



VICINITY MAP
SCALE: 1"=1000'

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: BRIAN ESTES, PE

OWNER / DEVELOPER

HARDY T LAND, LLC
STEVE HARREN
6836 BEE CAVES ROAD
AUSTIN, TEXAS 78746

LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: FRANK FUNK, RPLS

SUMMARY

AREAS

LOTS (7)	33.36 AC	86%
POND LOTS(1)	2.10 AC	06%
R.O.W.	3.22 AC	08%
TOTAL=	38.68 AC.	

IMPERVIOUS COVER

IMPERVIOUS COVER 35% MAX

LOT COUNT

NUMBER OF LOTS = 8
AVERAGE LOT = 4.43 AC
TOTAL = 35.46 AC

PLAT NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005.
4. WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
5. A PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
7. THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
8. DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.
9. THE HOA SHALL BE THE OWNER AND OPERATOR OF ROADWAY FACILITIES.

PRELIMINARY PLAT

FOR

HARDY T LAND NORTH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



SITE MAP
SCALE: 1"=300'

SHEET LIST	
SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT
03	EXISTING DRAINAGE AREA MAP
04	PROPOSED DRAINAGE AREA MAP
05	DETENTION POND PLAN
06	WATER & E&S PLAN

LEGAL DESCRIPTION

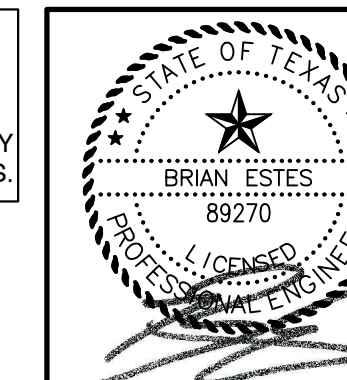
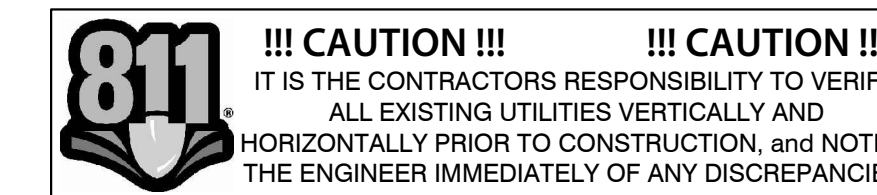
BEING A 38.680 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.021 ACRE TRACT BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

APPROVED BY:	APPROVED BY:
_____ CITY ADMINISTRATOR	_____ CITY SECRETARY
_____ CITY ENGINEER	_____ DRIPPING SPRINGS WATER SUPPLY CORPORATION
_____ PLANNING DIRECTOR	_____ HAYS COUNTY ESD #6
_____ PLANNING & ZONING COMMISSION CHAIR	_____ SITE PERMIT NUMBER

SUBMITTED BY : BRIAN ESTES, PE

08/19/21

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.



NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746
Ph: 512.439.0400 - Fax: 512.329.0096
www.cechinc.com

