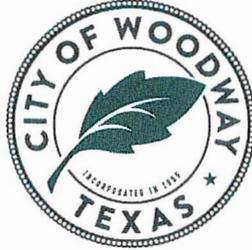


**PUBLIC NOTICE OF MEETING**



**WOODWAY CITY COUNCIL**

**MARCH 23, 2026 – 5:30 P.M.**

**TAKE NOTICE THAT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, WILL BE HELD IN THE DONALD J. BAKER COUNCIL CHAMBERS AT WOODWAY CITY HALL, 922 ESTATES DRIVE, WOODWAY, TEXAS, COMMENCING AT 5:30 P.M. ON MONDAY, MARCH 23, 2026, TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT INCLUDING, AMONG OTHERS, THE ITEMS LISTED BELOW.**

**AGENDA**

**CALL MEETING TO ORDER**

**INVOCATION**

1. Invocation
2. Pledge of Allegiance

**PUBLIC COMMENT**

3. The City Council invites citizens to address the Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Please limit your comments to three (3) minutes per Resolution R-87-11. The Council is not permitted to take any action or discuss any item not listed on the agenda. When called to speak, please state your name and address, and if speaking on a specific agenda item, state the item before beginning your comments

**ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION**

4. Discussion and consider action on minutes of the regular City Council meeting held March 16, 2026, at 5:30 p.m.
5. Discussion and consider action on acceptance of the Application to Develop in a Planned District (office space) Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard

## Packet Page Number 2

### WOODWAY CITY COUNCIL AGENDA

Page 2

March 23, 2026 - 5:30 P.M.

6. A. Public hearing on approval of Final Plat of the Tanglewood Estates Addition, Phase 3, Block A, Lots 43-46; Block H, Lots 27-42; Block J, Lots 8-33; Block M, Lots 1-25; Block N, Lots 1-6; Block O, Lots 1-9 to the City of Woodway, McLennan County, Texas and being a part of those tracts of land described as Tract 6 (79.150 acres) in a deed to WDA Development, LLC, as recorded in McLennan County Clerks document 2018044087 of the Official Public Records of McLennan County, Texas
- B. Discussion and consider action on approval of Final Plat of the Tanglewood Estates Addition, Phase 3, Block A, Lots 43-46; Block H, Lots 27-42; Block J, Lots 8-33; Block M, Lots 1-25; Block N, Lots 1-6; Block O, Lots 1-9 to the City of Woodway, McLennan County, Texas and being a part of those tracts of land described as Tract 6 (79.150 acres) in a deed to WDA Development, LLC, as recorded in McLennan County Clerks document 2018044087 of the Official Public Records of McLennan County, Texas

### CITY MANAGER AND CITY COUNCIL REPORTS

7. City Manager's Report (Briefings or updates may be provided regarding City services, administrative/personnel matters, real estate/development, infrastructure, events, regulations, community and intergovernmental relations issues.)
8. City Council Reports (Briefings or updates may be provided regarding City Council committee and liaison assignments.)

### CLOSING ITEM

9. Consider action on adjournment

*Councilmembers unable to attend in person may participate via videoconference in accordance with Chapter 551 of the Texas Government Code.*

*I certify that the above notice of meeting was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 17<sup>th</sup> day of March 2026 at 5:00 p.m.*

  
\_\_\_\_\_  
*Kasia Redden, City Secretary*

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.

March 16, 2026 – 5:30 p.m.

The Woodway City Council met in a regular meeting in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, March 16, 2026, at 5:30 p.m. The following individuals were in attendance:

Mayor:	Amine Qourzal
Mayor Pro Tem:	Storey Cook
Councilmembers:	Janell Gilman, David Keyston, Ken Sury, Dave Whitby
Councilmembers Absent:	David Keyston
City Manager:	Adam Niolet
Assistant City Manager:	Jennifer Rogers
City Secretary:	Kasia Redden, City Secretary
City Staff:	Mitch Davison, Khalil El-Halabi, Taylor Groves, Jimmy Rogers, and Keith Lowrey
Contract Staff:	David Shaw, City Attorney

**CALL MEETING TO ORDER**

Mayor Qourzal called the meeting to order at 5:33 p.m.

**INVOCATION AND PLEDGE**

1. INVOCATION

Mayor Qourzal provided the invocation.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States Flag was recited in unison.

**PUBLIC COMMENT**

3. THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY MATTER, INCLUDING ITEMS ON THE AGENDA, EXCEPT PUBLIC HEARINGS THAT ARE INCLUDED ON THE AGENDA. COMMENTS RELATED TO PUBLIC HEARINGS WILL BE HEARD WHEN THE SPECIFIC HEARING STARTS. PLEASE LIMIT YOUR COMMENTS TO THREE (3) MINUTES PER RESOLUTION R-87-11. THE COUNCIL IS NOT PERMITTED TO TAKE ANY ACTION OR DISCUSS ANY ITEM NOT LISTED ON THE AGENDA. WHEN CALLED TO SPEAK, PLEASE STATE YOUR NAME AND ADDRESS, AND IF SPEAKING ON A SPECIFIC AGENDA ITEM, STATE THE ITEM BEFORE BEGINNING YOUR COMMENTS

Jacob Henry, Waco resident, spoke about concerns over the use of flock cameras for the collection of data, including where the data is stored. While he recognizes the usefulness of these cameras in criminal apprehension, he is concerned about invasion of privacy.

Scott Giddings, Woodway resident, spoke regarding the intent to charge fees at the Woodway Family Center. He praised the build-up of programs to date and the solid attendance numbers, particularly for seniors. He requested caution from City Council regarding the imposition of fees and monitoring of attendance numbers as those fees are implemented to ensure that attendance is not being significantly affected.

WOODWAY CITY COUNCIL MINUTES

Page 2

March 16, 2026, at 5:30 p.m.

**ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION**

4. A. PUBLIC HEARING ON APPLICATION TO DEVELOP AND SITE DEVELOPMENT PLAN IN A PLANNED DISTRICT (OFFICE ADDITION) BEING ALL OF THAT CALLED LOT 2, BLOCK A, WOODWAY CITY OFFICES ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS LOCATED AT 250 SHARRON DRIVE.

Mayor Qourzal opened the public hearing at 5:42 p.m.

Michelle Ascencio and John Eaton of Sterling & Kap Architects introduced themselves as representatives of the owner and offered to answer any questions.

There being no other public comments, Mayor Qourzal closed the public hearing at 5:44 p.m.

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION TO DEVELOP IN A PLANNED DISTRICT (OFFICE ADDITION) BEING ALL OF THAT CALLED LOT 2, BLOCK A, WOODWAY CITY OFFICES ADDITION, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS LOCATED AT 250 SHARRON DRIVE.

Councilmember Keyston made a motion, seconded by Councilmember Whitby, to discuss this item.

City Manager Adam Niolet provided a brief introduction to the item, including the recommendation of approval from the Planning & Zoning Commission.

Ms. Ascension and Mr. Eaton, along with property owner Brad Wilson, answered questions about the project.

There being no further discussion, Mayor Pro Tem Cook made a motion, seconded by Councilmember Gilman, to approve the Application to Develop in a Planned District (Office Addition) being all of that called Lot 2, Block A, Woodway City Offices Addition, to the City of Woodway, McLennan County, Texas located at 250 Sharron Drive. The motion carried unanimously by the members present.

- C. Discussion and consider action on Site Development Plan in a Planned District (Office Addition) being all of that called Lot 2, Block A, Woodway City Offices Addition, to the City of Woodway, McLennan County, Texas located at 250 Sharron Drive.

Councilmember Sury made a motion, seconded by Councilmember Keyston, to discuss this item.

City Manager Adam Niolet referred the members to the information provided for the previous item.

Ms. Ascension and Mr. Eaton, along with property owner Brad Wilson, answered questions about the project.

There being no further discussion, Councilmember Cook made a motion, seconded by Mayor Pro Tem Cook, to approve the Site Development Plan in a Planned District (Office Addition) being all of that called Lot 2, Block A, Woodway City Offices Addition, to the City of Woodway, McLennan County, Texas located at 250 Sharron Drive. The motion carried unanimously by the members present.

WOODWAY CITY COUNCIL MINUTES

Page 3

March 16, 2026, at 5:30 p.m.

5. DISCUSSION AND CONSIDER ACTION ON RESOLUTION R-26-06, AMENDING THE CITY OF WOODWAY MASTER FEE SCHEDULE REGARDING UTILITY CONVENIENCE FEES AND WOODWAY FAMILY CENTER FACILITY USAGE AND RENTAL FEES

Councilmember Keyston made a motion, seconded by Mayor Pro Tem Cook, to discuss this item.

City Manager Adam Niolet provided a brief introduction to the item, which included fees subject to discussion and direction at the previous City Council meeting.

The members discussed the proposed changes, and questions were answered by Mr. Niolet, as well as by WFC Superintendent Jimmy Rogers and City Attorney David Shaw.

There being no further discussion, Councilmember Whitby made a motion, seconded by Councilmember Gilman, to adopt Resolution R-26-06, amending the City of Woodway Master Fee Schedule regarding utility convenience fees and Woodway Family Center Facility Usage and Rental Fees. The motion carried unanimously by the members present.

6. Discussion and consider action on acceptance of “Certification of Unopposed Candidates” and on Ordinance 26-01, declaring unopposed candidates in the May 2nd general city election to be elected to office and cancelling the election (*Análisis y consideración de las acciones sobre “Certificación de Candidatos sin Oposición” y sobre la Ordenanza 26-01, declarando candidatos sin oposición en las elecciones generales de la ciudad del 2 de mayo de 2026 que serán elegidos para sus funciones y cancelando la elección*)

Mayor Pro Tem Cook made a motion, seconded by Councilmember Gilman to discuss this item.

City Manager Adam Niolet provided a brief introduction to the item.

Mayor Qourzal clarified that the adoption of this ordinance would cancel the May 2, 2026, election and declare the two unopposed candidates as Councilmembers-elect, to take office on May 11, 2026.

There being no further discussion, Mayor Qourzal read the Ordinance caption aloud and called for the vote. All members present voted in favor of acceptance of “Certification of Unopposed Candidates” and on Ordinance 26-01, declaring unopposed candidates in the May 2nd general city election to be elected to office and cancelling the election. There being no opposition, the motion carried.

**CONSENT AGENDA**

*The Consent Agenda consists of non-controversial, routine and budgeted items which require no public hearing. The Consent Agenda is subject to being approved with one single motion; however, the Mayor or any City Councilmember may remove any item from the Consent Agenda for separate discussion and consideration.*

7. A. Discussion and consider action on minutes of the regular City Council meeting held February 23, 2026, at 5:30 p.m.
- B. Discussion and consider action on approval of participation with the cities of Waco, Hewitt, Lacy-Lakeview, and Bellmead in Household Hazardous Waste Day on May 16, 2026, or as rescheduled by the City of Waco
8. Consider action on Consent Agenda

WOODWAY CITY COUNCIL MINUTES

Page 4

March 16, 2026, at 5:30 p.m.

There were no items pulled for separate discussion.

Mayor Pro Tem Cook moved to approve the consent agenda items 7A-7B as follows:

- A. Approve the minutes of the regular City Council meeting held February 23, 2026, at 5:30 p.m.
- B. Approve participation with the cities of Waco, Hewitt, Lacy-Lakeview, and Bellmead in Household Hazardous Waste Day on May 16, 2026, or as rescheduled by the City of Waco

Councilmember Whitby seconded and the motion passed unanimously by the Councilmembers present.

**CITY MANAGER AND CITY COUNCIL REPORTS**

9. CITY MANAGER’S REPORT (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES)

Mr. Niolet had no updates of note for this meeting, though he expects to provide an update at next week’s meeting.

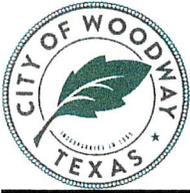
10. CITY COUNCIL REPORTS

- Councilmember Gilman – Tanglewood Addition, Phase III plat was heard and approved by Planning & Zoning on February 24<sup>th</sup>. This plat will come before Council on March 23<sup>rd</sup>, as there are subdivision improvements.
- Councilmember Sury –Youth Commission will participate in Woodway Dog Day on Saturday, March 21<sup>st</sup>. This event, put on by Code Enforcement and Discover Woodway, will take place in the WFC parking lot and provide pet micro-chipping and vaccinations. Additionally, he passed along a compliment received regarding Meter Reader Russell Sones, who assisted residents in changing a tire.
- Councilmember Whiby – Parks & Recreation Commission is looking to participate in city-wide events, such as ArboFest and Farmers Market, and to obtain a tent and materials for a booth. He would like to discuss potential funding at a future meeting. Additionally, he noted concerns over the roof of the Activity Park restroom.

**CLOSING ITEMS**

11. CONSIDER ACTION ON ADJOURNMENT

Councilmember Gilman moved to adjourn the meeting. Councilmember Whitby seconded the motion, and the meeting was adjourned at 6:16 p.m.



# CITY COUNCIL AGENDA ITEM FORM

**Meeting Date:** March 23, 2026

**Prepared By:** Mitch Davison

**Approved By:**  \_\_\_\_\_

- Presentation, Report and/or Discussion Only
- Public Hearing/Related Action
- Individual Discussion/Action
- Consent
- Executive Session

**Caption:**

Discussion and consider action on acceptance of the Application to Develop in a Planned District (office space) Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard

**Background Information:**

Sterling Thompson (applicant) submitted an Application to Develop in a Planned District (office space), Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.

The item is for acceptance only of the application. If accepted, the application is scheduled to be presented to the Planning and Zoning on April 14, 2026, and to the City Council on May 11, 2026.

**Financial Impact:**

Total of Proposed Expenditure: N/A  
 Amount Budgeted:  
 Account No.:  
 If not budgeted, other funding options:

**Staff Recommendation:**

Staff recommends accepting the Application to Develop in a Planned District (office space), Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.



Physical Address of Property: 16300 Badger Ranch Blvd.

Brief Description of Property: New office building on a vacant lot.

(4) IS THIS YOUR ORIGINAL REQUEST TO DEVELOP ON THIS SITE?  YES or  NO

(5) PER SECTION 2.201, APPLICATION MUST BE SUBMITTED WITH "A PLAN SHOWING IN DETAIL THE MANNER IN WHICH THE LAND IS TO BE USED, THE LOCATION, SIZE, CHARACTER AND APPEARANCE OF THE BUILDING, AND PROVISION FOR OFF-STREET PARKING, SERVICE AREAS AND LANDSCAPING; SAID PLAN SHOULD INCLUDE THE ENTIRE AREA WITHIN AN INDIVIDUAL PLANNED DISTRICT."

SIGNATURE OF APPLICANT: Sterling Thompson

*By signing above, the applicant affirms that the information submitted is true and correct and affirms that the owner (if the applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.)*

**NOTE:**  
IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AN DETAIL AND ANSWER ANY QUESTIONS.

**PART II – THIS SECTION TO BE FILLED OUT BY CITY OF WOODWAY STAFF**

**TENTATIVE schedule for Planning & Zoning Commission and City Council**

Acceptance of application by City Council	3/16/26
Action by P&Z regarding <b>recommendation</b> to City Council	3/24/26
<b>Final action</b> by City Council	4/19/26

Application received by	AS
\$300.00 application fee paid	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Forward for review processing to	A. Sleeper
Schedule dates provided to	Glijah Burns
Information provided by	A. Sleeper

STAFF ONLY	
P&Z Date	5/24/26
CC Date	4/13/26
Fee PD:	N/A
Receipt #	
Accept by	A. Steeper



**APPLICATION FOR SITE DEVELOPMENT PLAN**

*This application is pursuant to Section 2.10 of the City of Woodway Code of Ordinances, Appendix A-Zoning. All applicants are encouraged to review this section and discuss the request with the Director of Community Services prior to submittal of the application.*

**NOTE:** Application must be **RECEIVED AT LEAST 25 DAYS** in advance of the first public hearing by mail or in person to: Community Services, 924 Estates Drive, Woodway, Texas, 76712. Applications submitted on the 25<sup>th</sup> day before the first public hearing date must be received by 3:00 p.m. to allow staff sufficient time to meet newspaper deadlines and mail notices as required by law.

**PART I TO BE COMPLETED BY APPLICANT**

- (1) Person, firm or corporation desiring to use land or erect buildings within a Planned District.

**Sterling Thompson**

- (2) Application information

Mailing address: **2416 Columbus Ave., Waco, TX 76701**

Telephone: ( ) **254.756.2311**

Email: **sterling@sterlingandkap.com**

If firm or corporation, name of contact person: \_\_\_\_\_  
*(This individual will be contacted by city staff on all matters regarding the application)*

- (3) PROPERTY DESCRIPTION

Lot: **2** Block: **F**

Name of addition: **Badger Ranch**

**PLEASE PROVIDE ACREAGE DESCRIPTION IF NOT PLATTED INTO A LOT AND BLOCK:**

\_\_\_\_\_ ACRE(S) IN THE \_\_\_\_\_ SURVEY  
*(If property is not platted, an acreage description a.k.a. field notes must be provided with the applicant as the wording must be included in the public hearing notice as required by law.)*

Physical address of property:

16300 Badger Ranch Blvd., Woodway, TX 76712

Brief description of property:

Vacant Lot - New office building

(4) Is this your original request to develop on this site?

Yes X or No \_\_\_\_\_

(5) Per Section 2.1000: The Site Development Plan and application must be submitted with the following:

- \_\_\_\_\_ Two (2) full size sets and one (1) 11x17 size of maps and drawings.
- \_\_\_\_\_ Existing and proposed locations and arrangements of uses on the site, existing uses on abutting sites within fifty (50) feet of each lot line and any other information necessary to describe or identify the proposed development.
- \_\_\_\_\_ Existing proposed site improvements; building elevations for buildings on the site; off-site improvements, such as utilities, and drainage facilities and structures; location of all above ground and below ground accessory structures; and, street features. (Building elevations shall indicate the general height, bulk scale and architectural character of buildings.
- \_\_\_\_\_ Existing and proposed topography, watercourses, grading, landscaping, existing trees over ten (10) inches in diameter as measured one (1) foot above the ground, exterior lighting, screening, irrigation facilities, litter receptacles and erosion-control measures.

- \_\_\_\_\_ When access to a public water or sanitary sewer line is available at the site, details of proposed connections if the waterline is greater than one (1) inch in diameter or if the sewer line is greater than four inches in diameter.
- \_\_\_\_\_ Existing and proposed parking, driveways, loading and traffic and pedestrian circulation features on the site.
- \_\_\_\_\_ Where applicable, the location of the one hundred-year floodplain and the escarpment zone; and the approximate location of proposed signs, if known.

(6) Signature of applicant: \_\_\_\_\_

*Sterling Thompson*

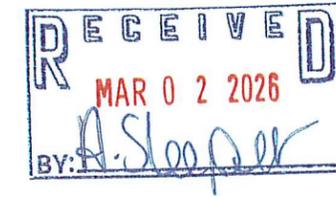
*By signing above, the applicant affirms that the information submitted is true and correct and affirms that the owner (if applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.*

**NOTE:**

**IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AND ANSWER ANY QUESTIONS.**

# PRELIMINARY SITE PLANS FOR WINNOW WEALTH OFFICES

BADGER RANCH BLVD.  
WOODWAY, TEXAS



STERLING & KAP ARCHITECTS  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



*Edward D. Sulak, Jr.*  
EDWARD D. SULAK, JR.  
03/02/2026



PROJECT LOCATION MAP

## SHEET INDEX

C1.1	SITE PLAN COVER SHEET / SHEET INDEX
C2.1	PROJECT CONSTRUCTION NOTES
C3.1	PRELIMINARY SITE PLAN
C4.1	PRELIMINARY GRADING - DRAINAGE PLAN
C5.1	CIVIL SITE DETAILS
C5.2	CITY OF WOODWAY DETAILS
C5.3	CITY OF WOODWAY DETAILS

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #:	1167
DRAWN:	CAD
CHECKED:	EDS
DATE:	03/02/2026
REVISIONS:	
0	00/00/00

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GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH TWO SETS OF "AS-BUILT" DRAWINGS PRIOR TO REQUESTING A FINAL INSPECTION. THE "AS-BUILT" DRAWINGS SHALL SHOW THE LOCATIONS OF ALL SEWER AND WATER STRUCTURES, LINES, BENDS, AND APPURTENANCES. GRADES ON STORM SEWER LINES SHALL ALSO BE FURNISHED ON "AS-BUILT" DRAWINGS.
2. INSTALLATION OF ANY GRAVITY FLOW PIPE, SUCH AS SANITARY SEWER OR STORM DRAIN, SHALL REQUIRE THAT THE CONTRACTOR START AT THE LOWEST CONNECTION POINT ELEVATION, AND WORK IN THE UPHILL DIRECTION. IF, IN THE BEST INTEREST OF THE PROJECT, THE CONTRACTOR WISHES TO INITIATE PIPE LAYING AT SOME LOCATION OTHER THAN THE LOWEST CONTROL, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM A SATISFACTORY CONNECTION TO THE LOWEST CONTROL, PRIOR TO BEGINNING CONSTRUCTION AT SOME POINT OTHER THAN THE LOWEST CONTROL ELEVATION, THE CONTRACTOR SHALL REQUEST, IN WRITING, AND RECEIVE, IN WRITING, APPROVAL FROM THE DESIGN ENGINEER, WHOSE NAME APPEARS ON THESE PLANS SANITARY SEWER MAINS OR SERVICES WITH LESS THAN THREE FEET OF COVER SHALL BE DUCTILE IRON PIPE. WHEREVER A SANITARY SEWER SERVICE CROSSES OVER OR UNDER A STORM DRAIN PIPE AND/OR A WATER MAIN, THE SERVICE SHALL BE EXTENDED A MINIMUM OF FIVE FEET BEYOND THE FURTHEST PIPELINE. IN NO CASE, WITHOUT THE ENGINEERS WRITTEN APPROVAL, SHALL THE CONTRACTOR TERMINATE THE SANITARY SEWER SERVICE AT A LOCATION THAT WOULD REQUIRE THE BUILDING PLUMBER TO CROSS THE STORM DRAIN PIPE AND/OR WATER MAIN.
3. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING ENTRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES.

CONTRACTOR RESPONSIBILITY NOTES:

1. THE PROPOSED WORK ITEMS SHOWN ON THESE PLANS DOES NOT NECESSARILY DEPICT ANY AND ALL ITEMS THAT MAY BE REQUIRED TO IMPLEMENT A FINAL BEST MANAGEMENT PRACTICES STORMWATER POLLUTION PREVENTION PLAN. THESE WORK ITEMS DO NOT RELIEVE THE CONTRACTOR OF ENSURING THAT ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR STORM WATER POLLUTION PREVENTION, WATER QUALITY AND ILLEGAL POINT SOURCE DISCHARGE ARE STRICTLY ADHERED TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ACTIONS THAT ARE NECESSARY TO BE IN COMPLIANCE WITH ALL OF THESE REGULATIONS. THE CONTRACTOR SHALL BEAR ALL EXPENSES RELATED TO IMPLEMENTING THESE MEASURES AND A PROPER BEST MANAGEMENT PRACTICES STORMWATER POLLUTION PREVENTION PLAN IRREGARDLESS OF WHETHER A REQUIRED FACILITY, STRUCTURE, FENCING, SEEDING, MATS, ETC. ARE SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL CARE AND BE RESPONSIBLE FOR READING AND IMPLEMENTING ALL NOTES SHOWN ON THIS SHEET. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY REQUIREMENTS SET FORTH AS PART OF NOTES SHOWN ON THIS SHEET OR ANY ADDITIONAL COSTS THAT MAY BE INCURRED FOR FAILURE TO READ SAID NOTES.

SITE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS PROJECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING ENTRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES ACCORDING TO THE LOCAL MUNICIPALITIES REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ANY AND ALL UTILITY COMPANIES IN REGARDS TO UTILITIES THAT MAY NEED TO BE RELOCATED AS PART OF THIS WORK.
4. CONTRACTOR SHALL PROVIDE PROPER TRAFFIC CONTROL WARNING SIGNS THROUGH THE DURATION OF THE PROJECT. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
5. CONTRACTOR SHALL NOTIFY ALL AGENCIES AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF ANY ROAD CLOSINGS. THIS NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, POLICE, FIRE AND SCHOOL ALONG WITH ALL REGULATORY AND GOVERNMENTAL AGENCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC NOTICE OF EACH ROAD CLOSING. CONTRACTOR SHALL FOLLOW ALL GUIDELINES FOR PUBLIC NOTICE AS ESTABLISHED BY CITY, COUNTY AND/OR STATE OFFICIALS ANY DELAY IN CONSTRUCTION DUE TO CONTRACTOR NOT NOTIFYING THE PROPER AUTHORITIES OR NOT FOLLOWING THE REGULATORY AGENCY REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. IF TRAFFIC INTERRUPTIONS ARE REQUIRED, THEY SHALL BE KEPT TO A MINIMUM AND THE CONTRACTOR SHALL BE SUBJECT TO LOCAL LAWS IN REGARDS TO TRAFFIC INTERRUPTIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES SHOWN TO REMAIN. CONTRACTOR SHALL PROTECT TREES AS REQUIRED BY THE LOCAL MUNICIPALITIES TREE ORDINANCE AND/OR LAND DEVELOPMENT CODE.
9. ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE NEW SOD OR SHALL BE SEEDED OR MULCHED MINIMUM, AFTER COMPLETION AND APPROVAL OF WORK IN THAT AREA.
10. CONTRACTOR SHALL INSTALL HANDICAP PARKING, SYMBOLS AND RAMPS PER ADA / TAS REQUIREMENTS.
11. CONTRACTOR SHALL STRIPE ALL HANDICAP PARKING SPACES BLUE. ALL OTHER STRIPING SHALL BE WHITE.
12. CONTRACTOR SHALL INSTALL CONCRETE CONTRACTION JOINTS ON 10'-0" CENTERS, EXCEPT SIDEWALKS CONTRACTION JOINTS WHICH SHALL BE 5'-0" ON CENTER.
13. CONTRACTOR SHALL INSTALL 1/2" THICK EXPANSION FIBER BOARD BETWEEN THE SIDEWALKS AND OTHER CONCRETE STRUCTURES.
14. ANY EXISTING SITE DEBRIS AND/OR EXISTING STRUCTURES SHALL BE COMPLETELY REMOVED PRIOR TO CONSTRUCTION AS PER DEMOLITION PLAN UTILITY NOTES.

UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL PROJECT RELATED UTILITIES, BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES FOR TIE IN LOCATION AND SIZE/FLOW REQUIREMENTS FOR WATER AND SEWER TIE IN. TIE IN LOCATIONS AND SIZES ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL AND PLUMBING PLANS.
3. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION HAVING POTENTIAL IMPACT TO THE UTILITY'S STRUCTURE.
4. WATER SERVICE SHALL BE MAINTAINED TO ALL EXISTING CUSTOMERS, IF ANY SERVICE MUST BE INTERRUPTED, THE AFFECTED CUSTOMERS SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE BY THE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OF 42", MINIMUM, ON ALL WATER MAINS.
6. NEW WATER MAIN SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM DRAIN PIPES, WHERE CROSSINGS OCCUR. WATER MAIN SHALL BE ROUTED OVER STORM PIPE WHEREVER POSSIBLE.
7. ALL WATER LINE FITTINGS 4 INCHES IN DIAMETER AND LESS SHALL BE OF THE SAME MATERIAL AS THE PIPE (I.e., PVC) AND SHALL BE CONSISTENT THEREWITH IN STRENGTH, DIMENSIONS AND FUNCTION.
8. CONTRACTOR SHALL INSTALL THRUST BLOCKS AT ALL BENDS AND FITTINGS (SEE DETAIL SHEET).
9. CONTRACTOR SHALL INSTALL LOCATOR WIRE AROUND ALL NEW INSTALLED PIPE AND FITTINGS.
10. ALL PROPOSED POTABLE WATER LINE FITTINGS, FIRE HYDRANTS AND ALL OTHER WATER LINE PIPING MATERIALS AND FITTINGS FOR THIS PROJECT SHALL BE AWWA APPROVED.
11. CONTRACTOR SHALL INSTALL ALL WATER LINES AND FITTINGS AS PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH BUILDING CONTRACTOR FOR LOCATION OF ALL UTILITY ENTRANCES AND CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE WATER AND SEWER SERVICE TO WITHIN FIVE (5) FEET OF THE BUILDING AT THE REQUIRED LOCATION AS DIRECTED BY THE BUILDING CONTRACTOR.
14. EXISTING WATER AND SANITARY SERVICE LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THESE LINES LOCATED AND COORDINATE TIE IN LOCATIONS WITH THE BUILDING CONTRACTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING BUILDING SANITARY SEWER PIPE ELEVATION AND DETERMINE THE ELEVATION REQUIRED TO CONNECT TO THE EXISTING SEWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SEWER LINES TO INSURE POSITIVE FLOW OF SEWER LINES.
17. THESE PLANS ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNING MUNICIPALITY AND ANY OTHER GOVERNING AUTHORITY.
18. ENGINEER HAS ATTEMPTED TO UTILIZE APPARENT EXISTING UTILITIES ON THE SITE, HOWEVER THE FUNCTION OR FEASIBILITY OF UTILIZING THESE APPARENT UTILITIES HAS NOT BEEN FIELD VERIFIED. THE ENGINEER DOES NOT WARRANT TO THE OWNER OR THE CONTRACTOR THAT THESE UTILITIES CAN BE USED. THIS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR AND BE ACCOUNTED FOR APPROPRIATELY IN THE COSTING OF THE PROJECT.



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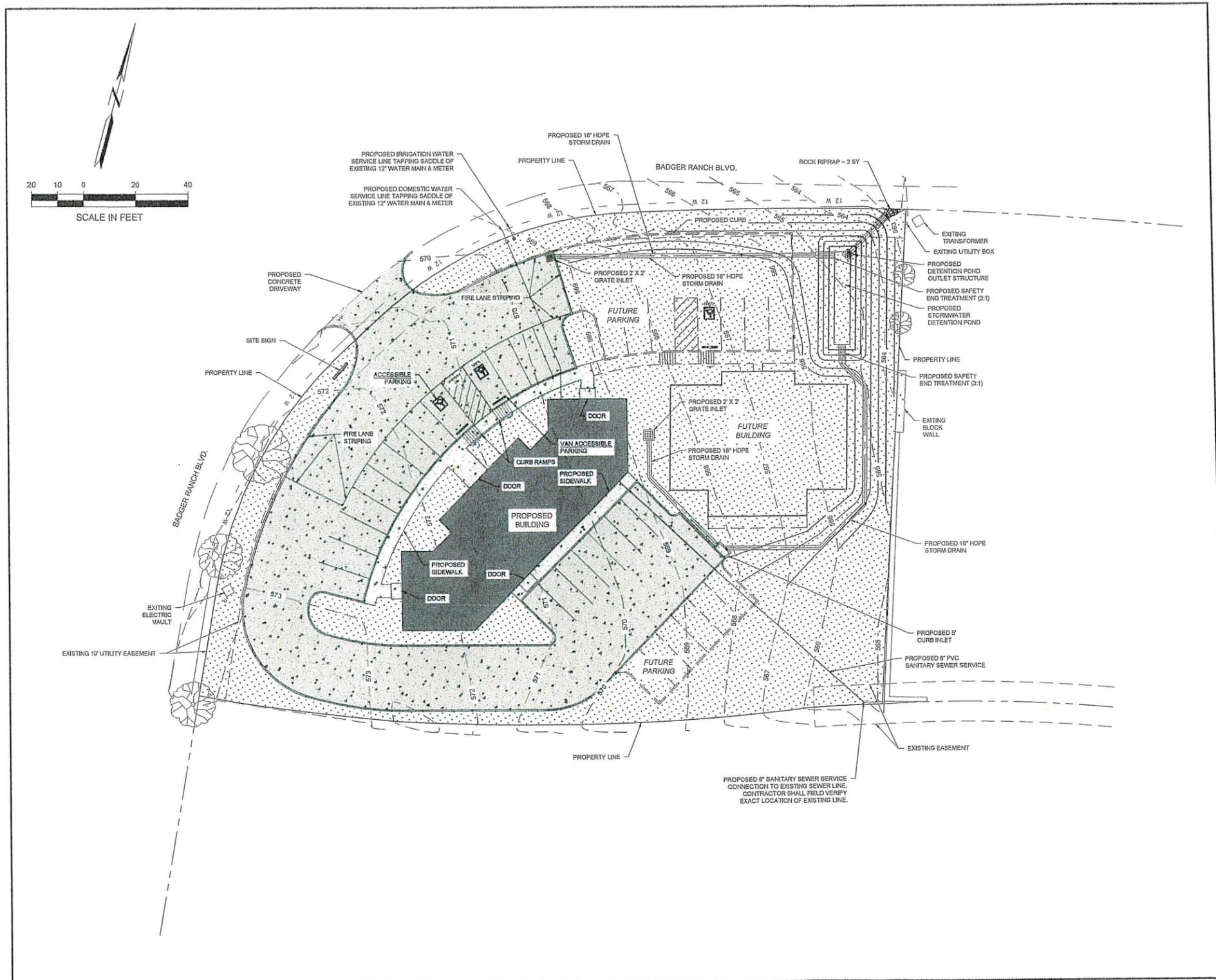


*Ed B. Sulak, Jr.*  
EDWARD B. SULAK, JR.  
03/02/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS

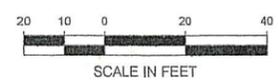
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DATE:	03/02/2026
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**SITE NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS PROJECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING TRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES ACCORDING TO THE LOCAL MUNICIPALITIES REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ANY AND ALL UTILITY COMPANIES IN REGARDS TO UTILITIES THAT MAY NEED TO BE RELOCATED AS PART OF THIS WORK.
4. CONTRACTOR SHALL PROVIDE PROPER TRAFFIC CONTROL WARNING SIGNS THROUGH THE DURATION OF THE PROJECT ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
5. CONTRACTOR SHALL NOTIFY ALL AGENCIES AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF ANY ROAD CLOSINGS THIS NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, POLICE, FIRE AND SCHOOL ALONG WITH ALL REGULATORY AND GOVERNMENTAL AGENCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC NOTICE OF EACH ROAD CLOSING, CONTRACTOR SHALL FOLLOW ALL GUIDELINES FOR PUBLIC NOTICE AS ESTABLISHED BY CITY, COUNTY AND/OR STATE OFFICIALS. ANY DELAY IN CONSTRUCTION DUE TO CONTRACTOR NOT NOTIFYING THE PROPER AUTHORITIES OR NOT FOLLOWING THE REGULATORY AGENCY REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. IF TRAFFIC INTERRUPTIONS ARE REQUIRED, THEY SHALL BE KEPT TO A MINIMUM AND THE CONTRACTOR SHALL BE SUBJECT TO LOCAL LAWS IN REGARDS TO TRAFFIC INTERRUPTIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES SHOWN TO REMAIN. CONTRACTOR SHALL PROTECT TREES AS REQUIRED BY THE LOCAL MUNICIPALITIES TREE ORDINANCE AND/OR LAND DEVELOPMENT CODE.
9. ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE NEW SOD OR SHALL BE SEEDED OR MULCHED (AT A MINIMUM), AFTER COMPLETION AND APPROVAL OF WORK IN THAT AREA.
10. CONTRACTOR SHALL INSTALL HANDICAP PARKING, SYMBOLS AND RAMPS PER ADA REQUIREMENTS.
11. CONTRACTOR SHALL STRIPE ALL HANDICAP PARKING SPACES BLUE. ALL OTHER STRIPING SHALL BE WHITE.
12. CONTRACTOR SHALL INSTALL CONCRETE CONTRACTION JOINTS ON 10'-0" CENTERS, EXCEPT SIDEWALKS CONTRACTION JOINTS WHICH SHALL BE 5'-0" ON CENTER.
13. CONTRACTOR SHALL INSTALL 1/2" THICK EXPANSION FIBER BOARD BETWEEN THE SIDEWALKS AND OTHER CONCRETE STRUCTURES.
14. ANY EXISTING SITE DEBRIS AND/OR EXISTING STRUCTURES SHALL BE COMPLETELY REMOVED PRIOR TO CONSTRUCTION PER THESE PLANS AND OR NOTES.



**LEGEND**

	PROPOSED CONCRETE PAVEMENT		PROPOSED LANDSCAPE (GRASS)		EXISTING CONTOUR (WHERE SHOWN)
	PROPOSED CONCRETE SIDEWALK		EXISTING CONCRETE PAVEMENT / CONCRETE FLATWORK		PROPOSED CONTOUR (WHERE SHOWN)
	PROPOSED HMAC PAVEMENT		EXISTING HMAC PAVEMENT		

**PRELIMINARY SITE PLAN**

CENTEX ENGINEERS, LLC  
TBPE F-20801



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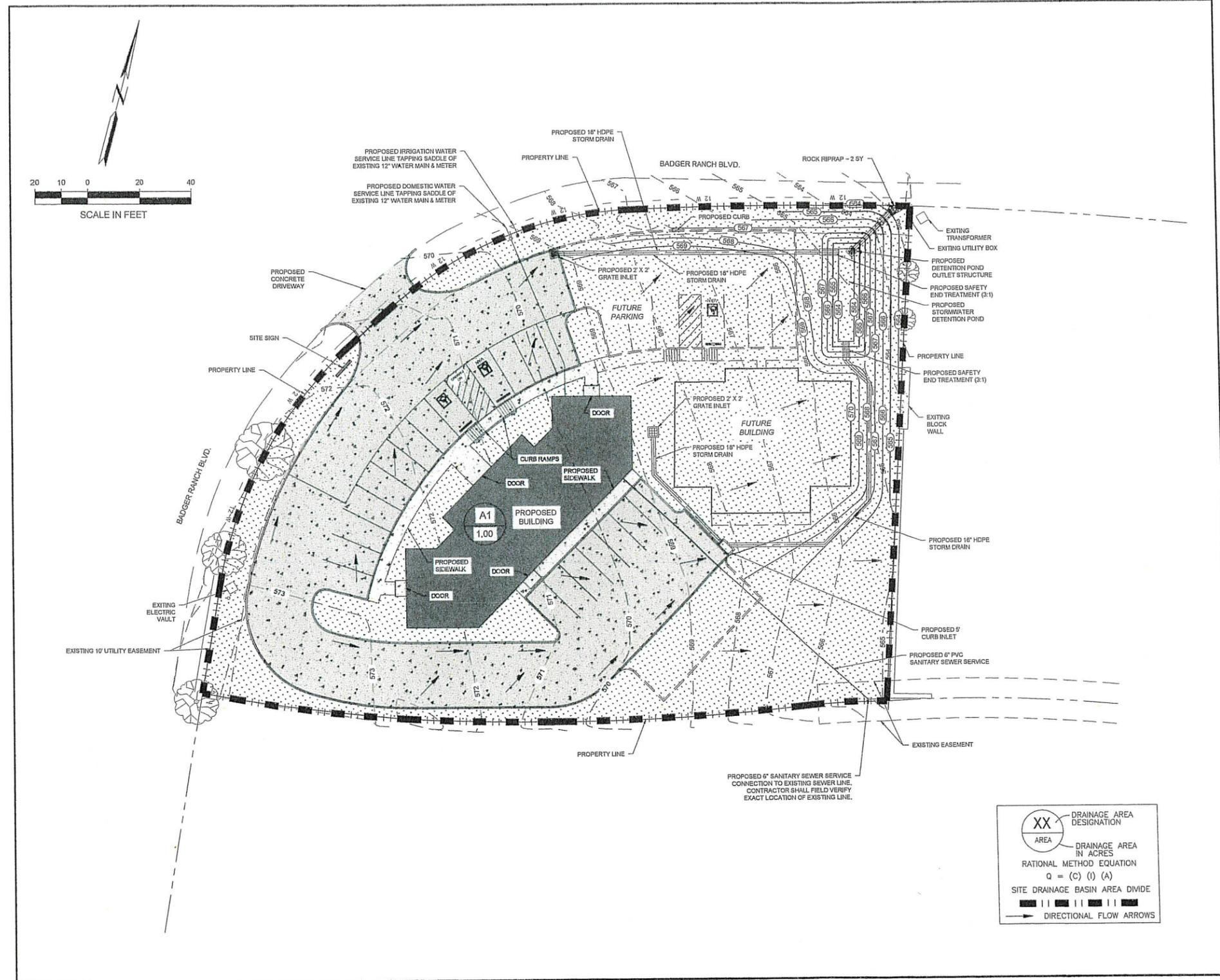
EDWARD D. SULAK  
03/02/2026

**PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS**

PROJECT #:	1167
DRAWN:	CAD
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DATE:	03/02/2026
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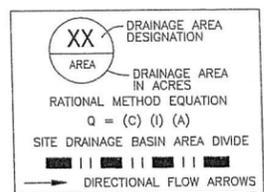
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**C3.1**



**LEGEND**

	PROPOSED CONCRETE PAVEMENT		PROPOSED LANDSCAPE (GRASS)		EXISTING CONTOUR (WHERE SHOWN)
	PROPOSED CONCRETE SIDEWALK		EXISTING CONCRETE PAVEMENT / CONCRETE FLATWORK		PROPOSED CONTOUR (WHERE SHOWN)
	PROPOSED HMA PAVEMENT		EXISTING HMA PAVEMENT		



PROPOSED 6" SANITARY SEWER SERVICE CONNECTION TO EXISTING SEWER LINE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING LINE.

Sub-Basin	Total Area = 43508.42			
	Area by Surface Type & Return Period			
A1 (Pre)	2 / 10 Year	25-Year	50-Year	100-Year
Developed Land Areas				
Asphaltic Pavement				
Concrete / Roof				
Grass Areas (Lawns, Parks, Open Spaces, etc.)				
Poor Condition (Grass cover < 50 % of the area)				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Fair Condition (Grass cover 50 to 75% of the area)				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Good Condition (Grass cover > 75% of the area)				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Undeveloped Land Areas				
Cultivated Land				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Pasture / Range Land				
Average, 2-7%	43508.42	43508.42	43508.42	43508.42
Steep, >7%				
Forest / Woodlands				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Area Check =	43508.42	43508.42	43508.42	43508.42
C (Weighted) =	0.38	0.42	0.45	0.49

Sub-Basin	Total Area = 43508.42			
	Area by Land Use & Return Period			
A1 (Post)	2 / 10 Year	25-Year	50-Year	100-Year
Commercial Land Use				
General Office				
Flat, 0-2%				
Average, 2-7%	43508.42	43508.42	43508.42	43508.42
Steep, >7%				
Neighborhood Business Districts				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Retail Centers				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Central Business District				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Industrial Land Use				
Light Industrial				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
General Industrial				
Flat, 0-2%				
Average, 2-7%				
Steep, >7%				
Area Check =	43508.42	43508.42	43508.42	43508.42
C (Weighted) =	0.75	0.80	0.83	0.85

**HYDROLOGY (RATIONAL METHOD)**

**PRE-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A1	1.00	5.00	0.38	2	6.00	2.281
A1	1.00	5.00	0.38	5	7.46	2.835
A1	1.00	5.00	0.38	10	8.69	3.302
A1	1.00	5.00	0.42	25	10.37	4.356
A1	1.00	5.00	0.45	50	11.70	5.263
A1	1.00	5.00	0.49	100	13.01	6.375

**HYDROLOGY (RATIONAL METHOD)**

**POST-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A1	1.00	5.00	0.75	2	6.00	4.503
A1	1.00	5.00	0.75	5	7.46	5.595
A1	1.00	5.00	0.75	10	8.69	6.516
A1	1.00	5.00	0.80	25	10.37	8.298
A1	1.00	5.00	0.83	50	11.70	9.707
A1	1.00	5.00	0.85	100	13.01	11.059



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Signature: *E. Sullivan*  
03/02/2026

**PRELIMINARY SITE PLANS FOR  
WINNOWN WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS**

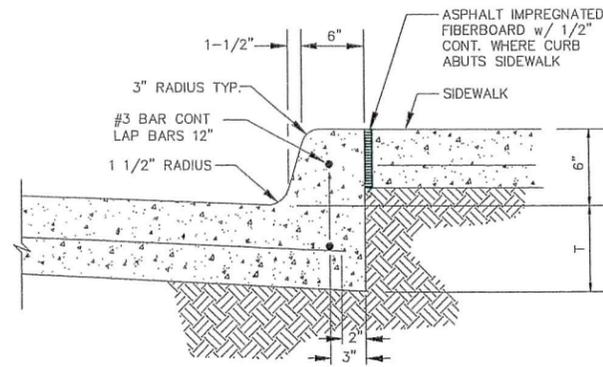
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DRAWN: CAD  
CHECKED: EDS  
DATE: 03/02/2026  
REVISIONS:  
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# PRELIMINARY GRADING / DRAINAGE PLAN

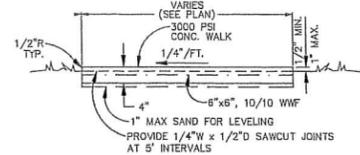
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TBPE F-20801

**C4.1**

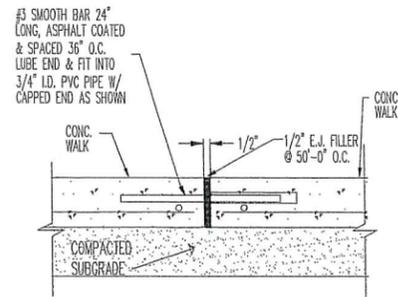


6" MONOLITHIC CURB  
N.T.S.

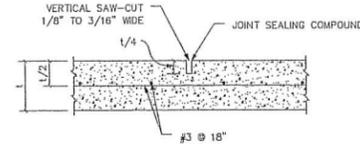
T = THICKNESS OF PAVEMENT PER GEOTECHNICAL ENGINEERING REPORT.



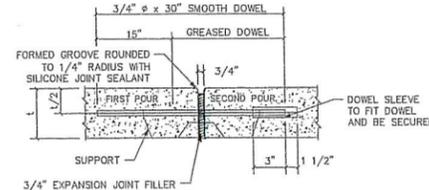
CONCRETE SIDEWALK DETAIL  
N.T.S.



TYPICAL CONCRETE SIDEWALK EXPANSION JOINT  
N.T.S.

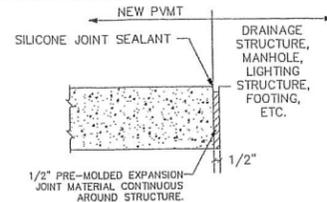


CONTRACTION JOINT  
N.T.S.

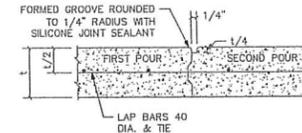


EXPANSION JOINT  
N.T.S.

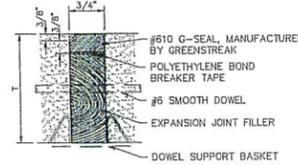
NOTE:  
1. ALL DOWEL BARS SHALL BE INSTALLED PERPENDICULAR TO JOINT @ 18" SPACING.



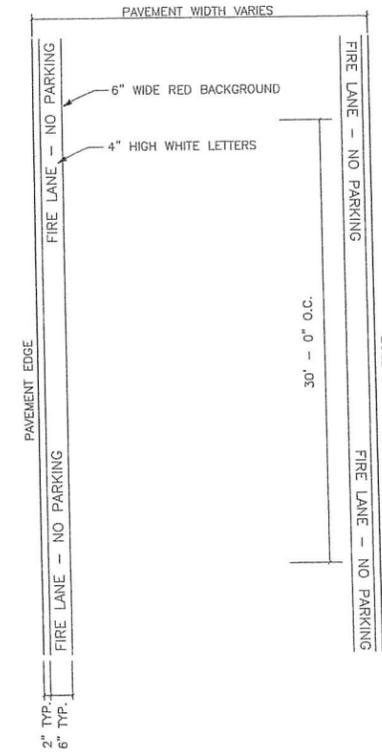
ISOLATION JOINT  
N.T.S.



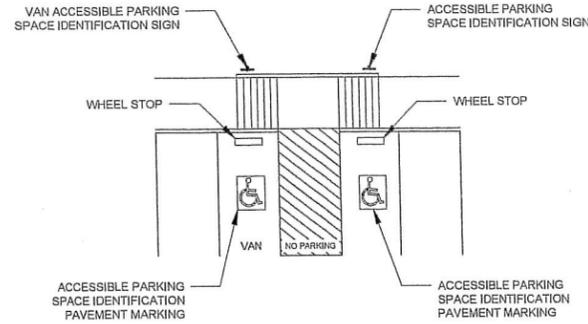
CONSTRUCTION JOINT  
N.T.S.



