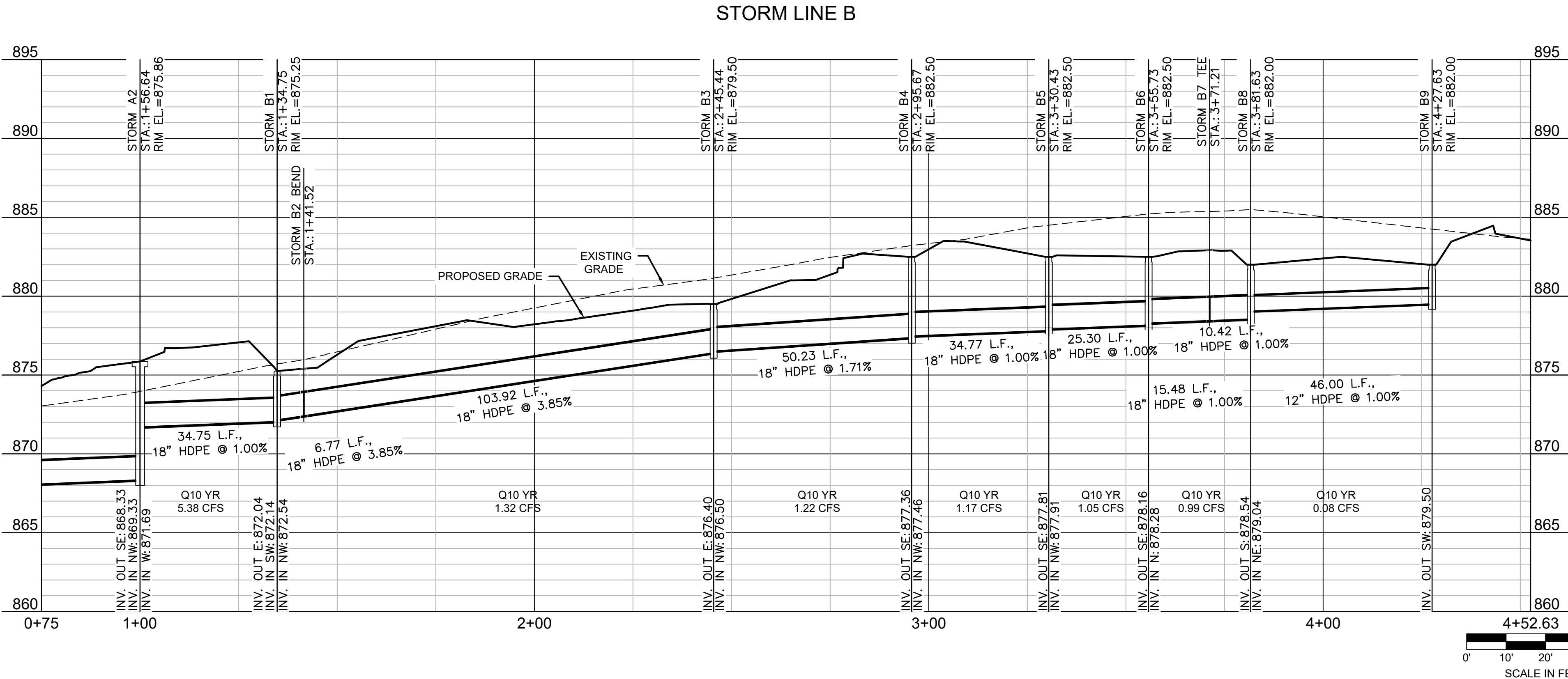
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

SPOT ELEVATION LEGEND

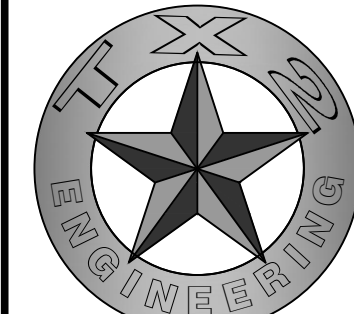
GR = FINISHED GRADE
TC = TOP OF CURB AT BACK EDGE
TP = TOP OF PAVEMENT
LFG = LOW FINISHED GRADE
HFG = HIGH FINISHED GRADE
M/E = MATCH EXISTING

NOTES:

- ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL STORM SEWER PIPE SHALL BE ADS N-12 HDPE OR APPROVED EQUAL.
- DESIGN FLOW RATES:
FULL DEPTH PIPE FLOW RATES:
6" HDPE @ 1.0% MIN = 0.56 CFS
12" HDPE @ 1.0% MIN = 3.56 CFS
18" HDPE @ 1.0% MIN = 10.50 CFS



NO	STATION	NORTHING	EASTING	DESCRIPTION
STORM B1	1+34.75	13774006.01	2190917.46	INSTALL 30" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B2 BEND	1+41.52	13774002.60	2190911.61	INSTALL 22.5' BEND 18" HDPE
STORM B3	2+45.44	13773994.43	2190808.01	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B4	2+95.67	13774028.44	2190771.05	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B5	3+30.43	13774058.84	2190754.19	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B6	3+55.73	13774080.96	2190741.91	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B7 TEE	3+71.21	13774095.83	2190737.62	INSTALL 18"x18" HDPE TEE
STORM B8	3+81.63	13774105.85	2190734.73	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL
STORM B9	4+27.63	13774141.86	2190763.34	INSTALL 24" NYLOPLAST DRAIN BASIN W/ DOMED GRATE OR APPROVED EQUAL



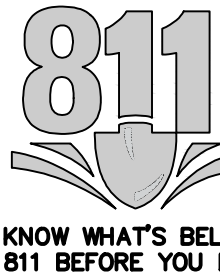
TX2 ENGINEERING
FIRM #: 20787
CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



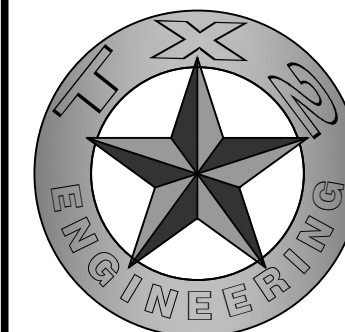
PROPOSED STORM LINE B PLAN AND PROFILE
THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266
YR: 2024

REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-###
PERMIT #:

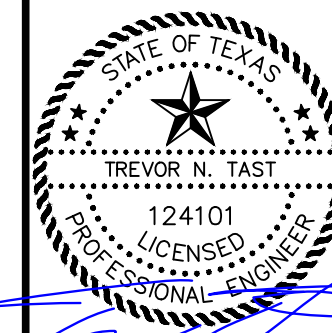


C9.2



TX2 ENGINEERING
FIRM #: 20787

CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235



11/15/2024

YR: 2024

PROPOSED DETENTION POND PLAN

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

REVISIONS

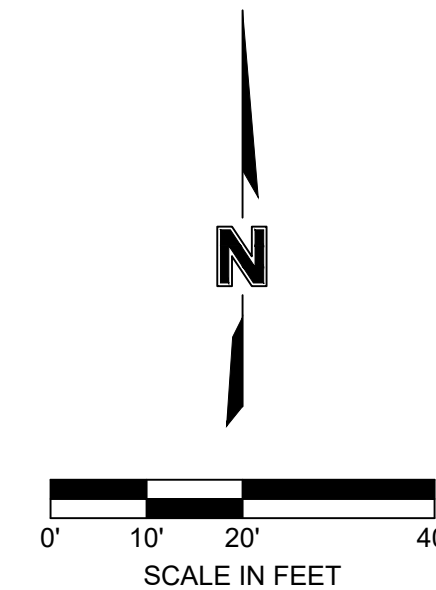
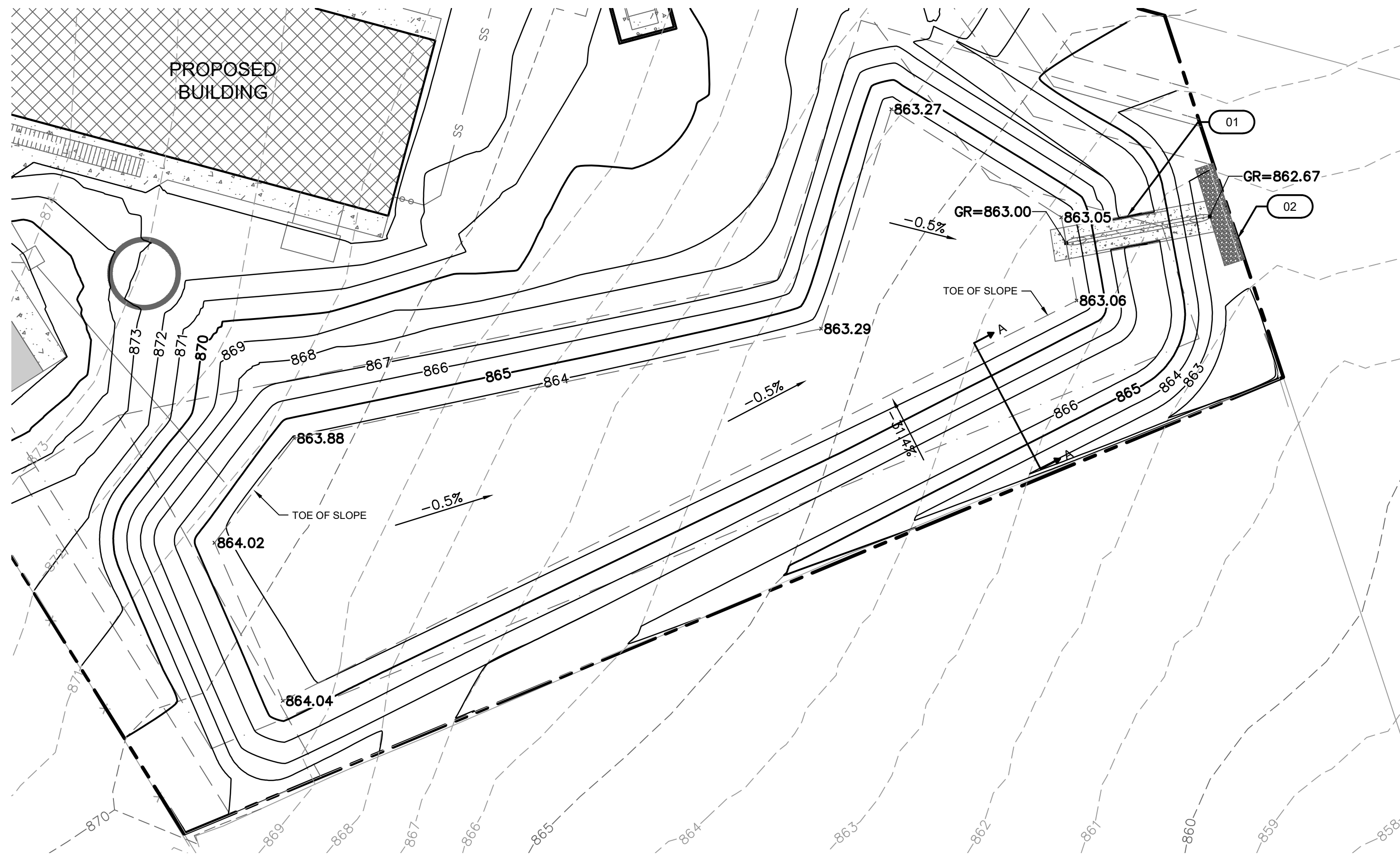
REV.	DATE	DESCRIPTION	BY

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:



