SUBDIVISION INFRASTRUCTURE PLANS WESTRIDGE SINGLE FAMILY

A SINGLE FAMILY DEVELOPMENT IN COMAL COUNTY TEXAS

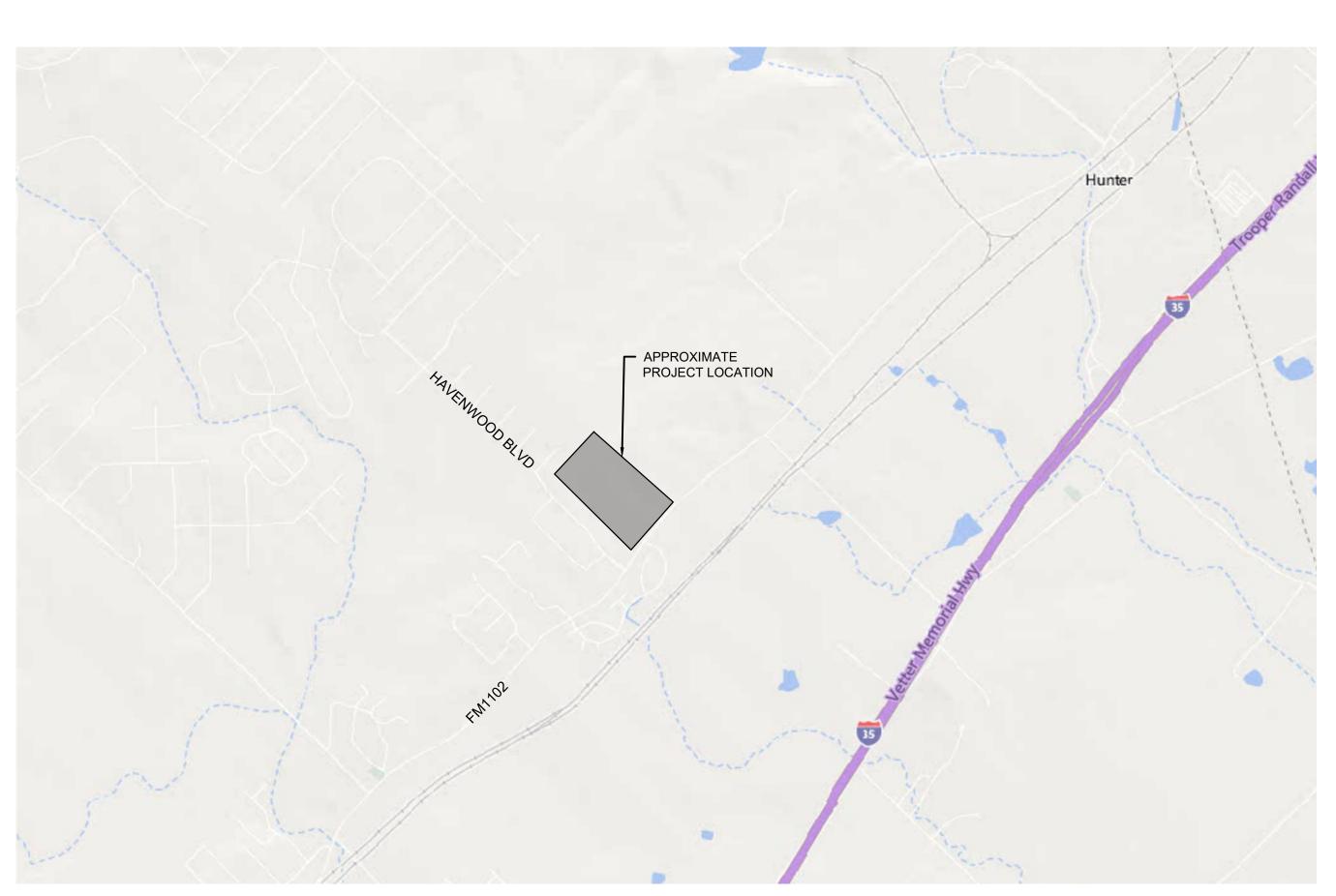
1.00 ACRE LOT SIZE TO BE SERVICED BY

WATER: CRYSTAL CLEAR SPECIAL UTILITY DISTRICT

SEWER: ON SITE SEWER FACILITIES (SEPTIC)

ELECTRIAL: NEW BRAUNFELS UTILITIES

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| C8.1 | STORM WATER POLLUTION PREVENTION PLAN DET |



VICINITY MAP 1" = 2000'

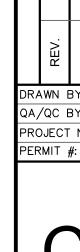
NOTES

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, COMAL COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- 2. IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE-YEAR OF COUNTY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID
- 3. THIS SITE IS LOCATED IN THE TRANSITION ZONE OF THE EDWARDS AQUIFER JURISDICTIONAL BOUNDARY.
- 4. THE SITE IS LOCATED IN FEMA FIRM PANEL 48091C0295F WITH AN EFFECTIVE DATE OF 09/02/2009. THE SITE IS LOCATED IN ZONE X.

PROPERTY DESCRIPTION

COMAL COUNTY PARCEL ID: 76986 A-306 SUR- 3 N KENNER, ACRES 68.9

| DEVELOPMENT TEA | M CONTACT INFORMATION | | |
|---|---|--|--|
| OWNER/DEVELOPER | | | |
| XXXXX | XXXXX XXXXX XXXXX, TX 7XXXX (XXX) XXX—XXXX XXXXX@XXX.COM | | |
| 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 | | |



C0.0

KNOW WHAT'S BELOW.

G: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\COV-001.dwg USER: TrevorTast TE: Aug 25. 2025 9:55am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK 24X36 E BONE ER

TX2 ENGINEERING

CONTACT:

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

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VR. 2025

NGLE FAMILY 11102

VESTRIDGE SIN 6821 FM

SCRIPTION BY

SAM BA:

PRAWN BY: TI

PA/QC BY: TI

PROJECT NO.: ###-##

PERMIT #:

GENERAL NOTES:

- 1. 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", 1(800)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.
- 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.
- 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
- 13. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON

OR REBUILT TO GRADE AS REQUIRED.

THE DURATION OF THE SITE IMPROVEMENTS.

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
- 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 CONSISTANCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BASE BID.

- 32. 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 PLANS 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-BOARD, 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 SCOPE WITH SERVICE PROVIDER.
- 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 TRANSFERRED 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 IF 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.

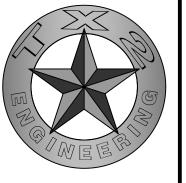
- 2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
- 3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. 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.
- 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.

MATERIAL TESTING NOTES:

- 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.
- MATERIALS COMMONLY ASSOCIATED WITH CONSTRUCTION OF PAVEMENT INCLUDING SUBGRADE, BASE AND RIGID/FLEXIBLE PAVEMENT SHALL BE TESTED IN ACCORDANCE WITH COMAL COUNTY STANDARDS AND SPECIFICATIONS.
- 3.1. https://cceo.org/subdivision/documents/SubdivisionRegulations.pdf

UTILITY NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED PER UTILITY PROVIDER STANDARDS AND
- SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
- MINIMUM DEPTHS OF INSTALLED MATERIALS SHALL BE BASED ON CENTERLINE OF ROADWAY GRADE.



TX2 ENGINEERING

CONTACT:

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235

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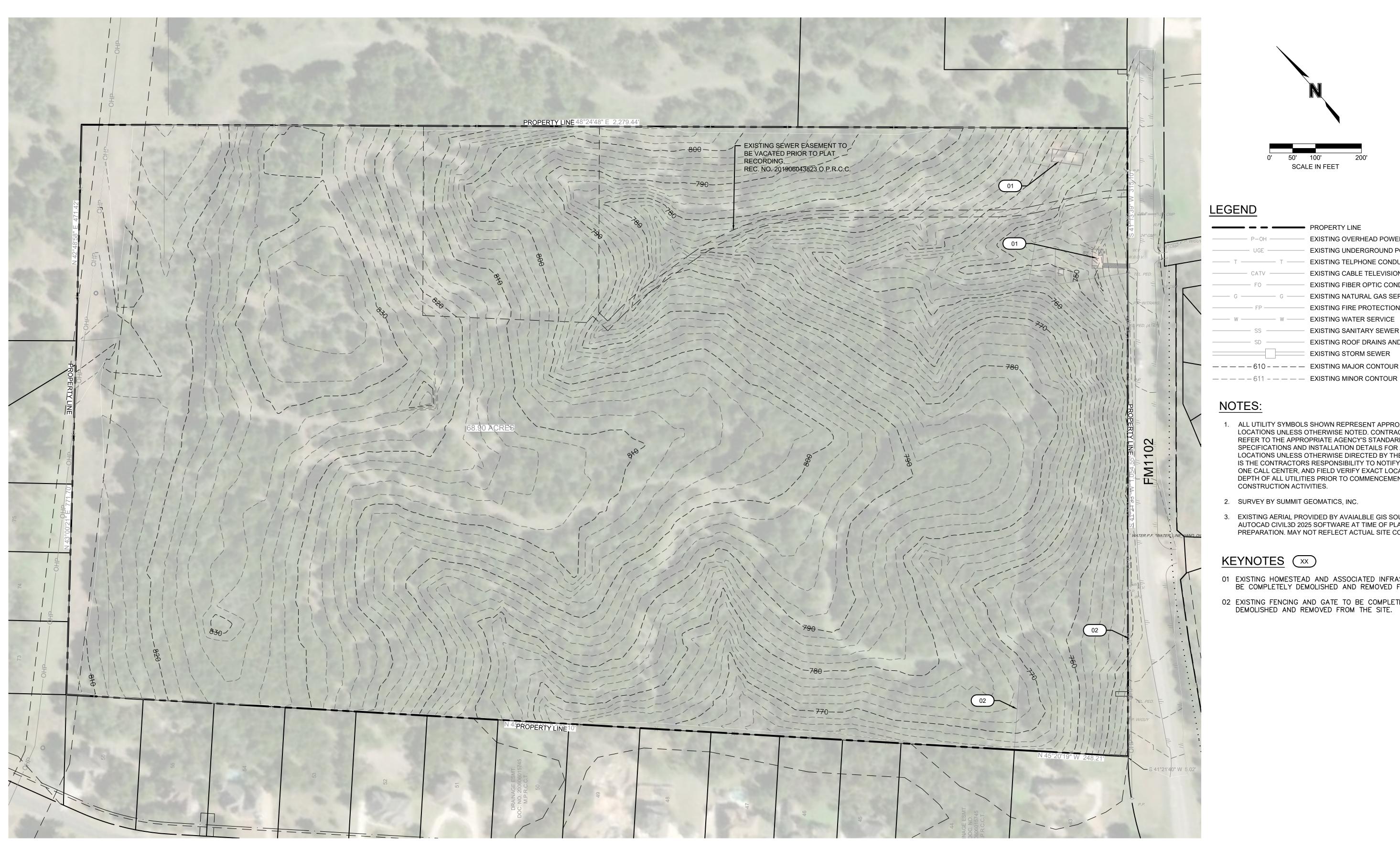
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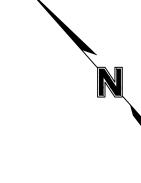
ERAL NOTES 1

REV. DATE DESCRIPTION

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

C1.0







| | | | PROPERTY LINE |
|---------|----------|-------|---|
| | - P-OH - | | EXISTING OVERHEAD POWER |
| | — UGE — | | EXISTING UNDERGROUND POWER |
| — т — | | - T - | EXISTING TELPHONE 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 |
| | | | EXISTING STORM SEWER |
| | <u> </u> | | EXISTING MAJOR 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.
- 3. EXISTING AERIAL PROVIDED BY AVAIALBLE GIS SOURCES WITHIN AUTOCAD CIVIL3D 2025 SOFTWARE AT TIME OF PLAN PREPARATION. MAY NOT REFLECT ACTUAL SITE CONDITIONS.

KEYNOTES XX

- 01 EXISTING HOMESTEAD AND ASSOCIATED INFRASTRUCTURE TO BE COMPLETELY DEMOLISHED AND REMOVED FROM THE SITE.
- 02 EXISTING FENCING AND GATE TO BE COMPLETELY DEMOLISHED AND REMOVED FROM THE SITE.



TX2 ENGINEERING FIRM #: 20787

CONTACT:

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AND DEMOLITION

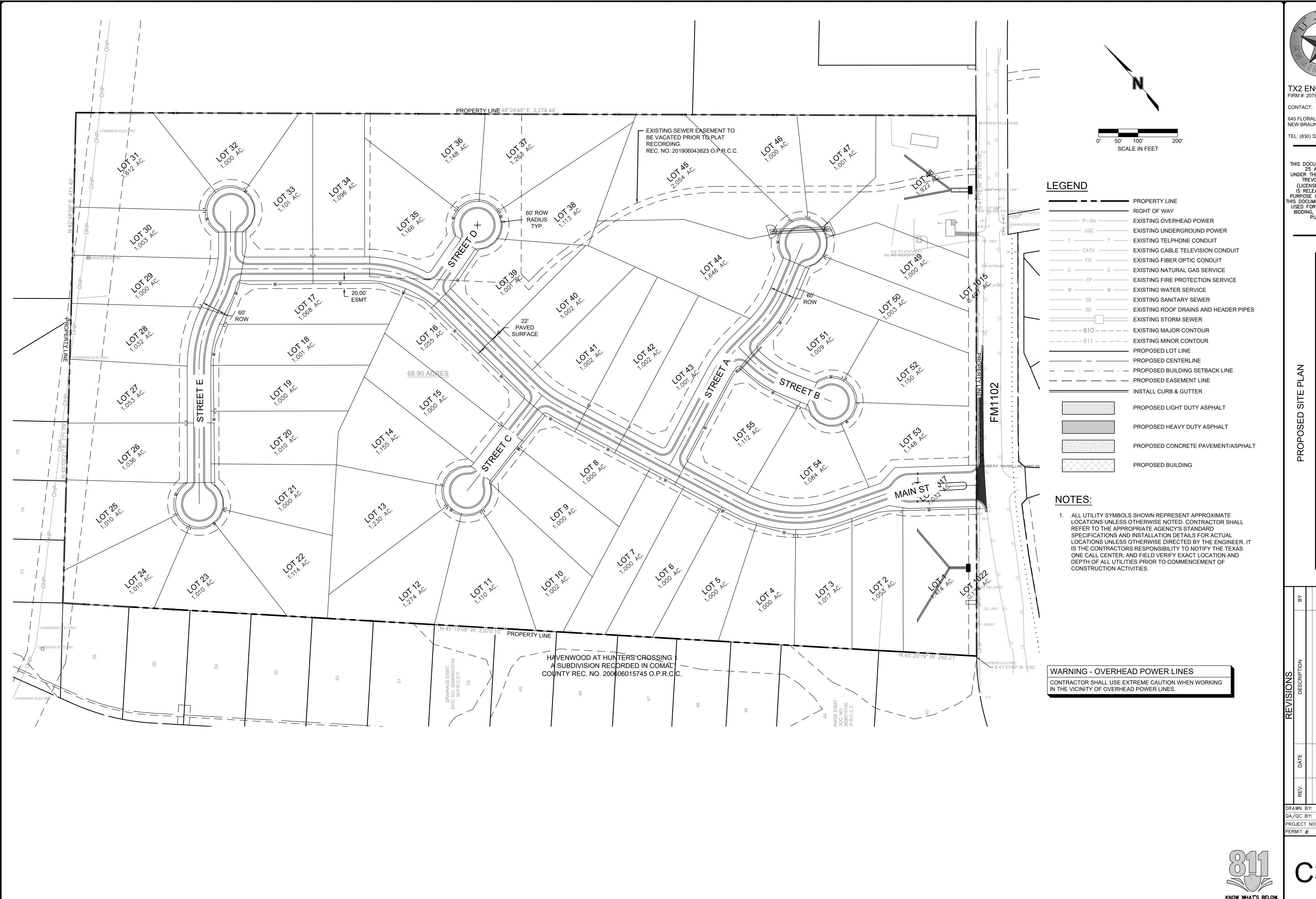
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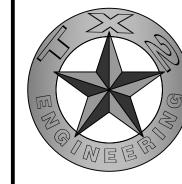
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WARNING - OVERHEAD POWER LINES

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





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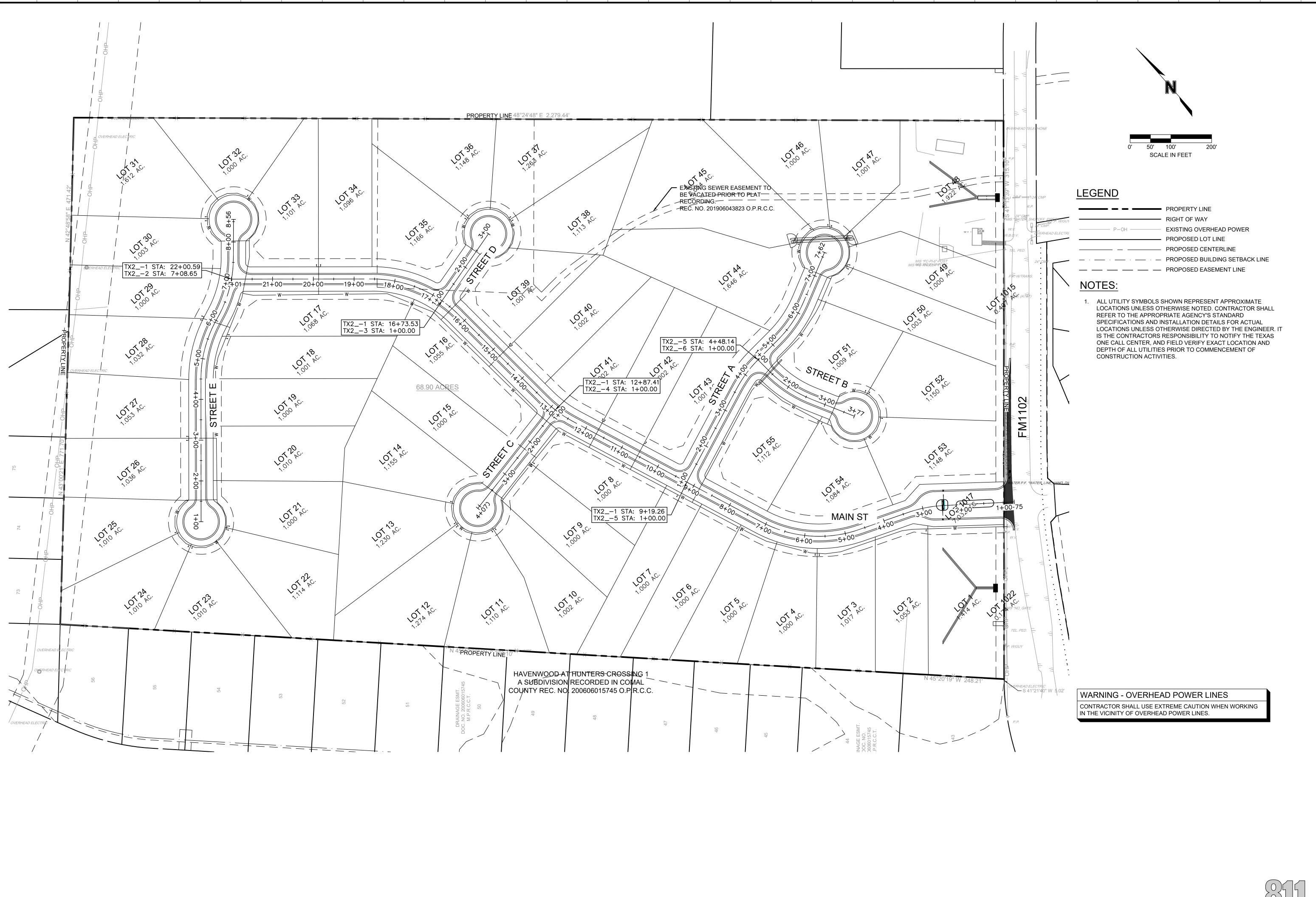
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WESTRI

PROJECT NO.: ###-###

KNOW WHAT'S BELOW. 811 BEFORE YOU DIG.

