

VERDI WOODS SUBDIVISION

LEMING, ATASCOSA COUNTY, TX

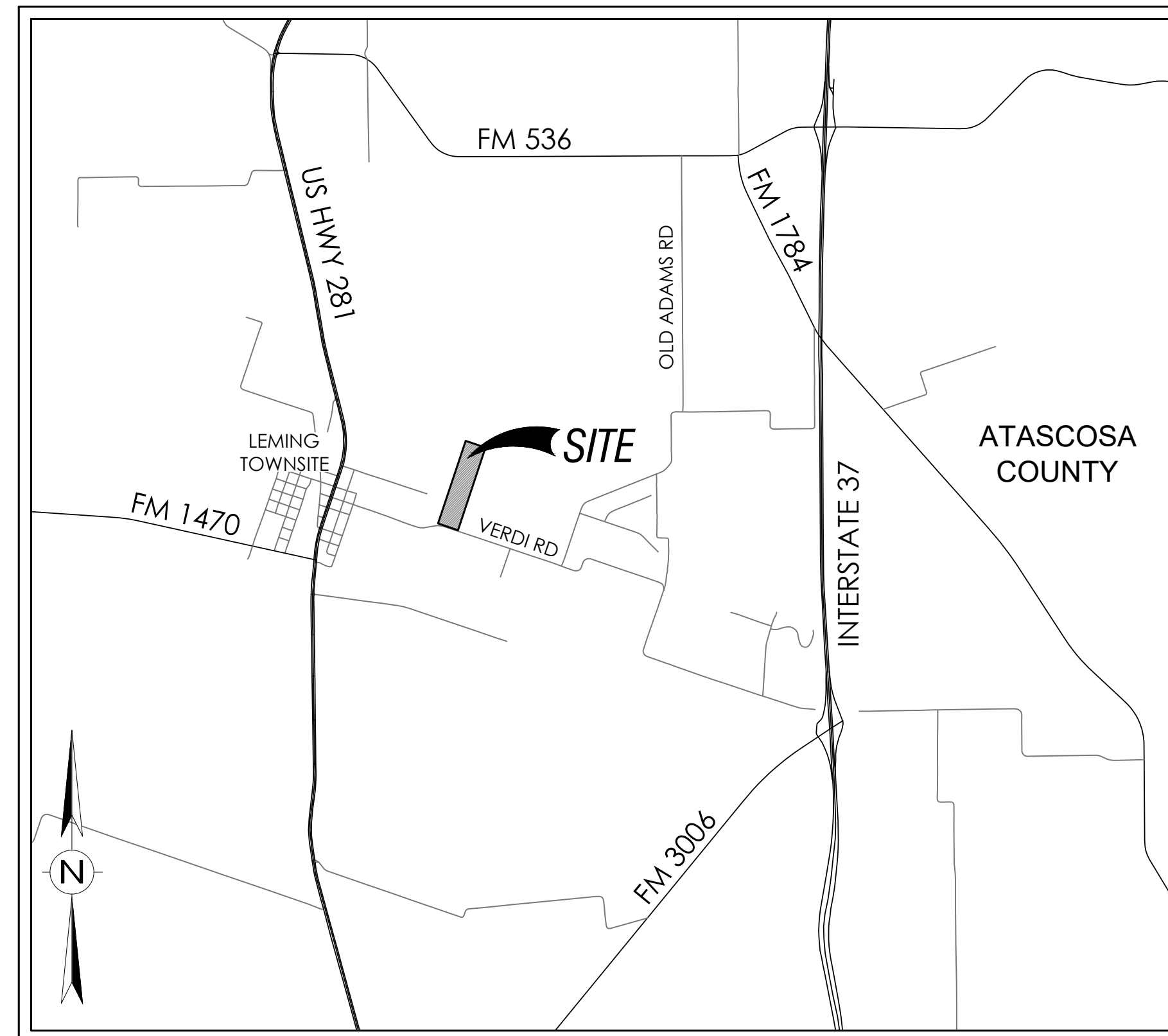
CIVIL CONSTRUCTION PLANS

ROADWAY & DRAINAGE PLANS - SHEET INDEX

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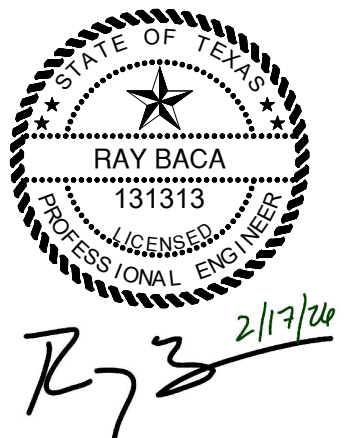
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OVERALL WATER PLAN	W1.0
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WATER DETAILS	W3.0



LOCATION MAP

N.T.S.

OWNER
LEMING OAKS, LLC
 1211 W. 6TH STREET, STE. 600-174
 AUSTIN, TEXAS 78026



FEBRUARY 2026

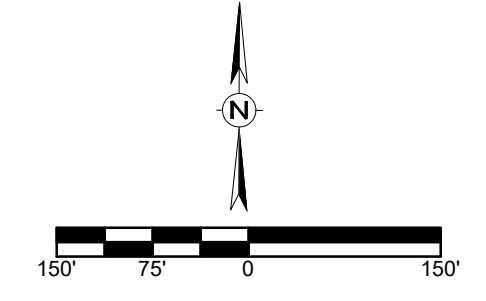
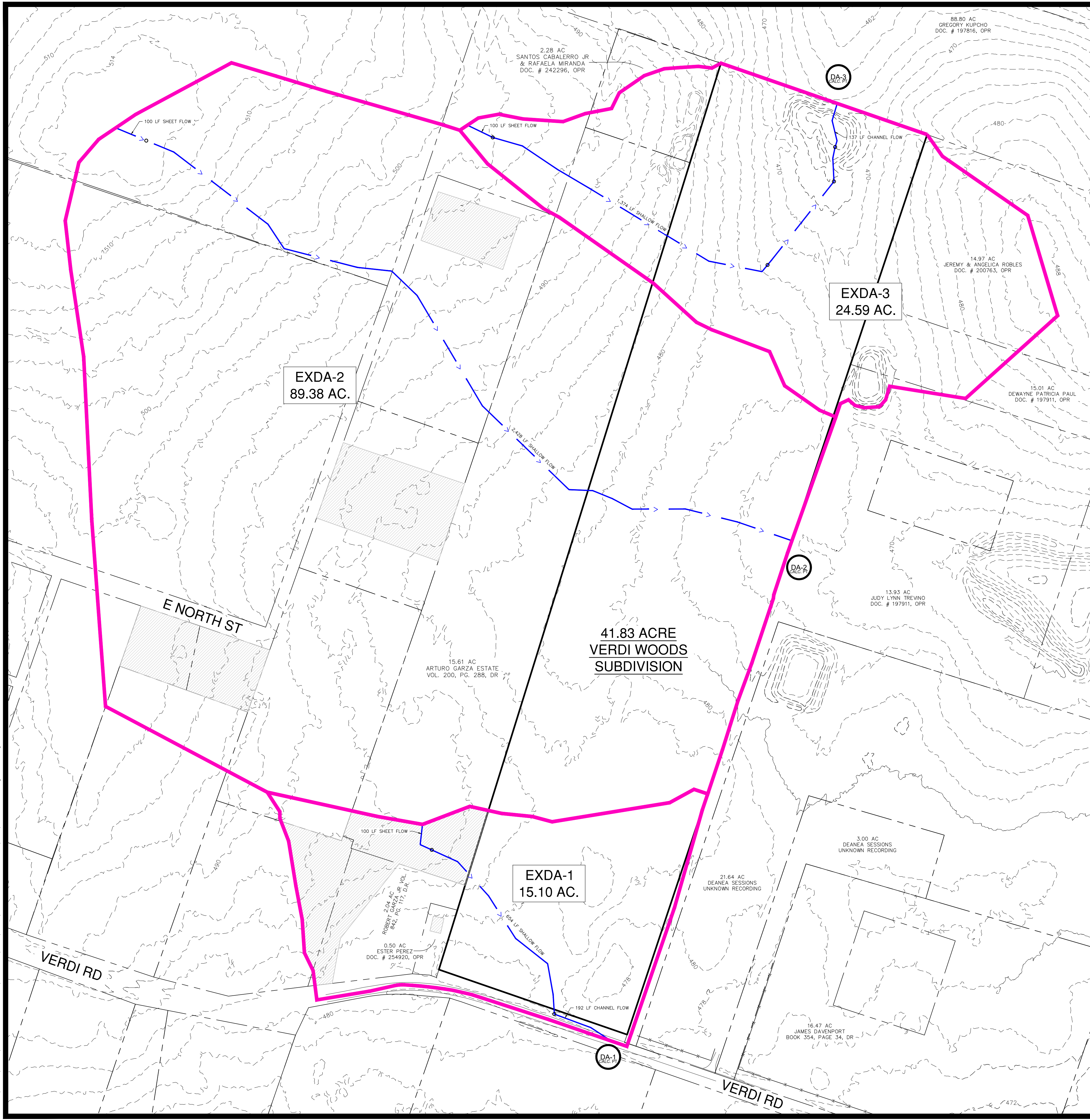
RL BACA
ENGINEERING
 TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
 830.570.2628 | RAY@RLBACA.COM

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RL BACA PROJECT NO.: 25-104

REV	DATE	DESCRIPTION	BY
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS	RLB

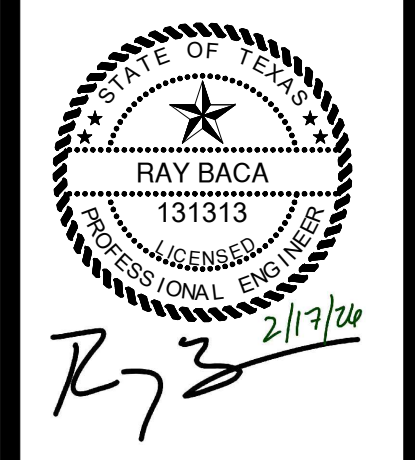
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LEGEND

- PROPERTY BOUNDARY
- - - PARCEL LINE
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION FLOWPATH
- - - 485 EXISTING 2 FT CONTOUR
- ▨ EXISTING DEVELOPMENT (RESIDENTIAL)

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1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

**VERDI WOODS SUBDIVISION
 LEMING, ATASCOSA COUNTY, TX
 EXISTING CONDITIONS DRAINAGE**

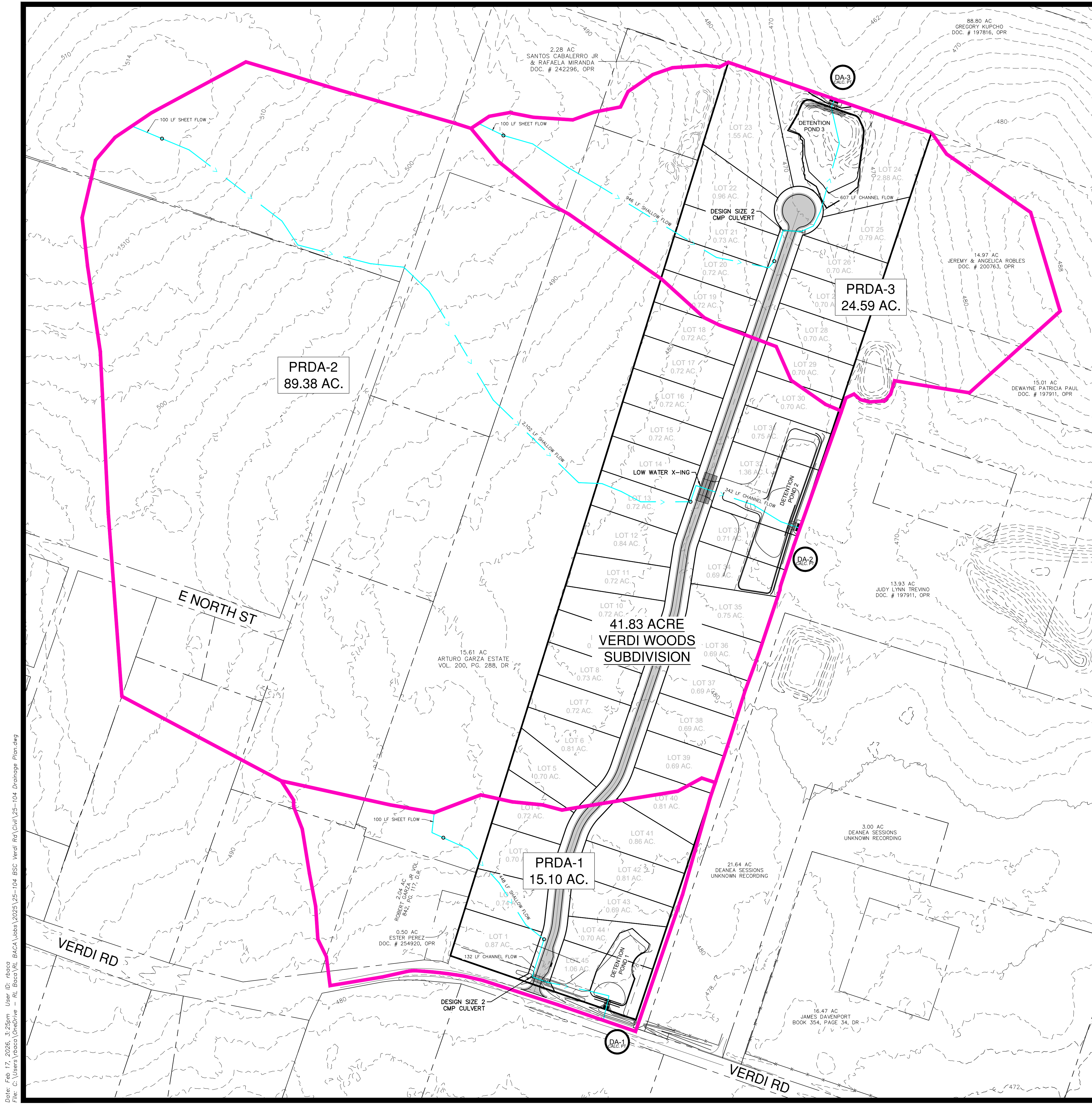
DRAINAGE AREA	TOTAL ACRES	RESIDENTIAL/ ESTATE TRACTS	UNDEVELOPED PASTURE OR RANGE	COMPOSITE C
EXDA-1	15.10	0.40	0.20	0.24
EXDA-2	89.38	3.26	11.84	0.21
EXDA-3	24.59	4.99	84.39	0.21
EXDA-3	24.59	0.00	24.59	0.20

CALC. POINT	ACRES	OVERLAND FLOW		SHALLOW CONCENTRATED		CHANNEL FLOW			Tc (min)	C	Q (cfs)	
		LENGTH	Tc	LENGTH	Tc	LENGTH	VELOCITY	Tc				
EXDA-1	15.10	100	11.85	654	6.76	192	2.08	1.32	20	0.24	5 16.53	
												25 23.48
												100 29.62
EXDA-2	89.38	100	11.85	2428	19.24	0	-	0	31	0.21	5 67.70	
												25 97.09
												100 123.11
EXDA-3	24.59	100	11.85	1374	9.52	137	1.32	0.67	22	0.20	5 21.38	
												25 30.43
												100 38.43

DRAINAGE NOTES:
 1. HYDRAFLOW HYDROGRAPHS WAS USED TO MODEL THE PEAK FLOWS USING THE TR-55 METHOD FOR TIME OF CONCENTRATION, ATLAS-14 PRECIPITATION DATA AND IDF CURVES FOR ATASCOSA COUNTY DERIVED FROM TXDOT'S EDLBUKUP-2019.
 2. ALL CHANNEL FLOW VELOCITIES APPROXIMATED BY 6 FPS.
 3. C VALUES DERIVED FROM TXDOT RUNOFF COEFFICIENTS.

