

REVIEWED
City of Boerne
FIRE MARSHAL
04/30/2025

No Additional Comments

REVIEWED
CITY OF BOERNE
UTILITIES DEPARTMENT
05/05/2025
NO OBJECTIONS

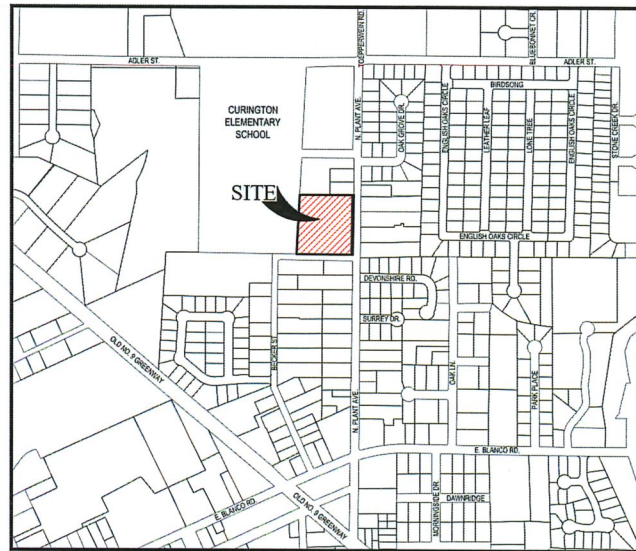
REVIEWED
CITY OF BOERNE
DEVELOPMENT ENGINEERING
05/05/2025
NO OBJECTIONS

REVIEWED
CITY OF BOERNE
Engineering & Mobility
05/05/2025
NO OBJECTIONS

CONSTRUCTION DRAWINGS SUBDIVISION IMPROVEMENTS FOR SANTI SUBDIVISION BOERNE, TEXAS

SEQUENCE OF CONSTRUCTION:

1. INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN. EROSION CONTROL DEVICES ARE TO BE MAINTAINED DURING THE ENTIRE COURSE OF CONSTRUCTION. DETENTION BASIN MUST BE GRADED PRIOR TO GRADING AND CLEARING REMAINDER OF THE SITE. OWNER TO OBTAIN GRADING PERMIT OR CONSTRUCTION RELEASE PERMIT PRIOR TO EARTHWORK.
2. INSTALL ALL TRAFFIC CONTROL DEVICES AS REQUIRED BY CITY OF BOERNE UTILITY AND DRIVEWAY PERMITS. NOTE THAT ALL TRAFFIC CONTROL PROCEDURES SHOULD ADHERE TO SPECIFICATIONS AS SHOWN IN THE 2005 VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. HOLD PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF BOERNE, OWNER, PROJECT ENGINEER, CONTRACTOR AND SUB-CONTRACTORS.
4. CONTRACTOR TO COMPLETE ALL STREET, DRAINAGE, & UTILITY IMPROVEMENTS.
5. COMPLETE ALL PERMANENT EROSION CONTROL STRUCTURES AND MEASURES AND FINALIZE THE SITE RESTORATION. CONTRACTOR TO REAPPLY TOP SOIL REMOVED DURING SITE CLEARING TO AND IN ESTABLISHING NEW VEGETATION PER CDE SEM SECTION 5.1.5.
6. PROJECT ENGINEER SHALL SCHEDULE FINAL WALK THROUGH WITH CONTRACTOR AND CITY OF BOERNE.
7. FINAL WALK THROUGH AND PUNCH LIST.
8. CONTRACTOR TO COMPLETE PUNCH LIST ITEMS.
9. PROJECT ENGINEER TO WRITE CONCURRENCE LETTER AND SUBMIT PLAN OF RECORD DRAWINGS TO CITY OF BOERNE.
10. FINAL SITE DEVELOPMENT PERMIT ISSUED.
11. REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROLS. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF TEMPORARY CONTROLS.



DRAWING INDEX

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05	C001	EROSION & SEDIMENTATION CONTROL DETAILS
06	C001	MASTER DRAINAGE PLAN
07	C001	MASS GRADING PLAN
08	CP001	STREET PLAN & PROFILE SANTI CIRCLE STA. 1+00 TO END
09	C002	DETENTION POND PLAN
10	C002	DRAINAGE PLAN & PROFILE DRAIN 'A' STA. 1+00 TO END
11	C002	DRAINAGE PLAN & PROFILE DRAIN 'B' STA. 1+00 TO END
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15	C001	OVERALL UTILITY PLAN
16	C001	WATER DISTRIBUTION PLAN
17	C001	SEWER PLAN AND PROFILE (SHEET 1)
18	C001	CIVIL UTILITY DETAILS (SHEET 1)
19	C002	CIVIL UTILITY DETAILS (SHEET 2)
20	L-001	LID FACILITIES TITLE SHEET
21	C001	BMP LAYOUT
22	LD001	SAND FILTER PLAN SHEET
01		ELECTRICAL PLANS
02		ELECTRICAL DISTRIBUTION PLAN
02		ELECTRICAL DETAILS



OWNER:

SRN REPOS LLC
2415 BOERNE STAGE ROAD
SAN ANTONIO, TX 78205

DEVELOPER:

GRAN YKAS PARTNERS
ATTN: KELLY LEACH
1141 N. LOOP W. STE. 105-605
SAN ANTONIO, TX 78222

ENGINEER & SURVEYOR:

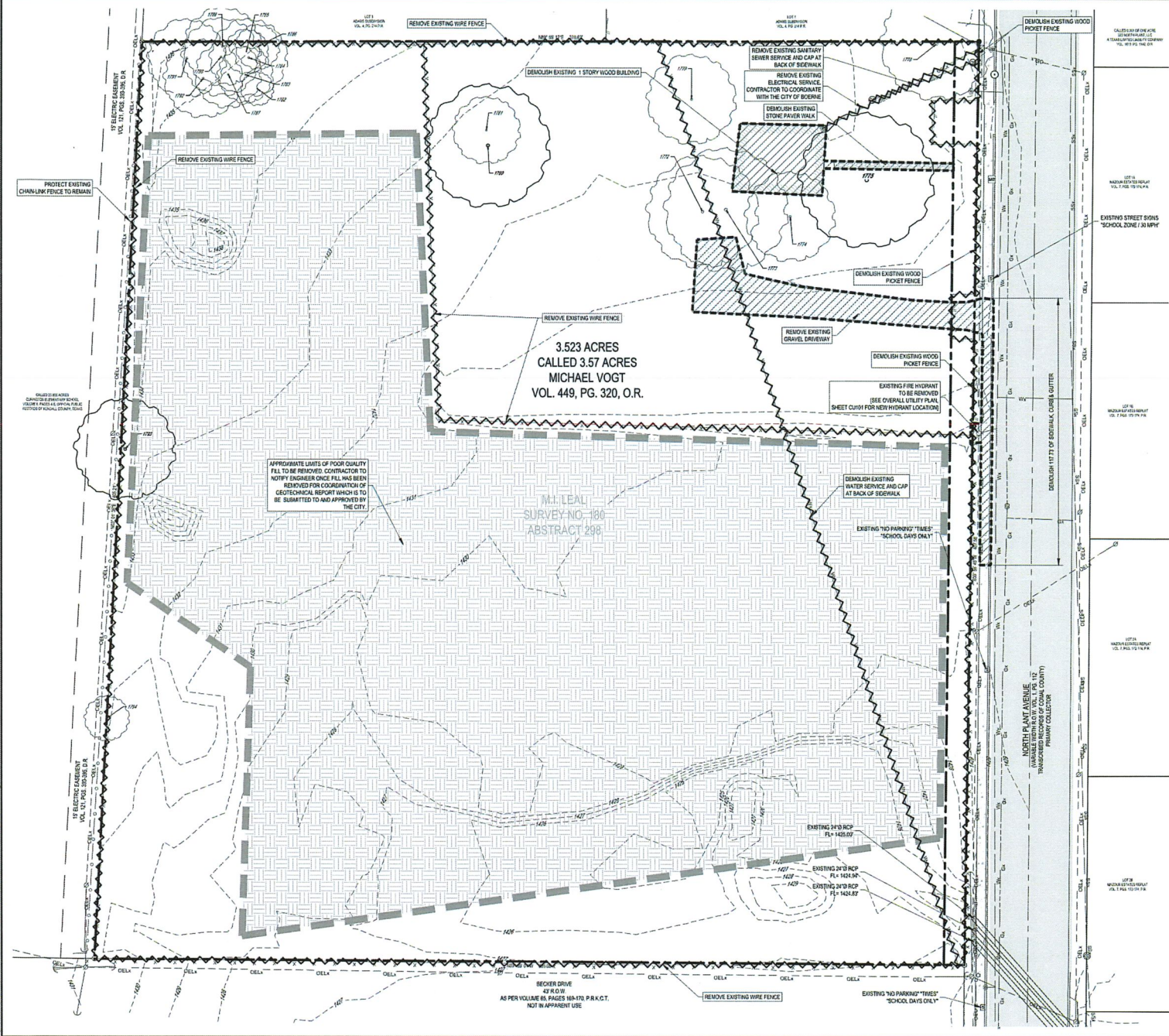
CODY MORRIS, P.E., KYLE PRESSLER, R.P.L.S.
MATKIN/HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TX 78009
(832) 249-0000 OFF
(832) 249-0099 FAX

ENGINEER: _____
CODY MORRIS, P.E.



Rev.	Date	Description	App.

MATKIN/HOOVER ENGINEERING & SURVEYING P.O. BOX 101 1141 N. LOOP W. STE. 105-605 SAN ANTONIO, TX 78222 TEL: 832.249.0000 FAX: 832.249.0099 CITY, HOUSTON, DALLAS, SAN ANTONIO, AUSTIN, DFW, EL PASO, FORT WORTH, LUBBOCK, MIDLAND, ODessa, RICHARDSON, ROCKFORD, TEXAS	SHEET G-001 SHEET 01 OF 22 Job No. 3197.01
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LEGEND

- PROPERTY BOUNDARY
- ADJOINING PARCEL BOUNDARIES
- EXISTING 3" CONTOURS
- EXISTING 1" CONTOURS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING NATURAL GAS MAIN
- EXISTING OVERHEAD ELECTRICAL
- HORIZONTAL/VERTICAL CONTROL POINT
- FOUND 12" IRON ROD
- FOUND 6" CEDAR POST
- FOUND 12" CEDAR POST
- FOUND 12" MISC. BOYS
- EXISTING STREET SIGN
- EXISTING SEWER MANHOLE
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING GAS VALVE
- EXISTING UTILITY POLE w/BOY
- EXISTING UTILITY POLE w/TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- DEAD FENCE / UTILITY LINE
- DEMOL AREA
- EXISTING ASPHALT PAVING
- EXISTING GRAVEL DRIVEWAY
- EXISTING STONE PAVERS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

TREE TABLE				
POINT NUMBER	SPECIES	TRUNK CR. (IN)	SPREAD (FT)	MULTI-TRUNK DIA. (IN)
ST 1772	PECAN	16.52"	50'	N/A
ST 1773	PECAN	15.54"	50'	N/A
ST 1774	LIVE OAK	53.39"	40'	N/A
HT 1775	LIVE OAK	93.81"	60'	N/A
ST 1776	LIVE OAK	50.24"	50'	N/A
ST 1779	PECAN	47.1"	40'	N/A
HT 1780	LIVE OAK	78.5"	50'	N/A
ST 1781	LIVE OAK	38.25"	30'	N/A
1782	LIVE OAK	28.26"	15'	N/A
1783	LIVE OAK	29.87"	25'	N/A
ST 1784	LIVE OAK	38.25"	30'	N/A
1785	LIVE OAK	29.87"	20'	N/A
1786	LIVE OAK	38.25"	20'	N/A
1787	LIVE OAK	32.87"	30'	N/A
ST 1788	LIVE OAK	40.82"	30'	N/A
ST 1789	LIVE OAK	40.82"	30'	N/A
ST 1791	LIVE OAK	43.94"	30'	N/A
ST 1792	LIVE OAK	47.1"	30'	N/A
HT 1793	WHITE OAK	81.64"	40'	N/A
ST 1794	LIVE OAK	29.87"	20'	N/A
TREE TO BE REMOVED		TREE TO REMAIN		

NOTE:
HERITAGE TREES ARE DESIGNATED WITH "HT" IN THE TREE TABLE.
STANDARD TREES ARE DESIGNATED WITH "ST" IN THE TREE TABLE.

APPROVED TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREES

SURVEY NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS 500TH CENTRAL ZONE 42N. NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREIN ARE ORO UNITS.
- TITLE COMMITTEE PROVIDED BY STEWART TITLE GUARANTY COMPANY, OF NO. 4204, EFFECTIVE DATE DECEMBER 14, 2021. REVISED DATE DECEMBER 21, 2020.
- LEGAL DESCRIPTION OF LAND:
BEING 3.51 ACRES, MORE OR LESS, OUT OF THE M.I. LEAL SURVEY NO. 186, ABSTRACT 298, CITY OF BOERNE, TARRANT COUNTY, TEXAS.
- SCHEDULE B:
1. RESTRICTIVE COVENANTS OF RECORD:
NONE LISTED
2. VOLUME 12, PAGE 587, D.M.C.T. - APPLIES
3. WATER PIPELINE EASEMENT - APPROXIMATELY SHOWN
4. ALL LABELS, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND GRANTS RELATING THERETO, APPLICABLE IN THE PUBLIC RECORDS, NOT A SURVEY MATTER.
5. REFERENCED PROPERTY IS IN ZONE 10C, AREA DETERMINED TO BE OUTSIDE THE 6.25 ANCHOR CHARGE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 415 OF SCL, CONJUNCTIVE PANELING, 4/28/2019, DATED DECEMBER 17, 2015.
6. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
7. UNDERGROUND UTILITIES ARE SHOWN AS PER EVIDENCE IN FIELD.
8. VERTICAL DATUM SHOWN HEREIN IS PER TRIMBLE VERT NETWORK, & THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD 83) USED.
9. THERE IS AN EXISTING RESIDENCE ON THE PROPERTY. IT HAS NOT BEEN FIELD LOCATED NOR IS IT SHOWN HEREIN AT THE REQUEST OF THE CLIENT.

