

ADAN TORRES

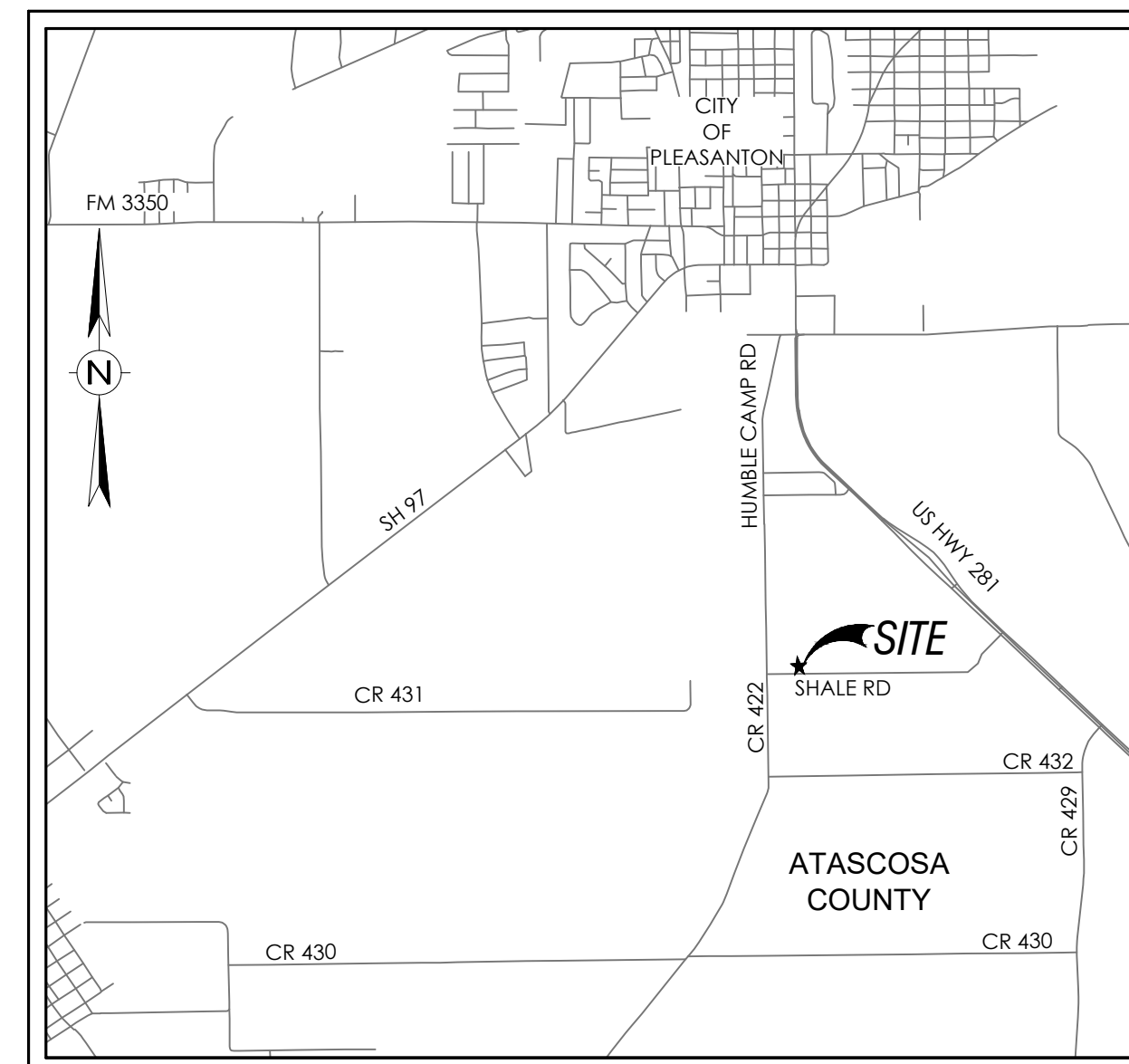
SHALE RD

ATASCOSA COUNTY, TX

COMMERCIAL DRIVEWAY PERMIT CONSTRUCTION PLANS

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LOCATION MAP N.T.S.