C9.4

SHEET



LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
P-OH	EXISTING OVERHEAD POWER
UGE	EXISTING UNDERGROUND POWER
T	EXISTING TELPHONE CONDUIT
CATV	EXISTING CABLE TELEVISION CONDUIT
FO	EXISTING FIBER OPTIC CONDUIT
G	EXISTING NATURAL GAS SERVICE
FP	EXISTING FIRE PROTECTION SERVICE
W	EXISTING WATER SERVICE
SS	EXISTING SANITARY SEWER
SD	EXISTING ROOF DRAINS AND HEADER PIPES
---	EXISTING STORM SEWER
-610-	EXISTING MAJOR CONTOUR
-611-	EXISTING MINOR CONTOUR
610	PROPOSED MAJOR CONTOUR
611	PROPOSED MINOR CONTOUR
---	PROPOSED LOT LINE
---	PROPOSED CENTERLINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED EASEMENT LINE
---	INSTALL CURB & GUTTER
---	PROPOSED LIGHT DUTY ASPHALT
---	PROPOSED HEAVY DUTY ASPHALT
---	PROPOSED CONCRETE PAVEMENT/ASPHALT
---	PROPOSED BUILDING

SPOT ELEVATION LEGEND

GR = FINISHED GRADE
TC = TOP OF CURB AT BACK EDGE
TP = TOP OF PAVEMENT
LFG = LOW FINISHED GRADE
HFG = HIGH FINISHED GRADE
M/E = MATCH EXISTING

NOTES:

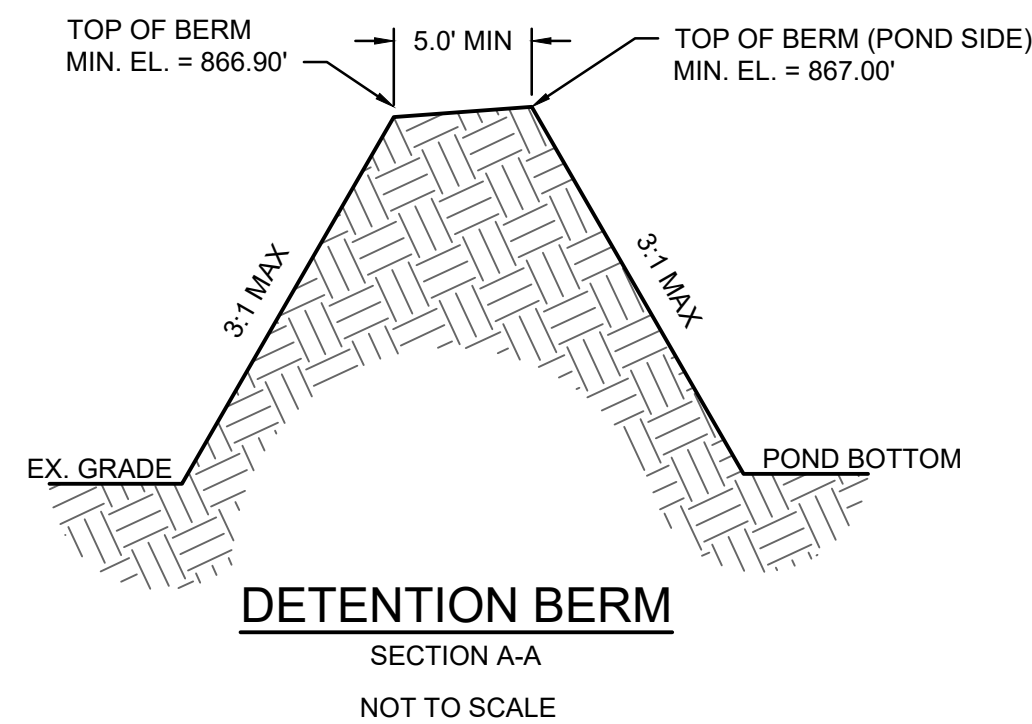
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- ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL

KEYNOTES

- 01 OUTFALL STRUCTURE (SEE DETAILS THIS SHEET)
02 PROPOSED 33 S.Y. 6" D50 RIPRAP PER DETAILS ON SHEET C7.1.

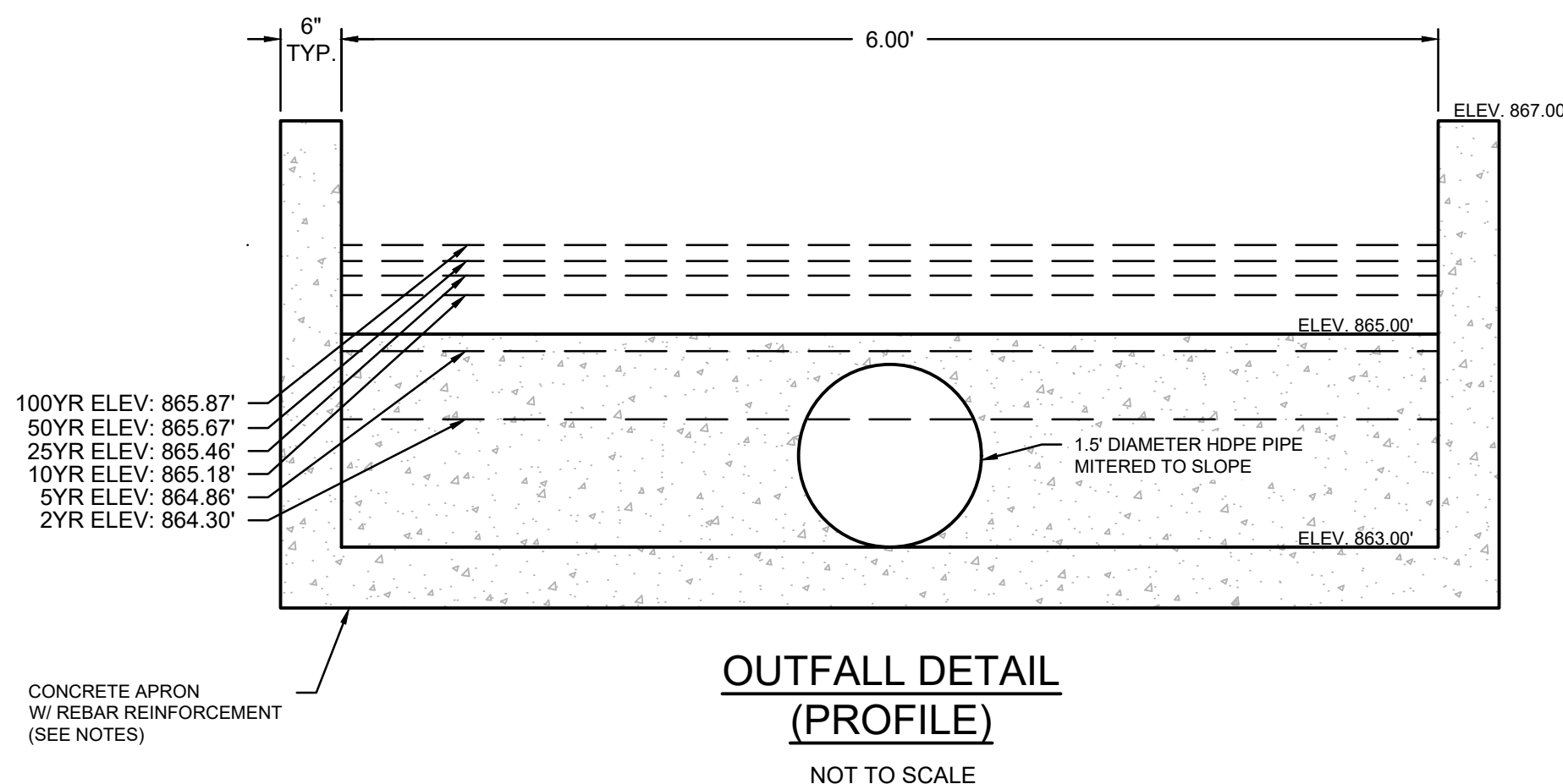
WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



STORMWATER DISCHARGE - AP1					
STORM EVENT	PREDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	POSTDEVELOPMENT Q (cfs)	NET CHANGE (cfs)	
		PRE-DETENTION	POST-DETENTION	PRE-DETENTION	POST-DETENTION
2YR	5.90	8.92	5.16	3.02	-0.74
5YR	10.96	14.69	8.08	3.73	-2.88
10YR	14.88	18.99	11.42	4.11	-3.46
25YR	20.25	24.77	17.47	4.52	-2.78
50YR	24.92	29.76	22.69	4.84	-2.23
100YR	30.23	35.40	28.56	5.17	-1.67

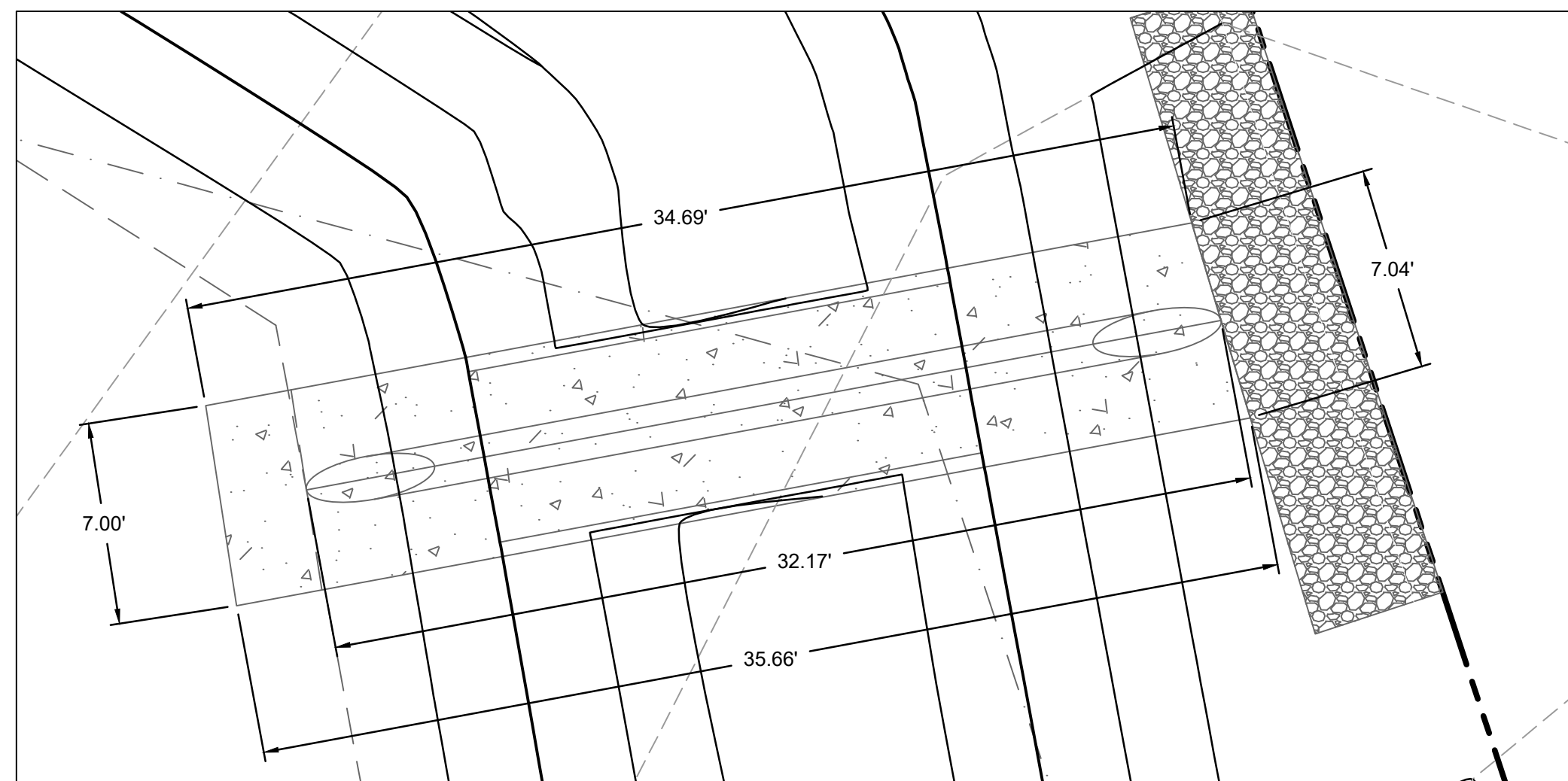
POND OUTLET DESIGN				
STORM EVENT	DISCHARGE (CFS)	ELEVATION (FT)	FREEBOARD	
2YR	5.16	864.30	2.70	
5YR	8.08	864.86	2.14	
10YR	11.42	865.18	1.82	
25YR	17.47	865.46	1.54	
50YR	22.69	865.67	1.33	
100YR	28.56	865.87	1.13	