VERTICAL CONTROL				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	13838814.208	2050541.393	1429.16	SET PK NAIL
11	13838922.065	2050546.741	1430.46	SET PK NAIL

7/25/2025

CODY LEE MORRIS

131472

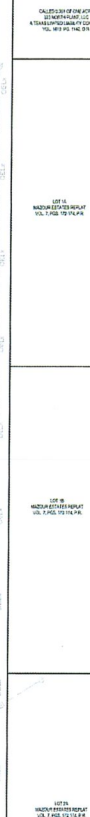
REGISTERED PROFESSIONAL ENGINEER

BOERNE, TEXAS

MATKIN HOOPER

ENGINEERING & SURVEYING

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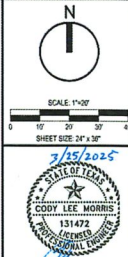
300 JEWELL ROAD, SUITE 100
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PHONE 972.342.7651
FAX 972.342.7652
OFFICE 972.342.1234

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DALLAS, TEXAS 75244
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EROSION & SEDIMENTATION CONTROL PLAN
FOR
SANTI SUBDIVISION
BOERNE, TEXAS

CG801

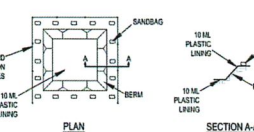
JOB NO.	3197.01
DESIGNED BY:	DM
DRAWN BY:	DCB
CHECKED BY:	JJV
SHEET #	04 OF 22



PRESERVATION OF PROTECTED TREES

STANDARD, LEGACY AND HERITAGE TREES SHALL BE PROTECTED UNDER THE FOLLOWING CONDITIONS:

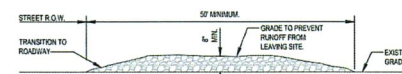
1. NO CLEAR-CUTTING IS PERMITTED.
2. TREE PROTECTION ZONES (TPZ) SHALL BE ESTABLISHED FOR ALL TREES TO BE PRESERVED DURING CONSTRUCTION. A TPZ IS AN ARBOREAL DERIVED AREA SURROUNDING THE TRUNK INTENDED TO PROTECT ROOTS AND SOIL WITHIN THE CRITICAL ROOT ZONE AND BEYOND. TO ENSURE FUTURE TREE HEALTH AND STABILITY. AT A MINIMUM, THE TPZ SHALL HAVE AN AVERAGE RADIUS OF ONE FOOT FOR EACH INCH OF TREE DIAMETER (DBH) MEASURED FROM THE TRUNK PERIMETER. WHERE APPROPRIATE, THE DRIP LINE METHOD MAY BE USED TO ESTABLISH THE TPZ. THE DRIP LINE METHOD USES THE TREE CANOPY'S DRIP LINE TO DEFINE THE BOUNDARY OF THE TPZ, WHERE THE ENTIRE AREA WITHIN THE DRIP LINE IS CONSIDERED THE TPZ. EVEN WHEN THE TPZ IS PLACED AT THE DRIP LINE OR AT THE LOCATION DETERMINED BY THE DRIP LINE METHOD, LARGE PORTIONS OF THE ROOT SYSTEM MAY BE LOST. THE CITY URBAN FORESTER SHALL INSPECT THE TREES AND THE SITE AND MAY ALTER THE TPZ AS NECESSARY TO PROVIDE ADEQUATE TREE PROTECTION.
3. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATIONS OR DEMOLITION SHALL BE PLACED WITHIN THE LARIES OF THE TREE ROOT PROTECTION ZONE.
4. EITHER SUBSTANCES USED TO CLEAN EQUIPMENT AND OTHER FOREIGN MATERIALS SHALL BE DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE ROOT PROTECTION ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, FUEL, OIL, HYDRAULIC FLUIDS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
5. NO SIGNS, WIRES OR OTHER OBJECTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE. HOWEVER, LIGHTING OF A DECORATIVE NATURE MAY BE ATTACHED TO ANY TREE. THE LIGHTING SHALL BE ATTACHED IN A MANNER SO AS NOT TO DAMAGE THE TREE.
6. NO VEHICULAR AND/OR CONSTRUCTION TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE ROOT PROTECTION ZONE OF A PROTECTED TREE OTHER THAN ON AN EXISTING PAVED SURFACE. THIS RESTRICTION DOES NOT APPLY TO ACCESS WITHIN THE ROOT PROTECTION ZONE FOR PURPOSES OF CLEARING UNDERBUSH PERMITTED WITH RUBBER-TIRED EQUIPMENT.
7. ALL TREES TO BE RETAINED AS PART OF AN APPROVED TREE PRESERVATION PLAN SHALL BE PROTECTED DURING GRADING AND CONSTRUCTION. A PROTECTIVE BARRIER SHALL BE INSTALLED AROUND THE ROOT PROTECTION ZONE BEFORE THE BEGINNING OF GRADING AND CONSTRUCTION, AND THE BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. DURING GRADING AND CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LOGS OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER, AND NO SOIL SHALL BE REMOVED FROM WITHIN THE BARRIER. THE PROPOSED FINISHED GRADE OF THE LAND WITHIN THE ROOT PROTECTION ZONE SHALL NOT BE ALTERED. WELLING AND RETAINING METHODS SHOULD BE USED TO PROTECT THE AREA OUTSIDE THE ROOT PROTECTION ZONE. THE ROOT PROTECTION ZONE SHALL REMAIN UNPAVED. IF WELLS ARE USED TO PRESERVE A PROTECTED TREE, THE WELLS SHALL HAVE A DRAIN INSTALLED OR A PUMP SHALL BE INSTALLED TO ENSURE THAT THE WELL DOES NOT HOLD WATER.
8. TREES CLOSE TO CONSTRUCTION ACTIVITIES WHERE THE TRUNK OR BUTTRESS ROOTS MAY BE MECHANICALLY DAMAGED THOSE PARTS SHALL BE PROTECTED. TEMPORARY TRUNK PROTECTION SHOULD BE INSTALLED WITH DIMENSIONAL LUMBER AROUND THE TRUNK AND SECURED WITH STRAPS OR WIRE TO BIND THE PLANTS IN PLACE.
9. NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS SHALL BE PLACED WITHIN THE ROOT PROTECTION ZONE OF A HERITAGE TREE.
10. IN SITUATIONS WHERE A PROTECTED TREE IS WITHIN 10 FEET OF A CONSTRUCTION AREA, A PROTECTIVE FENCE, MINIMUM OF FOUR FEET IN HEIGHT, SHALL BE ERECTED AND MAINTAINED OUTSIDE OF THE ROOT PROTECTION ZONE OF EACH PROTECTED TREE OR TREE GROUP.
11. OF FINE TREES WITH ROOT PROTECTION ZONES THAT EXTEND INTO A CONSTRUCTION SITE, A PROTECTIVE FENCE, MINIMUM OF FOUR FEET IN HEIGHT, ERECTED AND MAINTAINED OUTSIDE OF THE ROOT PROTECTION ZONE.
12. CONTRACTOR TO REFER TO SECTION 6.5 OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.