OWNER
ADAN TORRES
 12627 COURSE VIEW DR
 SAN ANTONIO, TX 78221

FEBRUARY 2026



Ray Baca 2/19/26

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

RL BACA PROJECT NO.: 26-107	
DRIVEWAY PERMIT PROPERTY INFORMATION	
PROPERTY ID: 235184	
ACREAGE: 10.06 AC	
LEGAL DESCRIPTION: ABS A00321 M DE LA GARZA SVY--367/2	
DRIVEWAY DESCRIPTION: CONSTRUCT 26-FT WIDE DRIVEWAY WITH 12" COMPACTED BASE FOR COMMERCIAL ENTRANCE.	

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

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ATASCOSA COUNTY COMMERCIAL DRIVEWAY STANDARDS.
- CONSTRUCTION OF ALL FACILITIES TO BE DEDICATED TO THE PUBLIC SHALL BE PERFORMED PER THE REQUIREMENTS OF THE ATASCOSA COUNTY.
- CONTRACTOR SHALL MAINTAIN A COPY OF ALL NECESSARY PERMITS ON THE JOBSITE.
- WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF OWNER IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
- UNLESS OTHERWISE SPECIFIED, THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM WITH LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
- WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
- 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

PAVEMENT NOTES

- ALL WORK WITHIN STATE, COUNTY, AND/OR CITY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH EACH ENTITIES GOVERNING RULES AND STANDARDS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL NECESSARY PERMITS ON THE JOBSITE WHEN WORKING IN PUBLIC RIGHT-OF-WAYS.
- UTILITY TRENCHING AND BACKFILL WITHIN ROADWAYS AND PARKING AREAS SHALL BE PERFORMED PRIOR TO PLACEMENT OF FLEXIBLE BASE MATERIAL. FAILURE TO COMPLY WILL REQUIRE ALL TRENCH BACKFILL TO BE FLOWABLE FILL OR OTHER APPROVED METHOD AS PER THE ENGINEER.
- PAVEMENT SUBGRADES: PAVEMENT AREAS SHALL BE STRIPPED OF VEGETATION, LOOSE TOPSOIL, AND PAVEMENT MATERIALS IN THE PROJECT AREA. SUBGRADE PREPARATION SHALL EXTEND AT LEAST TWO (2) FEET BEYOND THE LIMITS OF THE PAVEMENTS AND ALL ADJACENT SIDEWALKS, CANOPIES AND OTHER IMPROVEMENTS. AFTER SITE STRIPPING AND EXCAVATING TO THE RECOMMENDED DEPTHS, THE EXPOSED SOIL SUBGRADE IN THE PAVEMENT AREAS SHALL BE PROOF ROLLED WITH APPROPRIATE CONSTRUCTION EQUIPMENT WEIGHING AT LEAST 15 TONS TO CHECK THE SUBGRADE FOR WEAK OR SOFT AREAS PRIOR TO FILL/BASE PLACEMENT AND COMPACTION. THIS OPERATION SHALL BE OBSERVED AND EVALUATED BY QUALIFIED GEOTECHNICAL PERSONNEL EXPERIENCED IN EARTHWORK OPERATIONS. WEAK / SOFT SPOTS SHALL BE EXCAVATED AND REPLACED WITH STABLE COMPACTABLE SELECT FILL MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.

AFTER PROOFROLLING AND REPLACING ANY WEAK YIELDING ZONES, SCARIFY THE EXPOSED SUBGRADE TO DEPTH OF SIX INCHES (6"). THE SUBGRADE MATERIAL SHOULD BE MOISTURE CONDITIONED TO AT OR ABOVE THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698.

GENERAL FILL MATERIALS COULD CONSIST OF ON-SITE SOILS FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS OR IMPORTED SOILS WITH A MAXIMUM PLASTICITY INDEX (PI) OF 30. THE FILL USED TO RAISE THE GRADE WHERE REQUIRED IN THE PROPOSED PARKING AND DRIVE AREAS SHOULD BE PLACED IN NO GREATER THAN EIGHT (8") LOOSE LIFTS. EACH LIFT SHOULD BE MOISTURE CONDITIONS TO AT OR ABOVE THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698.