HARDY T LAND LLC
HARDY T LAND NORTH
DRIPPING SPRINGS, HAYS COUNTY, TX

COVER SHEET

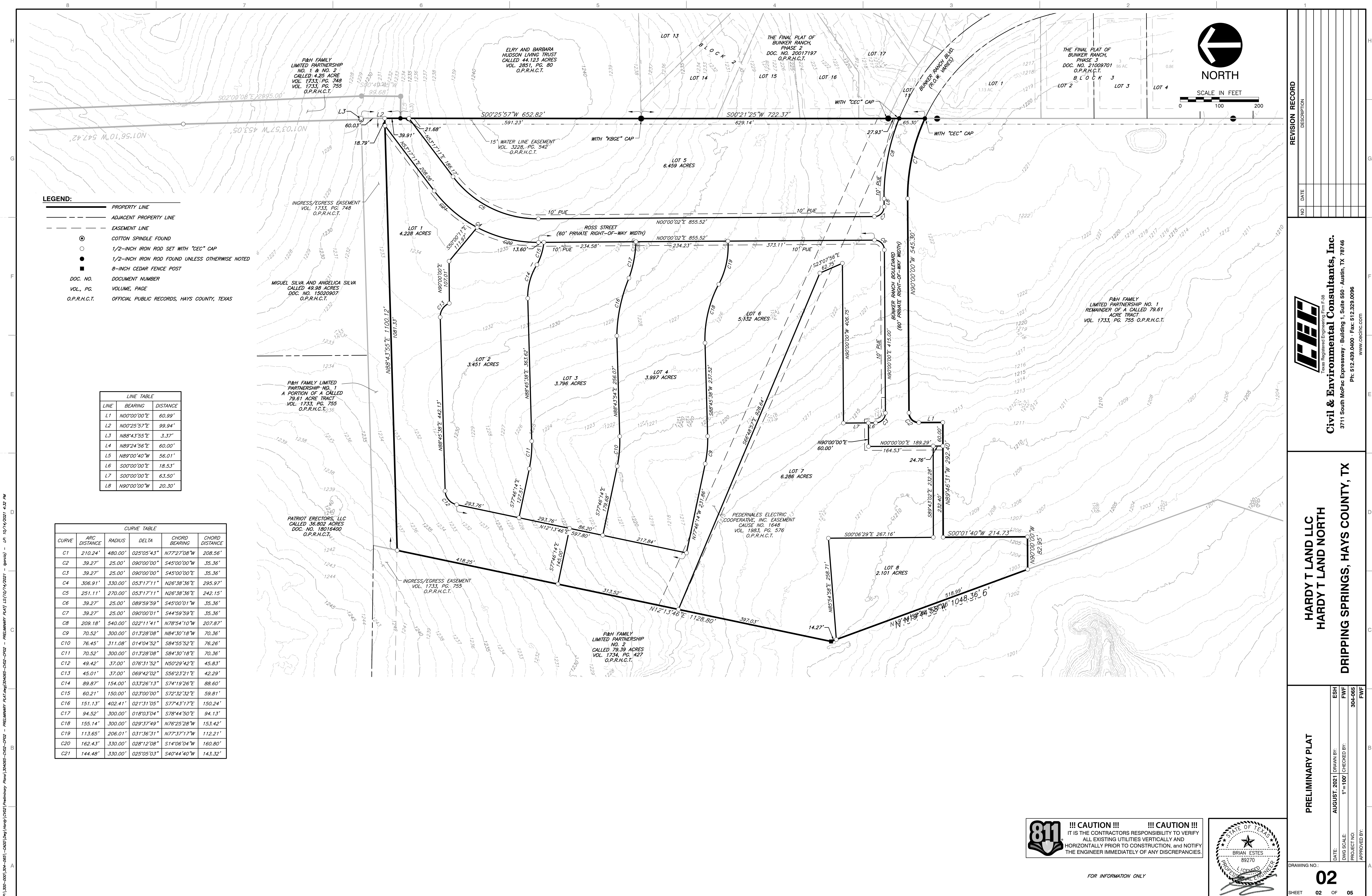
DRAWING NO. **01**

SHEET 01 OF 05

DATE: MARCH, 2021
DRAWN BY: 1"=300'
PROJECT NO: 304-065
APPROVED BY: BE

STAFF
MISC
304-065

A:\100-2001\100-065-0000\Drawings\100-065-0000-001 - COVER SHEET.dwg (1/19/2021 10:39 AM)



- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - COTTON SPINDLE FOUND
 - 1/2-INCH IRON ROD SET WITH "CEC" CAP
 - 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 8-INCH CEDAR FENCE POST
 - DOC. NO. DOCUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N00°00'00"E	60.99'
L2	N00°25'57"E	99.94'
L3	N88°43'55"E	3.37'
L4	N89°24'56"E	60.00'
L5	N8°00'40"W	56.01'
L6	S00°00'00"E	18.53'
L7	S00°00'00"E	63.50'
L8	N90°00'00"W	20.30'

CURVE	ARC DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	210.24'	480.00'	025°05'43"	N77°27'08"W	208.56'
C2	39.27'	25.00'	090°00'00"	S45°00'00"E	35.36'
C3	39.27'	25.00'	090°00'00"	S45°00'00"E	35.36'
C4	306.91'	330.00'	053°17'11"	N26°38'36"E	295.97'
C5	251.11'	270.00'	053°17'11"	N26°38'36"E	242.15'
C6	39.27'	25.00'	089°59'59"	S45°00'01"W	35.36'
C7	39.27'	25.00'	090°00'01"	S44°59'59"E	35.36'
C8	209.18'	540.00'	022°11'41"	N78°54'10"W	207.87'
C9	70.52'	300.00'	013°28'08"	N84°30'18"W	70.36'
C10	76.45'	311.08'	014°04'52"	S84°55'52"E	76.26'
C11	70.52'	300.00'	013°28'08"	S84°30'18"E	70.36'
C12	49.42'	37.00'	076°31'52"	N50°29'42"E	45.83'
C13	45.01'	37.00'	069°42'02"	S56°23'21"E	42.29'
C14	89.87'	154.00'	033°26'13"	S74°19'26"E	88.60'
C15	60.21'	150.00'	023°00'00"	S72°32'32"E	59.81'
C16	151.13'	402.41'	021°31'05"	S77°43'17"E	150.24'
C17	94.52'	300.00'	018°03'04"	S78°44'50"E	94.13'
C18	155.14'	300.00'	029°37'49"	N76°25'28"W	153.42'
C19	113.65'	206.01'	031°36'31"	N77°37'17"W	112.21'
C20	162.43'	330.00'	028°12'08"	S14°06'04"W	160.80'
C21	144.48'	330.00'	025°05'03"	S40°44'40"W	143.32'

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746
 Ph: 512.439.0400 - Fax: 512.329.0096
 www.cecinco.com