NOTES:

1. THE LINED WASHOUT PIT SHALL BE SUFFICIENTLY LARGE ENOUGH TO HOLD EXPECTED VOLUME OF WASHOUT MATERIAL.
2. WHEN FACILITY IS NO LONGER REQUIRED, HARDENED CONCRETE SHOULD PROPERLY BE REMOVED AND DISPOSED OF.
3. CONTRACTOR TO BACKFILL PIT UPON REMOVAL OF LINING.

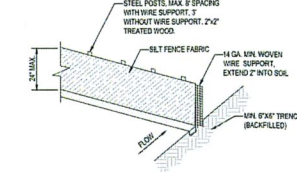
01 CONCRETE WASHOUT DETAIL



NOTES:

1. STONE SIZE SHALL BE 4" - 6" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 6".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF RIGHT-OF-WAY.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
7. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

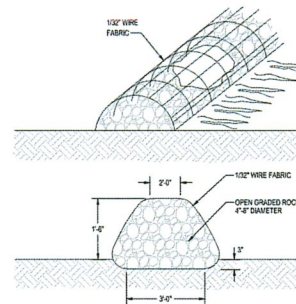
02 STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MIN. OF 6" DEEP AND 8" WIDE TO ALLOW FOR THE SILT FENCE TO BE Laid IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

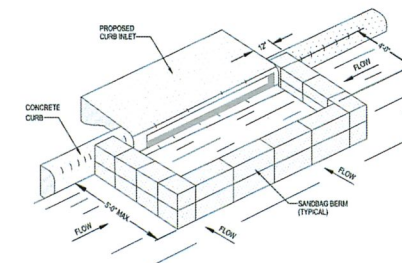
03 SILT FENCE DETAIL



NOTES:

1. USE ONLY OPEN GRADED ROCK 4-8 INCHES DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-4 INCHES DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE BRACING, HAVING MAXIMUM 1' ROCK OPENING AND MINIMUM WIRE DIAMETER OF 1/2\"/>

04 ROCK BERM DETAIL



NOTES:

1. SANDBAG BERM BARRIERS SHALL BE INSTALLED IN FRONT OF INLETS AT THE END OF WORK EACH DAY AND REMOVED AS NECESSARY TO CONTINUE WORK UNTIL THE PAVING AREA HAS BEEN STABILIZED.
2. SANDBAG BERM USED AS INLET PROTECTION SHALL BE INSTALLED IN SUCH A MANNER THAT SURFACE RUNOFF WILL PERCOLATE THROUGH THE SYSTEM IN SHEET-FLOW FASHION, ALLOWING SEDIMENT TO BE RETAINED AND ACCUMULATED AND RUNOFF TO ENTER INLET.

05 CURB INLET PROTECTION

GENERAL NOTES:

NO.	DESCRIPTION	DATE	BY	REVISION
1	SEE TREE PRESERVATION PLAN SHEET			
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GENERAL NOTES:

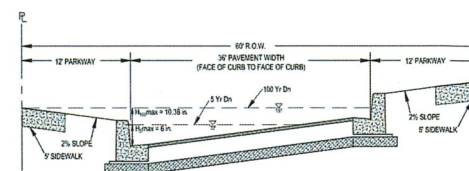
SHEET 23 OF 20	
PREPARED BY: JENNIFER HUGHES DATE: 6-7-2004	
DRAWN BY: JENNIFER HUGHES DATE: 6-7-2004	
CHECKED BY: JENNIFER HUGHES DATE: 6-7-2004	
APPROVED BY: JENNIFER HUGHES DATE: 6-7-2004	
TITLE: TREE PRESERVATION PLAN	
PROJECT: 10000	

HYDROLOGY SUMMARY TABLE													
WATERSHED	SHEET FLOW			SHALLOW CONCENTRATED FLOW			CHANNELLED FLOW			Tc (min)	ACREAGE	RUNOFF COEFFICIENT	Q ₁ (ft ³ /s)
	n	L (ft)	S (ft/ft)	n	L (ft)	S (ft/ft)	n	L (ft)	S (ft/ft)				
TX-WSHD-A2	0.2	300	1.13%	13.4	0.2	278	1.58%	6.0	688	6.00	1.80	13.18	0.63
TX-WSHD-A2A	0.2	300	1.13%	13.4	0.2	278	1.58%	6.0	688	6.00	0.34	19.8	2.45
PR-WSHD-A1	0.2	300	2.03%	10.0	0.2	130	1.54%	3.5	256	6.00	0.71	14.2	3.57
PR-WSHD-A1A	0.2	300	2.03%	10.0	0.2	130	1.54%	3.5	224	6.00	0.62	14.1	2.80

NOTE: REFERENCE DRAINAGE REPORT FOR ADDITIONAL INFORMATION

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- TIME OF CONCENTRATION FLOW PATH
- RUNOFF COMPUTATION POINT
- WSDH-XX
X.XXX ACRES
- WATERSHED IDENTIFIER
- DRAINAGE AREA ACREAGE
- WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- FLOW ARROW
- DRAINAGE EASEMENT
- STREET CALCULATION POINT
- WSDH-A1A
2.90 ACRES
- SUB-WATERSHED IDENTIFIER



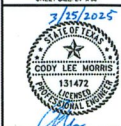
TYPICAL LOCAL RESIDENTIAL STREET CAPACITIES 5 YR & 100 YR STORM FREQUENCY

NOTE:
SECTIONS A-A FOR PAVEMENT CROSS SECTIONS, CONTRACTOR SHALL REFER TO THE "ASPHALT PAVEMENT DETAIL" ON THE STREET AND DRAINAGE DETAIL SHEET CG01.

STREET FLOW CAPACITY CALCULATIONS						
SECTION	STREET NAME	WATERSHED	VELOCITY (FT/S)		FLOW (FT ³ /S)	
			V ₁	V ₂	Q ₁	Q ₂
A-A	SANTI CIRCLE	WSDH-A1A	2.15	2.84	10.54	23.01



SCALE: 1"=30'
SHEET SIZE: 11" x 17"



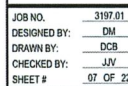
REVISIONS

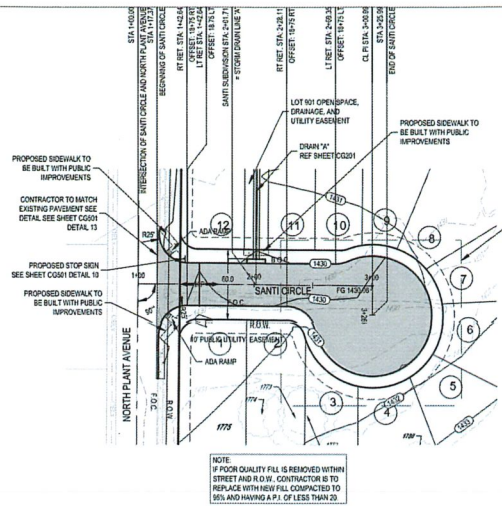
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1301 WEST BAYLAND STREET, SUITE 100
BOERNE, TEXAS 78002
CONTACT: CLEAVE@MATKIN-HOOVER.COM
WWW.MATKIN-HOOVER.COM