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

C2.0



LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION FLOWPATH
- EXISTING 2 FT CONTOUR
- PROPOSED CONTOUR

PROPOSED CONDITIONS - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	TOTAL ACRES	RESIDENTIAL/ ESTATE TRACTS	UNDEVELOPED PASTURE OR RANGE	COMPOSITE C
PRDA-1	15.10	12.10	3.00	0.36
PRDA-2	89.38	26.10	63.28	0.26
PRDA-3	24.59	11.88	12.71	0.30

PROPOSED CONDITIONS (WITHOUT DETENTION) - DRAINAGE SUMMARY

CALC. POINT	ACRES	OVERLAND FLOW		SHALLOW CONCENTRATED		CHANNEL FLOW		Tc (min)	C	Q (cfs)
		LENGTH	Tc (min)	LENGTH	Tc	LENGTH	VELOCITY			
PRDA-1	15.10	100	11.85	448	4.63	132	VAR.	1.15	18	0.36
		5	26.09	25	36.98	100	46.60	5	85.41	
		25	122.39	100	155.13					
PRDA-2	89.38	100	11.85	2102	16.65	342	1.32	1.67	30	0.26
		5	85.41	25	122.39	100	155.13			
		25	32.81	5	32.81					
PRDA-3	24.59	100	11.85	946	6.23	607	1.32	2.96	21	0.30
		5	46.65	25	46.65	100	58.89			

DA-1 DETENTION POND SUMMARY

CALC. POINT	POND INFLOW (cfs)	EXISTING Q _{PEAK} (cfs)	POND OUTFLOW (cfs)	POND STORAGE (FT ³)	WSEL (ft)	Δ Q _{PEAK} (cfs)
5-YEAR	26.09	16.53	16.08	11,703	478.03	-0.45
25-YEAR	36.98	23.48	21.28	17,172	478.29	-2.20
100-YEAR	46.60	29.62	26.24	22,121	478.53	-3.38

DA-2 DETENTION POND SUMMARY

CALC. POINT	POND INFLOW (cfs)	EXISTING Q _{PEAK} (cfs)	POND OUTFLOW (cfs)	POND STORAGE (FT ³)	WSEL (ft)	Δ Q _{PEAK} (cfs)
5-YEAR	85.41	67.70	67.53	34,077	473.97	-0.17
25-YEAR	122.39	97.09	91.83	53,364	474.36	-5.26
100-YEAR	155.13	123.11	115.52	71,131	474.71	-7.59

DA-3 DETENTION POND SUMMARY

CALC. POINT	POND INFLOW (cfs)	EXISTING Q _{PEAK} (cfs)	POND OUTFLOW (cfs)	POND STORAGE (FT ³)	WSEL (ft)	Δ Q _{PEAK} (cfs)
5-YEAR	32.81	21.38	19.94	24,610	468.04	-1.44
25-YEAR	46.65	30.43	28.00	31,434	468.18	-2.43
100-YEAR	58.89	38.43	35.86	37,493	468.30	-2.57

DRAINAGE NOTES:
 1. HYDRAFLOW HYDROGRAPHS WAS USED TO MODEL THE PEAK FLOWS USING THE TR-55 METHOD FOR TIME OF CONCENTRATION, ATLAS-14 PRECIPITATION DATA AND IDF CURVES FOR ATASCOSA COUNTY DERIVED FROM TXDOT'S EDLBUKUP-2019.
 2. ALL CHANNEL FLOW VELOCITIES APPROXIMATED BY 6 FFS.
 3. C VALUES DERIVED FROM TXDOT RUNOFF COEFFICIENTS.

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2/17/26
 R73

REV	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
PROPOSED CONDITIONS DRAINAGE

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

C2.1

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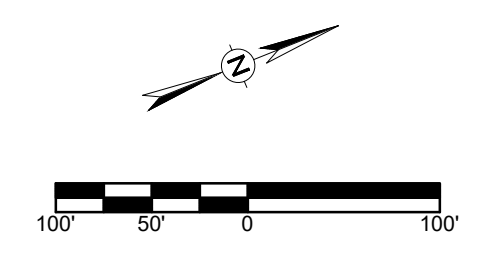
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CAUTION: PRIOR TO CONSTRUCTION CONTRACTOR SHALL LOCATE UNDERGROUND UTILITY LINES AND CHECK DEPTH OF LINES. EXISTING UTILITY LINES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ALL LINES MUST REMAIN IN OPERATION AT ALL TIMES!! CONTRACTOR SHALL TAKE THE UTMOST PRECAUTION TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITY LINES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.



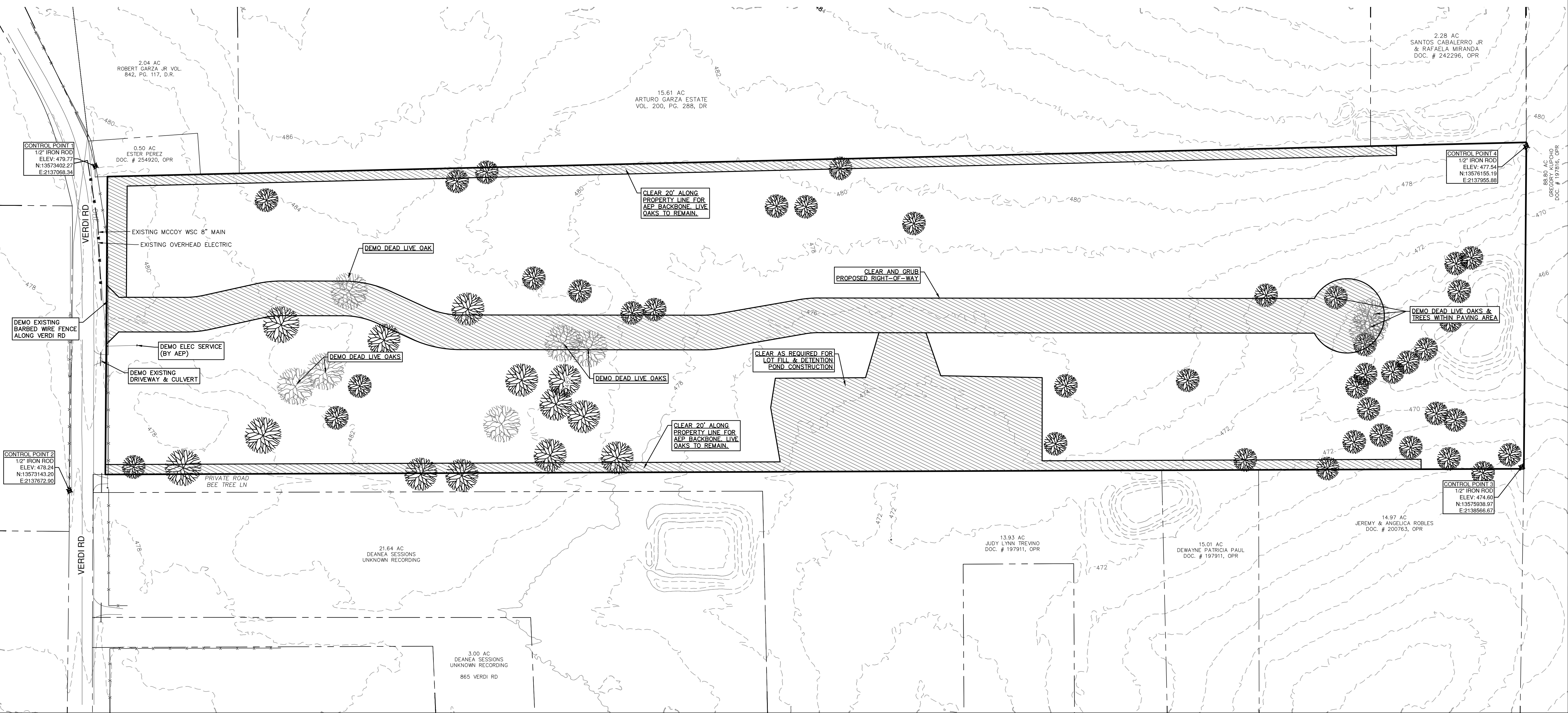
GENERAL DEMOLITION NOTES:

1. LOCATION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SCHEDULED TO REMAIN.
2. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFY UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
4. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED OR REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL OF ALL DEMOLISHED OR UNWANTED MATERIAL.
7. REFER TO THE SITEMARK SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING DEMOLITION, SITE PREPARATION AND EARTHWORK FOR THIS PROJECT.

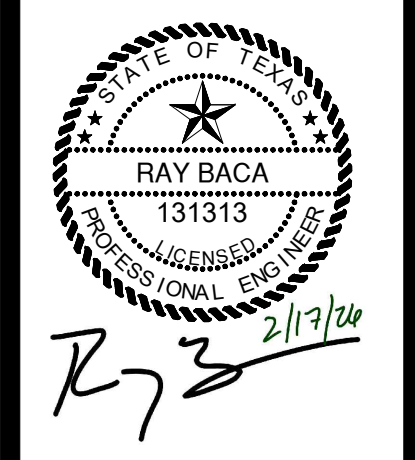


LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - PARCEL LINE
- - - - - EXISTING 2' CONTOUR
- — — — — EXISTING 8" WATER MAIN
- — — — — EXISTING OVERHEAD ELECTRIC
- ▨ ▨ ▨ ▨ ▨ SITE CLEARING LIMITS



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NO.	DATE	DESCRIPTION

VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
EXISTING CONDITIONS, CONTROL, & DEMO PLAN

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

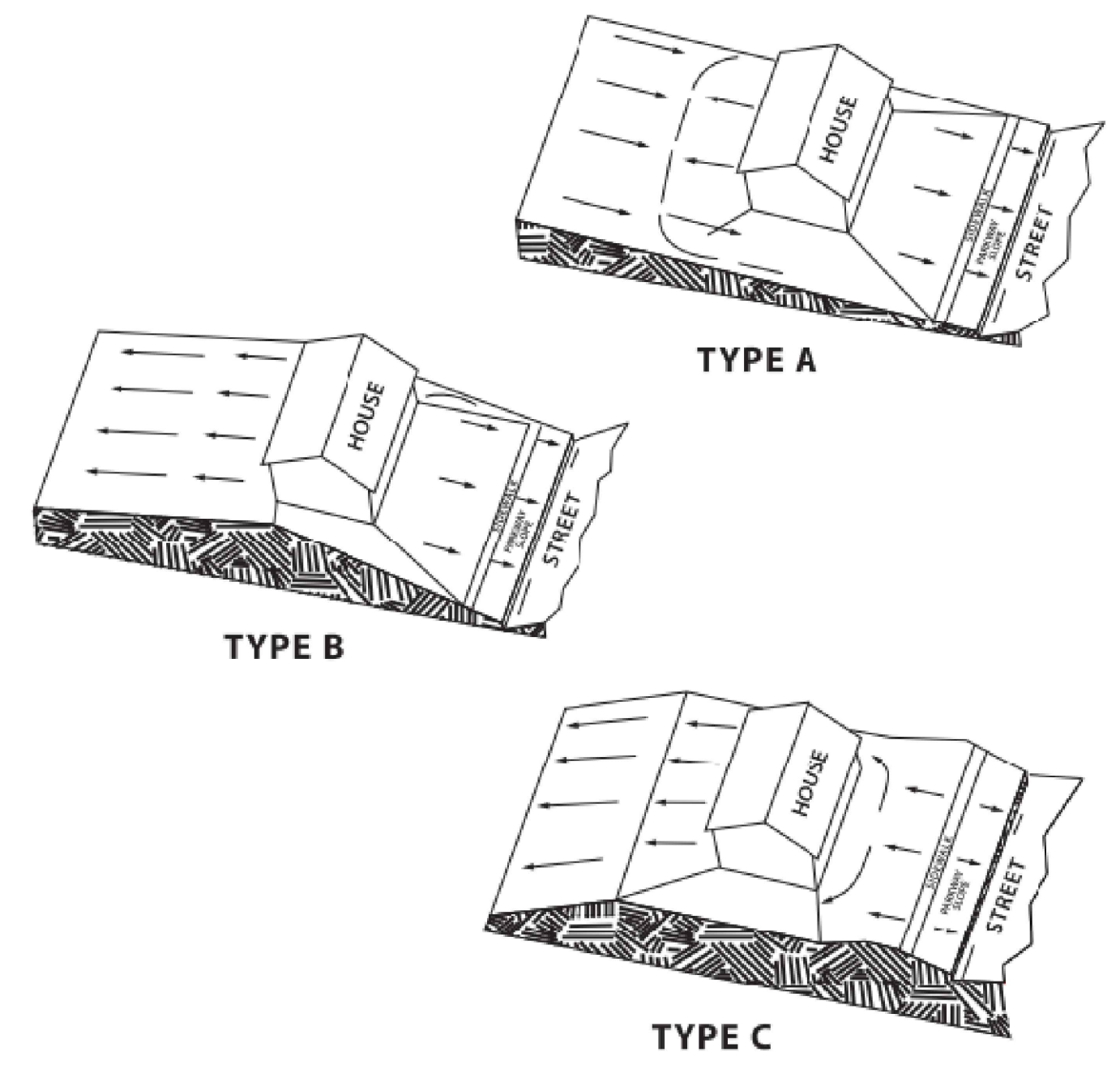
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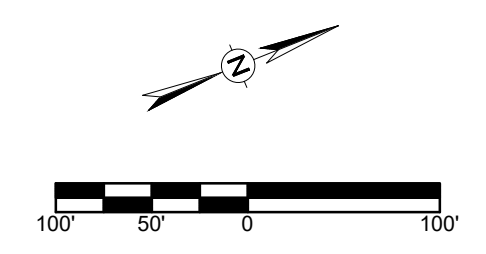
CAUTION: PRIOR TO CONSTRUCTION CONTRACTOR SHALL LOCATE UNDERGROUND UTILITY LINES AND CHECK DEPTH OF LINES. EXISTING UTILITY LINES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ALL LINES MUST REMAIN IN OPERATION AT ALL TIMES!! CONTRACTOR SHALL TAKE THE UTMOST PRECAUTION TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITY LINES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.



- GRADING NOTES:**
1. ALL MATERIALS AND PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. SITE PREPARATION, GRADING, EXCAVATION, AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
 3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
 4. ALL ELEVATIONS AND PROPOSED CONTOUR SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH IS TO BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
 5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
 8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF-SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON-SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
 9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECTS PLAN IF APPLICABLE. AT A MINIMUM, CONTRACTOR SHALL HYDROMULCH DISTURBED AREAS AND SOD DRAINAGE SWALES TO ESTABLISH 80% VEGETATION COVERAGE.
 10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHED OFF-SITE OR INTO EXISTING DRAINAGE SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
 11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH FOOT (0.10').
 12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 0.5%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1% UNLESS SHOWN OTHERWISE.
 13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION OF ANY DAMAGE DONE TO EXISTING TREES, BUILDING, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS. (NO SEPARATE PAY ITEMS)
 15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
 16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON-SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT HIS OWN EXPENSE.
 17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS. THE CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
 18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
 19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMIT.
 20. CONTRACTOR SHALL SPREAD ALL EXCESS EXCAVATION & SPOILS ON-SITE AS LOT FILL IN 6" MAX. LIFTS.