**HARDY T LAND LLC
 HARDY T LAND NORTH
 DRIPPING SPRINGS, HAYS COUNTY, TX**

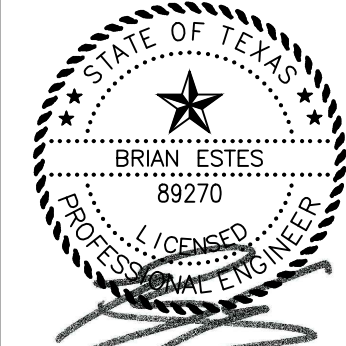
PRELIMINARY PLAT

DATE: AUGUST, 2021 | DRAWN BY: ESH
 DWG SCALE: 1"=100' | CHECKED BY: FWF
 PROJECT NO: 304-065
 APPROVED BY: FWF

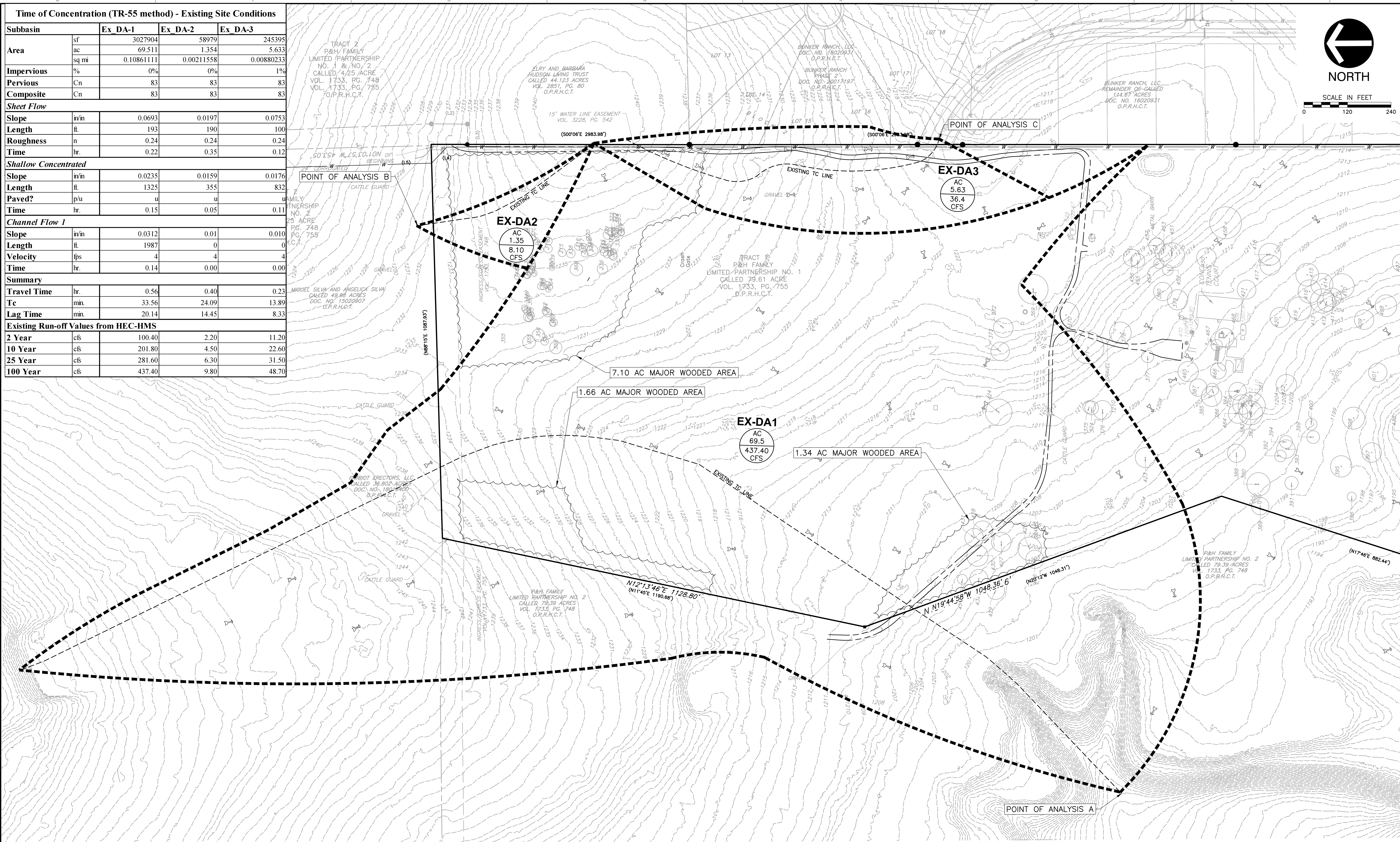
811 !!! CAUTION !!! !!! CAUTION !!!
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR INFORMATION ONLY

DRAWING NO. **02**
 SHEET 02 OF 05



Time of Concentration (TR-55 method) - Existing Site Conditions				
Subbasin		Ex DA-1	Ex DA-2	Ex DA-3
Area	sf	3027904	58979	245395
	ac	69.511	1.354	5.633
	sq mi	0.10861111	0.00211558	0.00880233
Impervious	%	0%	0%	1%
Pervious	Cn	83	83	83
Composite	Cn	83	83	83
Sheet Flow				
Slope	in/in	0.0693	0.0197	0.0753
Length	ft.	193	190	100
Roughness	n	0.24	0.24	0.24
Time	hr.	0.22	0.35	0.12
Shallow Concentrated				
Slope	in/in	0.0235	0.0159	0.0176
Length	ft.	1325	355	832
Paved?	p/u	u	u	u
Time	hr.	0.15	0.05	0.11
Channel Flow 1				
Slope	in/in	0.0312	0.01	0.010
Length	ft.	1987	0	0
Velocity	fps	4	4	4
Time	hr.	0.14	0.00	0.00
Summary				
Travel Time	hr.	0.56	0.40	0.23
Tc	min.	33.56	24.09	13.89
Lag Time	min.	20.14	14.45	8.33
Existing Run-off Values from HEC-HMS				
2 Year	cfs	100.40	2.20	11.20
10 Year	cfs	201.80	4.50	22.60
25 Year	cfs	281.60	6.30	31.50
100 Year	cfs	437.40	9.80	48.70



SCALE IN FEET
0 120 240

NOTE:
FOR ANY LOTS THAT HAVE TREES WITH TRUNKS OVER 12" IN DIAMETER, THE OWNER WILL PARTICIPATE IN TREE MITIGATION BY PAYING CASH-IN-LIEU, THE AMOUNT EQUAL TO THE COST OF INSTALLATION ON A PER-UNIT BASIS, NOT TO EXCEED \$100.00 PER CALIPER INCH OR \$6,000.00 PER ACRE.

811 !!! CAUTION !!! !!! CAUTION !!!
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NO.	DATE	DESCRIPTION