OUTFALL DETAIL (PROFILE)

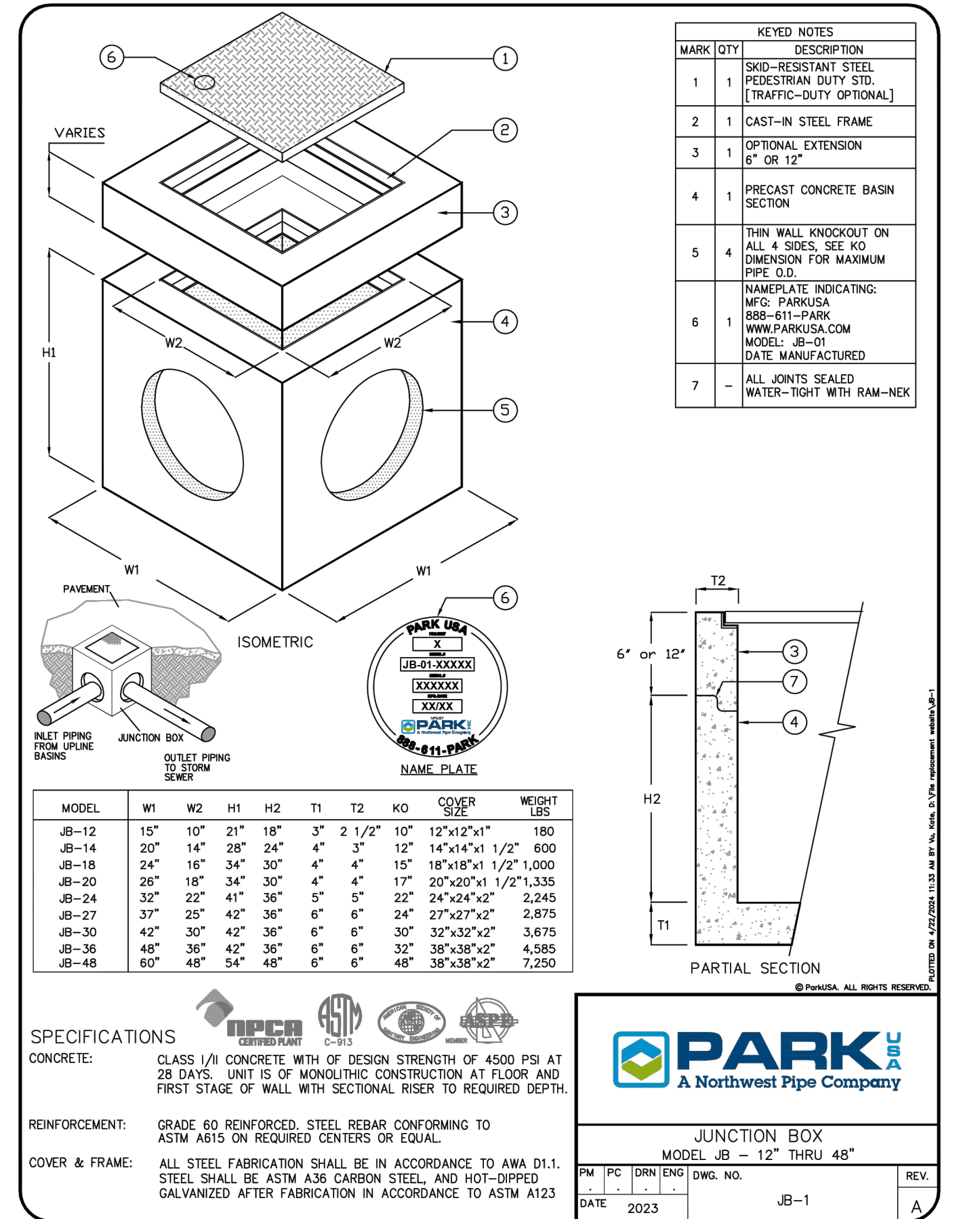
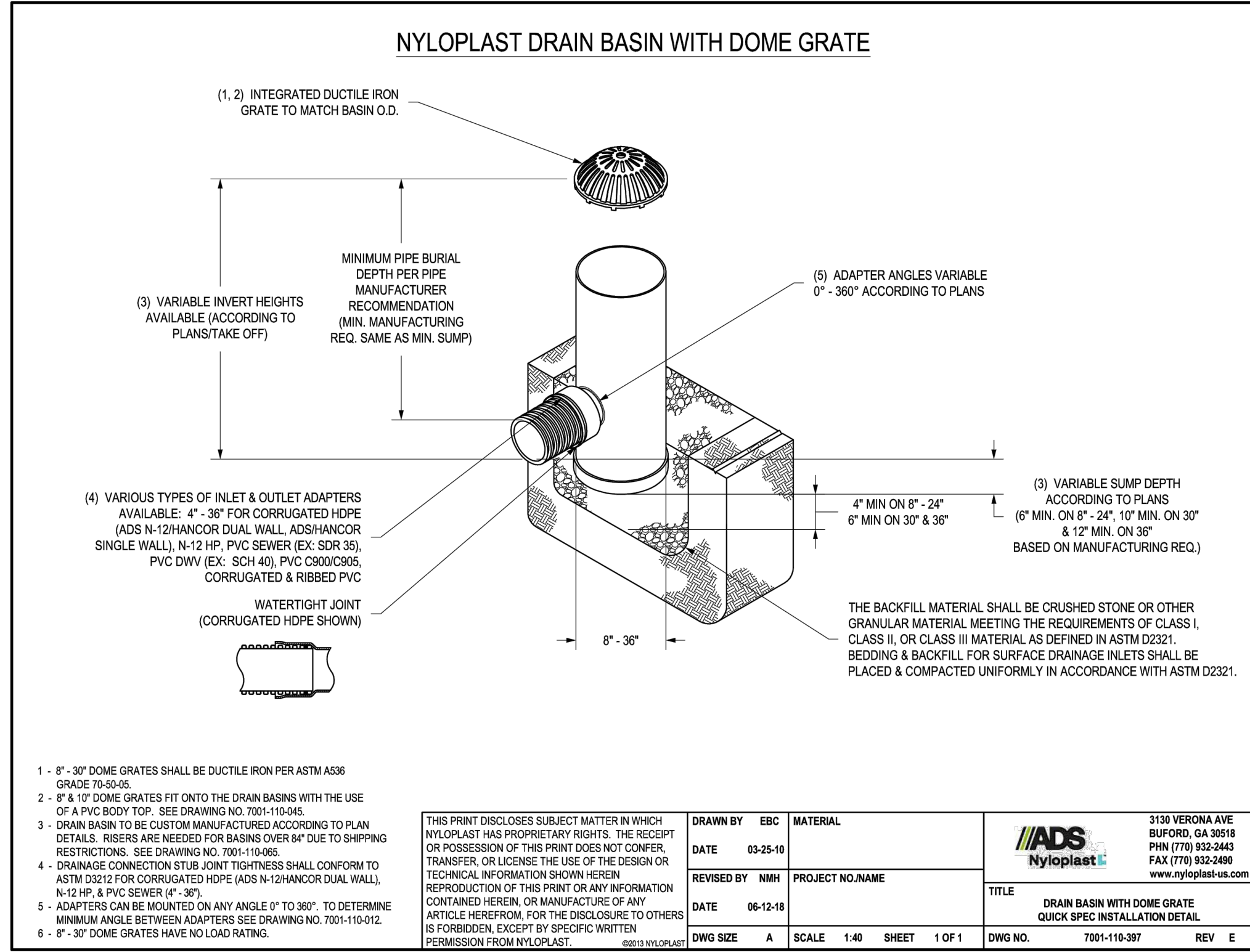
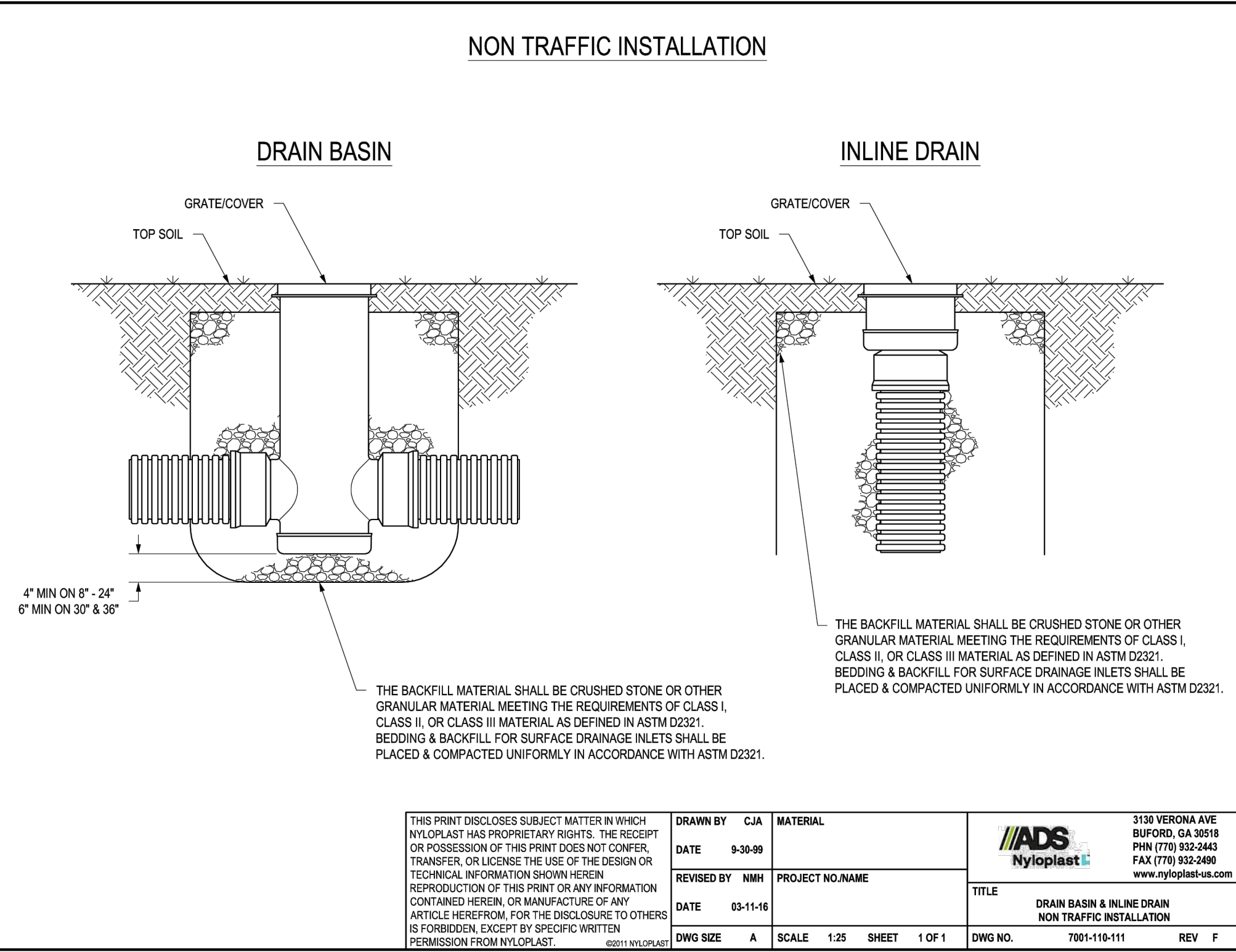
NOT TO SCALE

- CONCRETE APRON NOTES:
- CONCRETE APRON SHALL BE 4,000 PSI OR AS APPROVED BY CITY ENGINEER.
 - REBAR REINFORCEMENT PLACEMENT SHALL BE #4 BARS @ 12" O.C.E.W. WITH EMBEDMENT OF 4".
 - CONCRETE APRON SHALL BE INSTALLED WITH WEAKENED JOINTS AND EXPANSION JOINTS AT A SPACING NOT TO EXCEED 12' SQUARE. WEAKENED AND EXPANSION JOINTS SHALL BE PER CITY STANDARDS AND REQUIREMENTS (SEE SIDEWALK DETAILS).