ROCK SUBGRADES WILL NOT REQUIRE PROOF ROLLING OR TESTING.
- PAVEMENT FLEXIBLE BASE COURSE: FLEXIBLE BASE MATERIAL SHALL BE COMPOSED OF CRUSHED LIMESTONE BASE MEETING ALL THE REQUIREMENTS OF 2014 TxDOT STANDARD SPECIFICATIONS, ITEM 247, TYPE A, GRADE 1 OR 2 INCLUDING TRIAXIAL STRENGTH AND SHOULD HAVE NO MORE THAN 15 PERCENT OF THE MATERIAL PASSING THE No.200 SIEVE. THE BASE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED MOISTURE-DENSITY RELATIONSHIP (ASTM D 1557) AT MOISTURE CONTENTS RANGING BETWEEN MINUS TWO (-2) AND PLUS TWO (+2) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT.
- HOT MIX ASPHALT FINE GRADE BASE COURSE FOR STREETS, ROADWAYS, AND PARKING AREAS: THE ASPHALTIC CONCRETE BASE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE "B"(FINE GRADE BASE COURSE) MEETING THE SPECIFICATION REQUIREMENTS OF 2014 TxDOT STANDARD SPECIFICATIONS ITEM 340 OR 341. THE MIX SHALL BE COMPACTED BETWEEN 92 AND 97 PERCENT OF THE MAXIMUM THEORETICAL DENSITY AS MEASURED BY TEX-227-F. THE ASPHALT CEMENT CONTENT BY PERCENT OF TOTAL MIXTURE WEIGHT SHOULD FALL WITHIN A TOLERANCE OF ±0.3 PERCENT ASPHALT CEMENT FROM THE JOB-MIX FORMULA (JMF). THE GRADE OF THE ASPHALT CEMENT SHOULD BE PG 64-22 OR HIGHER. IN ADDITION, THE MIX SHOULD BE DESIGNED SO 77 TO 87 PERCENT OF THE VOIDS IN THE MINERAL AGGREGATE (VMA) ARE FILLED WITH ASPHALT CEMENT. THE MIX SHALL HAVE AT LEAST 70 PERCENT STRENGTH RETENTION WHEN TESTED IN ACCORDANCE WITH TEX-531-C.
- THE PORTLAND CEMENT CONCRETE SHALL BE AIR ENTRAINED, SHOULD HAVE A MAXIMUM SLUMP OF SIX INCHES (6"), CONSOLIDATED WITH MECHANICAL VIBRATORS, AND SHALL HAVE A MINIMUM TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI. A LIQUID MEMBRANE-FORMING CURING COMPOUND SHALL BE APPLIED AS SOON AS PRACTICAL AFTER BROOM FINISHING THE CONCRETE SURFACE.
- EXPANSION JOINTS SHOULD BE PLACED NO GREATER THAN 60- FEET AND SHOULD BE SEALED WITH AN APPROPRIATE SEALANT SO THAT MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED. CONTROL JOINT SPACING SHOULD NOT EXCEED 15- FEET AND PREFERABLY LESS TO ADEQUATELY CONTROL CRACKING. THE JOINTS SHOULD BE THOROUGHLY CLEANED, AND SEALANT SHOULD BE INSTALLED WITHOUT OVERFILLING BEFORE THE PAVEMENT IS OPENED TO TRAFFIC.
- REINFORCING STEEL SHALL BE GRADE 60.
- CONTRACTOR SHALL SAWCUT A STRAIGHT, NEAT EDGE AT ALL TIE-INS TO EXISTING PAVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.

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Ray Baca
2/13/24

REVISIONS

ADAN TORRES
COMMERCIAL DRIVEWAY PERMIT CONSTRUCTION PLANS
SHALE RD, ATASCOSA COUNTY, TEXAS
DRIVEWAY PLAN

JOB NO.	24-136
DATE	MAY 2024
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

C1.0

Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 19 2026

WEST PRIVATE SWALE

Triangular		Highlighted	
Side Slopes (z:1)	= 3.00, 3.00	Depth (ft)	= 0.59
Total Depth (ft)	= 1.00	Q (cfs)	= 1.890
		Area (sqft)	= 1.04
Invert Elev (ft)	= 500.00	Velocity (ft/s)	= 1.81
Slope (%)	= 1.00	Wetted Perim (ft)	= 3.73
N-Value	= 0.035	Crit Depth, Yc (ft)	= 0.48
		Top Width (ft)	= 3.54
		EGL (ft)	= 0.64
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 1.89		

Channel Report

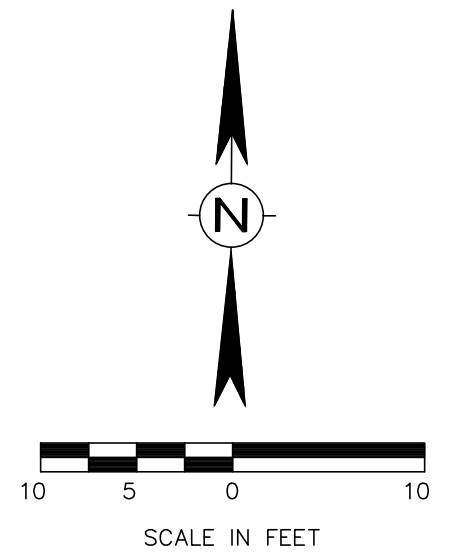
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 19 2026