EXPANSION JOINT SEAL  
N.T.S.

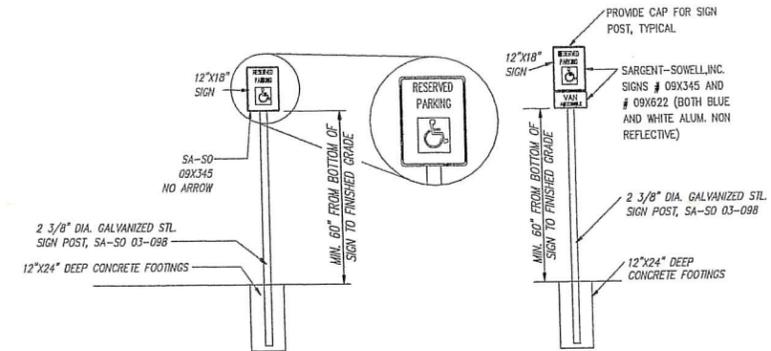


FIRE LANE MARKINGS  
N.T.S.

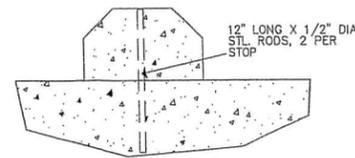


ACCESSIBLE PARKING SPACE NOTES:  
1. ACCESSIBLE PARKING SHALL BE PER THE TEXAS DEPARTMENT OF LICENSING & REGULATION (TDLR) ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).  
2. PARKING SPACE / ACCESS AISLE DIMENSIONS ARE PROVIDED ON THE SITE PLAN AND OR DIMENSION CONTROL PLAN.

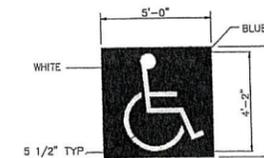
ACCESSIBLE PARKING SPACE CONFIGURATION  
N.T.S.



ACCESSIBLE PARKING SPACE IDENTIFICATION SIGN DETAILS  
N.T.S.



WHEEL STOP DETAIL  
N.T.S.



ACCESSIBLE PARKING SPACE PAVEMENT MARKING DETAIL  
N.T.S.



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03/02/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #:	1167
DRAWN:	CAD
CHECKED:	EDS
DATE:	03/02/2026
REVISIONS:	

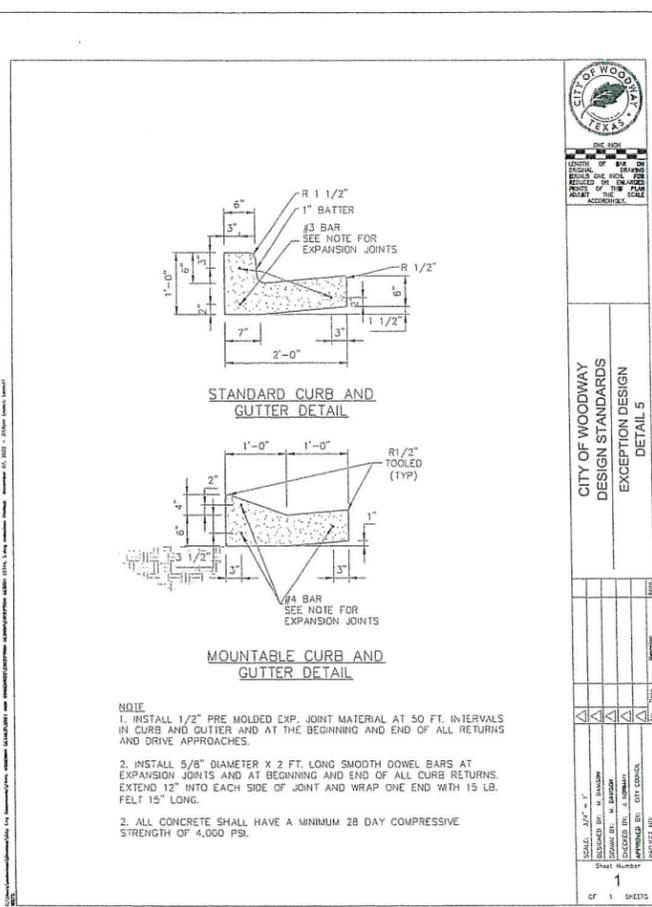
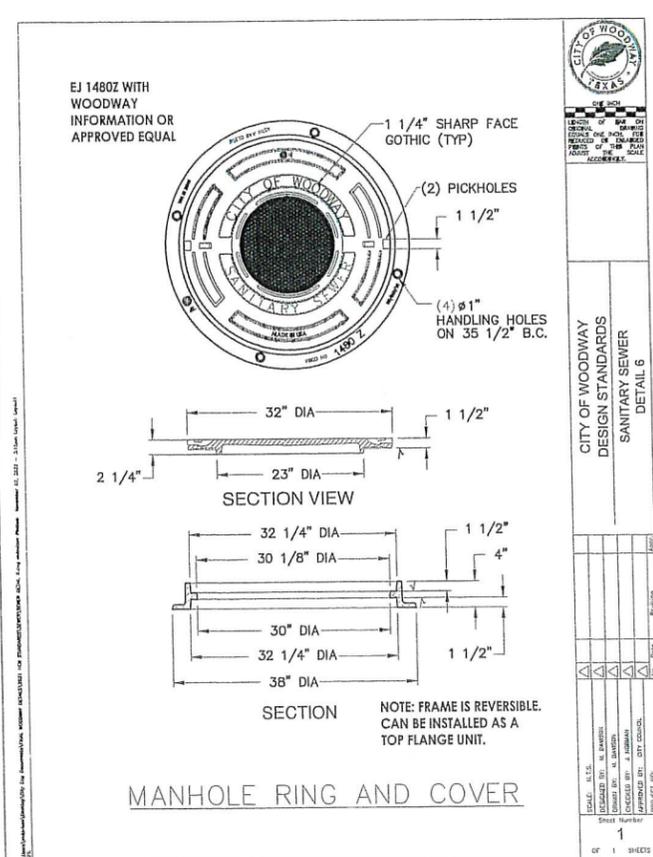
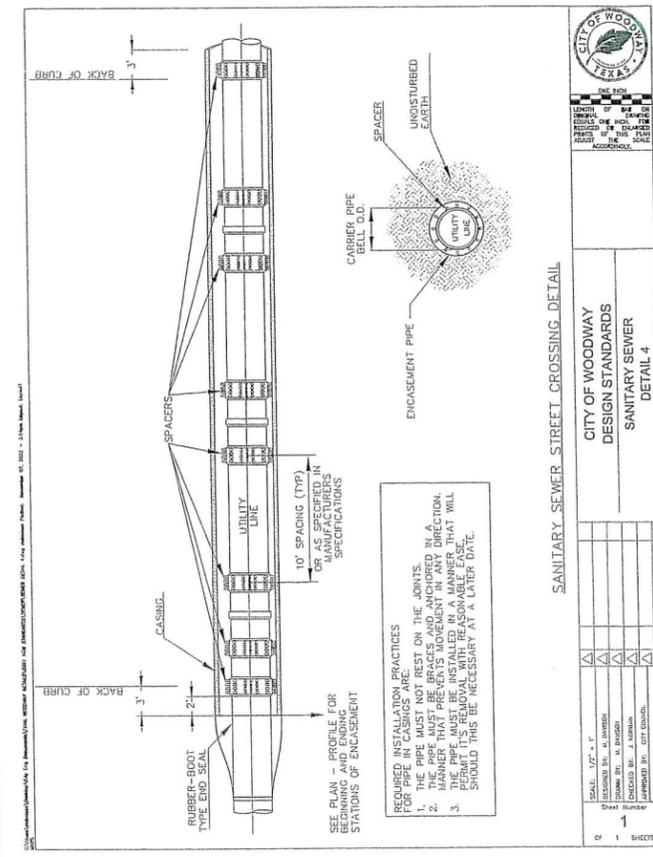
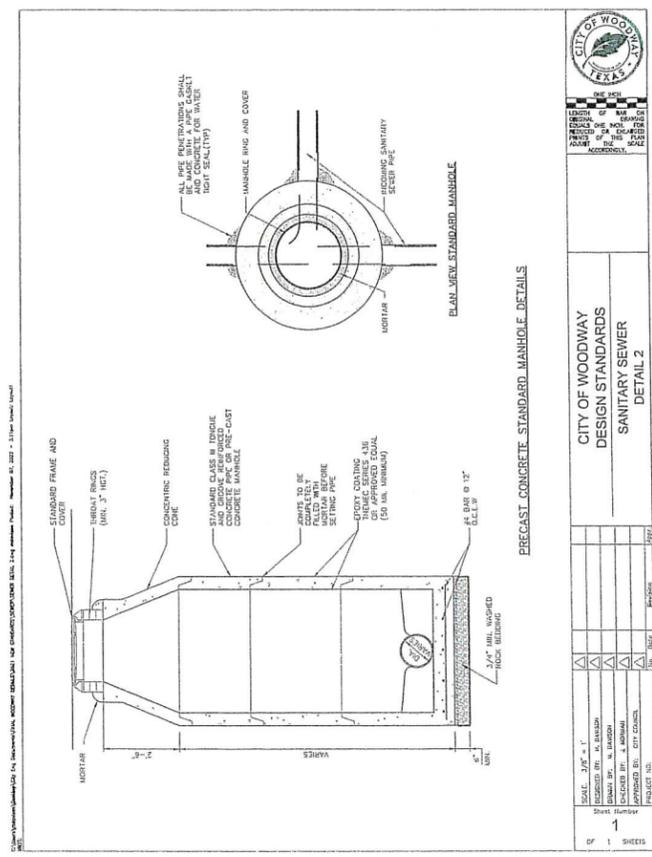
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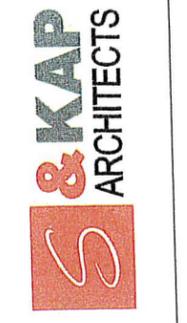
SITE DETAILS  
CENTEX ENGINEERS, LLC  
TBPE F-20801

C5.1

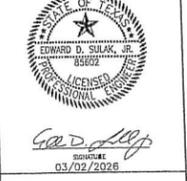




CITY OF WOODWAY  
STANDARD DETAILS  
CENTEX ENGINEERS, LLC  
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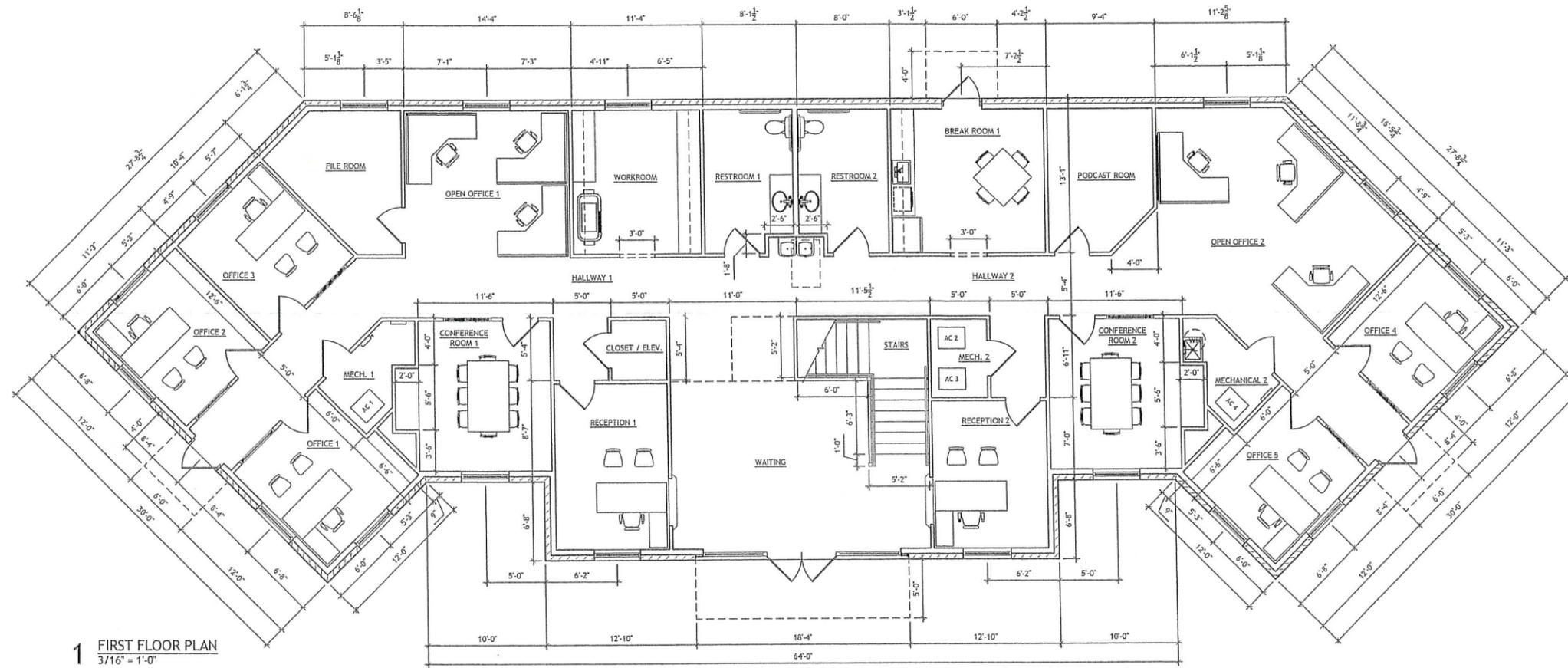


**PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
BADGER RANCH BLVD.  
WOODWAY, TEXAS**

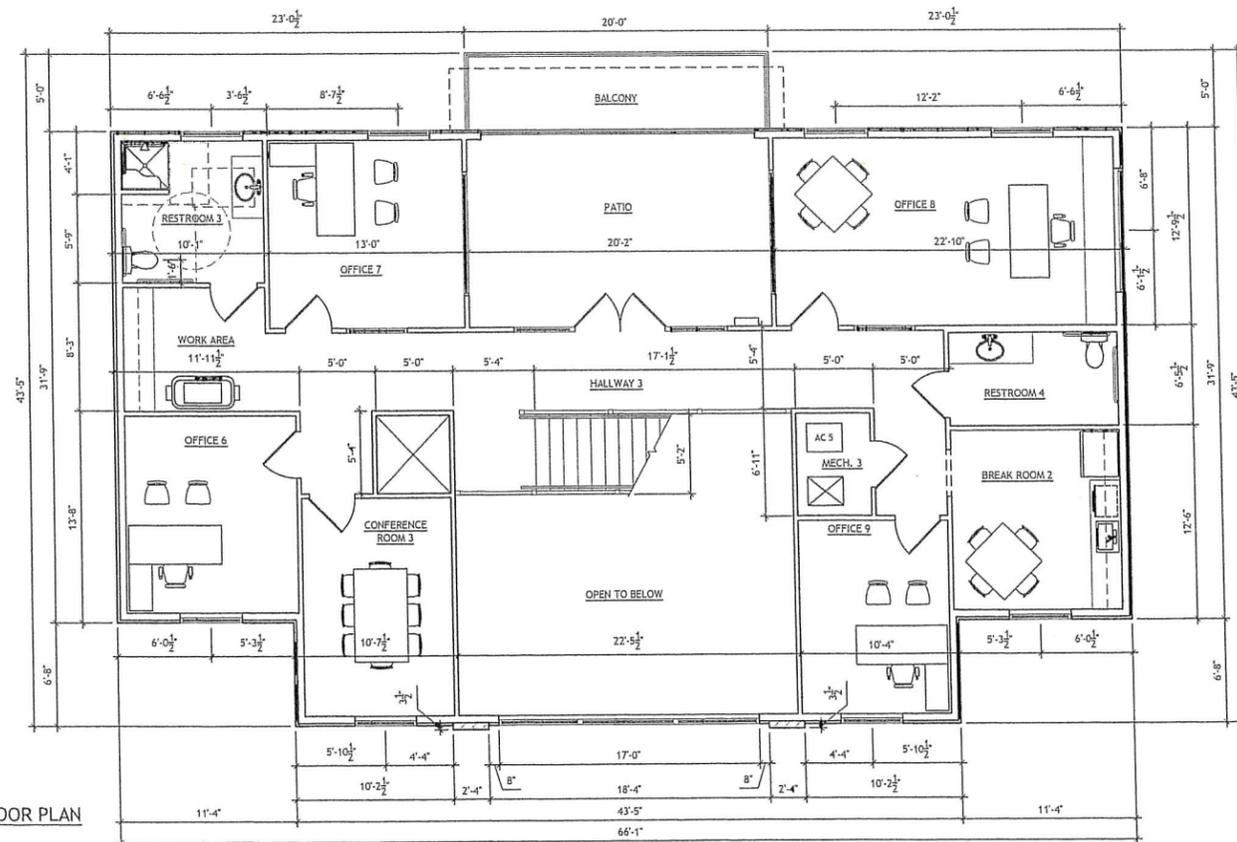
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**C5.3**



1 FIRST FLOOR PLAN  
3/16" = 1'-0"



1 SECOND FLOOR PLAN  
3/16" = 1'-0"



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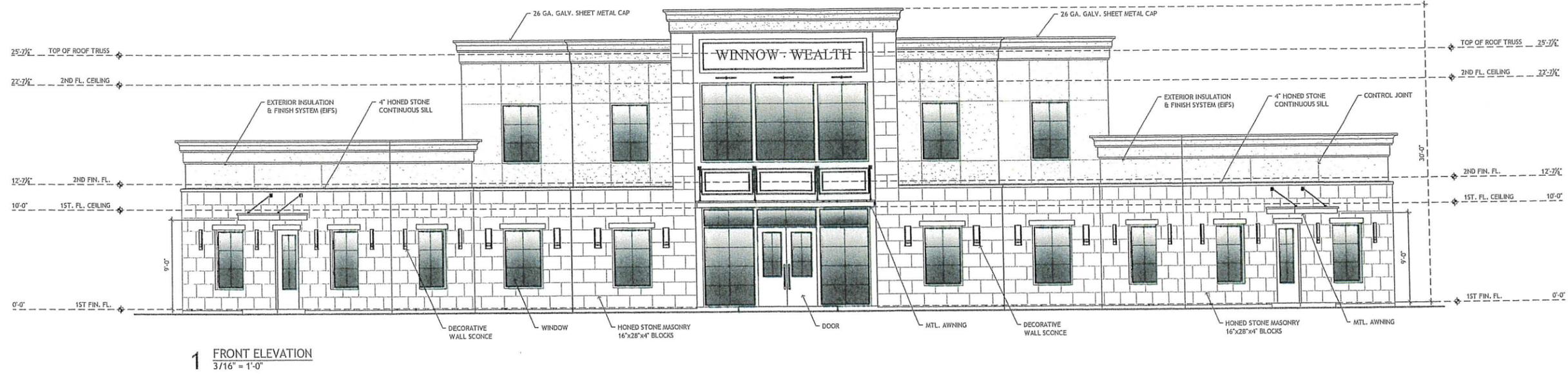
NEW OFFICES FOR  
WINNOW WEALTH  
16300 BADGER RANCH BLVD.  
WOODWAY, TX 76712

PROJECT #:	2025-09-10
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CHECKED:	SWT
DATE:	03/02/26
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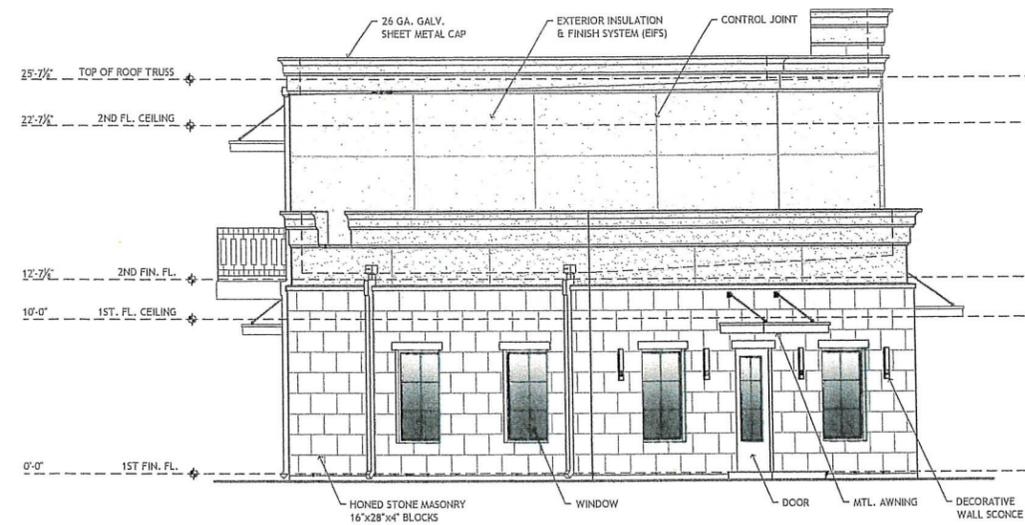
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FLOOR PLAN

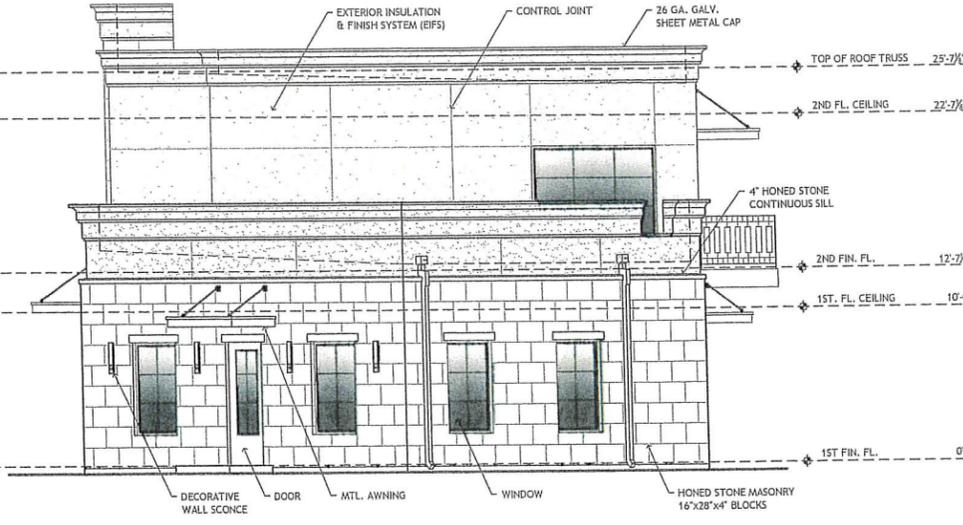
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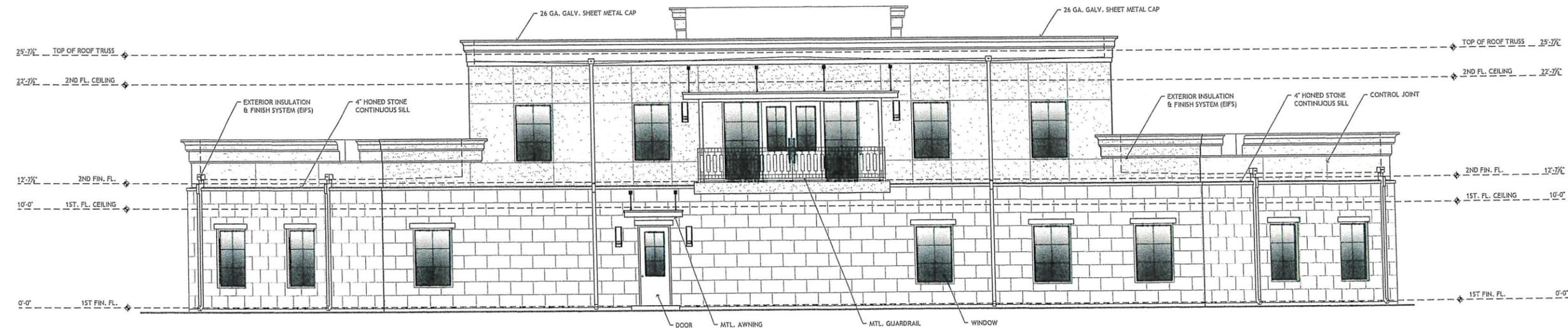
**1 FRONT ELEVATION**  
3/16" = 1'-0"



**2 LEFT SIDE ELEVATION**  
3/16" = 1'-0"



**3 RIGHT SIDE ELEVATION**  
3/16" = 1'-0"



**4 BACK ELEVATION**  
3/16" = 1'-0"



STERLING & KAP ARCHITECTS  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



03/02/26

NEW OFFICES FOR  
**WINNOW WEALTH**  
16300 BADGER RANCH BLVD.  
WOODWAY, TX 76712

PROJECT #:	2025-09-10
DRAWN:	EAB
CHECKED:	SWT
DATE:	03/02/26
REVISIONS:	
0	00/00/00

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EXTERIOR ELEVATIONS

**A7.1**



# CITY COUNCIL AGENDA ITEM FORM

**Meeting Date:** March 23, 2026

**Prepared By:** Mitch Davison

**Approved By:** \_\_\_\_\_

- Presentation, Report and/or Discussion Only
- Public Hearing/Related Action
- Individual Discussion/Action
- Consent
- Executive Session

**Caption:**

- A. Public hearing on approval of Final Plat of the Tanglewood Estates Addition, Phase 3, Block A, Lots 43-46; Block H, Lots 27-42; Block J, Lots 8-33; Block M, Lots 1-25; Block N, Lots 1-6; Block O, Lots 1-9 to the City of Woodway, McLennan County, Texas and being a part of those tracts of land described as Tract 6 (79.150 acres) in a deed to WDA Development, LLC, as recorded in McLennan County Clerks document 2018044087 of the Official Public Records of McLennan County, Texas
- B. Discussion and consider action on approval of Final Plat of the Tanglewood Estates Addition, Phase 3, Block A, Lots 43-46; Block H, Lots 27-42; Block J, Lots 8-33; Block M, Lots 1-25; Block N, Lots 1-6; Block O, Lots 1-9 to the City of Woodway, McLennan County, Texas and being a part of those tracts of land described as Tract 6 (79.150 acres) in a deed to WDA Development, LLC, as recorded in McLennan County Clerks document 2018044087 of the Official Public Records of McLennan County, Texas

**Background Information:**

Bowman Consulting (applicant) submitted a Final Plat of the Tanglewood Estates Addition, Phase 3, Block A, Lots 43-46; Block H, Lots 27-42; Block J, Lots 8-33; Block M, Lots 1-25; Block N, Lots 1-6; Block O, Lots 1-9 to the City of Woodway, McLennan County, Texas and being a part of those tracts of land described as Tract 6 (79.150 acres) in a deed to WDA Development, LLC, as recorded in McLennan County Clerks document 2018044087 of the Official Public Records of McLennan County, Texas.

Please see the attached letter from the City Engineer.

City staff has requested that the applicant be present to answer any questions from the City Council.

The Planning and Zoning Commission held a public hearing on March 10, 2026 and are recommending approval of the Final Plat of the Tanglewood Estates Addition, Phase 3, Block A.

**Financial Impact:**

Total of Proposed Expenditure: N/A  
 Amount Budgeted:  
 Account No.:  
 If not budgeted, other funding options:

**Staff Recommendation:**

- A. Conduct a public hearing.
- B. City staff recommends approval of the Final Plat.

PROJECT ADDRESS

TANGLEWOOD ESTATES PHASE 3, WOODWAY, MCLENNAN COUNTY, TEXAS  
86 SINGLE-FAMILY RESIDENTIAL LOTS  
APPROXIMATELY 36 ACRES

FLOODPLAIN NOTE:

TRACT IS IN ZONE X, OTHER AREAS OF FLOOD HAZARD, SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE.

AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL:  
NO. 48309C05303, DATED DECEMBER 20, 2019

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR COVENANTS AFFECTING THE PROPERTY, NOT SHOWN HEREON.
4. (FOR TOPO ONLY) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND WERE CALCULATED BY APPLYING VERTICAL SHIFTS DERIVED FROM GEOID MODEL 2012A TO ELLIPSOID HEIGHTS CALCULATED FROM GPS/GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORRS ADJUSTMENT (NAD83 @A2011).
5. CONTRACTOR IS RESPONSIBLE FOR AND SHALL FIELD VERIFY THE EXACT LOCATIONS AND ELEVATIONS FOR ALL PROPOSED UTILITY AND ROADWAY CONNECTIONS TO THE EXISTING INFRASTRUCTURE. CONTRACTOR SHALL REPORT ANY DEVIATIONS TO THE ENGINEER PRIOR TO COMMENCING ANY CONSTRUCTION WORK.
6. PAVEMENT DESIGN HAS BEEN PROVIDED BY MLA GEOTECHNICAL IN "GEOTECHNICAL INVESTIGATION PAVEMENT THICKNESS RECOMMENDATIONS" REPORT, DATED MARCH 2019, ENGINEERS JOB# 18401103.007

TEMPORARY BENCHMARKS:

- THE FOLLOWING POINTS WILL SERVE AS TEMPORARY BENCHMARKS TO THE CAPTURE OF EXISTING TOPO FOR PHASE 3 LIMITS.

OBJECT	NORTHING	EASTING	ELEVATION
TBM#1 - STORM DRAIN MH	10517179	3263572	702.994
TBM#2 - SANITARY MH	10516981	3263750	704.166
TBM#3 - SANITARY MH	10517287	3264416	694.348
TBM#4 - SANITARY MH	10517303	3264784	689.924

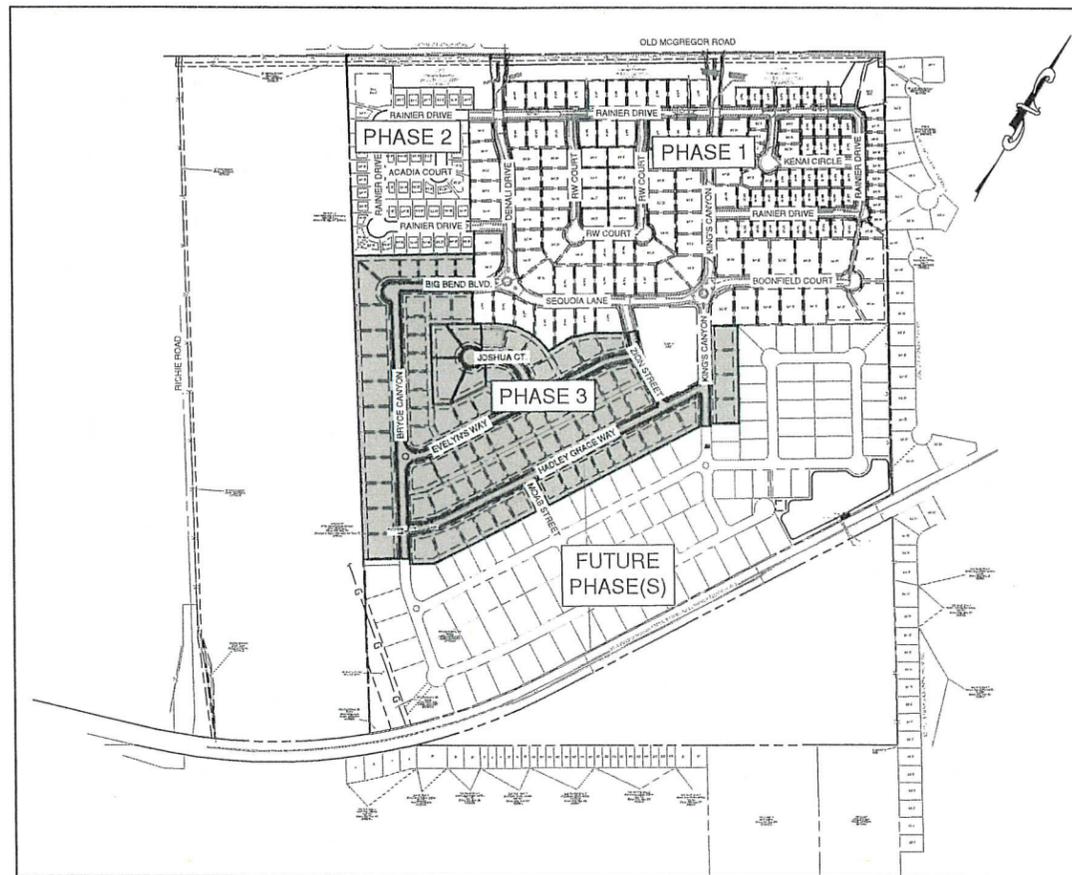
- REFER TO EXISTING CONDITIONS SHEET 5 FOR TBM LOCATION

# TANGLEWOOD ESTATES PHASE 3

## PUBLIC IMPROVEMENT CONSTRUCTION PLANS

### CITY OF WOODWAY

### MCLENNAN COUNTY, TEXAS



VICINITY MAP

SCALE: 1" = 400'

SUBMITTAL DATE: February 4, 2026

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*Nicholas G. Kehl*  
NICHOLAS G. KEHL, P.E.

02/04/2026  
DATE

APPROVED BY:

CITY OF WOODWAY, TEXAS

DATE

OWNER/DEVELOPER:  
WDA DEVELOPMENT, LLC  
1927 COLUMBUS AVENUE  
WACO, TX 76701  
CONTACT: DAVID MERCER  
EMAIL: david@mercklassetmg.com  
OFFICE: 254-716-3760

ENGINEER:  
BOWMAN CONSULTING GROUP, LTD.  
507 LAS CIMAS PKWY, LAS CIMAS II, SUITE 350  
AUSTIN, TEXAS 78746  
512-327-1180  
CONTACT: NICHOLAS G. KEHL, PE

SURVEYOR:  
BOWMAN CONSULTING GROUP, LTD.  
5054 FRANKLIN AVE, SUITE A  
WACO, TX 76710  
254-230-4320  
CONTACT: DANIEL COGBURN, RPLS

REVISION & CORRECTIONS							
NUMBER	DESCRIPTION	REVISE (R) CORRECTION (C) ADD (A) VOID (V) SHEET NO.'S	NET CHANGE IMPERVIOUS COVER (SQ. FT.)	TOTAL IMPERVIOUS COVER (SQ. FT.)-%	DESIGN ENGINEER SIGNATURE	CITY OF LAGO VISTA APPROVAL	APPROVAL DATE

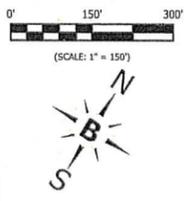
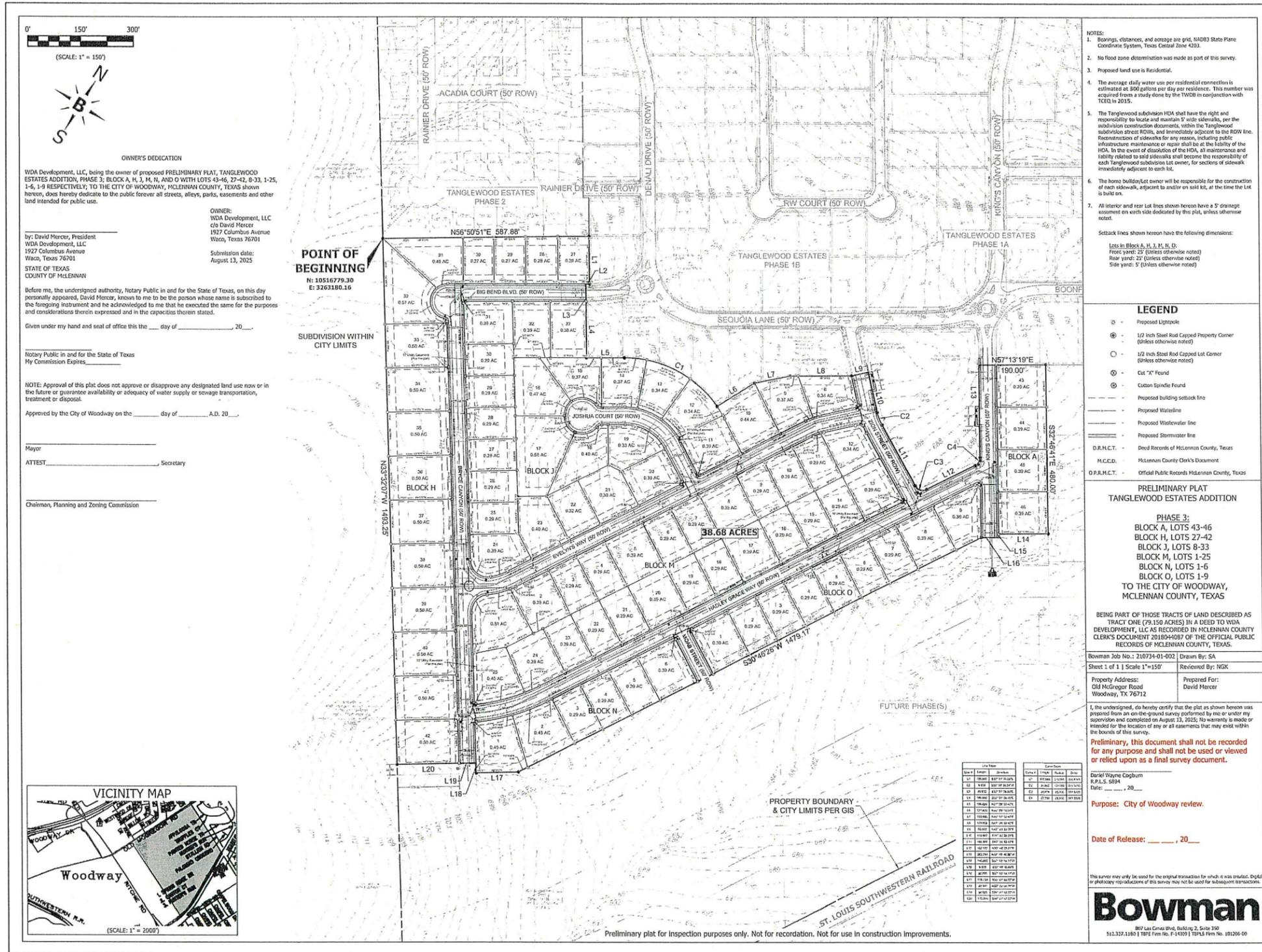


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TBPE Firm Registration No. F-14309



Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**OWNER'S DEDICATION**  
 WDA Development, LLC, being the owner of proposed PRELIMINARY PLAT, TANGLEWOOD ESTATES ADDITION, PHASE 3; BLOCK A, H, J, M, N, AND O WITH LOTS 43-46, 27-42, 8-33, 1-25, 1-6, 1-9 RESPECTIVELY, TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS shown hereon, does hereby dedicate to the public forever all streets, alleys, paths, easements and other land intended for public use.

**OWNER:**  
 WDA Development, LLC  
 c/o David Mercer  
 1927 Columbus Avenue  
 Waco, Texas 76701

by: David Mercer, President  
 WDA Development, LLC  
 1927 Columbus Avenue  
 Waco, Texas 76701

Submission date:  
 August 13, 2025

STATE OF TEXAS  
 COUNTY OF MCLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, David Mercer, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

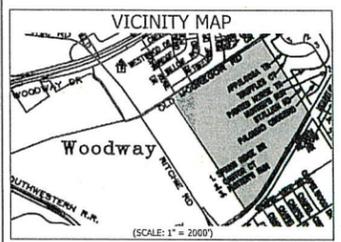
Notary Public in and for the State of Texas  
 My Commission Expires \_\_\_\_\_

NOTE: Approval of this plat does not approve or disapprove any designated land use now or in the future or guarantee availability or adequacy of water supply or sewage transportation, treatment or disposal.

Approved by the City of Woodway on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Mayor \_\_\_\_\_  
 ATTEST \_\_\_\_\_ Secretary

Chairman, Planning and Zoning Commission \_\_\_\_\_



- NOTES:**
1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
  2. No flood zone determination was made as part of this survey.
  3. Proposed land use is Residential.
  4. The average daily water use per residential connection is estimated at 800 gallons per day per residence. This number was acquired from a study done by the TWDB in conjunction with TCOB in 2015.
  5. The Tanglewood subdivision HOA shall have the right and responsibility to locate and maintain 5' wide sidewalks, per the subdivision construction documents, within the Tanglewood subdivision street ROW, and immediately adjacent to the ROW line. Reconstruction of sidewalks for any reason, including public infrastructure maintenance or repair shall be at the liability of the HOA. In the event of dissolution of the HOA, all maintenance and liability related to said sidewalks shall become the responsibility of each Tanglewood subdivision lot owner, for sections of sidewalk immediately adjacent to each lot.
  6. The home builder/lot owner will be responsible for the construction of each sidewalk, adjacent to and/or on said lot, at the time the lot is built on.
  7. All interior and rear lot lines shown hereon have a 5' drainage easement on each side dedicated by this plat, unless otherwise noted.
- Setback lines shown hereon have the following dimensions:  
 Lots in Block A, H, J, M, N, O:  
 Front yard: 25' (Unless otherwise noted)  
 Rear yard: 25' (Unless otherwise noted)  
 Side yard: 5' (Unless otherwise noted)

- LEGEND**
- Proposed Lightpole
  - 1/2 Inch Steel Rod Capped Property Corner (Unless otherwise noted)
  - 1/2 Inch Steel Rod Capped Lot Corner (Unless otherwise noted)
  - Cast "X" Found
  - Custom Spindle Found
  - Proposed building setback line
  - Proposed Waterline
  - Proposed Wastewater line
  - Proposed Stormwater line
- D.R.M.C.T. = Deed Records of McLennan County, Texas  
 M.C.C.D. = McLennan County Clerk's Document  
 O.P.R.M.C.T. = Official Public Records McLennan County, Texas

**PRELIMINARY PLAT**  
**TANGLEWOOD ESTATES ADDITION**

**PHASE 3:**  
 BLOCK A, LOTS 43-46  
 BLOCK H, LOTS 27-42  
 BLOCK J, LOTS 8-33  
 BLOCK M, LOTS 1-25  
 BLOCK N, LOTS 1-6  
 BLOCK O, LOTS 1-9  
 TO THE CITY OF WOODWAY,  
 MCLENNAN COUNTY, TEXAS

BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACT ONE (29.150 ACRES) BY A DEED TO WDA DEVELOPMENT, LLC AS RECORDED IN MCLENNAN COUNTY CLERK'S DOCUMENT 201804087 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.

Bowman Job No.: 210734-01-002 Drawn By: SA  
 Sheet 1 of 1 | Scale 1"=150' Reviewed By: NGK

Property Address:  
 Old McGiniger Road  
 Woodway, TX 76712

Prepared For:  
 David Mercer

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on August 13, 2025; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

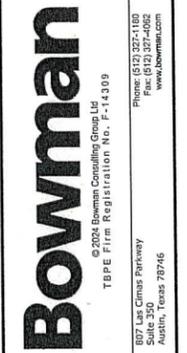
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Daniel Wayne Cogburn  
 R.P.L.S. 5824  
 Date: \_\_\_\_\_, 20\_\_\_\_

Purpose: City of Woodway review.

Date of Release: \_\_\_\_\_, 20\_\_\_\_

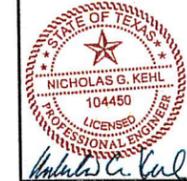
This survey may only be used for the original transaction for which it was created. Digital or photostatic reproductions of this survey may not be used for subsequent transactions.



REVISIONS	DATE	DESCRIPTION

**PRELIMINARY PLAT**  
**TANGLEWOOD PHASE 3**  
**100 WICKSON RD**  
**WOODWAY, TX, 76712**

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 2 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



GENERAL NOTES:

- 1. Prior to any construction, the Contractor shall familiarize himself with the Contract Documents and Specifications, the Plans, including all notes, the City of WOODWAY Standard Details and Specifications and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to familiarize himself with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications.
2. The Contractor shall have in his possession, prior to construction, all necessary permits, licenses, etc. The Contractor shall have at least one set of approved Engineering Plans and Specifications on-site at all times. The Contractor shall notify the City of WOODWAY 48 hours prior to the commencement of any work.
3. All materials and construction shall conform to the City of Woodway Standard Construction Details for Paving, Drainage, Water and Sanitary Sewer Facilities and be installed in accordance with the City Specifications and the North Central Texas Council of Governments Standard Specifications for Public Works Construction. These specifications shall be made part of these plans.
4. In the event an item of work is not covered in the City of Woodway Construction Standards, Specifications and Details; or the North Central Texas Council of Governments Standard Specifications for Public Works Construction; the City Engineer shall have the final decision on all materials, methods and procedures.
5. Construction inspection may be performed by representatives of the Owner, Engineer, City, Geotechnical Engineer and Reviewing Authorities and Agencies. Unrestricted access shall be provided to them at all times. The Contractor is responsible for understanding and scheduling required inspections.
6. All contractors must confine their activities to the work area. No encroachments outside of the defined work area will be allowed, unless specifically noted on the plans. Any damage resulting therefrom shall be the Contractor's responsibility to repair.
7. It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. The Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities.
8. The Contractor shall be responsible for providing the required construction staking necessary to complete the construction in accordance with the plans and specifications.
9. The Contractor shall be responsible for providing and maintaining all necessary barricading and all other warning and safety devices to protect the public safety and health until all work has been completed and accepted.
10. If unforeseen problems or conflicts are encountered in the course of construction, for which an immediate solution is not apparent, the Engineer and Owner shall be notified immediately.
11. The Contractor shall be responsible for field locating existing utilities and improvements prior to construction. The locations of existing utilities shown on these plans are approximate. The Contractor shall call 1-800-344-8377 (DIG-TESS), other utility locating services or the underground utility companies a minimum of 48 hours prior to beginning work.
12. The Contractor shall employ an Owner approved engineering testing laboratory for all required density, construction and materials testing and water bacteria testing. The testing laboratory shall make tests necessary to insure that construction is in accordance with the approved plans and specifications. Any retesting necessary to insure that a prior falling test meets the plan requirements, shall be at the Contractor's expense. The testing laboratory shall submit testing reports to the Engineer, the Owner and the City of Woodway.
13. The existing utilities shown on these plans have been located from reference information obtained from the respective owner of the utility. The Engineer and Owner do not accept responsibility for the utility locations as shown. It shall be the responsibility of the Contractor to verify the location of all existing utilities prior to construction, to take necessary precautions to protect all facilities encountered and to notify the Engineer promptly of any conflicts with existing facilities.
14. The Contractor shall be responsible for removing any existing structures, fences, debris or trees that are located within the boundaries of this project, unless otherwise noted on the plans.
15. The Contractor shall remove and dispose of all unsuitable excavated materials and construction debris at no additional cost to the Owner.
16. The Contractor shall be solely responsible for maintaining trench safety requirements in accordance with the trench safety plan prepared by others and in accordance with City Standards, Texas State Law and the Occupational Safety and Health Administration Standards.
17. All concrete shall meet the minimum compressive strengths as noted and specified on the plans or other specifications. As a minimum, no concrete shall have a compressive strength less than 4,000 psi at 28 days. Unless noted otherwise, all structural concrete shall have a minimum compressive strength of 4,000 psi at 28 days.
18. Refer to the architectural plans for building and foundation dimensions.