MASTER DRAINAGE PLAN
FOR
SANTI SUBDIVISION
BOERNE, TEXAS

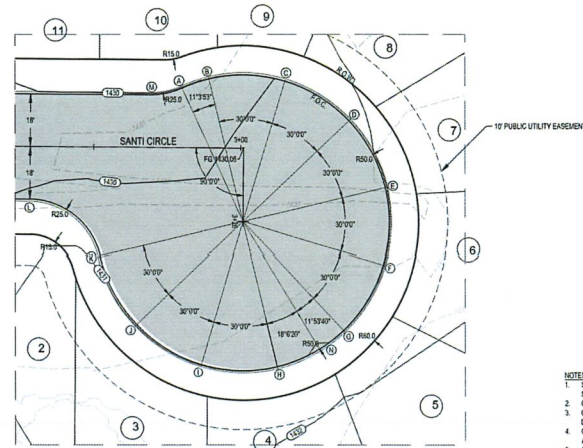
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JOB NO.	3197.01
DESIGNED BY:	DM
DRAWN BY:	DCB
CHECKED BY:	JAY
SHEET #	06 OF 22





POINT ID	TOP OF CURB ELEVATION
A	1430.33
B	1430.43
C	1430.66
D	1430.89
E	1431.11
F	1431.34
G	1431.57
H	1431.54
I	1431.34
J	1431.15
K	1430.95
L	1430.70
M	1430.27
N	1431.65



- NOTES:**
- SEE STREET & DRAINAGE DETAIL SHEET (C0611) FOR TYPICAL STREET CROSS SECTION.
 - CONTRACTOR SHALL CLEAR AND GRUB THE ENTIRE STREET RIGHT OF WAY.
 - CONTRACTOR TO GRADE OR REGRADE ALL AREAS WITHIN ROAD RIGHT INCLUDING DITCHES FOR POSITIVE DRAINAGE.
 - CONTRACTOR SHALL GRADE TO DRAIN AREAS UPSTREAM AND DOWNSTREAM OF ALL PROPOSED CULVERTS.
 - CONTRACTOR SHALL HYDROGRAPH ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY, STEEP SLOPES, DRAINAGE DITCHES WHERE SOL SUBGRADE IS ENCOUNTERED.
 - ALL BRIDGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - PROPOSED GRADE LINE REPRESENTS ELEVATION ALONG TOP OF CURB. SEE CURB DETAIL ON SHEET C0601.
 - PROPOSED SIDEWALKS AT OPEN SPACE LOTS TO BE CONSTRUCTED WITH THIS PLAN SET. FUTURE SIDEWALKS AT RESIDENTIAL LOTS TO BE CONSTRUCTED BY HOMEOWNER THROUGH BUILDING PERMIT.

SANTI CIRCLE PLAN & PROFILE
STA. 1+00.00 TO END



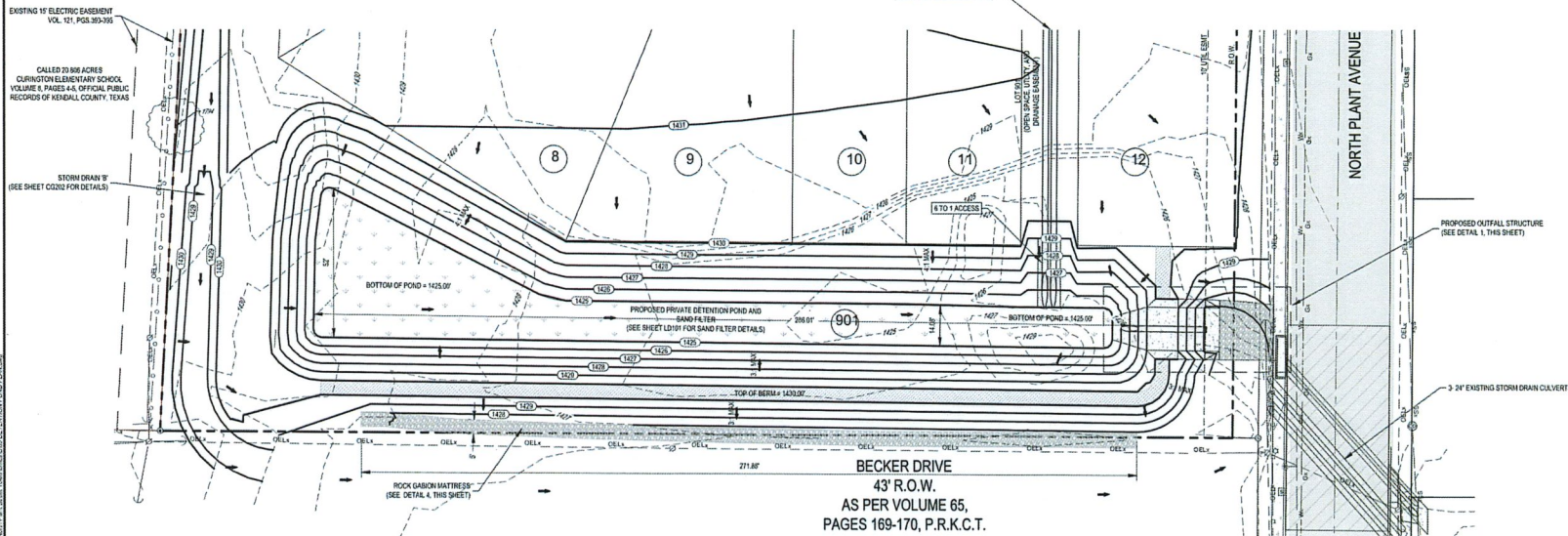
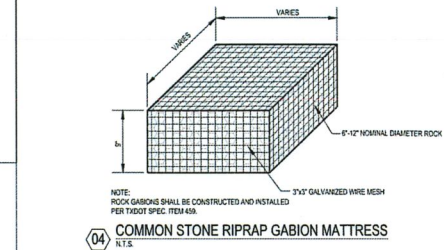
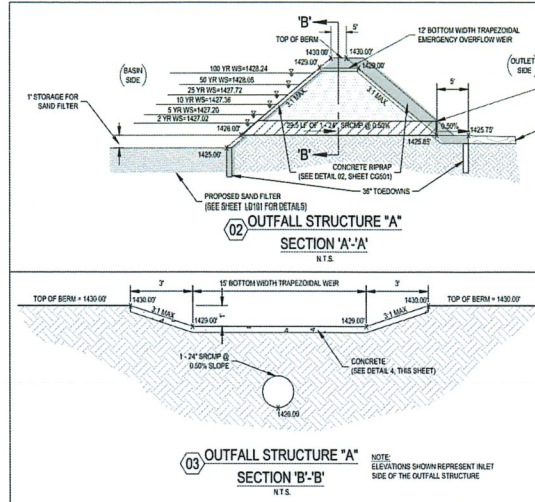
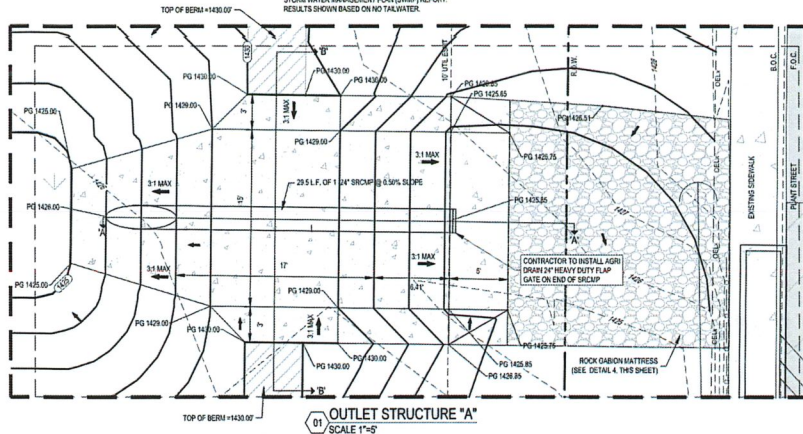
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STREET PLAN & PROFILE SANTI CIRCLE STA- 1+00 TO END
FOR
SANTI SUBDIVISION
BOERNE, TEXAS