OUTFALL DETAIL (PLAN)

NOT TO SCALE

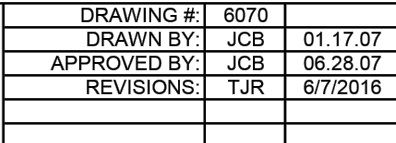


PE THREADED ROD
W/WING NUTS AND SPACERS
SEE NOTE



NOTE: ALL DIMENSIONS ARE NOMINAL

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1/15/2024

STORM SEWER DETAILS

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

OWN BY:	TNT
QC BY:	TNT
JECT NO.:	###-####
MIT #:	

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- NOTES:

- ## WARNING - OVERHEAD POWER LINES



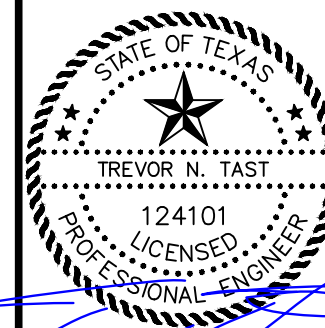
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811 BEFORE YOU DIG.**

TX2 ENGINEERING
FIRM #: 20787

CONTACT

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235



11/15/2024

YR: 2024

PROPOSED ONSITE UTILITY PLAN

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX 75045

[illegible]

DRAWN BY: TN

QA/QC BY: TN

PROJECT NO.: ###-###

PERMIT #:

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KEYNOTES (xx) (X-xx)

WATER UTILITY (CITY OF GARDEN RIDGE)

W-01 ALL CONNECTIONS TO WATER MAIN SHALL HAVE A BACKFLOW PREVENTOR LOCATED ALONG THE LATERAL. BACKFLOW PREVENTOR SHALL BE LOCATED IN THE FIELD BY UTILITY PROVIDER AND CONTRACTOR.

W-02 WATER MAIN EXTENSION ACROSS TXDOT RIGHT OF WAY PER SEPARATE TXDOT UTILITY PERMIT/ PLANS.

W-03 CONNECT TO 6" MAIN ACROSS TXDOT AND EXTEND 6" WATER MAIN 17 LF AND INSTALL 6X6 TEE AND 6"x2" THREADED CAP

W-03 CONNECT TO TEE AND EXTEND ~7 LF 6" FIRE LINE SERVICE. INSTALL FIRE HYDRANT ASSEMBLY AT END OF SERVICE LINE

W-03 CONNECT TO END OF WATER LINE, INSTALL 2" WATER METER, EXTEND ~55 LF 2" DOMESTIC WATER LINE SERVICE, AND INSTALL 2"x2" TEE.

W-04 CONNECT TO TEE, EXTEND ~40 LF 2" DOMESTIC WATER LINE SERVICE WITH BENDS AS SHOWN, AND CONNECT TO BUILDING PLUMBING. RE: MEP PLANS FOR POINT OF CONNECTION AND PIPE SIZE.

W-05 CONNECT TO TEE, EXTEND ~56 LF 2" DOMESTIC WATER LINE WITH BENDS AS SHOWN, AND INSTALL 2"x2" TEE.

W-06 CONNECT TO TEE, EXTEND ~17 LF 2" DOMESTIC WATER LINE SERVICE WITH BENDS AS SHOWN, AND CONNECT TO BUILDING PLUMBING. RE: MEP PLANS FOR POINT OF CONNECTION AND PIPE SIZE.

W-07 CONNECT TO TEE, EXTEND ~73 LF 2" DOMESTIC WATER LINE WITH BENDS AS SHOWN, AND INSTALL 2"x2" TEE.

W-08 CONNECT TO TEE, EXTEND ~28 LF 2" DOMESTIC WATER LINE SERVICE WITH BENDS AS SHOWN, AND CONNECT TO BUILDING PLUMBING. RE: MEP PLANS FOR POINT OF CONNECTION AND PIPE SIZE.

WATER UTILITY CONTINUED

W-09 CONNECT TO TEE, EXTEND ~42 LF 2" DOMESTIC WATER
LINE WITH BENDS AS SHOWN, AND INSTALL 2"x2" TEE.

W-10 CONNECT TO TEE, EXTEND ~53 LF 2" DOMESTIC WATER
LINE SERVICE WITH BENDS AS SHOWN. AND INSTALL 2 -
FOOD TRUCK WATER HOOK UP.

W-11 CONNECT TO TEE, EXTEND ~44 LF 2" DOMESTIC WATER
LINE SERVICE WITH BENDS AS SHOWN. AND INSTALL 2 -
FOOD TRUCK WATER HOOK UP.

W-12 FOOD TRUCK WATER HOOK UP (TYPICAL)
PER DETAILS SHEET C10.2.

SANITARY SEWER UTILITY (CITY OF GARDEN RIDGE)

S-01 OFFSITE PUBLIC SEWER FORCE MAIN EXTENSION AND
GRINDER PUMP PER SEPARATE PLANS.

S-02 CONNECT TO BUILDING FOUNDATION @ FL=879.00
EXTEND ~230 LF 6" SERVICE LINE @ 4.5% MIN.
AND INSTALL WYE. FL=868.60

S-03 CONNECT TO BUILDING FOUNDATION @ FL=869.25
EXTEND ~65 LF 6" SERVICE LINE @ 1.0% MIN. AND
CONNECT TO S-03 WYE.

S-04 CONNECT TO S-03 WYE AND EXTEND ~11 LF 6"
SERVICE LINE TO CONNECT TO GRINDER PUMP.

S-05 PROPOSED DOUBLE CLEAN OUT REF: MEP PLANS

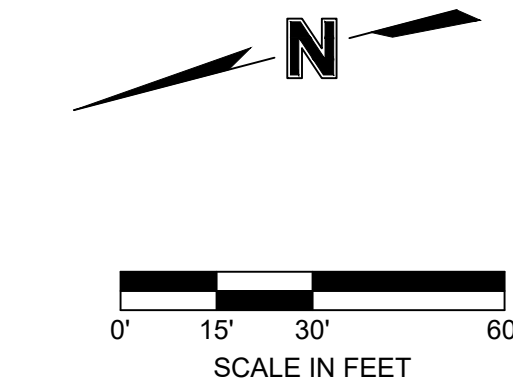
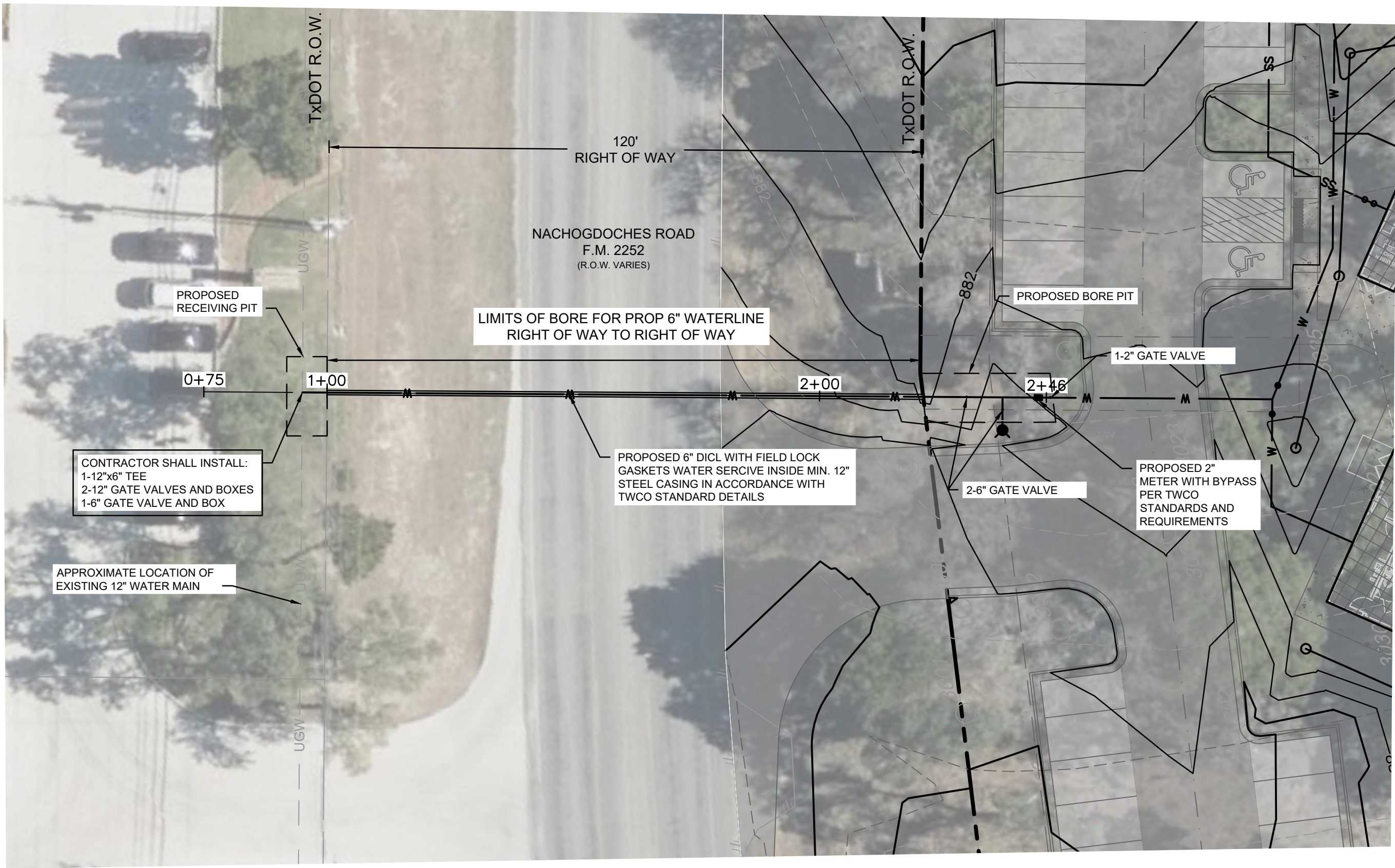
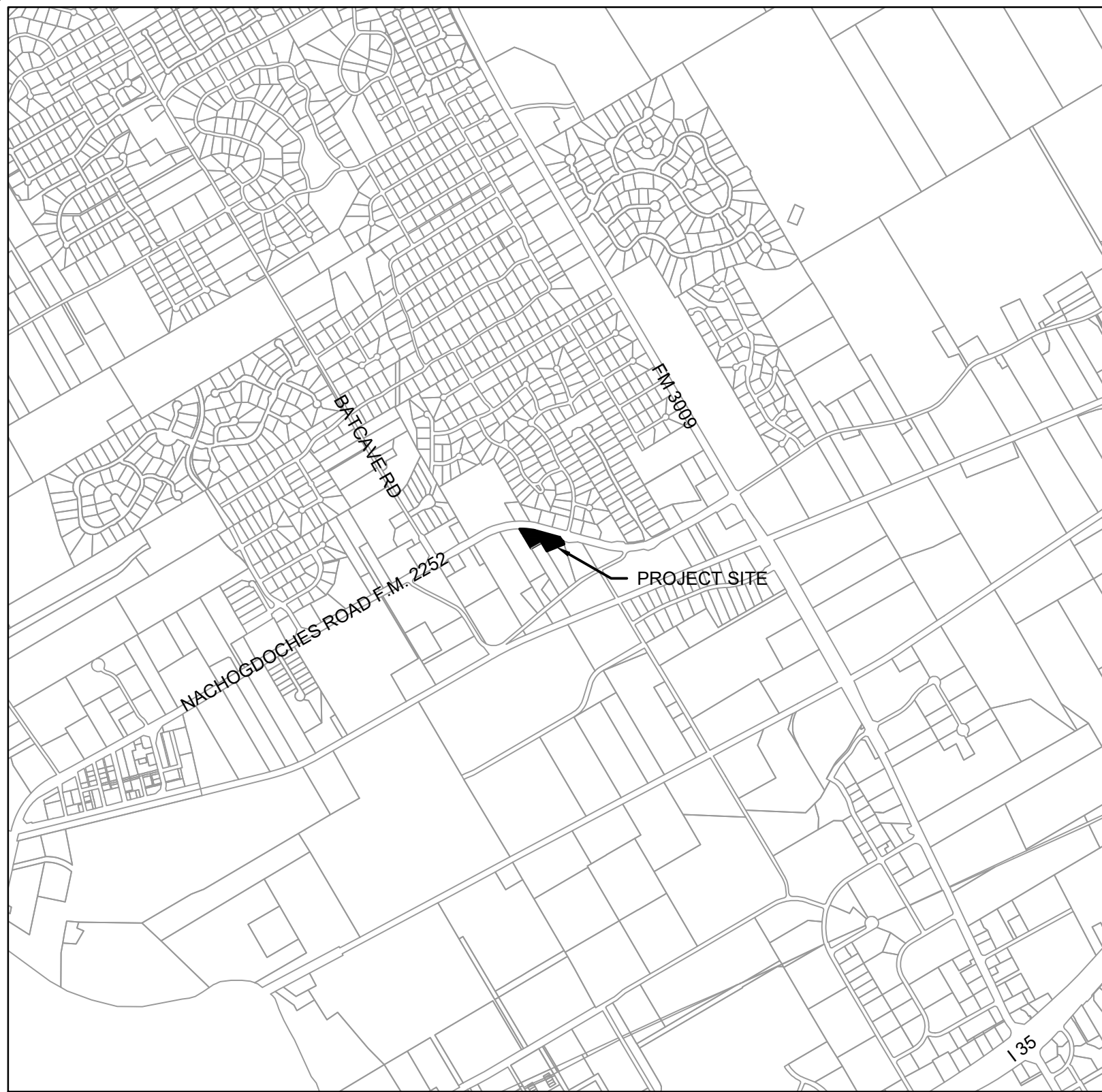
S-06 PROPOSED HEAVY DUTY CLEANOUT IN PAVEMENT