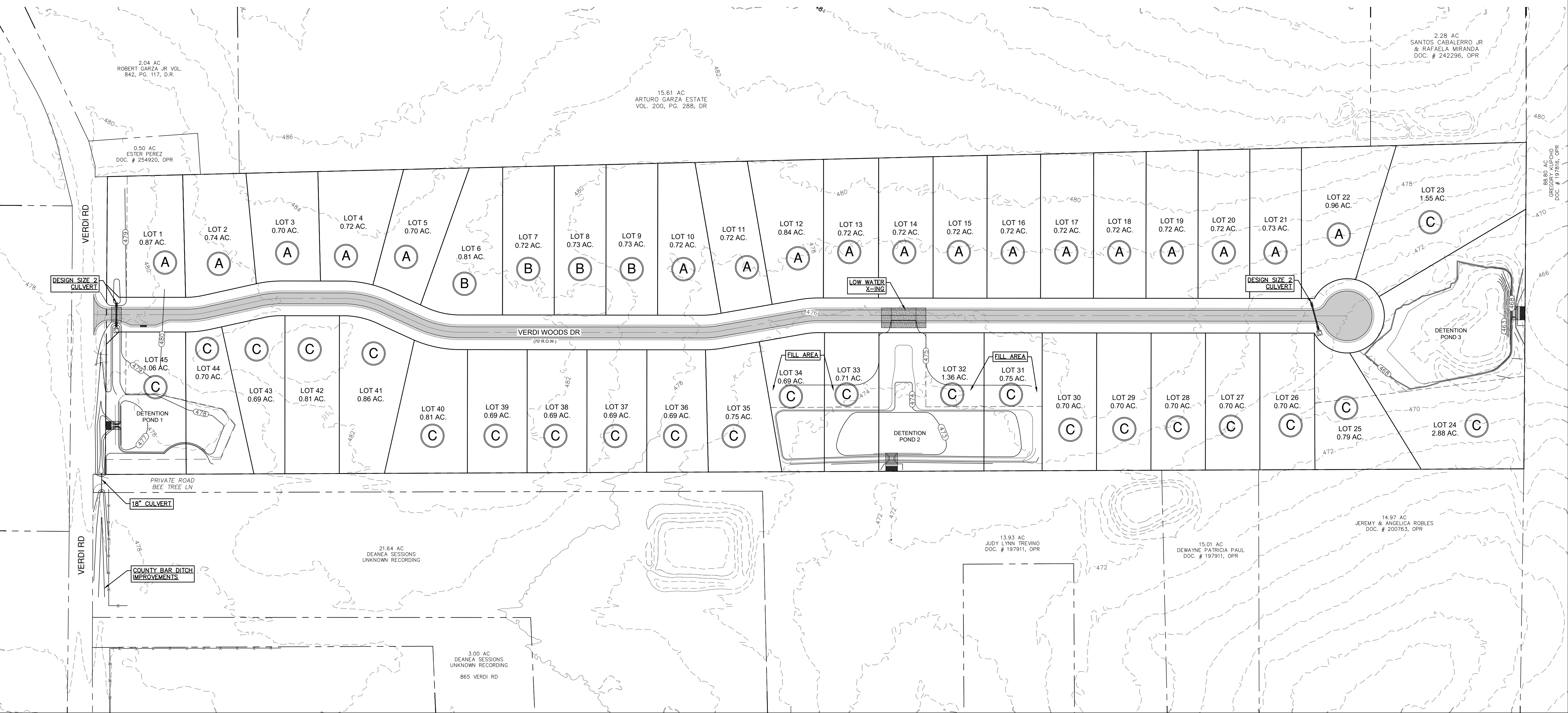


FHA LOT GRADING TYPES

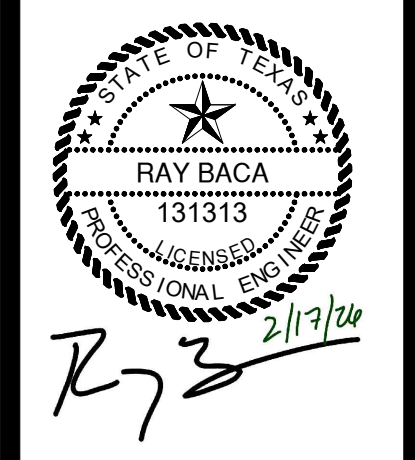


LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- - - PROPOSED EASEMENT
- - - EXISTING 2' CONTOUR
- - - PROPOSED CONTOUR
- STREET FLOW ARROW
- BAR DITCH FLOW ARROW
- (A) FHA LOT GRADING TYPE



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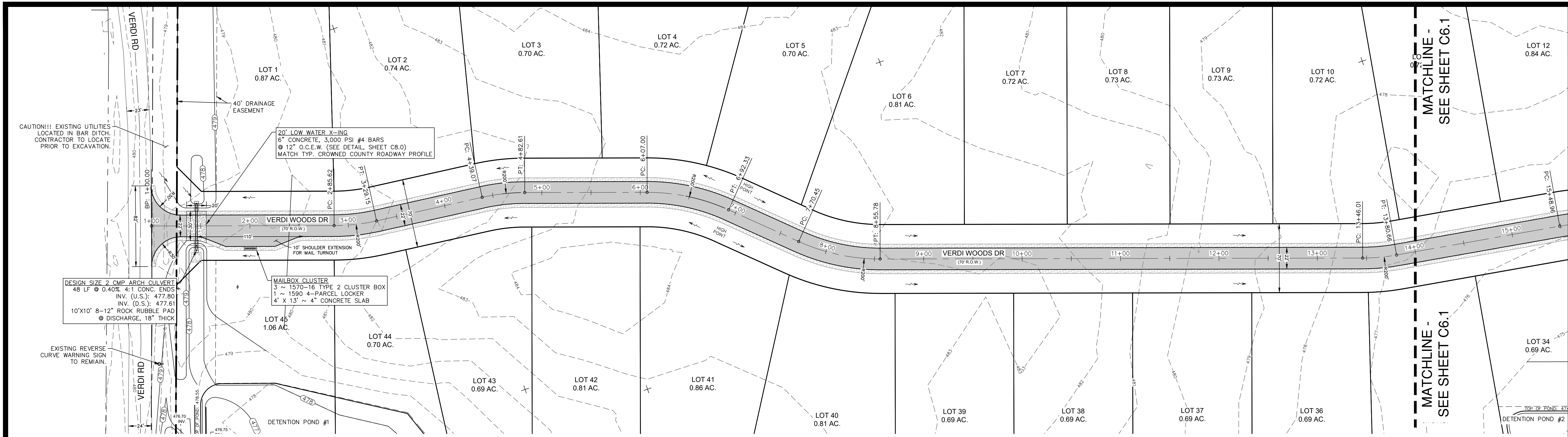
VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
GENERAL GRADING PLAN

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

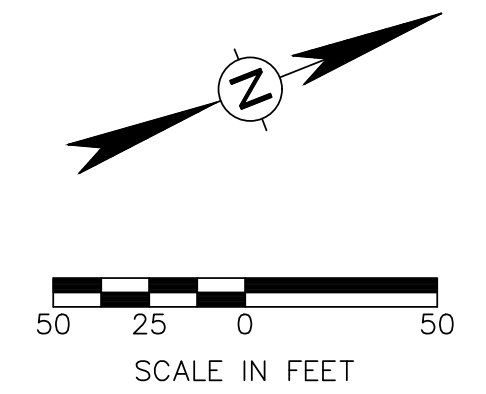
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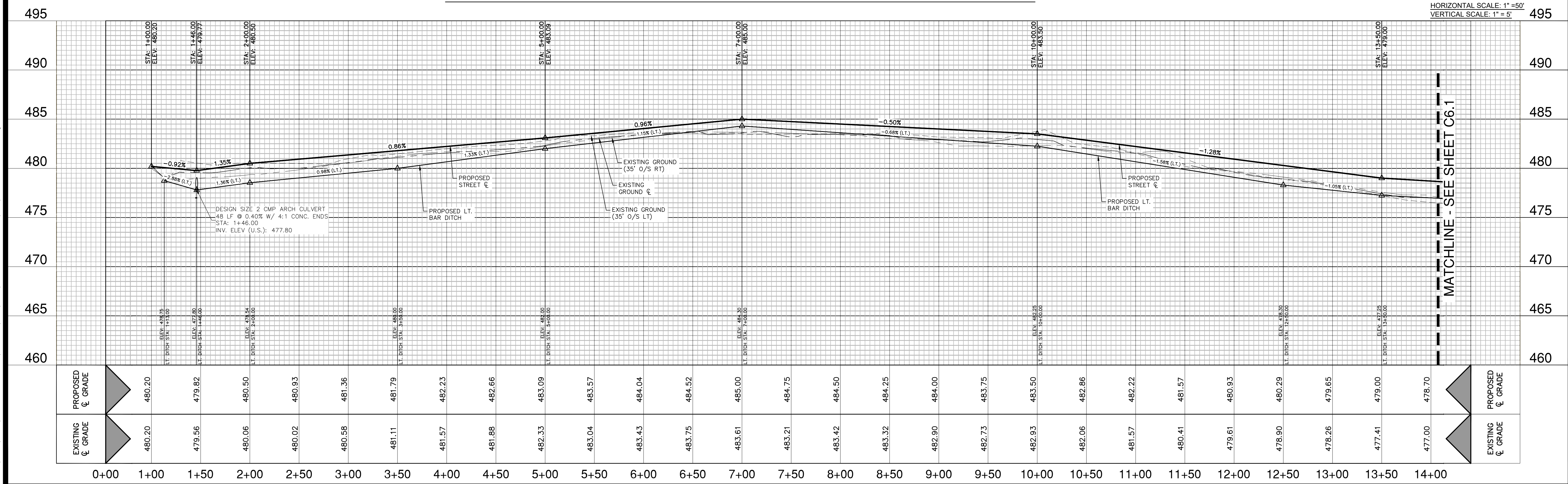
- 2" HMAC, TYPE D ROADWAY CONSTRUCTION NOTES:**
- CONTRACTOR TO GRADE TO DRAIN AS BEST AS POSSIBLE TO MAINTAIN POSITIVE DRAINAGE.
 - ELEVATION DATA INDICATED IN THE PROFILES ARE FROM FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - TOPOGRAPHIC CONTOURS SHOWN IN PLAN VIEW ARE 1' CONTOURS FROM ON-THE-GROUND TOPO.
 - CONTRACTOR SHALL REVEGETATE RIGHT-OF-WAY TO REDUCE EROSION. REFER TO TxDOT ITEM 164 FOR APPROPRIATE SEED MIX.
 - CONTRACTOR TO GRADE BAR DITCHES ALONG ROADWAY TO CONVEY RIGHT-OF-WAY DRAINAGE. REFER TO STREET PROFILES FOR DEPTH.
 - COUNTY ROAD PAVING REQUIREMENTS: CUT EXISTING 3" DEPTH OF TOPSOIL OR AS REQUIRED TO REMOVE ORGANICS. SUBGRADE TO BE COMPACTED TO 95% DENSITY.
 - CULVERTS SHALL HAVE CONCRETE SAFETY END TREATMENTS, MAX 4:1 SLOPES, PER TxDOT RH-15 DETAIL.
 - TESTING TO BE PROVIDED BY OWNER'S QUALIFIED AGENT TO ASSURE COMPLIANCE TO SPECIFICATIONS LISTED IN THE ATASCOSA COUNTY CODE.
 - SUBGRADE TO BE TESTED PER TEX 113-E @ 95% DENSITY, ±3% MOISTURE CONTENT, 1 TEST PER 500 FT OF ROAD.
 - CRUSHED Limestone BASE SHALL BE TxDOT ITEM 247, GRADE 1-2, TYPE A, PLACED IN 8" THICK (MAX.) LOOSE LIFTS, COMPACTED, AND TESTED PER TEX-113E @ 95% DENSITY, ±2 MOISTURE CONTENT.
 - HOTMIX ASPHALT CONCRETE SURFACE COURSE SHALL MEET TxDOT ITEM 340.



- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - PROPOSED EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STREET FLOW ARROW
 - BAR DITCH FLOW ARROW

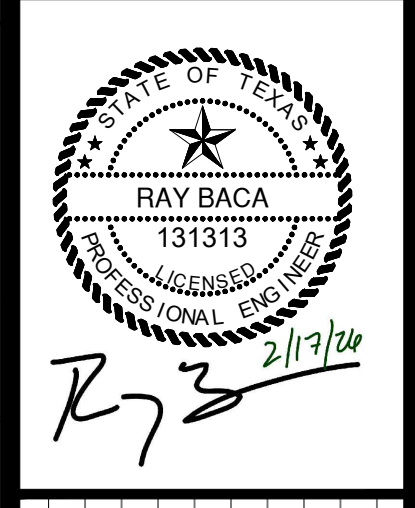
NOTE: EROSION CONTROL MEASURES SUCH AS FLAT BOTTOM DITCHES, GRASS RETARDS, ROCK FILTER DAMS, AND SILT SCREENS SHALL BE UTILIZED AS NEEDED TO CONTROL SOIL EROSION IN BAR DITCHES.

VERDI WOODS DR - STA. 1+00 TO STA. 14+00



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REV	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

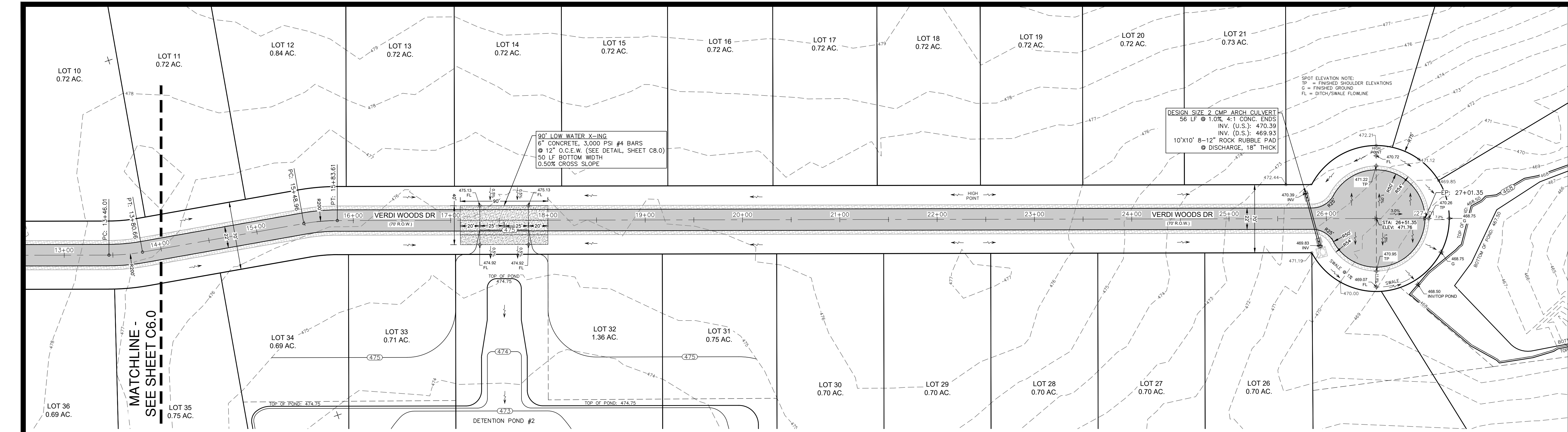
VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
VERDI WOODS DR - STA. 1+00 TO STA. 14+00

C6.0

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

Date: Feb 17, 2026, 3:26pm User ID: rbaca File: C:\Users\rbaca\OneDrive - RL BACA\RL BACA\Jobs\2025\104_BSC_Verd Woods Dr\Civil\25-104_Road Plans.dwg

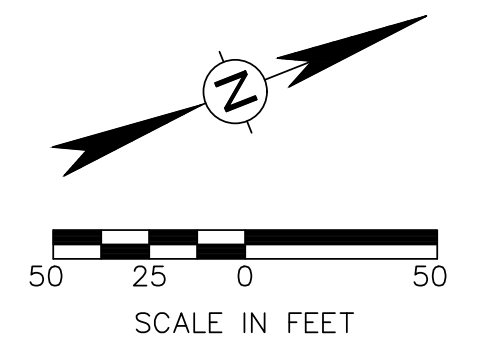
THIS DOCUMENT HAS BEEN PRODUCED FROM ELECTRONICALLY TRANSMITTED OR STORED MATERIAL WHICH MAY HAVE BEEN ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL.