GRADING NOTES:

- 1. All grading shall be performed in accordance with these plans and the Geotechnical report prepared by MLA Labs, Inc. on March 7, 2019.
2. New finished contours shown are top of paving in areas to receive pavement and top of soil in areas to be seeded.
3. Areas outside of parking lot perimeter shown to be seeded shall receive a minimum of four (4) inches of top soil (or to depth identified on the Landscaping Plans). This topsoil to be placed and leveled by the grading contractor. This material may be stockpiled during stripping operations.
4. Rough grading elevations shall be as follows:
A. Four (4) inches below finished contours in seeded areas.
B. Six (6) inches below finished contours in paved areas, unless noted otherwise in the plans or the Geotechnical report.
5. Dimensions on buildings are for grading purposes only and are not intended for use in laying out the building foundation.
6. Contractor shall pay all costs associated with raising or lowering existing utility appurtenances as required to match finished grades in conformance with City of Woodway Standards and these plans.
7. The Contractor shall use whatever measures are required to prevent silt and construction debris from leaving the site. Contractor shall comply with all Federal, State and Local erosion, conservation and siltation regulations. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of vegetation sufficient to prevent erosion. Any damage to adjacent properties; downstream channels, ponds or lakes; or wildlife shall be corrected by the Contractor at his expense.
8. The Contractor shall take all available precautions to control dust at no additional cost to owner.
9. All excavation is unclassified and shall include all materials encountered.
10. All areas not covered by the building, paving or proposed landscaping shall be grassed on this lot including adjacent street parkways.
11. Prior to the commencement of construction activities, the Contractor shall stake out and mark the items established by the site plan.
12. Temporary erosion control devices shall be installed prior to the commencement of grading activities. Contractor shall inspect and maintain all temporary erosion control devices as required.
13. All disturbed areas shall be seeded with hydromulch unless otherwise noted. The Contractor shall maintain as much existing vegetation as possible. Grass buffer strips shall remain around the perimeter of the property to aid in the filtering of sedimentation. Sufficient temporary or permanent ground cover shall be established on all slopes, berms and swales to prevent erosion.
14. All site grading and earthwork shall comply to the Geotechnical report recommendations.
15. These specifications do not include grading and preparation of the building foundation area. The Contractor shall confirm the foundation compaction, moisture control, select fill and/or treatment with the Owner, the project Geotechnical engineer and Structural engineer.
16. Areas within five (5) feet horizontally of the parking pavement and/or embankment slopes adjacent to the parking area shall be constructed as per the project Geotechnical engineer's recommendations. The specifications identified below are minimum requirements and shall be superseded by the project Geotechnical engineer's recommendations if in conflict. The specifications are as follows:
A. The area shall be stripped of vegetation a minimum of six (6) inches or as directed by the project Geotechnical engineer and proof rolled. Proof rolling consists of rolling the entire area of prepared subgrade with a heavy (25 ton or greater total weight) pneumatic tired roller. The roller shall make several passes over the area. Any soft, wet or weak areas which do not compact by proof rolling shall be removed and recompact as outlined herein. The proof rolling operation must be performed under the observation of a qualified Geotechnical engineer or his representative and density control tested.
B. On-site soils with plasticity index (PI) anticipated to be greater than 15 and less than 20, which includes any dark colored surface clay soils, can be used as grade raise fill outside the proposed building area. These clay soils shall be compacted to a dry density of at least 95 percent of standard proctor density. The compacted moisture content of the clays during placement shall be between optimum and four (4) percentage points above optimum.
C. Compaction shall be accomplished by placing the fill in six (6) to eight (8) inch thick lifts and compacting each lift to at least the minimum specified dry density. It is imperative that the fill particle sizes be less than six (6) inches in diameter. If larger clods are encountered during grading, these clods must be broken down or removed prior to final placement of the fill.
D. In order for the fill materials to perform as intended, the fill material must be placed in a manner which produces a good uniform fill that is compacted within the density and moisture ranges outlined above. Field density tests shall be performed to confirm this performance as construction progresses. For the proposed parking and driveway areas, testing at a frequency of no less than one (1) test per each lift per each 5,000 square feet shall be provided.
17. All underground work shall be completed prior to subgrade preparation and placement of paving.

PAVING NOTES:

- 1. The Contractor shall remove and replace any concrete pavement within five (5) days of saw cutting the existing pavement.
2. The use of fly ash is not allowed in the concrete mix design.
3. All subgrade shall be tested for sulfates prior to the placement of concrete pavement. If sulfates are found, any treatments shall be in accordance with the recommendations of the geotechnical engineer.
4. All concrete shall meet the minimum compressive strengths as noted and specified on the plans or other specifications. Unless noted otherwise, the concrete pavement shall have a minimum compressive strength of 4,000 psi at 28 days.
5. It is the Contractor's responsibility to ensure compliance with all handicapped accessibility requirements, including signage, textures, colorings, markings and slopes of ADA accessible routes and parking spaces.
6. All signs, pavement markings and other traffic control devices shall conform to the Texas Manual on Uniform Traffic Control Devices.
7. All existing signs within the limits of the proposed pavement shall be relocated a minimum of five (5) feet from the proposed back of curb.
8. The contractor shall submit a pavement jointing plan to the Engineer for approval prior to the placement of concrete paving.
9. Saw joints shall be made as soon as the new concrete can support the weight of the machine and operator without tracking.
10. A Redwood construction joint shall be placed between the back of curb and sidewalks.

EROSION CONTROL NOTES:

- 1. Erosion control design and specifications are included in these drawings in accordance with the minimum requirements of the City of Woodway. Responsibility for compliance with State and Federal Best Management Practices (BMPs), the implementation of erosion control BMP measures and/or the filling of permits or notices shall solely rest with the Contractor(s) and Owner(s). The Texas Commission on Environmental Quality (TCEQ) requires permits for both small and large construction sites under the authority of the Texas Pollution Discharge Elimination System (TPDES) General Permit. General Permit requirements will require the developer/owner and responsible Contractor(s) to complete the following:
Small Construction Sites - will disturb (alone or as part of a larger development) between 1 acre and 5 acres of land.
A. Must develop and implement a Storm Water Pollution Prevention Plan (SWPPP)
B. Must post copy of the TCEQ Construction Site Notice at the project site.
C. Must submit a copy of the Construction Site Notice to the City of Waco.
Large Construction Sites - will disturb (alone or as part of a larger development) 5 acres or more of land.
A. Must develop and implement a SWPPP
B. Must submit Notice of Intent (NOI) with application fee to TCEQ at least 2 days prior to commencing construction activities.
C. Must post copy of the NOI at the project site.
D. Must submit a copy of the NOI to the City of Woodway.

Bowman Consulting assumes no responsibility or liability for failure to do so by the Owner, Developer or Contractor.

- 2. The Contractor shall obtain a TPDES General Permit in compliance with TCEQ and implement a SWPPP according to permit requirements and applicable laws.
3. The Contractor shall preserve existing vegetation when possible and must stabilize any disturbed area where construction activity has temporarily or permanently ceased. The stabilization must take place within 14 days of the end of activities unless construction will resume within 21 days.
4. All of the erosion control devices shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
5. If the erosion control plan as approved cannot control erosion and off-site sedimentation from the project, then the erosion control plan will be required to be revised and/or additional erosion control devices will be required on-site.
6. The Contractor shall use whatever measures are required to prevent silt and construction debris from leaving the site. Contractor shall comply with all Federal, State and Local erosion, conservation and siltation regulations. Contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and the establishment of vegetation sufficient to prevent erosion. Any damage to adjacent properties; downstream channels, ponds or lakes; or wildlife shall be corrected by the Contractor at his expense.
7. The Contractor shall take all available precautions to control dust at no additional cost to owner.

WATER AND SEWER NOTES:

- 1. All water pipe 12 inches or less in diameter shall be C900, CL 165 (DR 18) PVC unless shown otherwise.
2. All sewer pipe material for sizes 4" through 15" diameter shall be SDR-26 PVC. Sewer lateral pipe shall be installed in accordance with the City of Woodway Standard Details.
3. All water line appurtenances (valves, fire hydrants, tees, etc.) shall utilize mechanically restrained joints and concrete thrust blocking.
4. The contractor shall adjust any valve covers, manholes, etc. to proposed grades. Refer to grading plans, paving plans and landscaping plans for final grades for determining manhole rim elevations.
5. Water mains shall have a minimum cover of 36 inches below the proposed finished grade; or 48 inches below the road finished surface.
6. All public pipe, structures and fittings shall be inspected by the City inspector prior to the trench being backfilled.
7. Water jetting is not allowed.
8. All embedment and backfill shall be wetted to approximate optimum moisture and compacted in 8 inch lifts to 95% Standard Proctor Density or as directed by the Geotechnical Engineer. Density tests shall be obtained for each lift and for each 150 lineal feet of trench or increment thereof or as directed by the Geotechnical Engineer.
9. The location of all existing utilities indicated on the plans are taken from existing records. The exact location and elevation of all public utilities shall be determined by the Contractor. It shall be the responsibility of the Contractor to determine whether additional facilities, other than those shown, may be present.
10. When installing water lines at sanitary sewer crossings, no joint of water pipe shall be within 9 feet of the centerline of the sanitary sewer pipe.
11. A minimum clearance of 2 feet shall be provided between water lines and storm drainage inlets.
12. All road bores shall be made using dry bore equipment. No wet bores will be allowed.
13. Fire hydrants shall be located a minimum of 3 feet and a maximum of 5 feet behind the back of curb. If the fire hydrant is located within or adjacent to a public right-of-way, the Contractor shall place a blue reflector in the center of the lane adjacent to the fire hydrant.
14. Fire hydrants shall be painted in accordance with City of Woodway Standards.
15. Proposed water lines shall be tested and disinfected in accordance with AWWA C601 prior to acceptance.
16. Proposed sewer lines shall be subjected to an air test and/or leakage test prior to acceptance.
17. The Contractor shall provide a TV inspection for all public sewer mains at Contractor's expense.
18. All excavation is unclassified and shall include all materials encountered.

STORM DRAINAGE NOTES:

- 1. All storm drainage pipe shall be Class III RCP, C-76, or Polypropylene (PP) Dual Wall storm pipe, ASTM F2881, ADS HP Pipe (or equal) as shown on plans.
2. The Contractor shall use Forterra Pipe & Precast "B-2" (Radius Pipe) or equal for all horizontal or vertical curves with a radius greater than 100 feet. Pre-fabricated bends shall be used if the radius is less than 100 feet.
3. Use pre-fabricated Wyes at all pipe intersections and concrete collars at pipe size changes if a junction device (manhole, junction box, inlet, etc.) is not used.
4. Open ends of storm drainage pipes shall be adequately protected at the end of each day by the contractor.
5. Water jetting is not allowed.
6. All embedment and backfill shall be wetted to approximate optimum moisture and compacted in 8 inch lifts to 95% Standard Proctor Density or as directed by the Geotechnical Engineer. Density tests shall be obtained for each lift and for each 150 lineal feet of trench or increment thereof or as directed by the Geotechnical Engineer.
7. All excavation is unclassified and shall include all materials encountered.

GEOTECHNICAL PAVING NOTES:

The Contractor shall obtain, review, and fully adhere to the "GEOTECHNICAL INVESTIGATION PAVEMENT THICKNESS RECOMMENDATIONS" report by MLA Labs, Inc. Engineer's Job # 18401.100.007

- 1. The subgrade, base, and surfaces course shall be in accordance with the minimum street sections specified in the "City of Woodway Design Standards". (4) At no point shall the street sections be less than the minimum city requirement.
2. If the subgrade is composed of intact limestone, lime stabilization can be eliminated.
3. The surface clay must first be tested for sulfate reaction and a mix design should be completed to determine the proper lime content, lime type, mixing procedure and curing conditions required.
4. The subgrade improvement should be extended 3 feet beyond the back of curb line.
5. Delineation between these different pavement thickness sections should be completed in the field by observation of open utility trenches and the pavement subgrade by the Geotechnical Engineer or his designate. Given the known variability of surface soils at this site, the Geotechnical Engineer must verify the subgrade before installation of the pavement system can proceed. Multiple site visits may be required depending upon the construction schedule. Finalized distinction between pavement thickness section options shall be provided as addendums to this report as these observations are complete. Please contact the Geotechnical Engineer when the utility trenches are open.
6. These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions.
7. The responsibility of assigning street classifications to the streets in this project is left to the Civil Engineer.
8. If pavement designs other than those listed above are desired, please contact MLA Labs, Inc.



Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman logo and contact information: 807 Las Colinas Parkway, Suite 330, Austin, Texas 78746. Phone: (512) 327-1160, Fax: (512) 327-6062, www.bowman.com

Table with columns: REVISIONS, DATE, DESCRIPTION, REVISION

GENERAL NOTES
TANGLEWOOD PHASE 3
100 WICKSON RD
WOODWAY, TX, 76712

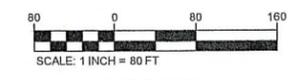


Table with columns: DESIGN, DRAWN, CHKD, MK, GM, NK. Includes Job No. 210734-01-002 and Sheet 4 OF 72.

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**LEGEND**

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF CONSTRUCTION
- PROPOSED SILT FENCE
- [Symbol] INLET PROTECTION
- [Symbol] STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] STAGING / SPOILS AREA
- [Symbol] CONCRETE WASHOUT
- [Symbol] PROPOSED ROCK BERM
- [Symbol] CURLEX & HYDROMULCH SEEDING

**TOTAL EROSION CONTROL QUANTITIES**

ITEM	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA	3
INLET PROTECTION	EA	25
LIMITS OF CONSTRUCTION	AC	43.19
ROCK BERM	LF	208
SILT FENCE	LF	10067
CURLEX & HYDROMULCH	SF	51035

- NOTES:**
- EROSION CONTROL DESIGN AND SPECIFICATIONS INCLUDED IN THESE DRAWINGS SHALL SERVE AS A GUIDE. RESPONSIBILITY FOR COMPLIANCE WITH STATE AND FEDERAL BEST MANAGEMENT PRACTICES (BMPs), THE IMPLEMENTATION OF EROSION CONTROL BMP MEASURES AND/OR THE FILING OF PERMITS OR NOTICES SHALL SOLELY REST WITH THE CONTRACTOR(S) AND OWNER(S). THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REQUIRES PERMITS FOR BOTH SMALL AND LARGE CONSTRUCTION SITES UNDER THE AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT. GENERAL PERMIT REQUIREMENTS WILL REQUIRE THE DEVELOPER/OWNER AND RESPONSIBLE CONTRACTOR(S) TO COMPLETE THE FOLLOWING:
    - A. MUST DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
    - B. MUST POST COPY OF THE TCEQ CONSTRUCTION SITE NOTICE AT THE PROJECT SITE.
    - C. MUST SUBMIT A COPY OF THE CONSTRUCTION SITE NOTICE TO THE CITY OF WOODWAY.
  - SMALL CONSTRUCTION SITES - WILL DISTURB (ALONE OR AS PART OF A LARGER DEVELOPMENT) BETWEEN 1 ACRE AND 5 ACRES OF LAND.
    - A. MUST DEVELOP AND IMPLEMENT A SWPPP.
    - B. MUST SUBMIT NOTICE OF INTENT (NOI) WITH APPLICATION FEE TO TCEQ AT LEAST 2 DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
    - C. MUST POST COPY OF THE NOI AT THE PROJECT SITE.
    - D. MUST SUBMIT A COPY OF THE NOI TO THE CITY OF WOODWAY.
  - LARGE CONSTRUCTION SITES - WILL DISTURB OR AS A PART OF A LARGER DEVELOPMENT 5 ACRES OR MORE OF LAND.
    - A. MUST DEVELOP AND IMPLEMENT A SWPPP.
    - B. MUST SUBMIT NOTICE OF INTENT (NOI) WITH APPLICATION FEE TO TCEQ AT LEAST 2 DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
    - C. MUST POST COPY OF THE NOI AT THE PROJECT SITE.
    - D. MUST SUBMIT A COPY OF THE NOI TO THE CITY OF WOODWAY.
  - CONTRACTOR SHALL INSTALL SEDIMENT CONTROL BEST MANAGEMENT PRACTICES PRIOR TO ANY EARTH DISTURBING ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION AND COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: CLEAN WATER ACT, TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM, AND ENVIRONMENTAL PROTECTION AGENCY, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REGULATIONS.
  - CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PREPARATION AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR(S) SHALL PROVIDE A COPY OF THE SWPPP TO THE OWNER AND THE ENGINEER AT THE PRE-CONSTRUCTION MEETING.
  - DUST CONTROL SHALL BE ADMINISTERED BY SPRINKLING/IRRIGATION WITH A WATER TRUCK AS NECESSARY.
  - THE CONTRACTOR(S) SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM LEAVING THE SITE. CONTRACTOR(S) SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL EROSION, CONSERVATION AND SILTATION REGULATIONS. CONTRACTOR(S) SHALL REMOVE ALL TEMPORARY CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF VEGETATION SUFFICIENT TO PREVENT EROSION. ANY DAMAGE TO ADJACENT PROPERTIES, DOWNSTREAM CHANNELS, PONDS OR LAKES, OR WILDLIFE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OFF SITE DISPOSAL OF EXCESS FRESH CONCRETE & CONCRETE FROM DEMOLITION.
  - ANY CONCRETE CUT DUST OR MATERIAL SHALL BE CLEANED & SWEEP IN A MANNER THAT NO DUST OR MATERIAL SHALL BE ALLOWED TO ENTER ANY STORM DRAINS.
  - THE LOCATION OF UTILITIES: WATER MAINS, UNDERGROUND ELECTRICAL CONDUITS, FIBER OPTIC CABLES, NATURAL GAS LINES, UNDERGROUND TELEPHONE CABLES, SANITARY SEWER PIPES, AND ALL OTHER UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE OBSERVATION OF SITE UTILITIES NOT FOUND IN THE LOCATION AS SPECIFIED ON THESE PLANS SHALL BE MADE TO THE OWNER AND THE SITE ENGINEER BEFORE PROCEEDING WITH ADDITIONAL WORK. ANY WORK PERFORMED BY THE CONTRACTOR(S) AFTER THAT TIME IS AT THE CONTRACTOR(S) OWN RISK.
  - CONTRACTOR(S) SHALL KEEP STREETS ADJACENT TO THE PROPERTY CLEAN AND FREE FROM SOILS & DEBRIS.
  - THE CONTRACTOR(S) SHALL PRESERVE EXISTING VEGETATION WHEN POSSIBLE AND MUST STABILIZE ANY DISTURBED AREA WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION MUST TAKE PLACE WITHIN 14 DAYS OF THE END OF ACTIVITIES UNLESS CONSTRUCTION RESUMES WITHIN 21 DAYS.
  - IF CONTRACTOR(S) KNOWS OR HAS REASON TO KNOW OF ANY ERRORS OR OMISSIONS IN THE ENGINEER'S DRAWINGS, THE CONTRACTOR(S) SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING FOR THE PURPOSE OF PROVIDING THE ENGINEER AN OPPORTUNITY TO CURE ANY SUCH ERROR, OMISSION OR INCONSISTENCY, BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION THEREOF.



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 Fax: (512) 327-4002  
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**REVISIONS**

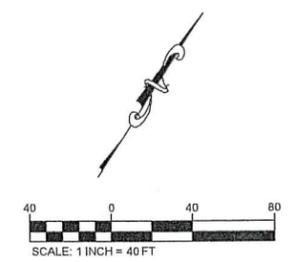
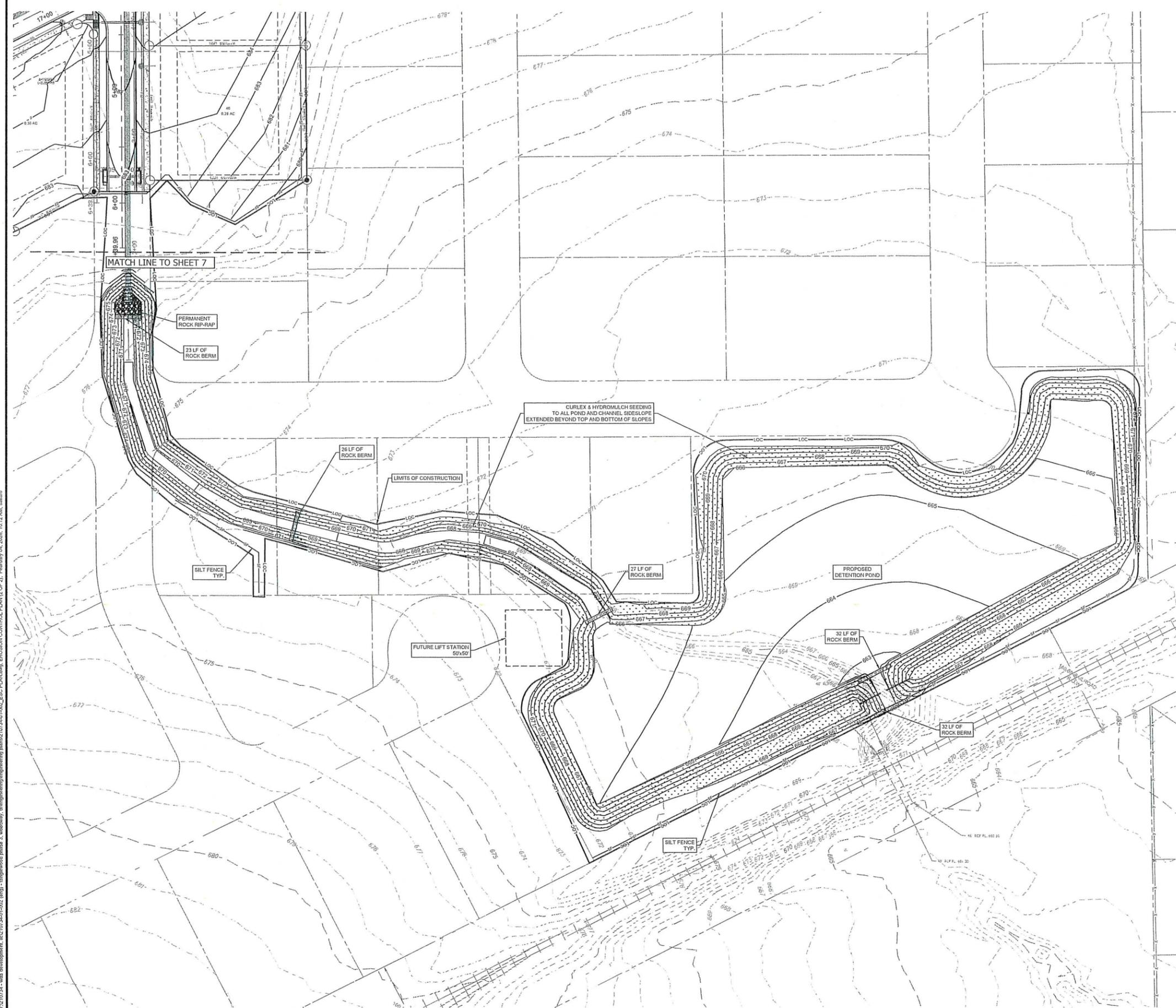
REVISION	DATE	DESCRIPTION

EROSION CONTROL PLAN (1 OF 2)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 7 OF 72		

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**LEGEND**

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- - - EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LOC LIMITS OF CONSTRUCTION
- PROPOSED SILT FENCE
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▩ STAGING / SPOILS AREA
- ▧ CONCRETE WASHOUT
- ◌ PROPOSED ROCK BERM
- ◌ CURLEX & HYDROMULCH SEEDING

**TOTAL EROSION CONTROL QUANTITIES**

ITEM	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA	3
INLET PROTECTION	EA	25
LIMITS OF CONSTRUCTION	AC	43.19
ROCK BERM	LF	208
SILT FENCE	LF	10057
CURLEX & HYDROMULCH	SF	51035

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**REVISIONS**

REVISION	DATE	DESCRIPTION

EROSION CONTROL PLAN (2 OF 2)

TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

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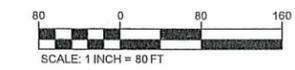
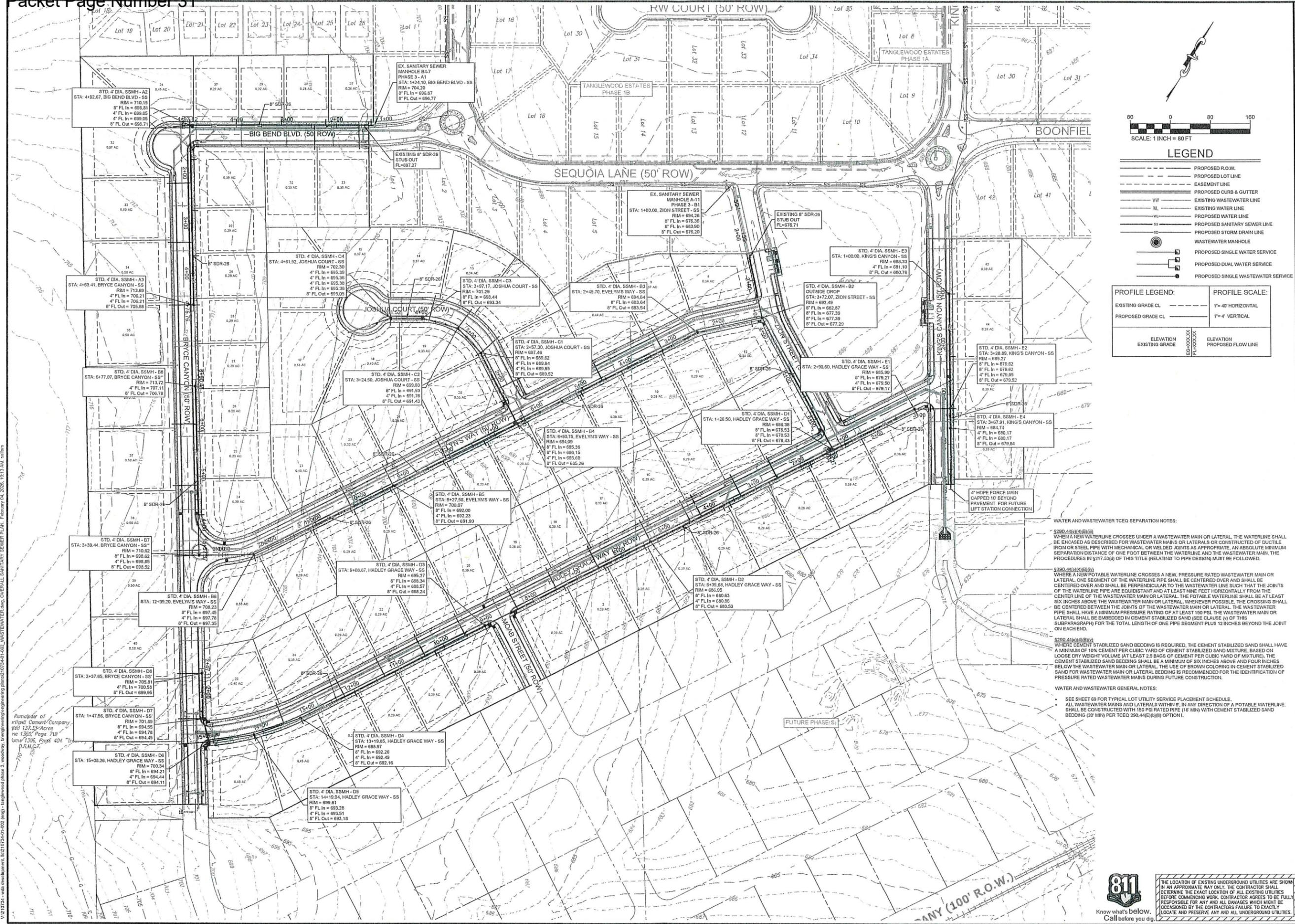


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 8 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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- LEGEND**
- PROPOSED R.O.W.
  - PROPOSED LOT LINE
  - EASEMENT LINE
  - PROPOSED CURB & GUTTER
  - EXISTING WASTEWATER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED STORM DRAIN LINE
  - WASTEWATER MANHOLE
  - PROPOSED SINGLE WATER SERVICE
  - PROPOSED DUAL WATER SERVICE
  - PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

EXISTING GRADE CL. ---  
 PROPOSED GRADE CL. ---  
 ELEVATION EXISTING GRADE ---  
 ELEVATION PROPOSED FLOW LINE ---

**PROFILE SCALE:**

1" = 40' HORIZONTAL  
 1" = 4' VERTICAL

**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(i)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(B)(ii)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(a)(4)(B)(iii)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 5' IN ANY DIRECTION OF A POTABLE WATERLINE SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(e)(ii)(B) OPTION I.

**Bowman**  
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**REVISIONS**

DATE	DESCRIPTION

**OVERALL SANITARY SEWER PLAN**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

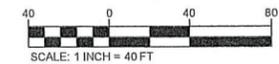
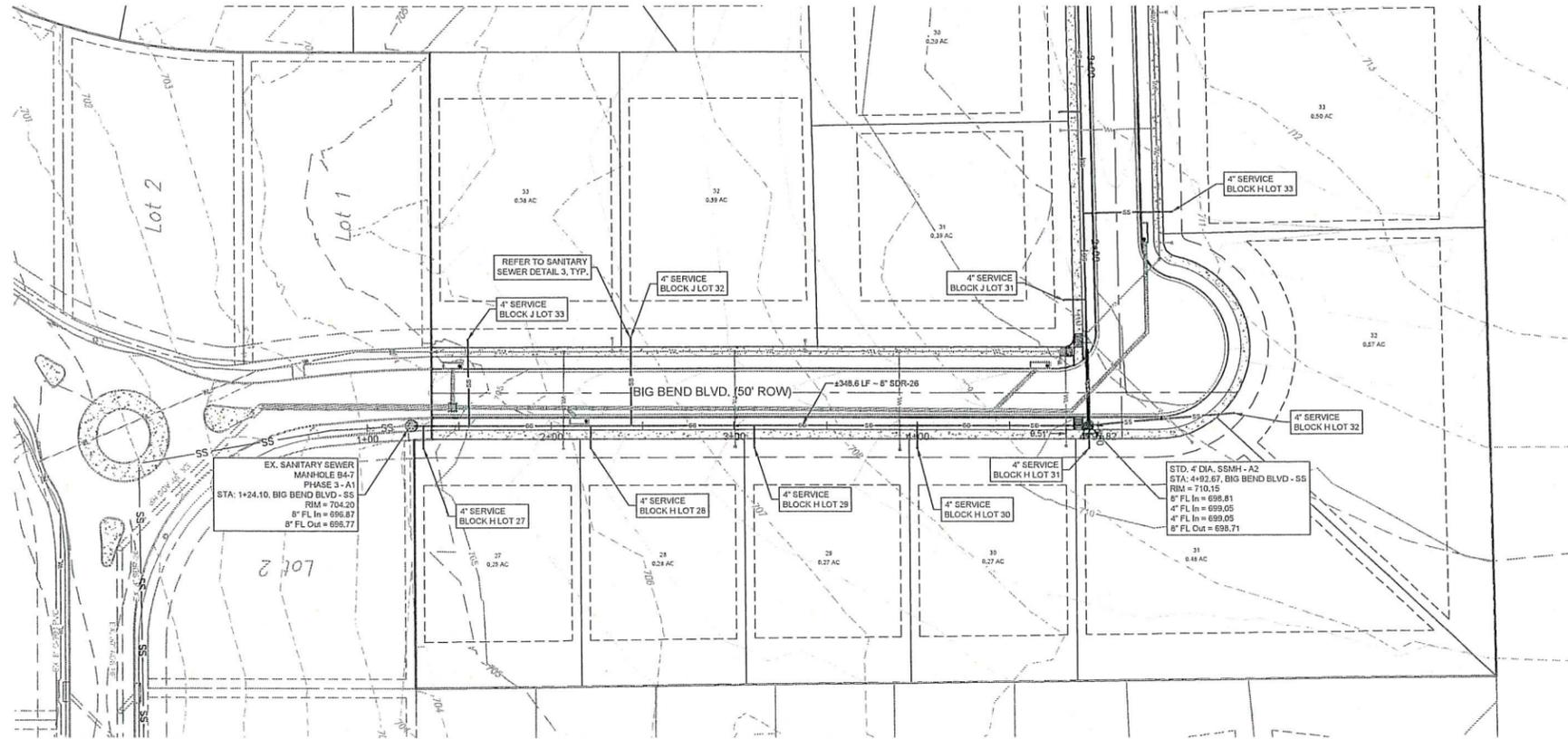


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 9 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**LEGEND**

---	PROPOSED R.O.W.
---	PROPOSED LOT LINE
---	EASEMENT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
○	WASTEWATER MANHOLE
○	PROPOSED SINGLE WATER SERVICE
○	PROPOSED DUAL WATER SERVICE
○	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

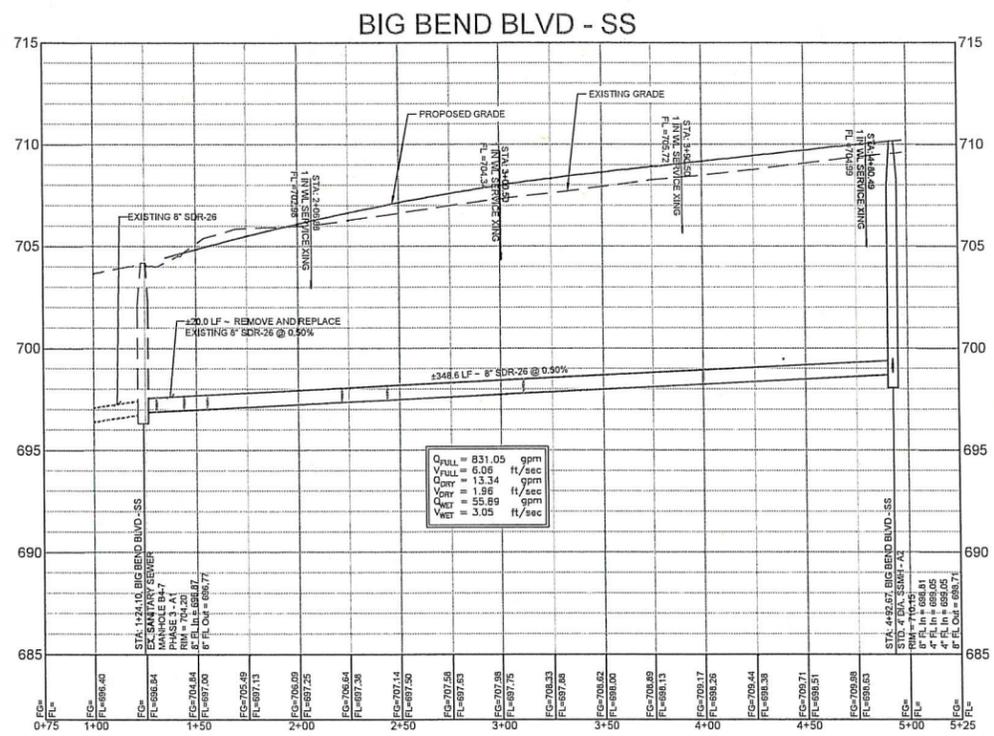
---	EXISTING GRADE CL
---	PROPOSED GRADE CL

**PROFILE SCALE:**

---	1"= 40' HORIZONTAL
---	1"= 4' VERTICAL

ELEVATION	ELEVATION
EXISTING GRADE	PROPOSED FLOW LINE
EG=XXXX.XX	FL=XXXX.XX



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(ii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(B)(iii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(a)(4)(B)(iv) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 10' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (16" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(E)(ii)(B) OPTION I.

**Bowman**  
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 Phone: (512) 332-1100  
 Fax: (512) 332-0802  
 www.bowman.com

REVISION	DATE	DESCRIPTION

**SANITARY SEWER PLAN & PROFILE (1 OF 11)**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

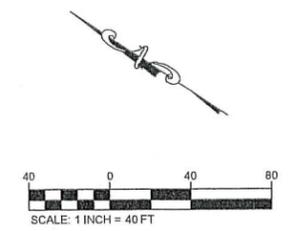
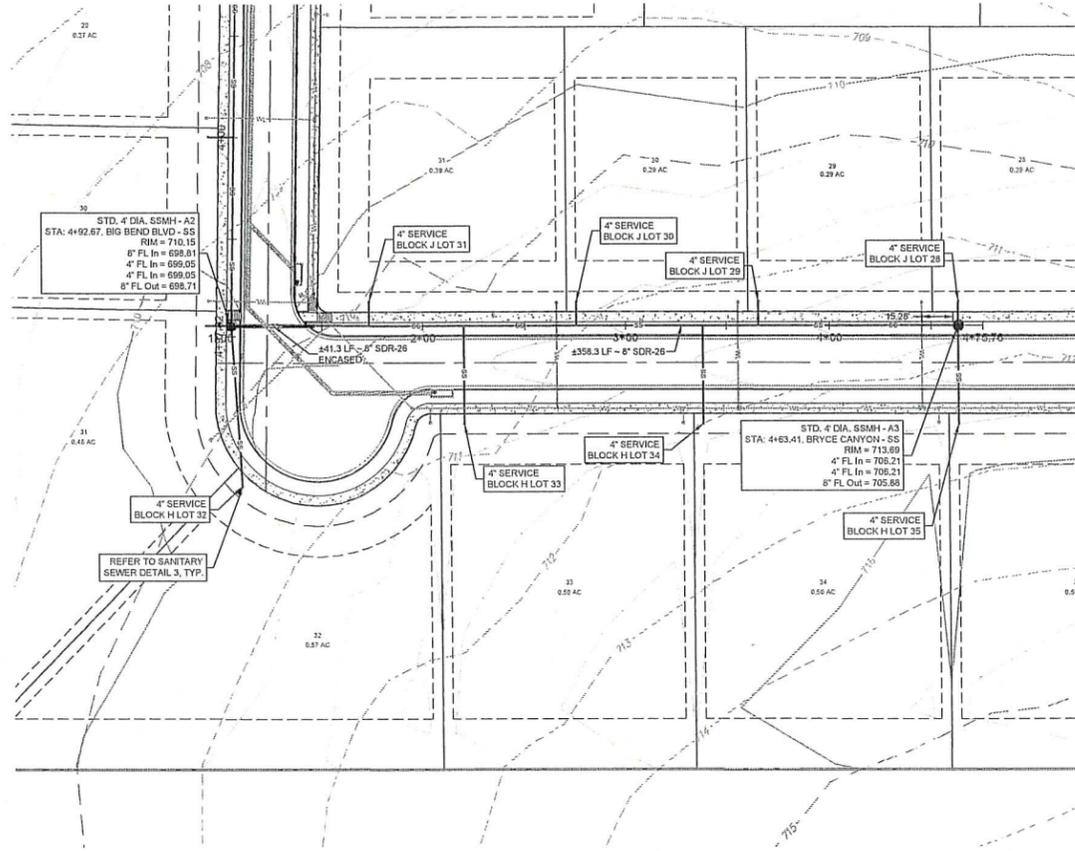


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
10 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734 - wds development, 210734-01-002, (eng) - tanglemood phase 3 - wdsdevelopment\210734-01-002\_WASTEWATER.Plan\_Sanitary Sewer Plan & Profile (1 of 11). February 04, 2026, 10:13 AM, mltf



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	WASTEWATER MANHOLE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DUAL WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL

**PROFILE SCALE:**

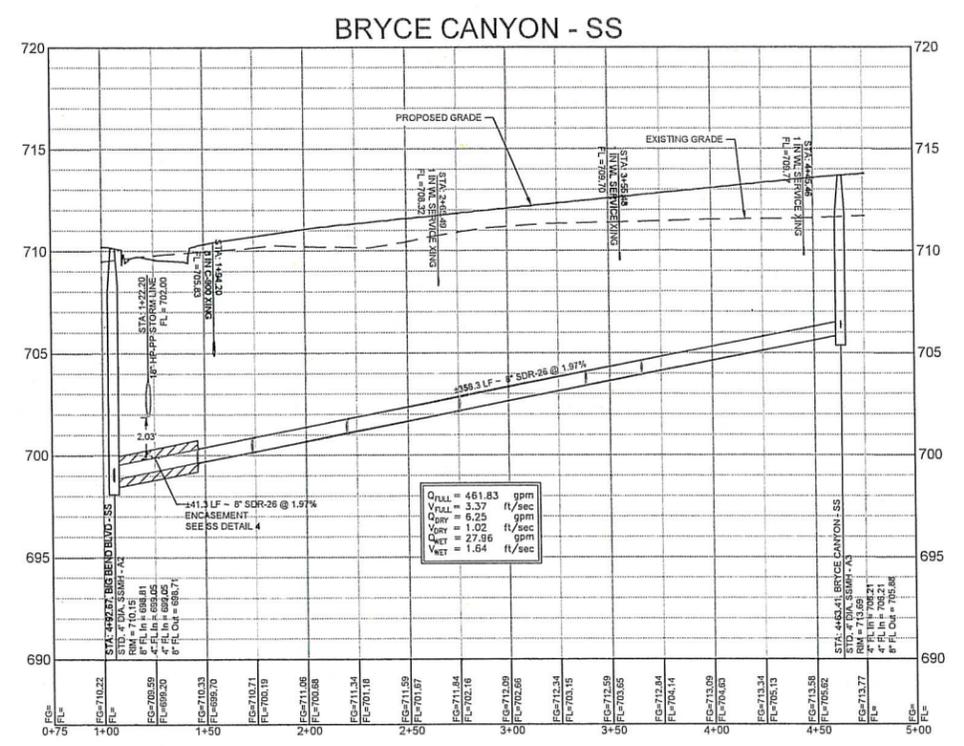
1" = 40' HORIZONTAL
1" = 4' VERTICAL

	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE



**SHEET INDEX MAP** SCALE: 1"=500'



**WATER AND WASTEWATER TCEG SEPARATION NOTES:**

5290.44(a)(4)(b)(i)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

5290.44(a)(4)(b)(ii)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

5290.44(a)(4)(b)(iv)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 8' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20' MIN) PER TCEG 290.44(e)(4)(b)(i) OPTION 1.

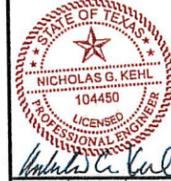
**Bowman**  
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 807 Las Cimas Parkway  
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**REVISIONS**

REVISION	DATE	DESCRIPTION

**SANITARY SEWER PLAN & PROFILE (2 OF 11)**  
**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

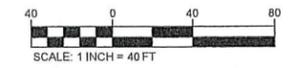
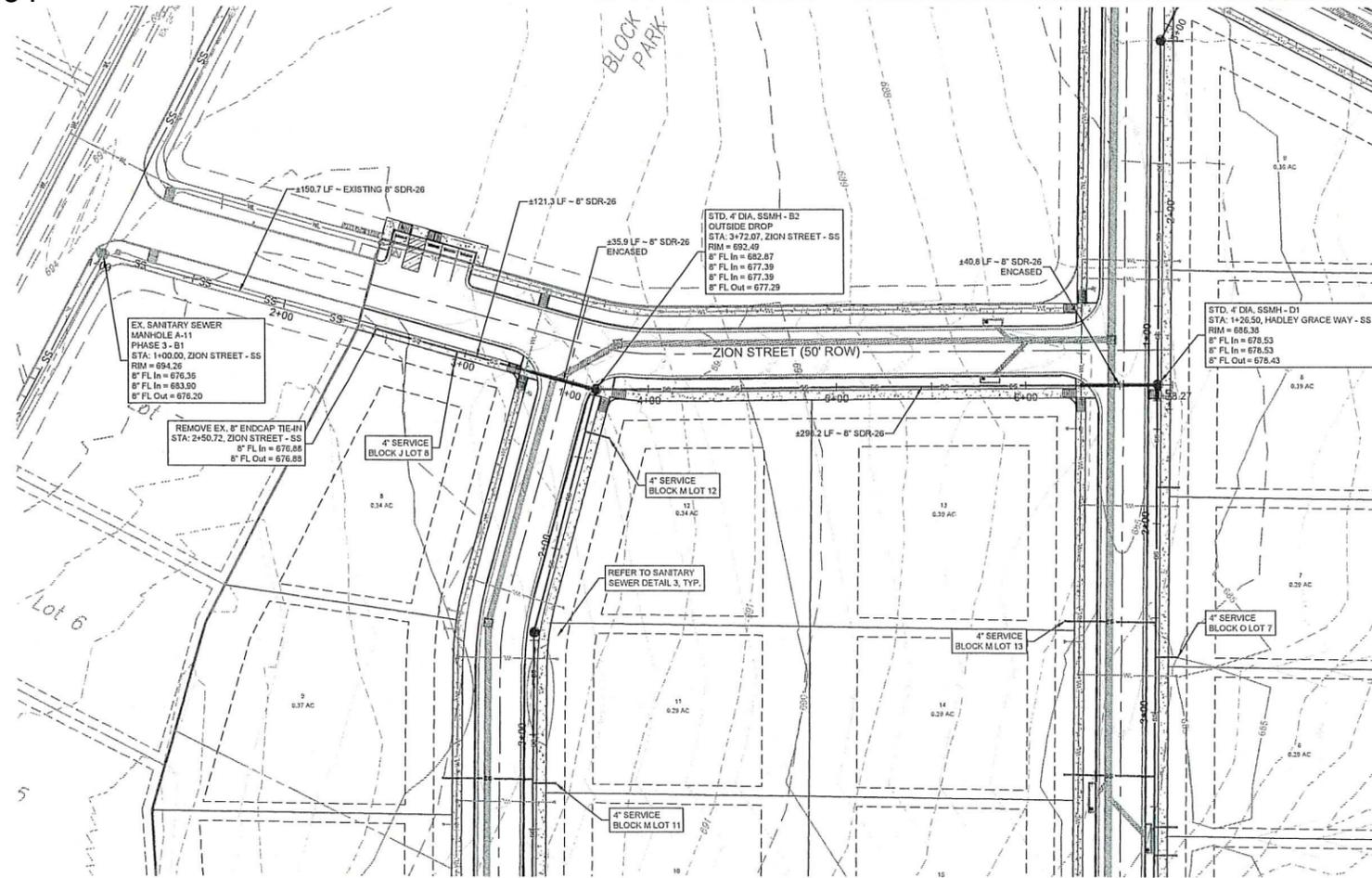


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 11 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734 - wda development, loc\210734-01-002 (eng) - tanglewood phase 3\_wastewater\_bringing\_in\_engineering\plan\210734-01-002\_WASTEWATER.dwg, SANITARY SEWER PLAN & PROFILE (2 OF 11), February 04, 2026, 10:13 AM, afdm



**LEGEND**

---	PROPOSED R.O.W.
---	PROPOSED LOT LINE
---	EASEMENT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
○	WASTEWATER MANHOLE
○	PROPOSED SINGLE WATER SERVICE
○	PROPOSED DUAL WATER SERVICE
○	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

---	EXISTING GRADE CL
---	PROPOSED GRADE CL

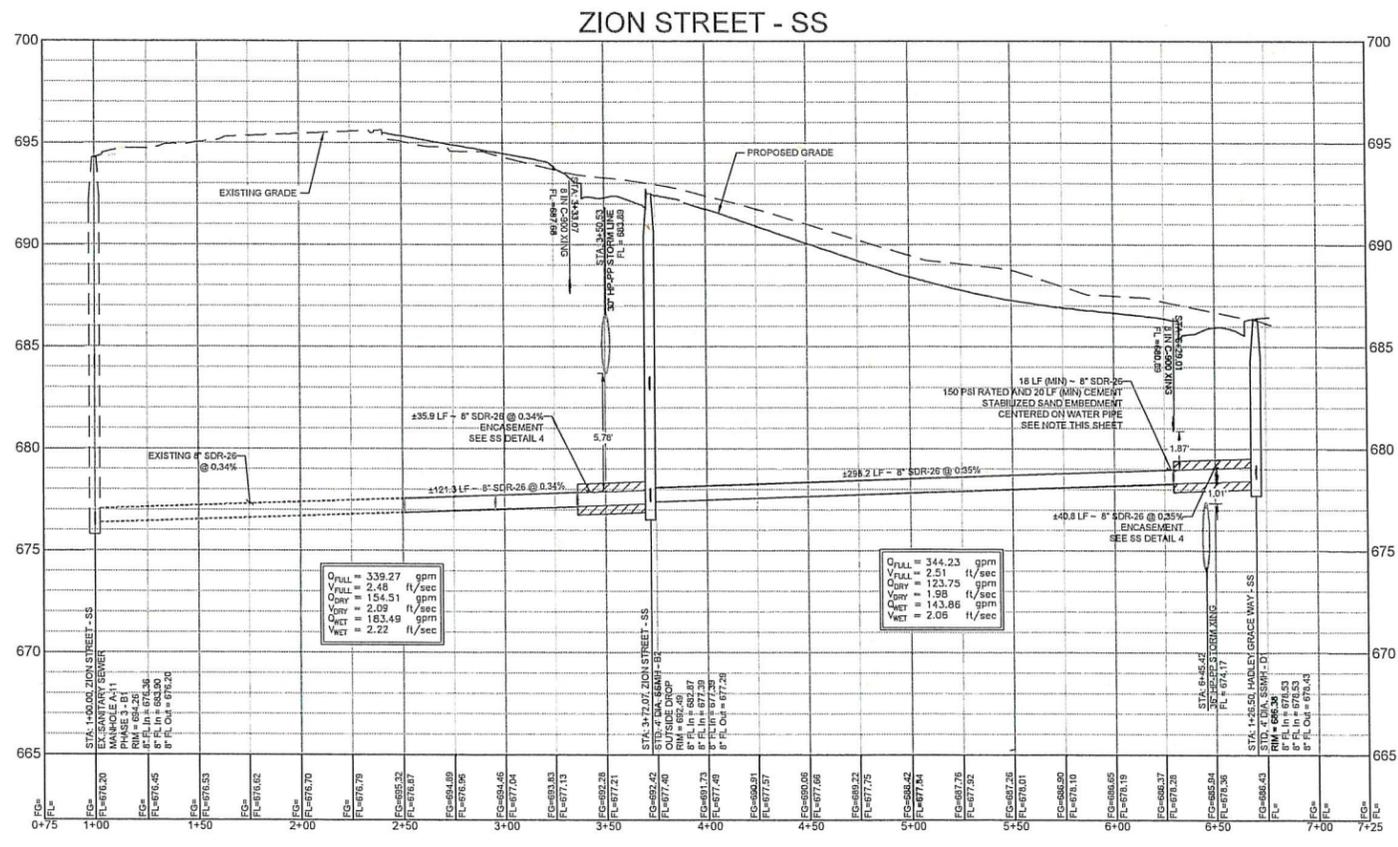
  

**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL

ELEVATION	ELEVATION
EXISTING GRADE	PROPOSED FLOW LINE
EG-XXXX.XX	FL-XXXX.XX



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(C) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATINGS OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (V) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(a)(4)(D) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 89 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 8' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(e)(9)(B) OPTION I.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**Bowman**  
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Fax: (512) 327-1101  
www.bowman.com