S-07 PROPOSED CLEANOUT IN TURF

S-08 PROPOSED GREASE TRAP. REF: MEP PLANS

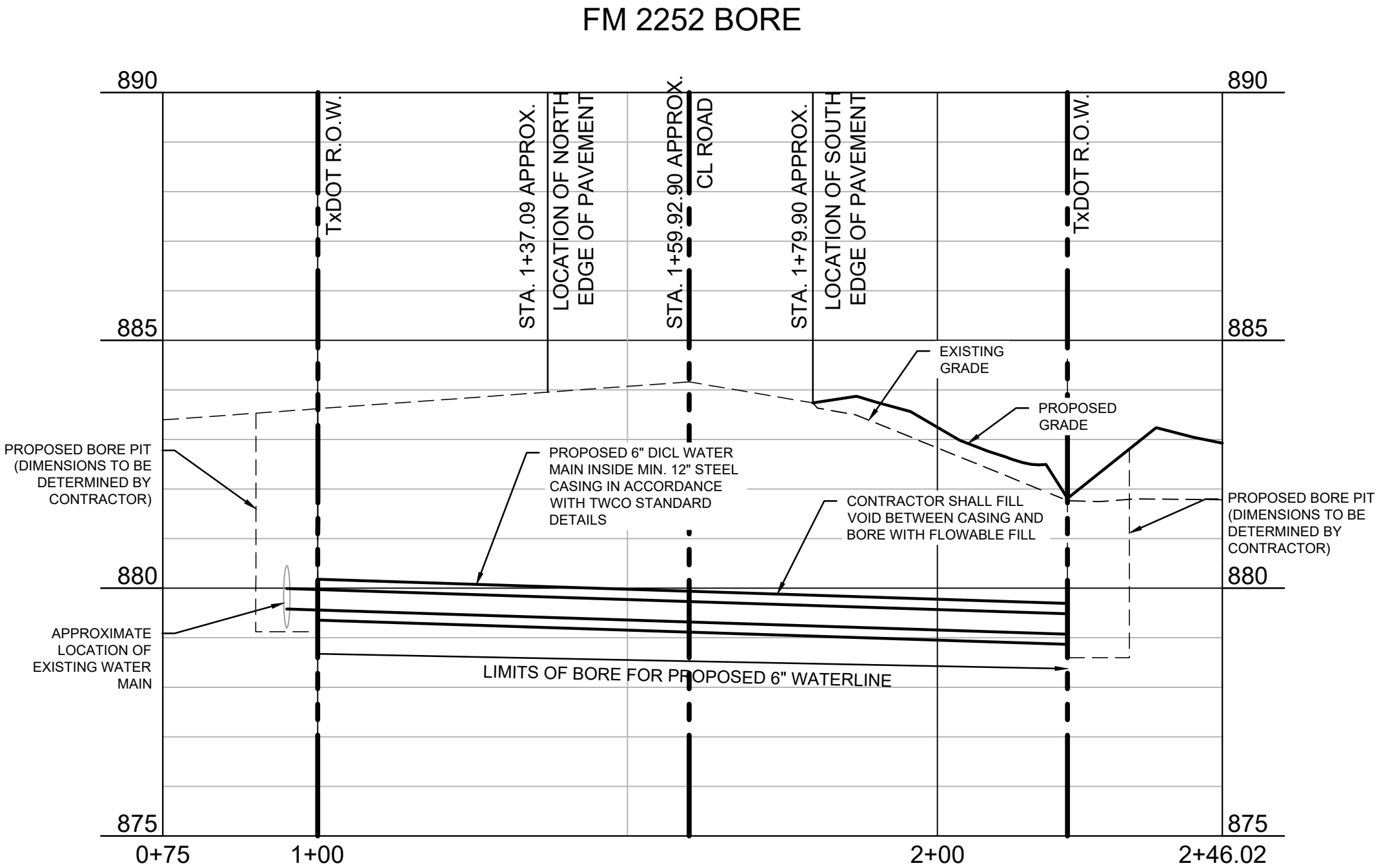
ELECTRICAL (CPS)

E-01 EXISTING OVERHEAD ELECTRICAL. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER FOR SERVICE. RE: MEP PLANS FOR CONNECTION AT BUILDING.

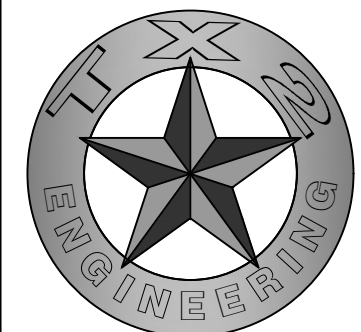
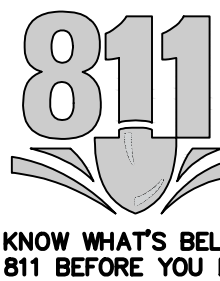


LEGEND	
---	PROPERTY LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE CONDUIT
---	EXISTING CABLE TELEVISION CONDUIT
---	EXISTING FIBER OPTIC CONDUIT
---	EXISTING NATURAL GAS SERVICE
---	EXISTING FIRE PROTECTION SERVICE
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER
---	INSTALL WATER MAIN

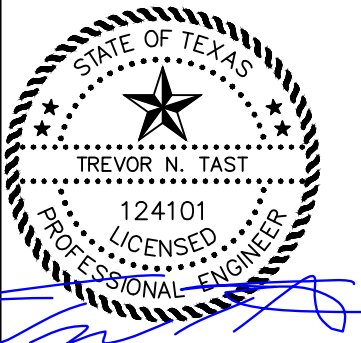
- NOTES:
- EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE STATE OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
 - ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - CONTRACTOR SHALL REFER TO MEP PLANS FOR ELECTRICAL AND COMMUNICATION UTILITY CONNECTION FOR INSPECTION.
 - EXISTING SERVICE LINES TO BUILDINGS IN THE SURROUNDING AREA WERE NOT SURVEYED OR LOCATED ON SITE. CONTRACTOR MAY ENCOUNTER UTILITIES DURING CONSTRUCTION. UPON OBSERVATION OF UTILITY, CONTRACTOR SHALL NOTIFY ENGINEER OF CROSSING FOR CONTINUATION OF CONSTRUCTION.
 - THE SIZE AND LOCATION OF SERVICES SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MEP PLANS PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
 - INSTALL ALL PIPE LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
 - CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
 - CONTRACTOR RESPONSIBLE FOR PAYING ALL TAP AND CONNECTION FEES AND SHALL CONTRACT AND PAY FOR ANY REQUIRED SUB CONTRACTORS BY UTILITY COMPANIES.
 - CONTRACTOR TO REPAIR ALL AREA DAMAGED BY CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
 - WATER SERVICE FOR PROPOSED ADDITION SHALL MAKE CONNECTION TO EXISTING INFRASTRUCTURE UNDER SLAB. RE: MEP PLANS
 - UTILITY TRENCHES EXCEEDING 6 V.F. IN DEPTH SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT. SEE GEOTECHNICAL FEASIBILITY REPORT FOR PROJECT.
 - CONTRACTOR MUST HYDROSEED ALL DISTURBED AREA WITHIN TXDOT ROW



WARNING - OVERHEAD POWER LINES
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



TX2 ENGINEERING
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TXDOT WATER UIR PLAN AND PROFILE

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

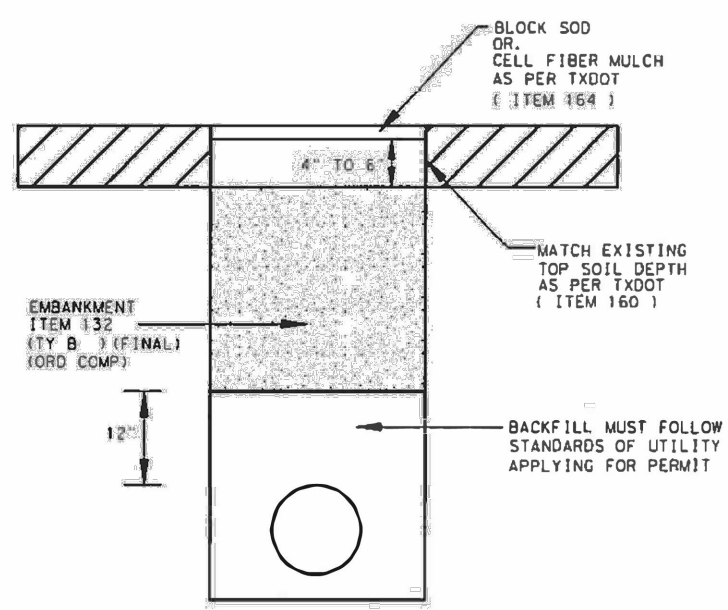
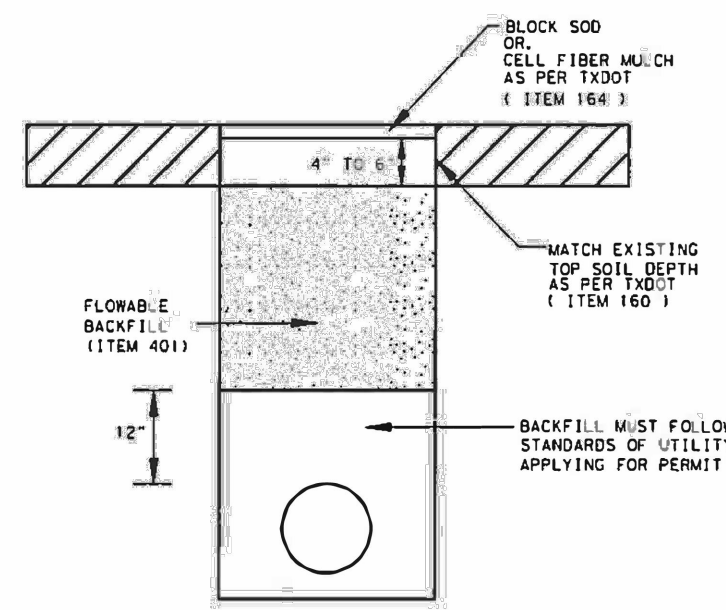
YR: 2024