- 2" HMAC, TYPE D ROADWAY CONSTRUCTION NOTES:**
- CONTRACTOR TO GRADE TO DRAIN AS BEST AS POSSIBLE TO MAINTAIN POSITIVE DRAINAGE.
 - ELEVATION DATA INDICATED IN THE PROFILES ARE FROM FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - TOPOGRAPHIC CONTOURS SHOWN IN PLAN VIEW ARE 1' CONTOURS FROM ON-THE-GROUND TOPO.
 - CONTRACTOR SHALL REVEGETATE RIGHT-OF-WAY TO REDUCE EROSION. REFER TO TxDOT ITEM 164 FOR APPROPRIATE SEED MIX.
 - CONTRACTOR TO GRADE BAR DITCHES ALONG ROADWAY TO CONVEY RIGHT-OF-WAY DRAINAGE. REFER TO STREET PROFILES FOR DEPTH.
 - COUNTRY ROAD PAVING REQUIREMENTS: CUT EXISTING 3" DEPTH OF TOPSOIL OR AS REQUIRED TO REMOVE ORGANICS. SUBGRADE TO BE COMPACTED TO 95% DENSITY.
 - CULVERTS SHALL HAVE CONCRETE SAFETY END TREATMENTS, MAX 4:1 SLOPES, PER TxDOT FH-15 DETAIL.
 - TESTING TO BE PROVIDED BY OWNER'S QUALIFIED AGENT TO ASSURE COMPLIANCE TO SPECIFICATIONS LISTED IN THE ATASCOSA COUNTY CODE.
 - SUBGRADE TO BE TESTED PER TEX 113-E @ 95% DENSITY, ±3% MOISTURE CONTENT, 1 TEST PER 500 FT OF ROAD.
 - CRUSHED LIMESTONE BASE SHALL BE TxDOT ITEM 247, GRADE 1-2, TYPE A, PLACED IN 8" THICK (MAX.) LOOSE LIFTS, COMPACTED, AND TESTED PER TEX-113E @ 95% DENSITY, ±2 MOISTURE CONTENT.
 - HOT MIX ASPHALT CONCRETE SURFACE COURSE SHALL MEET TxDOT ITEM 340.

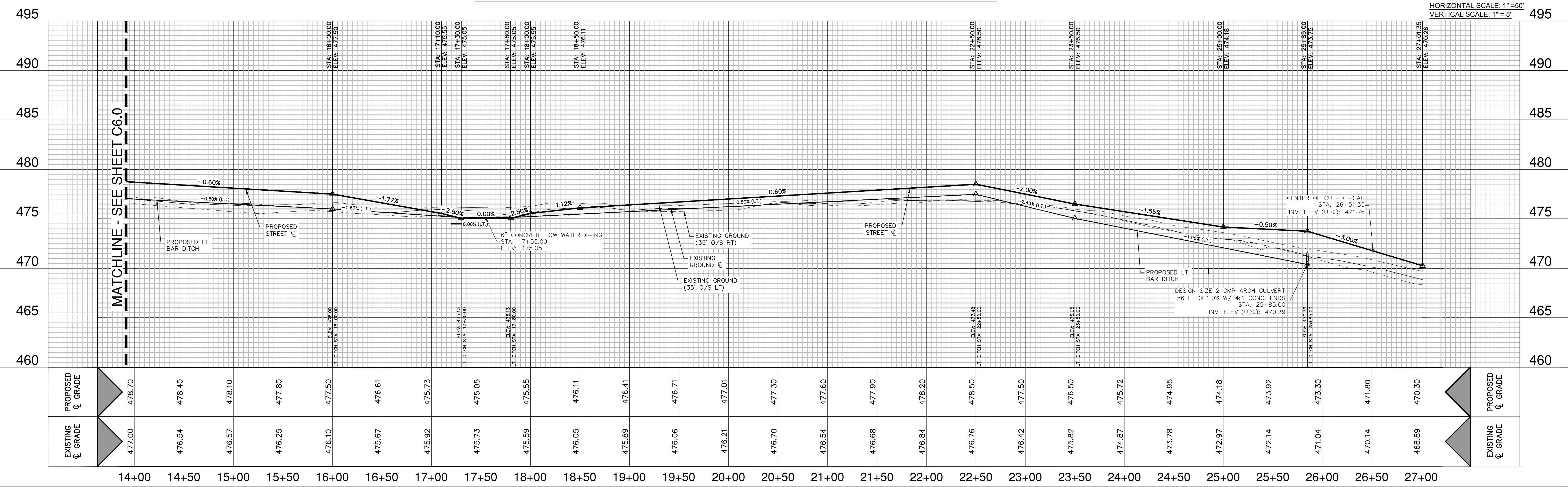
LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STREET FLOW ARROW
- BAR DITCH FLOW ARROW



NOTE: EROSION CONTROL MEASURES SUCH AS FLAT BOTTOM DITCHES, GRASS RETARDS, ROCK FILTER DAMS, AND SILT SCREENS SHALL BE UTILIZED AS NEEDED TO CONTROL SOIL EROSION IN BAR DITCHES.

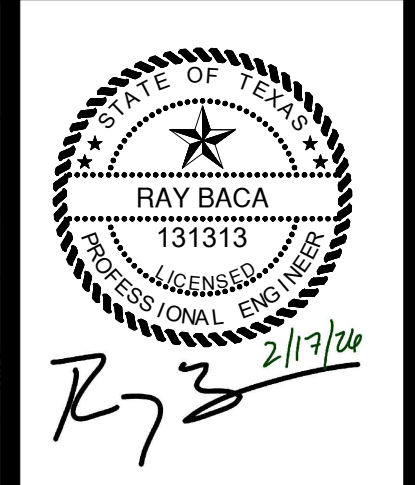
VERDI WOODS DR - STA. 14+00 TO END



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

RL BACA
ENGINEERING

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830.570.2428 | RAY@RLBACA.COM



REV	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
VERDI WOODS DR - STA. 14+00 TO END

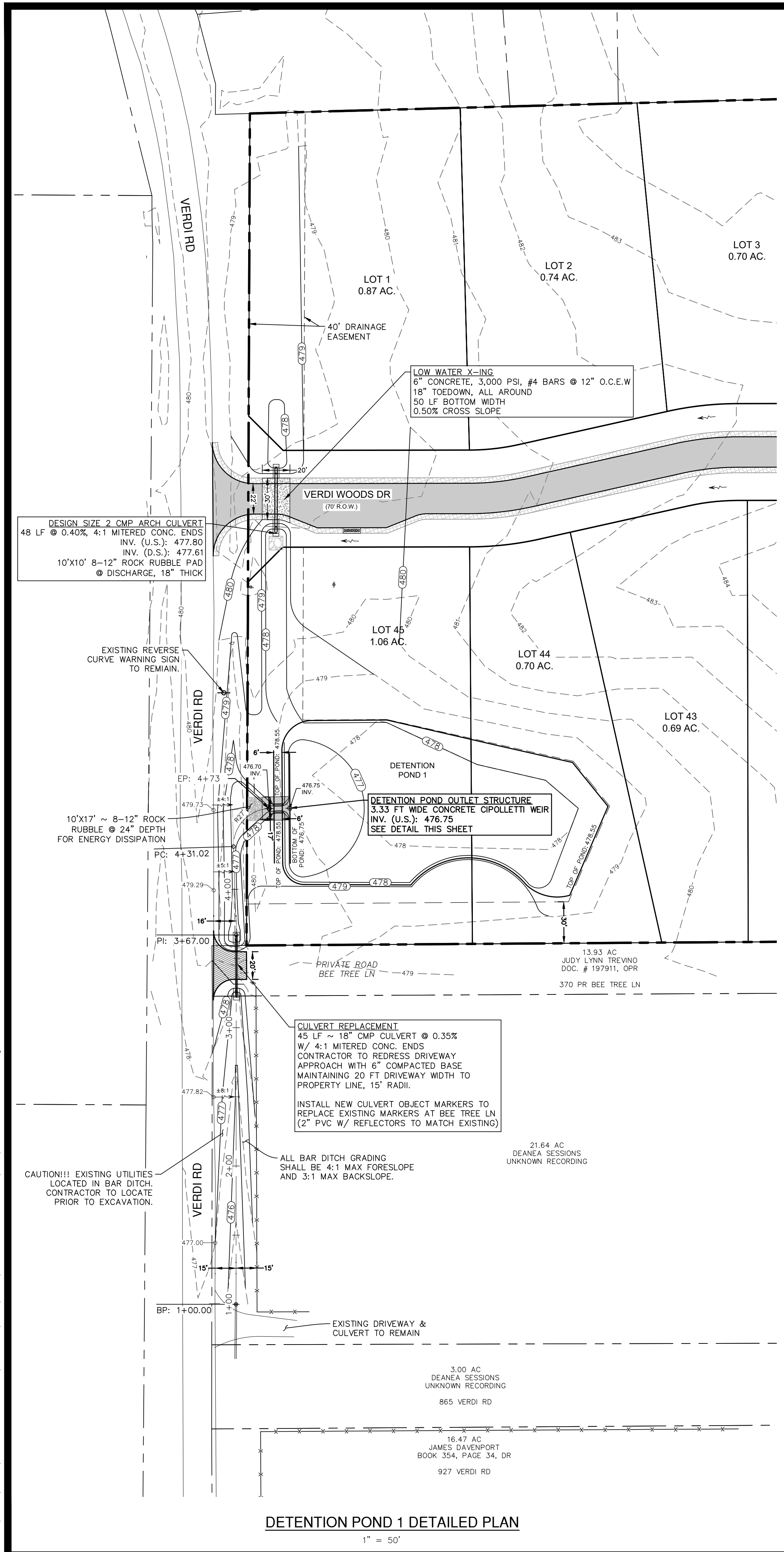
JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

C6.1

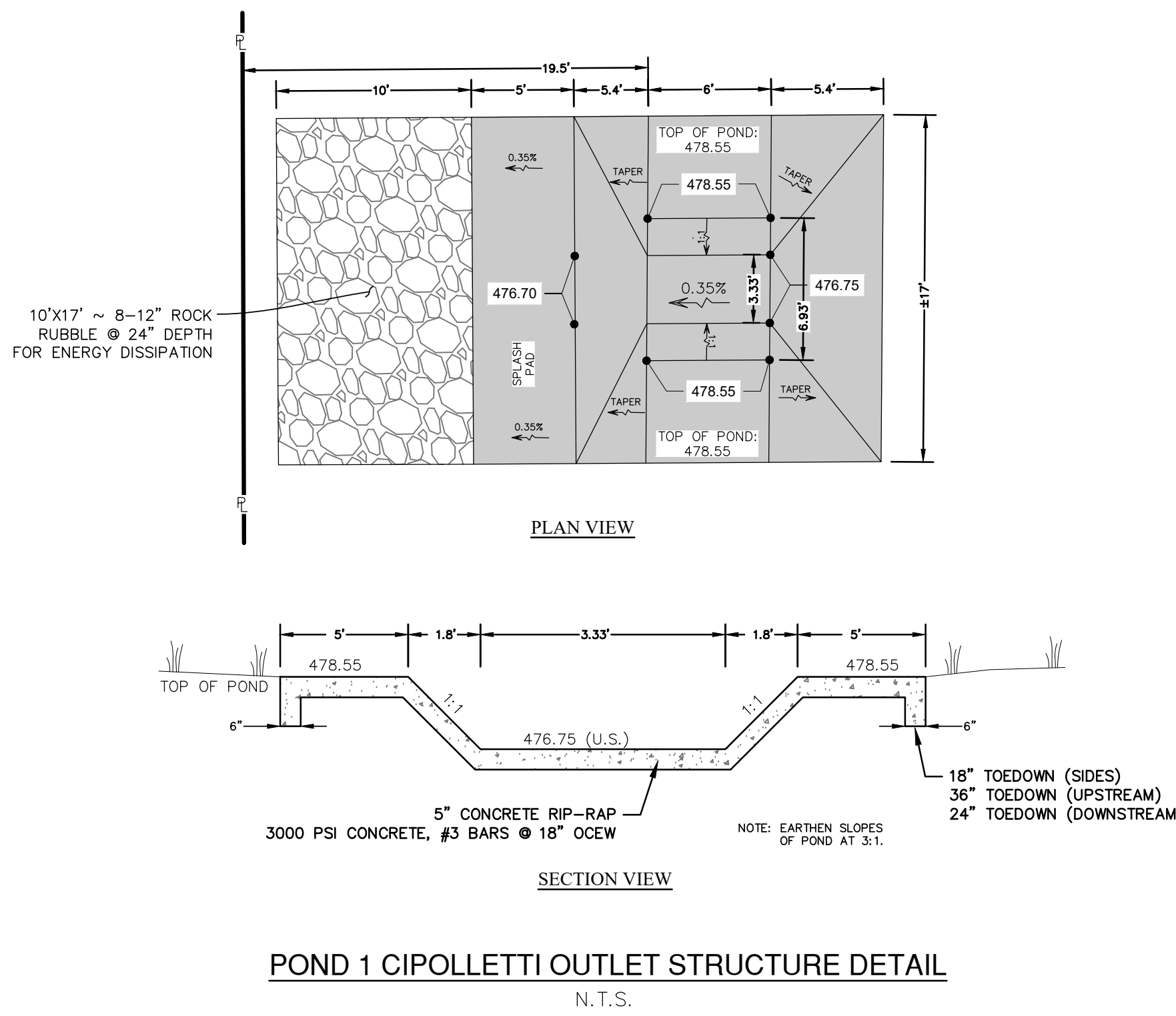
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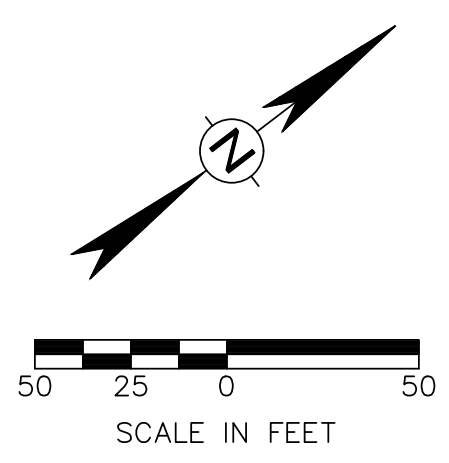
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DETENTION POND 1 DETAILED PLAN
 1" = 50'