CP201
JOB NO. 3197.01
DESIGNED BY: DM
DRAWN BY: DCB
CHECKED BY: JYJ
SHEET # 08 OF 22

DETENTION ANALYSIS RESULTS					
STORM EVENT	PEAK ELEVATION	PEAK STORAGE	PROPOSED DETAINED DISCHARGE AT OUTFALL	PROPOSED UNDETAINED DISCHARGE AT OUTFALL	EXISTING CONDITIONS DISCHARGE AT OUTFALL
2 YEAR STORM	1427.02	9,384 CUFT	3.489 CFS	11.41 CFS	7.318 CFS
5 YEAR STORM	1427.20	11,528 CUFT	4.327 CFS	14.22 CFS	8.114 CFS
10 YEAR STORM	1427.36	13,349 CUFT	5.017 CFS	16.55 CFS	10.61 CFS
25 YEAR STORM	1427.72	17,448 CUFT	6.321 CFS	21.71 CFS	13.91 CFS
50 YEAR STORM	1428.05	21,532 CUFT	8.033 CFS	26.70 CFS	17.11 CFS
100 YEAR STORM	1428.24	24,135 CUFT	11.135 CFS	31.02 CFS	19.87 CFS

NOTE: FOR FULL DRAINAGE CALCULATIONS, SEE STORM WATER MANAGEMENT PLAN/SHARP REPORT. RESULTS SHOWN BASED ON NO TAILWATER.



LEGEND	
OVERALL PROPERTY BOUNDARY	---
EXISTING 1" CONTOUR	---
EXISTING 5" CONTOUR	---
PROPOSED 1" CONTOUR	---
PROPOSED 5" CONTOUR	---
PROPOSED SEWER LINE (FUTURE PHASE)	---
PROPOSED WATER LINE	---
EXISTING GAS LINE	---
EXISTING FIBER OPTIC LINE	---
EXISTING OVERHEAD ELECTRIC & TELEPHONE LINE	---
EXISTING SANITARY SEWER	---
EXISTING UTILITY BOX	---
EXISTING SIGN	---
EXISTING UTILITY POLE	---
EXISTING WATER VALVE	---
EXISTING WATER METER	---
FLOW ARROW	---
EXISTING PAVEMENT	---
PROPOSED CONCRETE	---
ROCK GABION MATTRESS	---

3/15/2025

STATE OF TEXAS

131472

REVISIONS:

MATKIN HOOVER

ENGINEERING & SURVEYING

1301 BRAD ROAD, SUITE 100

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CONTACT: (817) 297-1111

WWW.MATKINHOOVER.COM

DETENTION POND PLAN

FOR

SANTI SUBDIVISION

BOERNE, TEXAS

CG702

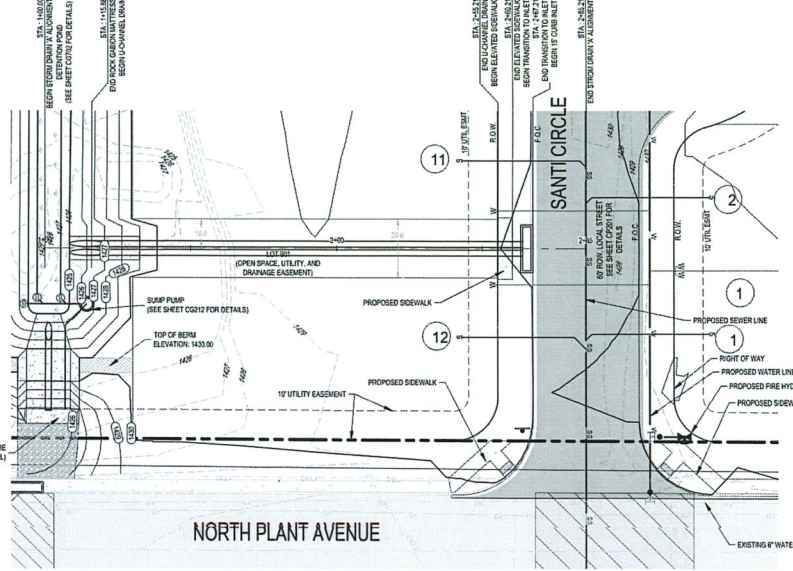
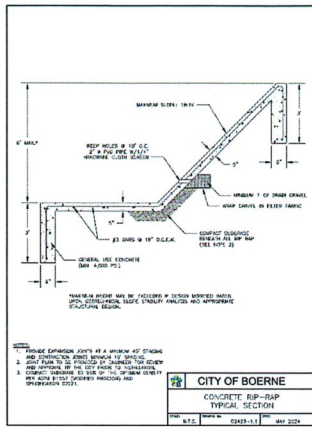
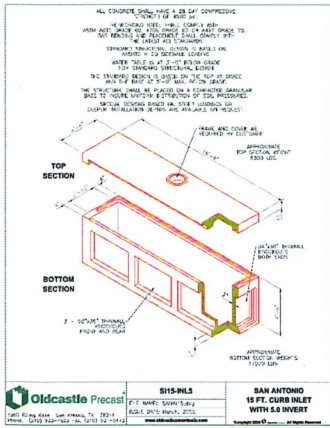
JOB NO. 3197.01