REVISIONS	
REV.	DESCRIPTION

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QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:

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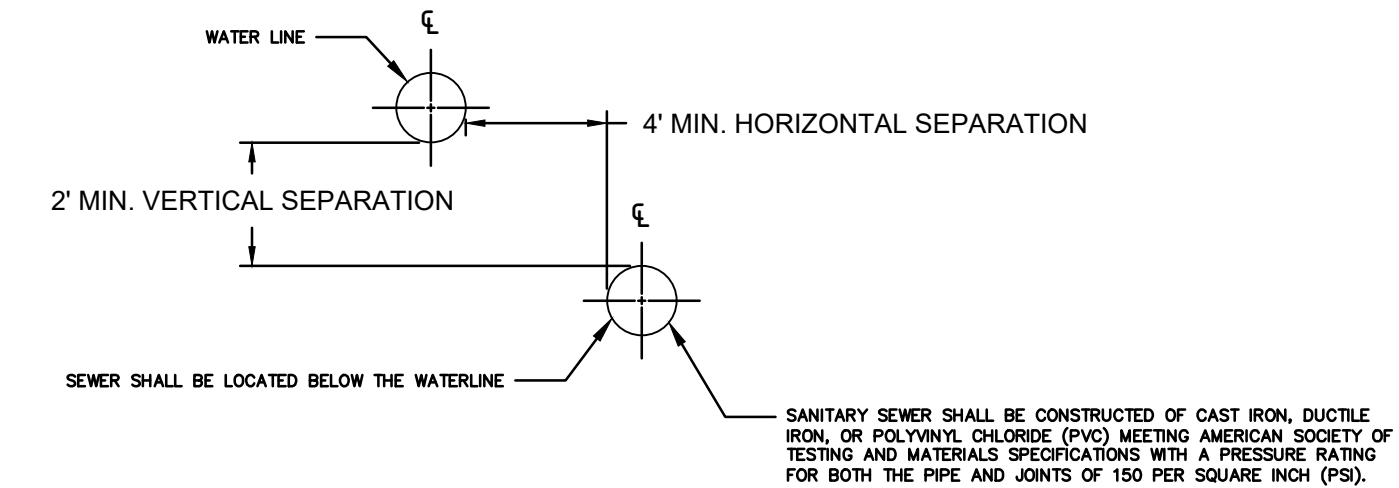
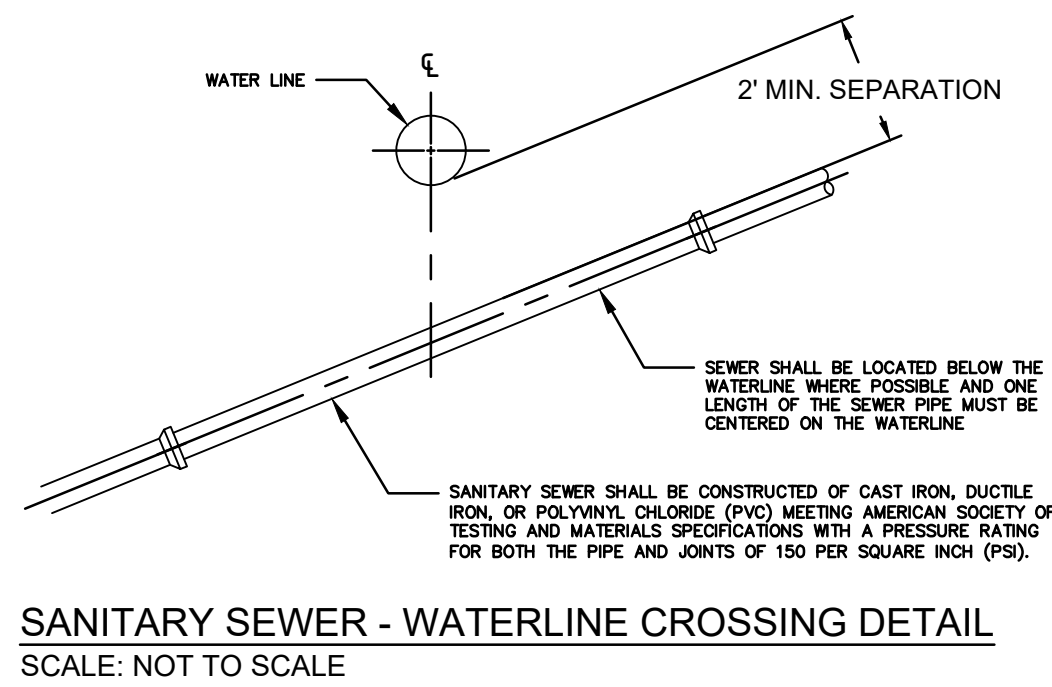
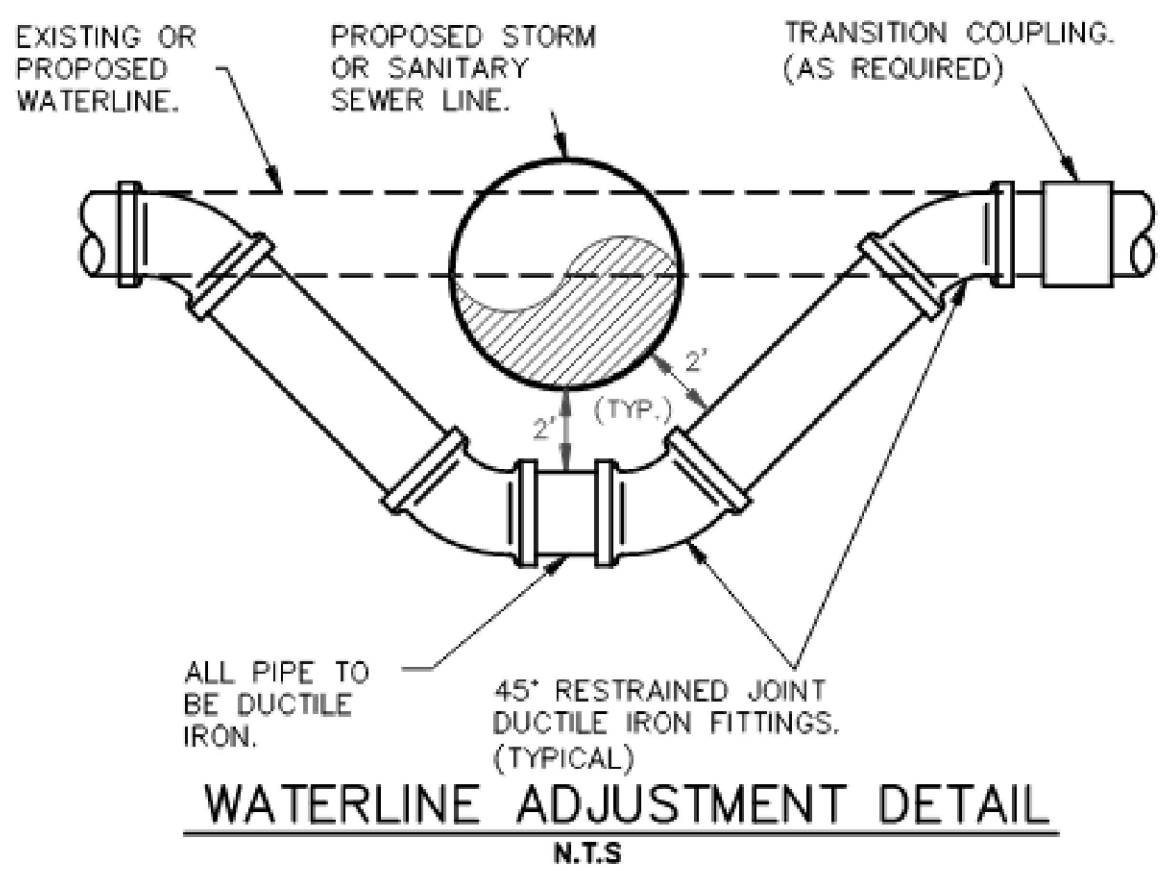
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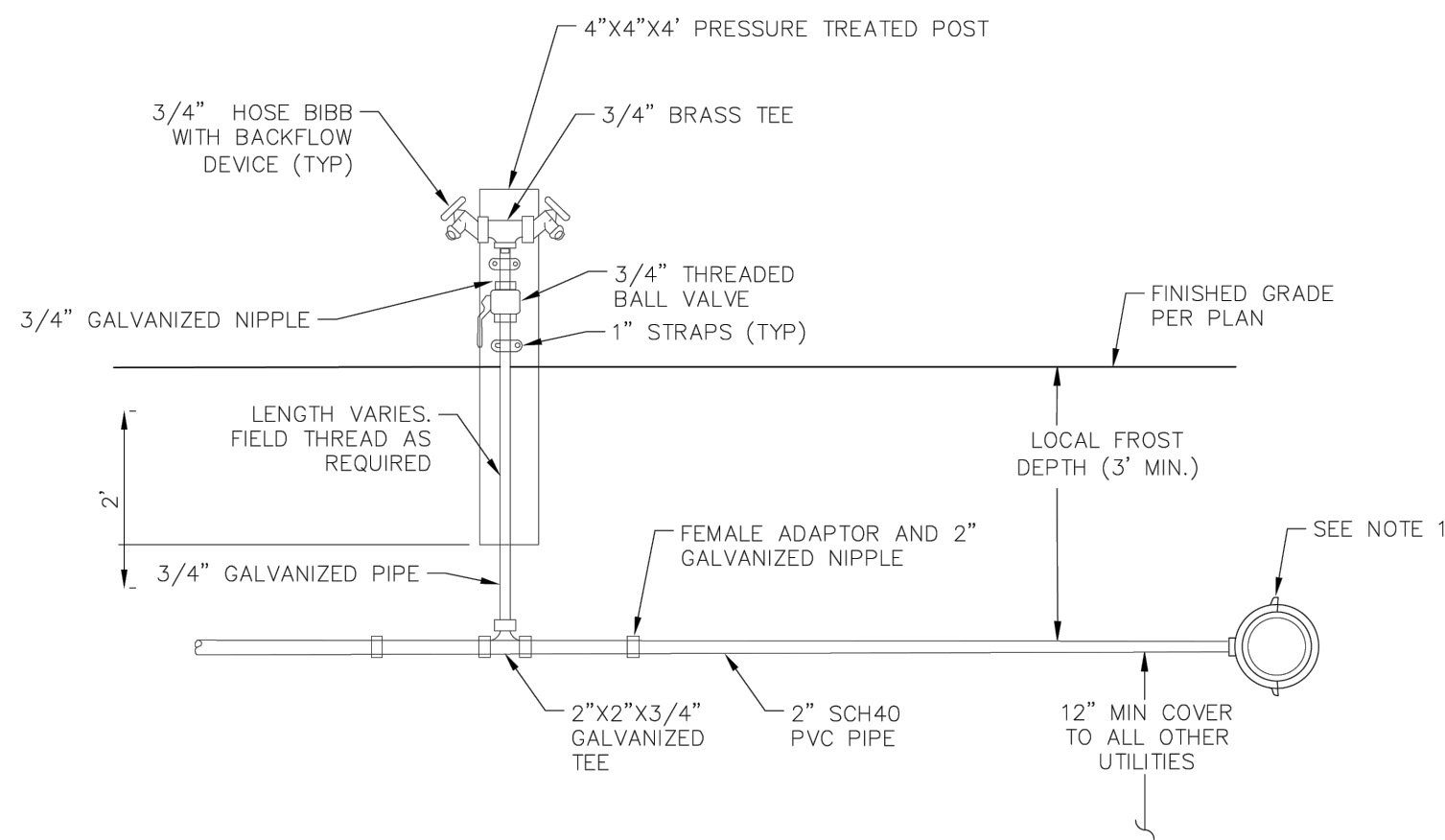
NOTES:
 • PIPE 24" OR LESS USE 1' FROM O/D OF PIPE TO EXCAVATED WALLS
 • PIPE 24" OR GREATER USE 2' FROM O/D OF PIPE TO EXCAVATED WALLS