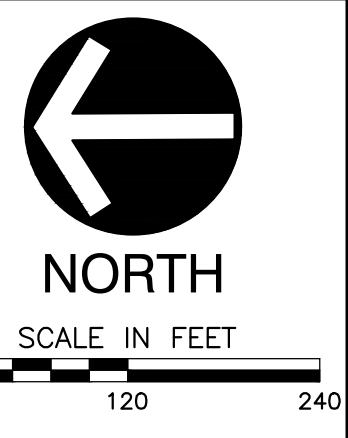
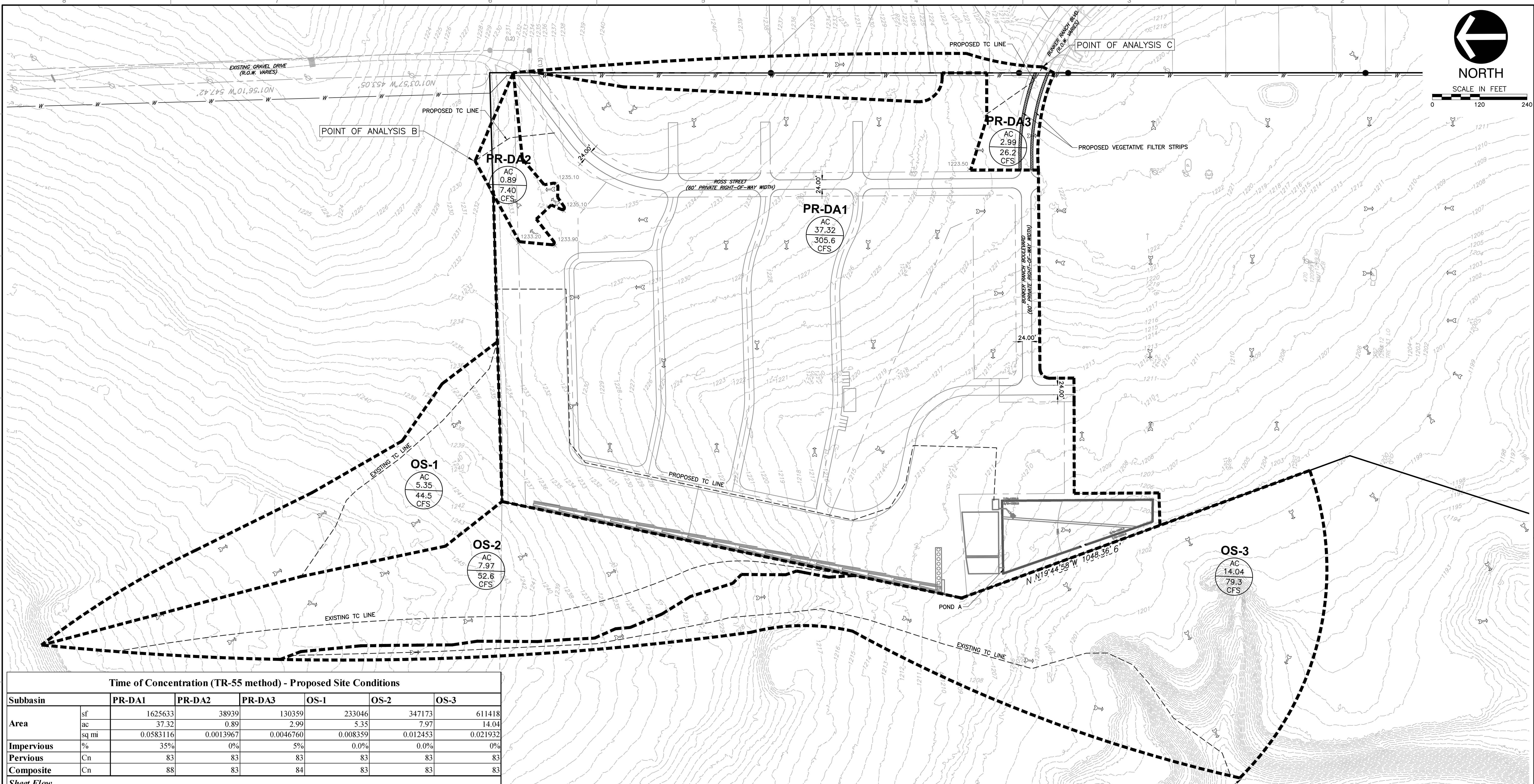
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**HARDY T LAND LLC
HARDY T LAND NORTH
DRIPPING SPRINGS, HAYS COUNTY, TX**

EXISTING DRAINAGE AREA MAP
DATE: MARCH, 2021
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 304-065
APPROVED BY: [Signature]

DRAWING NO. **03**
SHEET 03 OF 05

A:\100-2001_034-065\1002\Drawings\0302\0302-0033 - Existing Drainage Area Map.dwg (1/18/2021 4:32 PM)



NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 3711 South MoRac Expressway - Building 1, Suite 550 - Austin, TX 78746
 Ph: 512.439.0400 - Fax: 512.329.0096
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**HARDY T LAND LLC
 HARDY T LAND NORTH
 DRIPPING SPRINGS, HAYS COUNTY, TX**

Time of Concentration (TR-55 method) - Proposed Site Conditions							
Subbasin		PR-DA1	PR-DA2	PR-DA3	OS-1	OS-2	OS-3
Area	sf	1625633	38939	130359	233046	347173	611418
	ac	37.32	0.89	2.99	5.35	7.97	14.04
	sq mi	0.0583116	0.0013967	0.0046760	0.008359	0.012453	0.021932
Impervious	%	35%	0%	5%	0.0%	0.0%	0%
	Cn	83	83	83	83	83	83
Composite	Cn	88	83	84	83	83	83
Sheet Flow							
Slope	in/in	0.0200	0.0213	0.0286	0.0321	0.0275	0.0168
Length	ft.	109	218	186	140	231	260
Roughness	n	0.15	0.15	0.15	0.15	0.15	0.24
Time	hr.	0.15	0.26	0.21	0.16	0.25	0.48
Shallow Concentrated							
Slope	in/in	0.0200	0.0000	0.0291	0.0223	0.0213	0.0274
Length	ft.	166	60	0	528	1650	1620
Paved?	p/u	p	u	u	u	u	u
Time	hr.	0.02	0.00	0.00	0.06	0.19	0.17
Channel Flow 1							
Slope	in/in	0.0200	0	0	0.0000	0.0315	0.0430
Length	ft.	1595	0	0	0	1120	656
Velocity	fps	6	0	0	0	4	4
Time	hr.	0.07	0.00	0.00	0.00	0.08	0.05
Summary							
Travel Time	hr.	0.29	0.26	0.21	0.27	0.52	0.73
Tc	min.	17.57	15.75	12.33	15.93	31.23	43.58
Lag Time	min.	10.54	9.45	7.40	9.56	18.74	26.15
Proposed Run-off Values from HEC-HMS							
2 Year	cfs	79.00	1.70	6.20	10.10	12.00	18.30
10 Year	cfs	147.60	3.40	12.40	20.50	24.20	37.00
25 Year	cfs	201.40	4.80	17.20	28.70	33.90	51.60
100 Year	cfs	305.60	7.50	26.40	44.50	52.60	80.00

15. Grassy Swales Designed as Required in RC

Design parameters for the swale:

Drainage Area to be Treated by the Swale = **A = 0.07 acres**
 Impervious Cover in Drainage Area = **0.07 acres**
 Rainfall intensity = **i = 1.1 in/hr**
 Swale Slope = **0.01 ft/ft**
 Side Slope (z) = **3**
 Design Water Depth = **y = 0.30 ft**
 Weighted Runoff Coefficient = **C = 0.74**