REVISION	DATE	DESCRIPTION

REVISIONS

SANITARY SEWER PLAN & PROFILE (3 OF 11)

TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

**NICHOLAS G. KEHL**  
LICENSED PROFESSIONAL ENGINEER  
104450

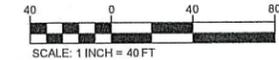
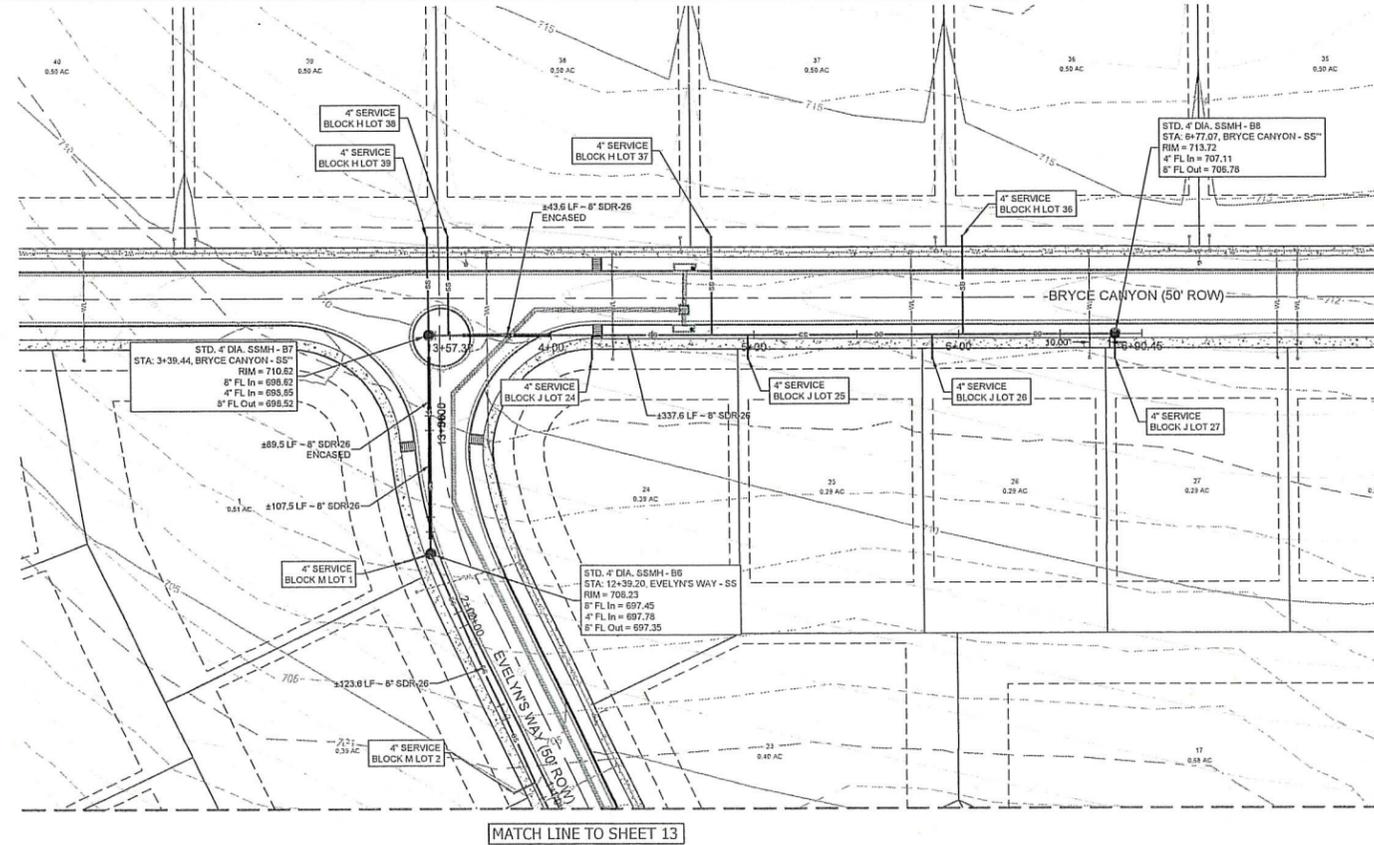
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MK	GM	NK

JOB No. 210734-01-002

SHEET  
12 OF 72

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	WASTEWATER MANHOLE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DUAL WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL



**SHEET INDEX MAP** SCALE: 1" = 500'

**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

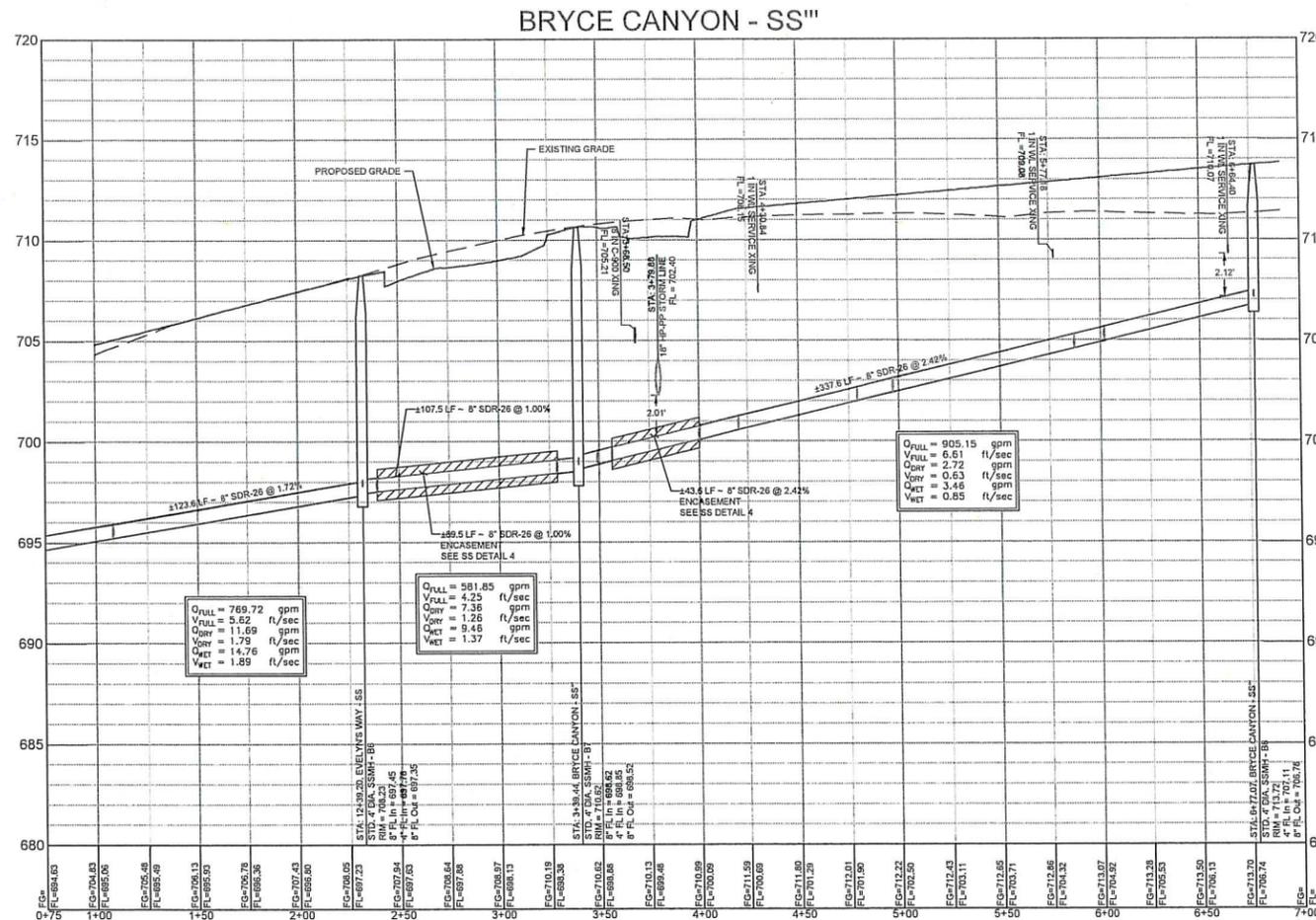
290.44(a)(4)(B)(i)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

290.44(a)(4)(B)(ii)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

290.44(a)(4)(B)(iii)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 5' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(E)(8)(i) OPTION I.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**Bowman**  
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 Austin, Texas 78746  
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 Fax: (512) 337-1400  
 www.bowman.com

**REVISIONS**

REVISION	DATE	DESCRIPTION

**SANITARY SEWER PLAN & PROFILE (5 OF 11)**

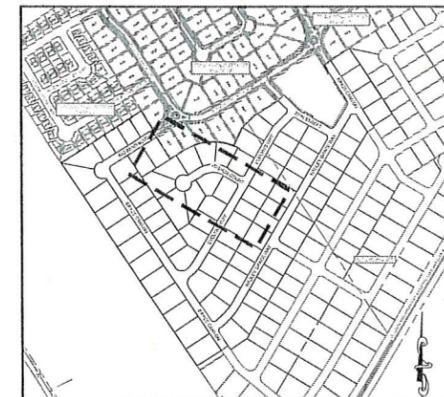
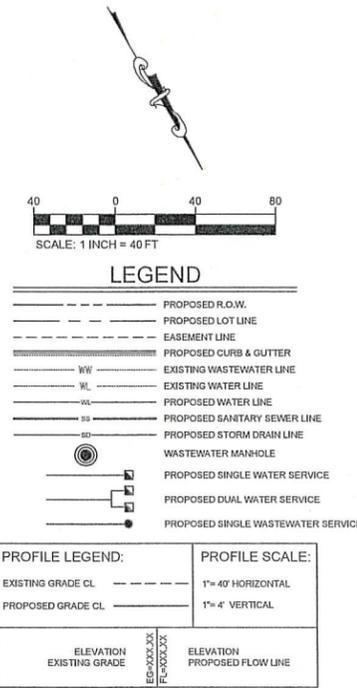
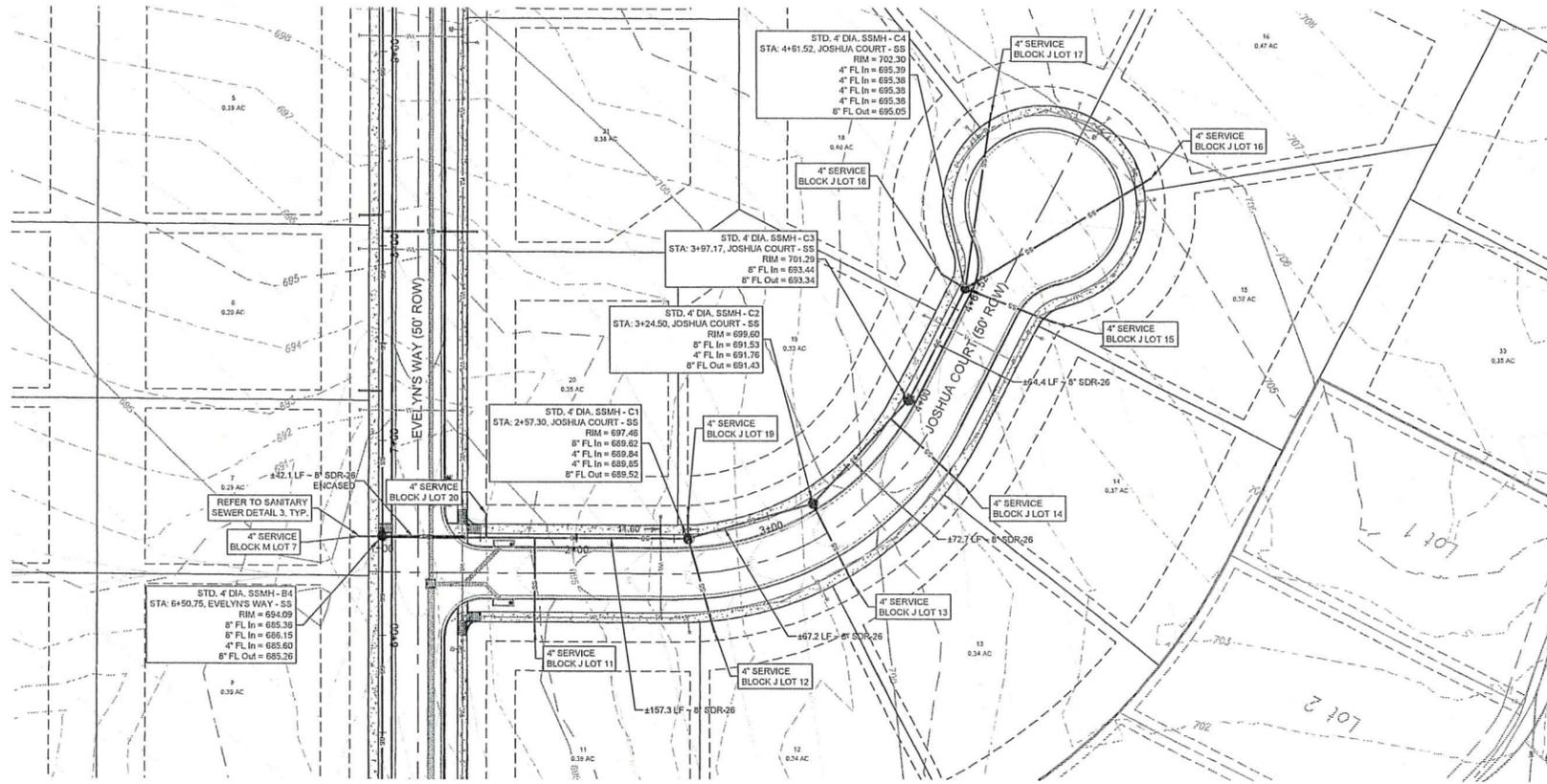
TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



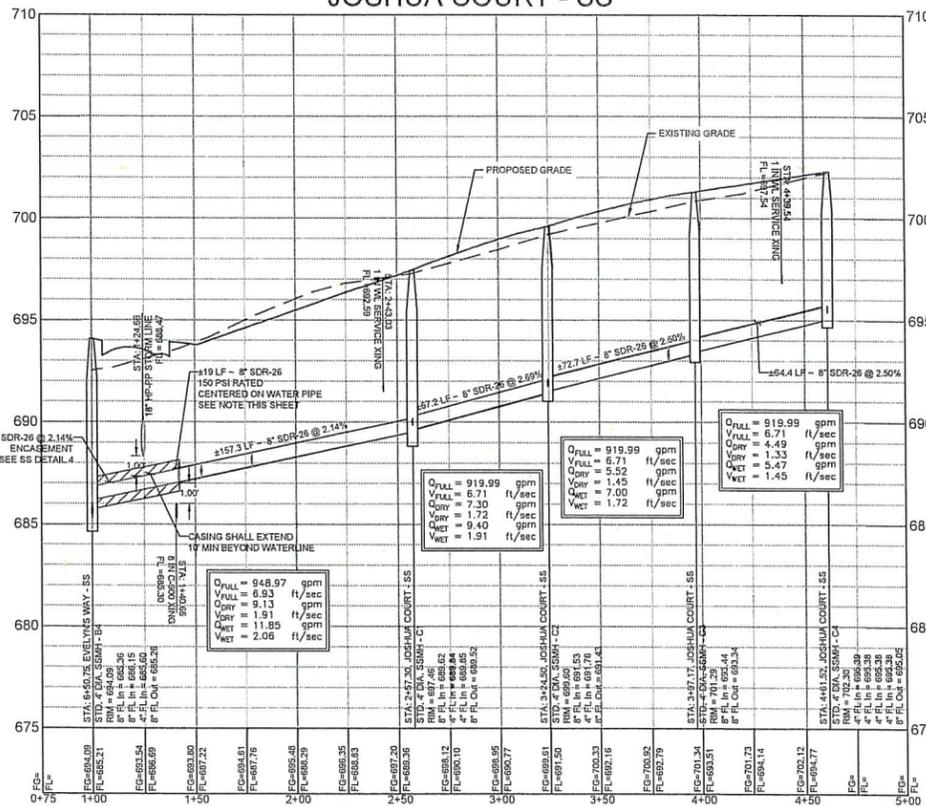
DESIGN	DRAWN	CHKD
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JOB No. 210734-01-002		
SHEET 14 OF 72		

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SHEET INDEX MAP SCALE: 1"=500'

JOSHUA COURT - SS



WATER AND WASTEWATER TCEQ SEPARATION NOTES:

- 5200.44(a)(1)(i)(ii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.
- 5200.44(a)(1)(i)(iii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
- 5200.44(a)(1)(i)(iv) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

WATER AND WASTEWATER GENERAL NOTES:

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 2' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (1/2" MIN WITH CEMENT STABILIZED SAND BEDDING (20' MIN PER TCEQ 290.44(e)(b)(ii) OPTION 1).



Know what's below. Call before you dig.

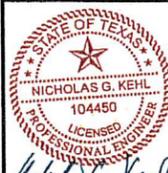
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



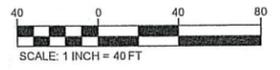
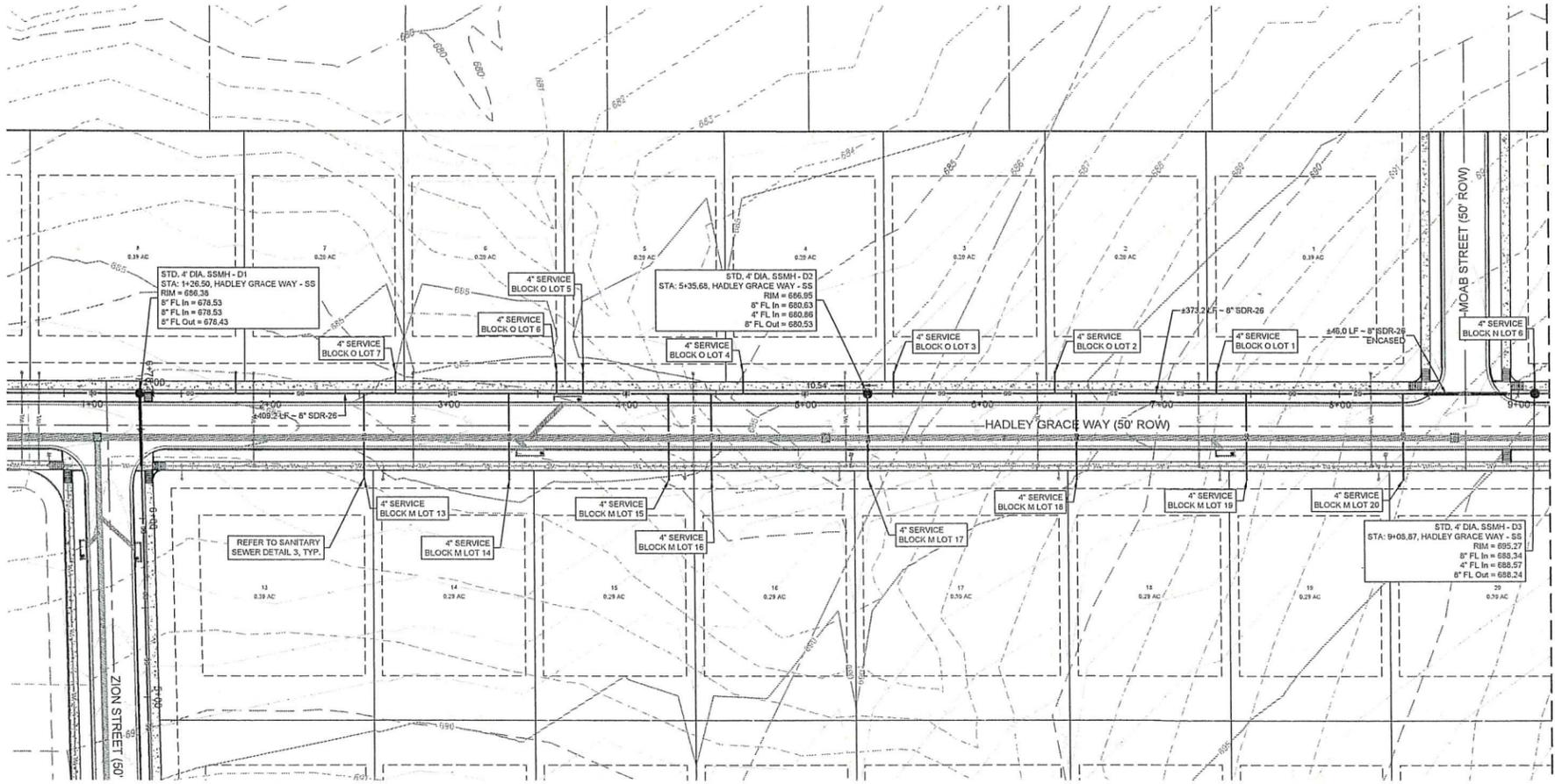
REVISIONS	DATE	DESCRIPTION

SANITARY SEWER PLAN & PROFILE (6 OF 11)

TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
15 OF 72		



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	WASTEWATER MANHOLE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DUAL WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

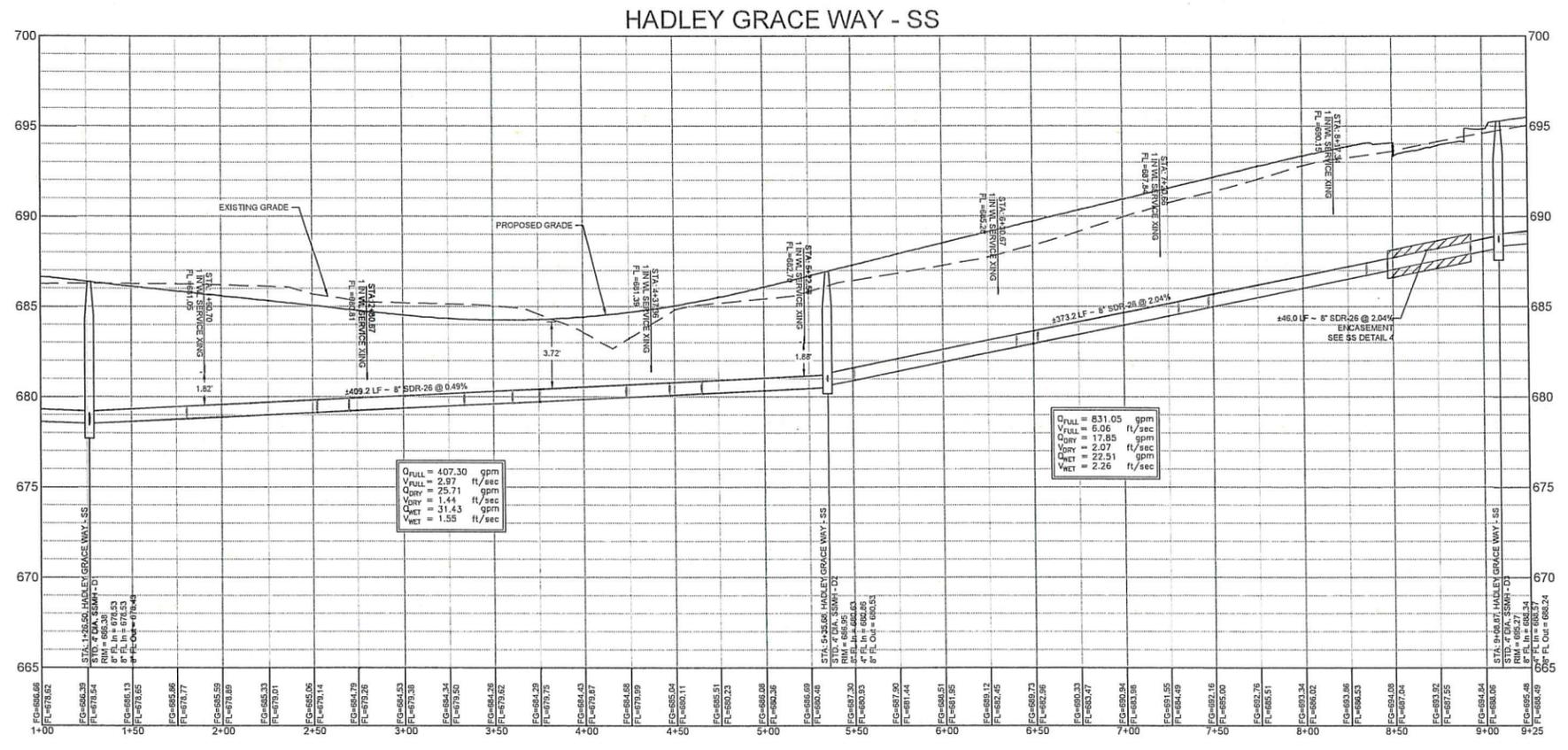
	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

	1" = 40' HORIZONTAL
	1" = 4' VERTICAL



**SHEET INDEX MAP** SCALE: 1"=500'



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

**§290.41(a)(4)(B)(i)**  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(a) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

**§290.41(a)(4)(B)(ii)**  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

**§290.41(a)(4)(B)(iii)**  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 5' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.41(e)(1)(ii) OPTION I.

**Bowman**  
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 TBPE Firm Registration No. F-14309  
 807 Lak Cimarr Parkway  
 Austin, Texas 78746  
 Phone: (512) 327-1100  
 www.bowman.com

**REVISIONS**

REVISION	DESCRIPTION	DATE

**SANITARY SEWER PLAN & PROFILE (7 OF 11)**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

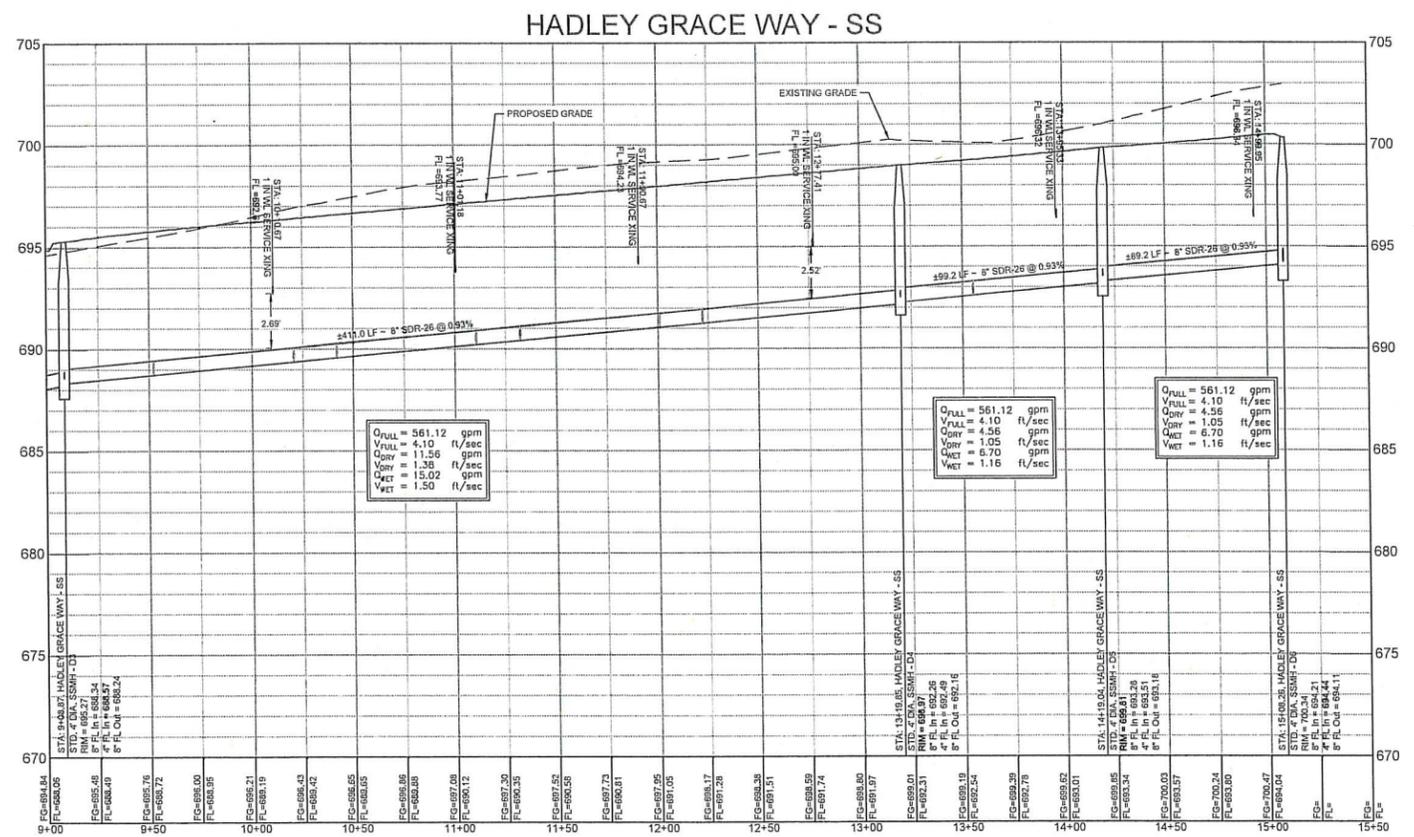
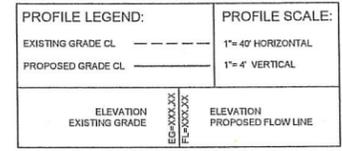
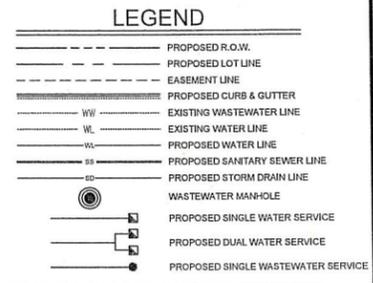
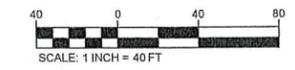
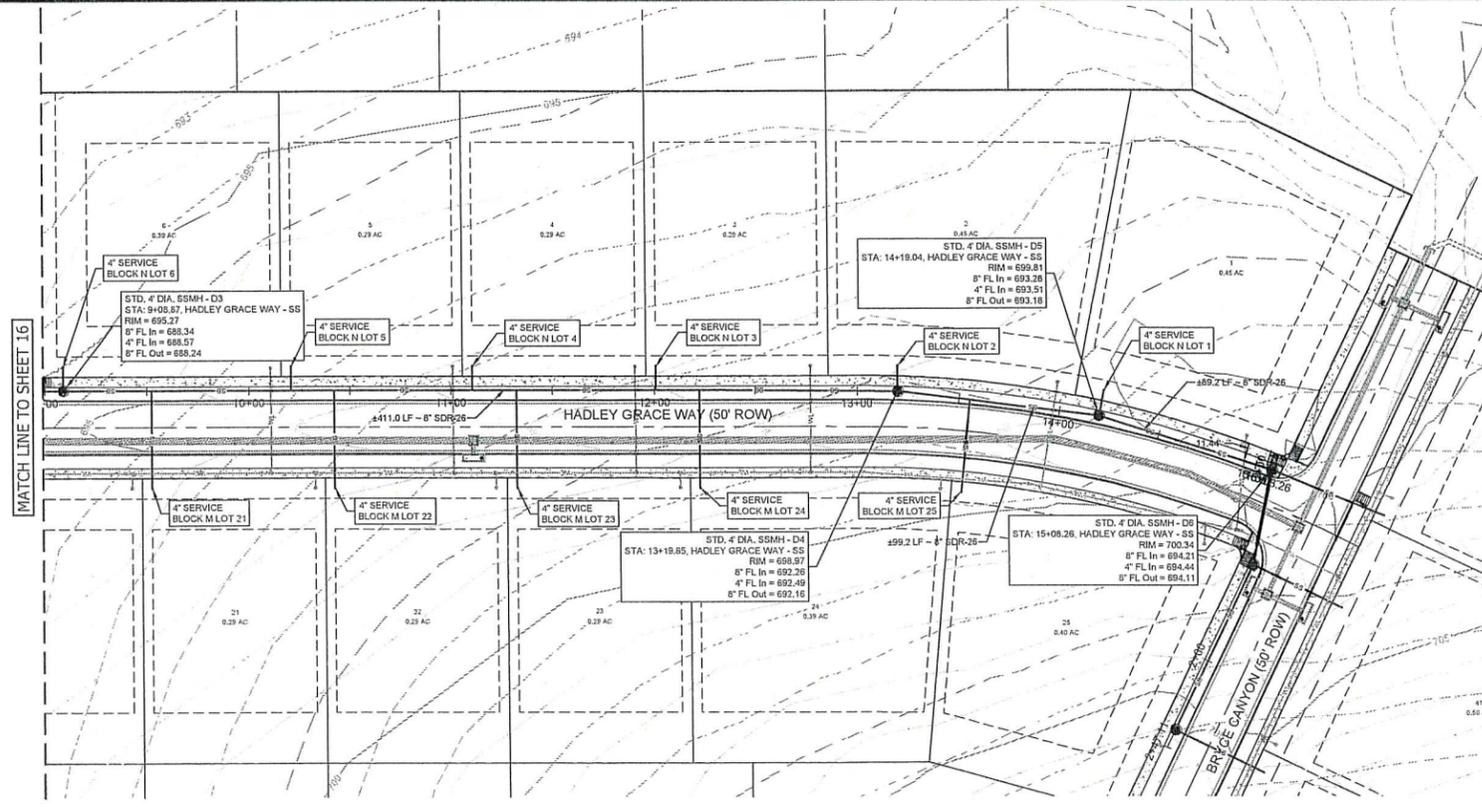


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB NO. 210734-01-002		
SHEET		
16 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734-wda development\k:\210734-01-002 (enr) - tanglewood phase 3\_wastewater.dwg SANITARY SEWER PLAN & PROFILE (7 OF 11), February 04, 2026, 10:15 AM, salih



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

5290.44(a)(4)(B)(ii)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

5290.44(a)(4)(B)(iv)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE IV OF THE SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

5290.44(a)(4)(B)(v)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 8' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (2" MIN PER TCEQ 290.44(E)(9)(ii)) OPTION 1.

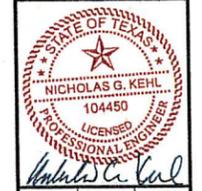
**Bowman**  
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 807 Las Cruces Parkway  
 Suite 350  
 Austin, Texas 78746  
 Phone: (512) 327-1100  
 Fax: (512) 327-0062  
 www.bowman.com

REVISION	DESCRIPTION	DATE

**SANITARY SEWER PLAN & PROFILE (8 OF 11)**

**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	NK

JOB No. 210734-01-002

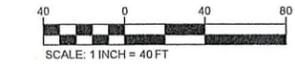
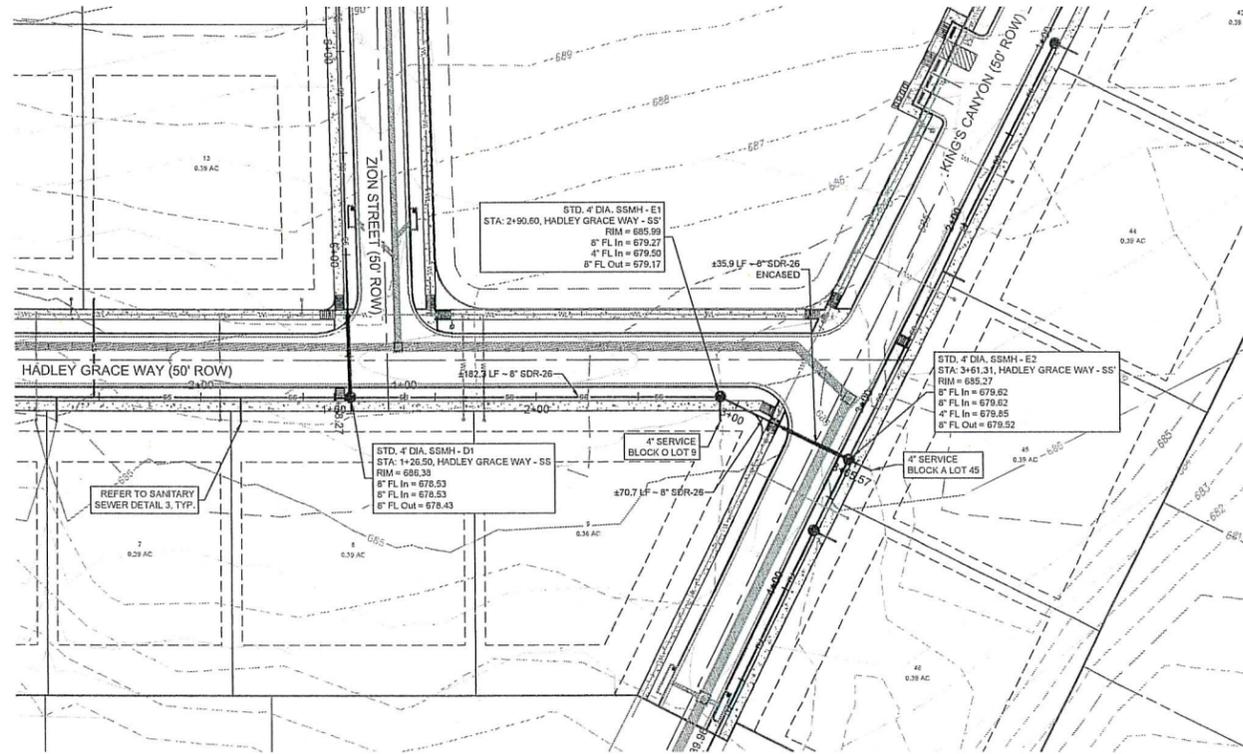
SHEET  
17 OF 72



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734 - wickson\mkm\210734-01-002.dwg - Tanglewood phase 3 - woodway - bkg\pwwater\pwwater\210734-01-002\_WASTEWATER.dwg, SANITARY SEWER PLAN & PROFILE (8 OF 11), February 04, 2026, 10:15 AM, aalbre





**LEGEND**

---	PROPOSED R.O.W.
---	PROPOSED LOT LINE
---	EASEMENT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN LINE
○	WASTEWATER MANHOLE
○	PROPOSED SINGLE WATER SERVICE
○	PROPOSED DUAL WATER SERVICE
○	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

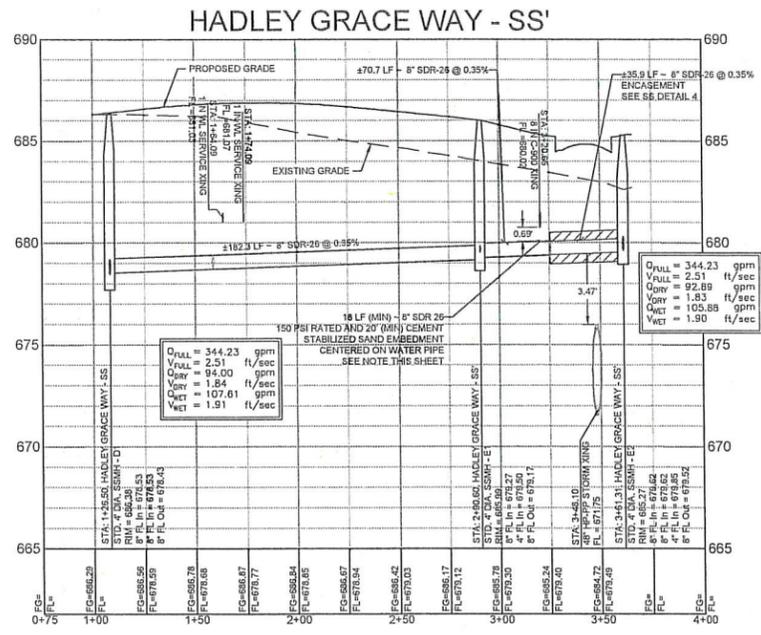
---	EXISTING GRADE CL
---	PROPOSED GRADE CL
---	ELEVATION EXISTING GRADE
---	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

---	1"= 40' HORIZONTAL
---	1"= 4' VERTICAL



**SHEET INDEX MAP** SCALE: 1"=500'



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

5290.44(e)(4)(B)(ii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE CROSSING.

5290.44(e)(4)(B)(iii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHICHEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE ENCASED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

5290.44(e)(4)(B)(iv) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITH 18" IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(e)(4)(B)(ii) OPTION 1.

**Bowman**  
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 T&E Firm Registration No. F-14309  
 807 Las Colinas Parkway  
 Austin, Texas 78746  
 Phone: (512) 357-1100  
 www.bowman.com

REVISION	DATE	DESCRIPTION

**SANITARY SEWER PLAN & PROFILE (10 OF 11)**  
**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

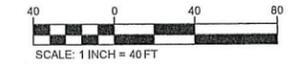
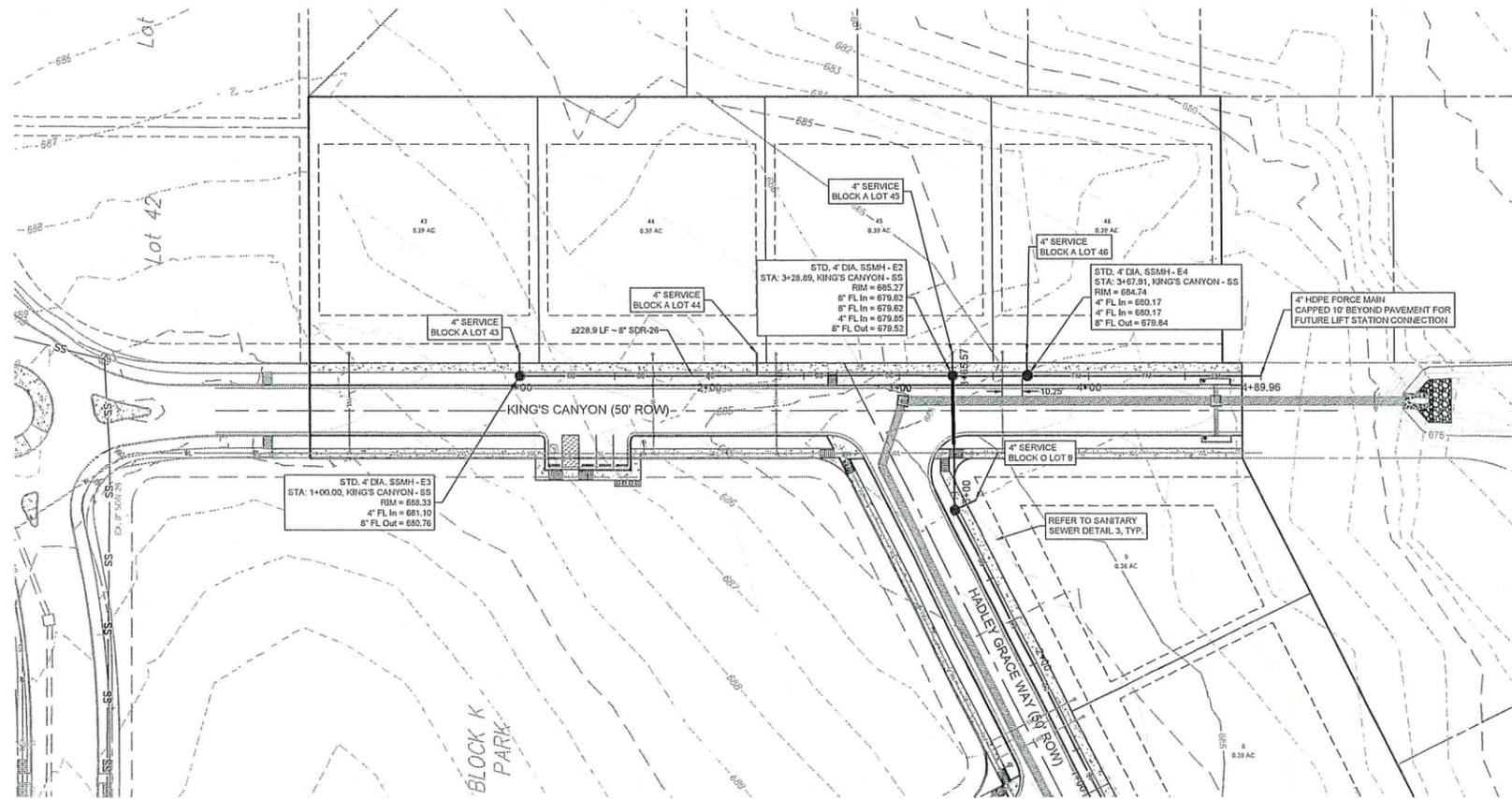
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 LICENSED PROFESSIONAL ENGINEER  
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DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
19 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	WASTEWATER MANHOLE
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DUAL WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

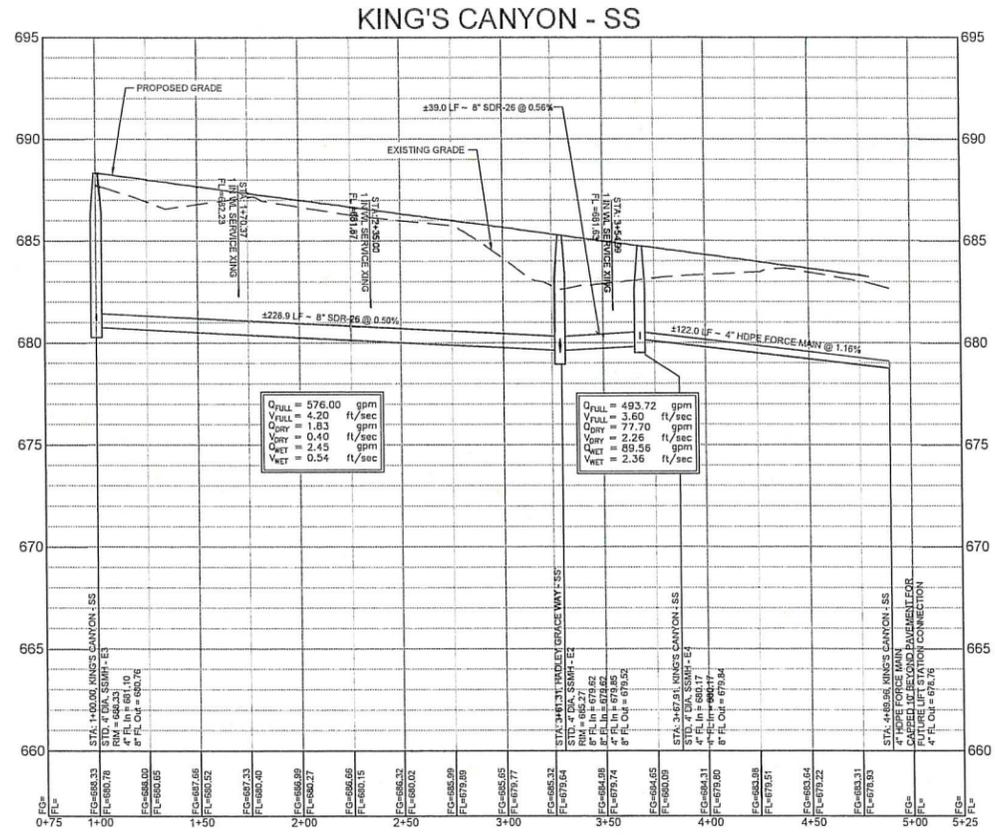
**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(ii)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

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§290.44(a)(4)(B)(iv)  
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**Bowman**  
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 TBPE Firm Registration No. F-14309  
 Phone: (632) 237-1180  
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 807 Las Colinas Parkway  
 Suite 350  
 Austin, Texas 78746

**REVISIONS**

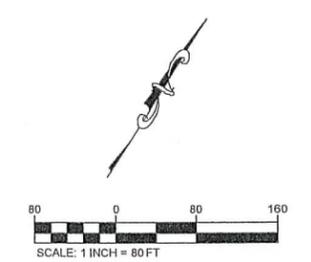
REVISION	DESCRIPTION	DATE

**SANITARY SEWER PLAN & PROFILE (11 OF 11)**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 20 OF 72		

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURBS & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

	1" = 40' HORIZONTAL
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**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

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**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 9' IN ANY DIRECTION OF A POTABLE WATERLINE SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (15' MIN) WITH CEMENT STABILIZED SAND BEDDING (20' MIN) PER TCEQ 290.44(e)(ii) OPTION I.