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PSITE-001.dwg
DATE: Aug 25, 2025 9:55am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36





CONTACT:

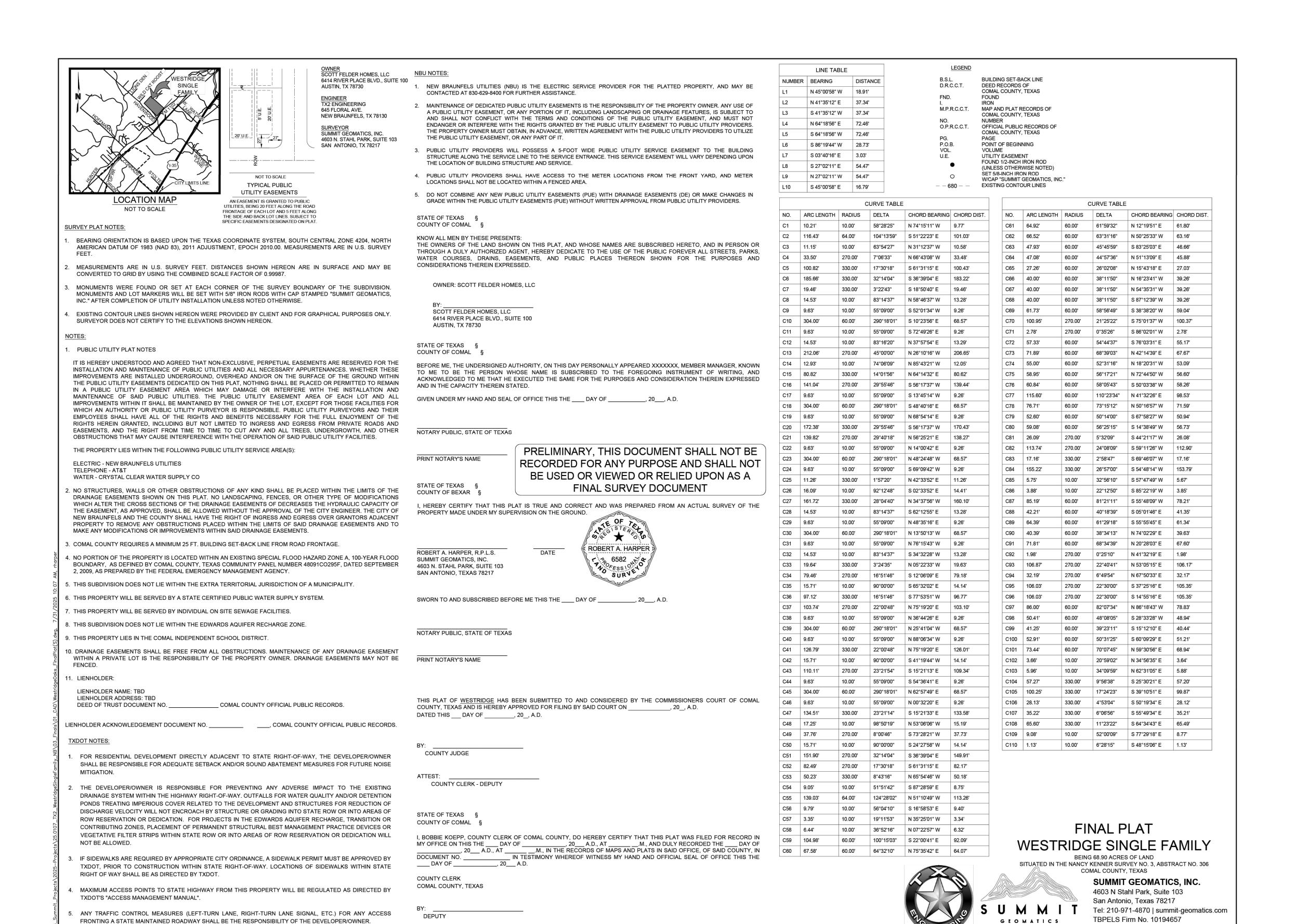
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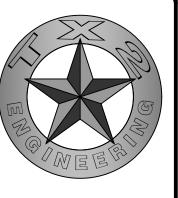
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OSED STREET ALIGNMENT

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FINAL PLAT FOR REFERENCE ONLY





TX2 ENGINEERING FIRM #: 20787

CONTACT:

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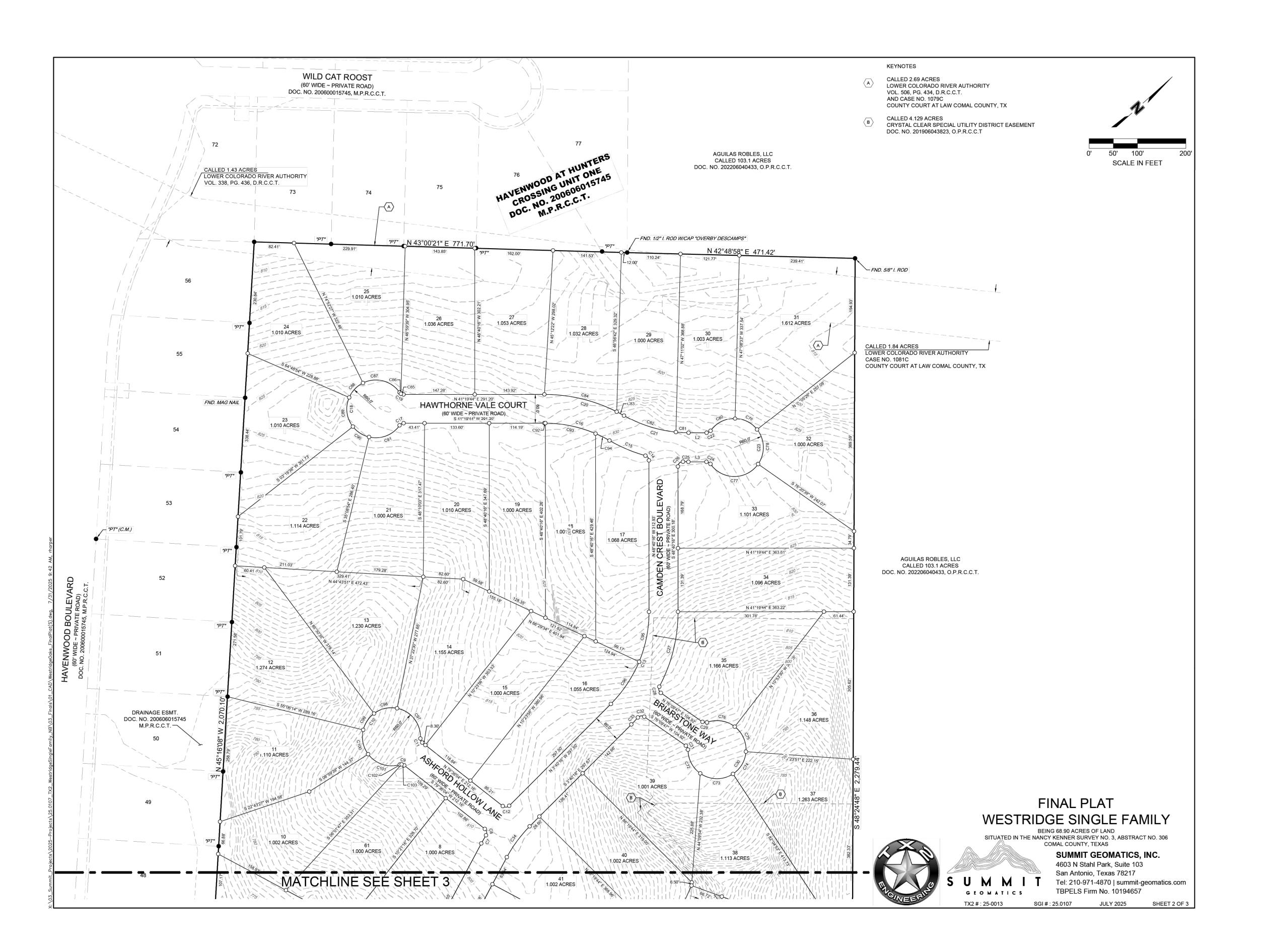


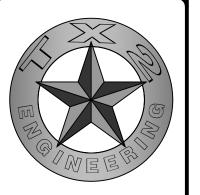
TX2 # : 25-0013

SGI #: 25.0107

JULY 2025

FINAL PLAT FOR REFERENCE ONLY





TX2 ENGINEERING FIRM #: 20787

CONTACT:

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

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/R: 2025

RIDGE SINGLE FAMILY 6821 FM 1102

PROPOSED PLAT 2

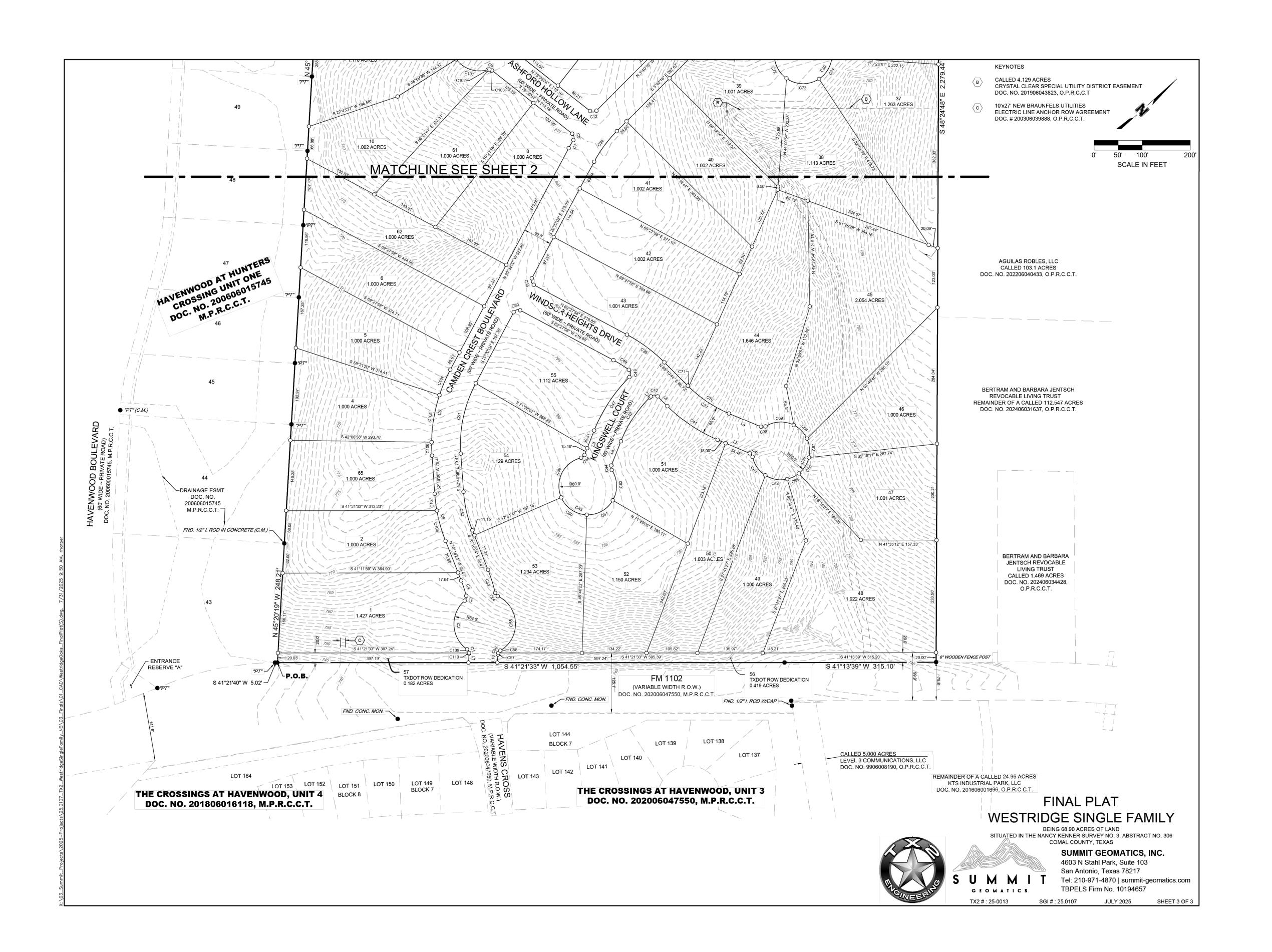
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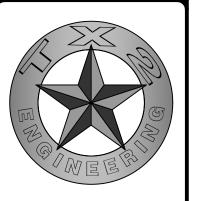
DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-####
PERMIT #:

C3.3



FINAL PLAT FOR REFERENCE ONLY





TX2 ENGINEERING FIRM #: 20787

CONTACT:

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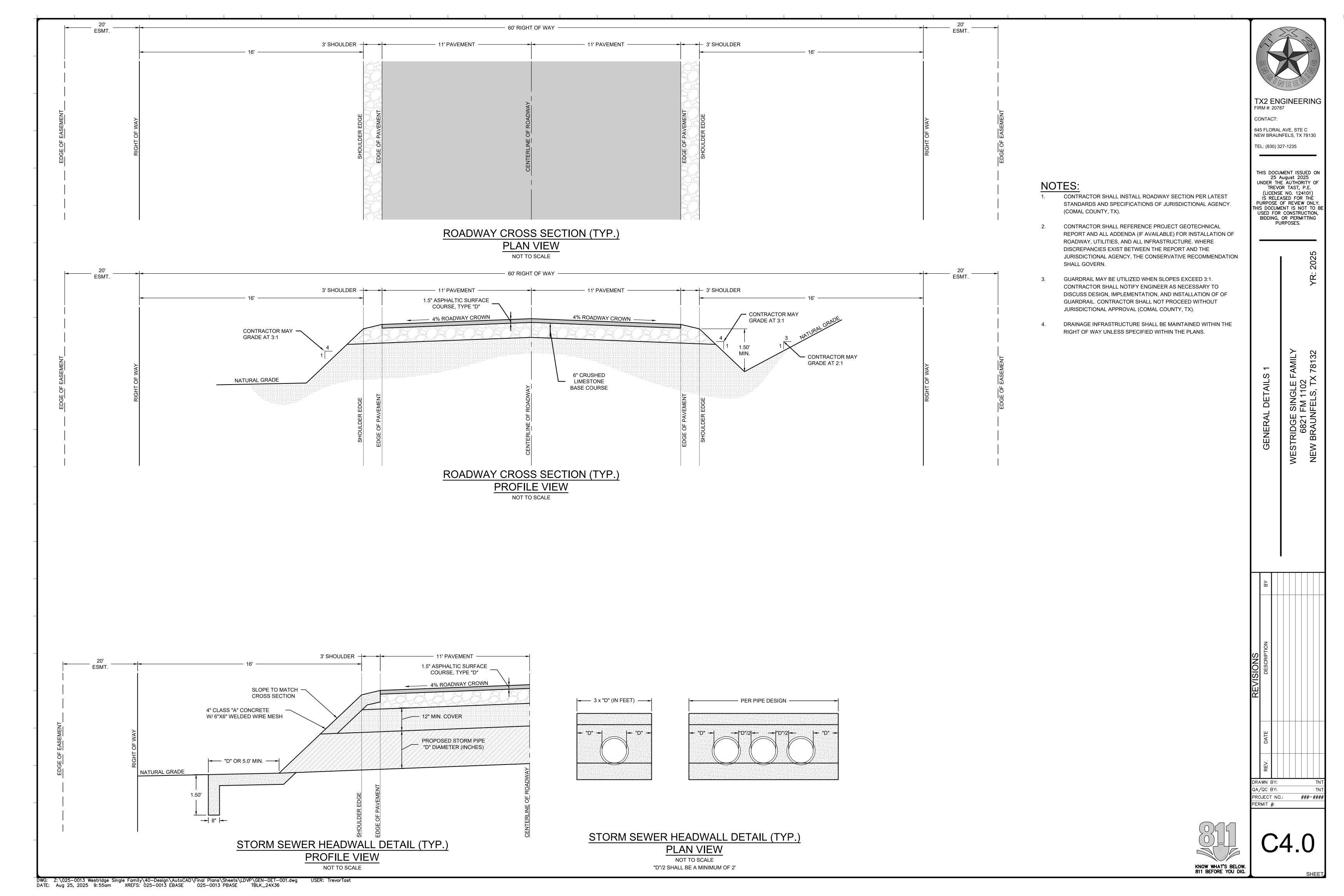
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WESTRIDGE SINGLE FA 6821 FM 1102 NEW BRAUNFELS, TX 7

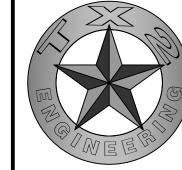
PROPOSED PLAT

DRAWN BY: ###-###

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







CONTACT:

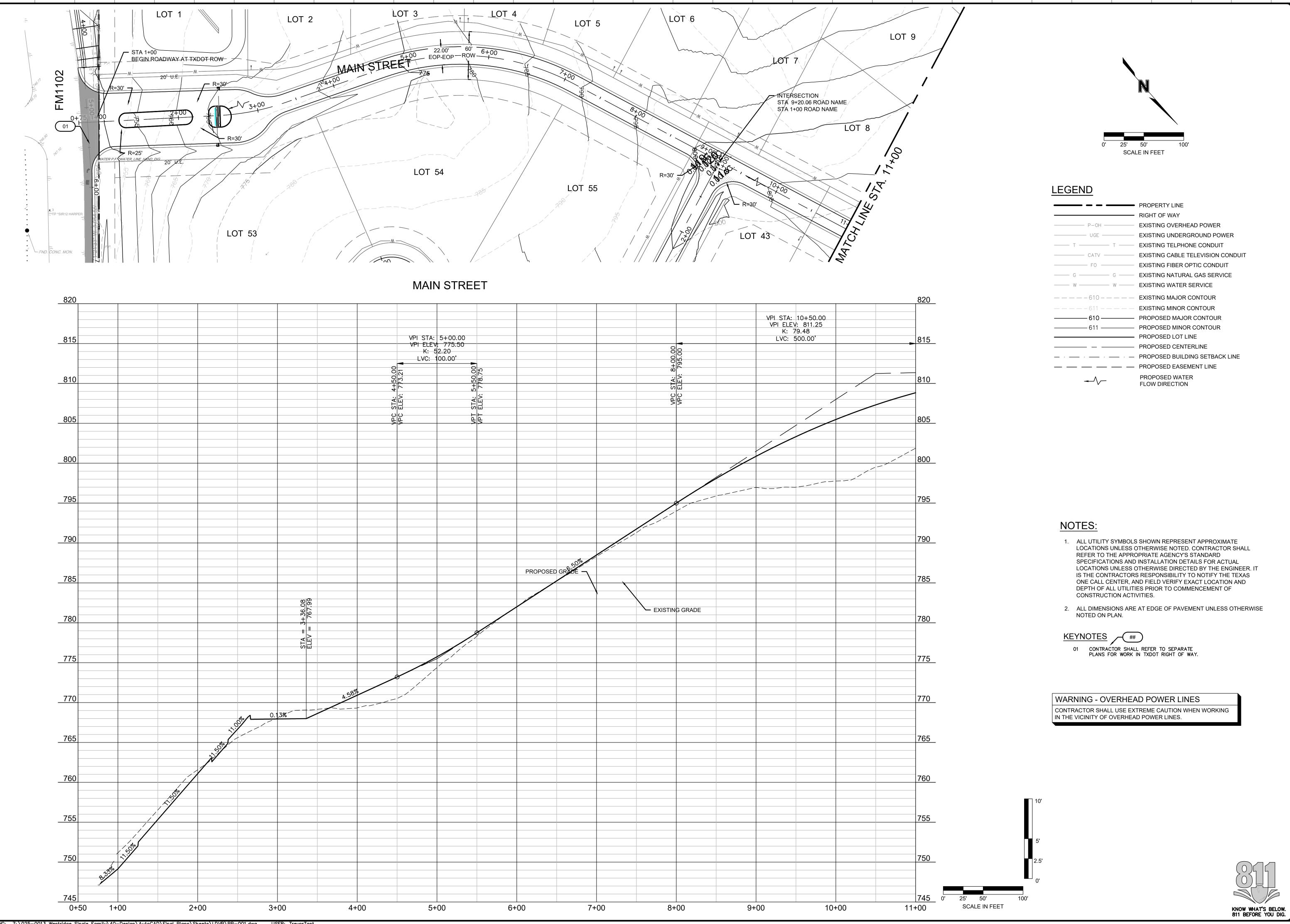
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GRADING PLAN

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

DWG: Z: \025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\GRAD-001.dwg
DATE: Aug 25, 2025 9:56am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36





CONTACT:

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235

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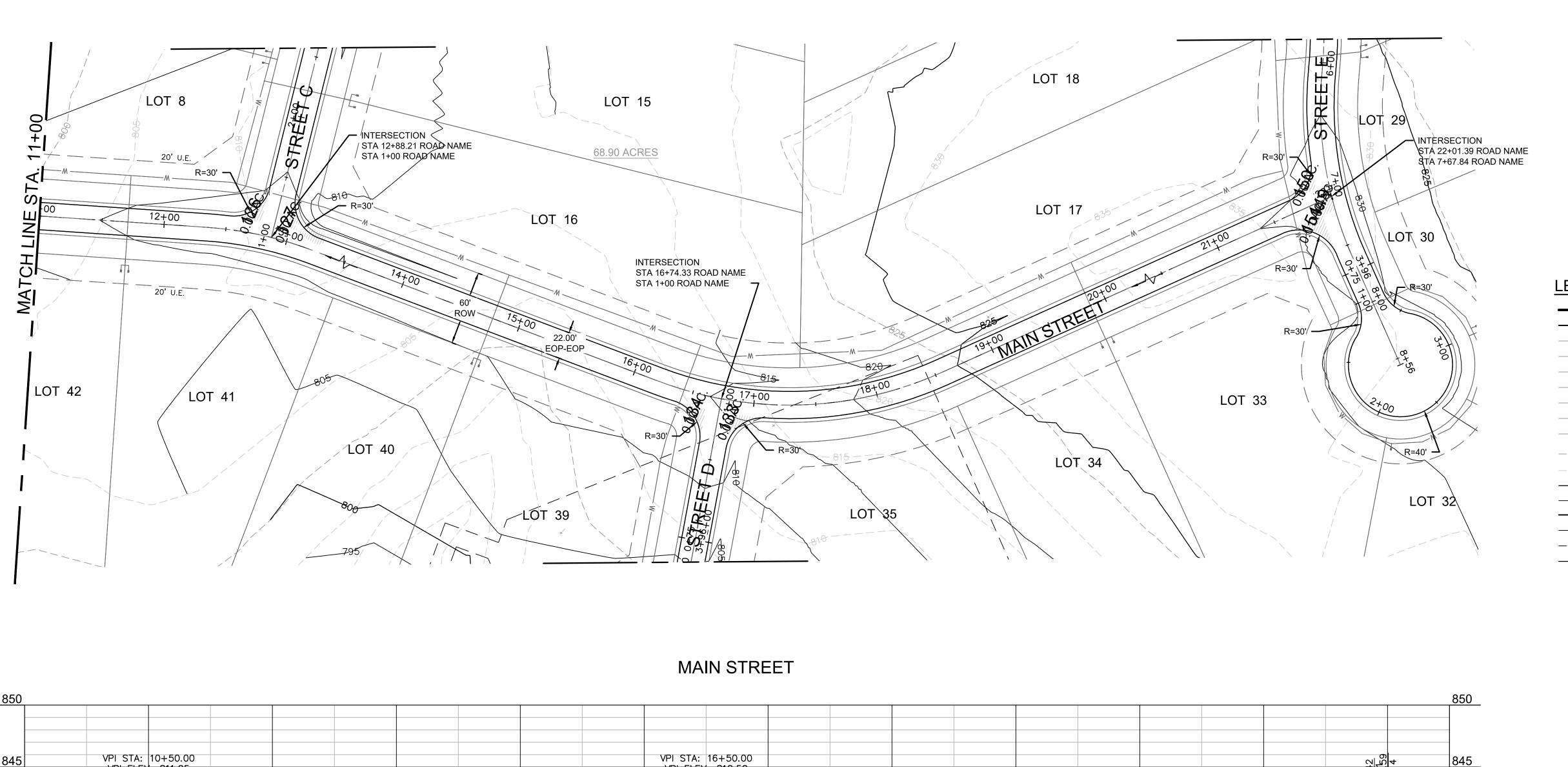
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AND PROFILE

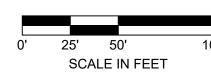
ROAD

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

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PP-001.dwg
DATE: Aug 25, 2025 9:56am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36







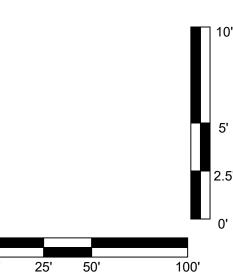
| | PROPERTY LINE |
|--|-----------------------------------|
| | |
| | RIGHT OF WAY |
| —————————————————————————————————————— | EXISTING OVERHEAD POWER |
| ————— UGE ————— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| ——— FO ——— | EXISTING FIBER OPTIC CONDUIT |
| ———— G ——————————————————————————————— | EXISTING NATURAL GAS SERVICE |
| ——— W ———— W ——— | EXISTING WATER SERVICE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| <u>610</u> | PROPOSED MAJOR CONTOUR |
| <u> </u> | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| _ · · · · _ | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - \-\- | PROPOSED WATER FLOW DIRECTION |