A_{CS} = cross-sectional area of flow in Swale = **0.17 sf**
 P_W = Wetted Perimeter = **1.57 feet**
 R_H = hydraulic radius of flow cross-section = A_{CS}/P_W = **0.11 feet**
 n = Manning's roughness coefficient = **0.2**

To calculate the flow velocity in the swale:

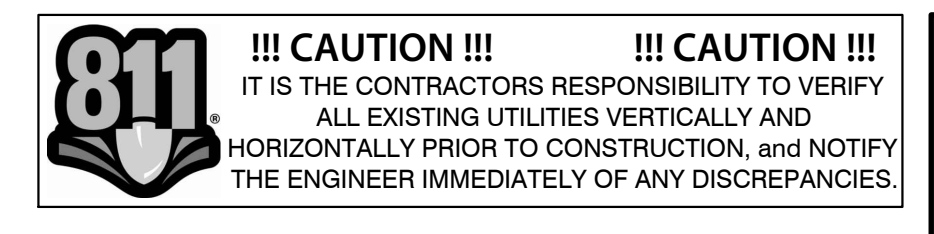
V (Velocity of Flow in the swale) = Q/A_{CS} = **0.33 ft/sec**

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = **99.93 feet**

Contributing Drainage Areas	Existing and Proposed Conditions at Points of Analysis					
	Existing Drainage Area			Proposed Drainage Area		
	Ex_Point of Analysis A	Ex_Point of Analysis B	Ex_Point of Analysis C	Pr_Point of Analysis A	Pr_Point of Analysis B	Pr_Point of Analysis C
2-Yr Peak Discharge, Q_2	EX_DA1	EX_DA2	EX_DA3	Pr_DA1	Pr_DA2	Pr_DA3
10-Yr Peak Discharge, Q_{10}	100.40	2.20	11.20	93.80	1.70	6.20
25-Yr Peak Discharge, Q_{25}	201.80	4.50	22.60	190.30	3.40	12.40
100-Yr Peak Discharge, Q_{100}	281.60	6.30	31.50	275.00	4.8	17.2
	437.40	9.80	48.70	437.00	7.50	26.40

NOTE: PRIVATE ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE

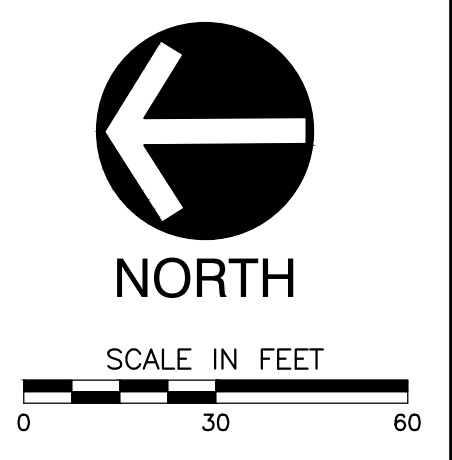
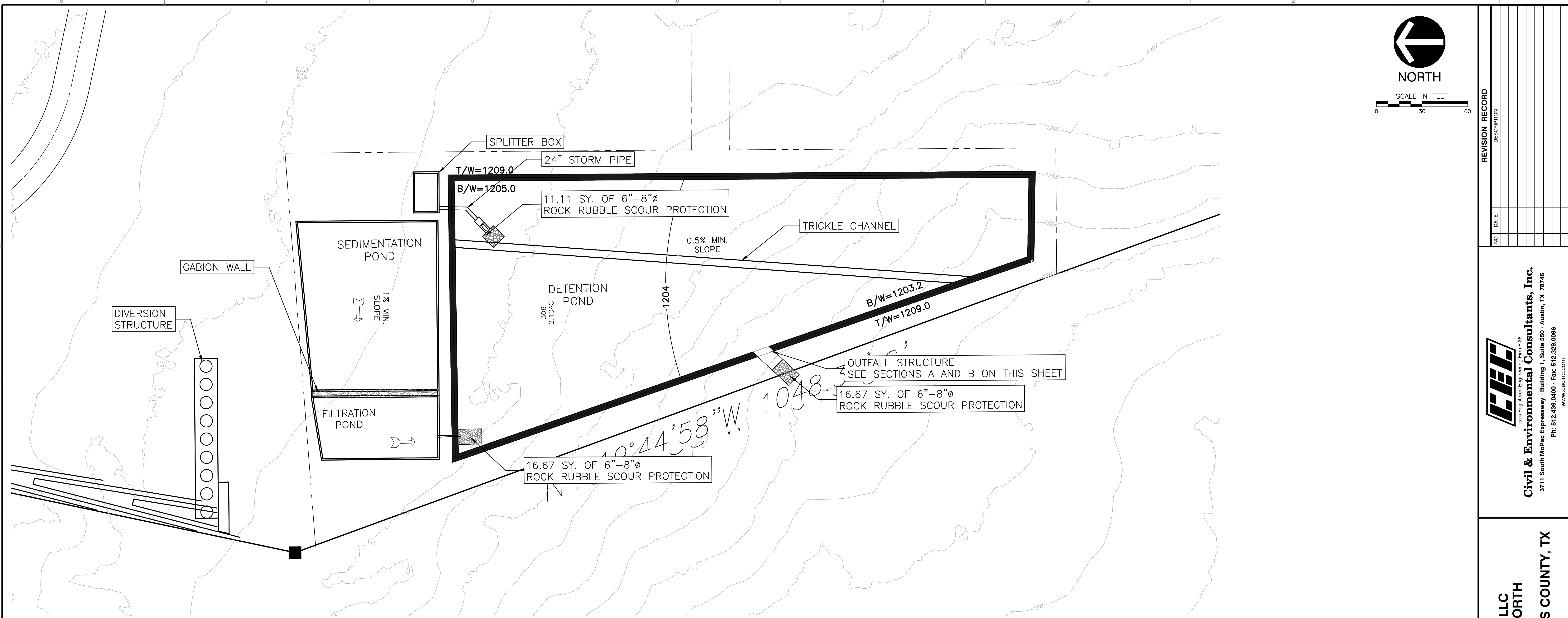