**Bowman**  
 877 Las Cimias Parkway  
 Suite 350  
 Austin, Texas 78746  
 Phone: (512) 327-1180  
 Fax: (512) 327-4062  
 www.bowman.com

**REVISIONS**

DATE	DESCRIPTION

**OVERALL WATER PLAN**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



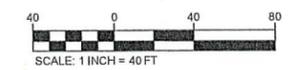
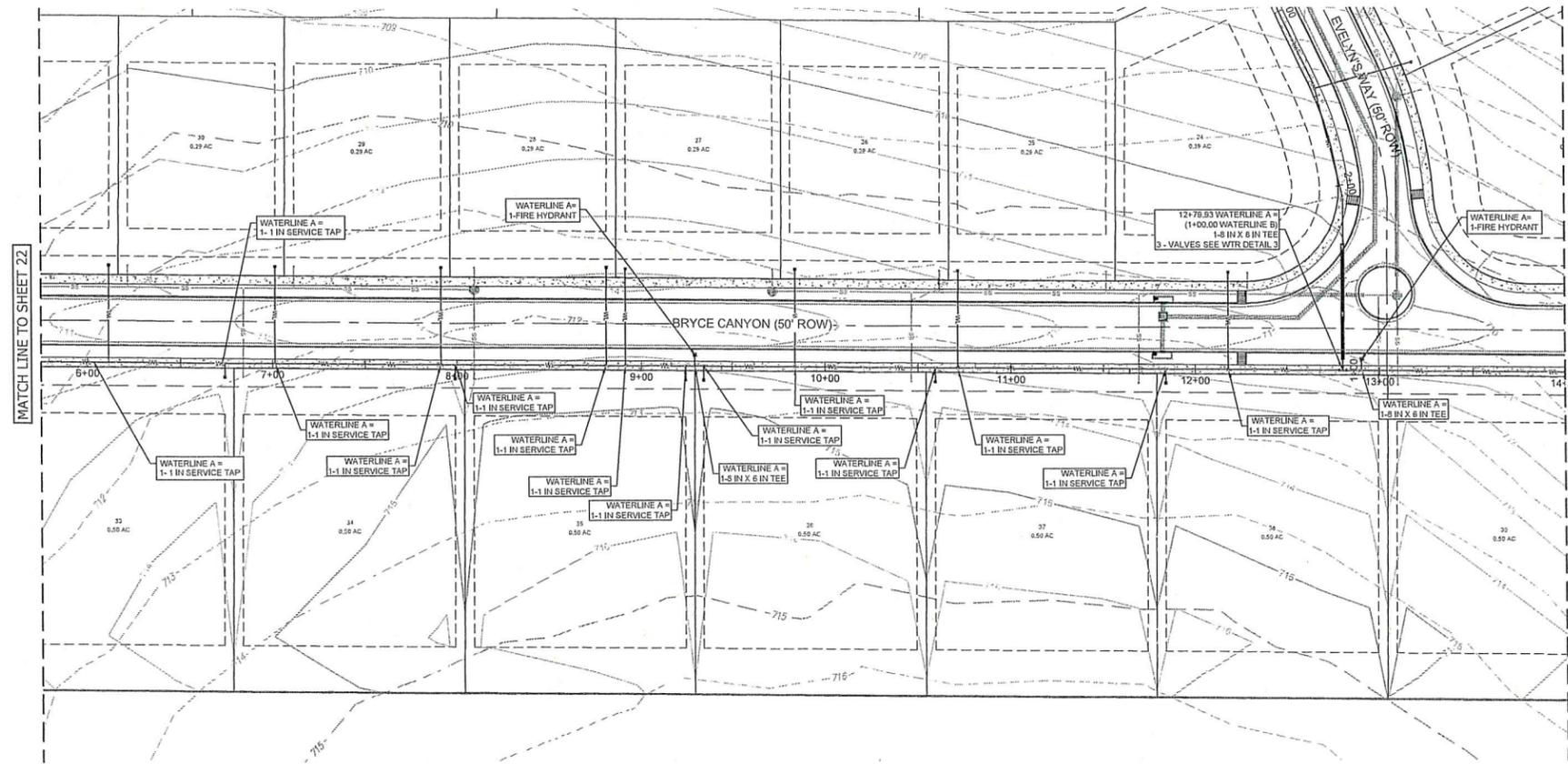
DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 21 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734 - web development - 811\210734-01-002 (img) - tanglewood phase 3, woodway, tx\engineering\plans\210734-01-002\_OVERALL WATER PLAN.dwg, February 04, 2026, 10:17 AM, salido





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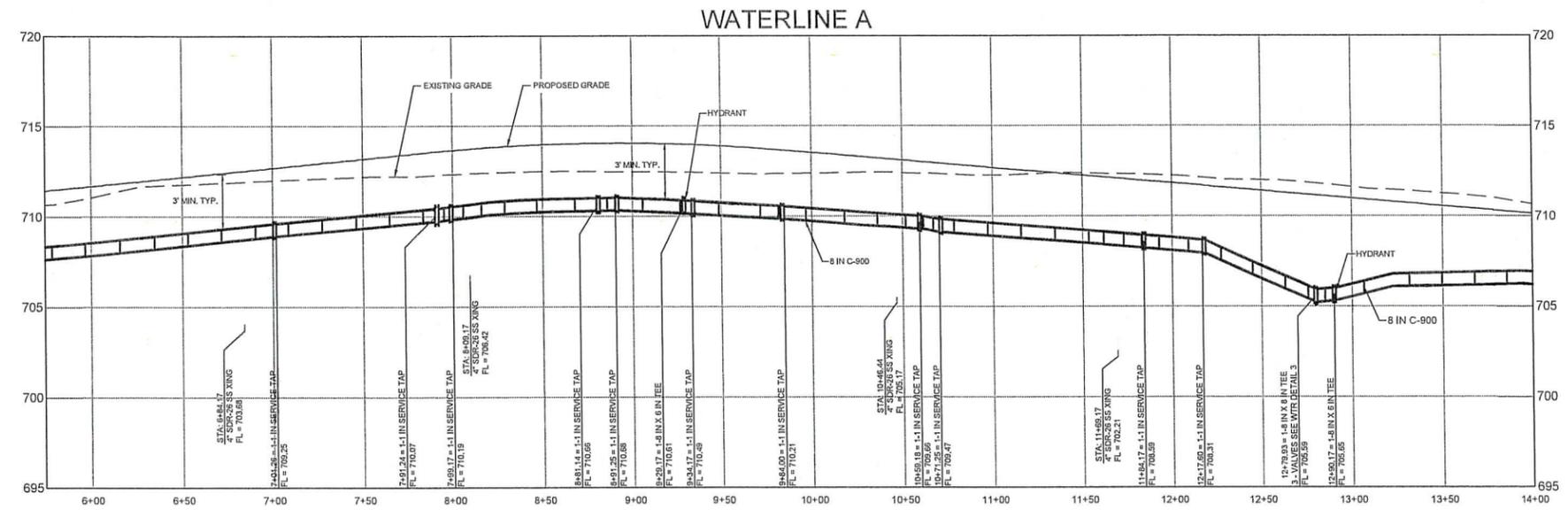
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

1" = 40' HORIZONTAL  
1" = 4' VERTICAL



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(ii)  
WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(d) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(c)(4)(B)(ii)  
WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(e)(4)(B)(ii)  
WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 5' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN WITH CEMENT STABILIZED SAND BEDDING (20" MIN PER TCEQ 290.44(e)(6)(ii) OPTION I).



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**Bowman**  
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Fax: (512) 327-4622  
www.bowman.com

REVISION	DATE	DESCRIPTION

**WATER PLAN & PROFILE (2 OF 11)**  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

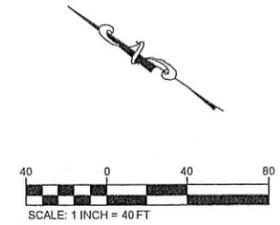
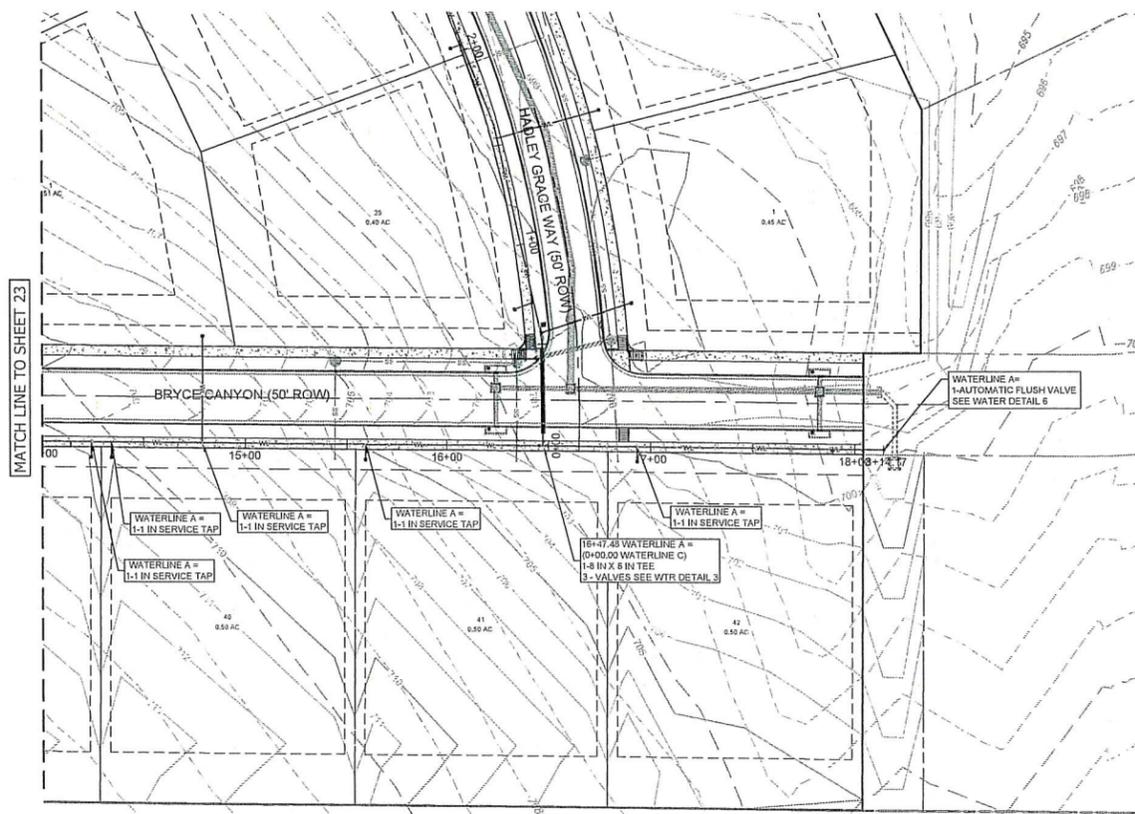
10/04/2026

**NICHOLAS G. KEHL**  
104450  
PROFESSIONAL ENGINEER  
LICENSED

DESIGN MK  
DRAWN GM  
CHKD NK

JOB No. 210734-01-002  
SHEET 23 OF 72

V:\210734 - web development - 10210734-01-002 (mp) - tangewood phase 3\_westside\_tcmplanningengineering\210734-01-002\_WATER PLAN.dwg, WATER PLAN & PROFILE (2 OF 11), February 04, 2026, 10:17 AM, salire



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

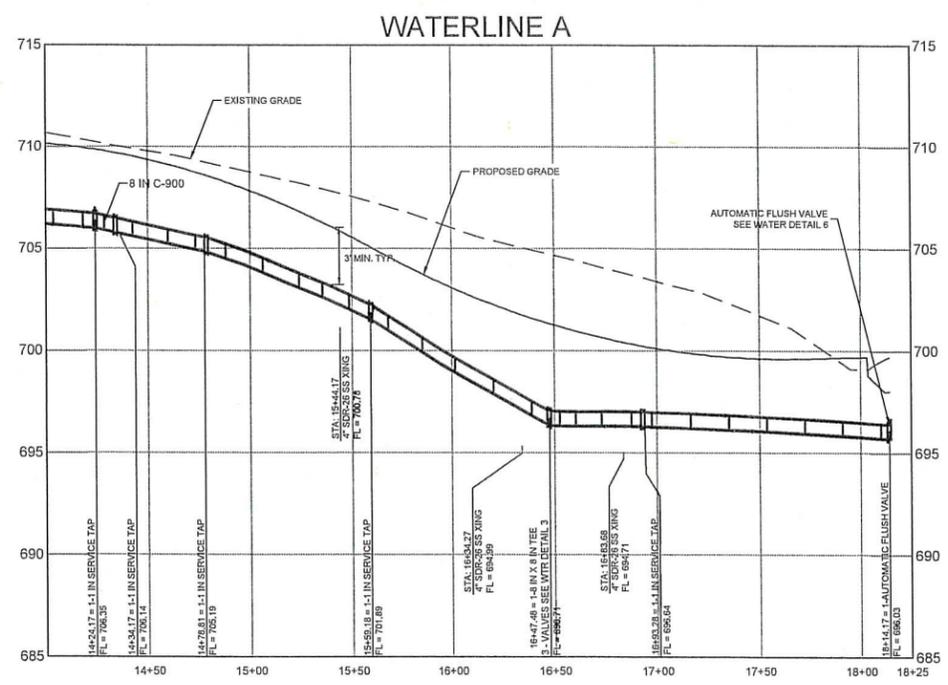
	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL



**SHEET INDEX MAP**



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(ii)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(a) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(B)(iii)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(a)(4)(B)(iv)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 9' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20" MIN) PER TCEQ 290.44(a)(B)(iii) OPTION 1.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**Bowman**  
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 657 Lakes Cimarron Parkway  
 Suite 230  
 Austin, Texas 78746  
 Phone: (512) 327-1180  
 Fax: (512) 327-0022  
 www.bowman.com

**REVISIONS**

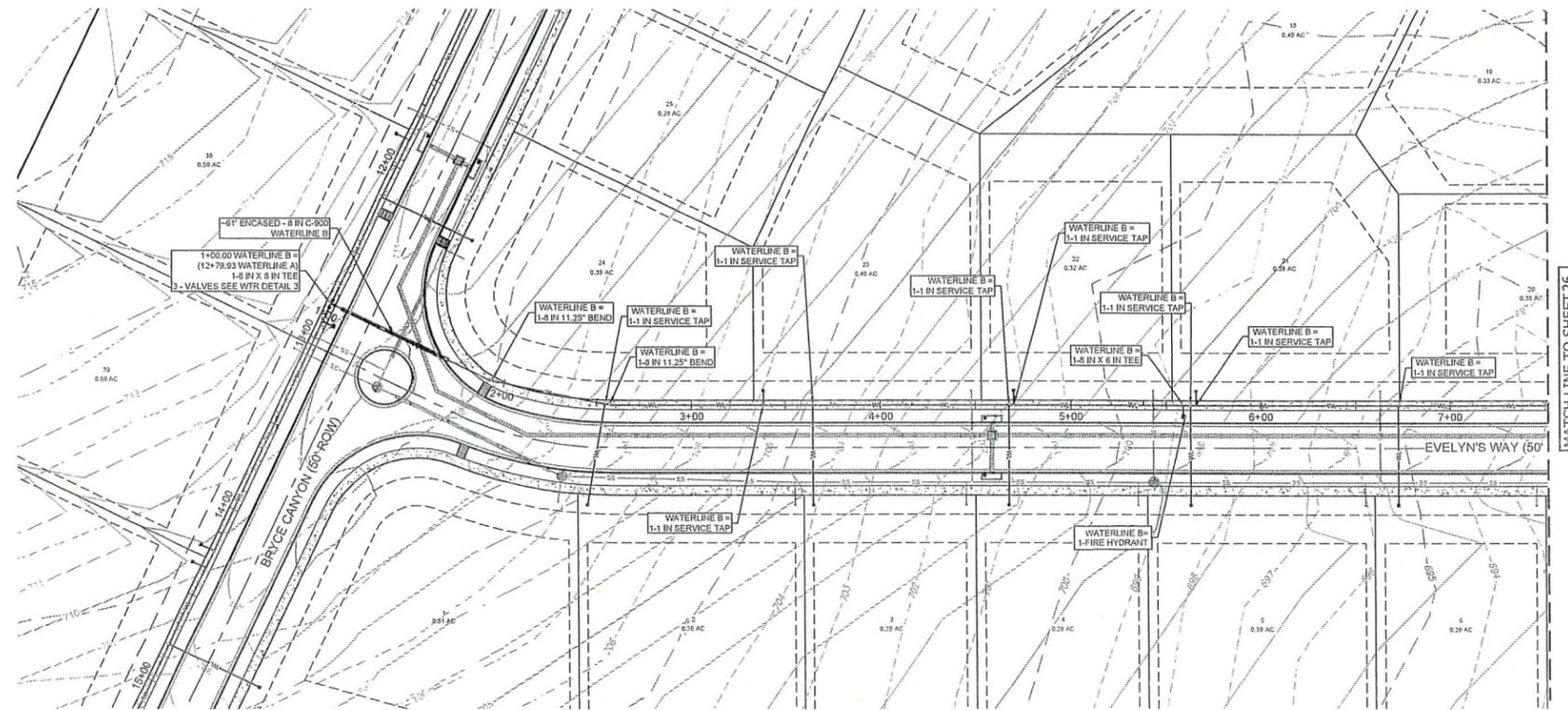
REVISION	DATE	DESCRIPTION

**WATER PLAN & PROFILE (3 OF 11)**  
**TANGLEWOOD PHASE 3**  
**100 WICKSON RD**  
**WOODWAY, TX, 76712**

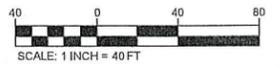


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 24 OF 72		

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MATCH LINE TO SHEET 26



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WATERLINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

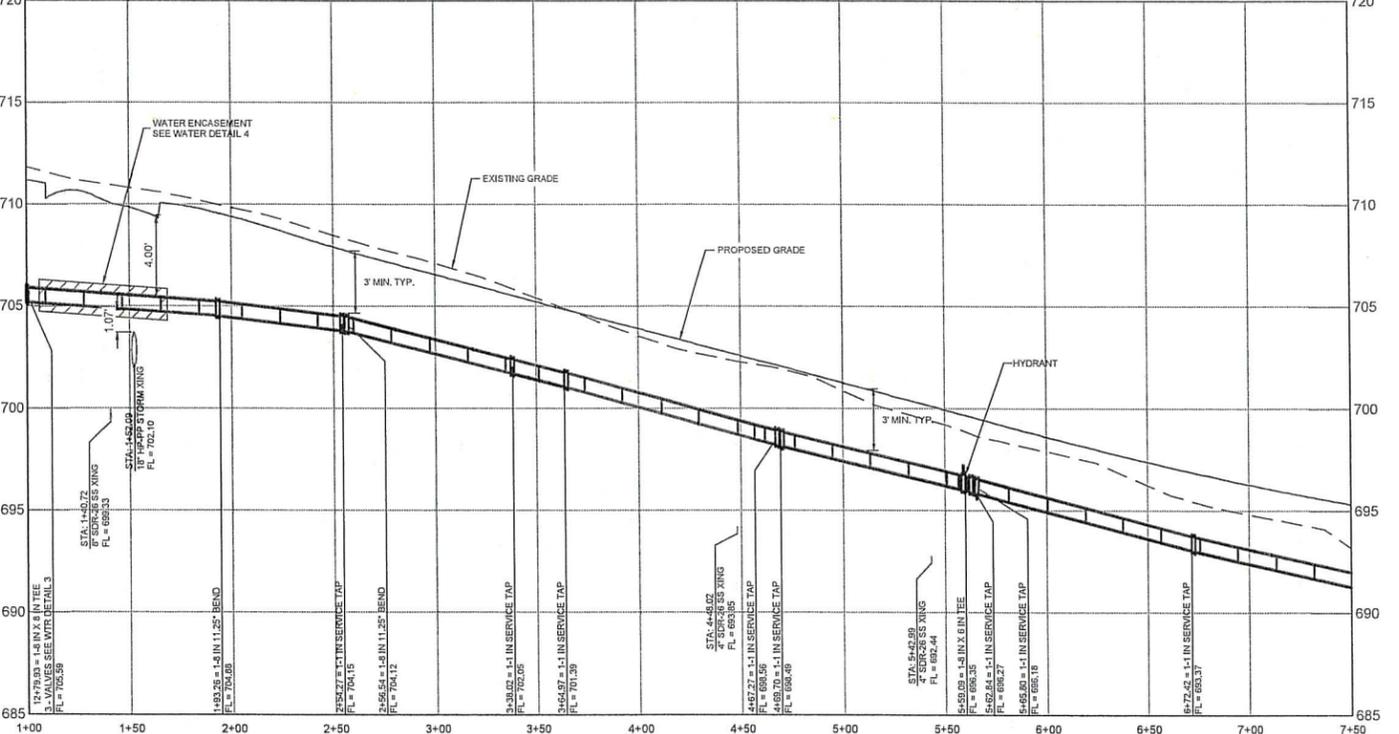
**PROFILE SCALE:**

	1" = 40' HORIZONTAL
	1" = 4' VERTICAL



SHEET INDEX MAP

**WATERLINE B**



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(a)(4)(B)(ii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(a) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(B)(iv) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(a)(4)(B)(vi) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

- WATER AND WASTEWATER GENERAL NOTES:**
- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
  - ALL WASTEWATER MAINS AND LATERALS WITHIN 9' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (20' MIN PER TCEQ 290.44(E)(ii)(i) OPTION 1).

**Bowman**

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 801 L. Cimmas Parkway  
 Suite 4350  
 Austin, Texas 78746  
 Phone: (512) 372-1100  
 Fax: (512) 372-0022  
 www.bowman.com

REVISIONS	DATE	DESCRIPTION

WATER PLAN & PROFILE (4 OF 11)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

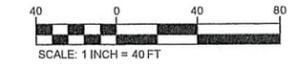
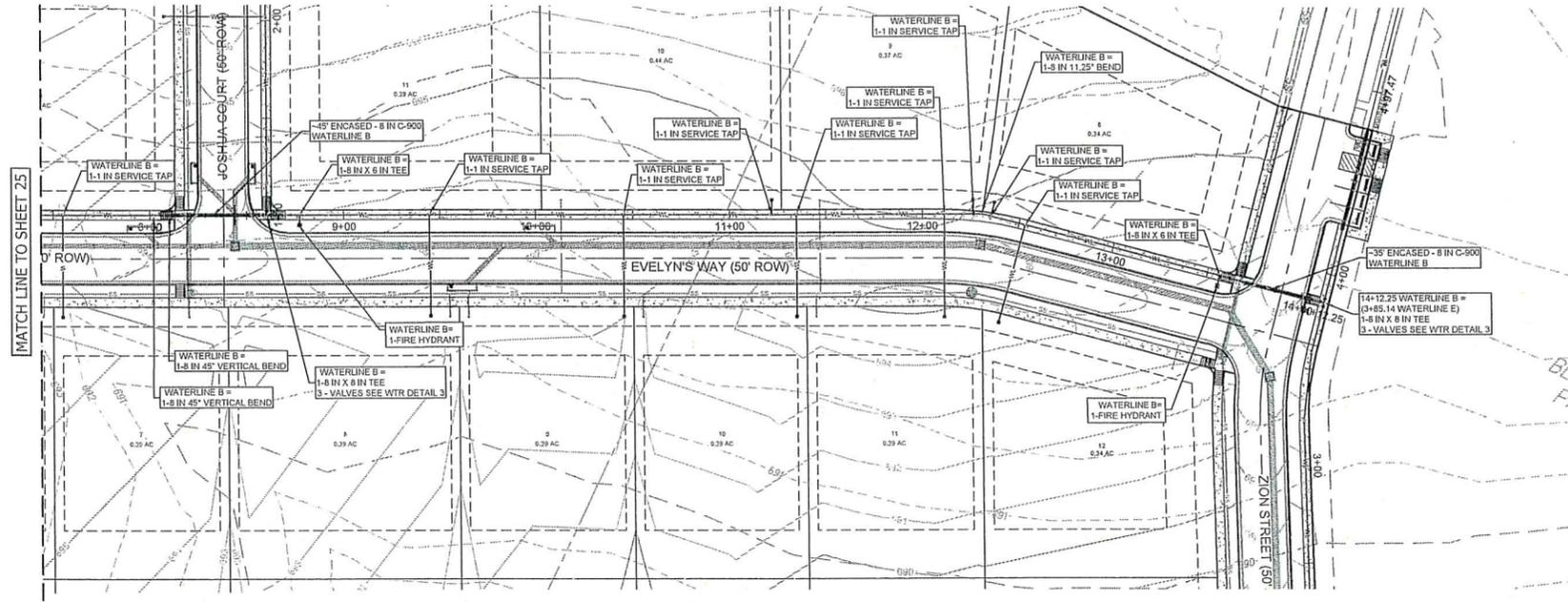
STATE OF TEXAS  
 NICHOLAS G. KEHL  
 LICENSED PROFESSIONAL ENGINEER  
 04450

DESIGN	MARK	CHKD	NK
DRAWN	GM	SHEET	25 OF 72

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

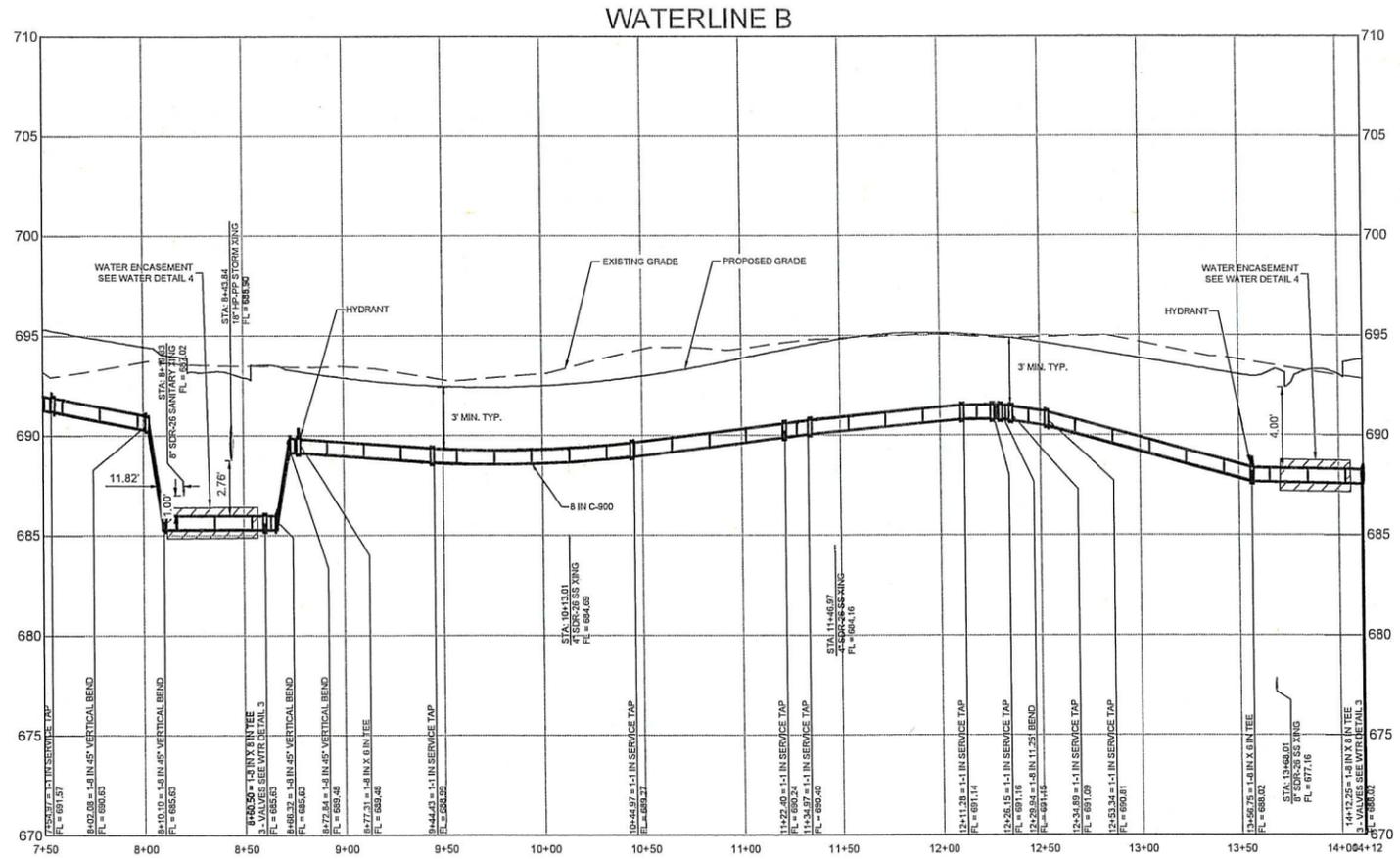
	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

	1" = 40' HORIZONTAL
	1" = 4' VERTICAL



SHEET INDEX MAP



**WATER AND WASTEWATER TCEG SEPARATION NOTES:**

§290.44(a)(4)(B)(ii)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(a) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(a)(4)(B)(iii)  
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§290.44(a)(4)(B)(iv)  
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**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
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**Bowman**  
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 Austin, Texas 78746  
 Phone: (512) 327-1180  
 Fax: (512) 327-4052  
 www.bowman.com

**REVISIONS**

DATE	DESCRIPTION

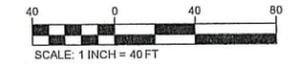
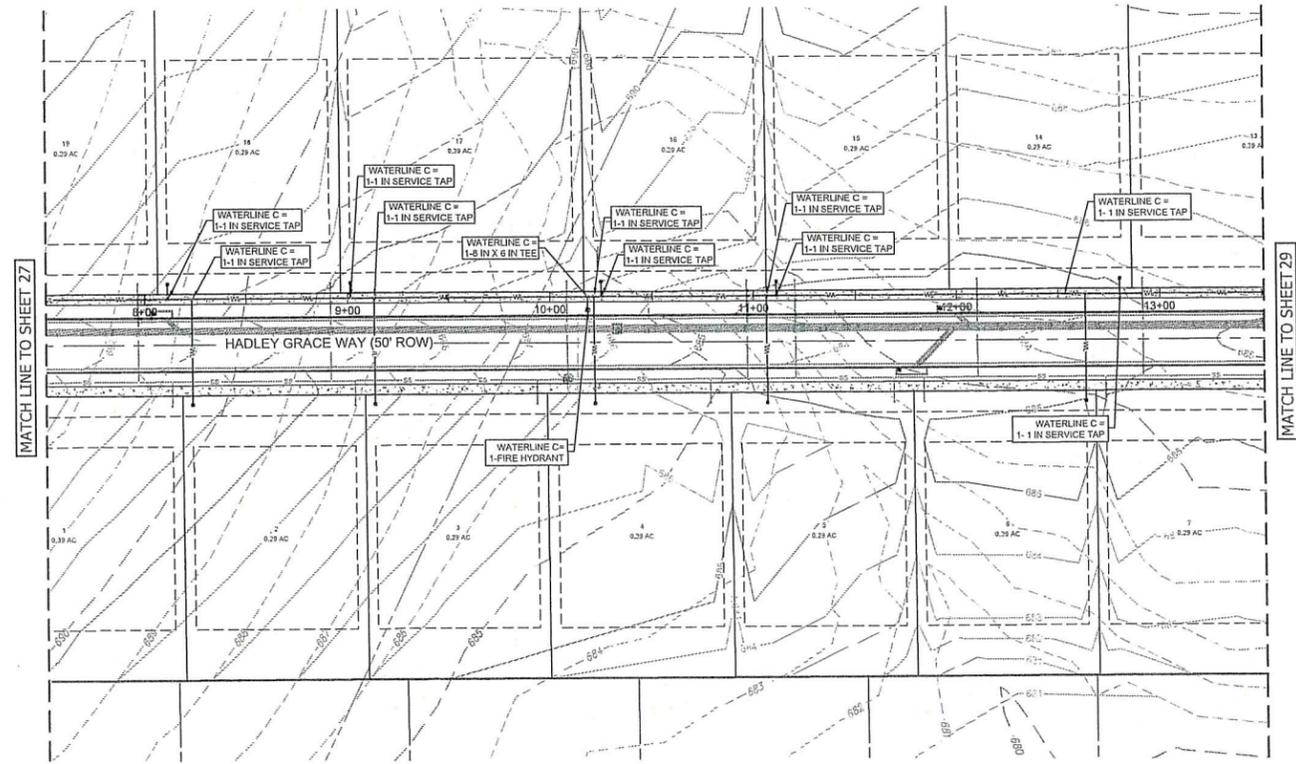
WATER PLAN & PROFILE (5 OF 11)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	MARK	DRAWN	GM	CHKD	NK
JOB No. 210734-01-002					
SHEET 26 OF 72					

V:\210734 - Hds Development - 5/21/24/01-002 (orig) - tanglewood phase 3, woodway, t&e engineering\planning\210734-01-002 WATER PLAN & PROFILE (5 OF 11). February 04, 2026, 10:18 AM, italia





**LEGEND**

	PROPOSED F.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

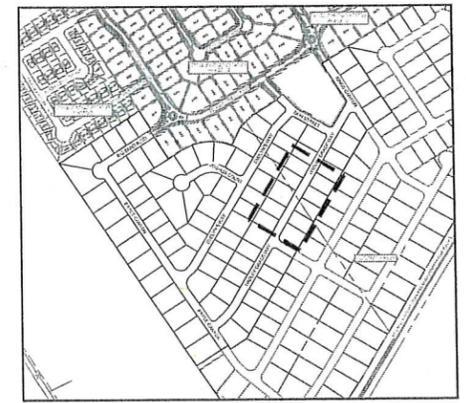
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	PROPOSED GRADE CL

**PROFILE SCALE:**

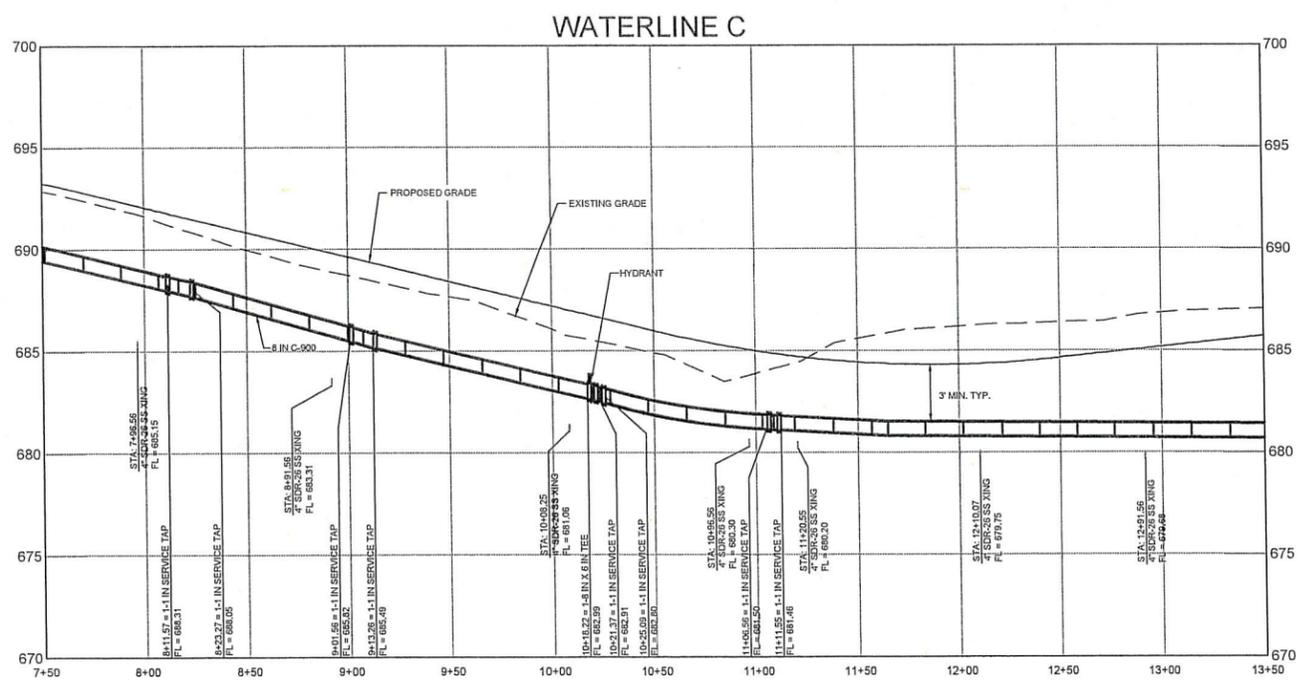
	1" = 40' HORIZONTAL
	1" = 4' VERTICAL

**ELEVATION:**

	EXISTING GRADE EG=XXXX.XX
	PROPOSED FLOW LINE FL=XXXX.XX



**SHEET INDEX MAP**



**WATER AND WASTEWATER TCEQ SEPARATION NOTES:**

§290.44(e)(4)(B)(ii)  
 WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(g) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(e)(4)(B)(iii)  
 WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(e)(4)(B)(iv)  
 WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE. BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE), THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 9' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (2" MIN) PER TCEQ 290.44(e)(B)(ii) OPTION I.

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 8022 Remuda Consulting Group Ltd  
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 Fax: (512) 327-4662  
 www.bowman.com

**REVISIONS**

REVISION	DESCRIPTION	DATE

**WATER PLAN & PROFILE (7 OF 11)**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



DESIGN	MARK	CHKD	NK
DRAWN	GM		
JOB No. 210734-01-002		SHEET 28 OF 72	

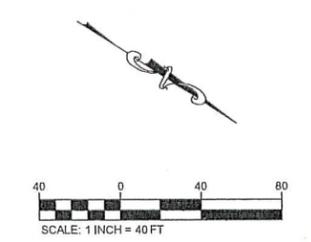
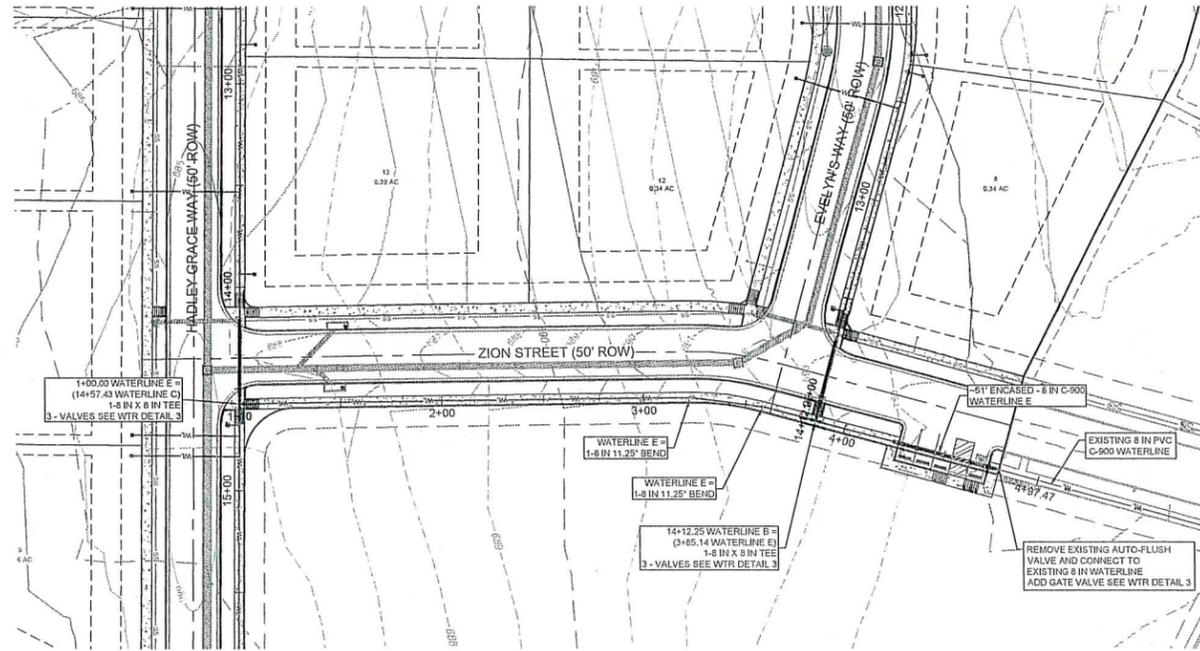


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734-wda development\B:\210734-01-002 (mp) - engineering\phase 3\_wda\dwg\210734-01-002\_WATER PLAN & PROFILE (7 OF 11). February 04, 2026, 10:19 AM, tallere







**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING RECLAIMED LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER SERVICE
	PROPOSED SINGLE WASTEWATER SERVICE

**PROFILE LEGEND:**

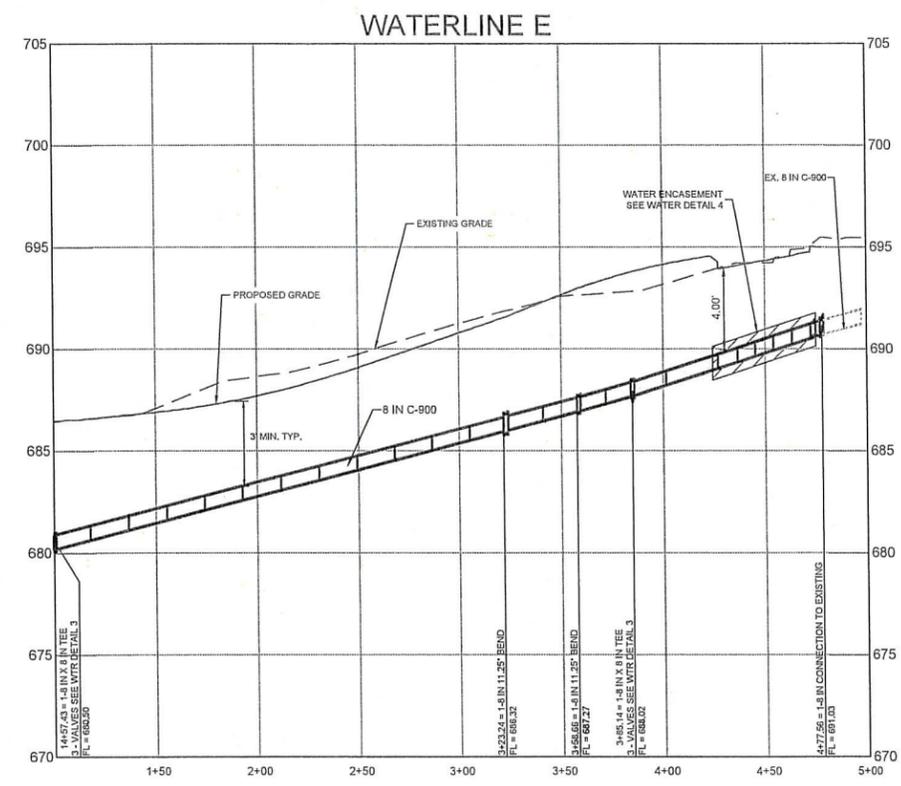
	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE SCALE:**

	1" = 40' HORIZONTAL
	1" = 4' VERTICAL



SHEET INDEX MAP



**WATER AND WASTEWATER TCEG SEPARATION NOTES:**

§290.44(e)(4)(B)(ii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN, THE PROCEDURES IN §217.53(6) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

§290.44(e)(4)(B)(iii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL, WHENEVER POSSIBLE. THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

§290.44(e)(4)(B)(iv) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

**WATER AND WASTEWATER GENERAL NOTES:**

- SEE SHEET 69 FOR TYPICAL LOT UTILITY SERVICE PLACEMENT SCHEDULE.
- ALL WASTEWATER MAINS AND LATERALS WITHIN 9' IN ANY DIRECTION OF A POTABLE WATERLINE, SHALL BE CONSTRUCTED WITH 150 PSI RATED PIPE (18" MIN) WITH CEMENT STABILIZED SAND BEDDING (37' MIN) PER TCEG 290.44(e)(9)(R) OPTION 1.

**Bowman**  
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 Austin, Texas 78746  
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 Fax: (512) 327-0662  
 www.bowman.com

REVISION	DATE	DESCRIPTION

WATER PLAN & PROFILE (10 OF 11)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No.	210734-01-002	
SHEET	31 OF 72	

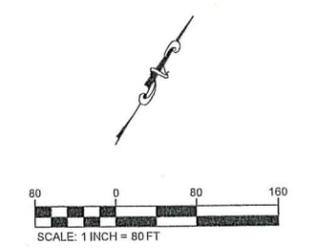


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734-wdbs-development\210734-01-002 (eng) - landscape phase 3\_wdbsay\_bldg\engineering\dwg\phase3\10734-01-002\_WATER PLAN.dwg WATER PLAN & PROFILE (10 OF 11), February 04, 2025, 10:20 AM, calbro



V:\210734-01-002 (orig) - tanglewood phase 3, woodway, the engineering plan 210734-01-002 - STORMWATER PLAN.dwg, OVERALL STORMDRAIN PLAN, February 04, 2025, 10:22 AM, adfaw



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

	EXISTING GRADE CL
	PROPOSED GRADE CL
	HSL - 100yr

	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE

**PROFILE LEGEND:**  
 EXISTING GRADE CL  
 PROPOSED GRADE CL  
 HSL - 100yr

**PROFILE SCALE:**  
 1" = 40' HORIZONTAL  
 1" = 4' VERTICAL

**STORMWATER PIPE NOTES:**

- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
- MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND/OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.