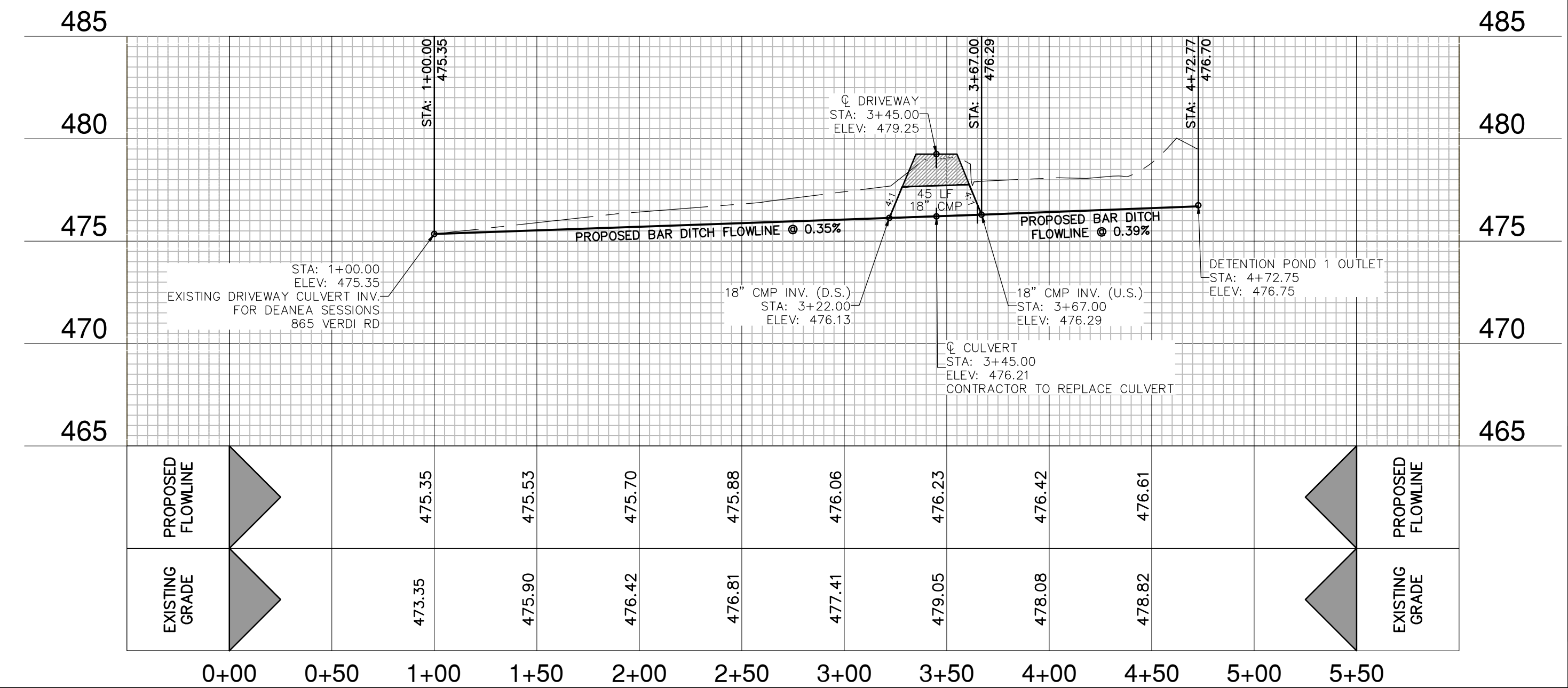
POND 1 CIPOLLETTI OUTLET STRUCTURE DETAIL
 N.T.S.



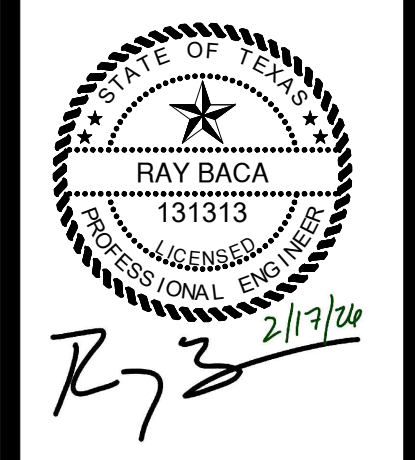
LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- - - PROPOSED EASEMENT
- - - EXISTING CONTOUR
- (485)— PROPOSED CONTOUR
- STREET FLOW ARROW
- BAR DITCH FLOW ARROW

**VERDI RD - NORTH R.O.W. BAR DITCH IMPROVEMENTS
 STA. 1+00 TO END**



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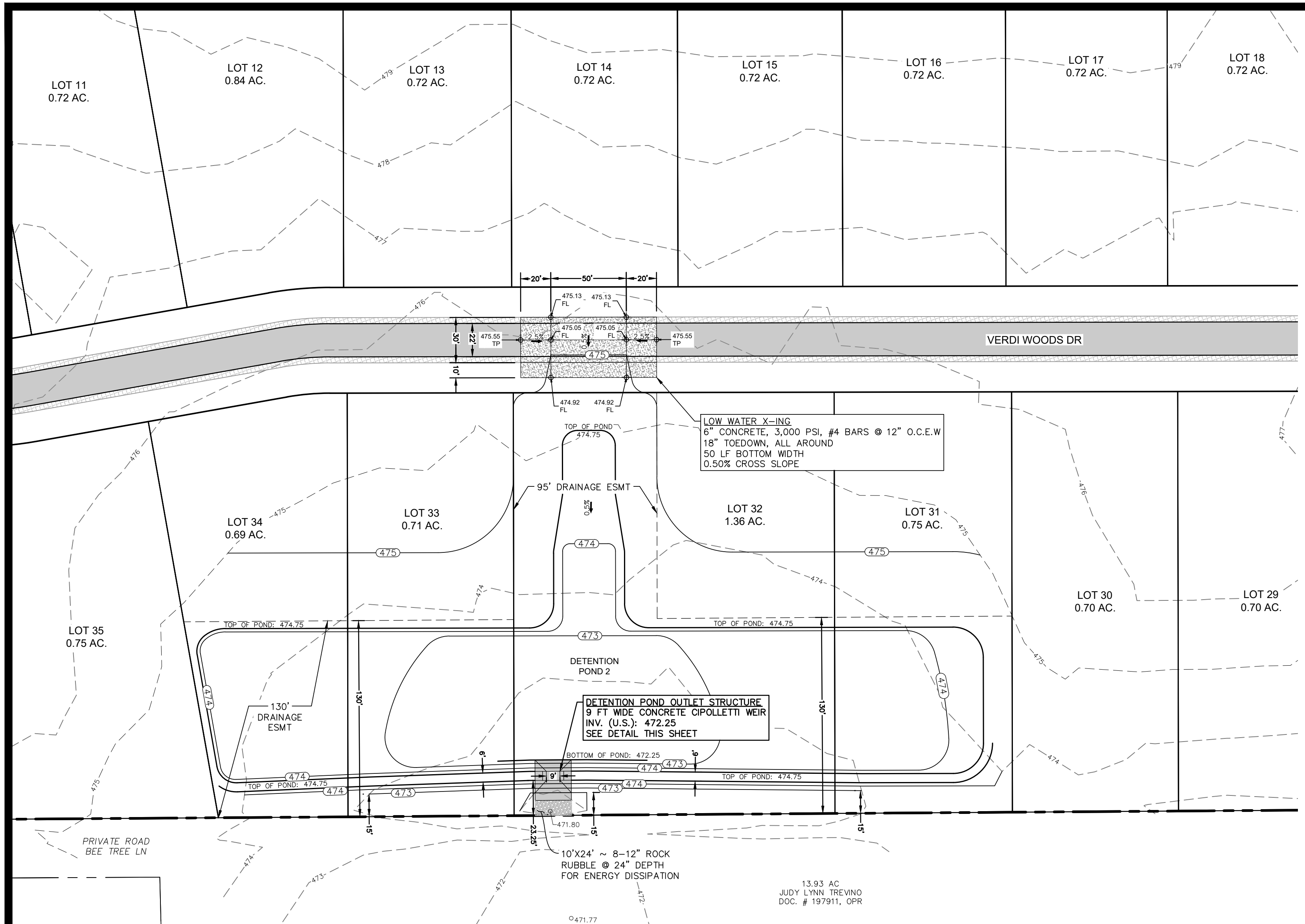
REV	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

**VERDI WOODS SUBDIVISION
 LEMING, ATASCOSA COUNTY, TX
 DETENTION POND 1 & BAR DITCH IMPROVEMENTS**

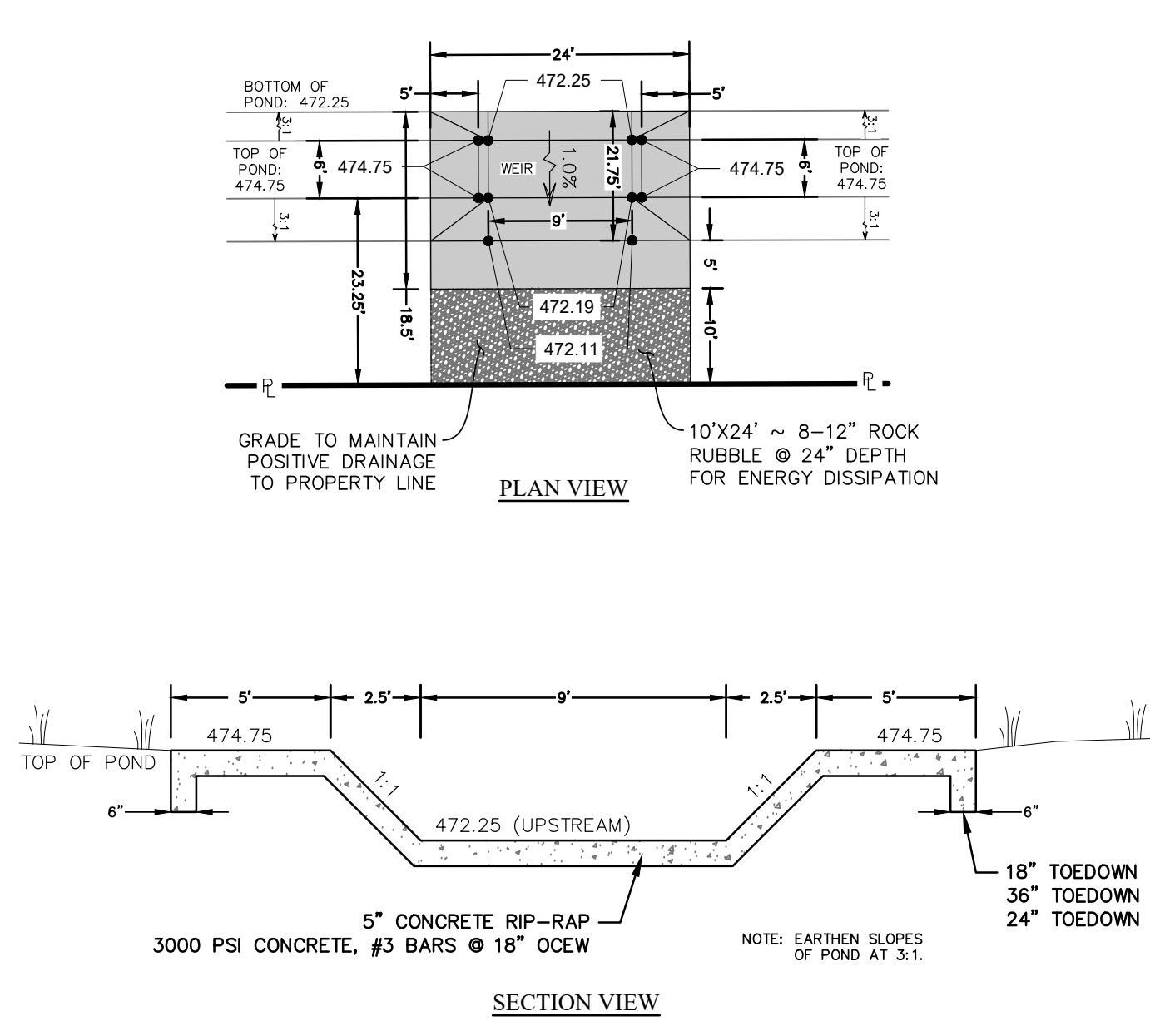
JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACCA
DRAWN	RB