PROPOSED DRAINAGE AREA MAP

DRAWING NO. **04** OF **05**

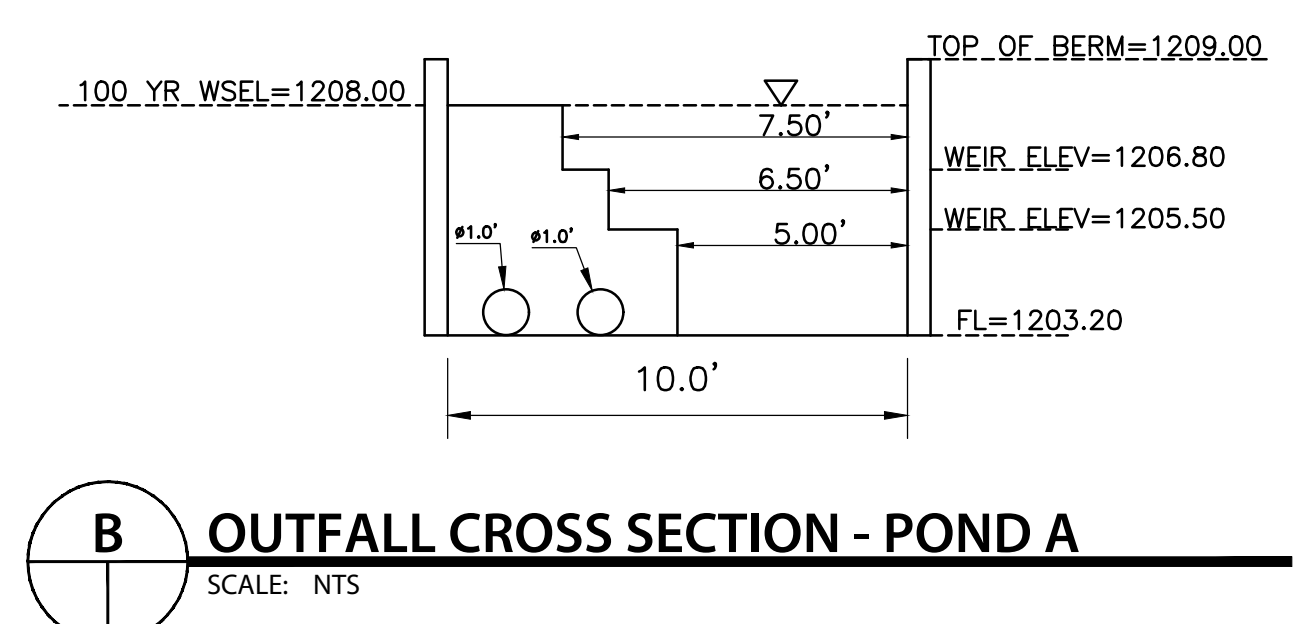
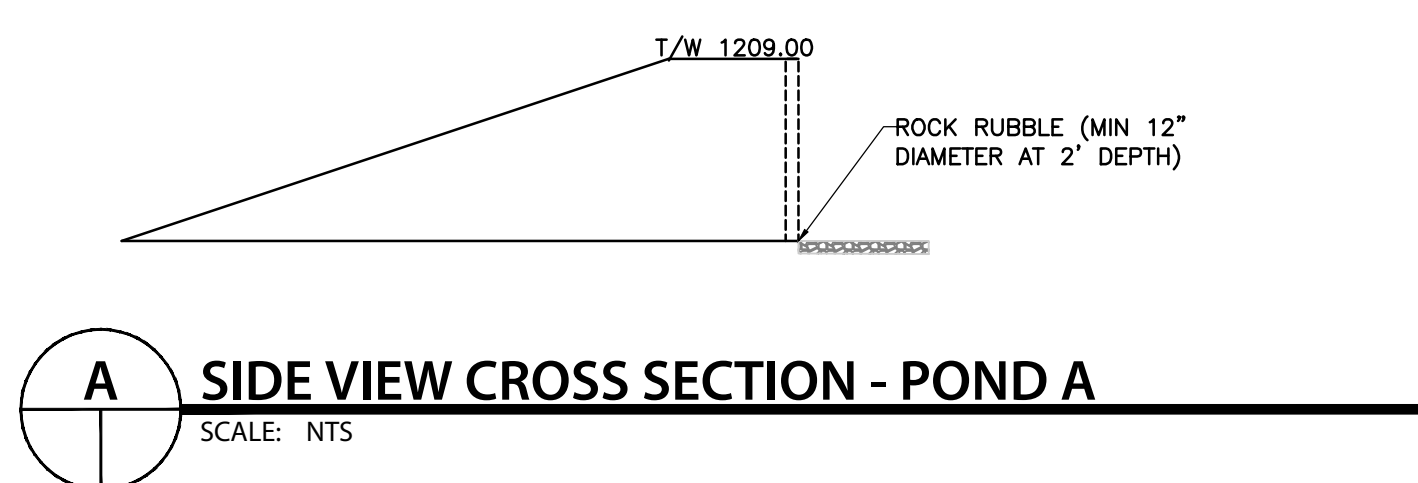
DATE: MARCH, 2021
 DWG SCALE: 1" = 120'
 PROJECT NO: 304-065
 APPROVED BY: [Signature]

A:\304-065\304-065.dwg (Map) [2021/03/10 10:14:31 AM] - Proposed (Map) [2021/03/10 10:14:31 AM] - LF: 10/14/2021 4:31 PM



POND-A
SCALE: 1"=30'

- NOTES:**
- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(B)(4)].
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS. SIDE SLOPES FOR EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE GEOTECHNICAL REPORT. CONCRETE WALLS SHALL BE BUILT TO COA STANDARD SPECIFICATIONS. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.