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 2302 Bowman Court, Suite 100  
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 Phone: (512) 327-1160  
 Fax: (512) 327-0692  
 www.bowman.com

REVISIONS	DATE	DESCRIPTION

**OVERALL STORMDRAIN PLAN**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

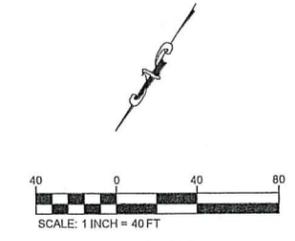
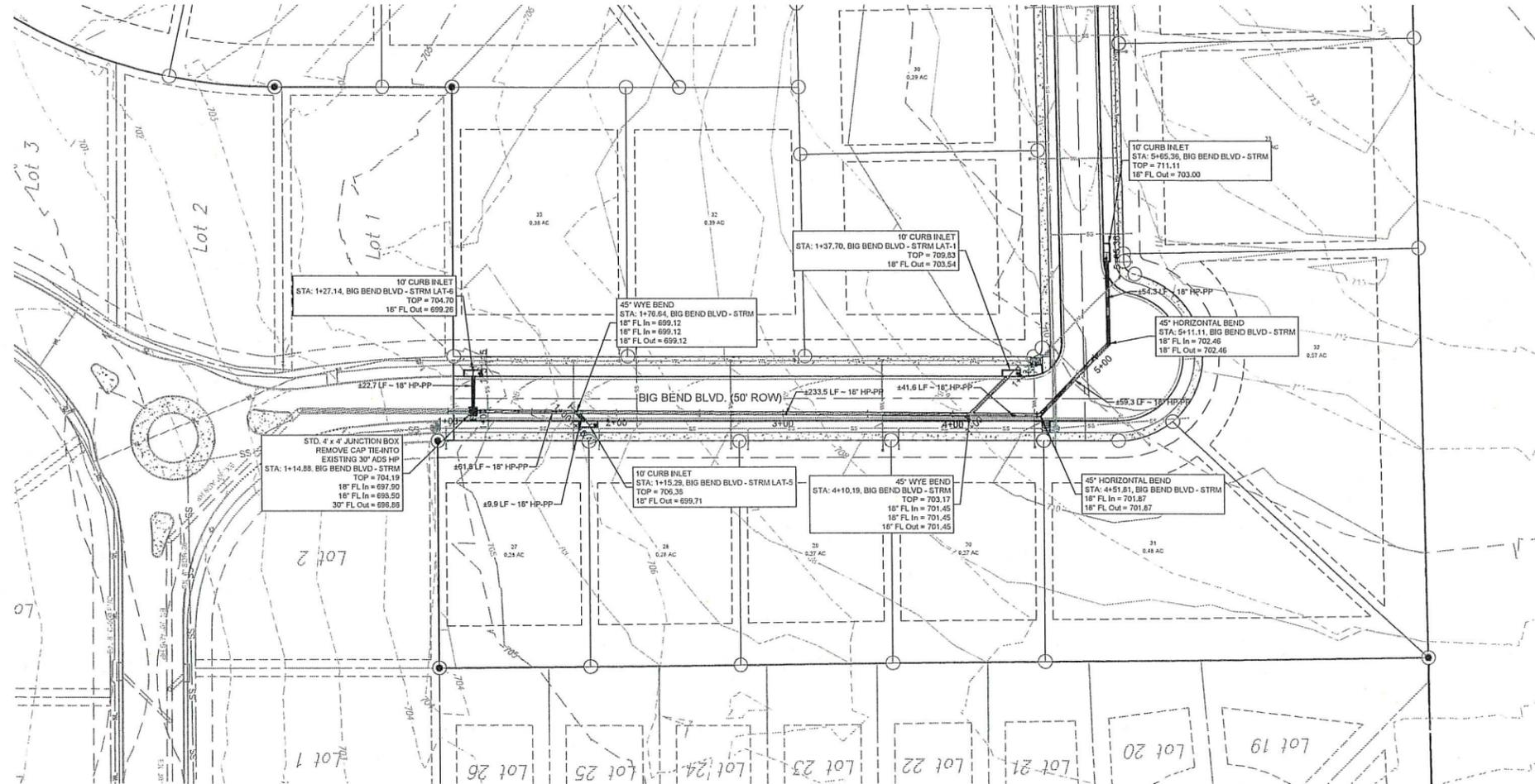
02/04/2026

STATE OF TEXAS  
 NICHOLAS G. KEHL  
 104450  
 LICENSED PROFESSIONAL ENGINEER

DESIGN	MARK	DRAWN	GM	CHKD	NK
JOB No.	210734-01-002				
SHEET	33 OF 72				



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	HGL - 100yr

**PROFILE SCALE:**

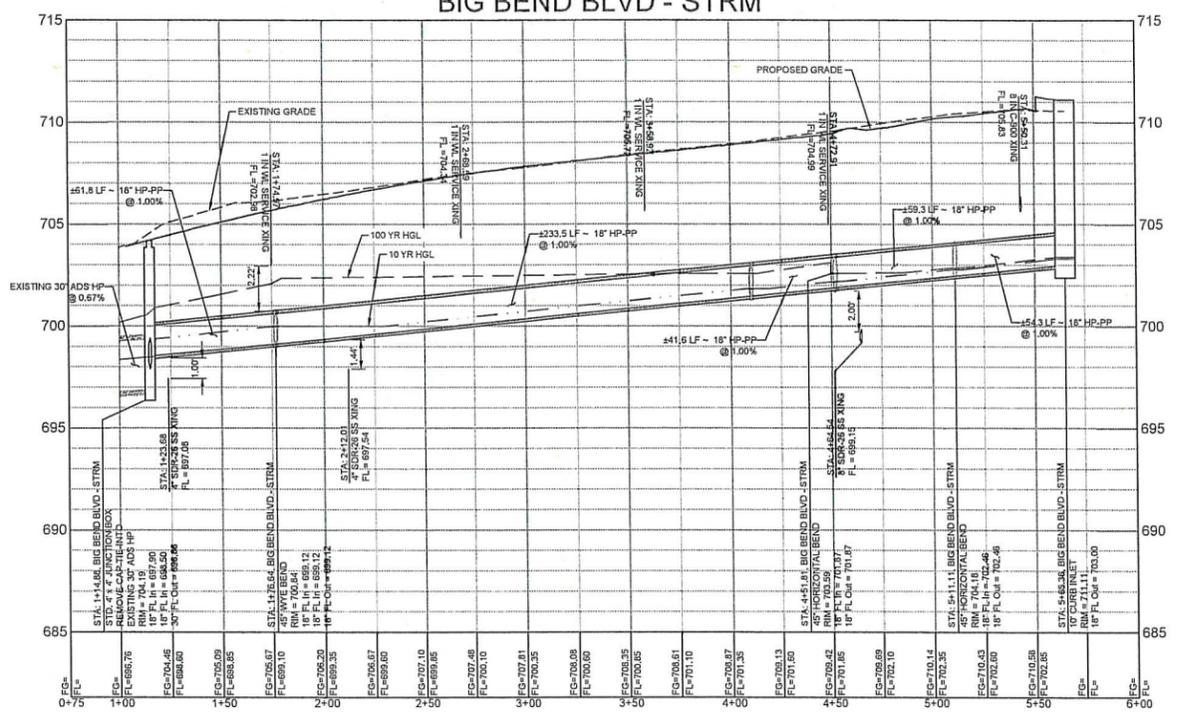
	1" = 40' HORIZONTAL
	1" = 4' VERTICAL

**ELEVATION**

	EXISTING GRADE
	PROPOSED FLOW LINE



**BIG BEND BLVD - STRM**



- STORMWATER PIPE NOTES:**
- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
  - MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND/OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 TBPE Firm Registration No. F-14309

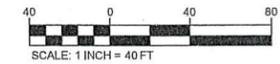
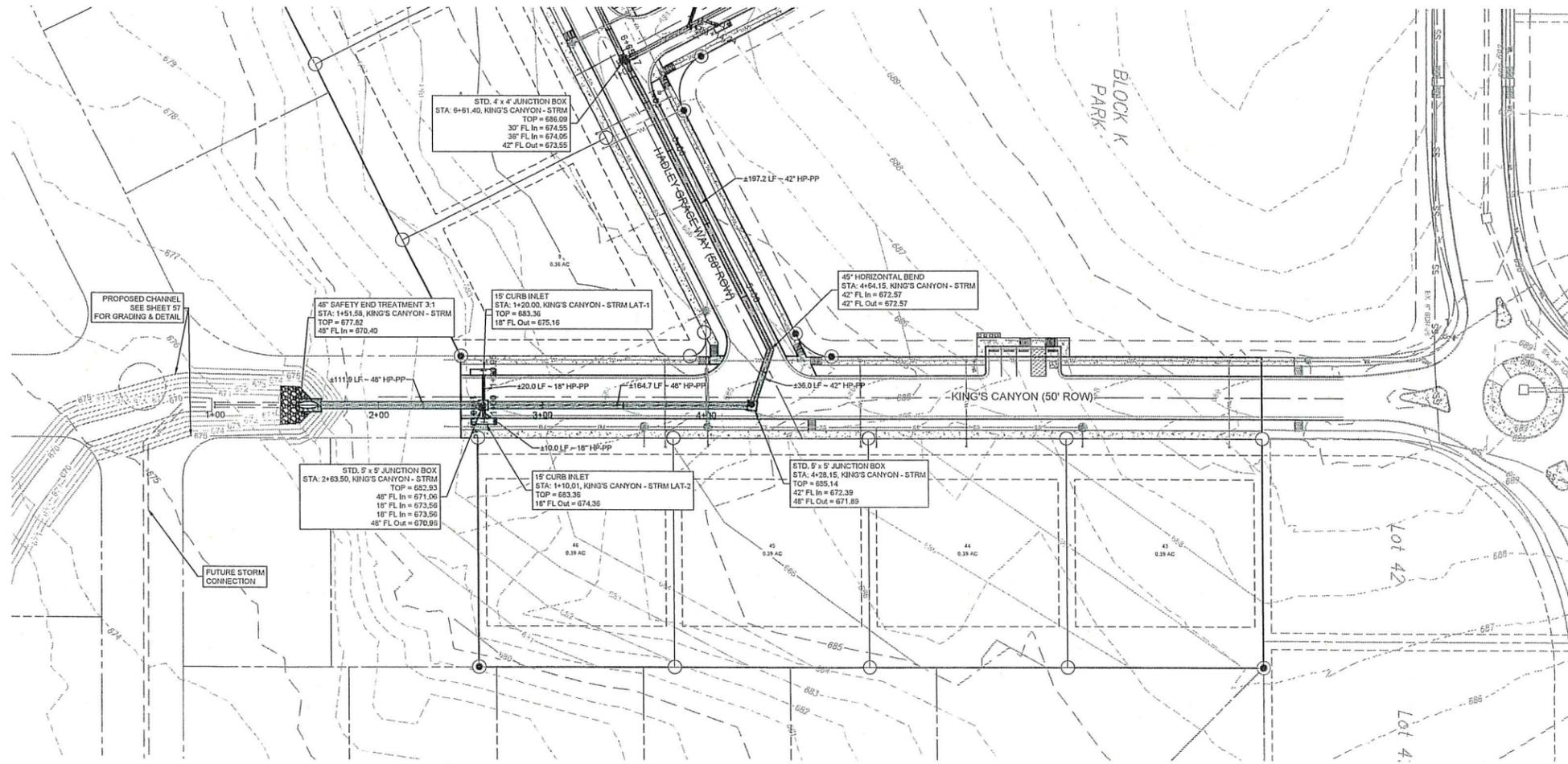
REVISION	DESCRIPTION	DATE

STORM PLAN & PROFILE (1 OF 8)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
34 OF 72		

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURBS & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	HGL - 100yr
	HGL - 10yr

**PROFILE SCALE:**

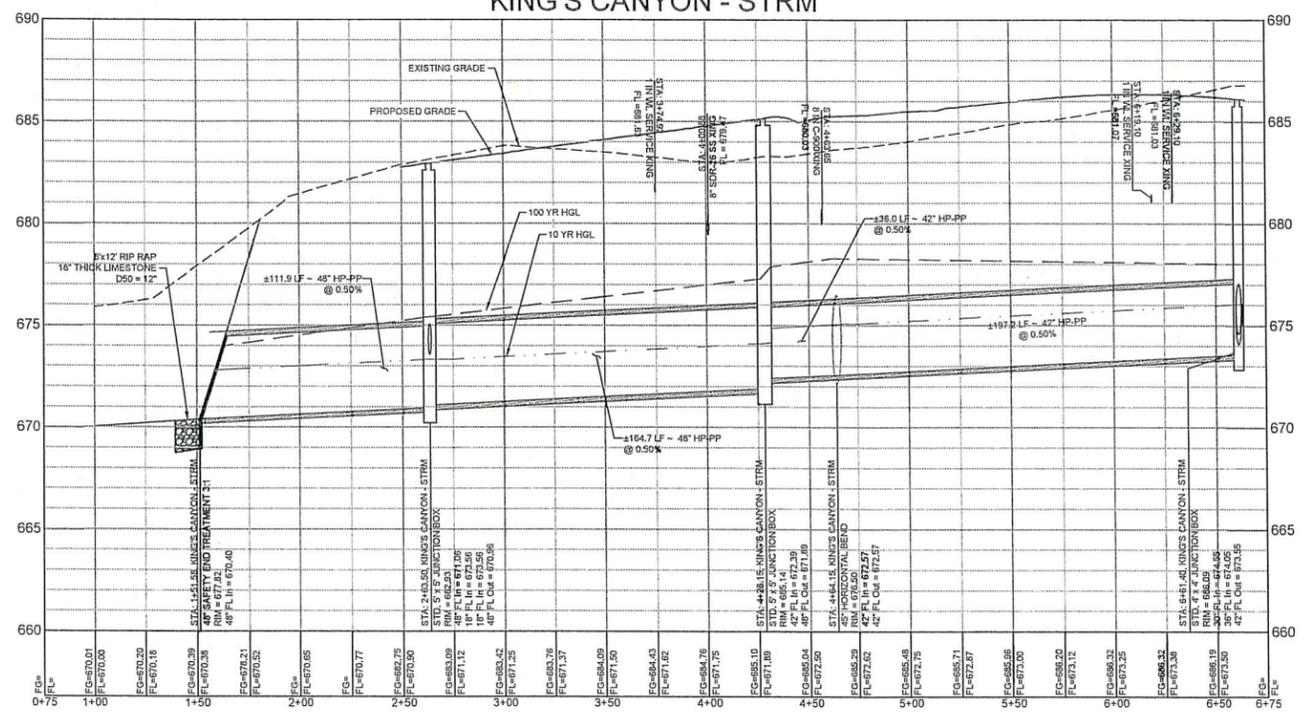
	1"=40' HORIZONTAL
	1"=4' VERTICAL

**ELEVATION**

	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED FLOW LINE



**KING'S CANYON - STRM**



- STORMWATER PIPE NOTES:**
- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
  - MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND/OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.

**Bowman**

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 807 Las Casas Parkway  
 Austin, Texas 78746  
 Phone: (817) 337-4400  
 www.bowman.com

**REVISIONS**

REVISION	DESCRIPTION	DATE

STORM PLAN & PROFILE (2 OF 8)

TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

STATE OF TEXAS

NICHOLAS S. KELLY

104450

PROFESSIONAL ENGINEER

*Nicholas S. Kelly*

DESIGN	MK	DRAWN	GM	CHKD	NK
JOB No.	210734-01-002				
SHEET	35 OF 72				

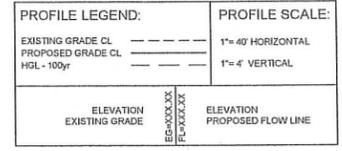
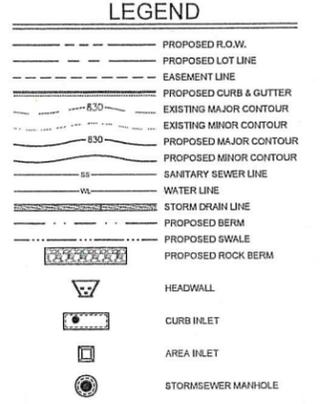
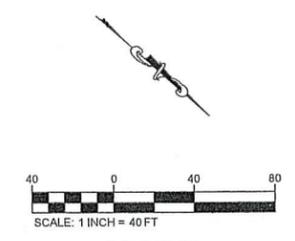
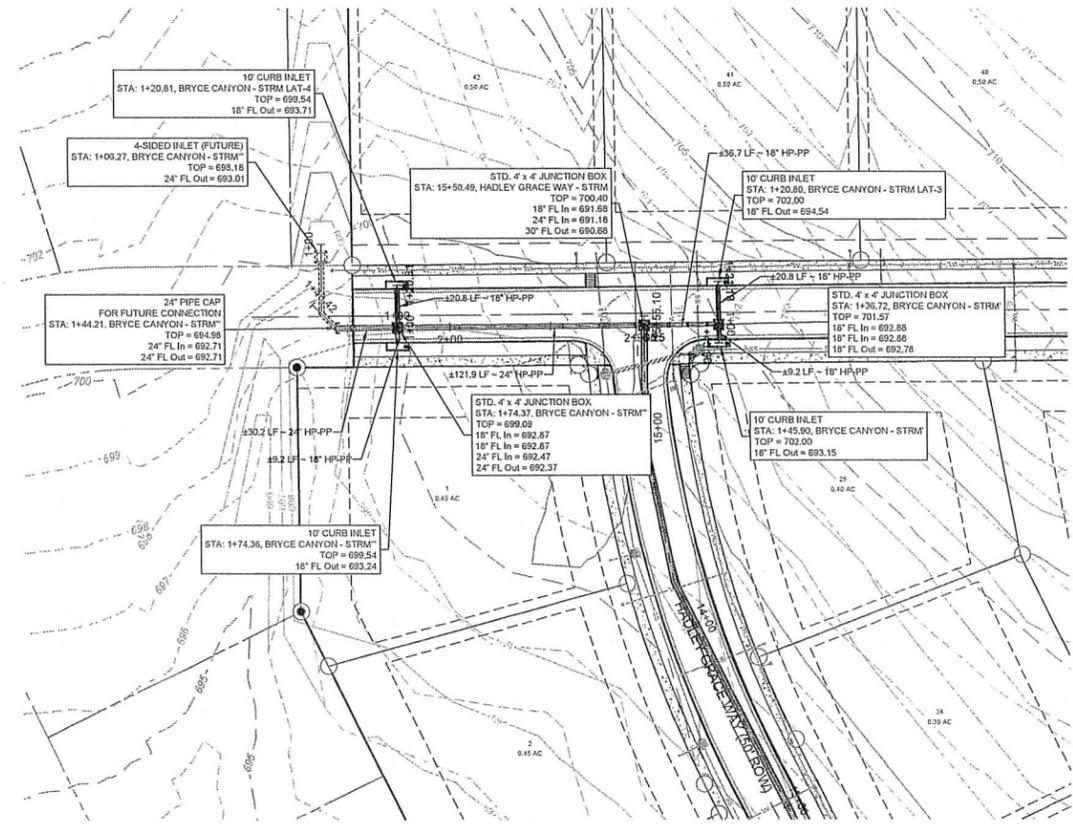
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



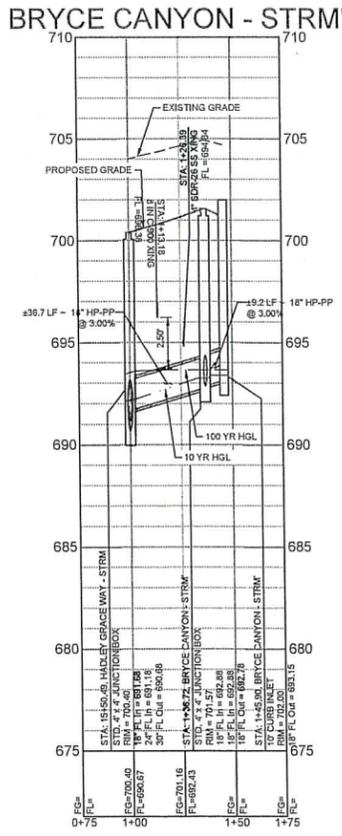
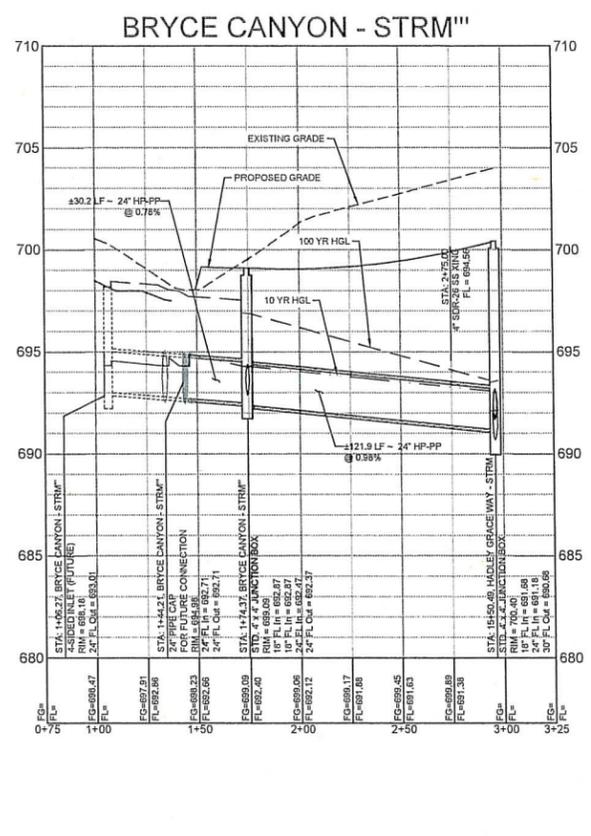




**SHEET INDEX MAP**

SCALE: 1"=500'

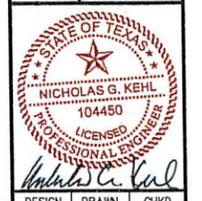
- STORMWATER PIPE NOTES:**
- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
  - MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND/OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.



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 Suite 350  
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 Phone: (512) 327-1100  
 Fax: (512) 327-0662  
 www.bowman.com

REVISION	DATE	DESCRIPTION

**STORM PLAN & PROFILE (5 OF 8)**  
**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712



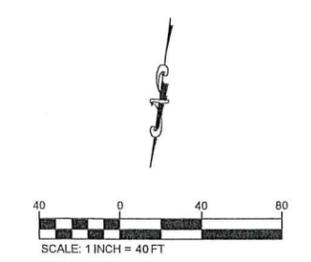
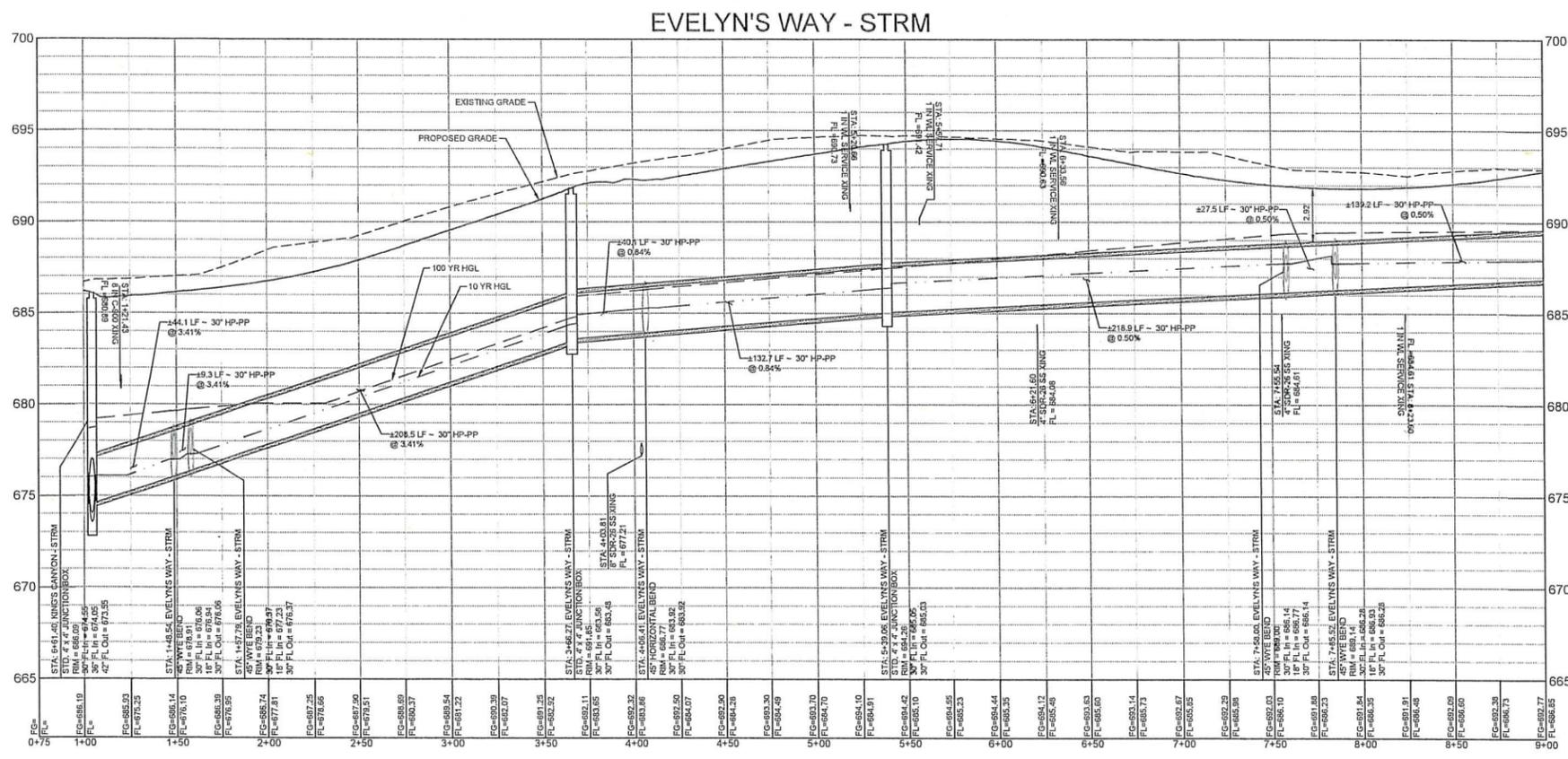
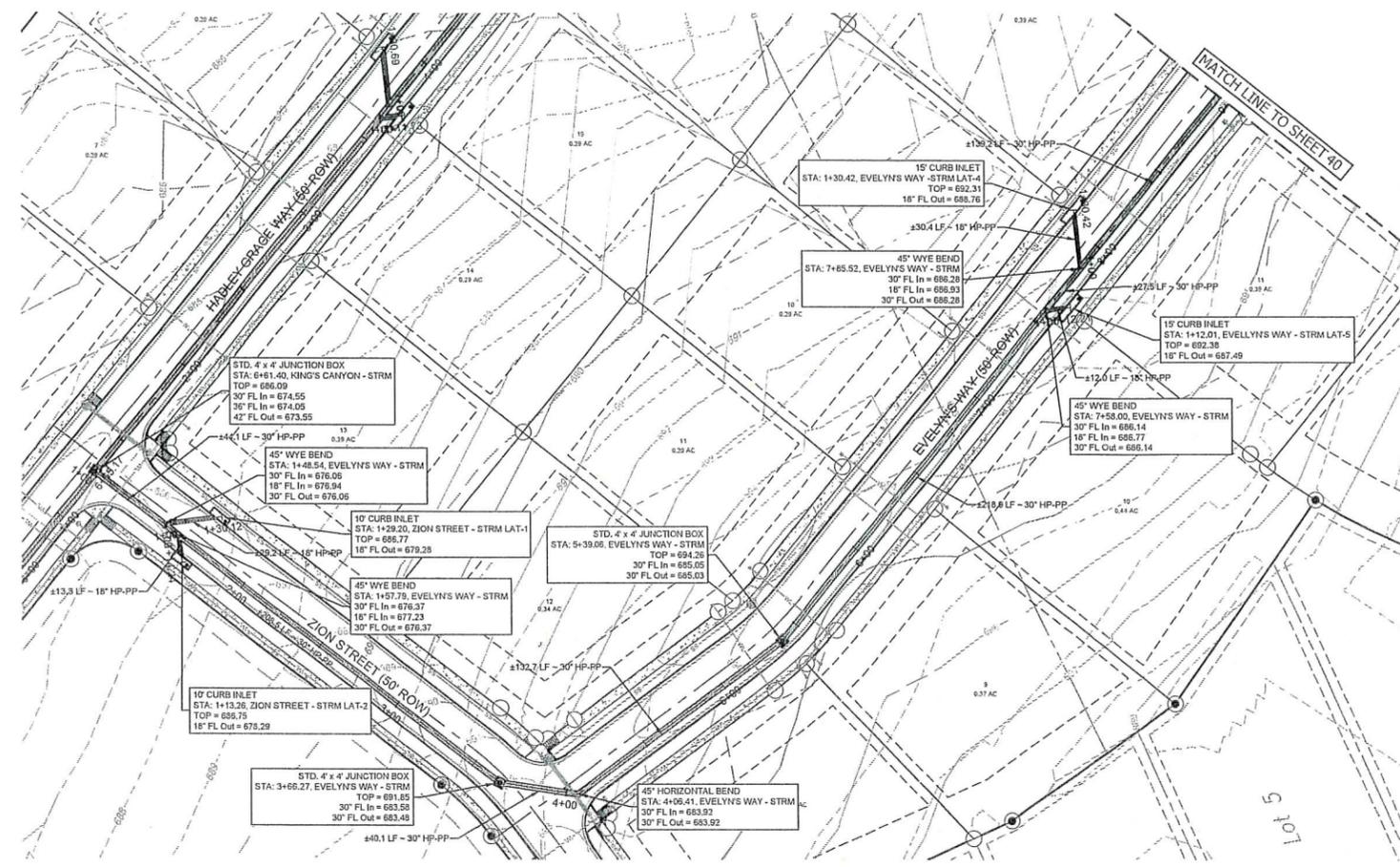
DESIGN	MK	DRAWN	GM	CHKD	NK
JOB No.	210734-01-002				
SHEET	38 OF 72				



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734-01-002 - wds development, 210734-01-002 (enr) - Tanglewood phase 3, wdsdev, bwhg\engineering\dwg\210734-01-002\_STORMPLAN & PROFILE (5 OF 8). February 04, 2026, 10:24 AM, cadfire

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

<b>PROFILE LEGEND:</b>		<b>PROFILE SCALE:</b>	
	EXISTING GRADE CL		
	PROPOSED GRADE CL		
	HGL - 100yr		
	ELEVATION EXISTING GRADE		ELEVATION PROPOSED FLOW LINE



**SHEET INDEX MAP**  
SCALE: 1"=500'

**STORMWATER PIPE NOTES:**

- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
- MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND/OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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15075 Gmas Parkway  
Suite 335  
Austin, Texas 78746  
Phone: (613) 837-1100  
Fax: (613) 337-0052  
www.bowman.com

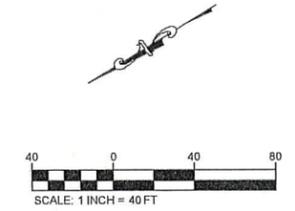
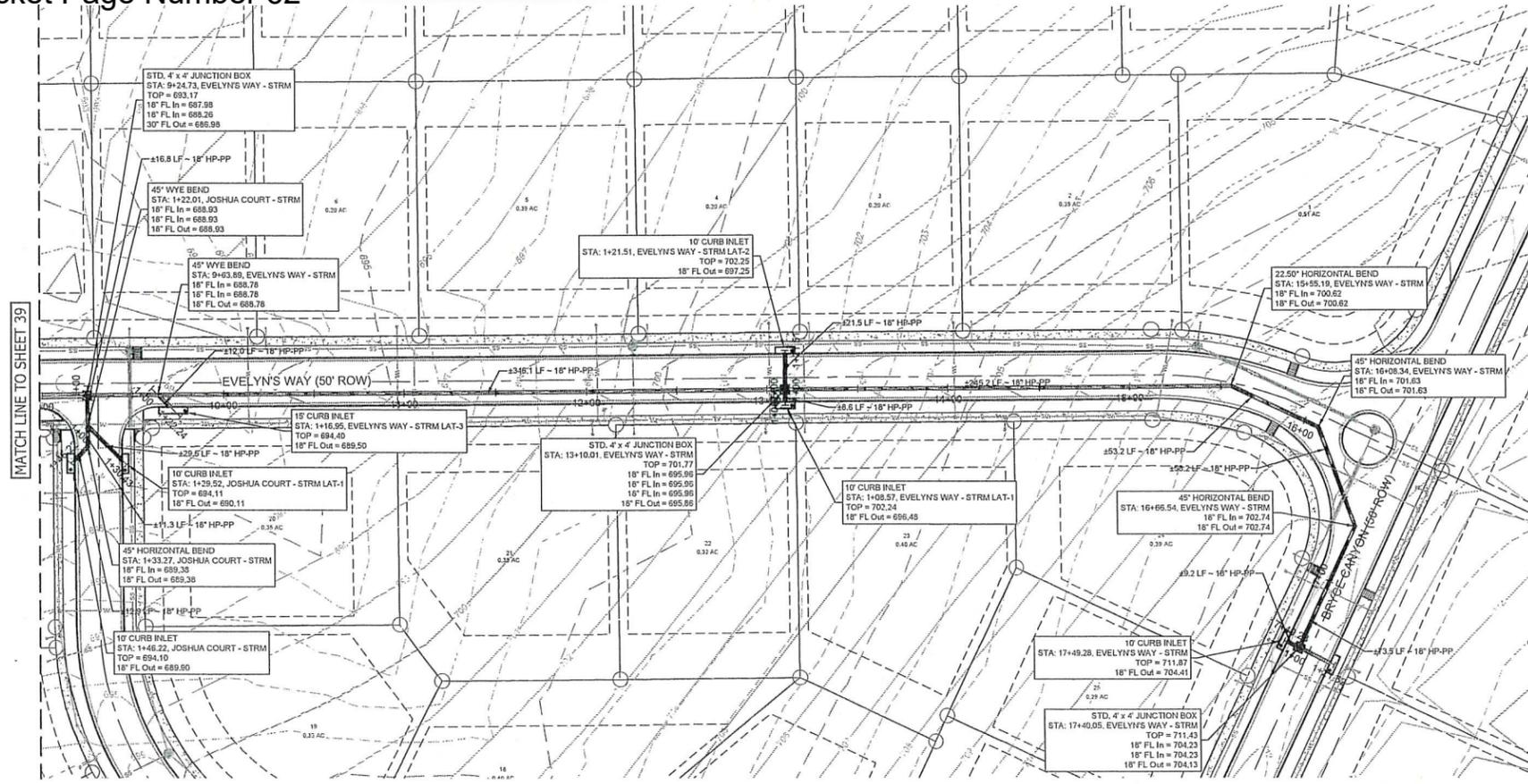
REVISION	DESCRIPTION	DATE

**STORM PLAN & PROFILE (6 OF 8)**  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 39 OF 72		



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORM SEWER MANHOLE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	HGL - 100yr

**PROFILE SCALE:**

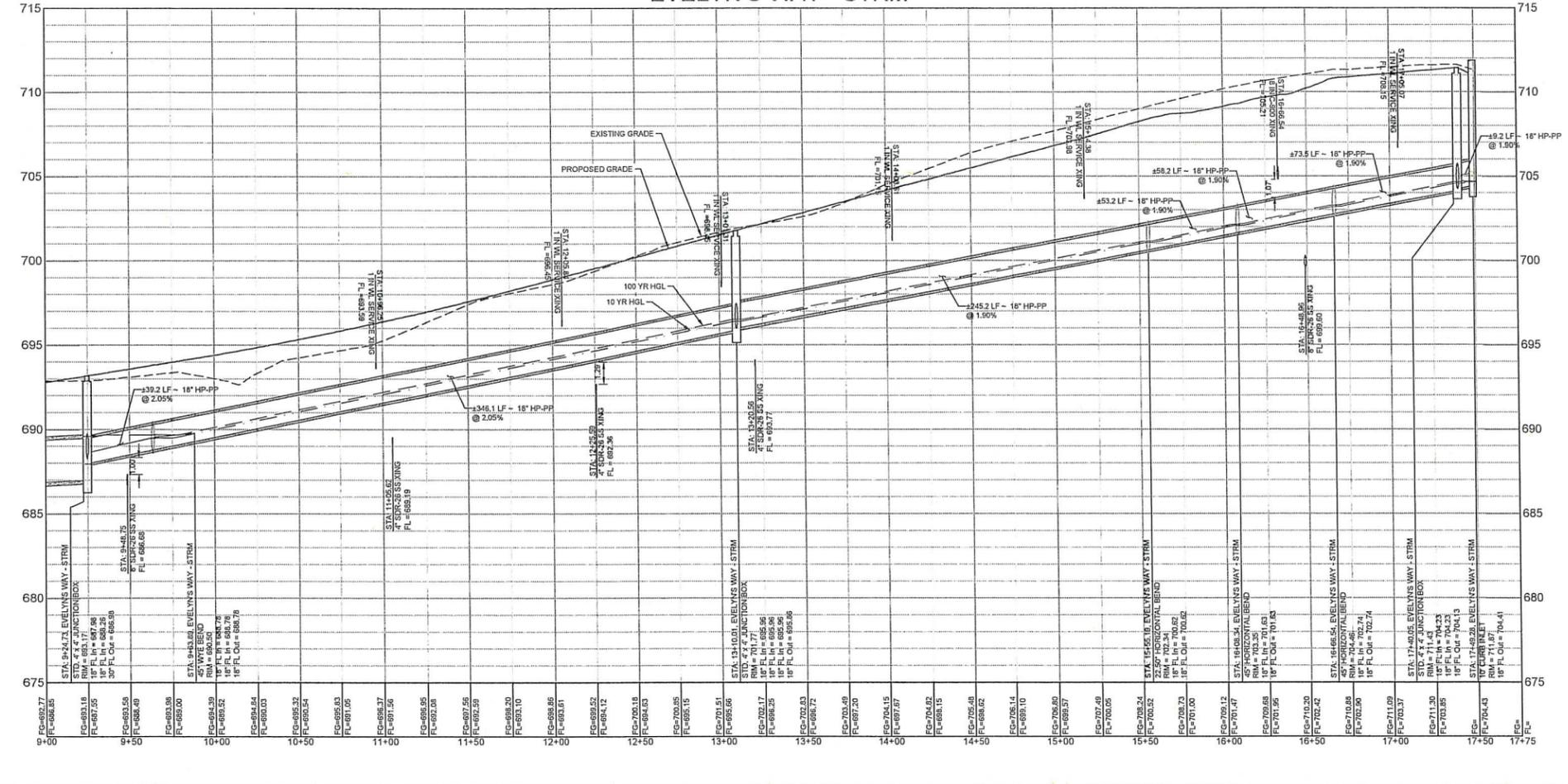
	1" = 40' HORIZONTAL
	1" = 4' VERTICAL

**ELEVATION**

	EXISTING GRADE
	PROPOSED FLOW LINE

EVELYN'S WAY - STRM



SHEET INDEX MAP

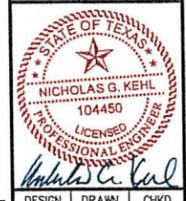
- STORMWATER PIPE NOTES:**
- SHOULD HP 36" X 18", 30" X 18", OR 24" X 18" WYE FITTINGS NOT BE AVAILABLE, THOSE CONNECTIONS MAY BE MADE BY UTILIZING A 90° TEE AND A 45° BEND
  - MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.

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 Fax: (512) 327-1181  
 www.bowman.com

**REVISIONS**

REVISION	DESCRIPTION	DATE

STORM PLAN & PROFILE (7 OF 8)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

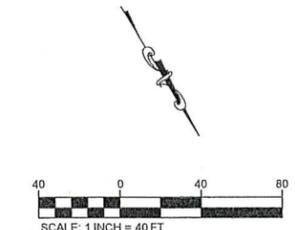
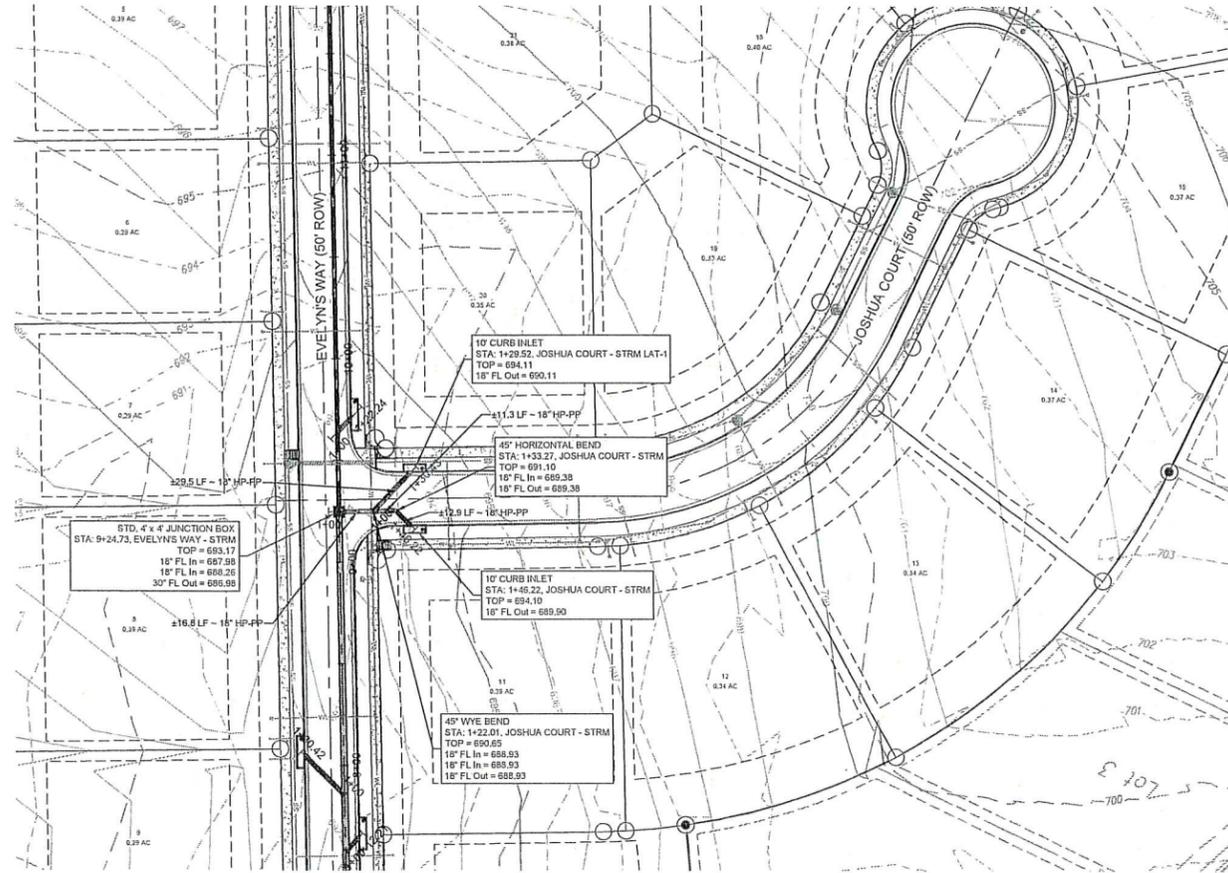


DESIGN DRAWN CHKD  
 MK GM NK  
 JOB No. 210734-01-002  
 SHEET 40 OF 72



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

V:\210734-01-002 - vtds development, Inc\210734-01-002 (orig) - tanglewood phase 3\_wdoway\_bvngdesign\engineering\sheeting\phases\210734-01-002\_STORMWATER PLAN & PROFILE (7 OF 8). February 04, 2026, 10:24 AM, asbtr



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MAN-HOLE

**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	HGL - 100yr

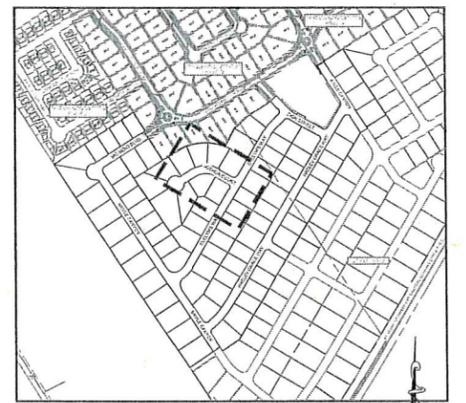
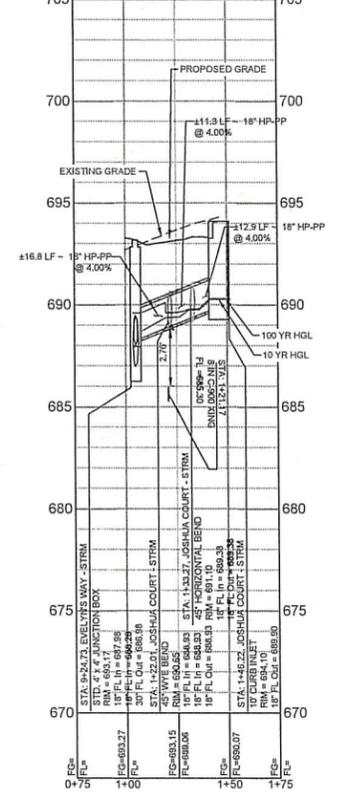
**PROFILE SCALE:**

	1" = 40' HORIZONTAL
	1" = 4' VERTICAL

**ELEVATION:**

	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED FLOW LINE

**JOSHUA COURT - STRM**



**SHEET INDEX MAP**

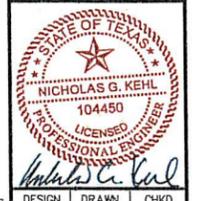
SCALE: 1"=500'

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  - MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY MAIN LINES AND OR LATERALS SHALL BE TAKEN SUCH THAT NO CROSS CONFLICT OCCURS.

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 www.bowman.com

REVISION	DATE	DESCRIPTION

STORM PLAN & PROFILE (8 OF 8)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



02/04/2026

DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
41 OF 72		



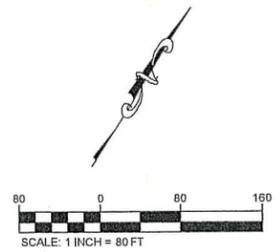
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

150' 45' 0"

TYPE R 7 D.R.M.C.T.

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of 1.3105, Page 404 (Sheet 17)  
D.R.M.C.T.