C7.0

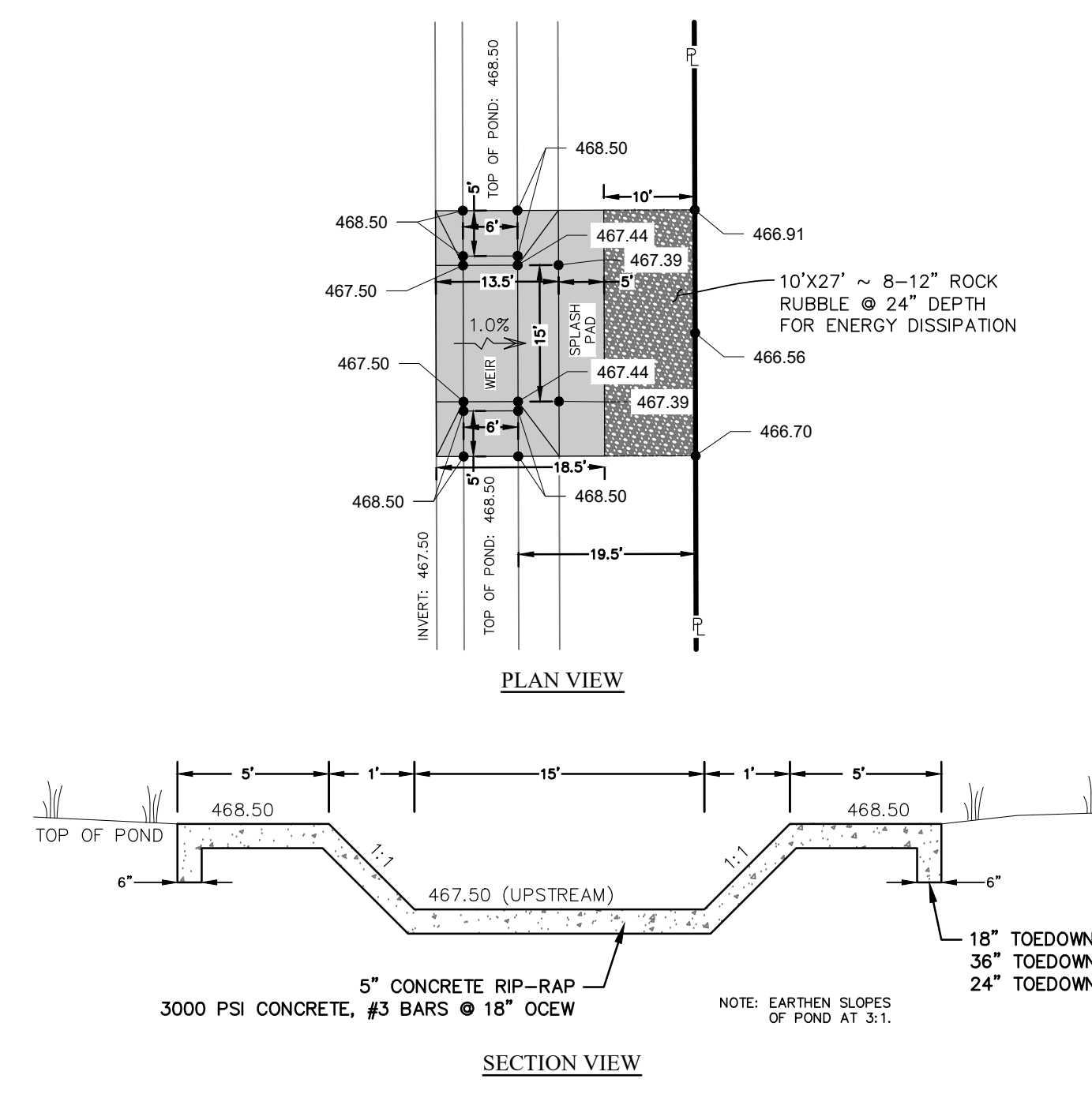
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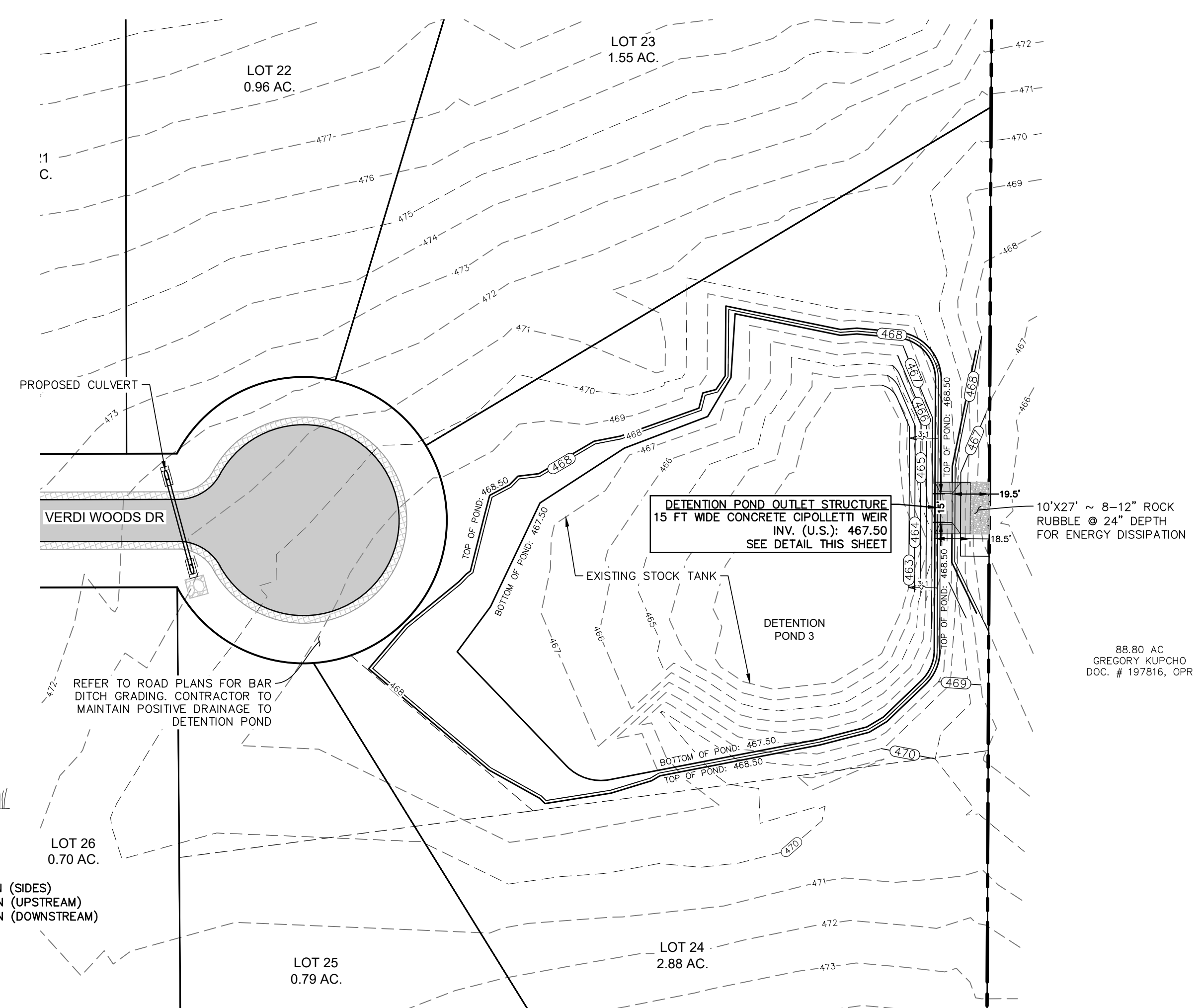
DETENTION POND 2 DETAILED PLAN
 1" = 50'



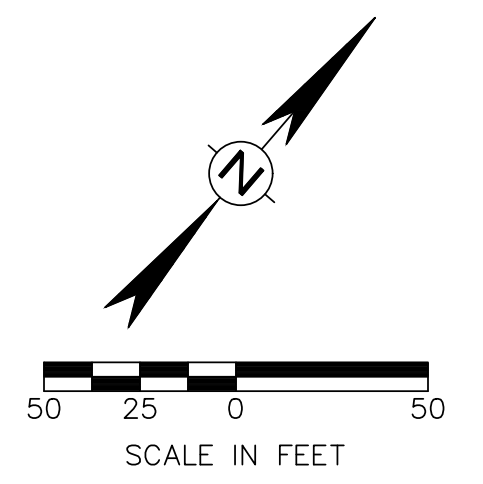
POND 2 CIPOLLETTI OUTLET STRUCTURE DETAIL
 N.T.S.



POND 3 CIPOLLETTI OUTLET STRUCTURE DETAIL
 N.T.S.

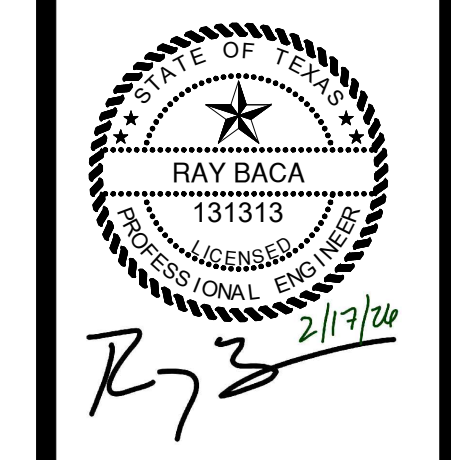


DETENTION POND 3 DETAILED PLAN
 1" = 50'



- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - - - PROPOSED EASEMENT
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - STREET FLOW ARROW
 - BAR DITCH FLOW ARROW

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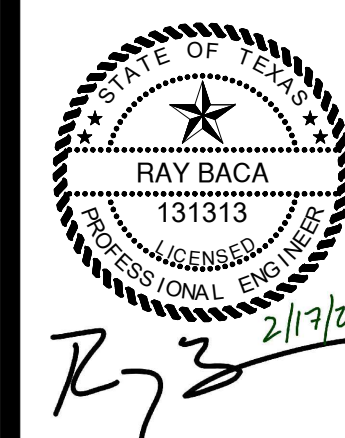


REVISION	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

VERDI WOODS SUBDIVISION
 LEMING, ATASCOSA COUNTY, TX
 DETENTION POND 2 & 3 PLAN

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

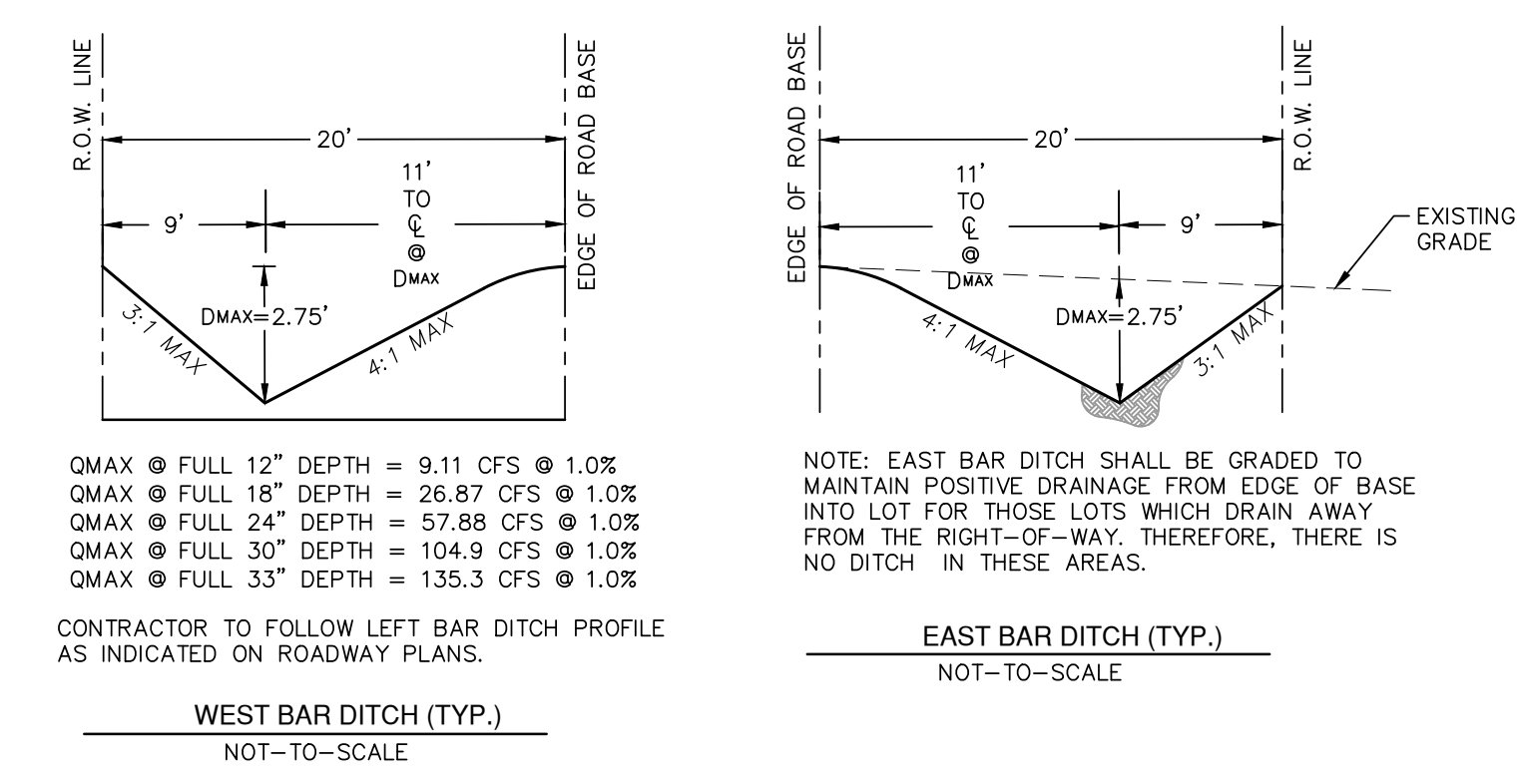
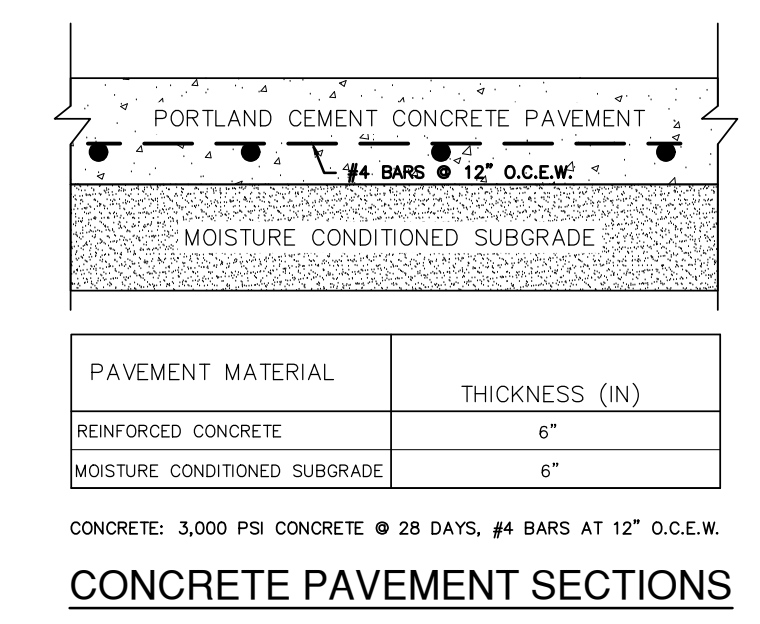
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REV	DATE	DESCRIPTION
1	2-17-26	REVISED 1ST ROUND COUNTY COMMENTS

**VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
ROADWAY & DRAINAGE DETAILS**

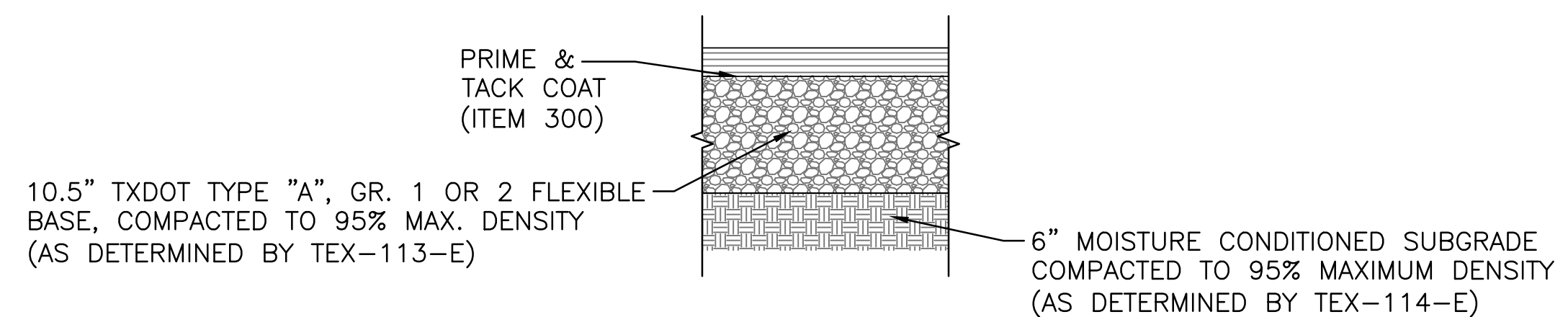
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QMAX @ FULL 12" DEPTH = 9.11 CFS @ 1.0%
QMAX @ FULL 18" DEPTH = 26.87 CFS @ 1.0%
QMAX @ FULL 24" DEPTH = 57.68 CFS @ 1.0%
QMAX @ FULL 30" DEPTH = 104.9 CFS @ 1.0%
QMAX @ FULL 33" DEPTH = 135.3 CFS @ 1.0%

CONTRACTOR TO FOLLOW LEFT BAR DITCH PROFILE AS INDICATED ON ROADWAY PLANS.

NOTE: EAST BAR DITCH SHALL BE GRADED TO MAINTAIN POSITIVE DRAINAGE FROM EDGE OF BASE INTO LOT FOR THOSE LOTS WHICH DRAIN AWAY FROM THE RIGHT-OF-WAY. THEREFORE, THERE IS NO DITCH IN THESE AREAS.



FLEXIBLE ASPHALT PAVEMENT (100,750 ESAL'S)
N.T.S.

CONTRACTOR TO REFER TO PAVEMENT DESIGN REPORT BY BURGE ENGINEERING & ASSOCIATES PROJECT NUMBER 12-25-0121 DATED APRIL 25, 2025.

LONGITUDINAL SECTION FOR CIRCULAR & ARCH PIPES

DIMENSIONS FOR CIRCULAR (CMP and RCP) PIPE CULVERTS

10" INSIDE DIA. OF PIPE	"L"	"C"	SINGLE	DOUBLE	TRIPLE	QUADRUPLE
18"	2'-0"	1'-2"	4'-6"	7'-2"	9'-10"	12'-6"
24"	3'-0"	1'-5"	6'-0"	9'-5"	12'-10"	16'-3"
30"	4'-0"	1'-8"	7'-6"	11'-8"	15'-10"	20'-0"
36"	5'-0"	1'-11"	9'-0"	13'-11"	18'-10"	23'-9"
42"	6'-0"	2'-1"	10'-4"	15'-2"	21'-10"	27'-8"
48"	7'-0"	2'-5"	11'-8"	16'-5"	24'-10"	31'-3"
54"	8'-0"	2'-10"	13'-2"	18'-0"	28'-2"	35'-6"
60"	9'-0"	3'-2"	15'-0"	20'-0"	31'-4"	39'-8"

"C" IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.