NOTES:

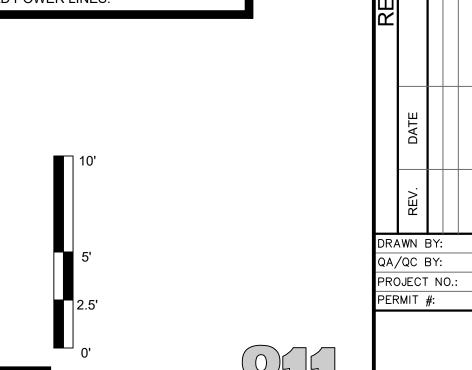
- 1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE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

WARNING - OVERHEAD POWER LINES

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



SCALE IN FEET



C5.2

###-####

TX2 ENGINEERING

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

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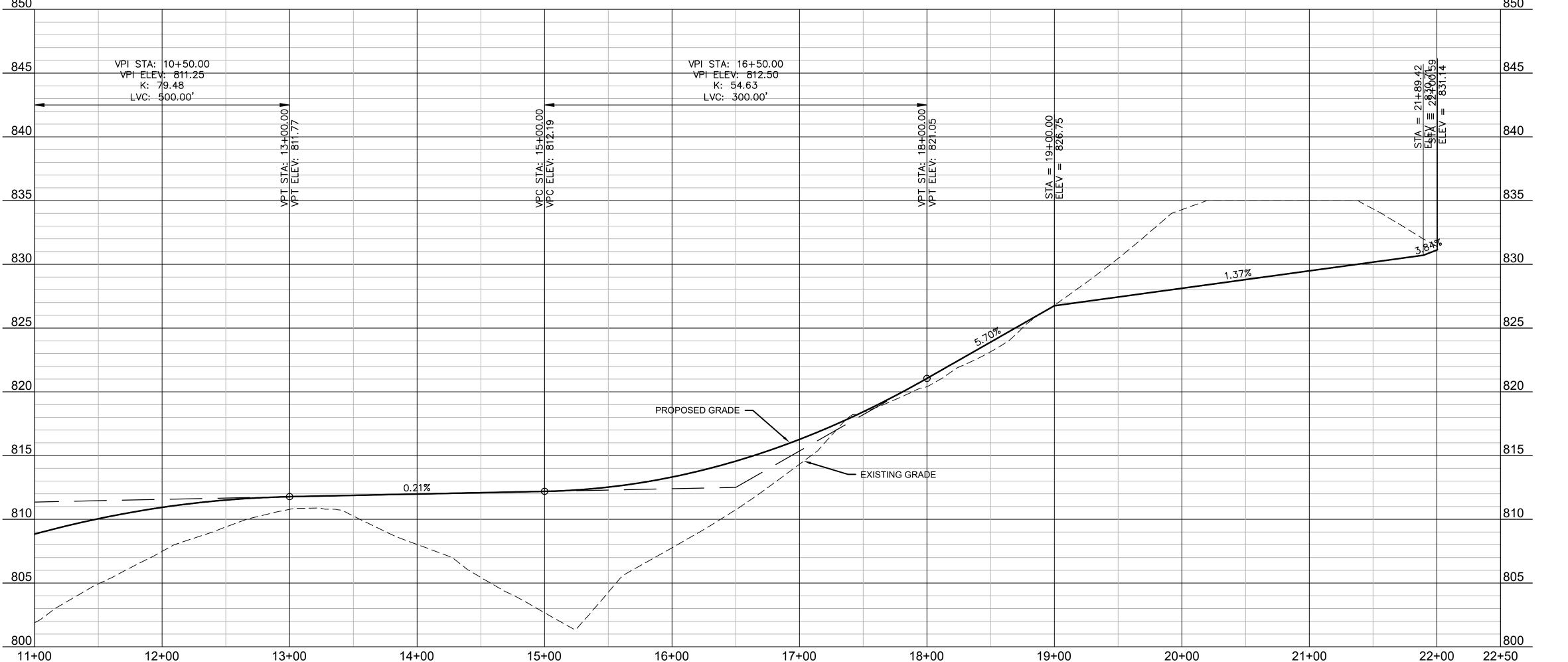
TEL: (830) 327-1235

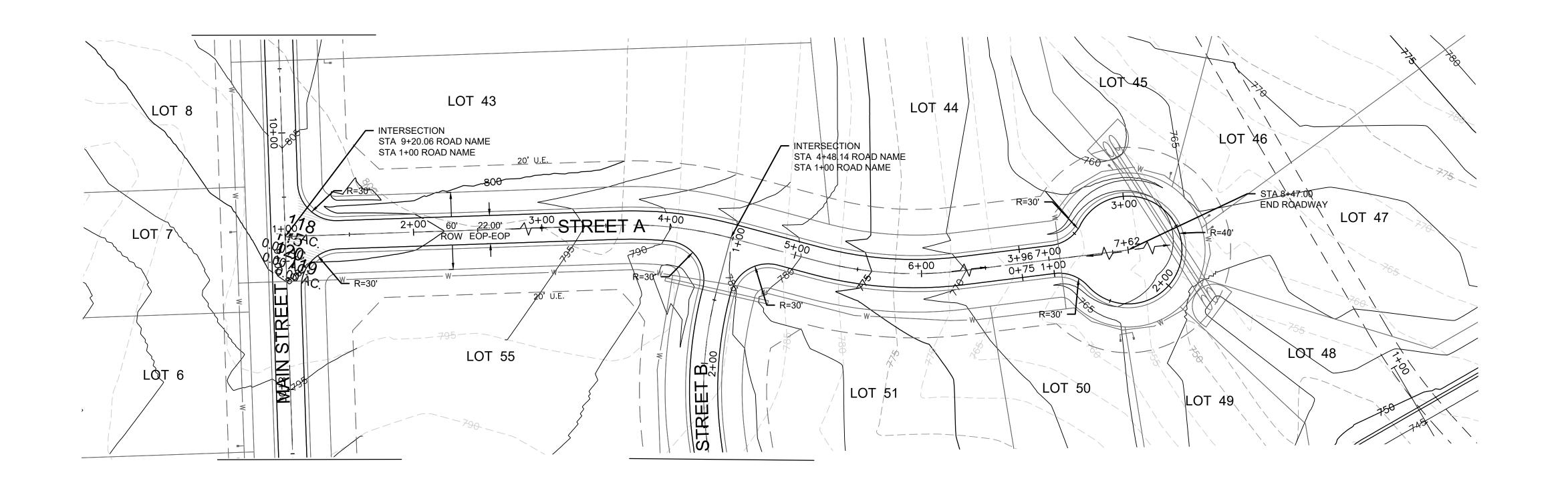
FIRM #: 20787

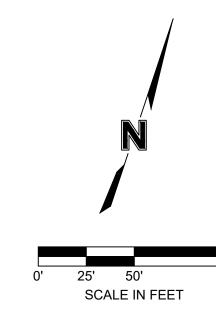
CONTACT:

AND PROFILE 2

ROAD





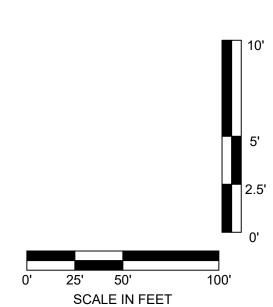


| | PROPERTY LINE |
|-----------------|-----------------------------------|
| - | RIGHT OF WAY |
| ————— P-OH ——— | EXISTING OVERHEAD POWER |
| ———— UGE ——— | EXISTING UNDERGROUND POWER |
| — т — т - | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| ——— FO ——— | EXISTING FIBER OPTIC CONDUIT |
| —— G ——— G - | EXISTING NATURAL GAS SERVICE |
| ——— W ———— W - | EXISTING WATER SERVICE |
| | — — EXISTING MAJOR CONTOUR |
| 611 | — — EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| - | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - \- | PROPOSED WATER FLOW DIRECTION |

NOTES:

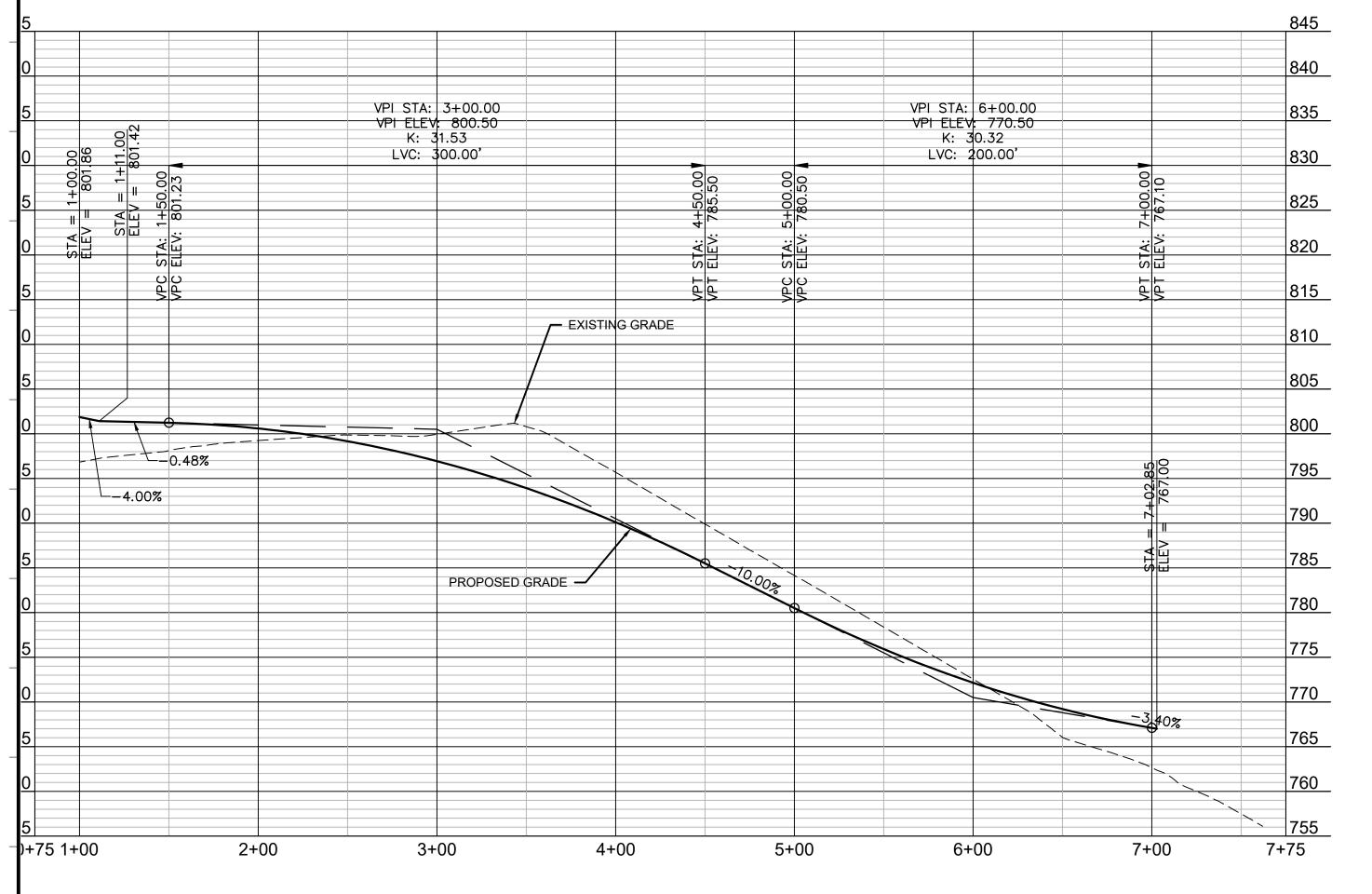
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- 2. ALL DIMENSIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

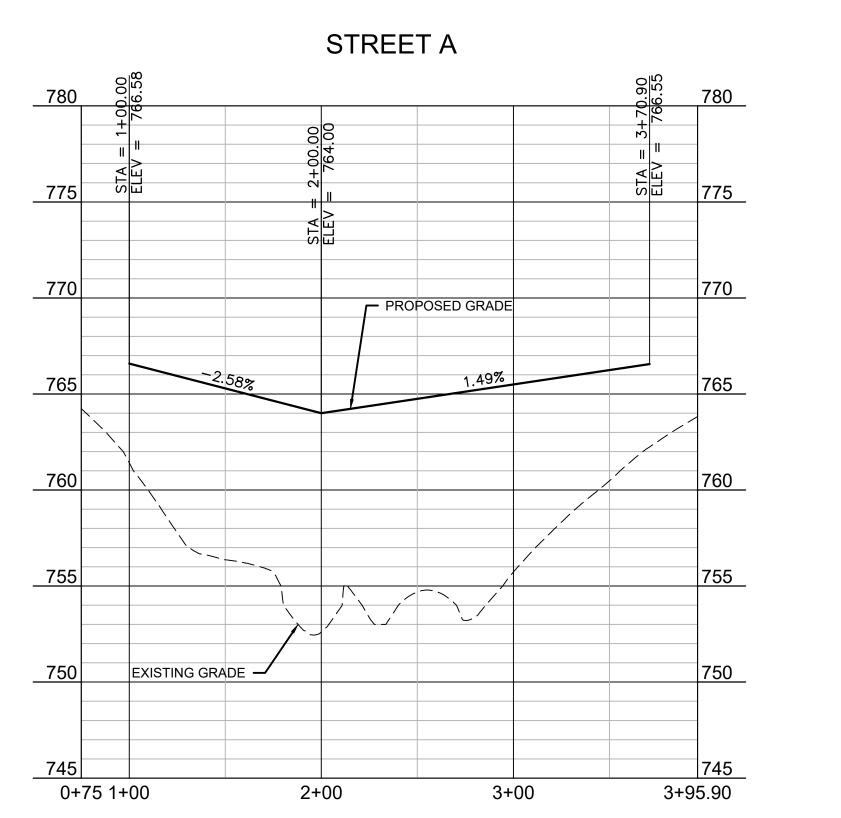
WARNING - OVERHEAD POWER LINES CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.





STREET A



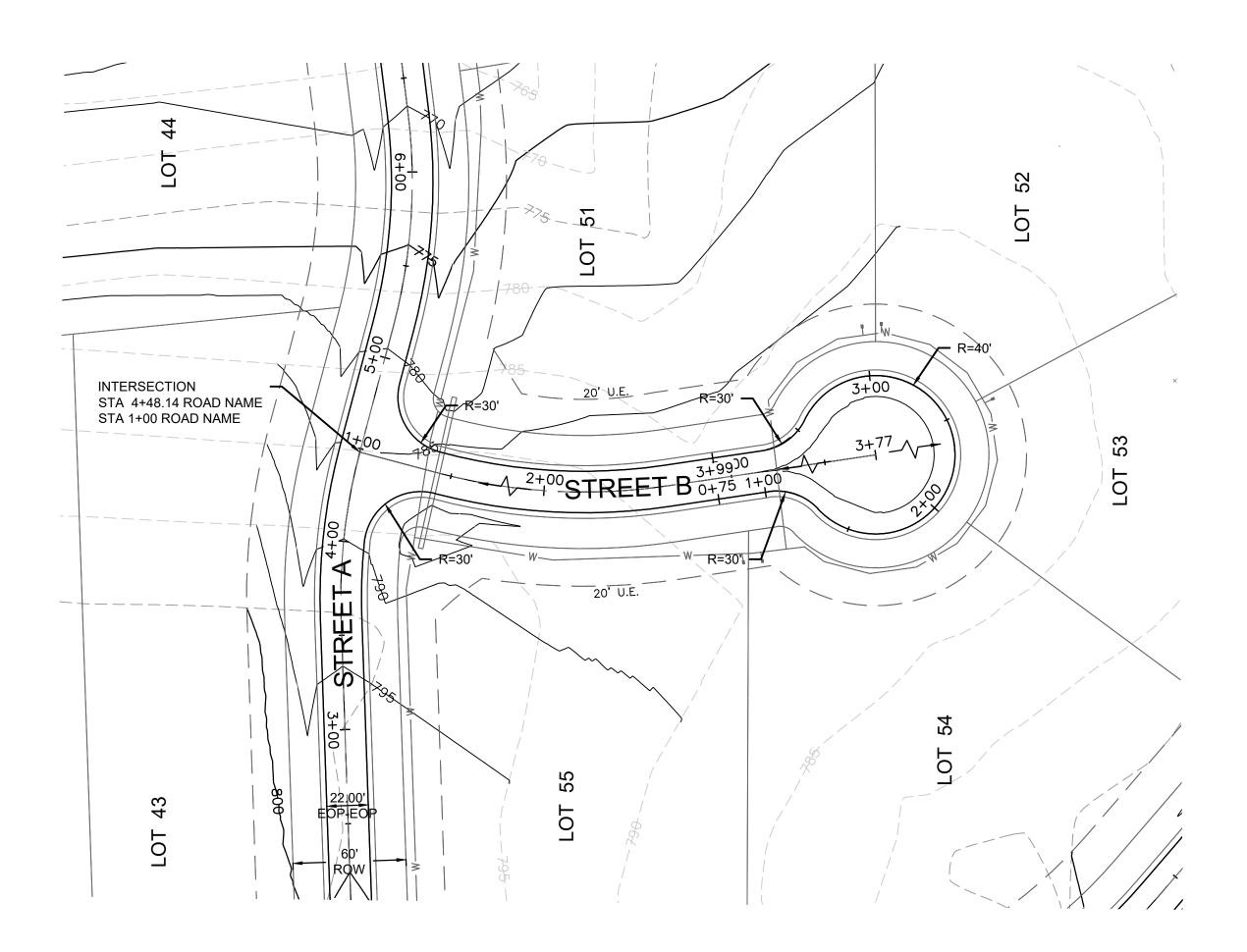


TX2 ENGINEERING FIRM #: 20787 CONTACT: 645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130 TEL: (830) 327-1235

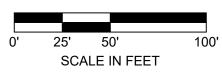
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ROAD 2 PLAN AND PROFILE

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





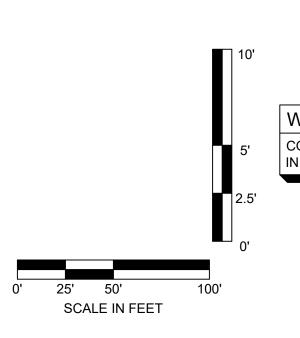


| | PROPERTY LINE |
|--|-----------------------------------|
| | RIGHT OF WAY |
| —————————————————————————————————————— | EXISTING OVERHEAD POWER |
| UGE | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| FO | EXISTING FIBER OPTIC CONDUIT |
| —— G ——— G —— | EXISTING NATURAL GAS SERVICE |
| ——— W ————— W ——— | EXISTING WATER SERVICE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| 610 | PROPOSED MAJOR CONTOUR |
| <u> </u> | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - ^ <u>-</u> | PROPOSED WATER |

FLOW DIRECTION

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. ALL DIMENSIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.