Texas Department of Transportation
 SAN ANTONIO DISTRICT
 TRENCH BACKFILL DETAIL
 NON PAVEMENT

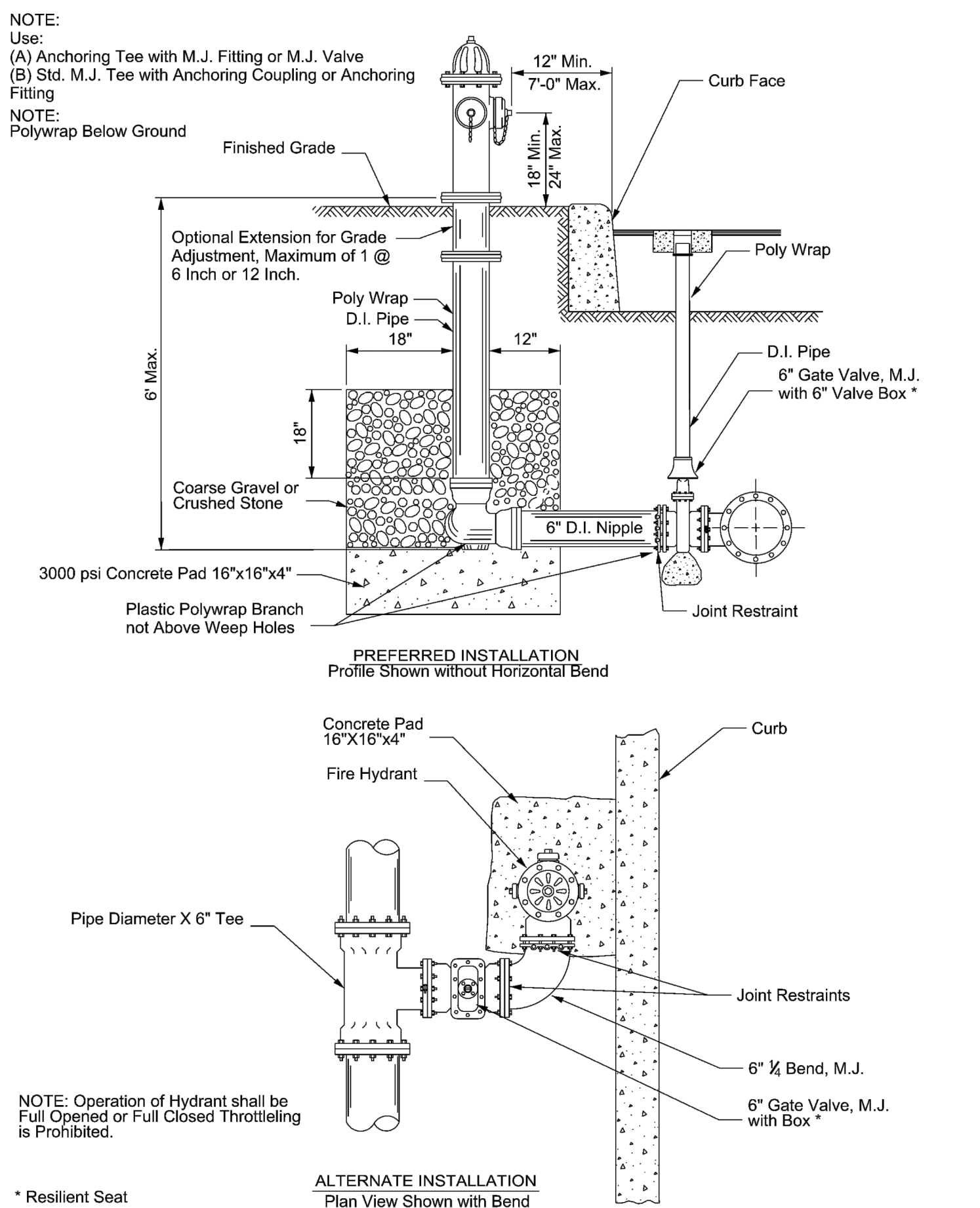
REVISED FEBRUARY 14, 2023



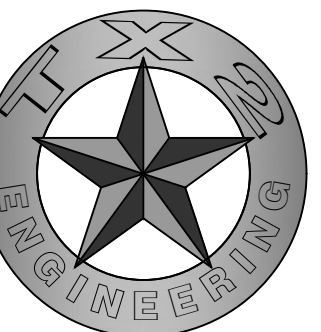
NOTE:
 1. REFER TO 30 TAC §217.53(d)(3) FOR ALL REQUIREMENTS OF WATER-WASTEWATER CROSSING SCENARIOS. WHERE DISCREPANCIES ARISE 30 TAC §217.53 WILL GOVERN.



NOTES:
 1. SERVICE CLAMPS: STAINLESS STEEL DOUBLE-STRAP (4 BOLTS) BRONZE SADDLE WITH STAINLESS STEEL STRAPS, FOR 2" TAP, AS LISTED ROMAC 202BS OR EQUAL APPROVED BY THE WATER DIVISION MANAGER.
 2. CONTINUE 2" SCHEDULE 40 PVC AS INDICATED ON UNDERGROUND PLANS. INSTALL 2" SCHEDULE 40 PVC TEE OF 90° ELBOW AS NEEDED WHERE SERVICE CONNECTION SERVES TWO OR MORE RV SITES, AS SHOWN ON UNDERGROUND PLANS.



PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	FIRE HYDRANT INSTALLATION (JOINT RESTRAINT)	APPROVED MAY 2013 DD-834-01	REVISED AUG 2019 SHEET 1 OF 3
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TX2 ENGINEERING
 FIRM #: 20787

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TEL: (830) 327-1235



11/15/2024

YR: 2024

UTILITY DETAILS 1

THE REVIVAL
 19186 FM 2252
 GARDEN RIDGE, TX, 78266

REV.	DATE	DESCRIPTION	BY

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 QA/QC BY: TNT
 PROJECT NO.: ###-####
 PERMIT #:



C10.2

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- NOTES:

1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

KEYNOTES XX

- 01 CONCRETE WASHOUT. CONTRACTOR SHALL FIELD LOCATE AS APPROVED BY OWNER/OWNER'S REP.
- 02 PROPOSED LOCATION OF ONSITE STAGING/ STORAGE. CONTRACTOR SHALL FIELD LOCATE AS APPROVED BY OWNER/OWNER'S REP.
- 03 PROPOSED LOCATION OF ONSITE SPOILS, CONTRACTOR SHALL FIELD LOCATE AS APPROVED BY OWNER/OWNER'S REP.

WARNING - OVERHEAD POWER LINES

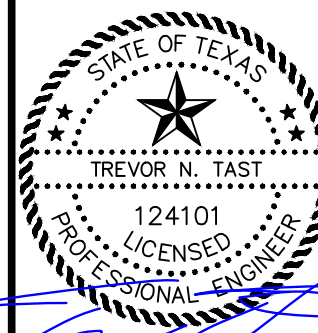
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



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STORM WATER POLLUTION PREVENTION PLAN

THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

[illegible]