DIMENSIONS FOR C.M.P. ARCH PIPE CULVERTS

DESIGN SIZE	APPROX. ARCH DIM. SPAN	"L"	"C"	SINGLE	DOUBLE	TRIPLE	QUADRUPLE
2	21"	15'-2"	1'-2"	4'-3"	7'-2"	10'-11"	13'-0"
3	28"	20'-3"	1'-5"	5'-8"	9'-5"	13'-2"	16'-11"
4	35"	24'-4"	1'-8"	6'-11"	11'-6"	16'-11"	20'-8"
5	42"	29'-0"	1'-11"	8'-4"	13'-9"	19'-2"	24'-7"
6	49"	33'-0"	2'-2"	9'-7"	15'-10"	22'-11"	28'-4"
7	57"	38'-7"	2'-5"	11'-1"	18'-3"	25'-3"	32'-9"
8	64"	43'-8"	2'-10"	12'-5"	20'-8"	28'-10"	37'-0"
9	71"	47'-10"	3'-2"	13'-9"	22'-10"	31'-11"	41'-0"

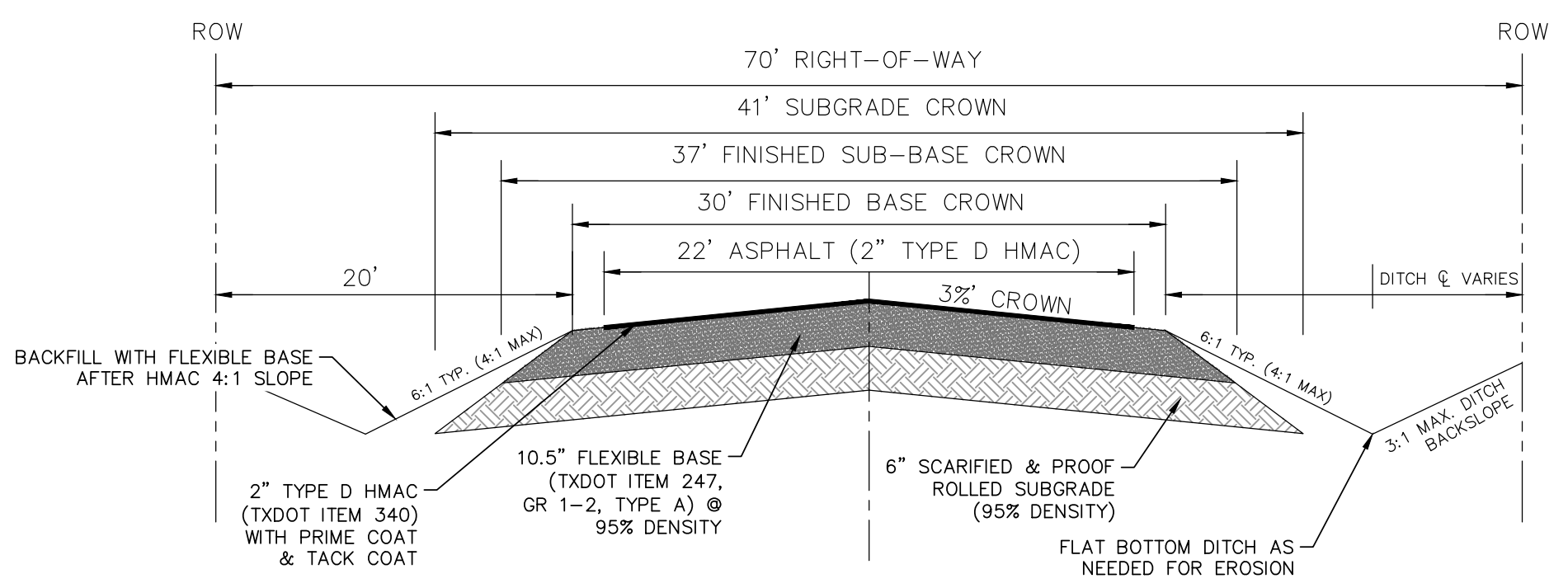
BASED ON 2'-2 1/2" X 1/2" CORRUGATION
"C" IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.

NOTES:

- FOR RIPRAP QUANTITIES AND SLOPES, SEE CULVERT LAYOUT SHEET. CONCRETE SHALL BE CLASS B UNLESS OTHERWISE SHOWN IN THE PLANS.
- ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8" X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WORK SHALL BE SUBSIDIARY TO THE RIPRAP HEADWALL.
- FOR CONCRETE ARCH PIPES, THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.
- FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN PIPES SHOWN IN ITEMS 460 AND/OR 464.
- IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY FOUNDATION OR RIPRAP SLOPE, THE SIDE AND TOP TOE WALLS MAY BE ELIMINATED IF APPROVED BY THE ENGINEER.
- BACKFILL TO BE PERFORMED ACCORDING TO TXDOT SPECIFICATION 400.5.

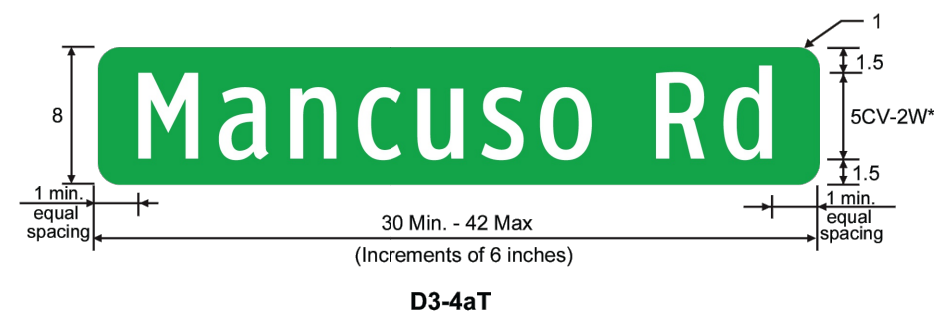
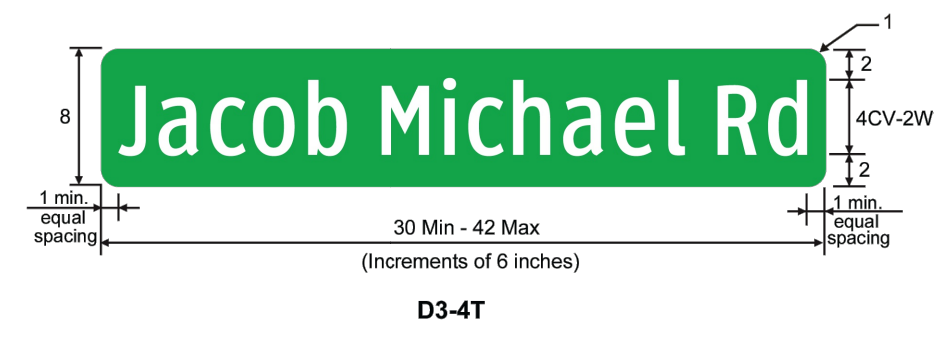
SAN ANTONIO DISTRICT STANDARD RIPRAP HEADWALL RH-15

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TYPICAL SECTION OF ROADWAY CONSTRUCTION ATASCOSA COUNTY
N.T.S.

ROADWAY PAVING SHALL MEET ALL REQUIREMENTS PRESENTED IN THE PROJECT GEOTECHNICAL REPORT BY BURGE ENGINEERING, PROJECT NUMBER 12-25-0121 DATED APRIL 25, 2025. CONTRACTOR SHALL USE PAVEMENT OPTION #2 WITH 2" HMAc AND 10.5" BASE WHICH MEETS/EXCEEDS ATASCOSA COUNTY REQUIREMENTS.



NOTE: Vertical spacing can be adjusted when there is a conflict with descenders and ascenders.

COLORS: LEGEND - WHITE BACKGROUND - GREEN

March 2017 3-53 2012 Edition - Revision 2

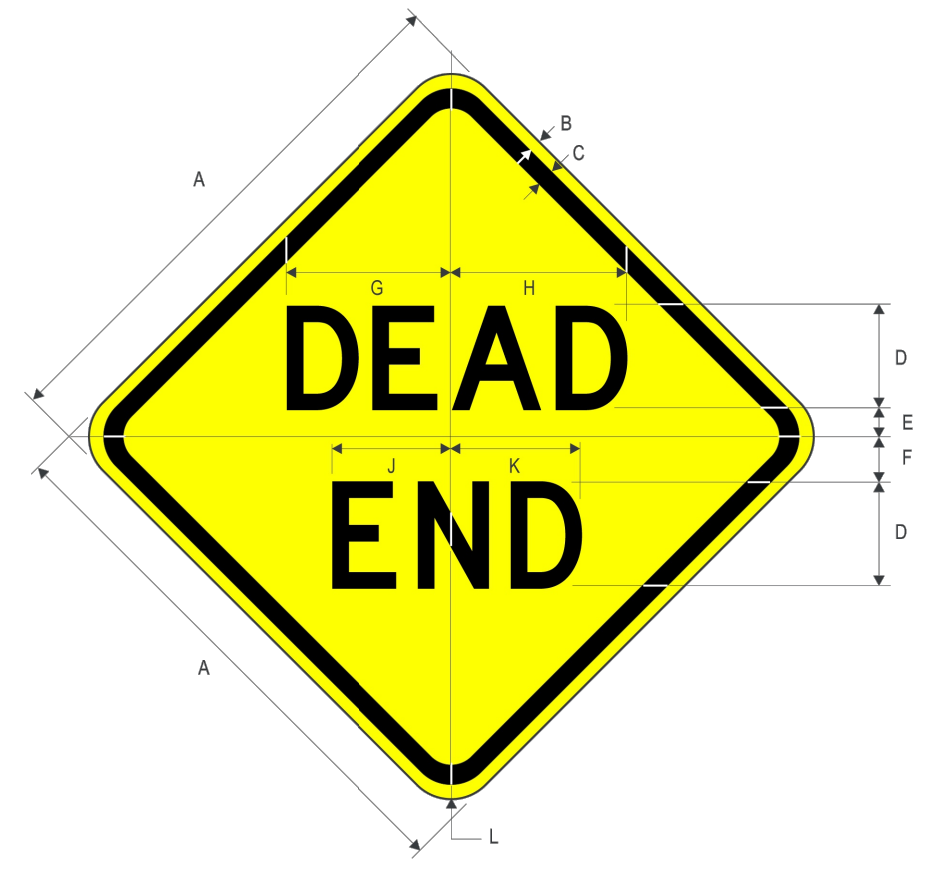


Table with columns A-L and rows for sign sizes 24, 30, 36, 48

COLORS: LEGEND - BLACK BACKGROUND - YELLOW

March 2017 2-163 2012 Edition - Revision 2

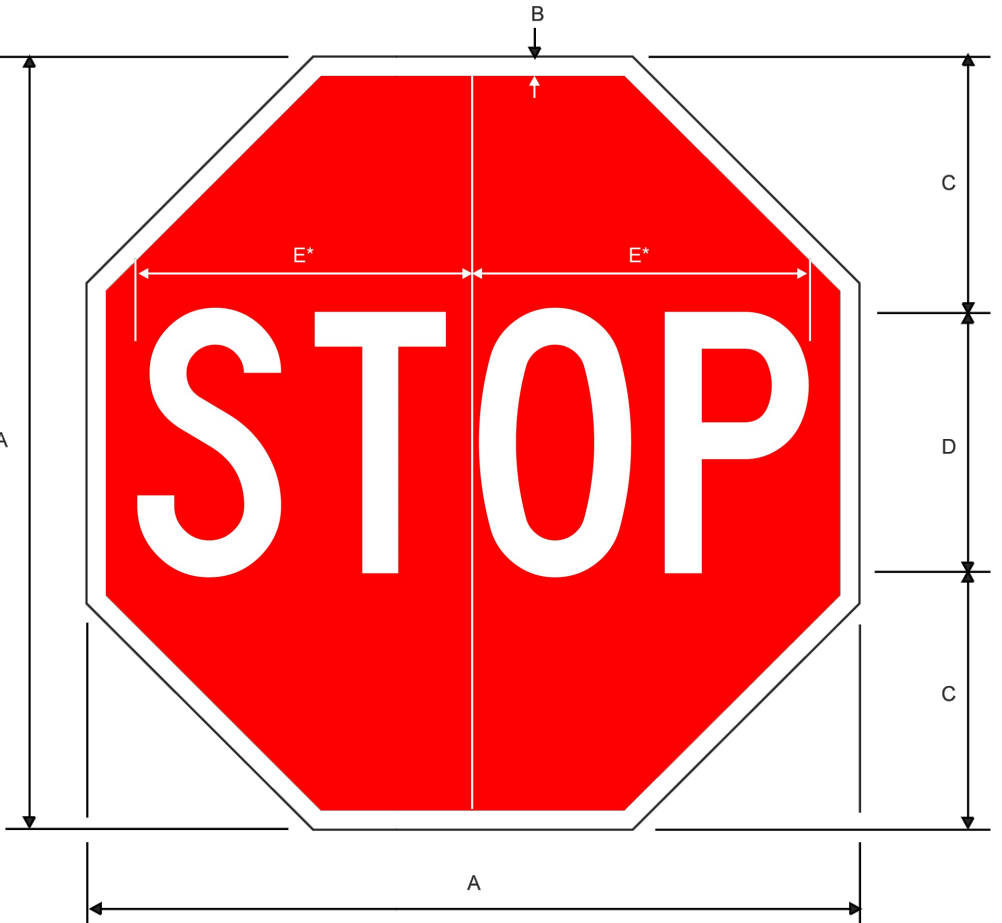


Table with columns A-E and rows for sign sizes 18, 30, 36, 48

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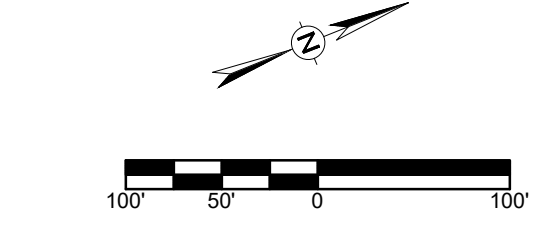
March 2017 1-1 2012 Edition - Revision 2



Table with columns A-L and rows for sign sizes 18, 24, 30, 36, 48

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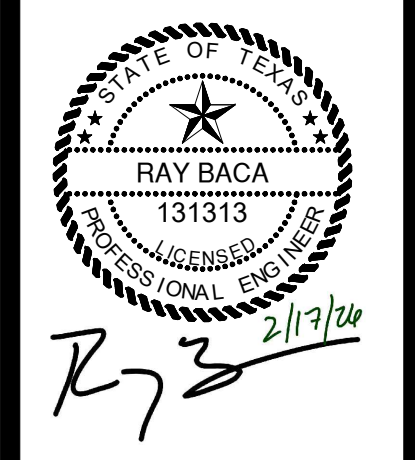
March 2017 1-10 2012 Edition - Revision 2