780

3+98.77

WARNING - OVERHEAD POWER LINES

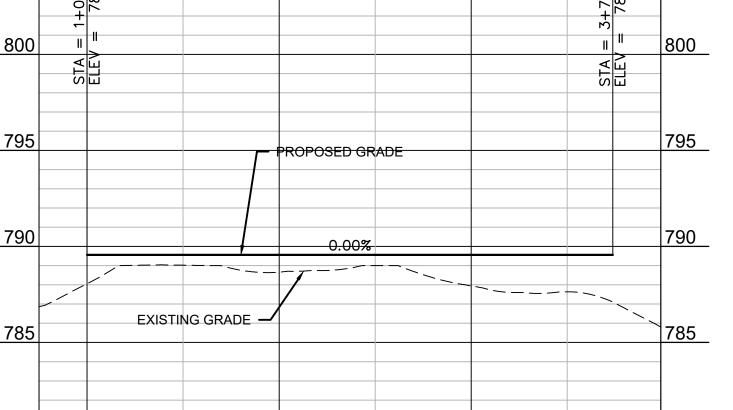
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



0+75 1+00



4+00



3+00

2+00

STREET B



ROAD 3 PLAN AND PROFILE DRAWN BY: QA/QC BY: PROJECT NO.: ###-#### PERMIT #:

TX2 ENGINEERING

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

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TEL: (830) 327-1235

FIRM #: 20787

CONTACT:

C5.4

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PP-001.dwg USER: TrevorTast DATE: Aug 25, 2025 9:57am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36 025-0013 PTOPO

0+75 1+00

--4.00%

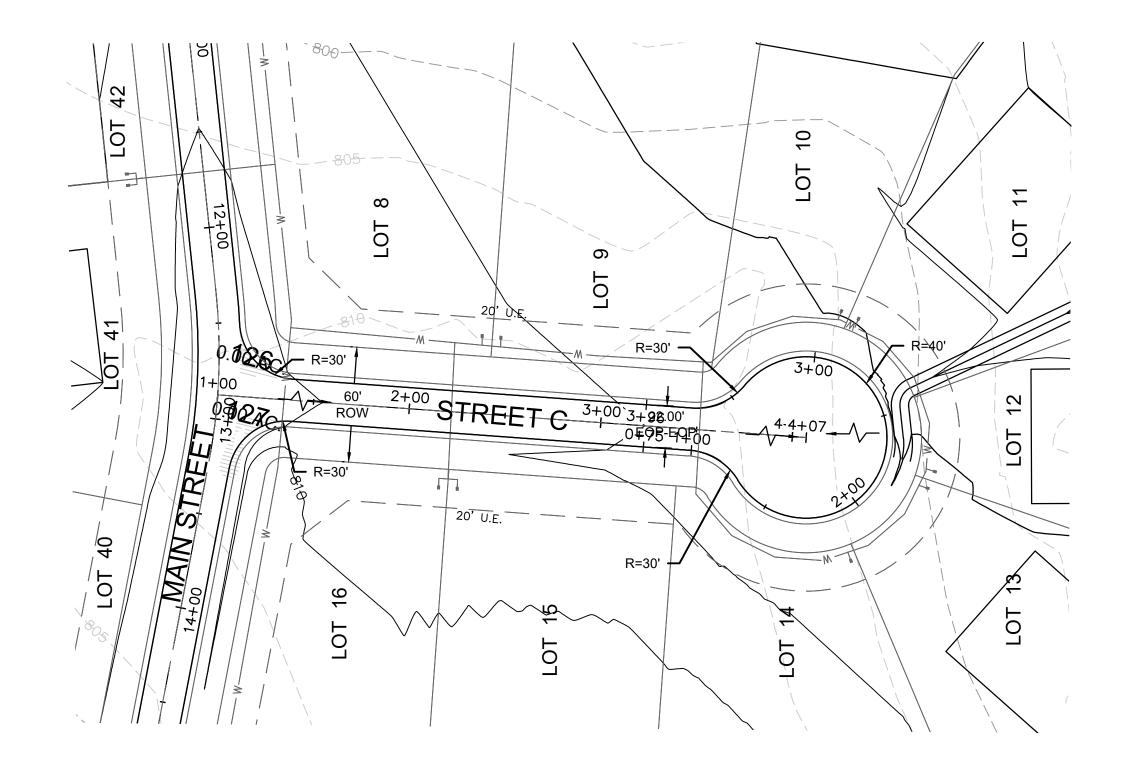
STREET B

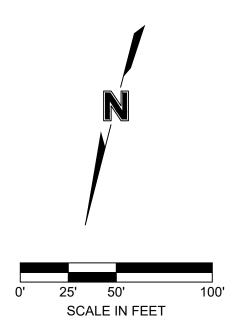
EXISTING GRADE

PROPOSED GRADE

3+00

2+00

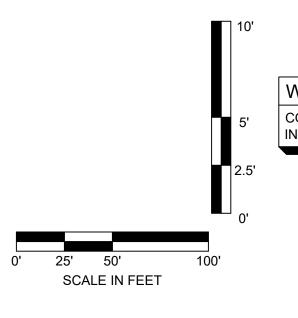




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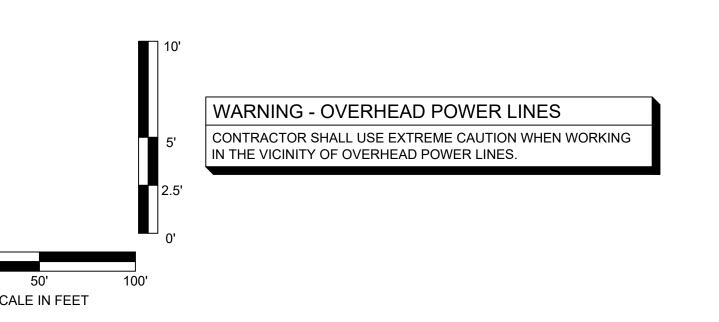
| | PROPERTY LINE |
|---------------------|-----------------------------------|
| | RIGHT OF WAY |
| | EXISTING OVERHEAD POWER |
| ———— UGE ———— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| FO | EXISTING FIBER OPTIC CONDUIT |
| ——— G ————— G ——— | EXISTING NATURAL GAS SERVICE |
| W W | EXISTING WATER SERVICE |
| —————610———— | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| <u>610</u> | PROPOSED MAJOR CONTOUR |
| <u>611</u> | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - -\- | PROPOSED WATER FLOW DIRECTION |

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NOTES:

2. ALL DIMENSIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.





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PERMIT #:

TX2 ENGINEERING FIRM #: 20787

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

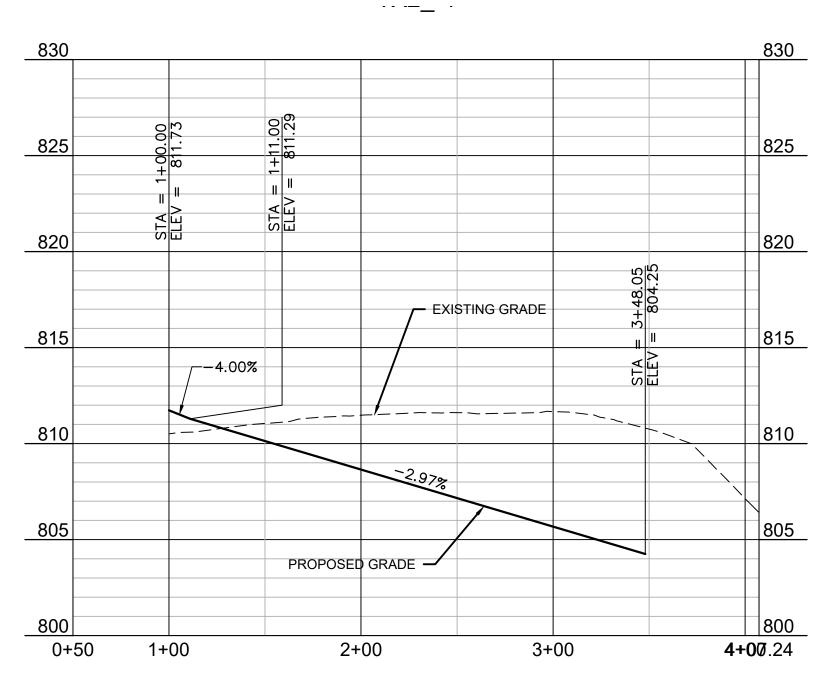
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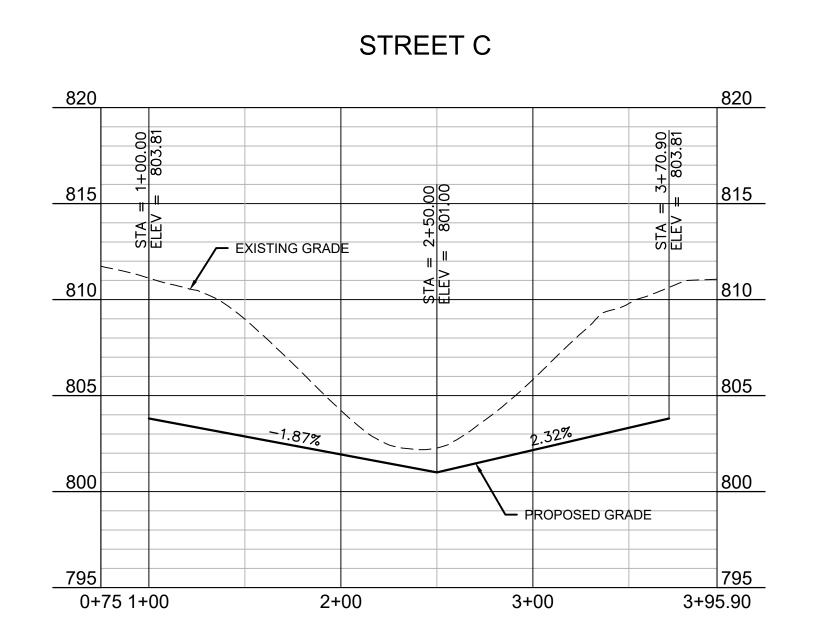
TEL: (830) 327-1235

CONTACT:

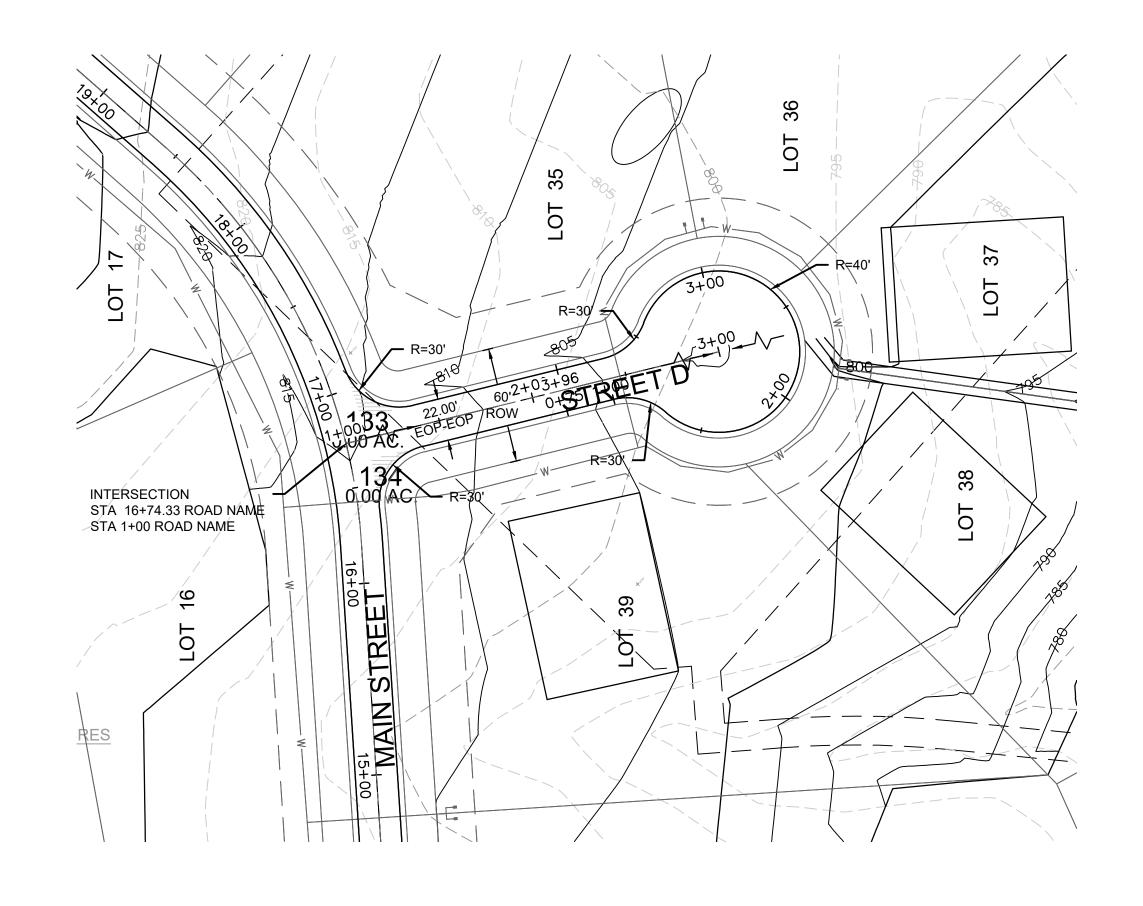
ROAD 4 PLAN AND PROFILE

STREET C





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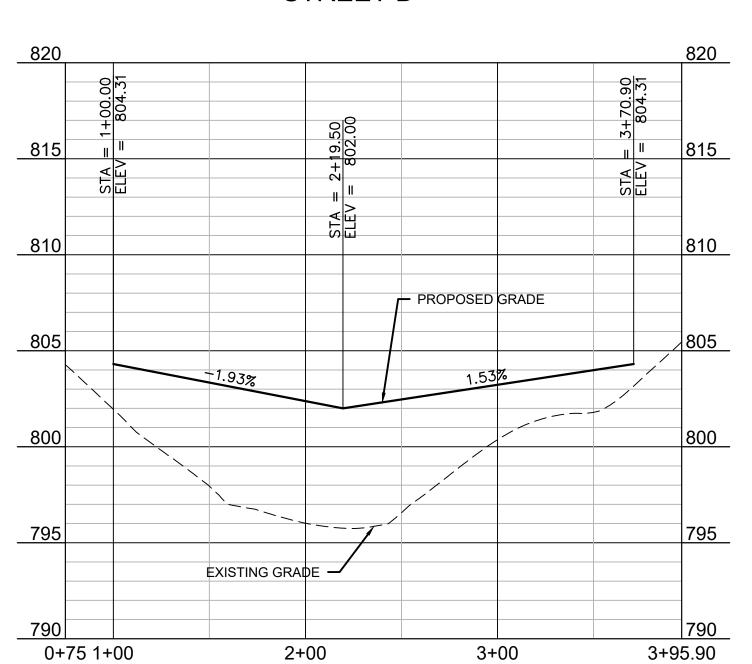
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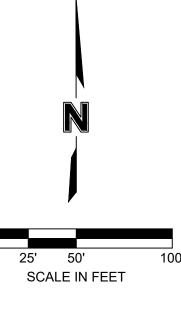
2+00

3+00

STREET D

STREET D



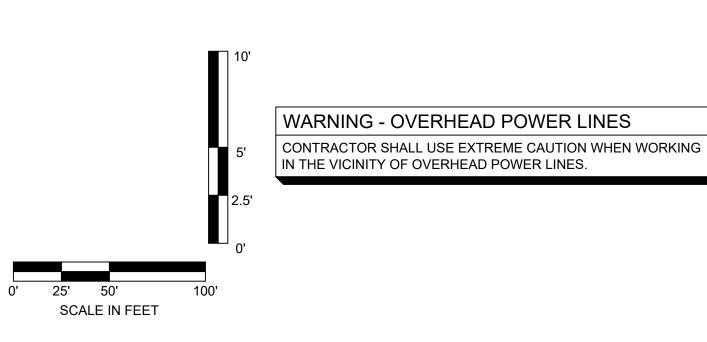


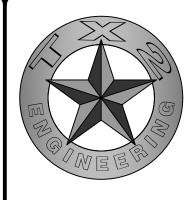
<u>LEGEND</u>

| · | |
|-------------------|-----------------------------------|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EXISTING OVERHEAD POWER |
| ———— UGE ———— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| FO | EXISTING FIBER OPTIC CONDUIT |
| —— G ——— G —— | EXISTING NATURAL GAS SERVICE |
| ——— W ————— W ——— | EXISTING WATER SERVICE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| 610 | PROPOSED MAJOR CONTOUR |
| 611 | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - -\- | PROPOSED WATER FLOW DIRECTION |

NOTES:

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TX2 ENGINEERING FIRM #: 20787

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

CONTACT:

TEL: (830) 327-1235

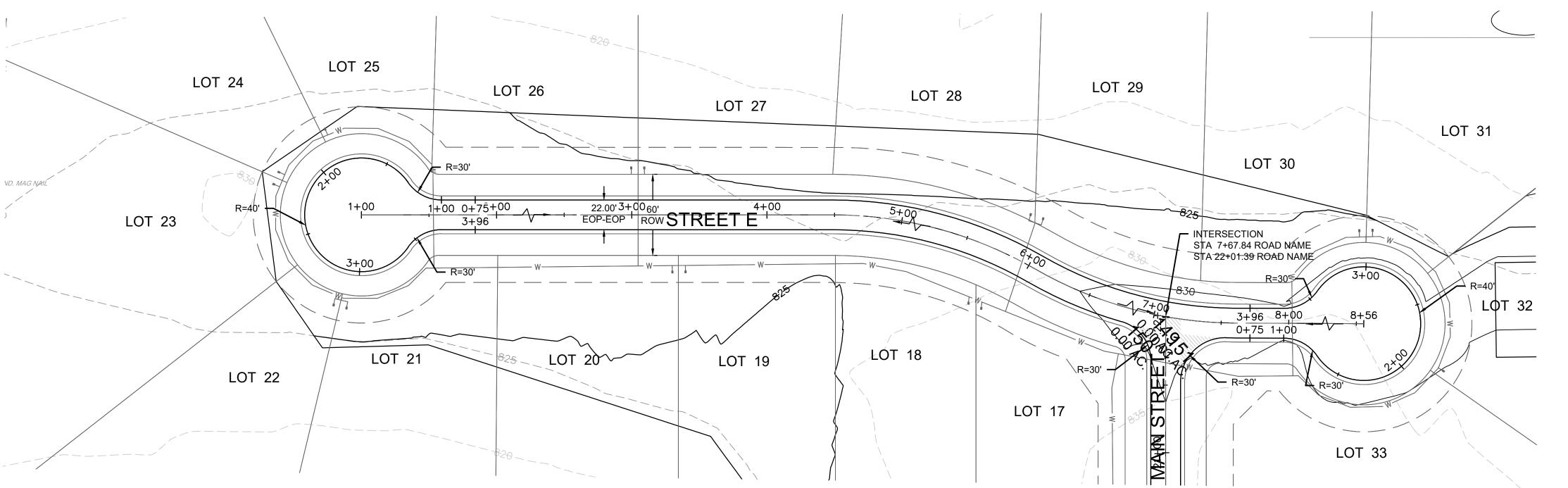
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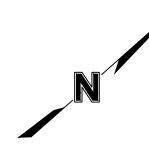
ROAD 5 PLAN AND PROFILE

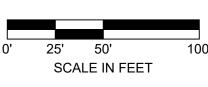
DRAWN BY: QA/QC BY: PROJECT NO.: ###-#### PERMIT #:



0+75 1+00







LEGEND

NOTES:

| | DDODEDTY LINE |
|--|-----------------------------------|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| —————————————————————————————————————— | EXISTING OVERHEAD POWER |
| —————————————————————————————————————— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| ——— FO ——— | EXISTING FIBER OPTIC CONDUIT |
| —— G ——— G —— | EXISTING NATURAL GAS SERVICE |
| ——— W ———— W ——— | EXISTING WATER SERVICE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| <u> </u> | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| _ · · · | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| - -\\- | PROPOSED WATER FLOW DIRECTION |

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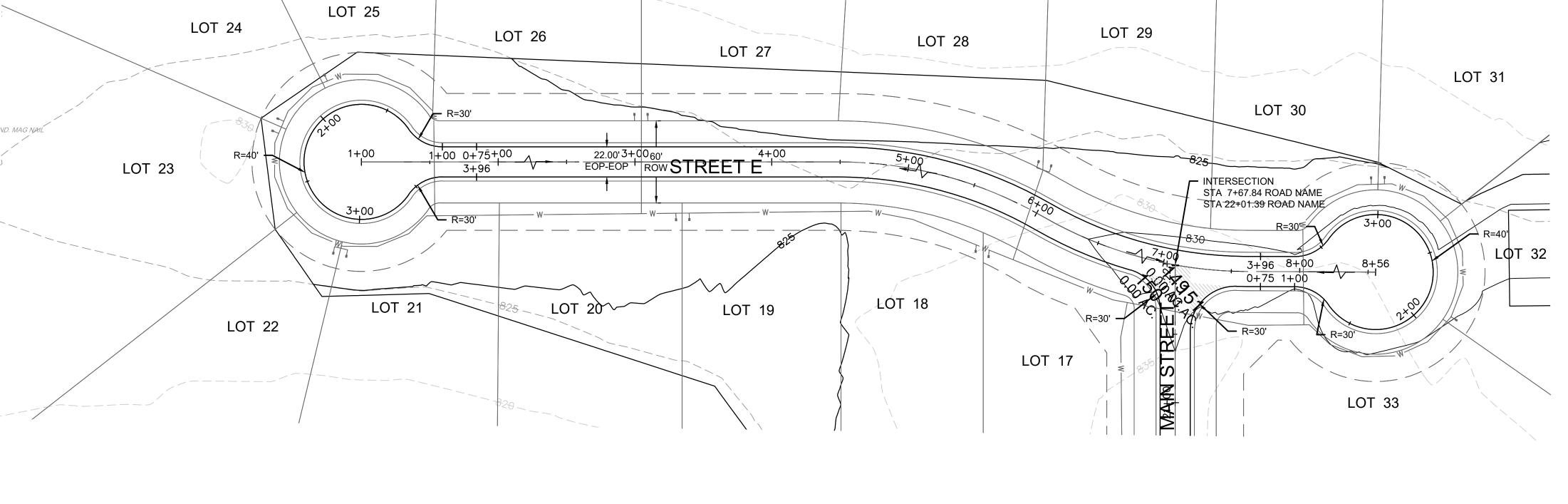
SCALE IN FEET

WARNING - OVERHEAD POWER LINES

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

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

KNOW WHAT'S BELOW. 811 BEFORE YOU DIG.