Pond A - Detention Pond Values from HEC-HMS Hydrologic Modeling Software

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	100.40	89.10	64.2	1205.4
10-yr	201.80	168.10	132.8	1206.5
25-yr	281.60	230.10	194.2	1207.1
100-yr	437.40	350.10	311.3	1208.0

POND A - Sedimentation Pond Stage Values

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1207.7	0	0	0 cf	0 cf	0.0000
1208.0	9,547	0.219168962	1,432	1,432	0.0329
1209.0	9,547	0.219168962	9,547	10,979	0.2520
1210.0	9,547	0.219168962	9,547	20,526	0.4712
1211.0	9,547	0.219168962	9,547	30,073	0.6904
1212.0	9,547	0.219168962	9,547	39,620	0.9096
1213.0	9,547	0.219168962	9,547	49,167	1.1287

POND A - Detention Pond Stage Values

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1203.1	0	0	0 cf	0 cf	0.0000
1204.0	21,614	0.496189164	9,726	9,726	0.2233
1205.0	43,664	1.002387511	32,639	42,365	0.9726
1206.0	45,692	1.048943985	44,678	87,043	1.9982
1207.0	45,692	1.048943985	45,692	132,735	3.0472
1208.0	47,754	1.096280992	46,723	179,458	4.1198
1209.0	47,754	1.096280992	47,754	227,212	5.2161

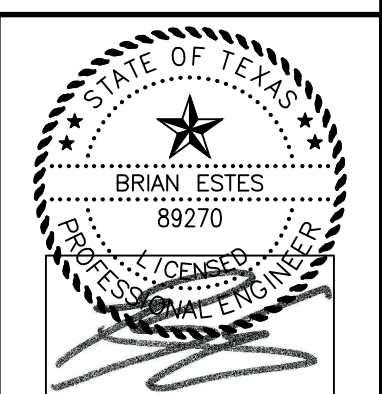
POND A - Filtration Pond Stage Values

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1207.6	3,161	0.072566575	0 cf	0 cf	0.0000
1208.0	3,161	0.072566575	1,264	1,264	0.0290
1209.0	3,161	0.072566575	3,161	4,425	0.1016
1210.0	3,161	0.072566575	3,161	7,586	0.1742
1211.0	3,161	0.072566575	3,161	10,747	0.2467
1212.0	3,161	0.072566575	3,161	13,908	0.3193
1213.0	3,161	0.072566575	3,161	17,069	0.3919

Existing and Proposed Conditions at Points of Analysis

	Existing Drainage Area			Proposed Drainage Area		
	Ex_Point of Analysis A	Ex_Point of Analysis B	Ex_Point of Analysis C	Pr_Point of Analysis A	Pr_Point of Analysis B	Pr_Point of Analysis C
Contributing Drainage Areas	EX_DA1	EX_DA2	EX_DA3	Pr_Off1, 2, 3, DA1	Pr_DA2	Pr_DA3
2-Yr Peak Discharge, Q ₂	100.40	2.20	11.20	93.80	1.70	6.20
10-Yr Peak Discharge, Q ₁₀	201.80	4.50	22.60	190.30	3.40	12.40
25-Yr Peak Discharge, Q ₂₅	281.60	6.30	31.50	275.00	4.8	17.2
100-Yr Peak Discharge, Q ₁₀₀	437.40	9.80	48.70	437.00	7.50	26.40

811 !!! CAUTION !!!
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REVISION RECORD

NO.	DATE	DESCRIPTION

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Ph: 512.439.0400 - Fax: 512.329.0096
www.cedinc.com