LEGEND

- PROPERTY BOUNDARY, PARCEL LINE, LOT LINE, STOP SIGN, SPEED LIMIT SIGN, Street Name, DEAD END WARNING SIGN

RL BACCA ENGINEERING

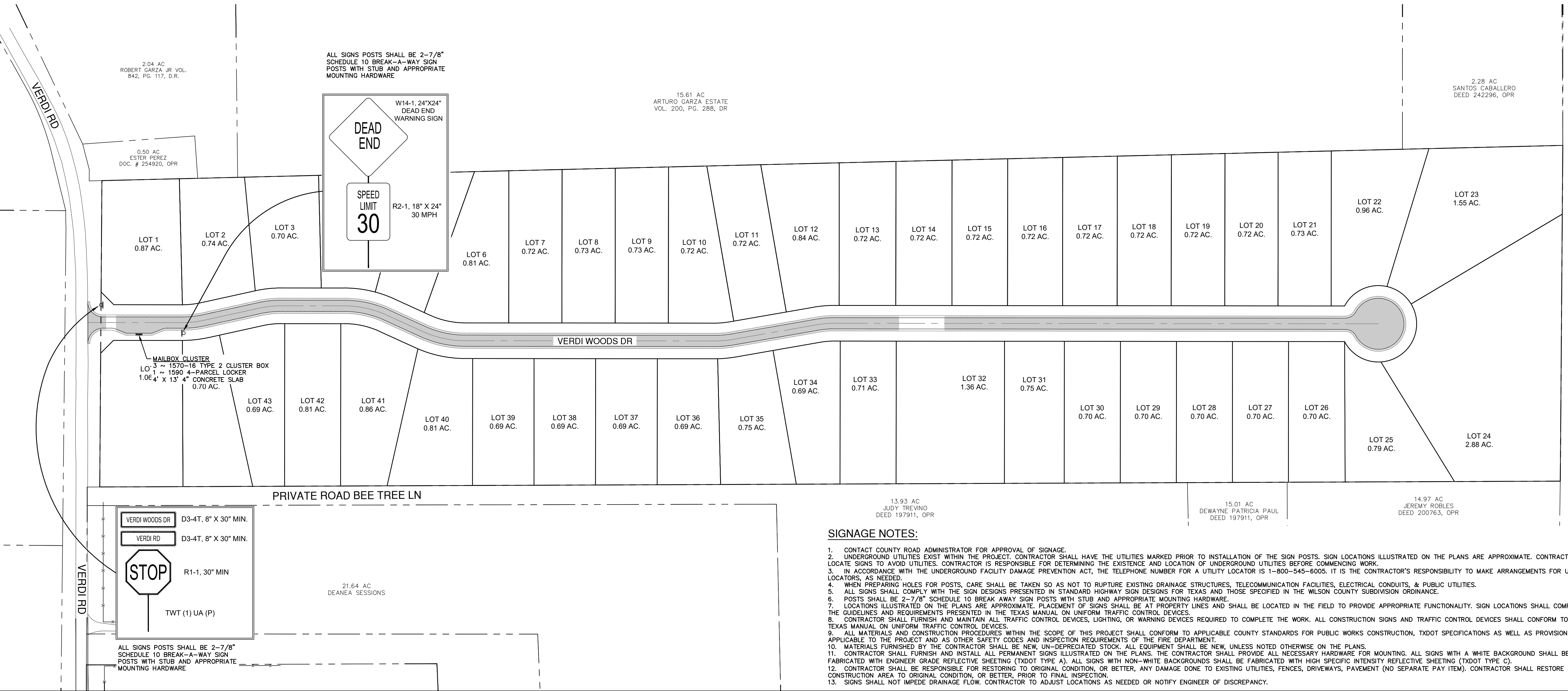


Revision table with columns REVISION, DATE, DESCRIPTION

VERDI WOODS SUBDIVISION LEMING, ATASCOSA COUNTY, TX SIGNAGE PLAN

Job information table with columns JOB NO., DATE, DESIGNER, CHECKED, DRAWN

C9.0



SIGNAGE NOTES:

- 1. CONTACT COUNTY ROAD ADMINISTRATOR FOR APPROVAL OF SIGNAGE. 2. UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT... 3. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT... 4. WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN... 5. ALL SIGNS SHALL COMPLY WITH THE SIGN DESIGNS PRESENTED... 6. POSTS SHALL BE 2-7/8" SCHEDULE 10 BREAK-AWAY SIGN POSTS... 7. LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE... 8. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES... 9. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE... 10. MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW... 11. CONTRACTOR SHALL FURNISH AND INSTALL ALL PERMANENT SIGNS... 12. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL... 13. SIGNS SHALL NOT IMPEDE DRAINAGE FLOW...

Vertical text on the left margin: Date: Feb 17, 2026, 3:26pm User ID: rbacca File: C:\Users\rbacca\OneDrive - RL Bacca\RL BACCA\Projects\2025\25-104_BSC_Verdi_Rd\Civil\25-104_Signage.dwg



- NOTES:
1. LOCATION OF EXISTING UTILITIES BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING ONSITE FACILITIES. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN SHOWN AND ACTUAL LOCATIONS.
 2. CONTRACTOR TO USE MCOOY WSC SPECIFICATIONS UNLESS DIRECTED OTHERWISE BY MCOOY WSC. CONTRACTOR TO VERIFY SPECIFICATIONS WITH MCOOY WSC PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPPING PUBLIC WATER MAINS. CONTACT MCOOY CITY WSC FOR DETAILS.
 4. ALL WATER MAINS ARE ASTM D224 - SDR-21 PVC IN SIZE SHOWN OR HDPE IN SIZE SHOWN. ALL WATER SERVICES ARE POLY, OR AS SHOWN ON SERVICE DETAIL, TO METER BOX.
 5. ALL ROAD CROSSINGS (INCLUDING SERVICES) SHALL BE ENCASED IN SDR 26 PVC PIPE. SLEEVE TO EXTEND 10' BEYOND EDGE OF ROAD.
 6. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1157 AT A MOISTURE CONTENT OF -2% TO 3% OF THE OPTIMUM MOISTURE CONTENT.
 7. MINIMUM 3' OF COVER ON ALL MAINS AND SERVICES.
 8. CONTRACTOR TO VERIFY LOCATION OF ALL METERS PRIOR TO ACCEPTANCE BY MCOOY WSC.

UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION & ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE PROVIDED INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES & SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST EXACT FIELD LOCATIONS OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OR DAMAGE TO UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

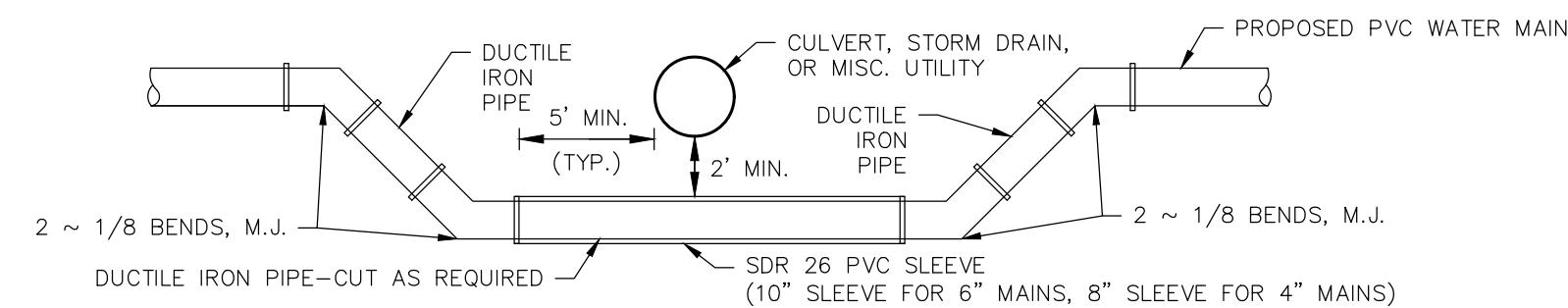
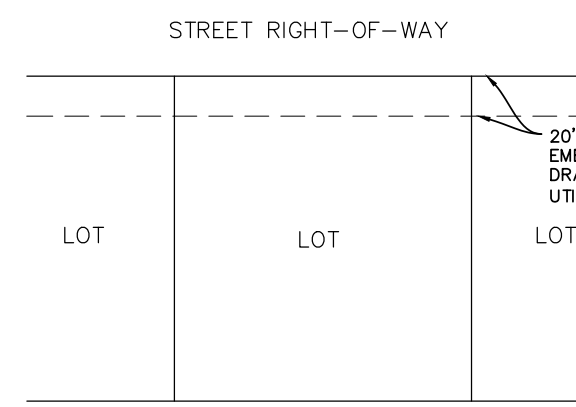
TRENCH SAFETY NOTE:

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

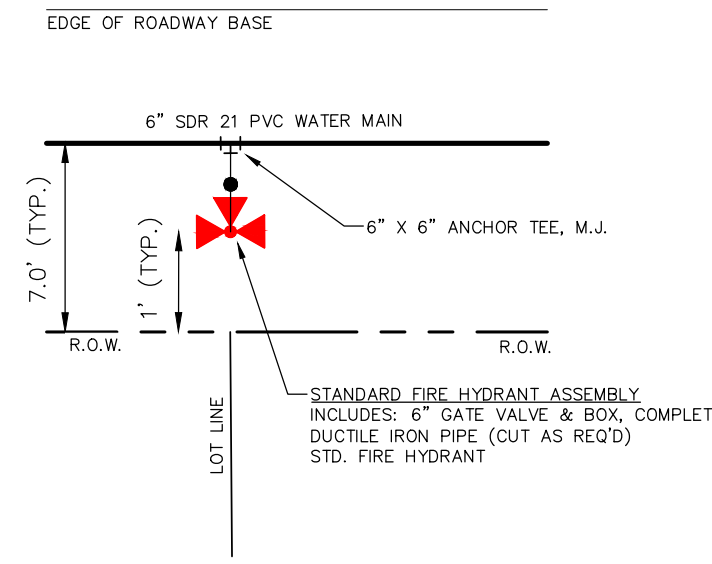
NOTE:
CONTRACTOR TO INSTALL ALL WATER PIPING PER AWWA PIPE INSTALLATION STANDARDS AND REFERENCE THE PIPE MANUFACTURER'S RECOMMENDATIONS.

NOTE:
CONTRACTOR TO INCLUDE 6"-1/8" VERTICAL BENDS IN BID FOR VERTICAL ALIGNMENT CHANGES FOR TIE INS TO EX. MAIN.

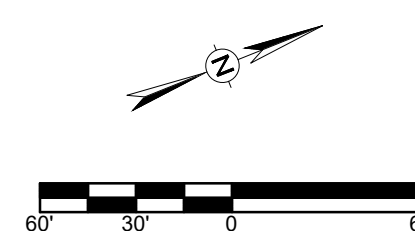
TYPICAL LOT WITH UTILITY EASEMENTS



WATER MAIN CROSSING UNDER UTILITY
N.T.S.



FIRE HYDRANT DETAIL
NOT-TO-SCALE

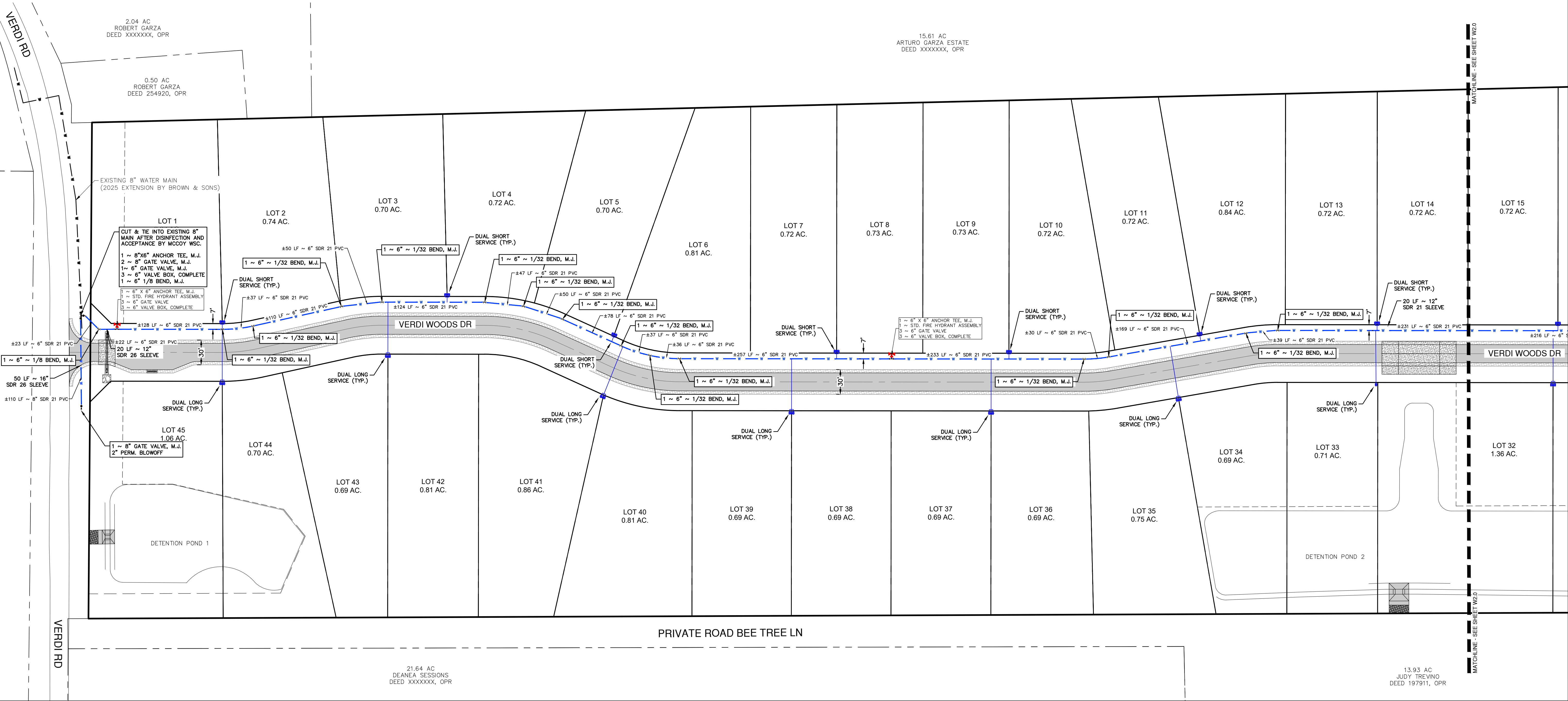
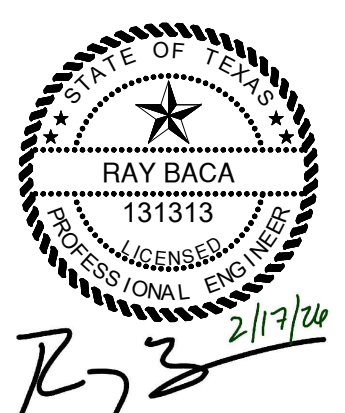


LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- LOT LINE
- EXISTING 8" WATER MAIN
- PROPOSED 6" WATER MAIN
- PROPOSED FIRE HYDRANT

RL BACA
ENGINEERING

TBPEL'S FIRM NO. F-23428 | P.O. BOX 887 | PLEASANTON, TEXAS 78064
800.570.2428 | RAY@RLBACA.COM



REV	DATE	DESCRIPTION

VERDI WOODS SUBDIVISION
LEMING, ATASCOSA COUNTY, TX
DETAILED WATER PLAN - SHEET 1

JOB NO.	25-104
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

W2.0

Date: Feb 17, 2026, 3:26pm User ID: rbaca File: C:\Users\rbaca\OneDrive - RL BACA\Public\2025\25-104_BSC_Verdil_Rd\Civil\25-104-WATER.dwg

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