STREET E

LOW PT. STA: 4+54.75

LOW PT. ELEV: 825.73 VPI STA: 5+00.06

VPI ELEV: 825.23

LVC: 150.00'

5+00

6+00

K: 35.53

STA: ELEV:

4+00

EXISTING GRADE

3+00

PROPOSED GRADE -

2+00

TX2_-3

HIGH PT. STA: 7+27.75

HIGH PT. ELEV: 831.20 VPI STA: 7+00.00 VPI ELEV: 832.00

K: 30.34

LVC: 150.00'

7+00

1.56

8+00

8+55.50

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PP-001.dwg
DATE: Aug 25, 2025 9:57am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36

1+00

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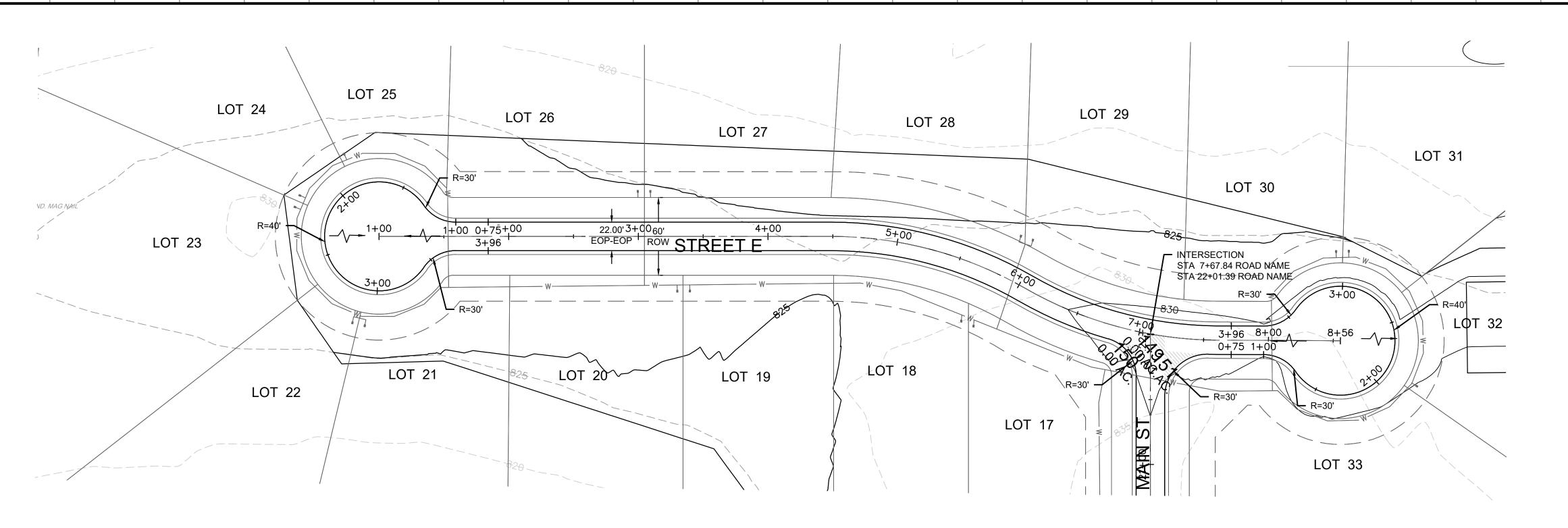
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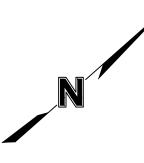
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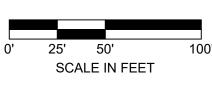
CONTACT:

WESTRIDGE SINGLE FAMILY 6821 FM 1102 NEW BRAUNFELS, TX 78132

ROAD 6 PLAN AND PROFILE



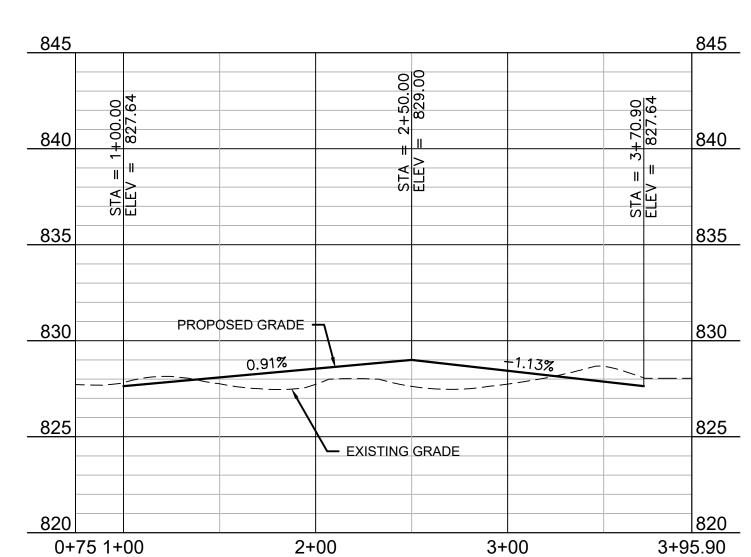




| | PROPERTY LINE |
|--|---|
| | RIGHT OF WAY |
| | EXISTING OVERHEAD POWER |
| UGE | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| ——— FO ——— | EXISTING FIBER OPTIC CONDUIT |
| ——— G ————— G —— | — EXISTING NATURAL GAS SERVICE |
| ——— W ———— W — | EXISTING WATER SERVICE |
| | 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 |
| - -\/- | PROPOSED WATER FLOW DIRECTION |

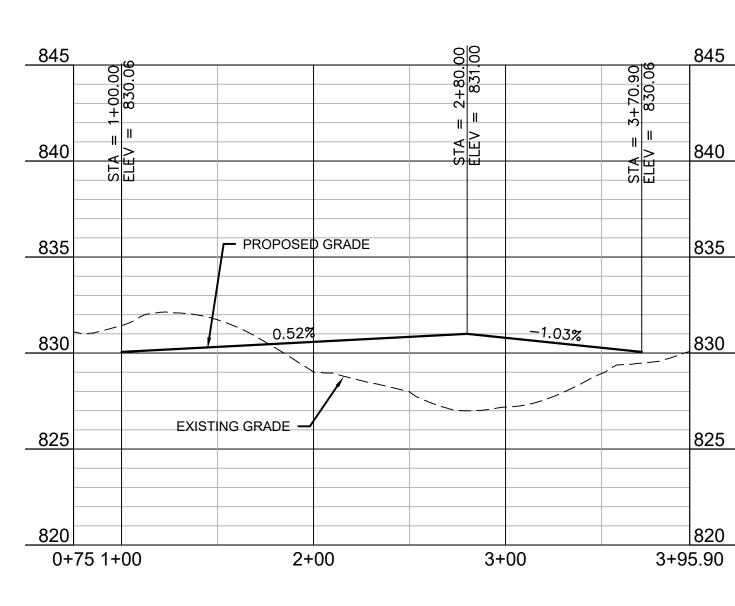
WEST CUL DE SAC PROFILE

STREET E



EAST CUL DE SAC PROFILE

STREET E



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. ALL DIMENSIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

WARNING - OVERHEAD POWER LINES CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING

IN THE VICINITY OF OVERHEAD POWER LINES.

SCALE IN FEET



TX2 ENGINEERING FIRM #: 20787

CONTACT:

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

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FAMILY

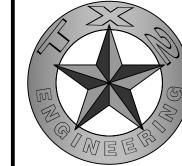
PLAN AND PROFILE

6 CUL DE SAC

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

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PP-001.dwg
DATE: Aug 25, 2025 9:57am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36





CONTACT:

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EXISTING DRAINAGE PLAN

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

DWG: Z: \025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\EDRAIN-001.dwg
DATE: Aug 25, 2025 9:57am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36

| Composite Curve Number - EDA-1 | | | | |
|---|-----------|--|--|--|
| 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%) | 26.11 | 80 | | |
| Total | 26.11 | 80 | | |

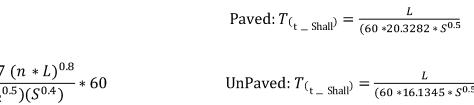
| Composite Curve Number - EDA-2 | | | | |
|---|-----------|--|--|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) | | |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 0 | 98 | | |
| Good condition (grass cover 75%) | 12.68 | 80 | | |
| Total | 12.68 | 80 | | |

| Composite Curve Number - EDA-3 | | | | | | |
|---|-----------|--|--|--|--|--|
| 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%) | 11.24 | 80 | | | | |
| Total | 11.24 | 80 | | | | |

| Composite Curve Nun | nber - EDA-4 | |
|---|--------------|--|
| 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%) | 9.31 | 80 |
| Total | 9.31 | 80 |

| Composite Curve Nun | nber - EDA-5 | |
|---|--------------|--|
| 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%) | 9.57 | 80 |
| Total | 9.57 | 80 |

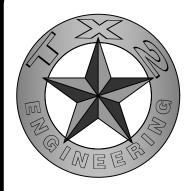
| Assumptions | 3: |
|-------------------------------|----------|
| Mannings n (Sheet) (Grass): | 0.17 |
| Mannings n (Sheet) (asphalt): | 0.016 |
| Mannings n (Channel/ Storm): | 0.045 |
| Sheet Flow Length (Max) | 100 L.F |
| ToC (Min.) | 10 Min |
| P_2 = 2-Year, 24-Hour Storm | 4.08 in. |



| $\frac{7(n*L)^{0.5}}{2^{0.5})(S^{0.4})}*60$ | UnPaved: $T_{(t Shall)} =$ | L (60 *16 1345 |
|---|----------------------------|-------------------|
| 2)(3) | | (00 10:1515 |

| | | | Sheet | | | | S | Shallow Cor | ncentrated | Flow | | | | | Channel o | r Storm Drain | Flow | | | Total |
|----------------------|-------------|---------------|--------------------|------------------|-----------------------------------|-------------|---------------|--------------------|------------------|-------------------|------------------------------------|-------------|---------------|--------------------|------------------|--|--------------------------|--------------------|-----------------------------------|---------------|
| Drainage Basin ID | 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 (ft ²) | Wetted Perimeter (ft) | Velocity (ft/s) | T _(t -Chan.) (min.) | ToC (min.) |
| EDA1 | 835.00 | 833.92 | 100 | 1.08% | 12.27 | 833.92 | 782.95 | 578.01 | 8.82% | UnPaved | 2.01 | 782.95 | 740.03 | 1308.16 | 3.28% | 41 | 34.5 | 6.71 | 3.25 | 17.53 |
| EDA2 | 835.00 | 833.42 | 100 | 1.58% | 10.54 | 833.42 | 819.00 | 254.29 | 5.67% | UnPaved | 1.10 | 819.00 | 814.00 | 538.83 | 0.93% | 53.21 | 75.4 | 2.52 | 3.56 | 15.20 |
| EDA3 | 835.00 | 833.26 | 100 | 1.74% | 10.14 | 833.26 | 793.00 | 627.79 | 6.41% | UnPaved | 2.56 | 793.00 | 775.50 | 371.28 | 4.71% | 35.48 | 45.24 | 6.10 | 1.01 | 13.72 |
| EDA4 | 814.19 | 812.53 | 100 | 1.66% | 10.33 | 812.53 | 779.00 | 391.66 | 8.56% | UnPaved | 1.38 | 779.00 | 762.26 | 295.66 | 5.66% | 35.48 | 45.24 | 6.68 | 0.74 | 12.45 |
| EDA5 | 803.78 | 800.24 | 100 | 3.54% | 7.63 | 800.24 | 751.32 | 807.76 | 6.06% | UnPaved | 3.39 | | | | | | | | | 11.02 |

Time of Concentration (ToC) Calculations



TX2 ENGINEERING FIRM #: 20787

CONTACT:

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

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WESTRIDGE SINGLE FAMILY 6821 FM 1102 NEW BRAUNFELS, TX 78132

EXISTING DRAINAGE CALCULATIONS

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





ONTACT:

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

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YR: 2025

STRIDGE SINGLE FAMILY 6821 FM 1102 W BRAUNFELS, TX 78132

SCRIPTION BY

REV. DATE DESCRIPTION OF SCRIPTION OF SCRIPT

DRAWN BY:

QA/QC BY:

PROJECT NO.: ###-#;

PERMIT #:

C6.2

DWG: Z: \025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\PDRAIN-001.dwg USER: TrevorTast DATE: Aug 25, 2025 9:58am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36

| Composite Curve Number - PDA-1 | | | | | | | |
|---|-----------|--|--|--|--|--|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) | | | | | |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 4.50 | 98 | | | | | |
| Good condition (grass cover 75%) | 21.37 | 80 | | | | | |
| Total | 25.87 | 83 | | | | | |

| Composite Curve Nun | nber - PDA-2 | |
|---|--------------|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 1.62 | 98 |
| Good condition (grass cover 75%) | 8.56 | 80 |
| Total | 10.18 | 83 |

| Composite Curve Nun | nber - PDA-3 | |
|---|--------------|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 2.75 | 98 |
| Good condition (grass cover 75%) | 12.61 | 80 |
| Total | 15.36 | 83 |

| Composite Curve Number - PDA-4 | | | | | | |
|---|-----------|--|--|--|--|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) | | | | |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 4.46 | 98 | | | | |
| Good condition (grass cover 75%) | 6.70 | 80 | | | | |
| Total | 11.16 | 87 | | | | |

| Composite Curve Nun | nber - PDA-5 | |
|---|--------------|--|
| Cover Description | Area (ac) | Curve Number (Hydrologic Soil Group D) |
| Paved parking lots, roofs, driveways, etc. (excluding right of way) | 0.98 | 98 |
| Good condition (grass cover 75%) | 5.34 | 80 |
| Total | 6.32 | 83 |

| STORMWATER DISCHARGE - AP1 | | | | | | | | |
|----------------------------|------------------------|---------------------------------------|--|-----------------------------------|--------|--|--|--|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) PRE-DETENTION | POSTDEVELOPMENT Q (cfs) POST-DETENTION | NET CHANGE (cfs) PRE-DETENTION | | | | |
| 2YR | 58.80 | 80.28 | 55.21 | 21.48 | -3.59 | | | |
| 5YR | 92.37 | 121.14 | 86.12 | 28.77 | -6.25 | | | |
| 10YR | 126.63 | 161.71 | 119.70 | 35.08 | -6.93 | | | |
| 25YR | 179.95 | 224.15 | 171.64 | 44.20 | -8.31 | | | |
| 50YR | 227.72 | 279.75 | 217.77 | 52.03 | -9.95 | | | |
| 100YR | 282.48 | 343.36 | 271.58 | 60.88 | -10.90 | | | |

| STORMWATER DISCHARGE - AP2 | | | | | | | |
|---|--------|--------|-------|--|--|--|--|
| STORM EVENT PREDEVELOPMENT Q (cfs) POSTDEVELOPMENT Q (cfs) NET CHANGE (cfs) | | | | | | | |
| 2YR | 23.18 | 23.43 | 0.25 | | | | |
| 5YR | 36.54 | 35.72 | -0.82 | | | | |
| 10YR | 50.04 | 47.98 | -2.06 | | | | |
| 25YR | 71.03 | 66.89 | -4.14 | | | | |
| 50YR | 89.83 | 83.74 | -6.09 | | | | |
| 100YR | 111.38 | 103.02 | -8.36 | | | | |

| STORMWATER DISCHARGE - AP3 | | | | | | |
|----------------------------|------------------------|-------------------------|------------------|--|--|--|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) | NET CHANGE (cfs) | | | |
| 2YR | 23.08 | 35.35 | 12.27 | | | |
| 5YR | 36.38 | 53.90 | 17.52 | | | |
| 10YR | 49.82 | 72.40 | 22.58 | | | |
| 25YR | 70.72 | 100.92 | 30.20 | | | |
| 50YR | 89.43 | 126.35 | 36.92 | | | |
| 100YR | 110.87 | 155.45 | 44.58 | | | |

| | STORMWATER DISCHARGE - AP4 | | | | | | |
|-------------|----------------------------|-------------------------|------------------|--|--|--|--|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) | NET CHANGE (cfs) | | | | |
| 2YR | 19.12 | 29.37 | 10.25 | | | | |
| 5YR | 30.13 | 43.01 | 12.88 | | | | |
| 10YR | 41.26 | 56.42 | 15.16 | | | | |
| 25YR | 58.58 | 76.96 | 18.38 | | | | |
| 50YR | 74.07 | 95.22 | 21.15 | | | | |
| 100YR | 91.83 | 116.12 | 24.29 | | | | |

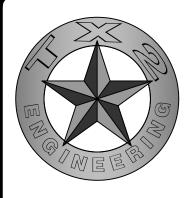
| STORMWATER DISCHARGE - AP5 | | | | | | |
|----------------------------|------------------------|-------------------------|------------------|--|--|--|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) | NET CHANGE (cfs) | | | |
| 2YR | 19.65 | 14.54 | -5.11 | | | |
| 5YR | 30.97 | 22.18 | -8.79 | | | |
| 10YR | 42.42 | 29.79 | -12.63 | | | |
| 25YR | 60.21 | 41.53 | -18.68 | | | |
| 50YR | 76.14 | 51.99 | -24.15 | | | |
| 100YR | 94.40 | 63.96 | -30.44 | | | |

| STORMWATER DISCHARGE - AP3, AP4, AP5 | | | | | | | |
|--------------------------------------|------------------------|--|--|-------|-----------------------------------|--|--|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) PRE-DETENTION | POSTDEVELOPMENT Q (cfs) POST-DETENTION | • • | NET CHANGE (cfs POST-DETENTION | | |
| 2YR | 61.85 | 79.26 | 60.05 | 17.41 | -1.80 | | |
| 5YR | 97.49 | 119.09 | 90.66 | 21.60 | -6.83 | | |
| 10YR | 133.50 | 158.60 | 121.25 | 25.10 | -12.25 | | |
| 25YR | 189.51 | 219.41 | 168.91 | 29.90 | -20.60 | | |
| 50YR | 239.65 | 273.57 | 211.67 | 33.92 | -27.98 | | |
| 100YR | 297.11 | 335.53 | 260.79 | 38.42 | -36.32 | | |

| Assumptions | s: |
|--|----------|
| Mannings n (Sheet) (Grass): | 0.17 |
| Mannings n (Sheet) (asphalt): | 0.016 |
| Mannings n (Channel/ Storm): | 0.045 |
| Sheet Flow Length (Max) | 100 L.F |
| ToC (Min.) | 10 Min |
| P ₂ = 2-Year, 24-Hour Storm | 4.08 in. |

| | Time of Concentration (ToC) Calculations | |
|--|---|---|
| | Paved: $T_{(tShall)} = \frac{L}{(60*20.3282*S^{0.5})}$ | |
| $T_{(t_{-}Sheet)} = \frac{0.007 (n * L)^{0.8}}{(P_2^{0.5})(S^{0.4})} * 60$ | UnPaved: $T_{\text{tShall}} = \frac{L}{(60*16.1345*S^{0.5})}$ | $T_{t_{Channel}} = \sum_{t_{Channel}} (-\frac{1}{6})$ |

| | Sheet | | | | Shallow Concentrated Flow | | | Channel or Storm Drain Flow | | | | | Total | | | | | | | |
|----------------------|-------------|---------------|--------------------|------------------|-----------------------------------|-------------|---------------|-----------------------------|------------------|-------------------|------------------------------------|-------------|---------------|--------------------|------------------|--|--------------------------|--------------------|------------------------------------|-------|
| Drainage Basin ID | 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 (ft ²) | Wetted Perimeter (ft) | Velocity (ft/s) | T _(t -Chan.) ToC (min.) | |
| PDA1 | 831.29 | 829.71 | 54.22 | 2.91% | 0.76 | 829.13 | 802.68 | 552.27 | 4.79% | UnPaved | 2.61 | 802.68 | 740.47 | 1425.64 | 4.36% | 41 | 34.5 | 7.74 | 3.07 | 12.60 |
| | 829.71 | 829.13 | 45.78 | 1.27% | 6.16 | | | | | | | | | | | | | | | |
| PDA2 | 831.29 | 828.98 | 18.52 | 12.47% | 0.18 | 820.65 | 820.00 | 110.94 | 0.59% | UnPaved | 1.50 | 820.00 | 814.00 | 501.91 | 1.20% | 53.21 | 75.4 | 2.86 | 2.92 | 10.00 |
| | 828.98 | 820.65 | 81.48 | 10.22% | 4.24 | | | | | | | | | | | | | | | |
| PDA3 | 831.29 | 830.13 | 28.43 | 4.08% | 0.40 | 828.77 | 825.63 | 161.27 | 1.95% | UnPaved | 1.19 | 825.63 | 776.00 | 924.9 | 5.37% | 35.48 | 45.24 | 6.51 | 2.37 | 11.45 |
| | 830.13 | 828.77 | 71.57 | 1.90% | 7.49 | | | | | | | | | | | | | | | |
| PDA4 | 805.00 | 804.33 | 28.43 | 2.36% | 0.50 | 802.51 | 779.00 | 266.2 | 8.83% | UnPaved | 0.93 | 779.00 | 752.29 | 1130.29 | 2.36% | 35.48 | 45.24 | 4.32 | 4.36 | 12.45 |
| | 804.33 | 802.51 | 71.57 | 2.54% | 6.67 | | | | | | | | | | | | | | | |
| PDA5 | 802.07 | 800.16 | 30.99 | 6.16% | 0.36 | 795.43 | 773.04 | 336.57 | 6.65% | UnPaved | 1.35 | 773.04 | 749.46 | 385.4 | 6.12% | 4.158 | 7.94 | 5.31 | 1.21 | 10.00 |
| | 800.16 | 795.43 | 69.01 | 6.85% | 4.36 | | | | | | | | | | | | | | | |



CONTACT:

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

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JRPOSES.

. 2

OSED DRAINAGE CALCULATIONS
WESTRIDGE SINGLE FAMILY

WESTRIDGE SINGLE FAMILY 6821 FM 1102 NEW BRAUNFELS, TX 78132

REVISIONS

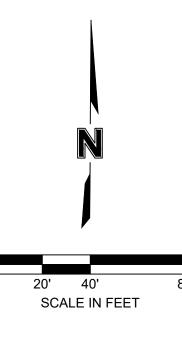
DESCRIPTION

BY

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

C6.3





LEGEND

| | PROPERTY LINE |
|--------------------------------|-----------------------------------|
| | RIGHT OF WAY |
| | EXISTING OVERHEAD POWER |
| ————— UGE ————— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE CONDUIT |
| CATV | EXISTING CABLE TELEVISION CONDUIT |
| FO | EXISTING FIBER OPTIC CONDUIT |
| ——— G ————— G ——— | EXISTING NATURAL GAS SERVICE |
| ——— W ————— W ——— | EXISTING WATER SERVICE |
| | EXISTING STORM SEWER |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| 610 <i></i> | PROPOSED MAJOR CONTOUR |
| 611 | PROPOSED MINOR CONTOUR |
| | PROPOSED LOT LINE |
| | PROPOSED CENTERLINE |
| _ · · · · _ | PROPOSED BUILDING SETBACK LINE |
| | PROPOSED EASEMENT LINE |
| | DRAINAGE AREA |
| — · — · — | TIME OF CONCENTRATION PATH |

NOTES:

1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND CONSTRUCTION ACTIVITIES.