DESIGNED BY: DM

DRAWN BY: DCR

CHECKED BY: JAV

SHEET # 09 OF 22

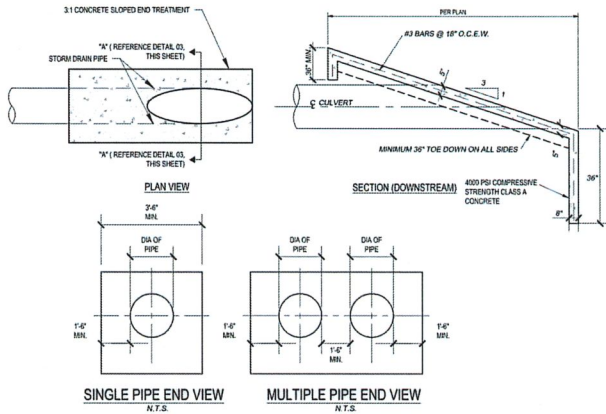


LEGEND

OVERALL SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT OF WAY	---
PHASE LINE LIMITS	---
PUBLIC UTILITY EASEMENT (P.U.E.)	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING POWER OPTIC LINE	---
EXISTING OVERHEAD ELECTRIC & TELEPHONE LINE	---
EXISTING WATER LINE	---
PROPOSED WATER LINE	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT OF WAY	---
FACE OF CURB	---
TOP OF WALL CHANNEL	---
EXISTING FIRE HYDRANT	---
EXISTING TELEPHONE BOX	---
EXISTING SON	---
EXISTING UTILITY POLE	---
EXISTING WATER VALVE	---
EXISTING WATER METER	---
EXISTING CLEAVOUT	---
EXISTING SEWER MANHOLE	---
PROPOSED SEWER MANHOLE	---
EXISTING DAY VALVE	---
PROPOSED ASPHALT PAVEMENT	---
PROPOSED CONCRETE SIDEWALK	---
SEPARATE UTILITY CROSSING, SEE ITS CONSTRUCTION UTILITY CROSSING DETAIL	---
PROPOSED RETAINING WALL	---

TRENCH EXCAVATION SAFETY PROTECTION

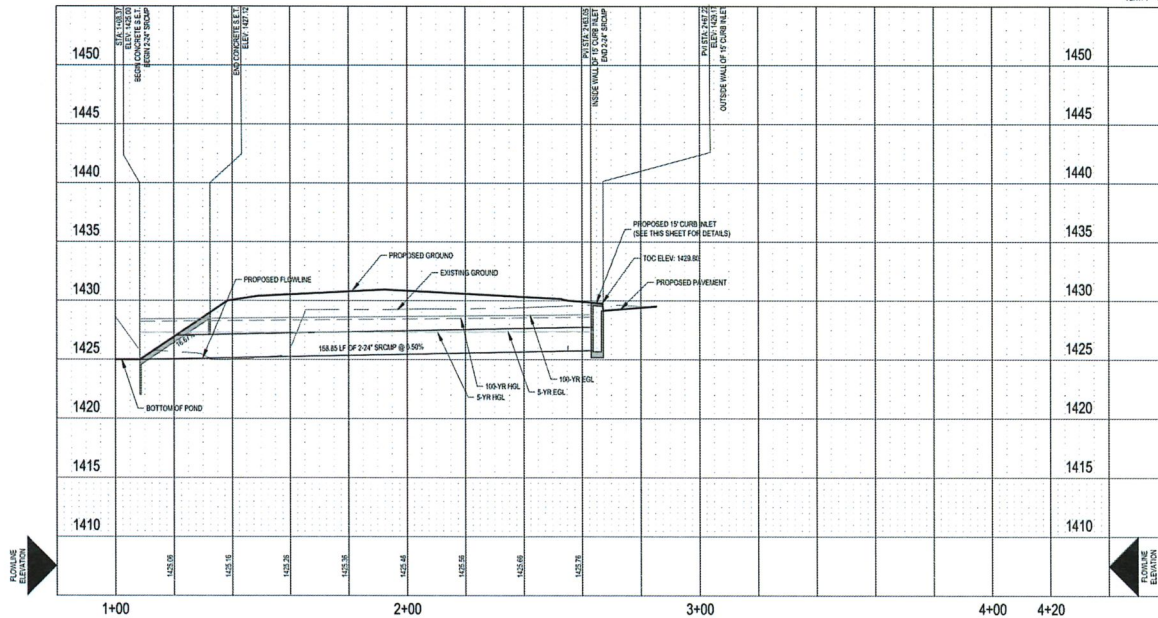
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA PRIOR TO CONSTRUCTION. TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH A MINIMUM 12" WIDE TRENCH EXCAVATION SAFETY PROTECTION SYSTEM. THE CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL SUPPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.



STORM SEWER SUMMARY TABLE

STORM EVENT	FLOW RATE (CFS)	VELOCITY AT OUTFALL (FT/S)
5-YEAR	10.54	1.68
100-YEAR	23.01	3.66

DRAIN "A" PLAN STA: 1+00 TO END



DRAINAGE PLAN & PROFILE DRAIN "A" STA: 1+00 TO END

FOR

SANTI SUBDIVISION

BOERNE, TEXAS

CG201

JOB NO. 3197.01
DESIGNED BY: DM
DRAWN BY: DCB
CHECKED BY: JLV
SHEET # 10 OF 22

MATKINHOVER
ENGINEERING & SURVEYING
131472
CODY LEE MORRIS
1/15/2025
131472
CODY LEE MORRIS
1/15/2025
131472
CODY LEE MORRIS
1/15/2025

LEGEND

OVERALL SUBDIVISION BOUNDARY
PROPOSED LOT LINE
PROPOSED RIGHT OF WAY
PHASE LINE LIMITS
PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING POWER OPTIC LINE
EXISTING OVERHEAD ELECTRIC & TELEPHONE LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
RIGHT OF WAY
FACE OF CURB
TOP OF WALL CHANNEL
EXISTING FIRE HYDRANT
EXISTING TELEPHONE BOX
EXISTING SON
EXISTING UTILITY POLE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING CLEAVOUT
EXISTING SEWER MANHOLE
PROPOSED SEWER MANHOLE
EXISTING DAY VALVE
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
SEPARATE UTILITY CROSSING, SEE ITS CONSTRUCTION UTILITY CROSSING DETAIL
PROPOSED RETAINING WALL