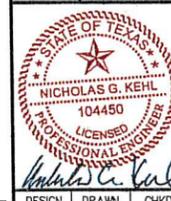
**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

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 www.bowmaninc.com

REVISION	DATE	DESCRIPTION

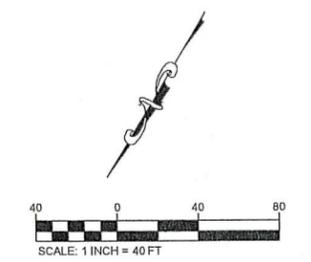
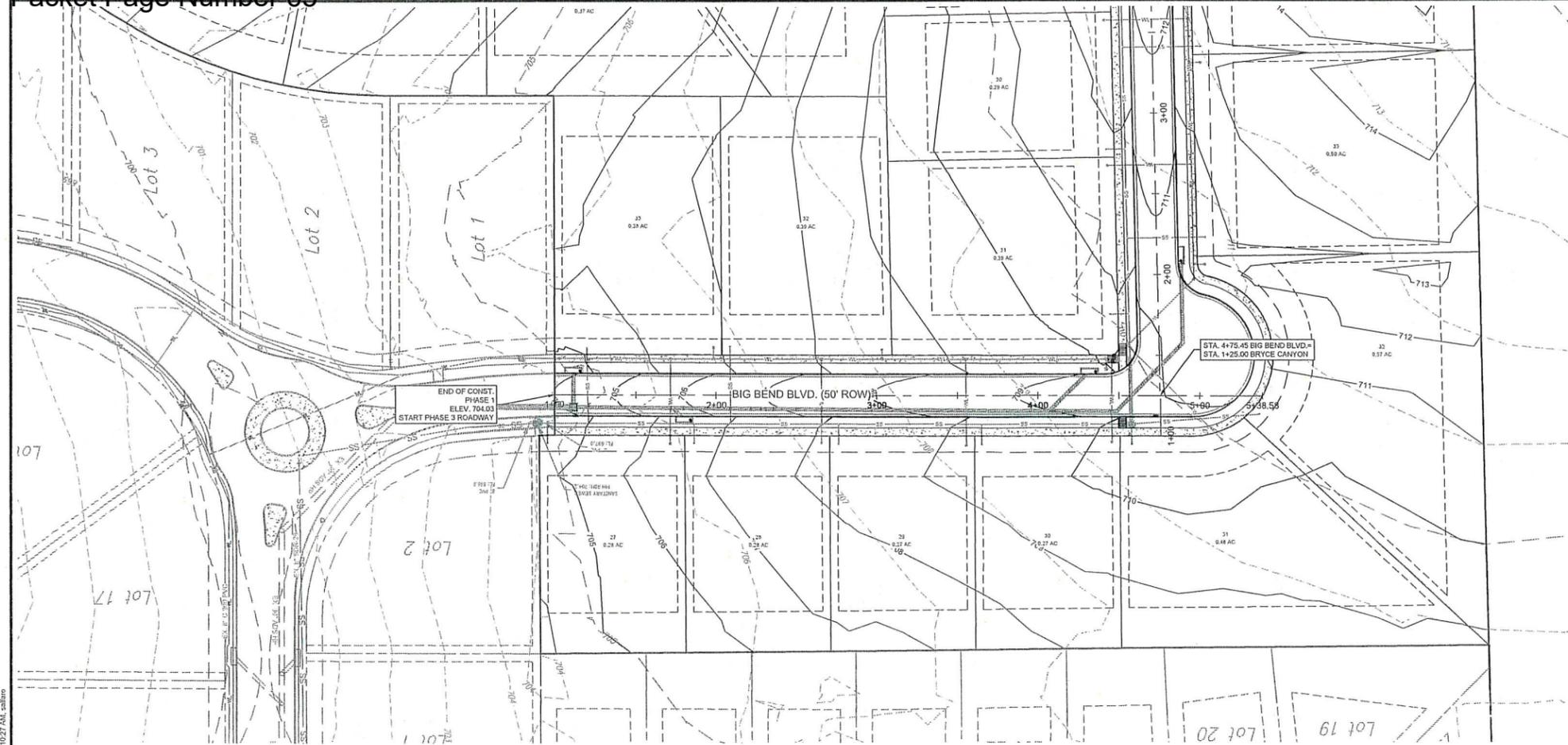
OVERALL SUBDIVISION GRADING PLAN  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 42 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOP OF CURB
	BACK OF CURB
	LOW POINT
	LEFT OFFSET
	RIGHT OFFSET
	PROPOSED FIRE HYDRANT

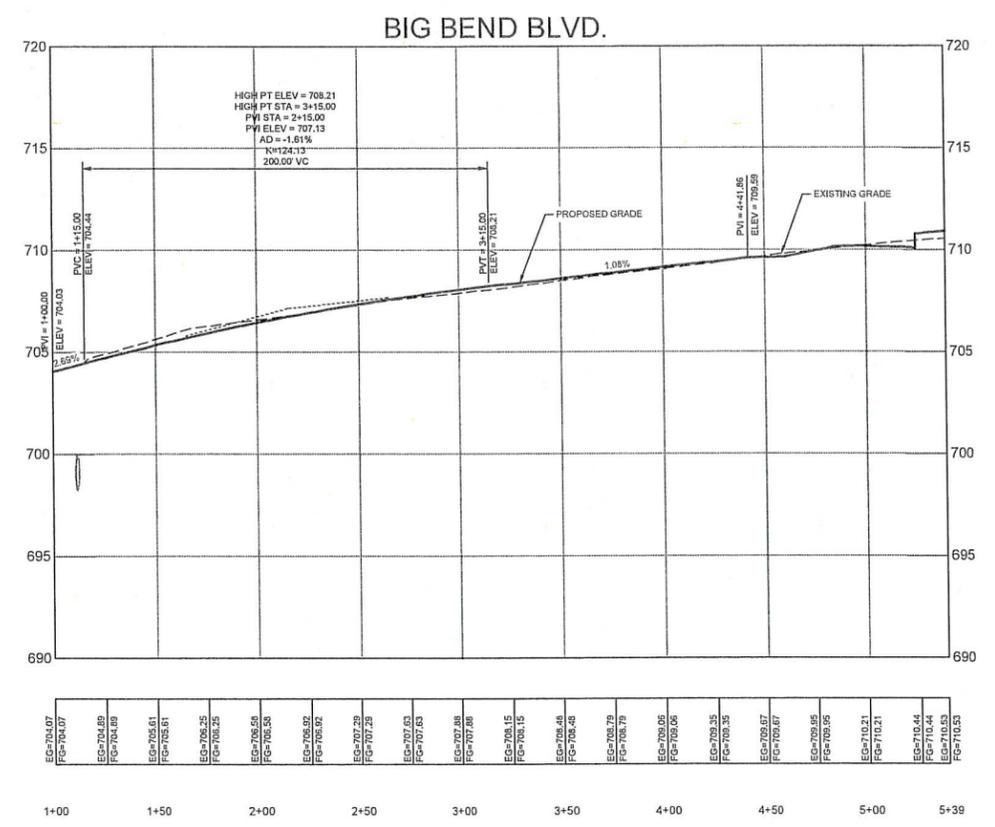
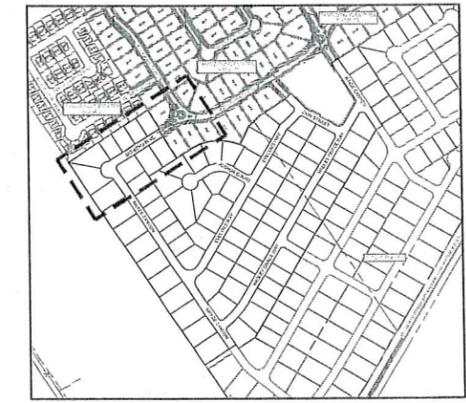
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	EXISTING GRADE CL
	PROPOSED GRADE CL

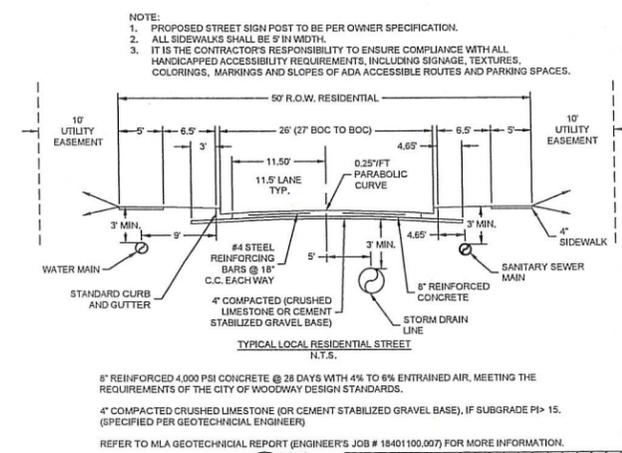
**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL

**DESIGN SPEED = 25 M.P.H.**



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**Bowman**

8008 Bowman Circle, Suite 100  
 807 East Cimarron Parkway  
 Suite 350  
 Austin, Texas 78746

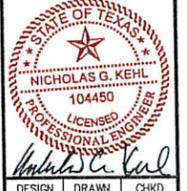
Phone: (512) 327-1100  
 Fax: (512) 327-0002  
 www.bowman.com

REVISION	DATE	DESCRIPTION

**BIG BEND BLVD PLAN & PROFILE**

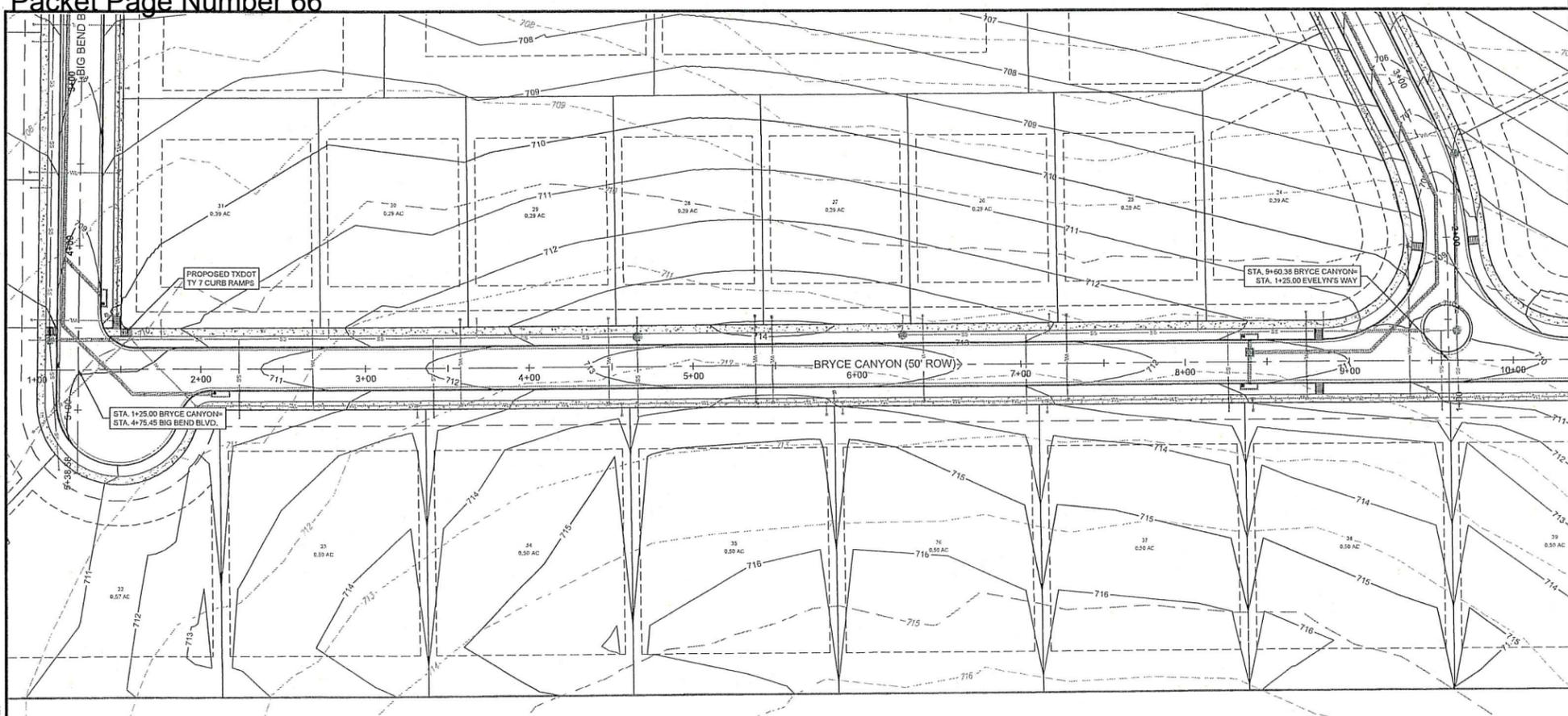
**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

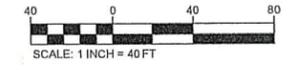


DESIGN MK	DRAWN GM	CHKD NK
JOB No. 210734-01-002		
SHEET 43 OF 72		

V:\10734 - new developments - 811\10734-01-002 (89) - tanglewood phase 3, woodway, bigbendplan\bigbendplan.dwg, BIG BEND BLVD PLAN & PROFILE, February 04, 2026, 10:27 AM, adrian



MATCH LINE TO SHEET 45



**LEGEND**

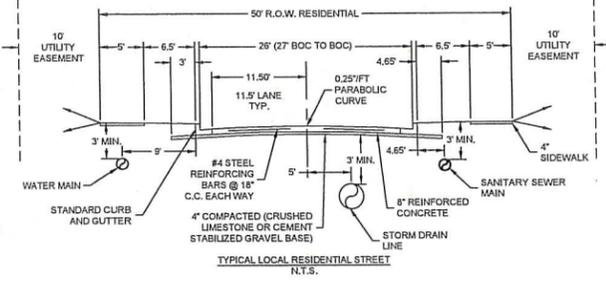
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC TOP OF CURB
	BOC BACK OF CURB
	LP LOW POINT
	LT LEFT OFFSET
	RT RIGHT OFFSET
	PROPOSED FIRE HYDRANT

<b>PROFILE LEGEND:</b>		<b>PROFILE SCALE:</b>	
	EXISTING GRADE CL		1" = 40' HORIZONTAL
	PROPOSED GRADE CL		1" = 4' VERTICAL
	ELEVATION EXISTING GRADE		ELEVATION PROPOSED GRADE
DESIGN SPEED = 25 M.P.H.			



**SHEET INDEX MAP**

- NOTE:**
1. PROPOSED STREET SIGN POST TO BE PER OWNER SPECIFICATION.
  2. ALL SIDEWALKS SHALL BE 5' IN WIDTH.
  3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS, INCLUDING SIGNAGE, TEXTURES, COLORINGS, MARKINGS AND SLOPES OF ADA ACCESSIBLE ROUTES AND PARKING SPACES.



TYPICAL LOCAL RESIDENTIAL STREET  
N.T.S.

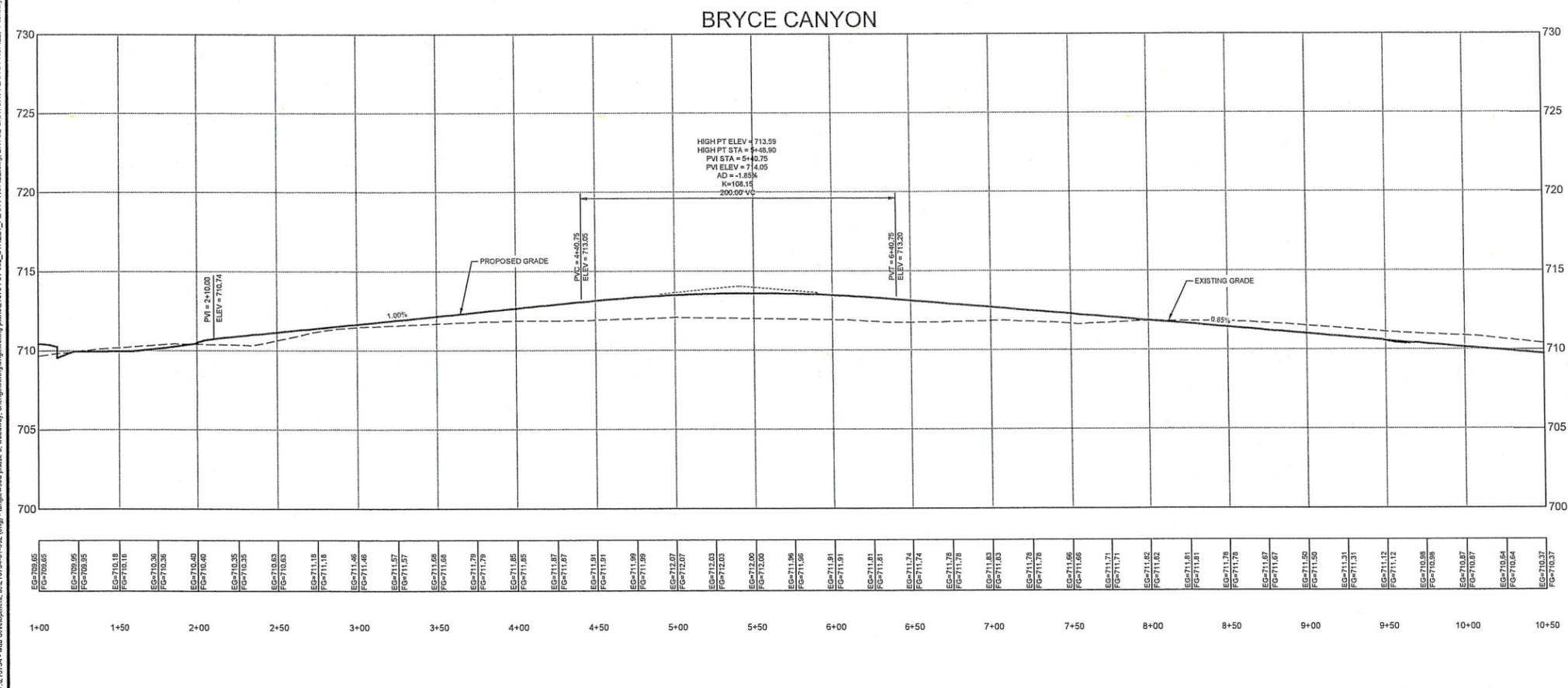
8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE PI > 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

REFER TO MLA GEOTECHNICAL REPORT (ENGINEER'S JOB # 18401100.007) FOR MORE INFORMATION.



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EG=710.85 FG=710.85	EG=710.95 FG=710.95	EG=710.18 FG=710.18	EG=710.38 FG=710.38	EG=710.60 FG=710.60	EG=710.35 FG=710.35	EG=710.63 FG=710.63	EG=711.18 FG=711.18	EG=711.45 FG=711.45	EG=711.57 FG=711.57	EG=711.68 FG=711.68	EG=711.79 FG=711.79	EG=711.85 FG=711.85	EG=711.97 FG=711.97	EG=711.91 FG=711.91	EG=711.99 FG=711.99	EG=712.07 FG=712.07	EG=712.03 FG=712.03	EG=712.06 FG=712.06	EG=711.96 FG=711.96	EG=711.91 FG=711.91	EG=711.81 FG=711.81	EG=711.74 FG=711.74	EG=711.78 FG=711.78	EG=711.83 FG=711.83	EG=711.78 FG=711.78	EG=711.66 FG=711.66	EG=711.71 FG=711.71	EG=711.82 FG=711.82	EG=711.81 FG=711.81	EG=711.76 FG=711.76	EG=711.67 FG=711.67	EG=711.50 FG=711.50	EG=711.31 FG=711.31	EG=711.12 FG=711.12	EG=710.98 FG=710.98	EG=710.87 FG=710.87	EG=710.64 FG=710.64	EG=710.37 FG=710.37
1+00	1+50	2+00	2+50	3+00	3+50	4+00	4+50	5+00	5+50	6+00	6+50	7+00	7+50	8+00	8+50	9+00	9+50	10+00	10+50																			

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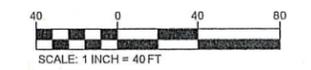
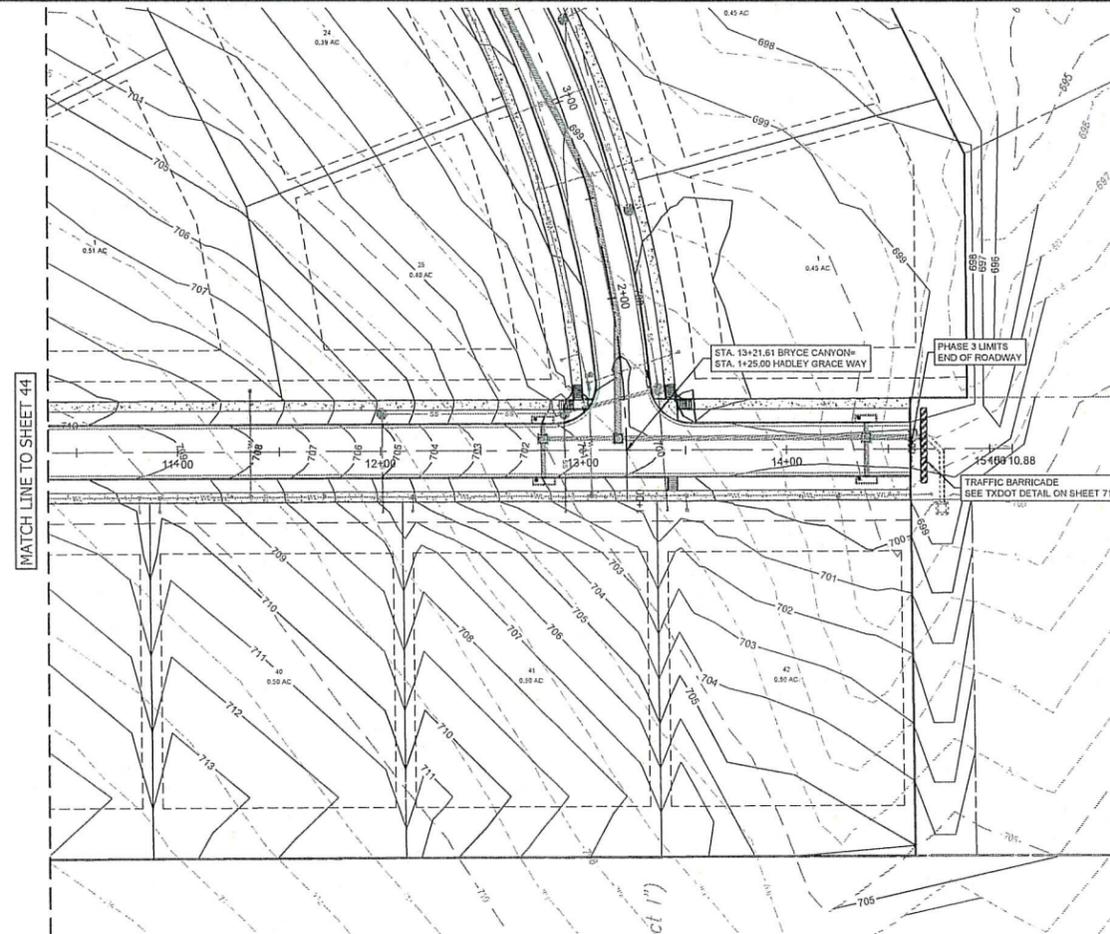
REVISION	DATE	DESCRIPTION

**BRYCE CANYON1 PLAN & PROFILE**  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
44 OF 72		

V:\03\0734 - web development - lco\0734-01-002 (mp) - tanglewood phase 3 - woodway - lco\engineering\phase3\0734-01-002\_STREET\_PLAN\PROFILE.dwg - BRYCE CANYON1 PLAN & PROFILE, February 01, 2026, 10:27 AM, ashlee



**LEGEND**

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SIDEWALK
- END ROAD TRAFFIC BARRICADE
- RETAINING WALL
- TOP OF CURB
- BOC
- LP
- LT
- RT
- PROPOSED FIRE HYDRANT

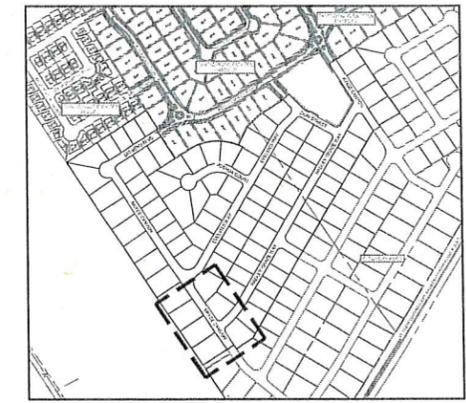
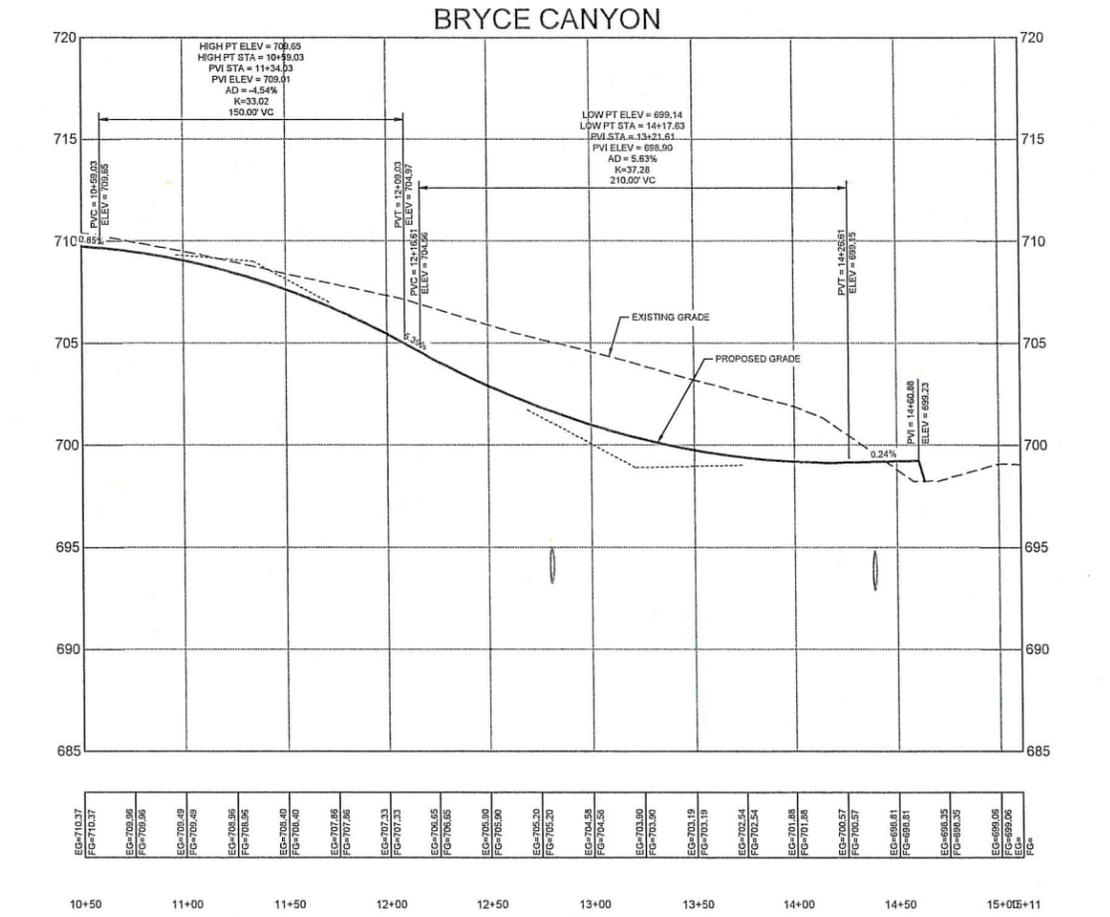
**PROFILE LEGEND:**

- EXISTING GRADE CL
- PROPOSED GRADE CL

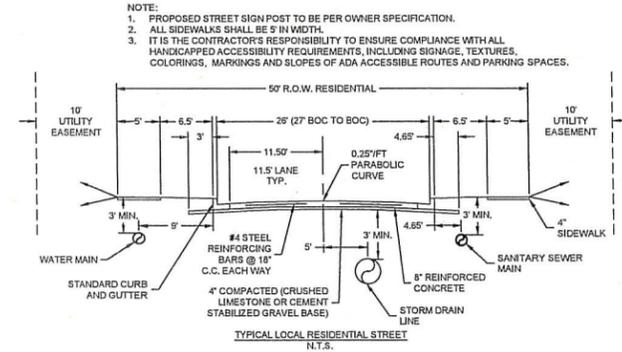
**PROFILE SCALE:**

- 1" = 40' HORIZONTAL
- 1" = 4' VERTICAL

**DESIGN SPEED = 25 M.P.H.**



**SHEET INDEX MAP**



8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE PI > 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

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Phone: (512) 327-1180  
Fax: (512) 327-0652  
www.bowman.com

REVISION	DATE	DESCRIPTION

**BRYCE CANYON2 PLAN & PROFILE**

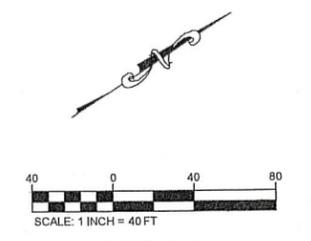
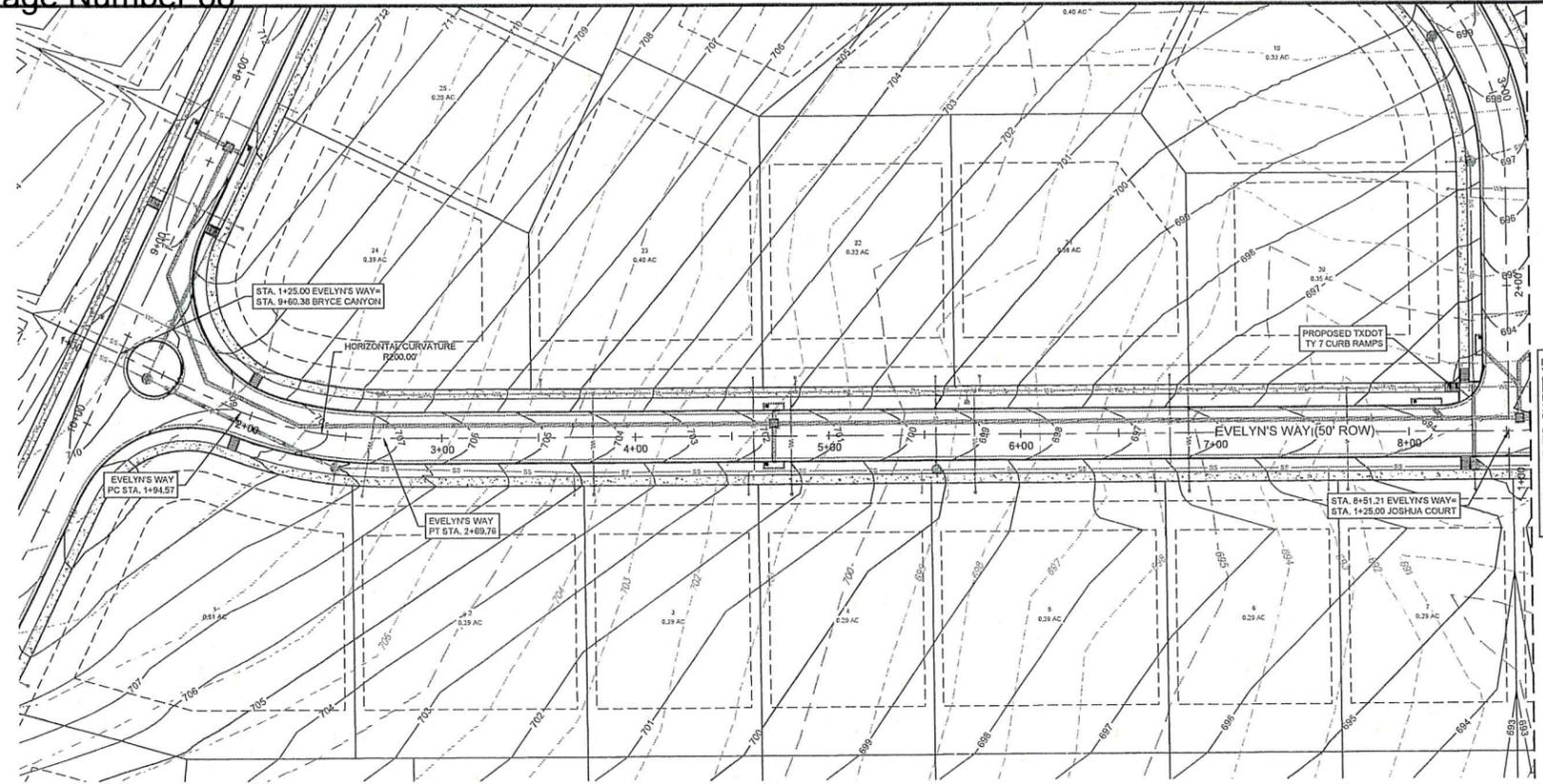
**TANGLEWOOD PHASE 3**  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

STATE OF TEXAS  
NICHOLAS G. KEHL  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN	MARK	CHKD	NK
JOB No. 210734-01-002		SHEET 45 OF 72	

V:\210734 - web development\210734-01-002 (img) - tanglewood phase 3\_westway\_brycecanon\engineering\plans\210734-01-002\_STREET\_PLAN\_PROFILE.dwg, BRYCE CANYON2 PLAN & PROFILE, February 04, 2026, 10:27 AM, salibre



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC TOP OF CURB
	BOC BACK OF CURB
	LP LOW POINT
	LT LEFT OFFSET
	RT RIGHT OFFSET
	PROPOSED FIRE HYDRANT

**PROFILE LEGEND:**

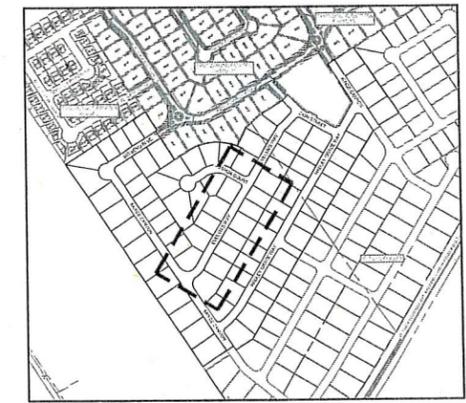
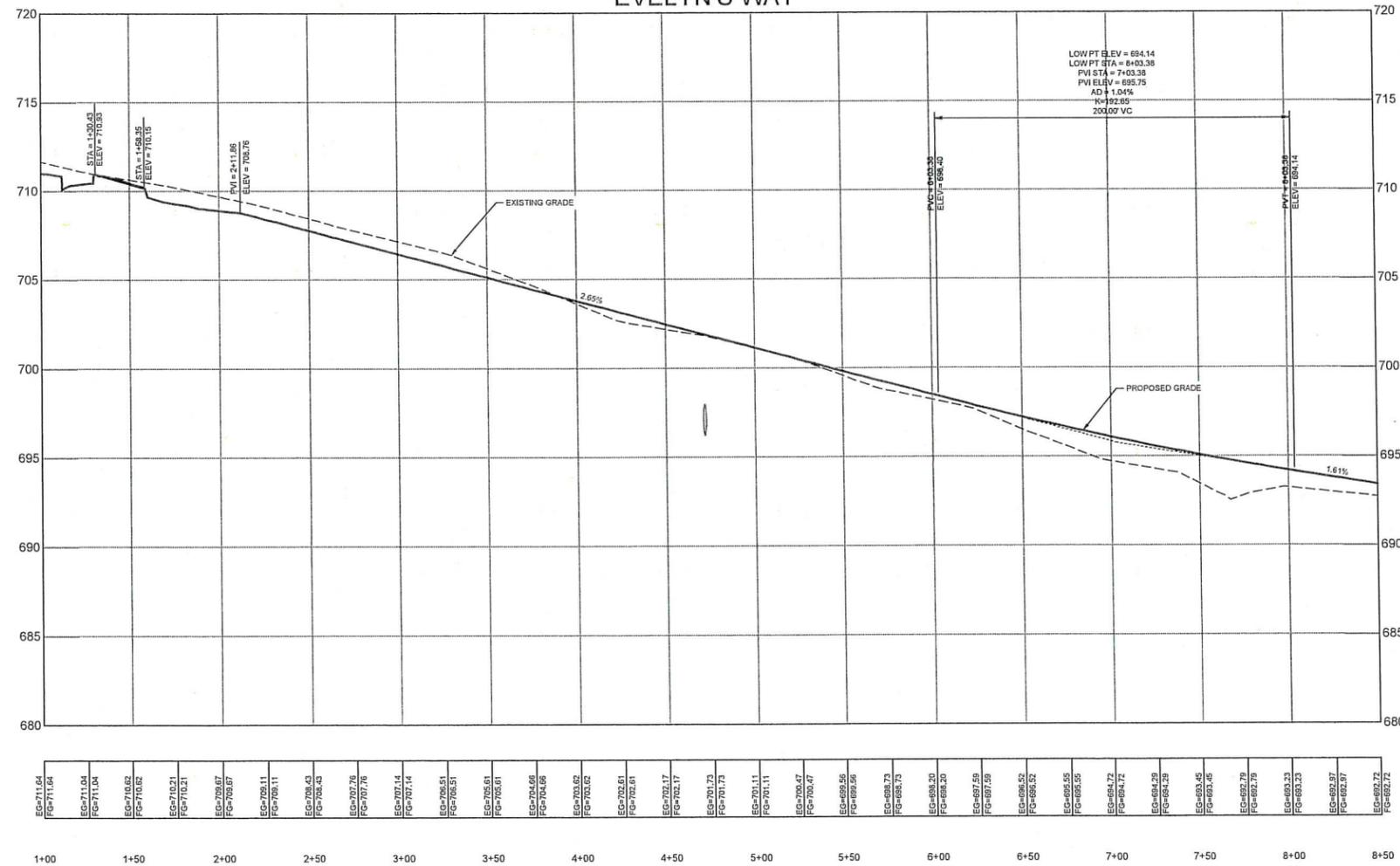
	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED GRADE

**PROFILE SCALE:**

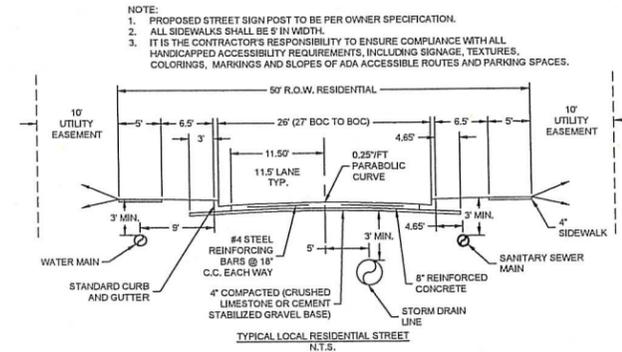
1"=40' HORIZONTAL
1"=4' VERTICAL

DESIGN SPEED = 25 M.P.H.

**EVELYN'S WAY**



**SHEET INDEX MAP**



8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.  
4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE PI > 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

REFER TO M.L.A. GEOTECHNICAL REPORT (ENGINEER'S JOB # 18401100.007) FOR MORE INFORMATION.

**811**  
Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**REVISIONS**

REVISION	DESCRIPTION	DATE

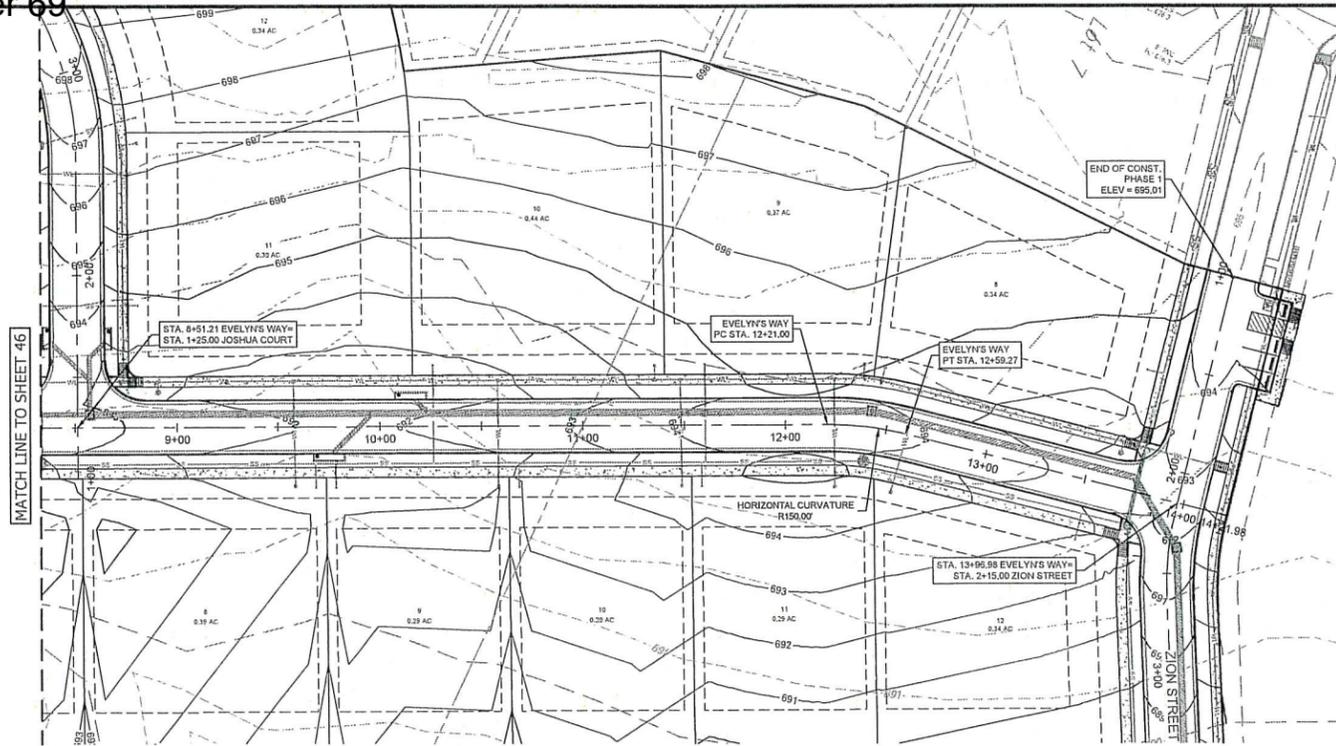
EVELYN'S WAY PLAN & PROFILE (1 OF 2)  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

STATE OF TEXAS  
NICHOLAS G. KEH  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN	MARK	CHKD	NK
JOB No. 210734-01-002		SHEET 46 OF 72	

V:\010724 - web development - I0210724-01-002 (mp) - tangewood phase 3 - woodway, tx\engineering\phase 3\10724-01-002 STREET PLAN\PROFILE.dwg, EVELYN'S WAY PLAN & PROFILE (1 OF 2), February 04, 2026, 10:27 AM, ashlee



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOP OF CURB
	BACK OF CURB
	LOW POINT
	LEFT OFFSET
	RIGHT OFFSET
	PROPOSED FIRE HYDRANT

**PROFILE LEGEND:**

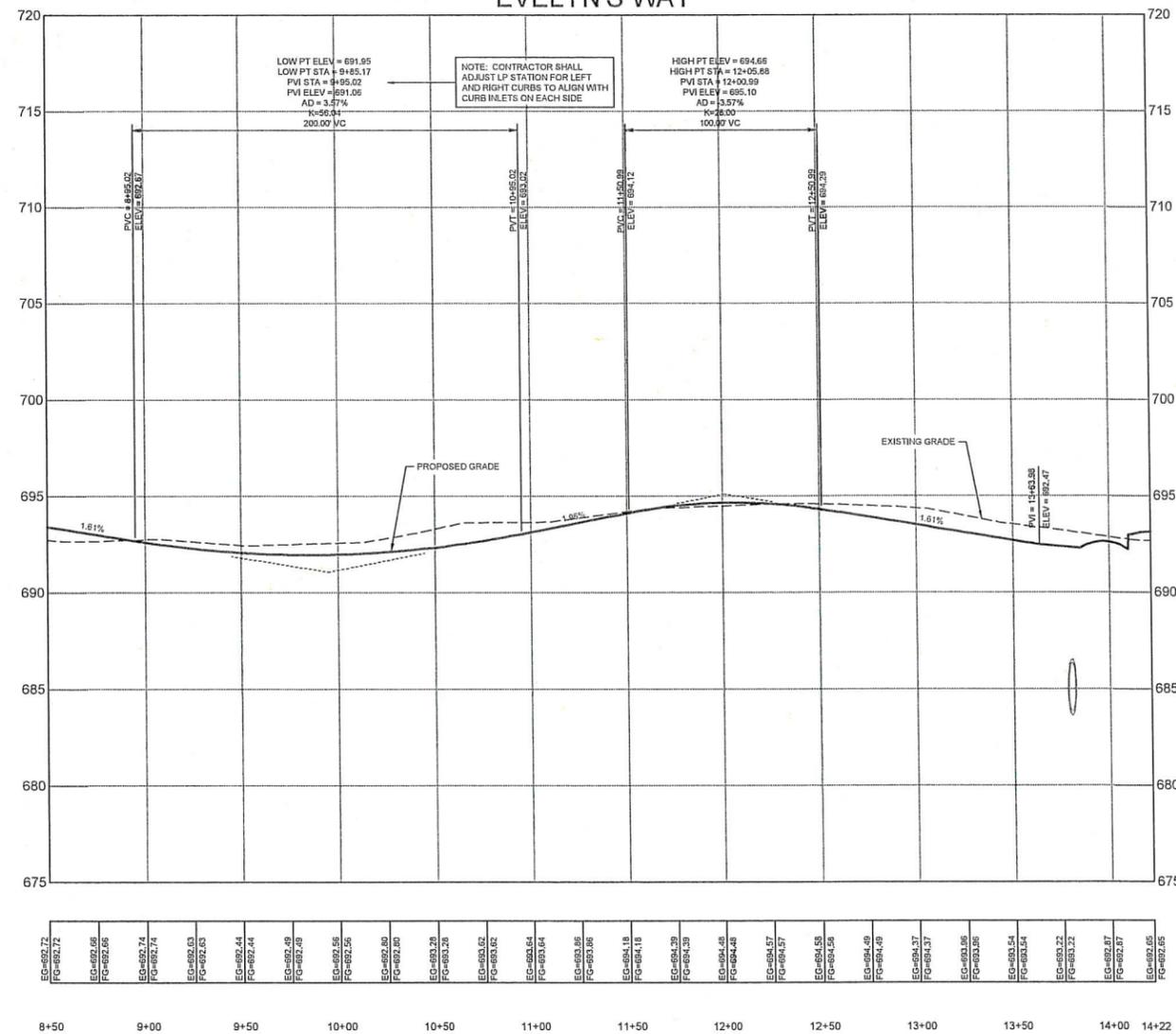
	EXISTING GRADE CL
	PROPOSED GRADE CL

**PROFILE SCALE:**

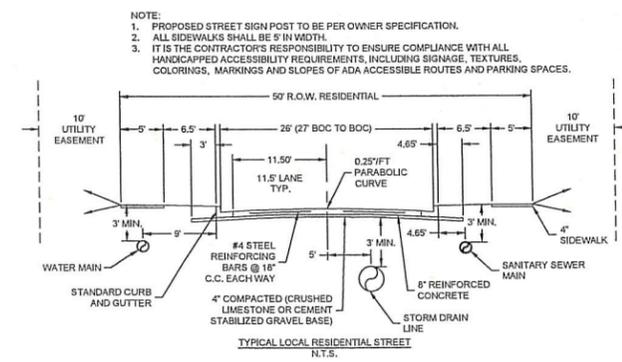
1" = 40' HORIZONTAL
1" = 4' VERTICAL

**DESIGN SPEED = 25 M.P.H.**

**EVELYN'S WAY**



**SHEET INDEX MAP**



8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.  
4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE P<sub>15</sub> (SPECIFIED PER GEOTECHNICAL ENGINEER)

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Fax: (512) 327-4062  
www.bowman.com

REVISION	DESCRIPTION	DATE

**EVELYN'S WAY PLAN & PROFILE (2 OF 2)**  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

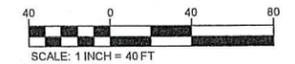
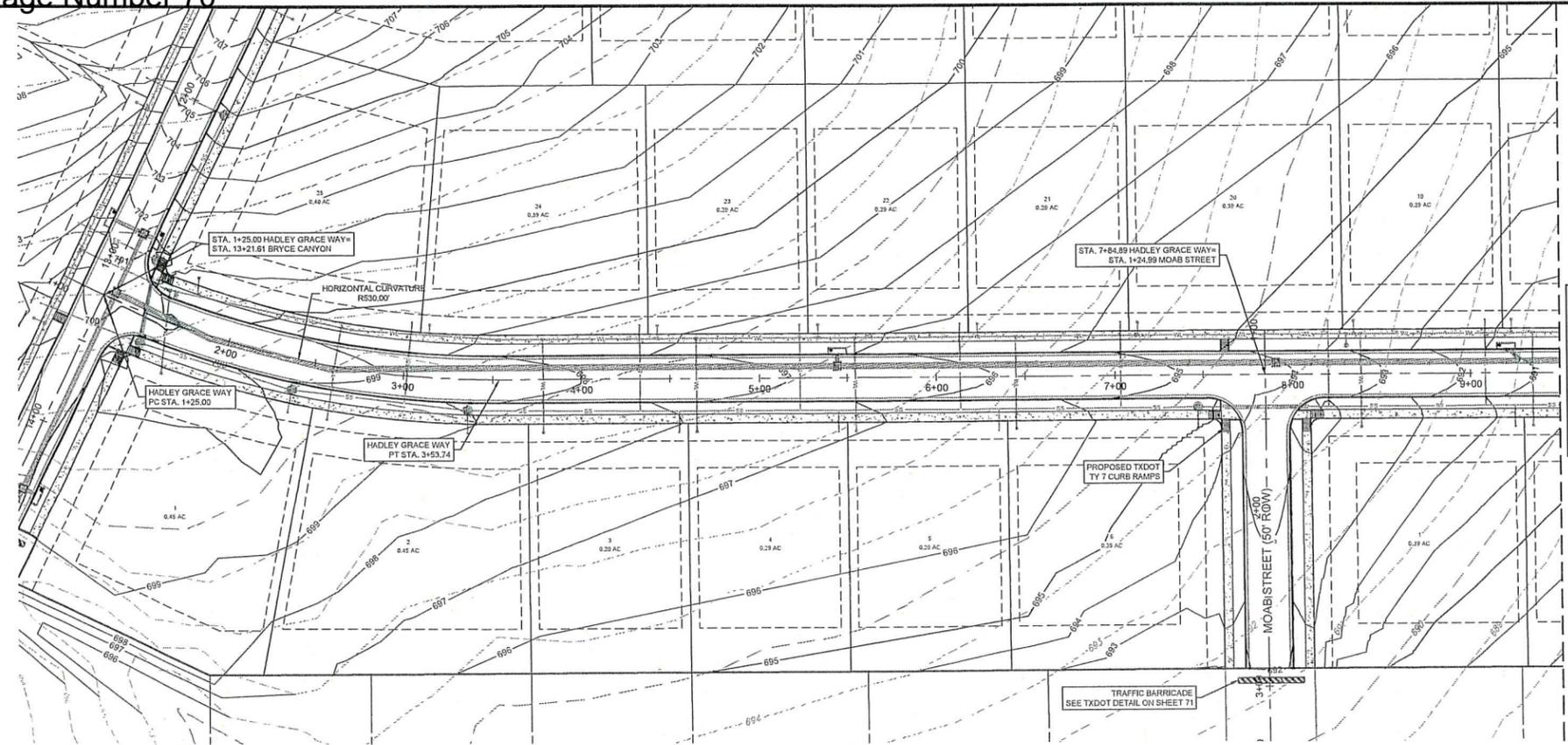
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DESIGN MK  
DRAW GM  
CHKD NK

JOB No. 210734-01-002

SHEET 47 OF 72

V:\10734\_subdevelopment\10734-01-002 (mg) - bmg\magn\phase 3\_wdway\3d\engineering\dwg\10734-01-002\_STREET\_PLAN\PROFILE.dwg - EVELYN'S WAY PLAN & PROFILE (2 OF 2) - February 04, 2026, 10:28 AM, sblsba



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC
	BOC
	LP
	LT
	RT
	PROPOSED FIRE HYDRANT

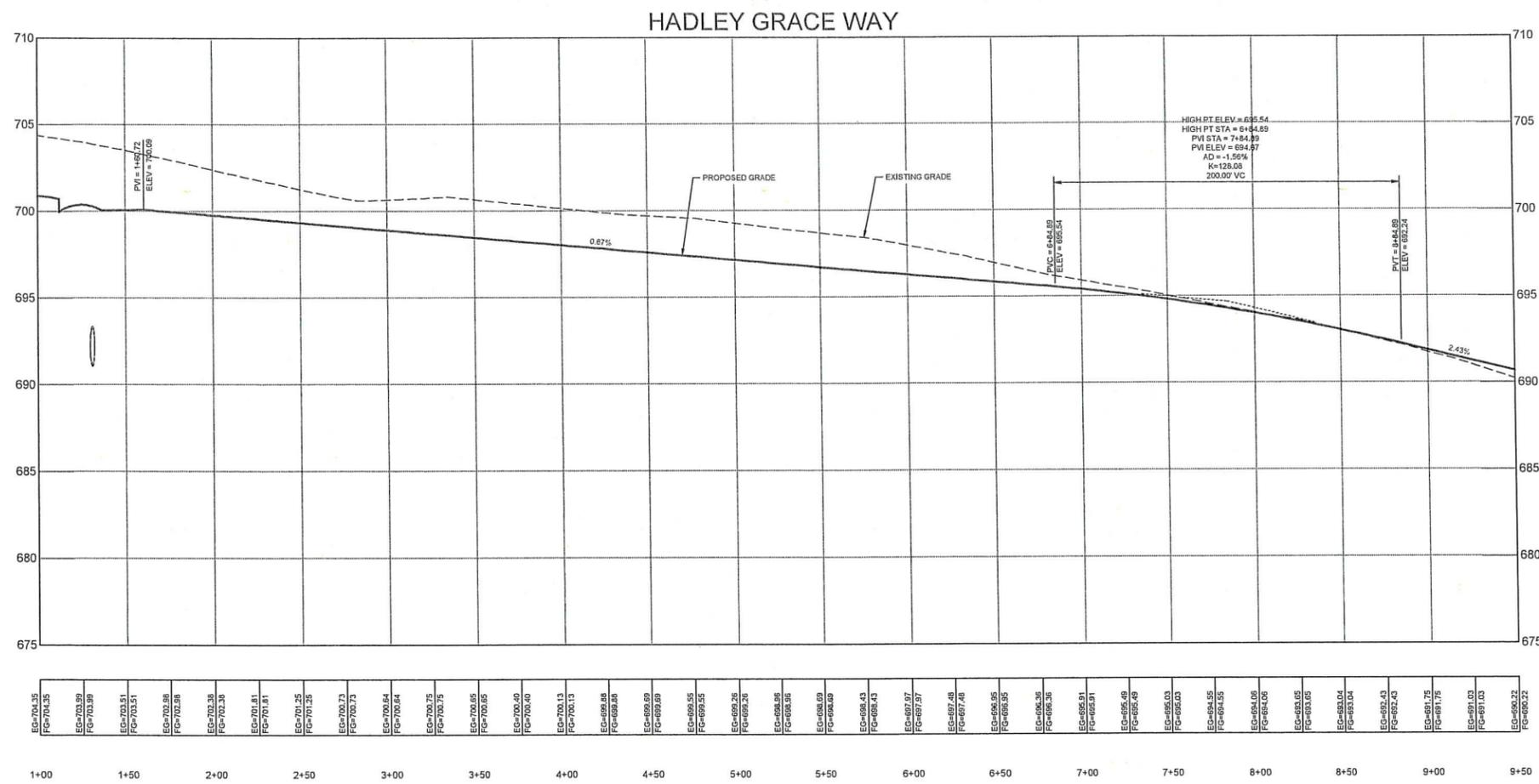
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EXISTING GRADE CL	PROPOSED GRADE CL
ELEVATION EXISTING GRADE	ELEVATION PROPOSED GRADE

**PROFILE SCALE:**

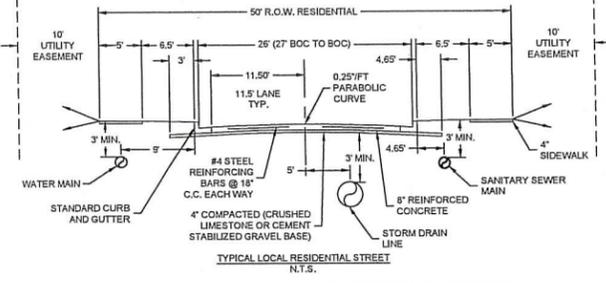
1" = 40' HORIZONTAL	1" = 4' VERTICAL
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DESIGN SPEED = 25 M.P.H.