KEYNOTES (XX-X)



100-YEAR FLOOD PLAIN INUNDATION BOUNDARY

2 — 54" RCP CULVERTS WITH CONCRETE HEADWALLS PER COMAL COUNTY SPECIFICATIONS

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

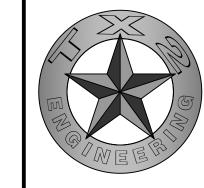
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INUNDATION PLAN

DRAWN BY: QA/QC BY:

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





TEL: (830) 327-1235

CONTACT: 645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

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R: 2025

AND CHANNEL PLAN INGLE FAMILY

CULVERT

SED

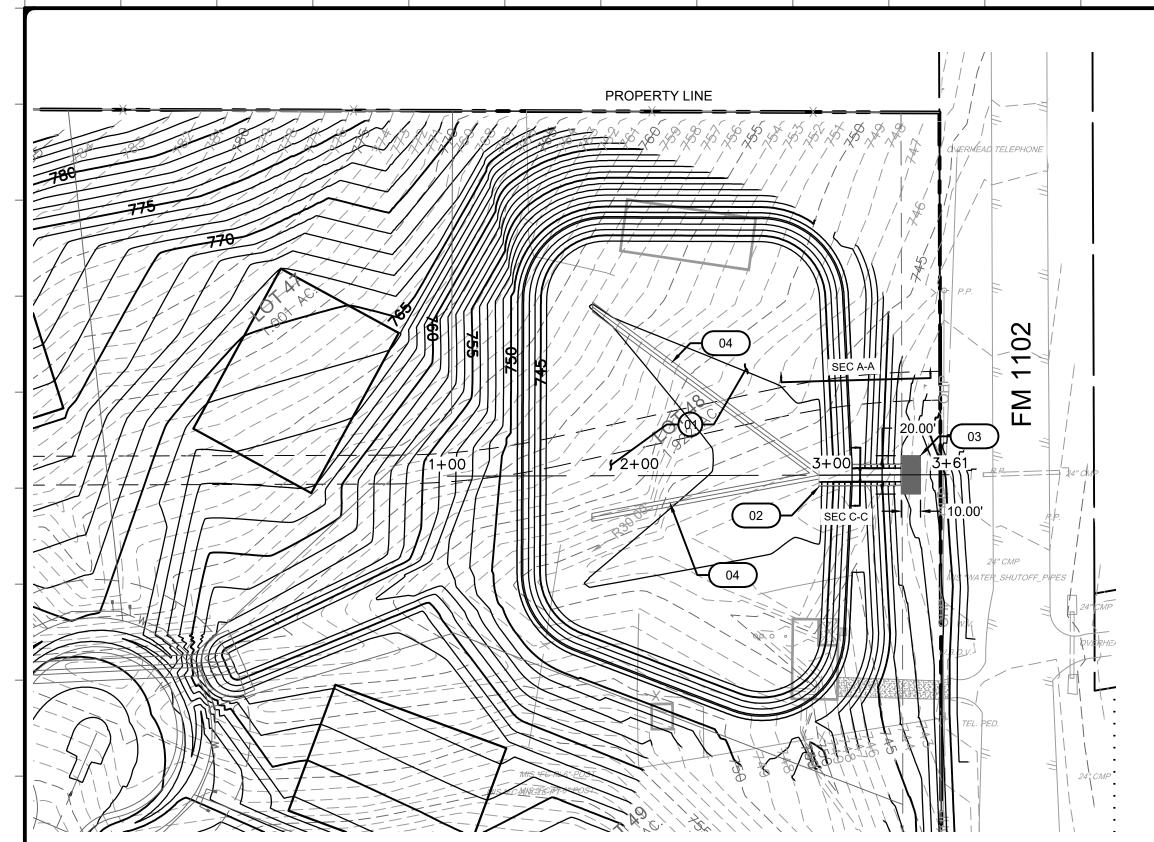
WESTRIDGE SINO 6821 FM Y

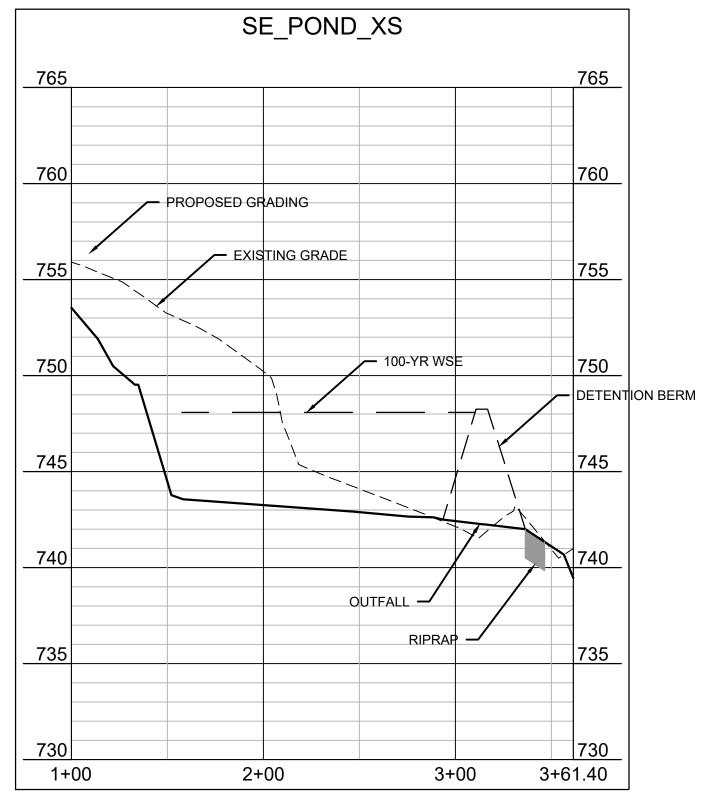
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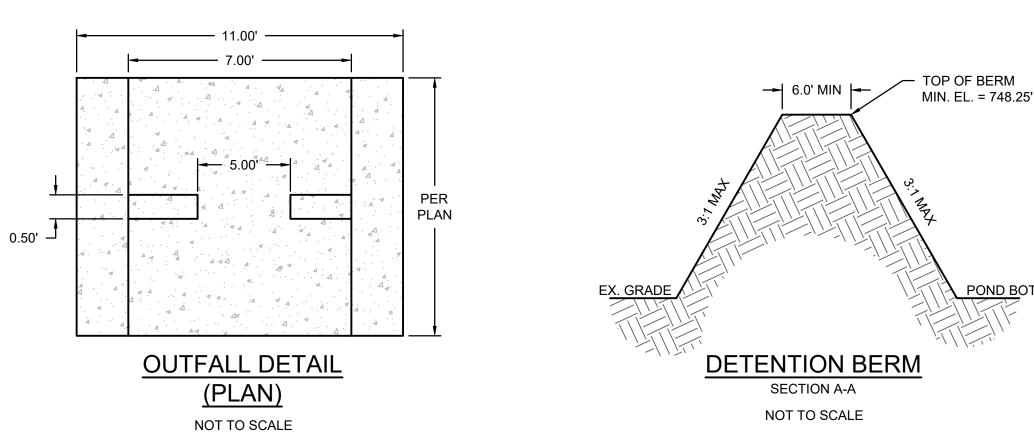
:V. DATE DESCRIPTION

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

C6.5







DETENTION NOTES:

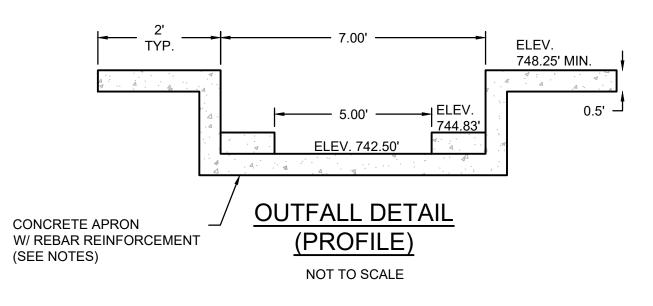
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- 2. CONTRACTOR SHALL NOT EXCEED 3H:1V SLOPE. BARE SOILS SHALL BE SEEDED OR STABILIZED BY OTHER MEANS WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS. EROSION CONTROL MATS OR BLANKETS MAY BE INSTALLED TO PROTECT THE DISTURBED AREA BEFORE VEGETATION IS ESTABLISHED.
- 3. THE EMBANKMENT SHALL CONSIST OF NATIVE MATERIALS FREE OF LARGE ROCKS (6" DIAMETER) AND ORGANIC MATERIALS. THE TOP 3" SHALL BE SUITABLE TOP SOIL TO ESTABLISH VEGETATION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR DIVERTING STORMWATER DURING CONSTRUCTION OF DETENTION POND. CONTRACTOR SHALL DEWATER POND AS NECESSARY THROUGHOUT CONSTRUCTION OF THE DETENTION AND OUTLET FACILITIES.
- 5. PER CITY DRAINAGE REQUIREMENTS, 1' FREEBOARD REQUIRED.

NOTES:

- 1. EXISTING UTILITIES IN APPROXIMATE LOCATION. IT IS THE CONTRACTORS'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE STATE OF ANY CONSTRUCTION. IT IS THE CONTRACTORS'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
- 2. 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.
- 3. UPON COMPLETION OF THE PROPOSED STORMWATER DETENTION AND/OR WATER QUALITY STRUCTURAL CONTROL(S), AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED STRUCTURAL CONTROL(S) WAS INSPECTED (INCLUDING DATE AND TIME OF THE INSPECTION) AND CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
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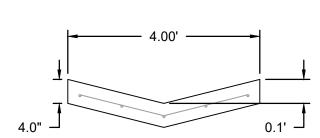
| STORMWATER DISCHARGE - AP1 | | | | | | | | |
|----------------------------|------------------------|---------------------------------------|--|-------|---------------------------------|--|--|--|
| TORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) PRE-DETENTION | POSTDEVELOPMENT Q (cfs) POST-DETENTION | • • | NET CHANGE (cfs) POST-DETENTION | | | |
| 2YR | 58.80 | 80.28 | 55.21 | 21.48 | -3.59 | | | |
| 5YR | 92.37 | 121.14 | 86.12 | 28.77 | -6.25 | | | |
| 10YR | 126.63 | 161.71 | 119.70 | 35.08 | -6.93 | | | |
| 25YR | 179.95 | 224.15 | 171.64 | 44.20 | -8.31 | | | |
| 50YR | 227.72 | 279.75 | 217.77 | 52.03 | -9.95 | | | |
| 100YR | 282.48 | 343.36 | 271.58 | 60.88 | -10.90 | | | |

| POND OUTLET DESIGN | | | | | | |
|--------------------|----------------|------------------|-----------|--|--|--|
| STORM EVENT | DISCHARGE (CFS |) ELEVATION (FT) | FREEBOARD | | | |
| 2YR | 55.21 | 744.72 | 3.53 | | | |
| 5YR | 86.12 | 745.42 | 2.83 | | | |
| 10YR | 119.70 | 746.04 | 2.21 | | | |
| 25YR | 171.64 | 746.87 | 1.38 | | | |
| 50YR | 217.77 | 747.54 | 0.71 | | | |
| 100YR | 271.58 | 748.25 | 0.00 | | | |
| | | | | | | |



CONCRETE APRON NOTES:

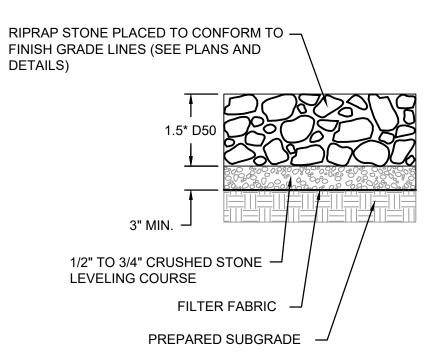
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- 2. REBAR REINFORCEMENT PLACEMENT SHALL BE #4 BARS @ 12" O.C.E.W. WITH EMBEDMENT OF 4".
- 3. CONCRETE APRON SHALL BE INSTALLED WITH WEAKENED JOINTS AND EXPANSION JOINTS AT A SPACING NOT TO EXCEED 12' SQUARE. WEAKENED AND EXPANSION JOINTS SHALL BE PER CITY STANDARDS AND REQUIREMENTS (SEE SIDEWALK DETAILS).



CONCRETE PILOT CHANNEL DETAIL

NOT TO SCALE

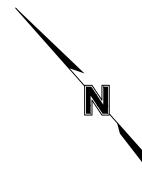
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- 4. 100 YR FLOW RATE VELOCITY AT EXIT 3.66 FT/S. EXIT VELOCITY FROM WEIR IS NON-EROSIVE FOR GRASSES.

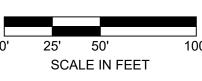


RIPRAP NOTES

- 1. STONE FOR RIPRAP SHALL CONSIST OF QUARRIED ROCK AND BE SOUND, DURABLE AND ANGULAR IN SHAPE.
- 2. SHALE AND STONE WITH SHALE SEAMS ARE NOT ACCEPTABLE.
- 3. STONES SHALL HAVE A MINIMUM THICKNESS OF 6", NO MORE THAN 10 PERCENT SHALL HAVE AN ELONGATION GREATER THAN 3:1, AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A VOLUME OF ONE CUBIC FOOT, NO MORE THAN 6 PERCENT OF THE STONES SHALL WEIGH LESS THAN 10 POUNDS.

RIPRAP DETAIL





PROPERTY LINE

LEGEND

| | THOT ENTI- EINE |
|--|---------------------------------------|
| | RIGHT OF WAY |
| —————————————————————————————————————— | EXISTING OVERHEAD POWER |
| UGE | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE 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 |
| | EXISTING ROOF DRAINS AND HEADER PIPES |
| | EXISTING STORM SEWER |
| | EXISTING MAJOR CONTOUR |
| | 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 |
| | DRAINAGE AREA |
| <u> </u> | TIME OF CONCENTRATION PATH |
| | 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

KEYNOTES

- 01 DETENTION POND
- 02 OUTFALL STRUCTURE (SEE DETAILS THIS SHEET)
- 03 ROCK RIP RAP $(D_{50}=6")$ 04 CONCRETE PILOT CHANNEL

IN THE VICINITY OF OVERHEAD POWER LINES.

WARNING - OVERHEAD POWER LINES CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING DRAWN BY:

TX2 ENGINEERING

645 FLORAL AVE, STE C

TEL: (830) 327-1235

NEW BRAUNFELS, TX 78130

THIS DOCUMENT ISSUED ON

25 August 2025 UNDER THE AUTHORITY OF

TREVOR TAST, P.E.

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DETENTION

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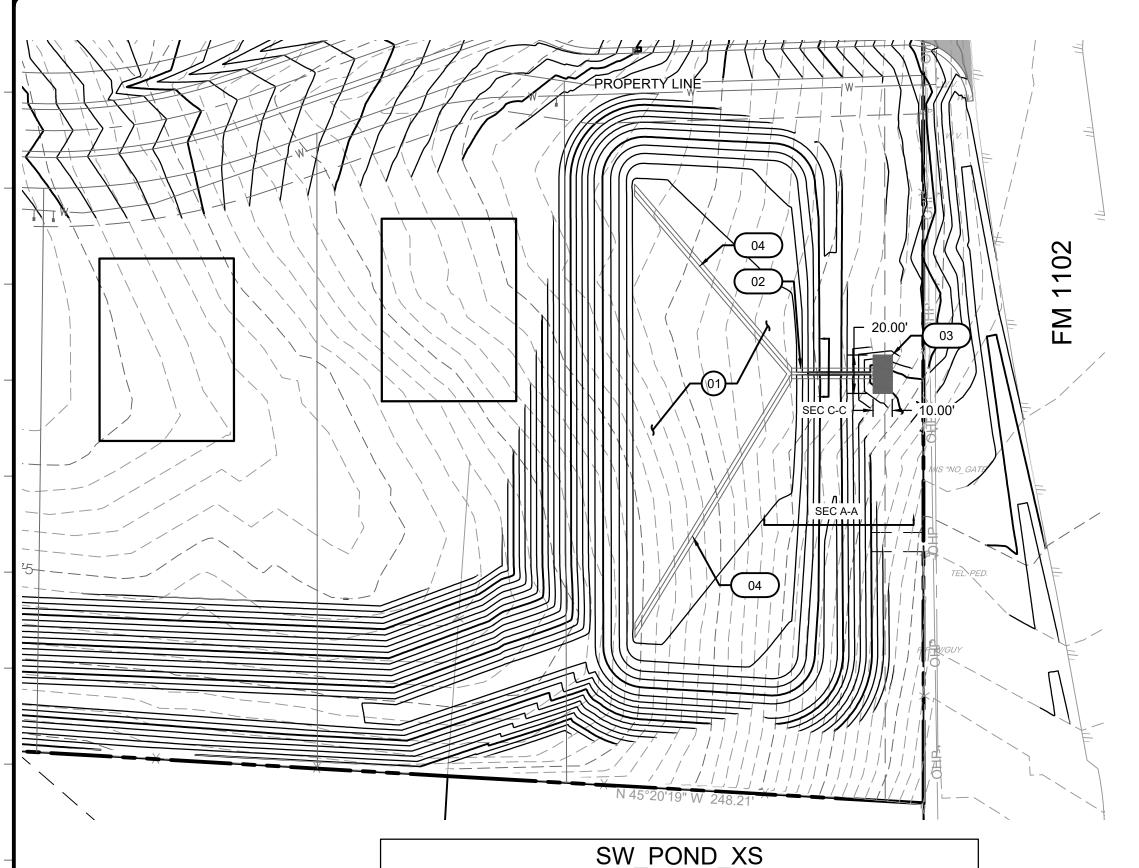
FIRM #: 20787

CONTACT:

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

KNOW WHAT'S BELOW. 811 BEFORE YOU DIG.

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\DET-POND-001.dwg USER: TrevorTast DATE: Aug 25, 2025 9:58am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36 025-0013 PTOPO



780 - EXISTING GRADE PROPOSED GRADING 760 - DETENTION BERM - 100-YR WSE 755 750 OUTFALL RIPRAP 745 740 740 3+53.26 1+00 2+00 3+00

- TOP OF BERM

DETENTION BERM

SECTION A-A

NOT TO SCALE

MIN. EL. = 755.87'

DETENTION NOTES:

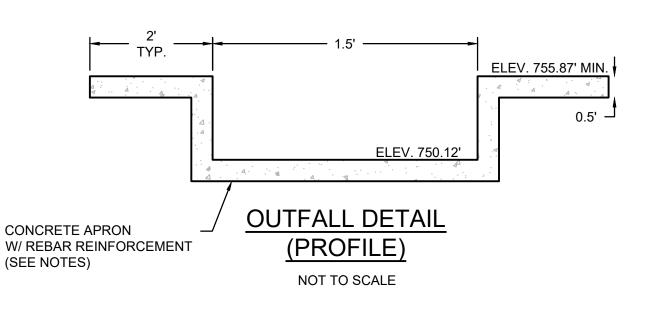
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| STORMWATER DISCHARGE - AP3, AP4, AP5 | | | | | |
|--------------------------------------|------------------------|---------------------------------------|--|-------|------------------------------------|
| STORM EVENT | PREDEVELOPMENT Q (cfs) | POSTDEVELOPMENT Q (cfs) PRE-DETENTION | POSTDEVELOPMENT Q (cfs) POST-DETENTION | ` , | NET CHANGE (cfs) POST-DETENTION |
| 2YR | 61.85 | 79.26 | 60.05 | 17.41 | -1.80 |
| 5YR | 97.49 | 119.09 | 90.66 | 21.60 | -6.83 |
| 10YR | 133.50 | 158.60 | 121.25 | 25.10 | -12.25 |
| 25YR | 189.51 | 219.41 | 168.91 | 29.90 | -20.60 |
| 50YR | 239.65 | 273.57 | 211.67 | 33.92 | -27.98 |
| 100YR | 297.11 | 335.53 | 260.79 | 38.42 | -36.32 |

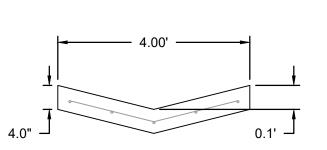
| POND OUTLET DESIGN | | | | | |
|--------------------|-----------------|----------------|-----------|--|--|
| STORM EVENT | DISCHARGE (CFS) | ELEVATION (FT) | FREEBOARD | | |
| 2YR | 60.05 | 752.11 | 3.76 | | |
| 5YR | 90.66 | 752.67 | 3.20 | | |
| 10YR | 121.25 | 753.20 | 2.67 | | |
| 25YR | 168.91 | 753.95 | 1.92 | | |
| 50YR | 211.67 | 754.56 | 1.31 | | |
| 100YR | 260.79 | 755.22 | 0.65 | | |



CONCRETE APRON NOTES:

SIDEWALK DETAILS).

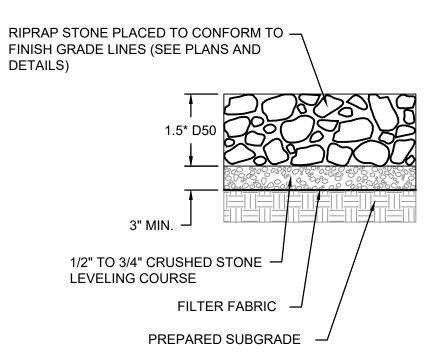
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CONCRETE PILOT CHANNEL DETAIL

NOT TO SCALE

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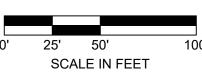


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RIPRAP DETAIL





PROPERTY LINE

LEGEND

| | FROFERITLINE |
|--|---------------------------------------|
| | RIGHT OF WAY |
| —————————————————————————————————————— | EXISTING OVERHEAD POWER |
| ———— UGE ———— | EXISTING UNDERGROUND POWER |
| — т — т — | EXISTING TELPHONE 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 |
| —————————————————————————————————————— | EXISTING SANITARY SEWER |
| | EXISTING ROOF DRAINS AND HEADER PIPES |
| | EXISTING STORM SEWER |
| | 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 |
| | DRAINAGE AREA |
| _ · | TIME OF CONCENTRATION PATH |
| | 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

KEYNOTES

01 DETENTION POND

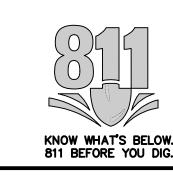
02 OUTFALL STRUCTURE (SEE DETAILS THIS SHEET)

03 ROCK RIP RAP $(D_{50}=6")$

04 CONCRETE PILOT CHANNEL

WARNING - OVERHEAD POWER LINES

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FIRM #: 20787

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

CONTACT:

TEL: (830) 327-1235

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7 DETENTION

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

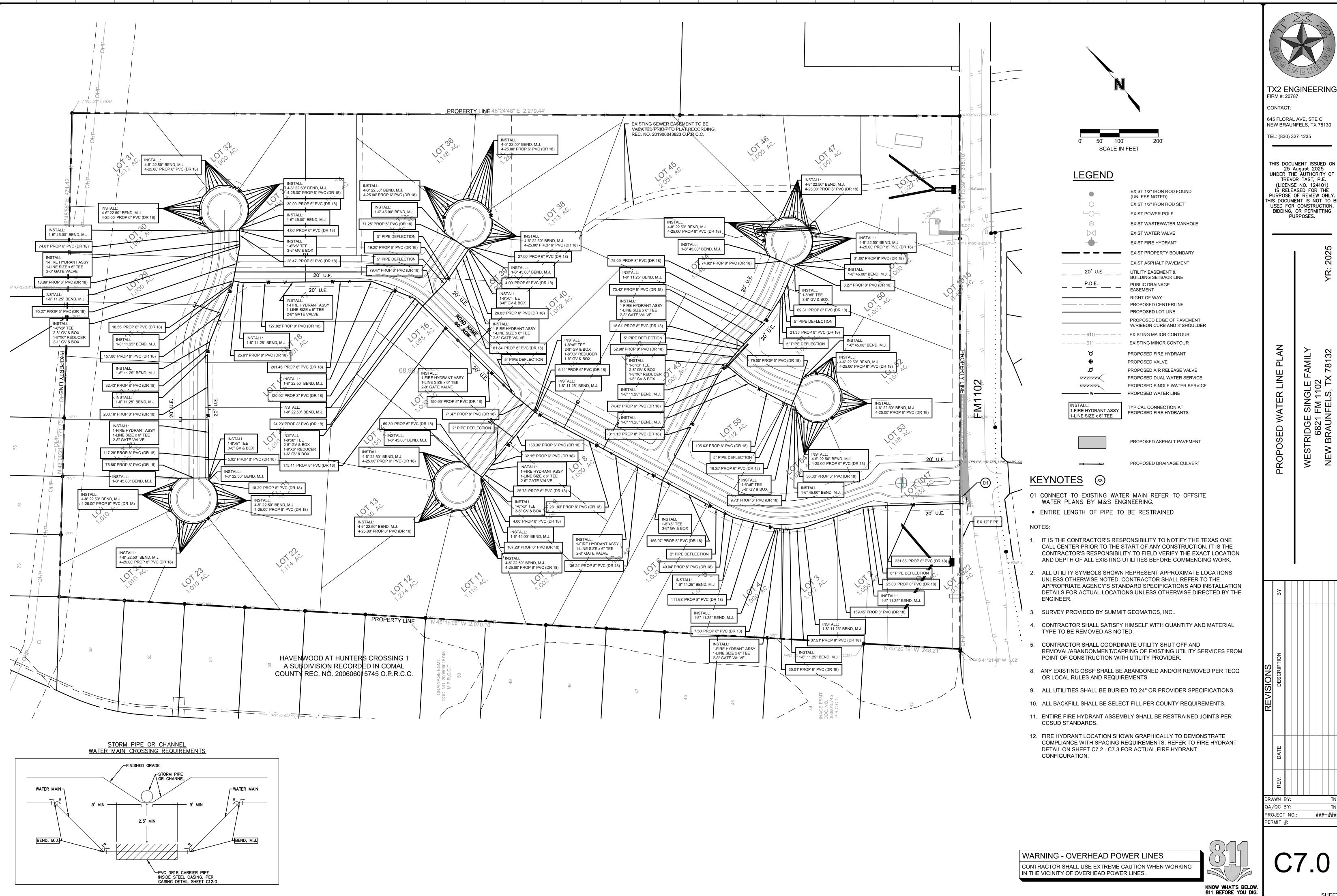
OUTFALL DETAIL

(PLAN)