EAST PRIVATE SWALE

Triangular		Highlighted	
Side Slopes (z:1)	= 3.00, 3.00	Depth (ft)	= 0.61
Total Depth (ft)	= 1.00	Q (cfs)	= 2.050
		Area (sqft)	= 1.12
Invert Elev (ft)	= 500.00	Velocity (ft/s)	= 1.84
Slope (%)	= 1.00	Wetted Perim (ft)	= 3.86
N-Value	= 0.035	Crit Depth, Yc (ft)	= 0.50
		Top Width (ft)	= 3.66
		EGL (ft)	= 0.66
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 2.05		

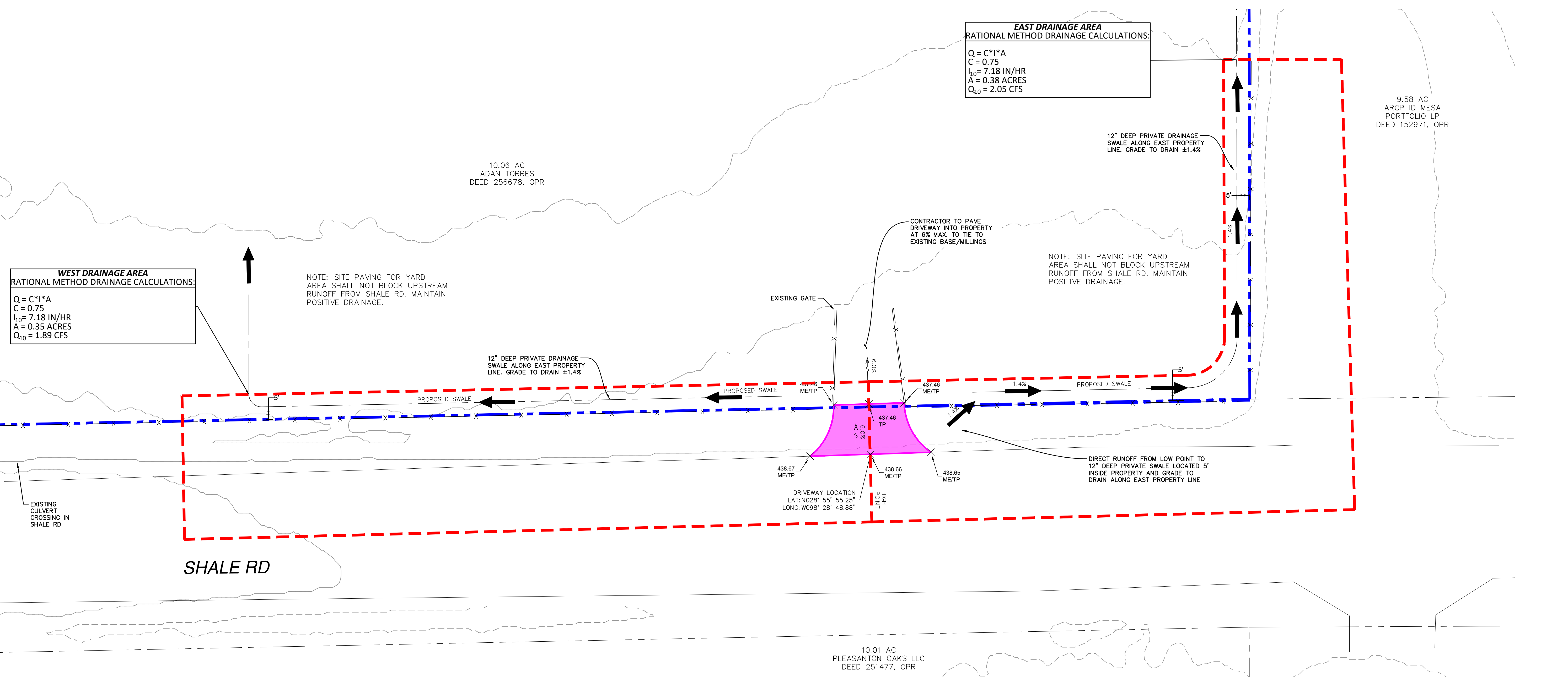
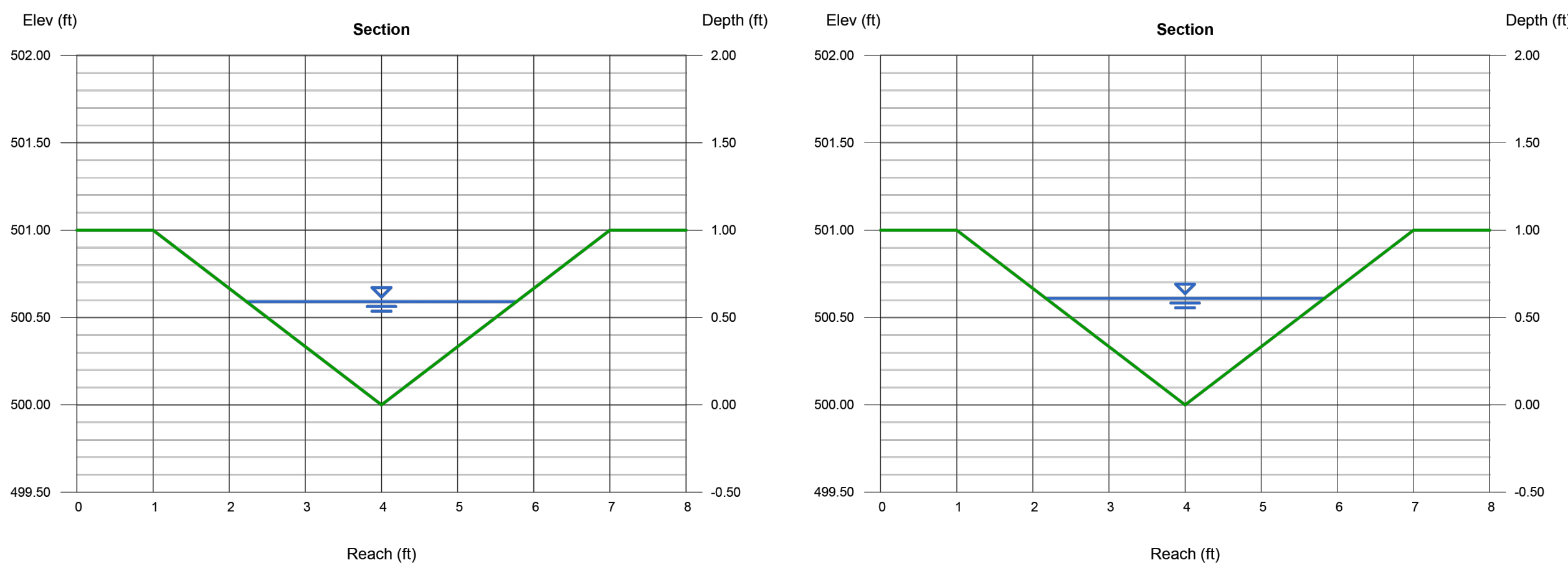
GENERAL NOTES:

1. IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 3. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND CABLES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES.
- 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.

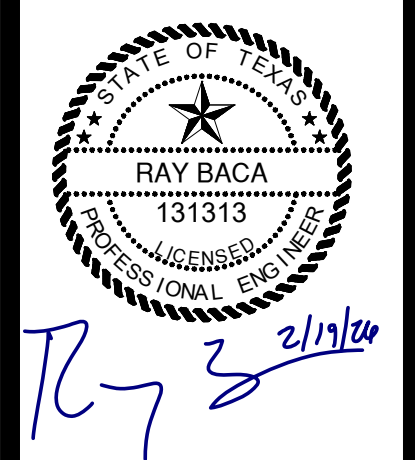


LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- EXISTING PAVEMENT LIMITS
- 550' 1-FIT CONTOUR
- X X FENCE
- SWALE CENTERLINE
- PROPOSED DRIVEWAY LIMITS



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REV	DATE	DESCRIPTION

ADAN TORRES
COMMERCIAL DRIVEWAY PERMIT CONSTRUCTION PLANS
SHALE RD, ATASCOSA COUNTY, TEXAS
DRAINAGE PLAN

JOB NO.	26-107
DATE	FEBRUARY 2026
DESIGNER	RB
CHECKED	RL BACA
DRAWN	RB

C2.0