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PROJECT NO.: ###-##

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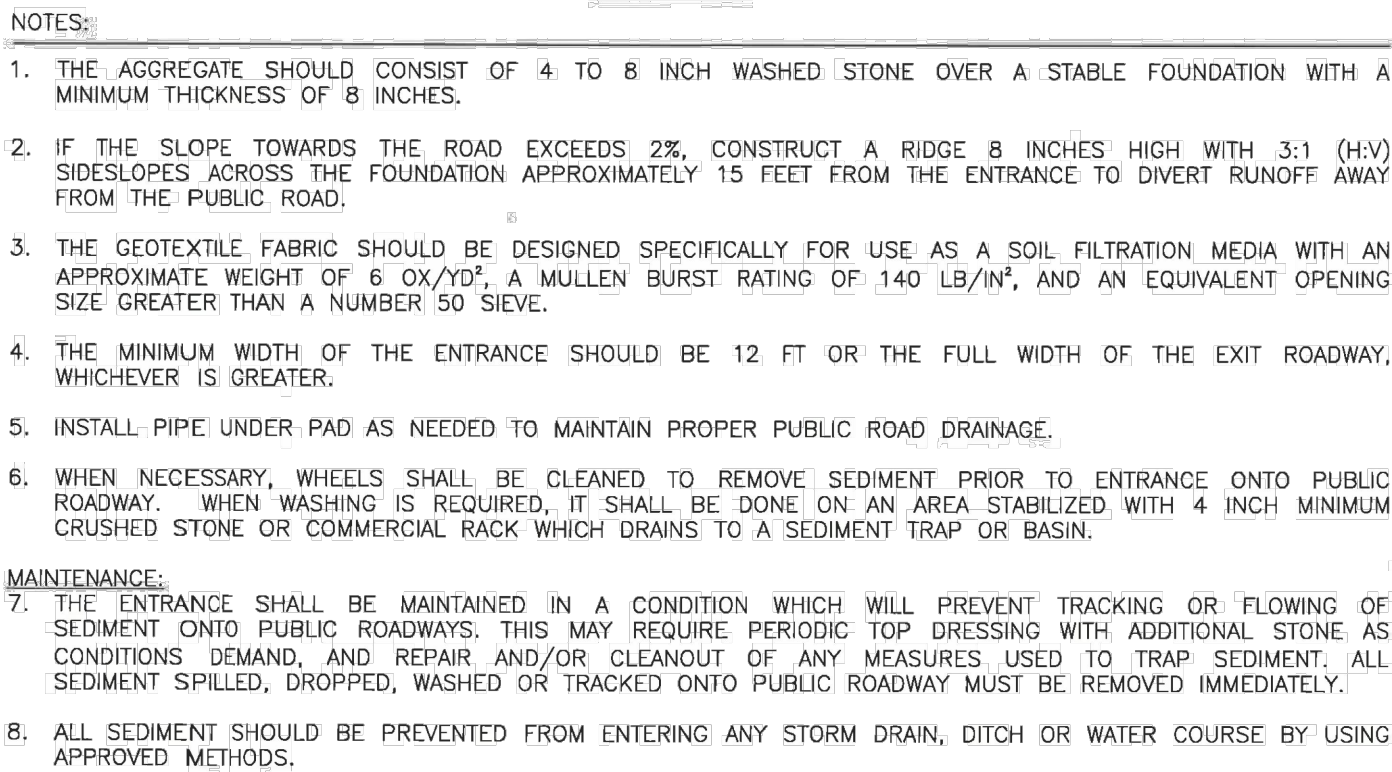
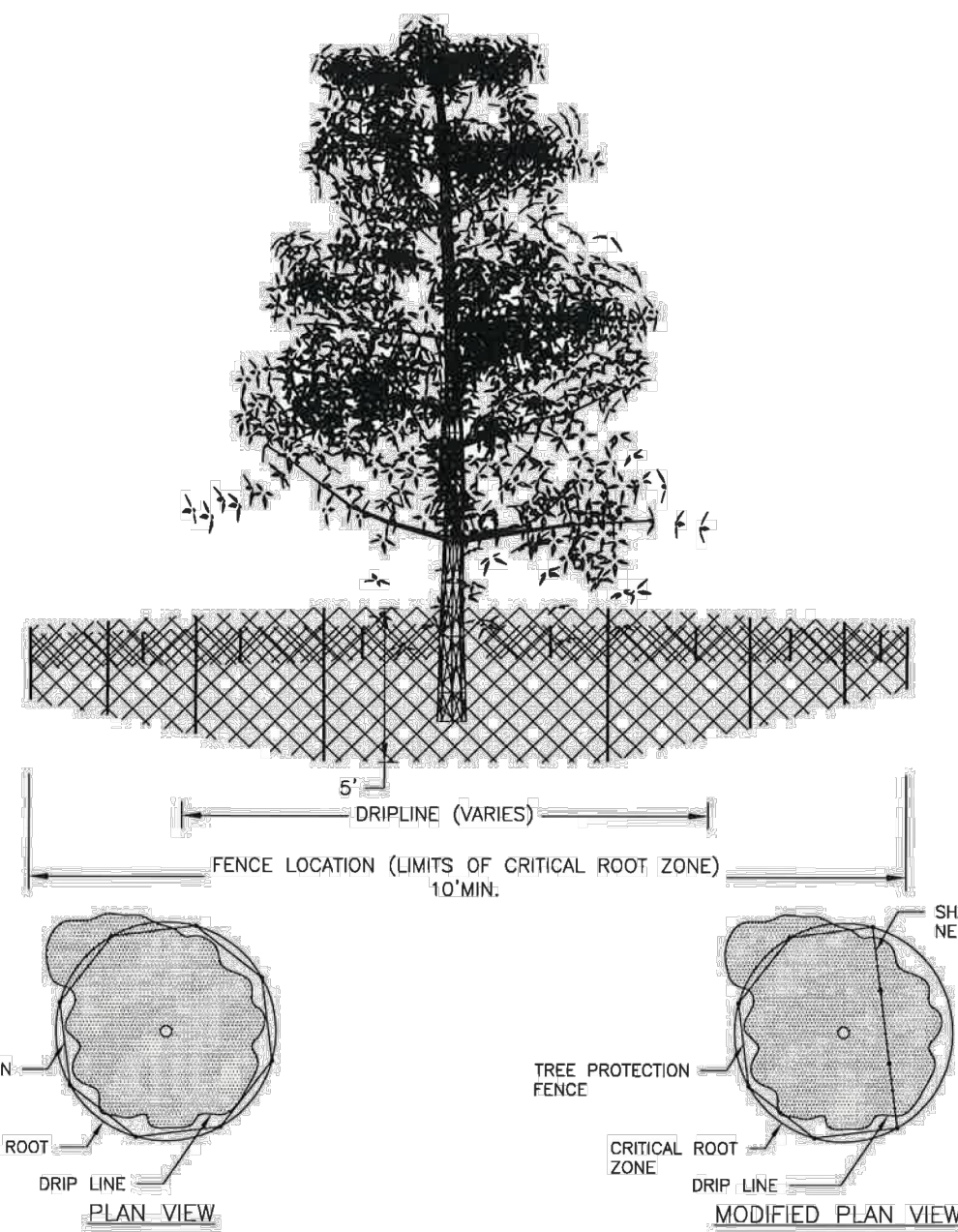
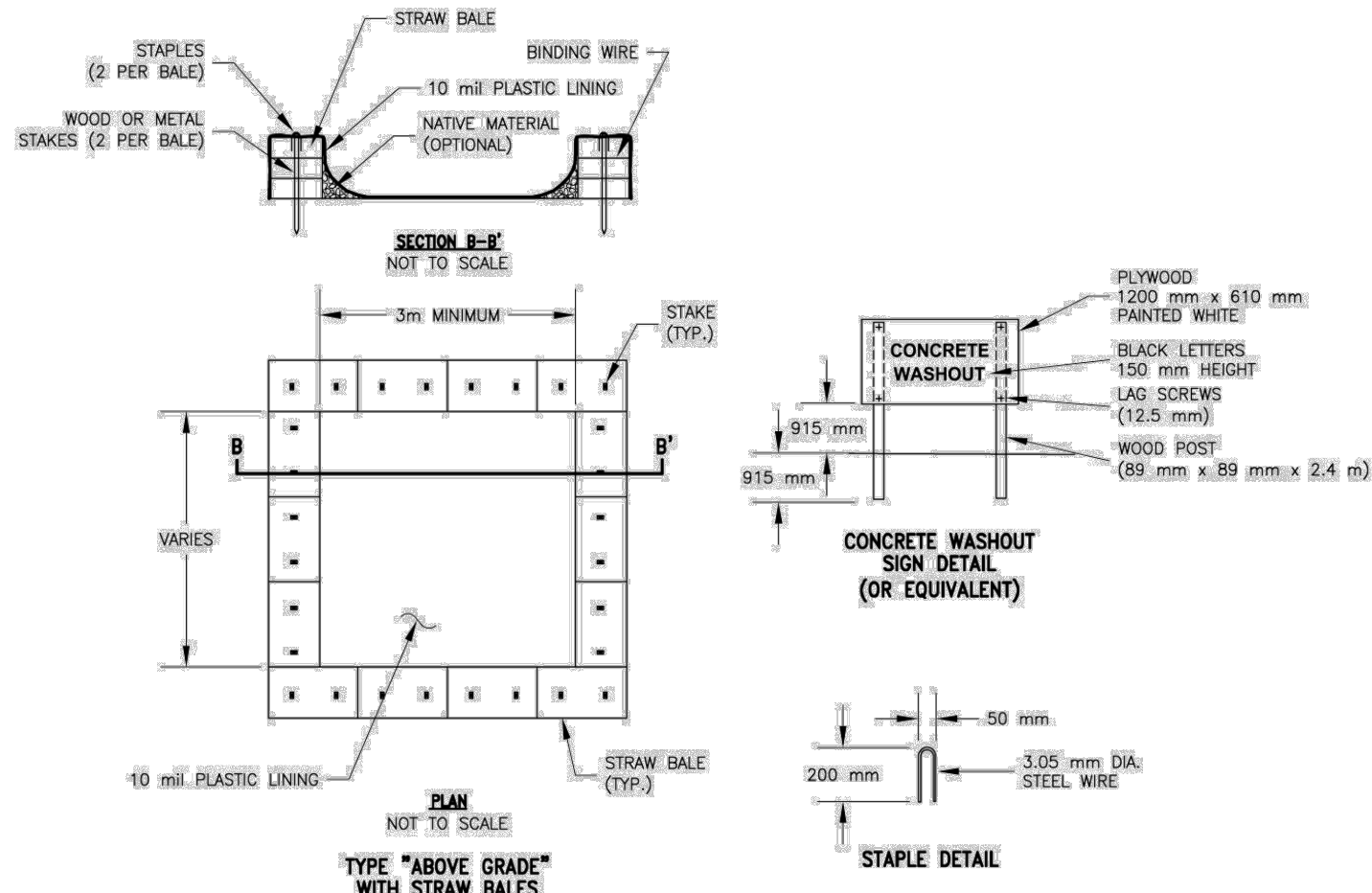


Diagram illustrating a trench cross-section for erosion control. The diagram shows a trench backfilled with fabric toe-in. Labels include: STEEL FENCE POST (6" SPACING MAXIMUM), WOVEN WIRE MESH (IF APPLICABLE), SILT FENCE FABRIC, TRENCH (BACKFILLED), FABRIC TOE-IN, and a 6" dimension. A flow arrow indicates the direction of flow.

- SILT FENCE



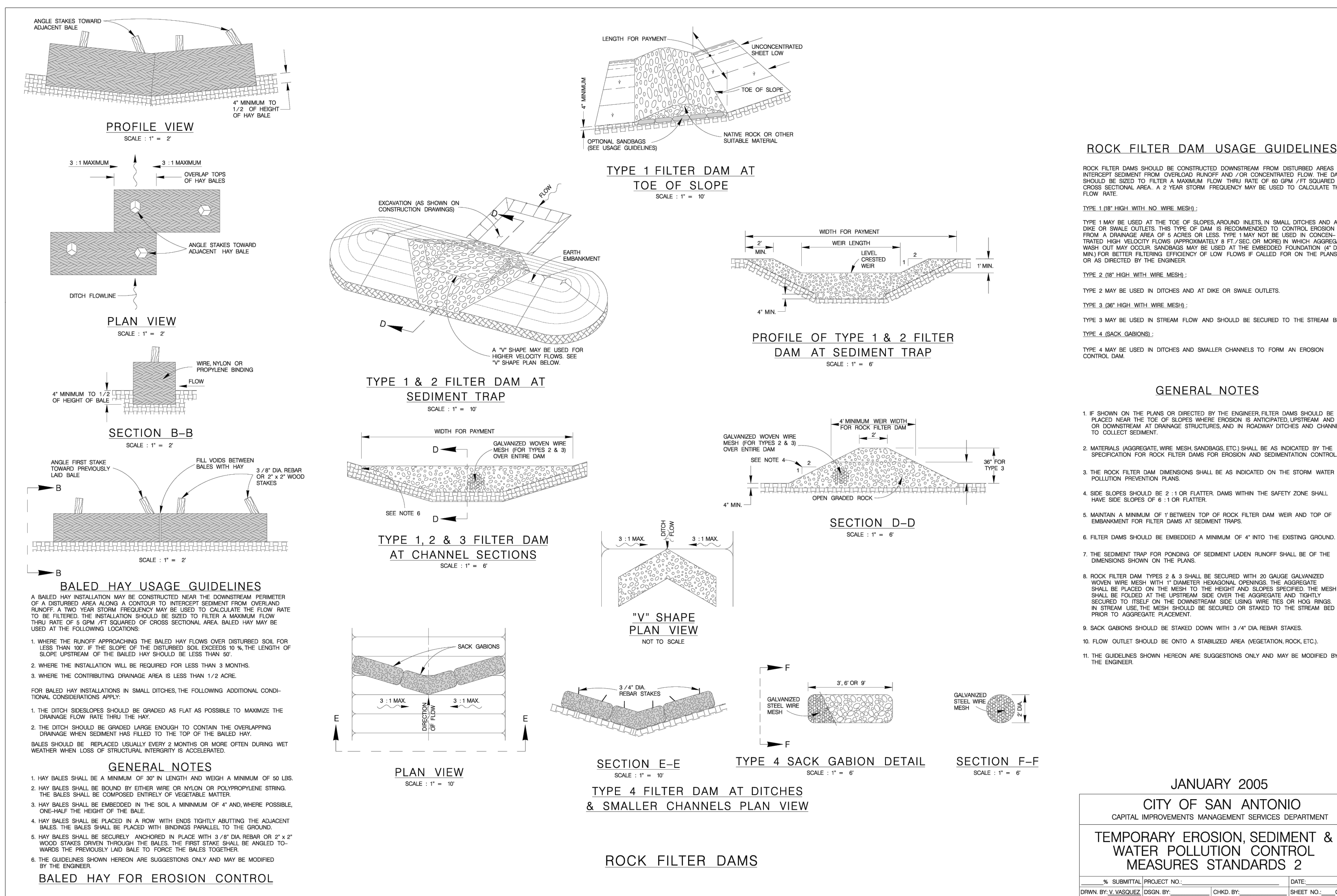
- TREE PROTECTION CONSTRUCTION FENCE

WM-8

- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- CALTRANS/TIG-14.DWG SAC 8-14-02

 Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

Section 8
Concrete Waste Management **WM-8**
7 of 7



THE REVIVAL
19186 FM 2252
GARDEN RIDGE, TX, 78266

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