NOT TO SCALE

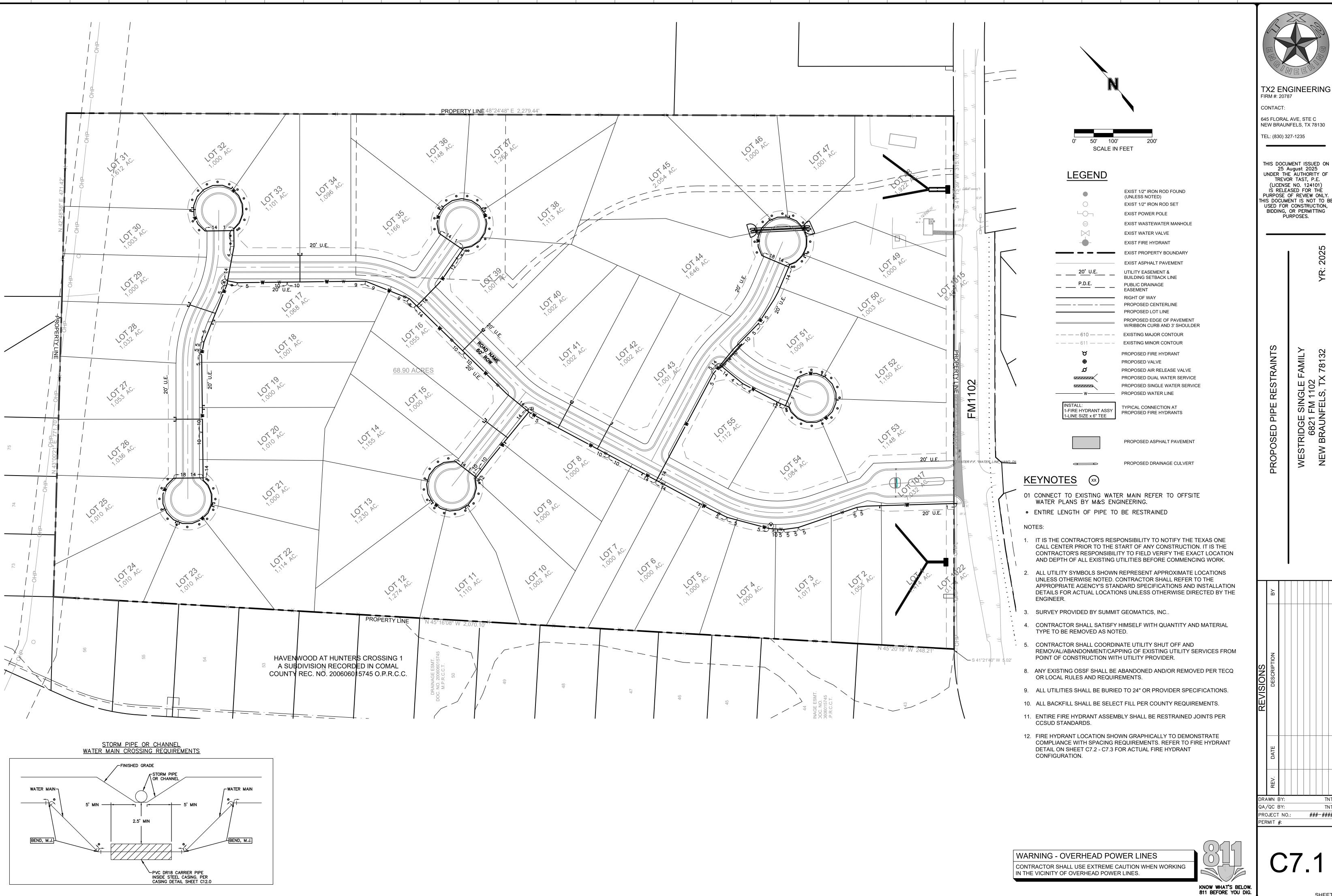
PER

PLAN



###-###

DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\UTIL-001.dwg
DATE: Aug 25, 2025 9:58am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36



NEW BRAUNFELS, TX 78130

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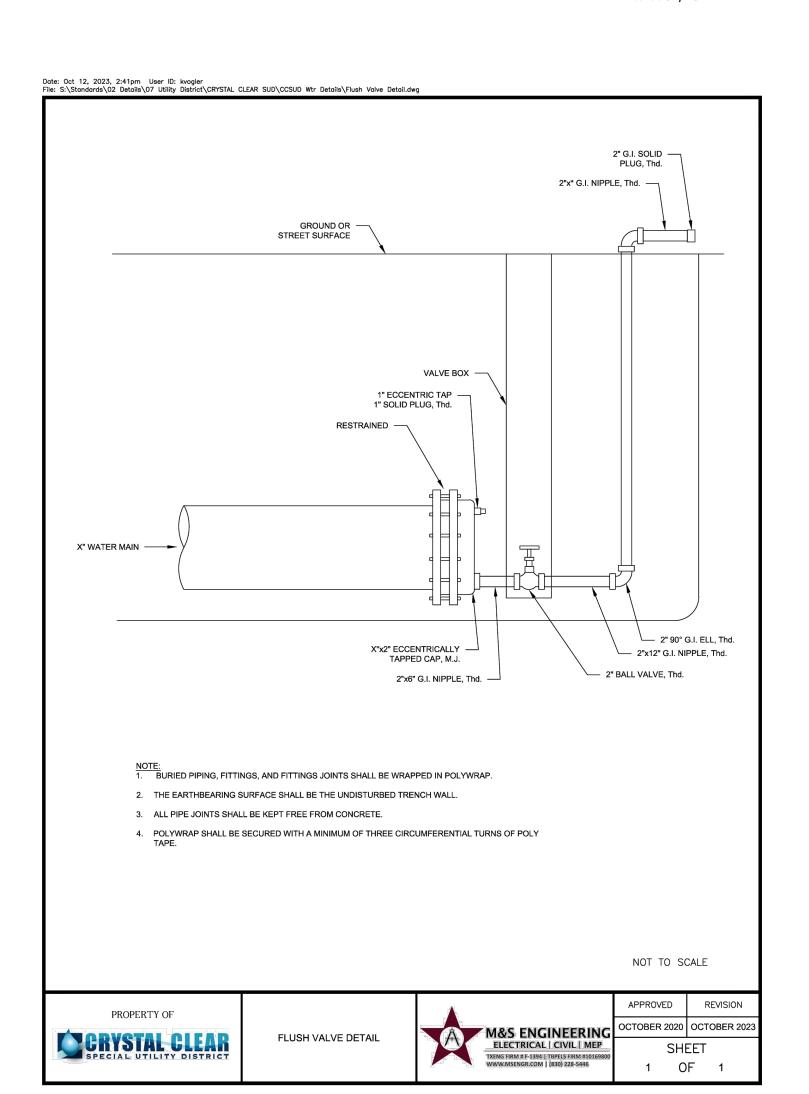
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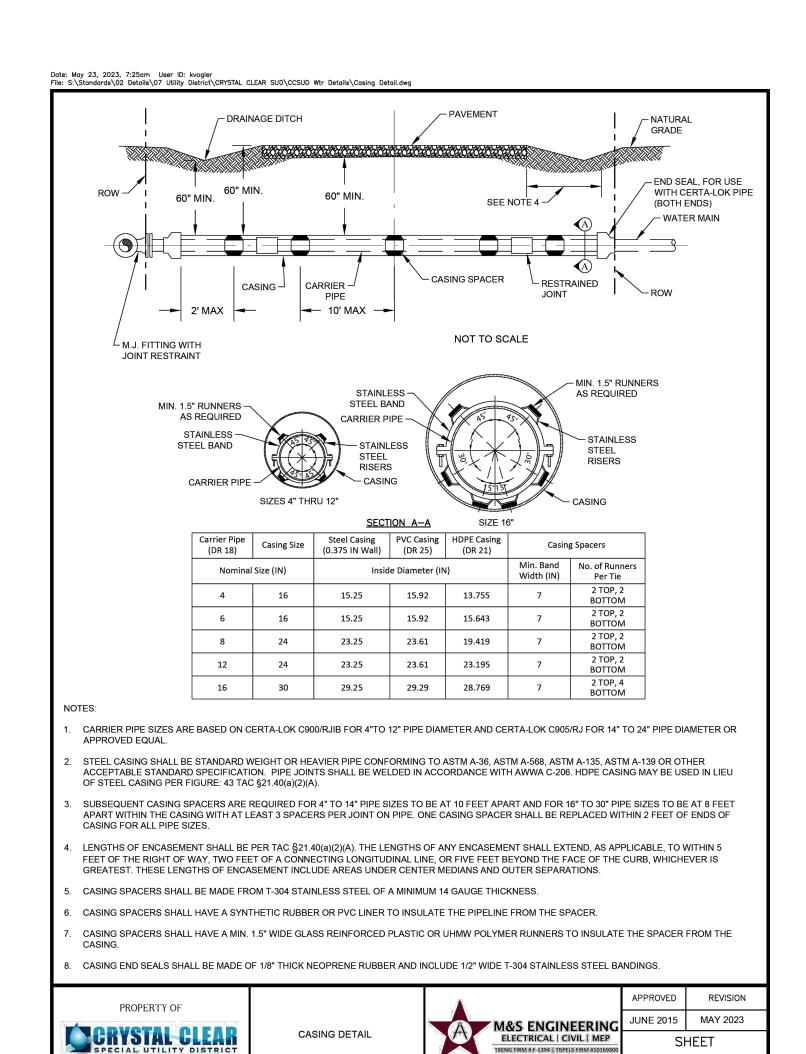
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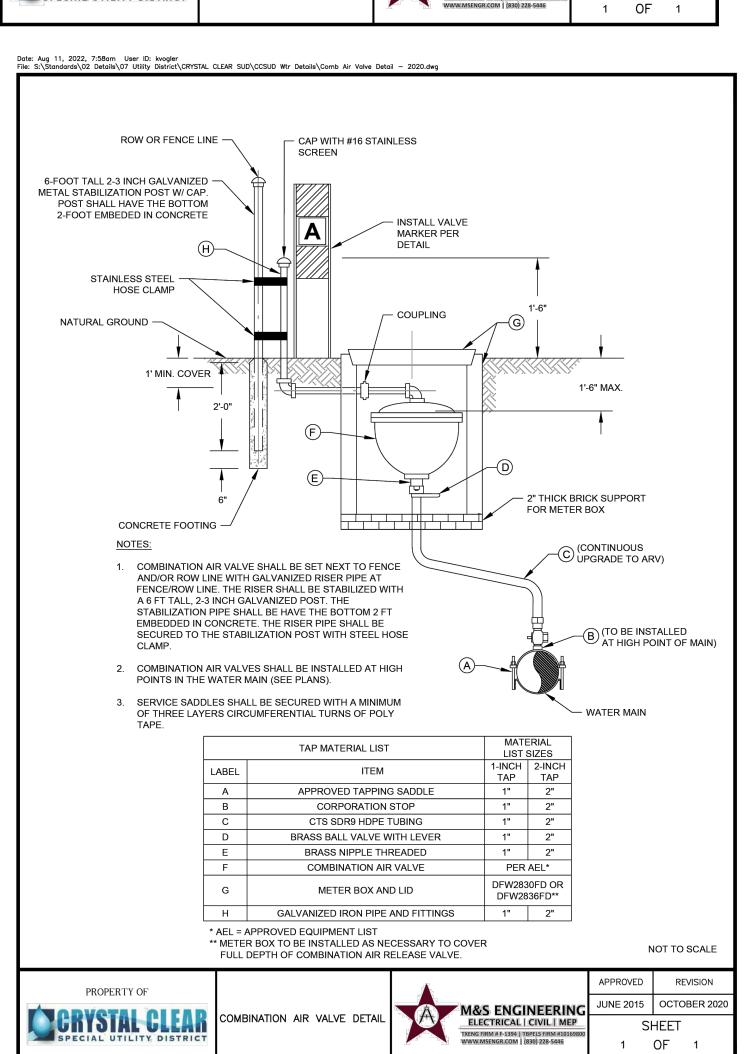
CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD) WATER MAIN NOTES

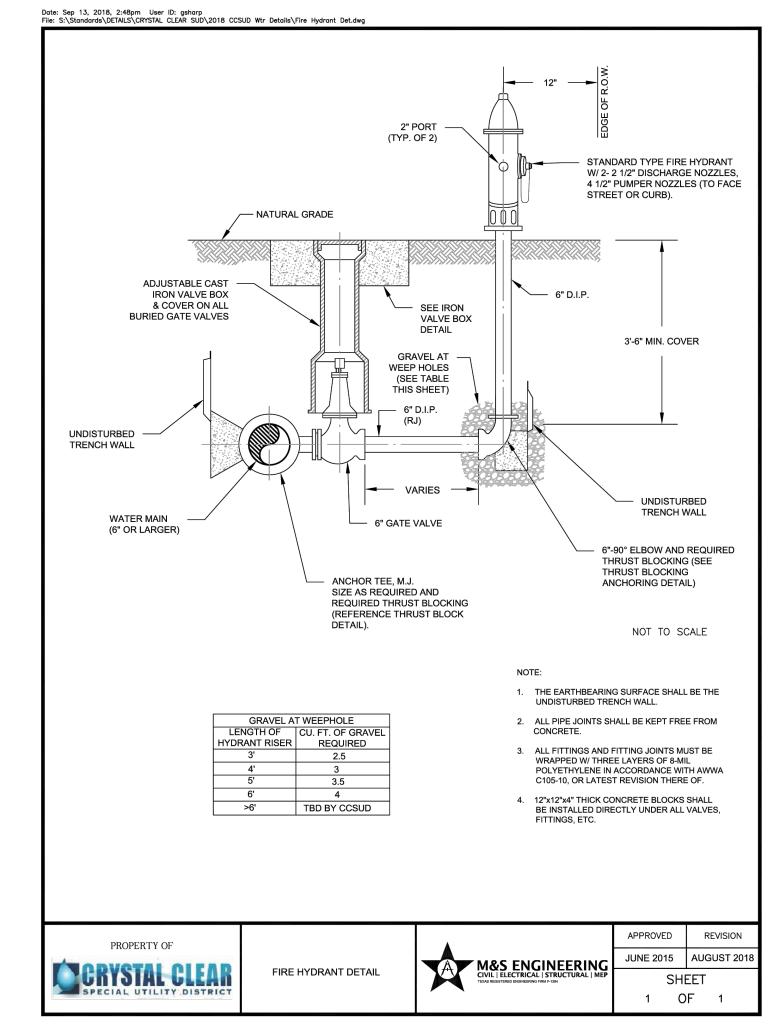
- 1. THE CONTRACTOR SHALL COORDINATE PRESSURE TESTING OF NEW WATER MAINS WITH OWNER AND ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR. PRESSURE TESTING REQUIREMENTS ARE INCLUDED IN THE SPECIFICATIONS.
- 2. ALL WATER MAINS SHALL BE DISINFECTED PER AWWA AND TCEQ STANDARDS.
- 3. THE CONNECTION LOCATIONS LISTED IN THE PLANS ARE BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD LOCATE EXISTING WATER MAIN LOCATIONS AT ALL TIE-IN LOCATIONS TO VERIFY SIZE, ELEVATION, AND MATERIAL PRIOR TO ORDERING MATERIALS FOR CONNECTION.
- 4. THE CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES PER TCEQ STANDARDS.
- 5. WATER MAINS SHALL BE RESTRAINED WITH RESTRAINT LENGTHS OF FITTINGS SHOWN IN PLANS.
- 6. UNLESS OTHERWISE SPECIFIED, ALL PVC WATER MAINS SHALL BE C900/C905 DR 18, COLORED BLUE.
- 7. UNLESS OTHERWISE SPECIFIED, ALL DUCTILE IRON WATER MAINS SHALL BE PRESSURE CLASS 350 CONFORMING TO AWWA C150 AND AWWA C151 AND CEMENT LINED.
- 8. LOCATIONS OF COMBINATION AIR VALVES SHOWN ARE APPROXIMATE. INSTALL AIR RELEASE VALVES AT THE HIGH POINT IN THE WATER MAIN FOR THE LOCATIONS GIVEN.
- 9. THRUST BLOCKING IS REQUIRED AT ALL FITTINGS AND BENDS IN ACCORDANCE WITH THE
- THRUST BLOCKING IS REQUIRED AT ALL FITTINGS AND BENDS IN ACCORDANCE WITH THE THRUST BLOCKING DETAIL PROVIDED AND SPECIFICATION SECTION 02680 JOINT RESTRAINTS AND THRUST BLOCKING.
- 10. THE OWNER SHALL SUPPLY ALL WATER NEEDED FOR CONSTRUCTION TESTING AND DISINFECTION. THE CONTRACTOR SHALL NOT BE REQUIRED TO PAY FOR THIS WATER.
- 11. UNLESS NOTED OTHERWISE, ALL WATER MAIN P.I.'S SHALL BE ACHIEVED USING THE WATER MAIN MANUFACTURER'S ALLOWABLE JOINT DEFLECTION.
- WATER MAINS AND VALVES THAT ARE ABANDONED IN PLACE SHALL BE CUT AND PLUGGED PER SPECIFICATION SECTION 02500 ABANDONMENT OF WATER INFRASTRUCTURE.
 REMOVE ONLY VEGETATION, TREES, STUMPS, RUBBISH, AND OTHER MATERIAL NECESSARY
- FOR CONSTRUCTION AND DISPOSE OF OFF SITE.
- 14. CONSTRUCTION OF ALL CCSUD WATER UTILITY INFRASTRUCTURE MUST ADHERE TO CCSUD'S TECHNICAL SPECIFICATIONS, DETAILS AND APPROVED EQUIPMENT LIST.

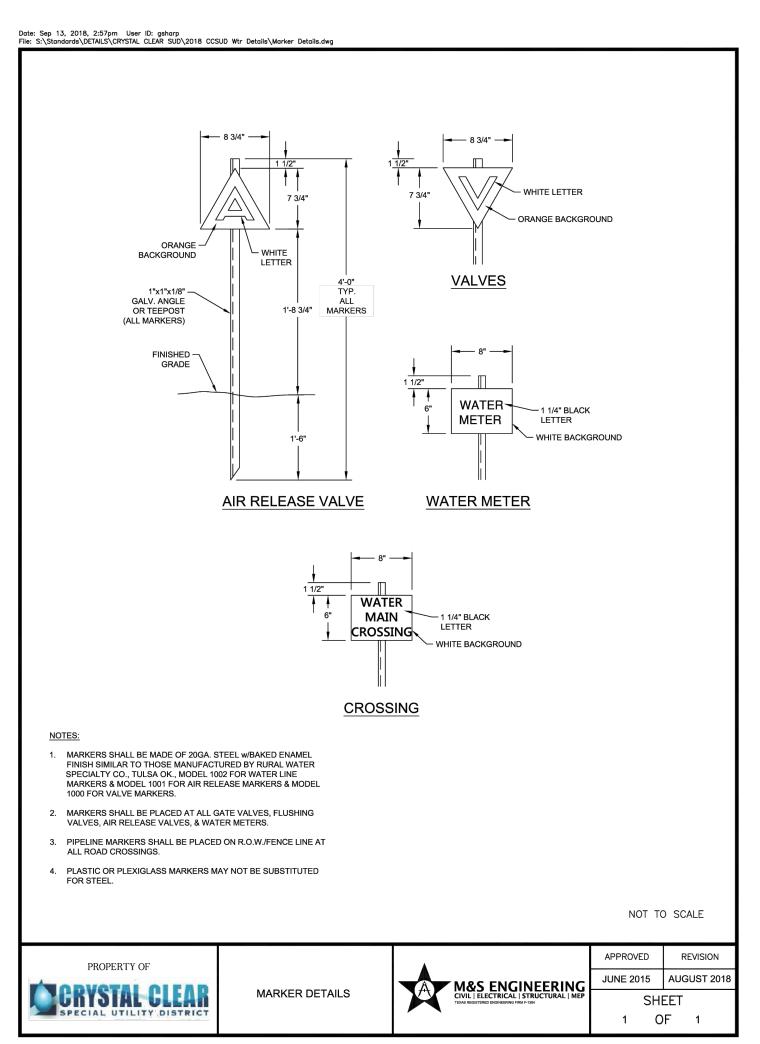
REV. 01/2022

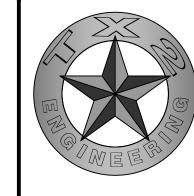












TX2 ENGINEERING
FIRM #: 20787

CONTACT:

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TEL: (830) 327-1235

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YR: 202

E SINGLE FAMILY 1 FM 1102

DETAILS

WATER

WESTRIDGE 8

REVISIONS

Description

Description

Description

Description

Description

Description

Description

KNOW WHAT'S BELOW. 811 BEFORE YOU DIG.