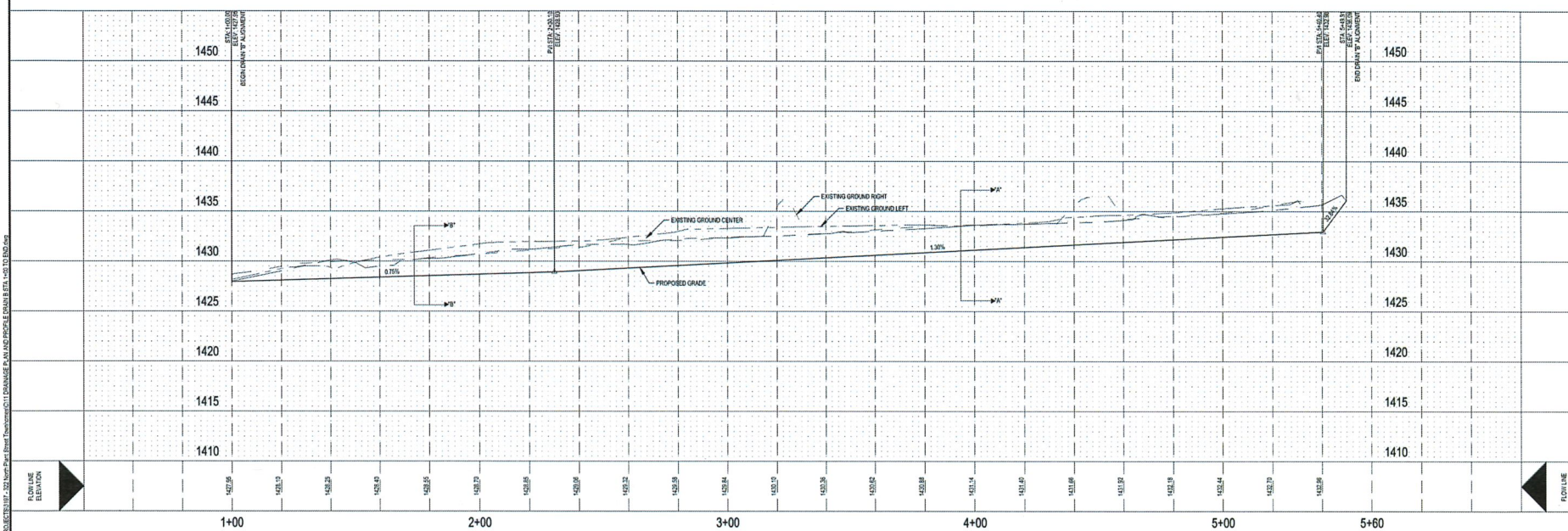
SCALE: 1"=20'
SHEET SIZE: 24" x 36"

DATE: APR 22, 2025, 11:46 AM, USER: C:\ADMINISTRATOR

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYER OR STRUCTURAL DESIGN, GEOTECHNICAL / SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW ALL PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE OSHA REGULATIONS AS A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYER OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND

SECTION "A-A"	SECTION "B-B"
$Q_{max} = 51.20 \text{ cfs}$	$Q_{max} = 51.20 \text{ cfs}$
$BW = 0.00 \text{ ft}$	$BW = 0.00 \text{ ft}$
$a = 0.015$	$a = 0.015$
$b = 1.30 \text{ ft}$	$b = 0.793 \text{ ft}$
$D_b = 1.40 \text{ ft}$	$D_b = 1.40 \text{ ft}$
$V_b = 0.47 \text{ ft/s}$	$V_b = 0.51 \text{ ft/s}$
$D = 2.00 \text{ ft}$	$D = 2.00 \text{ ft}$
$P = 0.67$	$P = 0.67$

WARNING! CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



FOR
SANTI SUBDIVISION
BOERNE, TEXAS

CG202

JOB NO.	3197.01
DESIGNED BY:	DM
DRAWN BY:	DCB
CHECKED BY:	JJV
SHEET #	11 OF 22

LEGEND

————— PROPERTY BOUNDARY

----- ADJOINING PARCEL BOUNDARIES

---#--- EXISTING 1" CONTOUR

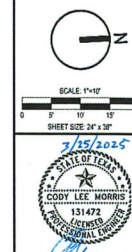
---#--- EXISTING 5' CONTOUR

----- 1444' PROPOSED 1" CONTOUR

----- 1445' PROPOSED 5' CONTOUR

① LOT NUMBER

⊙ EXISTING TREE



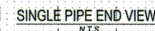
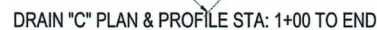
REVISION

MATKINHOOVER
ENGINEERING
& SURVEYING

3303 SHILL ROAD, STE. 2
GERRYSTOWN, PA 17033
TEL: 717-241-1100
FAX: 717-241-1101
WWW.MATKINHOOVER.COM



CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYER OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT. IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS' TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AND/OR CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH A.S.A. SIMILAR, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYER OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.



TECHNICAL DRAWING OF A CONCRETE SLAB AND FOOTING.

PER PLAN

PLAN VIEW

3:1

DOWN ON ALL SIDES

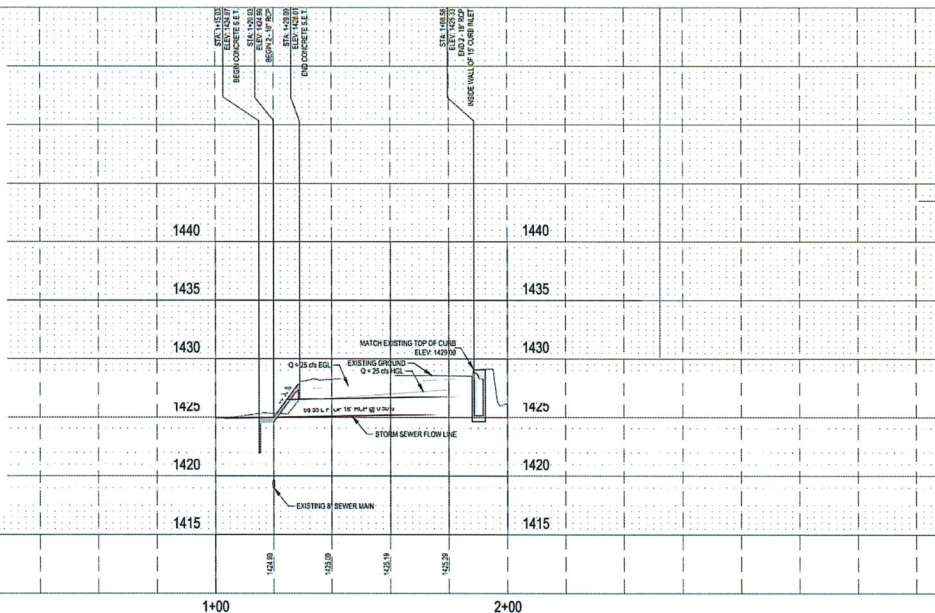
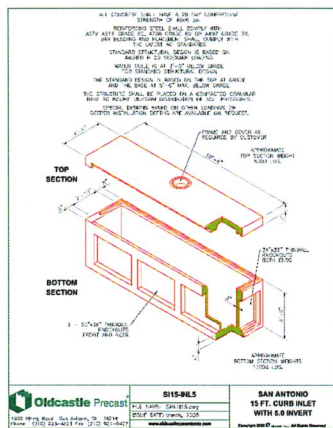
400 PSI COMPRESSIVE STRENGTH GLASS A CONCRETE

36"

8"

TREATMENT

PLAN VIEW



MATKINHOVER
ENGINEERING
& SURVEYING

3001 SWELL ROAD SUITE 3
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2750 CECIL ROAD SUITE 100
CHERRY TREE, NC
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FOR
SANTI SUBDIVISION
BOERNE, TEXAS

CG203

JOB NO.	3197.01
DESIGNED BY:	DM
DRAWN BY:	DCB
CHECKED BY:	JJV
SHEET #	12 OF 22