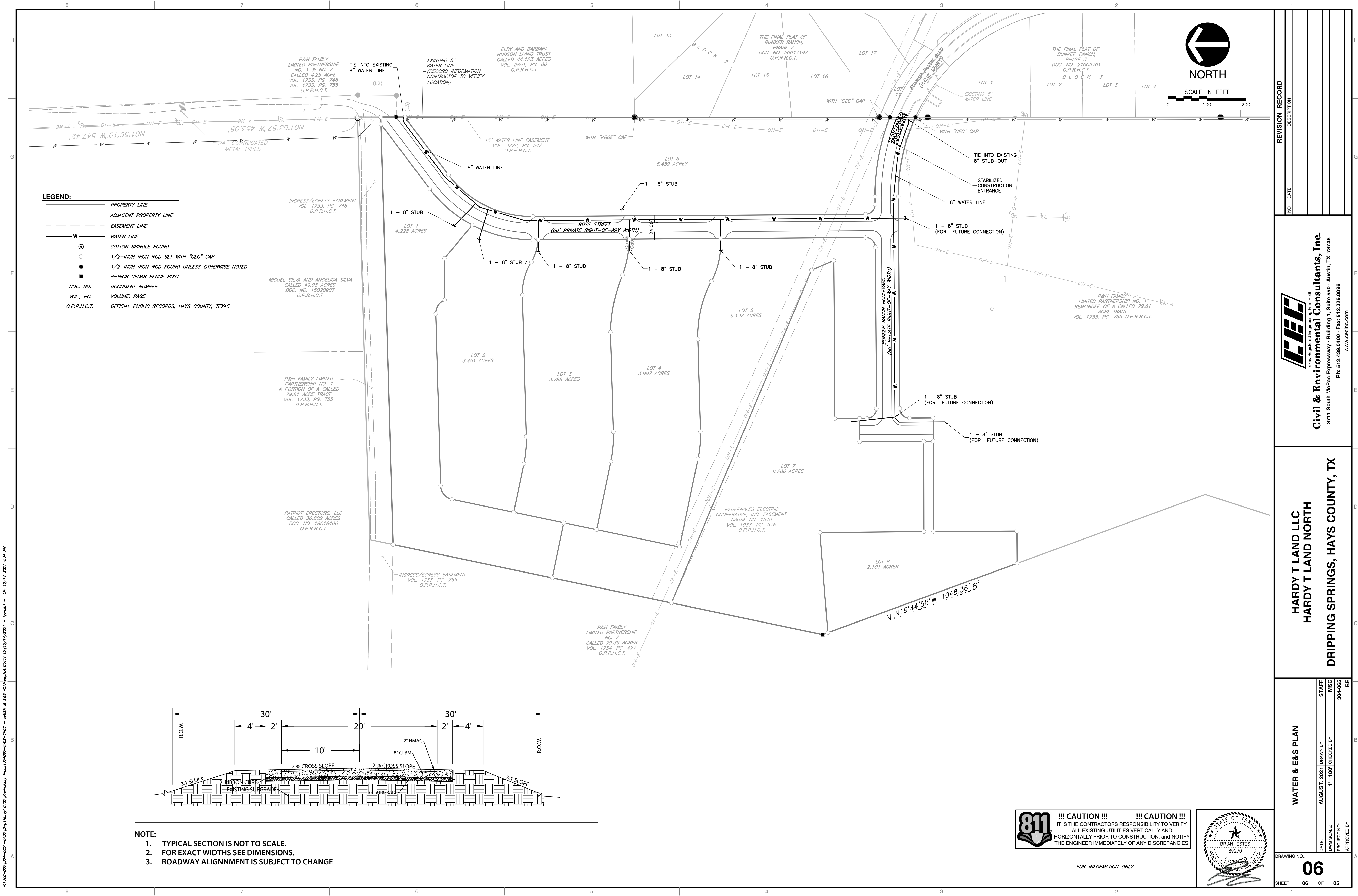
HARDY T LAND LLC
HARDY T LAND NORTH
DRIPPING SPRINGS, HAYS COUNTY, TX

DETENTION POND PLAN

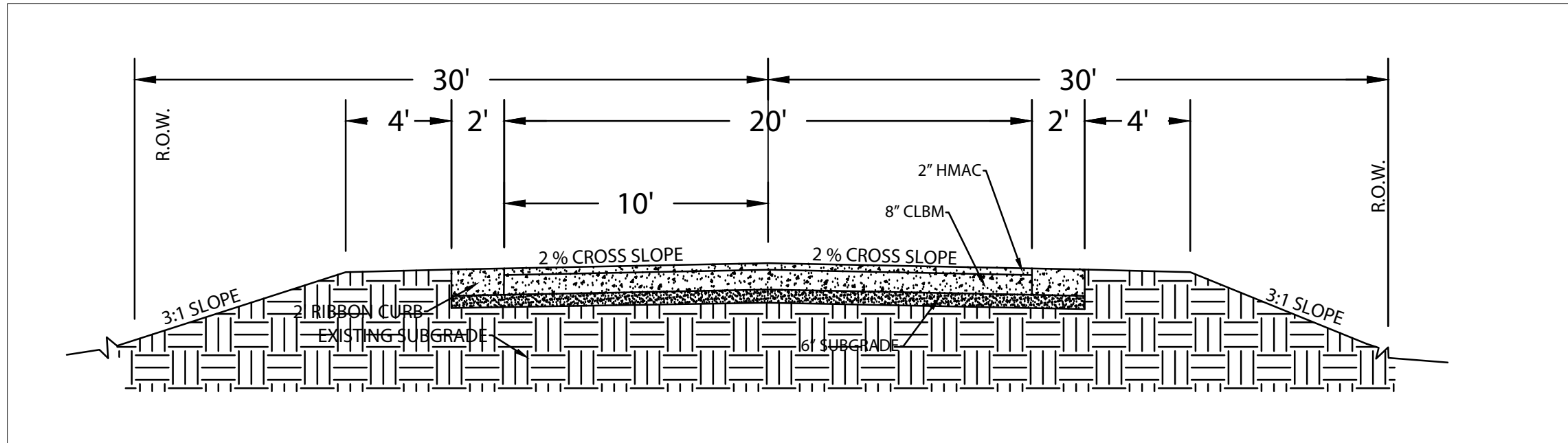
DATE: MARCH, 2021
DRAWN BY: STAFF
DWG SCALE: 1"=30'
PROJECT NO: 304-065
CHECKED BY: MISC
APPROVED BY: BE

DRAWING NO. **05**
SHEET 05 OF 05

A:\130-2001\130-0651-0000\Drawings\130-0651-0000-0000 - RETENTION POND PLAN\130-0651-0000-0000 - RETENTION POND PLAN.dwg (1/21/2021 4:33 PM)



- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - W WATER LINE
 - COTTON SPINDLE FOUND
 - 1/2-INCH IRON ROD SET WITH "CEC" CAP
 - 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 8-INCH CEDAR FENCE POST
 - DOC. NO. DOCUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



- NOTE:**
1. TYPICAL SECTION IS NOT TO SCALE.
 2. FOR EXACT WIDTHS SEE DIMENSIONS.
 3. ROADWAY ALIGNMENT IS SUBJECT TO CHANGE

NO.	DATE	DESCRIPTION

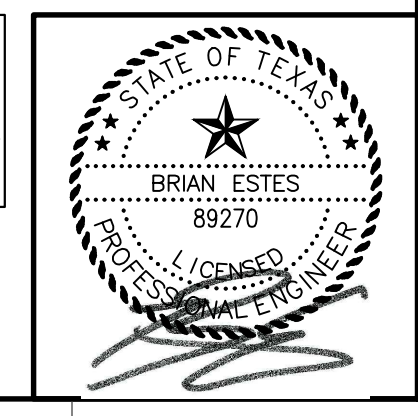
Civil & Environmental Consultants, Inc.
 3711 South MoMac Expressway - Building 1, Suite 550 - Austin, TX 78746
 Ph: 512.439.0400 - Fax: 512.329.0096
 www.cecinc.com

**HARDY T LAND LLC
 HARDY T LAND NORTH
 DRIPPING SPRINGS, HAYS COUNTY, TX**

WATER & E&S PLAN

DATE: AUGUST, 2021 | DRAWN BY: [Signature]
 DWG SCALE: 1"=100' | CHECKED BY: [Signature]
 PROJECT NO: 304-065
 APPROVED BY: [Signature]

811 !!! CAUTION !!!
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



FOR INFORMATION ONLY

A:\2021-2024\2021-08-01-0400 (Camp Hays) (2021 Preliminary Plans) 304-065-0102-0102 - WATER & E&S PLAN (MWD) (15/10/2021 - 10/14/2021 4:34 PM)