C7.2

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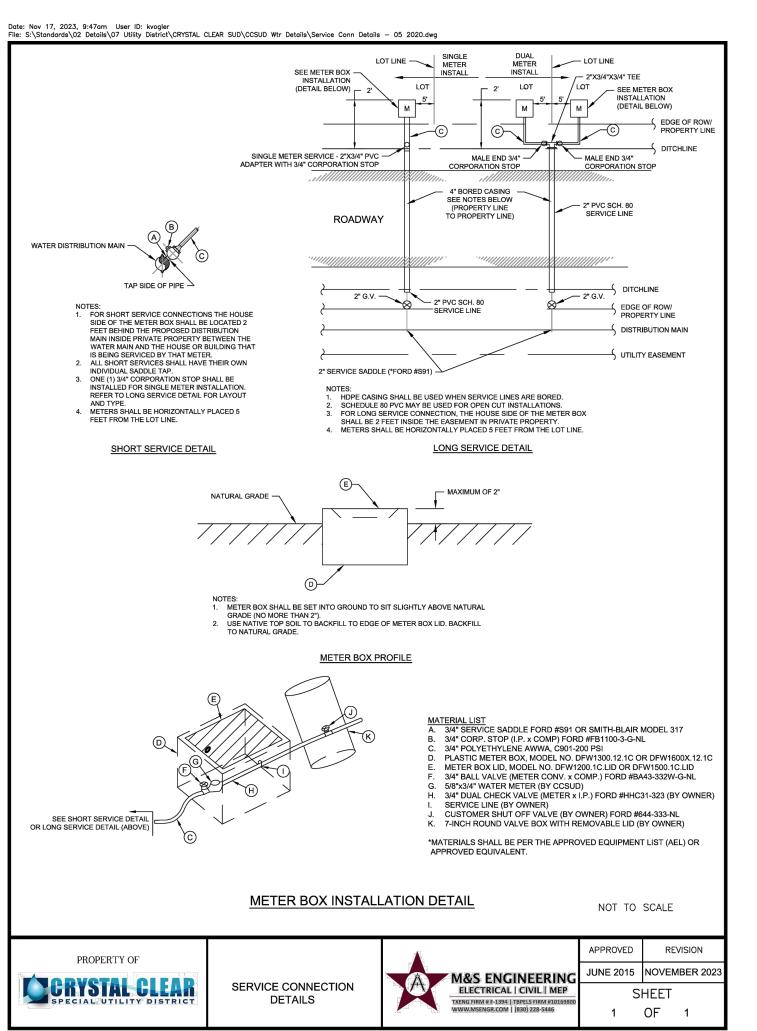
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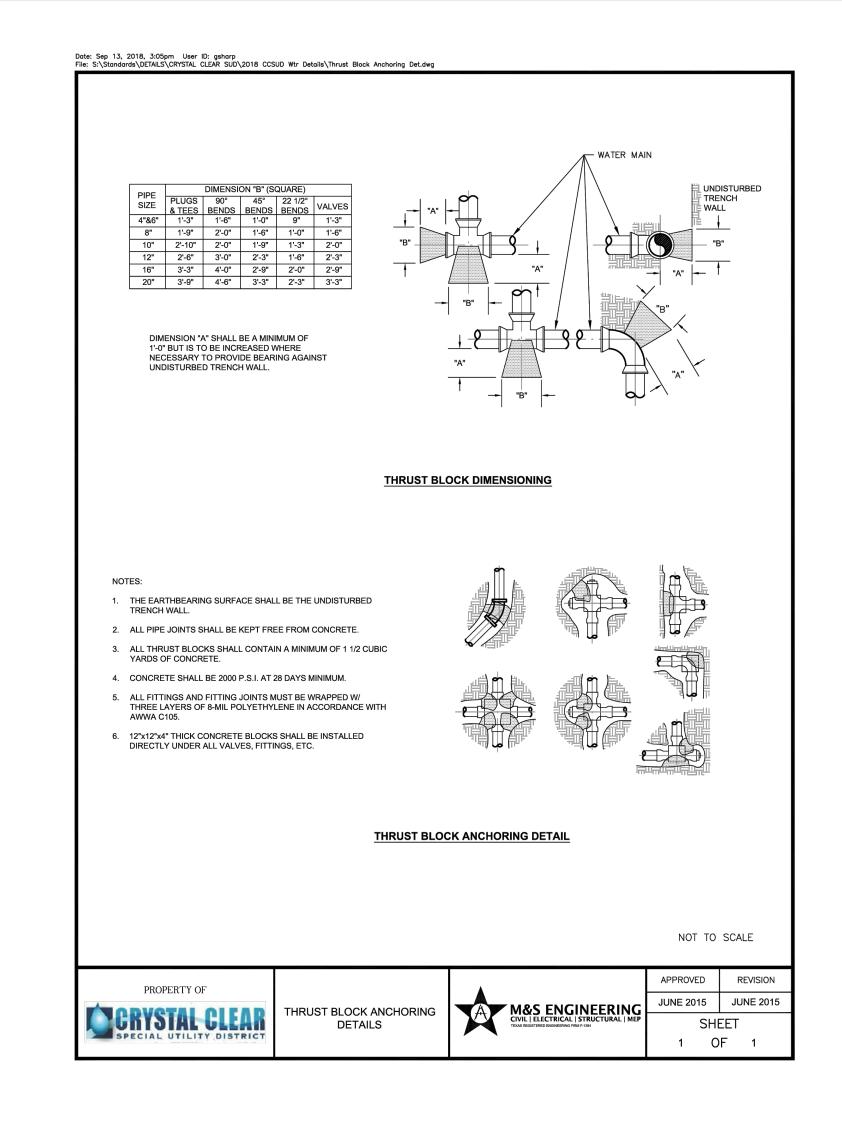
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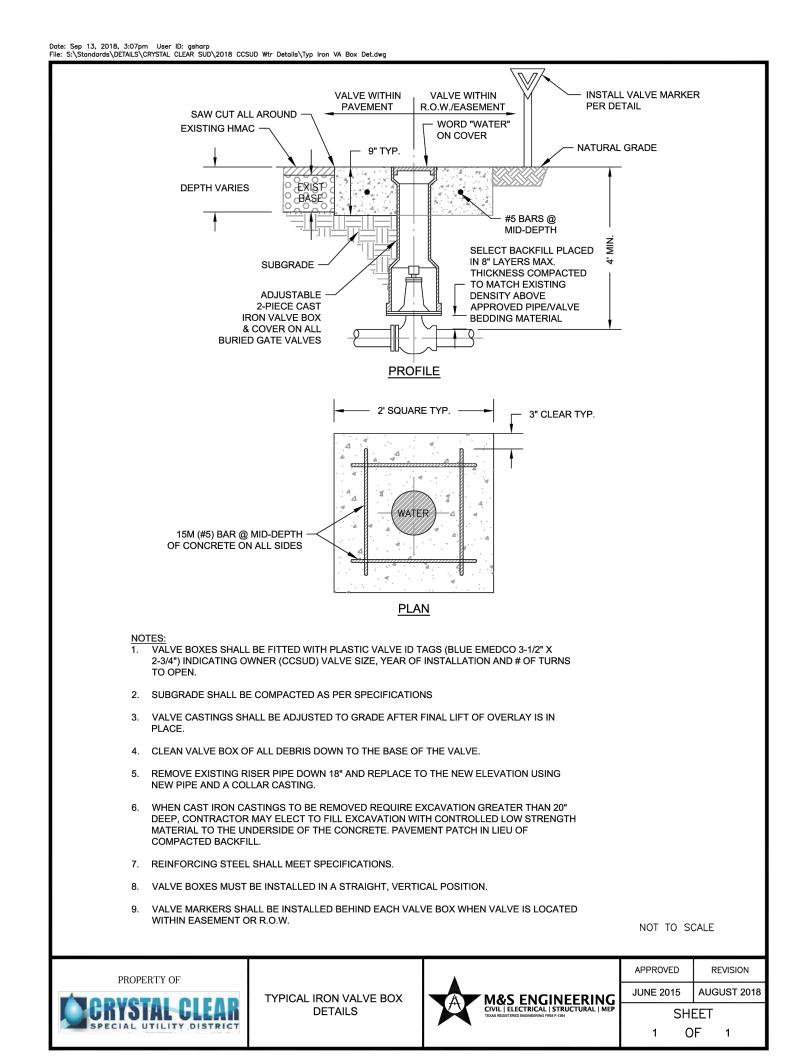
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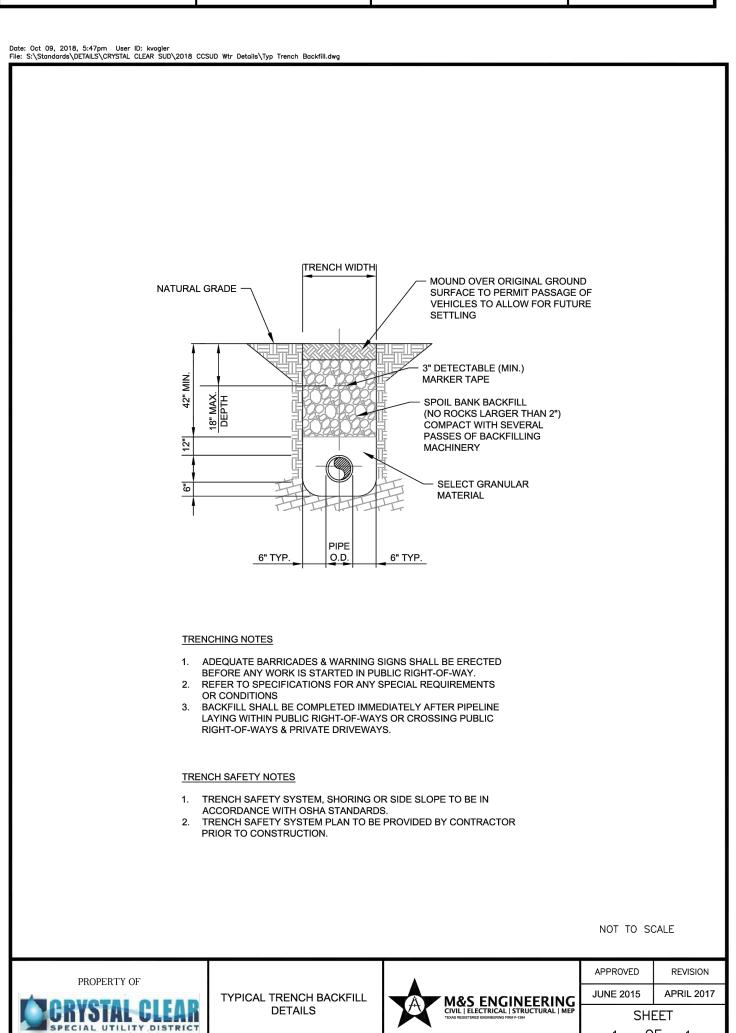
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DATE: Aug 25, 2025 9:58am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36

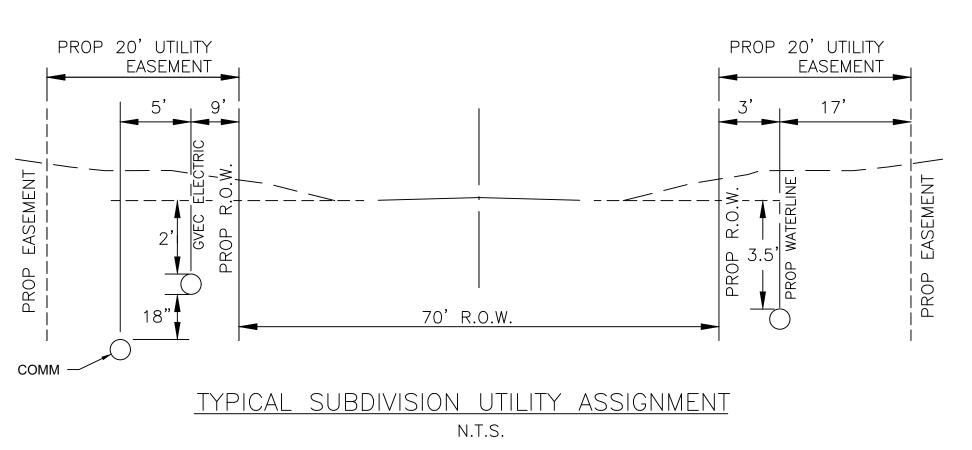
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* CONTRACTOR TO VERIFY GVEC PRIMARY AND SECONDARY LINE DEPTHS. **TX2 ENGINEERING** FIRM #: 20787

CONTACT:

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

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WATER DETAILS

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DWG: Z:\025-0013 Westridge Single Family\40-Design\AutoCAD\Final Plans\Sheets\LDVP\UTIL-DET-001.dwg
DATE: Aug 25, 2025 9:59am XREFS: 025-0013 EBASE 025-0013 PBASE TBLK_24X36

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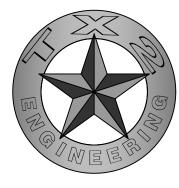
CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD) WATER MAIN NOTES

- 1. THE CONTRACTOR SHALL COORDINATE PRESSURE TESTING OF NEW WATER MAINS WITH OWNER AND ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR. PRESSURE TESTING REQUIREMENTS ARE INCLUDED IN THE SPECIFICATIONS.
- 2. ALL WATER MAINS SHALL BE DISINFECTED PER AWWA AND TCEQ STANDARDS.
- 3. THE CONNECTION LOCATIONS LISTED IN THE PLANS ARE BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD LOCATE EXISTING WATER MAIN LOCATIONS AT ALL TIE-IN LOCATIONS TO VERIFY SIZE, ELEVATION, AND MATERIAL PRIOR TO ORDERING MATERIALS FOR CONNECTION.
- 4. THE CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES PER TCEQ STANDARDS.
- 5. WATER MAINS SHALL BE RESTRAINED WITH RESTRAINT LENGTHS OF FITTINGS SHOWN IN
- 6. UNLESS OTHERWISE SPECIFIED, ALL PVC WATER MAINS SHALL BE C900/C905 DR 18, COLORED
- 7. UNLESS OTHERWISE SPECIFIED, ALL DUCTILE IRON WATER MAINS SHALL BE PRESSURE
- CLASS 350 CONFORMING TO AWWA C150 AND AWWA C151 AND CEMENT LINED. 8. LOCATIONS OF COMBINATION AIR VALVES SHOWN ARE APPROXIMATE. INSTALL AIR

RELEASE VALVES AT THE HIGH POINT IN THE WATER MAIN FOR THE LOCATIONS GIVEN.

- 9. THRUST BLOCKING IS REQUIRED AT ALL FITTINGS AND BENDS IN ACCORDANCE WITH THE THRUST BLOCKING DETAIL PROVIDED AND SPECIFICATION SECTION 02680 - JOINT RESTRAINTS AND THRUST BLOCKING.
- 10. THE OWNER SHALL SUPPLY ALL WATER NEEDED FOR CONSTRUCTION TESTING AND DISINFECTION. THE CONTRACTOR SHALL NOT BE REQUIRED TO PAY FOR THIS WATER.
- 11. UNLESS NOTED OTHERWISE, ALL WATER MAIN P.I.'S SHALL BE ACHIEVED USING THE WATER MAIN MANUFACTURER'S ALLOWABLE JOINT DEFLECTION.
- 12. WATER MAINS AND VALVES THAT ARE ABANDONED IN PLACE SHALL BE CUT AND PLUGGED PER SPECIFICATION SECTION 02500 – ABANDONMENT OF WATER INFRASTRUCTURE.
- 13. REMOVE ONLY VEGETATION, TREES, STUMPS, RUBBISH, AND OTHER MATERIAL NECESSARY FOR CONSTRUCTION AND DISPOSE OF OFF SITE.
- 14. CONSTRUCTION OF ALL CCSUD WATER UTILITY INFRASTRUCTURE MUST ADHERE TO CCSUD'S TECHNICAL SPECIFICATIONS, DETAILS AND APPROVED EQUIPMENT LIST.

REV. 01/2022



TX2 ENGINEERING FIRM #: 20787

CONTACT:

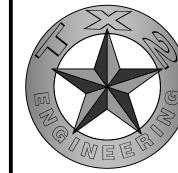
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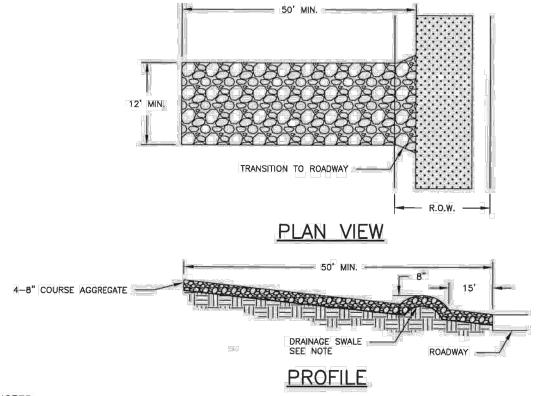
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PREVENTION

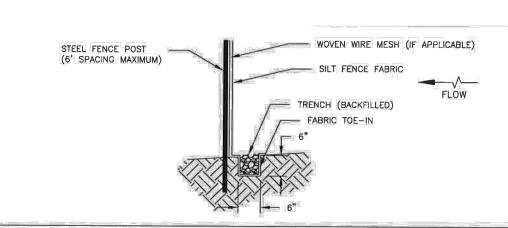


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- 1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION WITH A MINIMUM THICKNESS OF 8 INCHES.
- 2. IF THE SLOPE TOWARDS THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 8 INCHES HIGH WITH 3:1 (H:V) SIDESLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY
- 3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OX/YD2, A MULLEN BURST RATING OF 140 LB/IN2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
- 4. THE MINIMUM WIDTH OF THE ENTRANCE SHOULD BE 12 FT OR THE FULL WIDTH OF THE EXIT ROADWAY, WHICHEVER IS GREATER.
- 5. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
- 6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH 4 INCH MINIMUM CRUSHED STONE OR COMMERCIAL RACK WHICH DRAINS TO A SEDIMENT TRAP OR BASIN.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- 8. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE



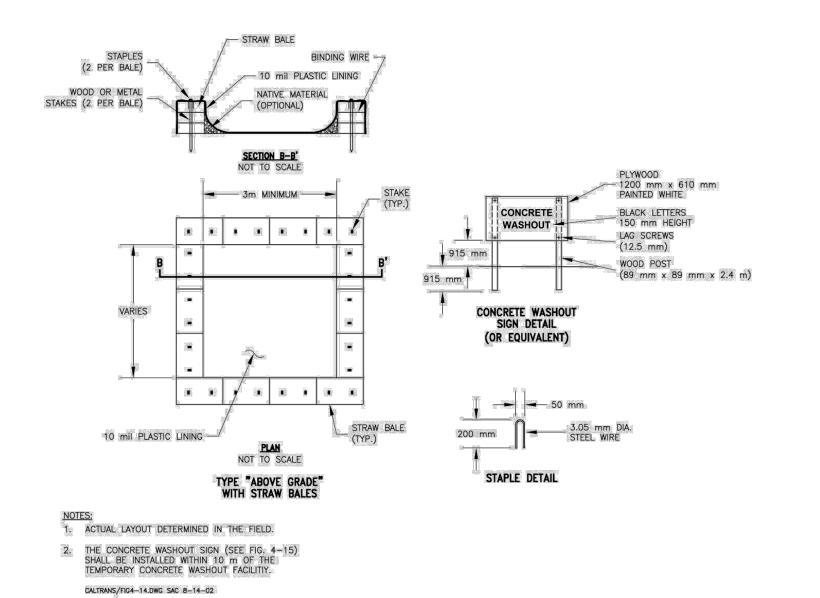
- 1. TRIANGULAR SEDIMENT FILTER DIKES MAY BE SUBSTITUTED FOR SILT FENCE IN AREAS WHERE INSTALLATION OF SILT FENCE IS NOT POSSIBLE OR WHERE VEHICLE ACCESS MUST BE MAINTAINED PROVIDED THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE ACRE.
- 2. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND A MINIMUM APPARENT
- 3. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT2, AND BRINDELL HARDNESS
- 4. WOVEN WIRE BACKING IS REQUIRED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE; OPTIONAL ELSEWHERE. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2"X4" WELDED WIRE, 12
- 5. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOURS AS CLOSE AS POSSIBLE. THE ENDS SHOULD BE CURVED UPSTREAM TO CREATE AN AREA OF WATER IMPOUNDMENT AND PREVENT FLOW FROM ESCAPING AROUND
- 6. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT AND SPACED NOT MORE THAN 6 FEET ON CENTER.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (E.G., PAVEMENT OR ROCK OUTCROP) WEIGHT FABRIC FLAP WITH 3" OF WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- 8. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- 9 SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. WHERE ENDS MEET, OVERLAP FABRIC 3-FEET AND SECURELY
- MAINTENANCE AND REMOVAL:

 12. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES, THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL
- 13. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE

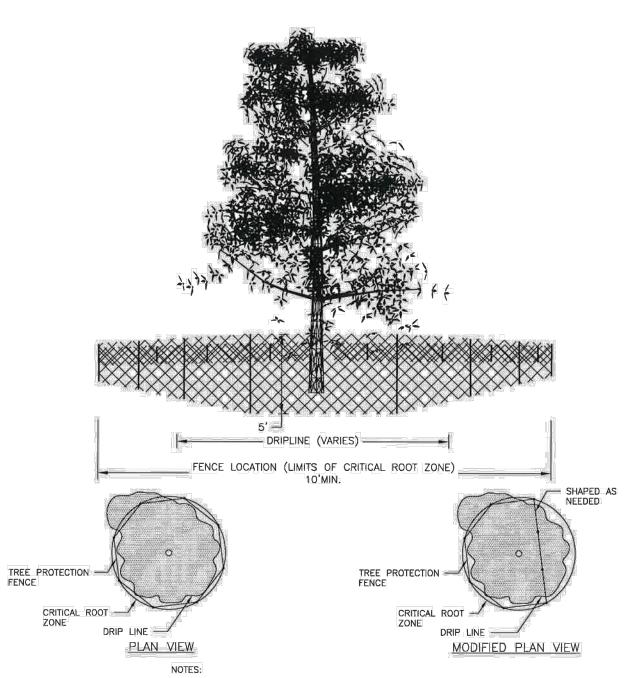
Concrete Waste Management







Concrete Waste Management WM-8



- 1. CRITICAL ROOT ZONE RADIUS = 1 FT. PER INCH OF TRUNK DIAMETER
- 2. IF LIMITS OF CONSTRUCTION ENCROACH ON CRITICAL ROOT ZONE, USE THE MODIFIED PLAN VIEW. 3. IF ANY PORTION OF FENCE RADIUS IS LESS THAN 5', ADD 8' HIGH
- BOARDS STRAPPED TO TRUNK. 4. FENCE SHOULD BE REPAIRED OR REPLACED AS NECESSARY.

TREE PROTECTION CONSTRUCTION FENCE

TX2 ENGINEERING FIRM #: 20787

645 FLORAL AVE, STE C NEW BRAUNFELS, TX 78130

CONTACT:

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