**SHEET INDEX MAP**

- NOTE:**
- PROPOSED STREET SIGN POST TO BE PER OWNER SPECIFICATION.
  - ALL SIDEWALKS SHALL BE 5' IN WIDTH.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS, INCLUDING SIGNAGE, TEXTURES, COLORINGS, MARKINGS AND SLOPES OF ADA ACCESSIBLE ROUTES AND PARKING SPACES.



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4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE PI > 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

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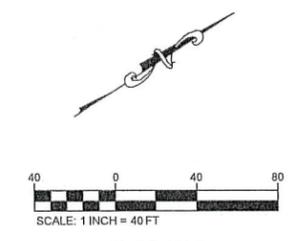
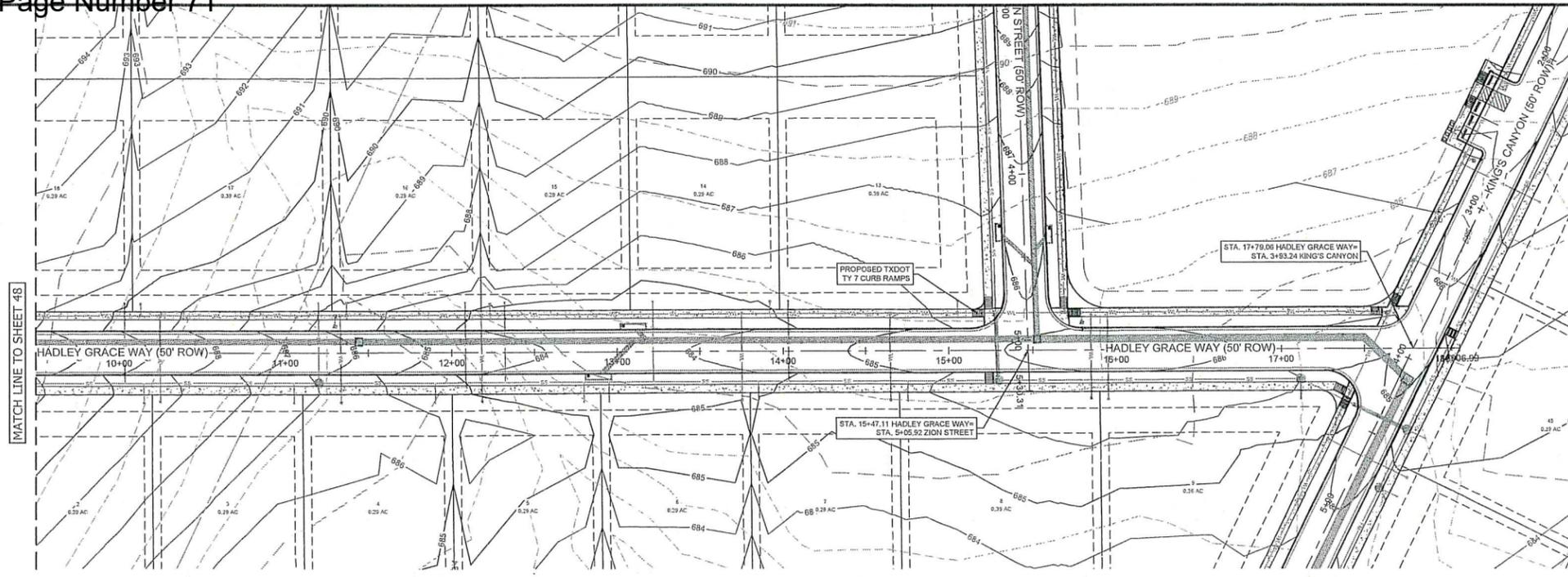
REVISION	DATE	DESCRIPTION

HADLEY GRACE WAY PLAN & PROFILE (1 OF 2)  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712



DESIGN	MARK	CHD	NK
DRAWN	GM		
JOB No. 210734-01-002			
SHEET 48 OF 72			

V:\210734 - web development, lic10734-01-002 (eng) - tanglewood phase 3 - workway - b\engineering\engineering\210734-01-002\_S STREET\_PLAN\PROFILE.dwg - HADLEY GRACE WAY PLAN & PROFILE (1 OF 2), February 01, 2026, 10:29 AM, satlin

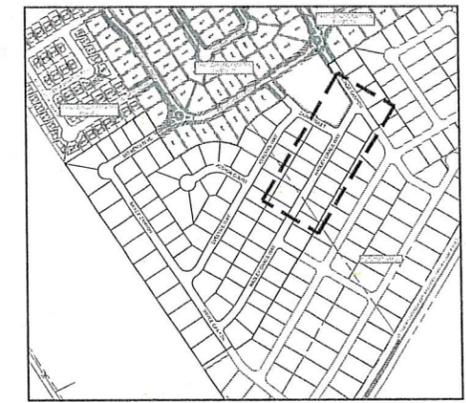
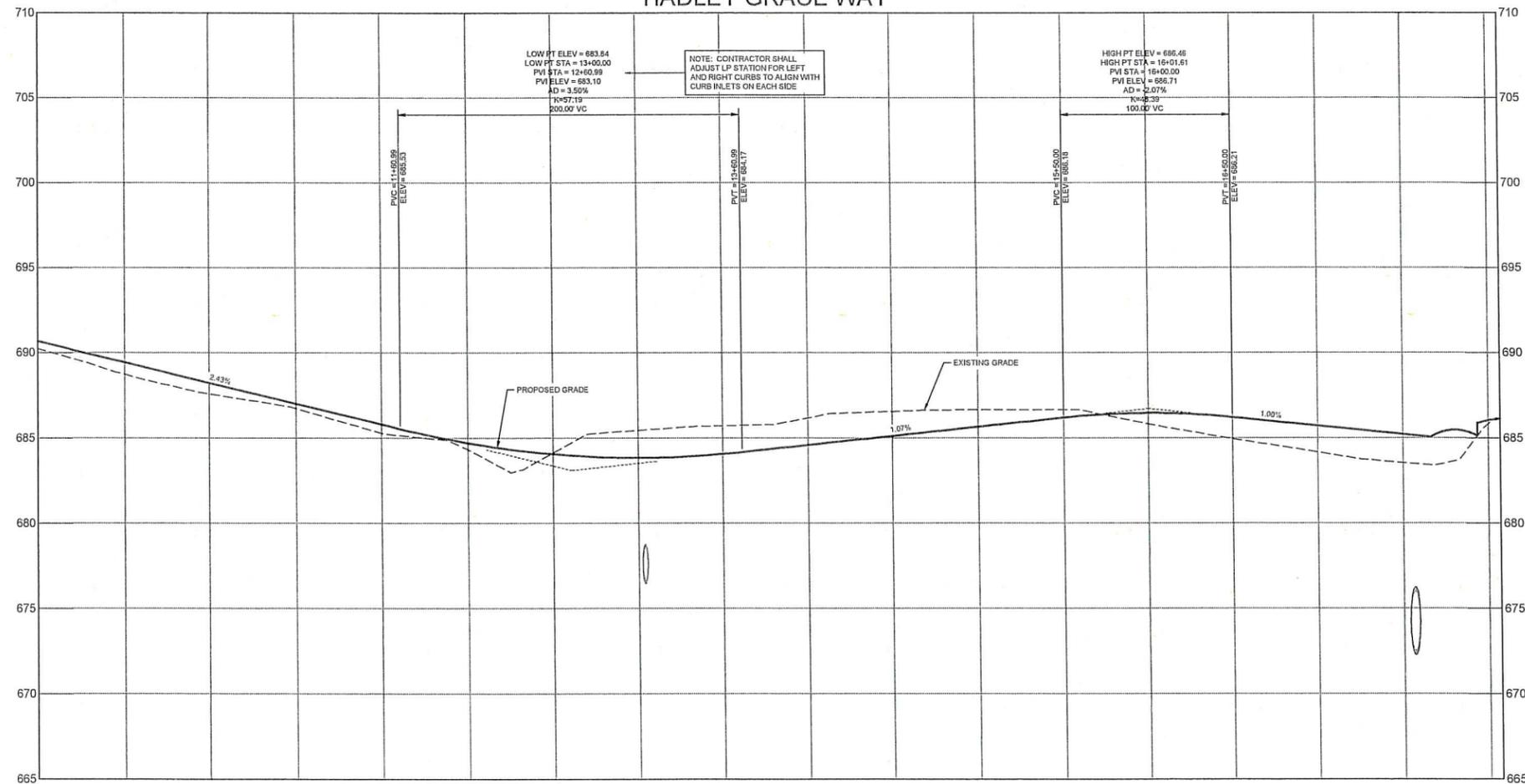


**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC
	BOC
	LP
	LT
	RT
	PROPOSED FIRE HYDRANT

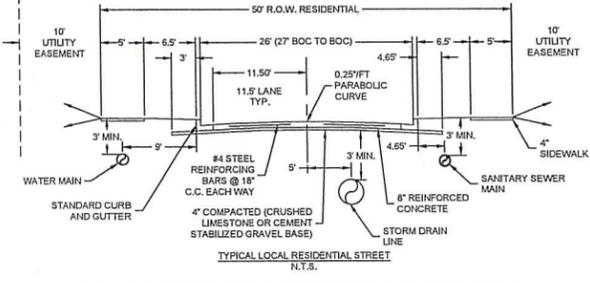
<b>PROFILE LEGEND:</b>		<b>PROFILE SCALE:</b>	
	EXISTING GRADE CL		1" = 40' HORIZONTAL
	PROPOSED GRADE CL		1" = 4' VERTICAL
	ELEVATION EXISTING GRADE		ELEVATION PROPOSED GRADE
DESIGN SPEED = 25 M.P.H.			

**HADLEY GRACE WAY**



**SHEET INDEX MAP**

- NOTE:**
1. PROPOSED STREET SIGN POST TO BE PER OWNER SPECIFICATION.
  2. ALL SIDEWALKS SHALL BE 5' IN WIDTH.
  3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS, INCLUDING SIGNAGE, TEXTURES, COLORINGS, MARKINGS AND SLOPES OF ADA ACCESSIBLE ROUTES AND PARKING SPACES.



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REFER TO MIA GEOTECHNICAL REPORT (ENGINEER'S JOB # 18401100.007) FOR MORE INFORMATION.

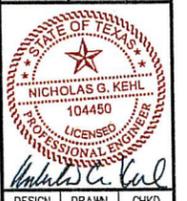


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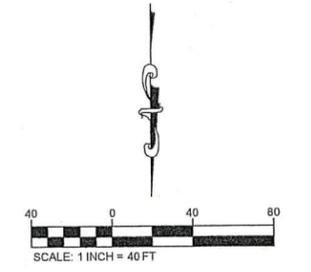
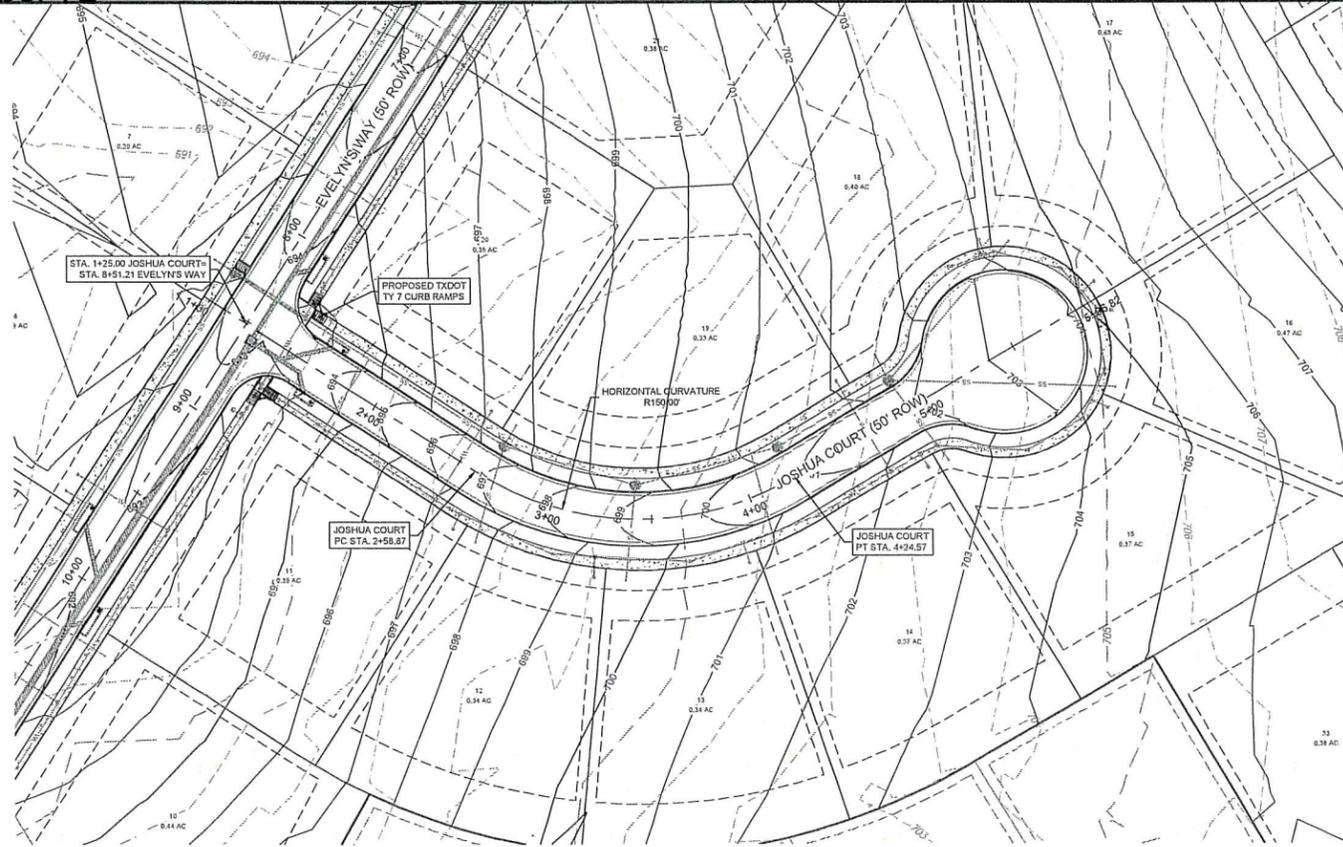
REVISION	DESCRIPTION	DATE

HADLEY GRACE WAY PLAN & PROFILE (2 OF 2)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712



DESIGN MK	DRAWN GM	CHKD NK
JOB No. 210734-01-002		
SHEET 49 OF 72		

V:\210734-01-002 (eng) - Tanglewood Phase 3 - Woodway, TX - Engineering\210734-01-002\_3 STREET PLAN PROFILE.dwg - HADLEY GRACE WAY PLAN & PROFILE (2 OF 2) - February 04, 2026, 10:28 AM, salbaro



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOP OF CURB
	BOC
	LP
	LT
	RT
	PROPOSED FIRE HYDRANT

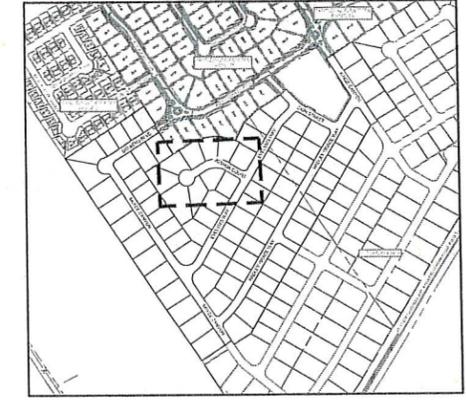
**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED GRADE

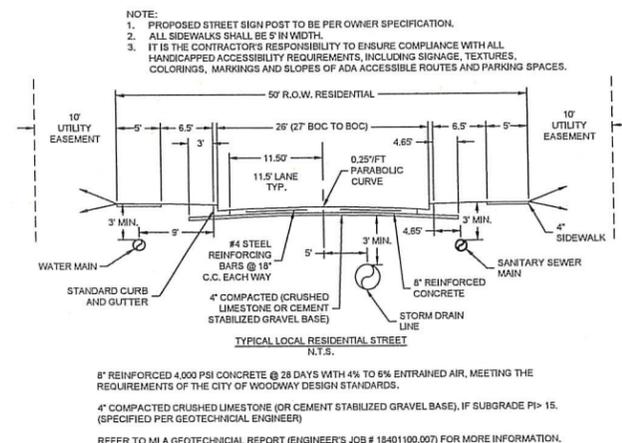
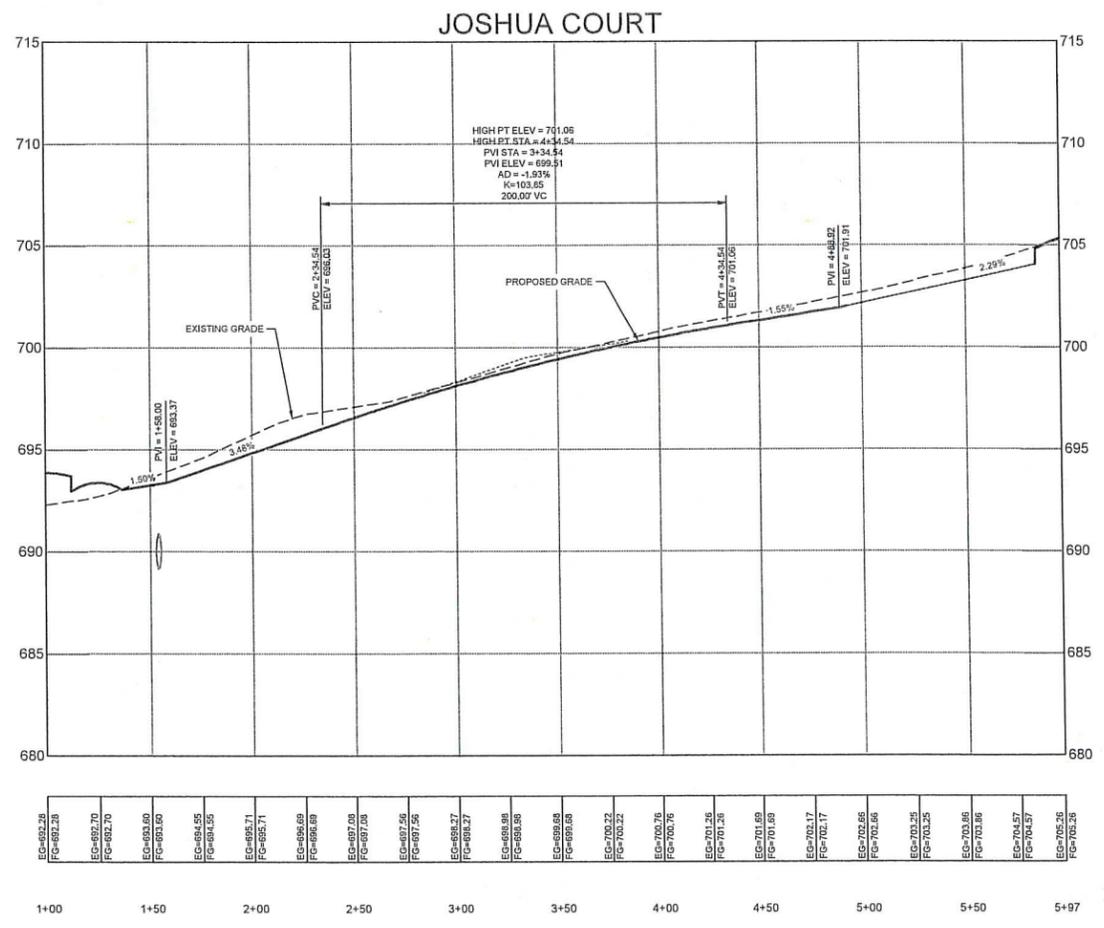
**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL

DESIGN SPEED = 25 M.P.H.



**SHEET INDEX MAP**



8" REINFORCED 4000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE P<= 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

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**Bowman**

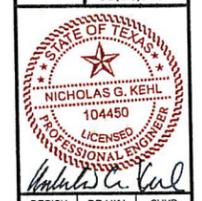
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 Austin, Texas 78746  
 Phone: (512) 327-1100  
 Fax: (512) 327-1100  
 bowman.com

REVISION	DATE	DESCRIPTION

**JOHNSUA COURT PLAN & PROFILE**

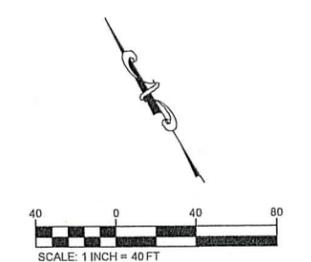
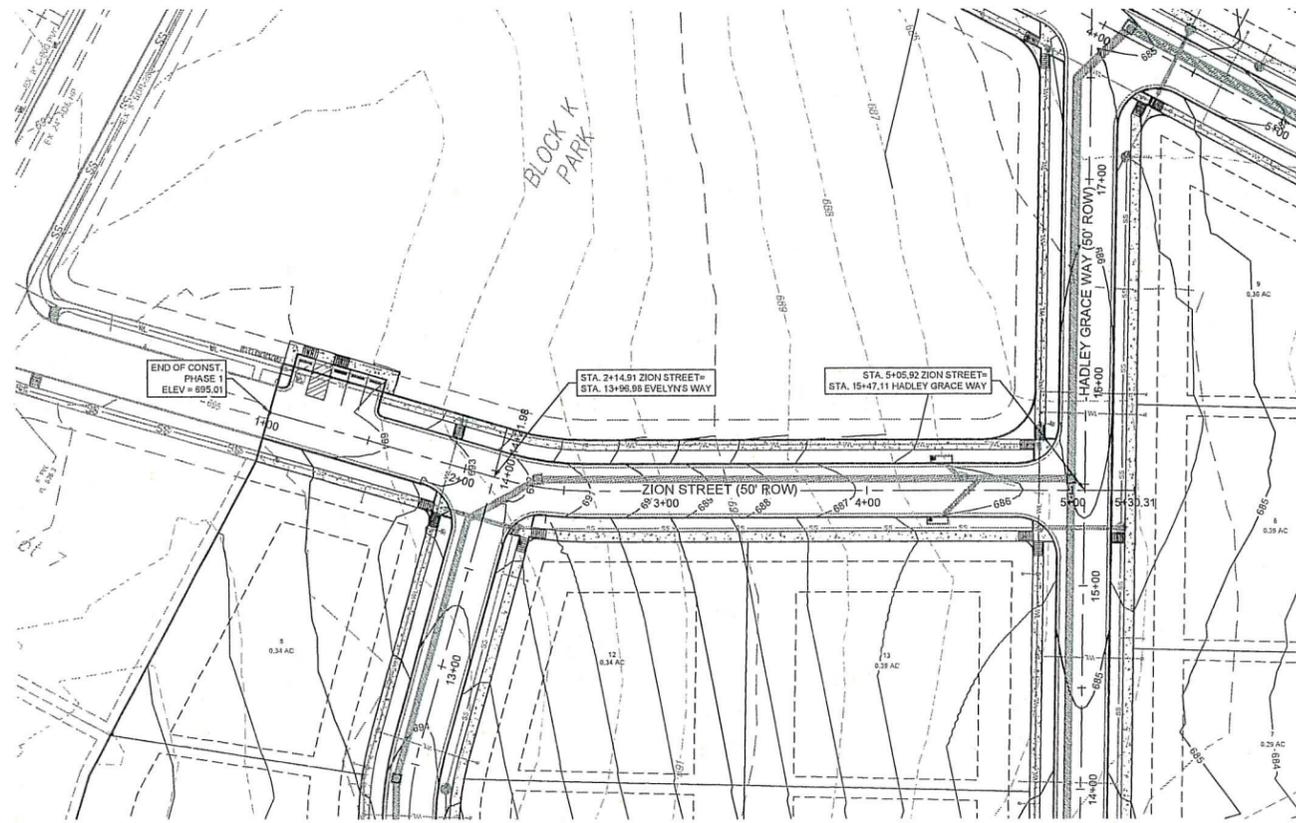
**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
50 OF 72		

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**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOP OF CURB
	BACK OF CURB
	LOW POINT
	LEFT OFFSET
	RIGHT OFFSET
	PROPOSED FIRE HYDRANT

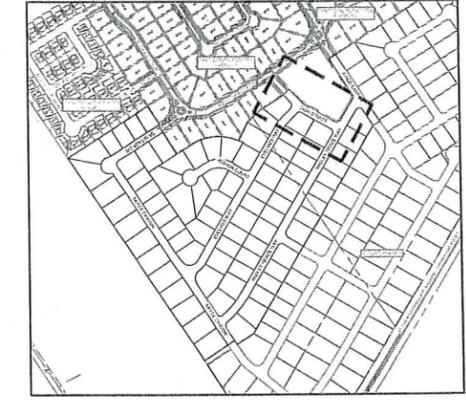
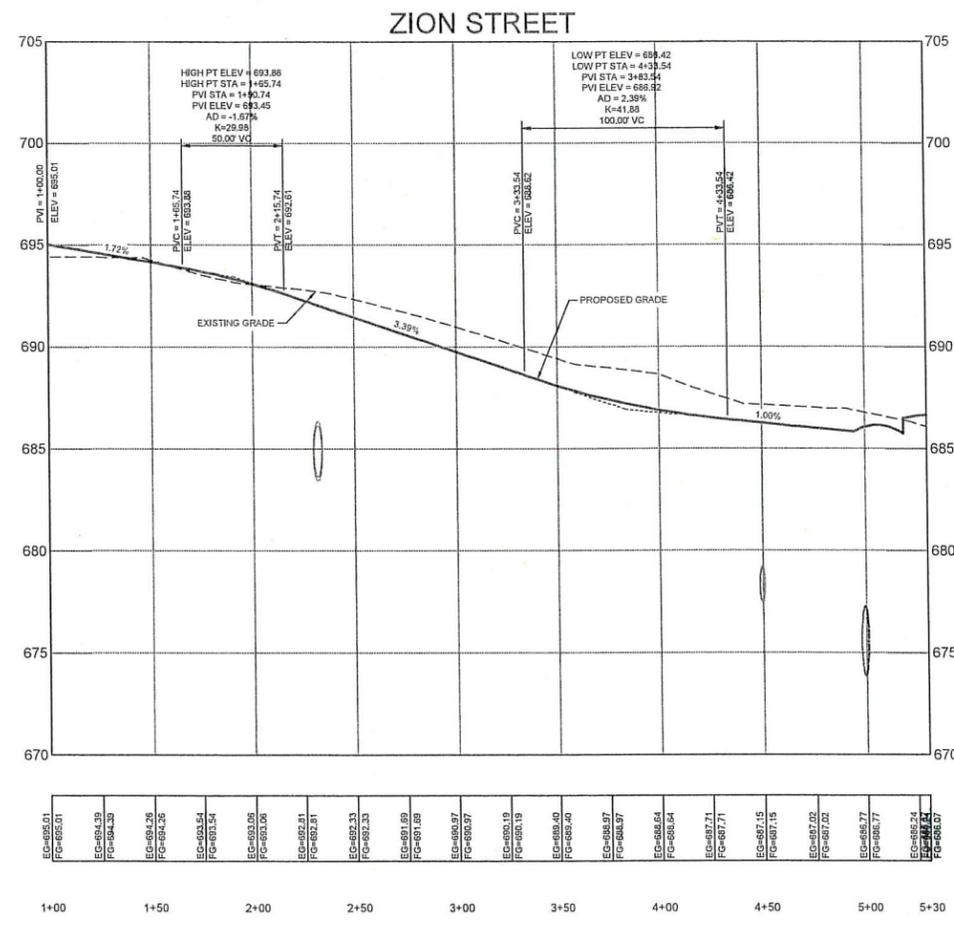
**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL
	ELEVATION EXISTING GRADE
	ELEVATION PROPOSED GRADE

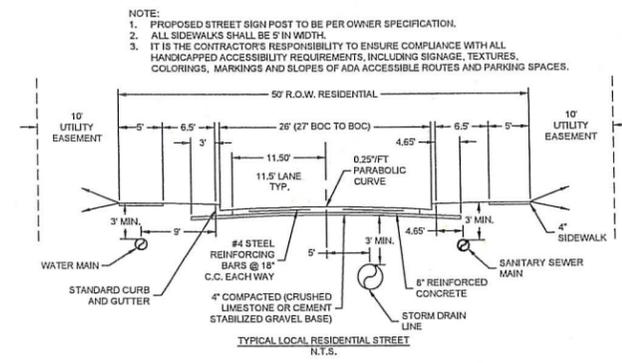
**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL

DESIGN SPEED = 25 M.P.H.



**SHEET INDEX MAP**



8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

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**Bowman**

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 Fax: (979) 327-6062  
 www.bowmaninc.com

807 Lee Cimas Parkway  
 Suite 350  
 Austin, Texas 78746

**REVISIONS**

REVISION	DESCRIPTION	DATE

**ZION STREET PLAN & PROFILE**

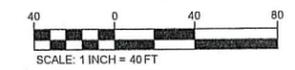
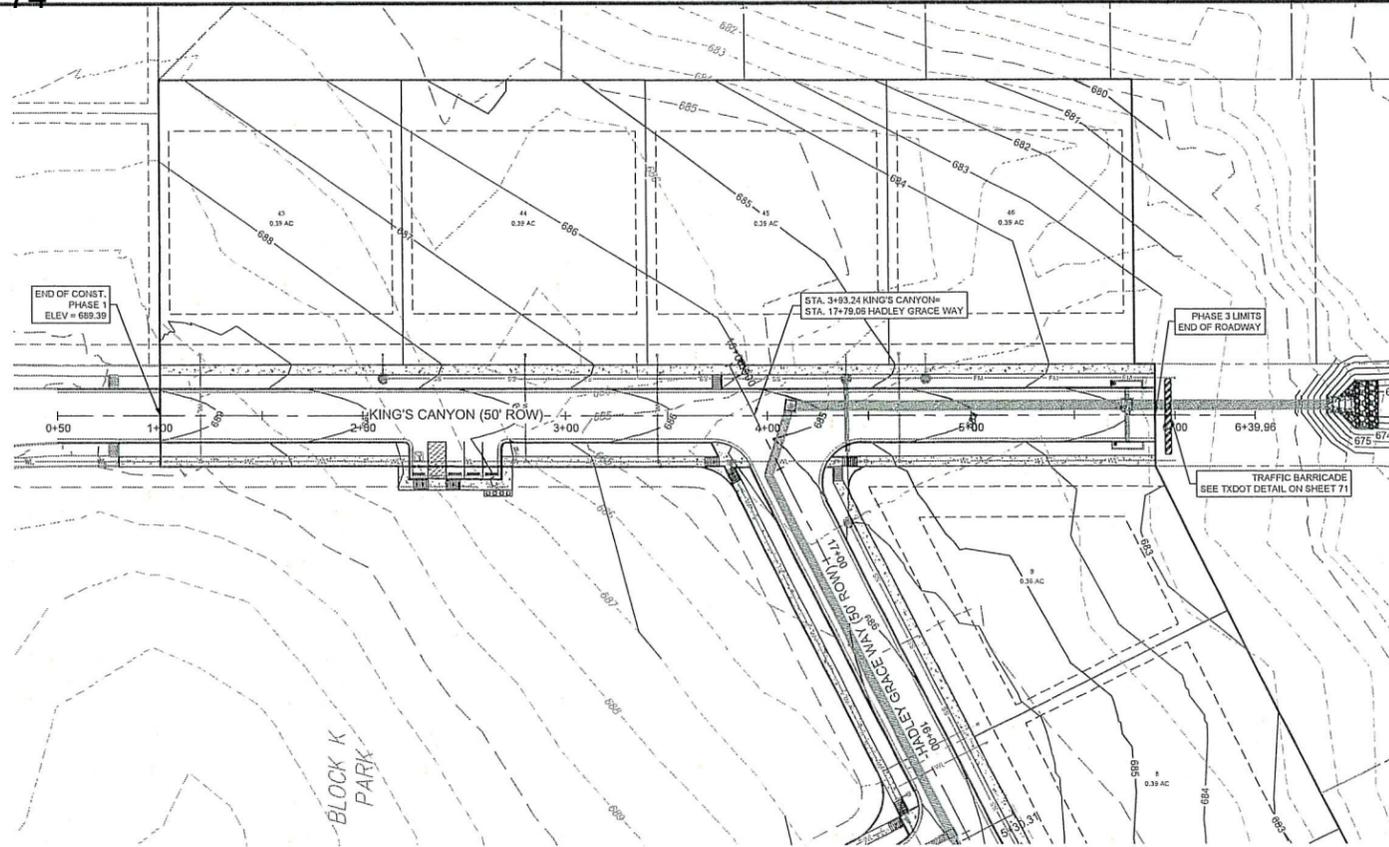
TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
51 OF 72		

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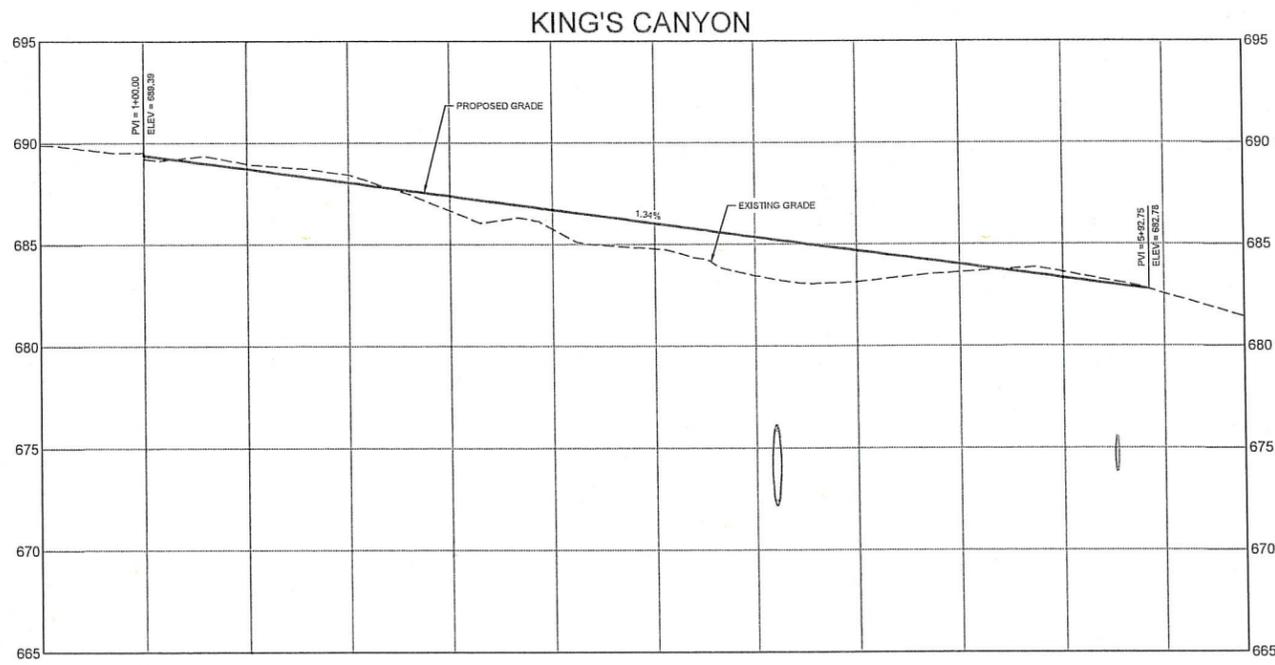
**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC
	BOC
	LP
	LT
	RT
	PROPOSED FIRE HYDRANT

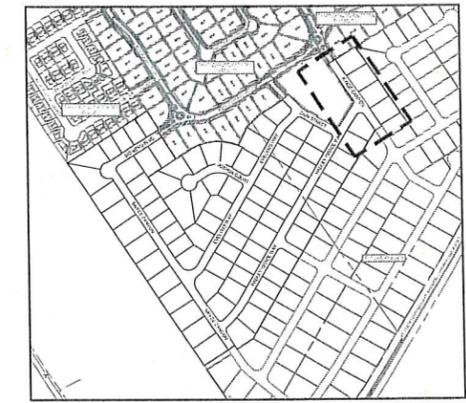
**PROFILE SCALE:**

EXISTING GRADE CL	1" = 40' HORIZONTAL
PROPOSED GRADE CL	1" = 4' VERTICAL

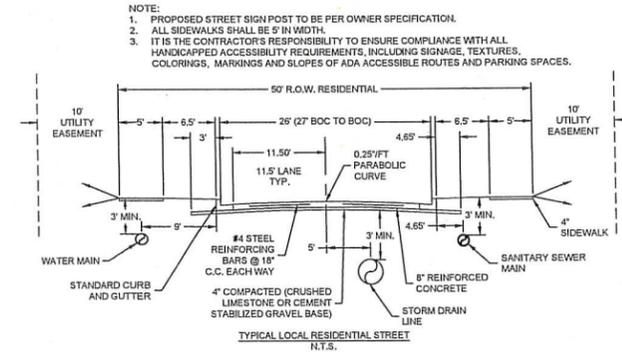
**DESIGN SPEED = 25 M.P.H.**



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**SHEET INDEX MAP**



8" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE P<sub>15</sub> (SPECIFIED PER GEOTECHNICAL ENGINEER)

REFER TO MJA GEOTECHNICAL REPORT (ENGINEER'S JOB # 18401100.007) FOR MORE INFORMATION.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 Suite 350  
 Austin, Texas 78746  
 Phone: (817) 327-1160  
 www.bowman.com

**REVISIONS**

REVISION	DATE	DESCRIPTION

**KING'S CANYON PLAN & PROFILE**

**TANGLEWOOD PHASE 3**  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

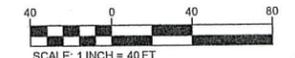
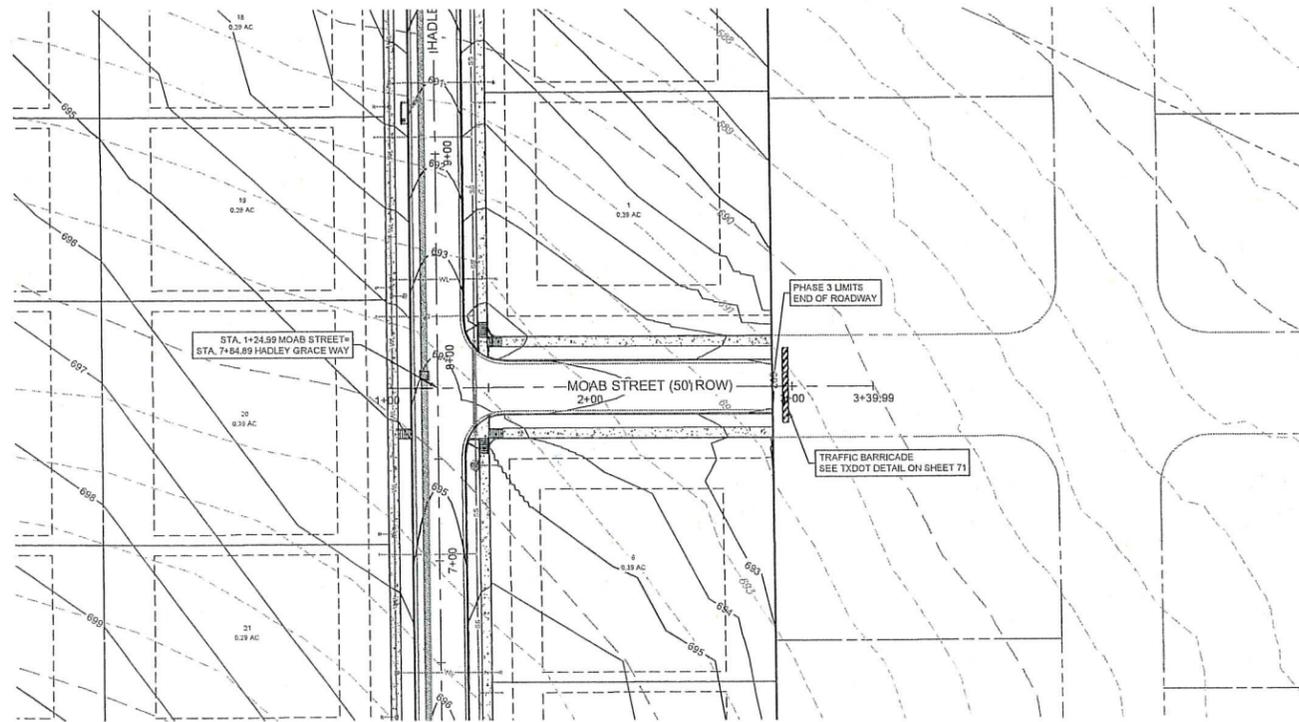
**NICHOLAS G. KEI**  
 LICENSED PROFESSIONAL ENGINEER  
 104450

DESIGN	DRAWN	CHKD
MK	GM	NK

JOB No. 210734-01-002

SHEET 52 OF 72

V:\210734 - wds development, [E:\210734-01-002 (mg) - tanglewood phase 3, woodway, lbtengineering\engineering\plans\210734-01-002\_STREET\_PLAN\_PROFILE.dwg, KING'S CANYON PLAN & PROFILE, February 04, 2026, 10:29 AM, salino



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK
	END ROAD TRAFFIC BARRICADE
	RETAINING WALL
	TOC TOP OF CURB
	BOC BACK OF CURB
	LP LOW POINT
	LT LEFT OFFSET
	RT RIGHT OFFSET
	PROPOSED FIRE HYDRANT

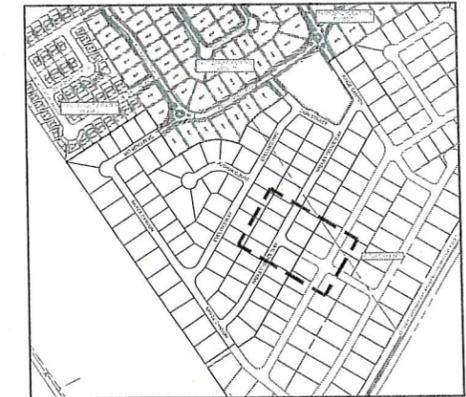
**PROFILE LEGEND:**

	EXISTING GRADE CL
	PROPOSED GRADE CL

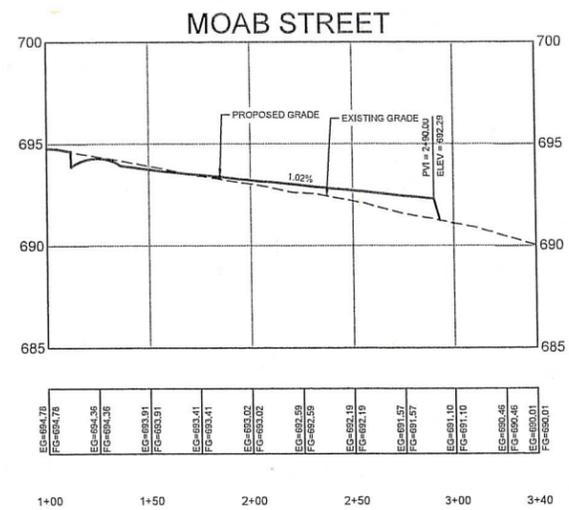
**PROFILE SCALE:**

1" = 40' HORIZONTAL
1" = 4' VERTICAL

**DESIGN SPEED = 25 M.P.H.**



**SHEET INDEX MAP**



**TYPICAL LOCAL RESIDENTIAL STREET**  
N.T.S.

6" REINFORCED 4,000 PSI CONCRETE @ 28 DAYS WITH 4% TO 6% ENTRAINED AIR, MEETING THE REQUIREMENTS OF THE CITY OF WOODWAY DESIGN STANDARDS.

4" COMPACTED CRUSHED LIMESTONE (OR CEMENT STABILIZED GRAVEL BASE), IF SUBGRADE P<sub>15</sub> ≥ 15. (SPECIFIED PER GEOTECHNICAL ENGINEER)

REFER TO MLA GEOTECHNICAL REPORT (ENGINEER'S JOB # 18401100.007) FOR MORE INFORMATION.



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Fax: (512) 337-4092  
www.bowman.com

REVISION	DATE	DESCRIPTION

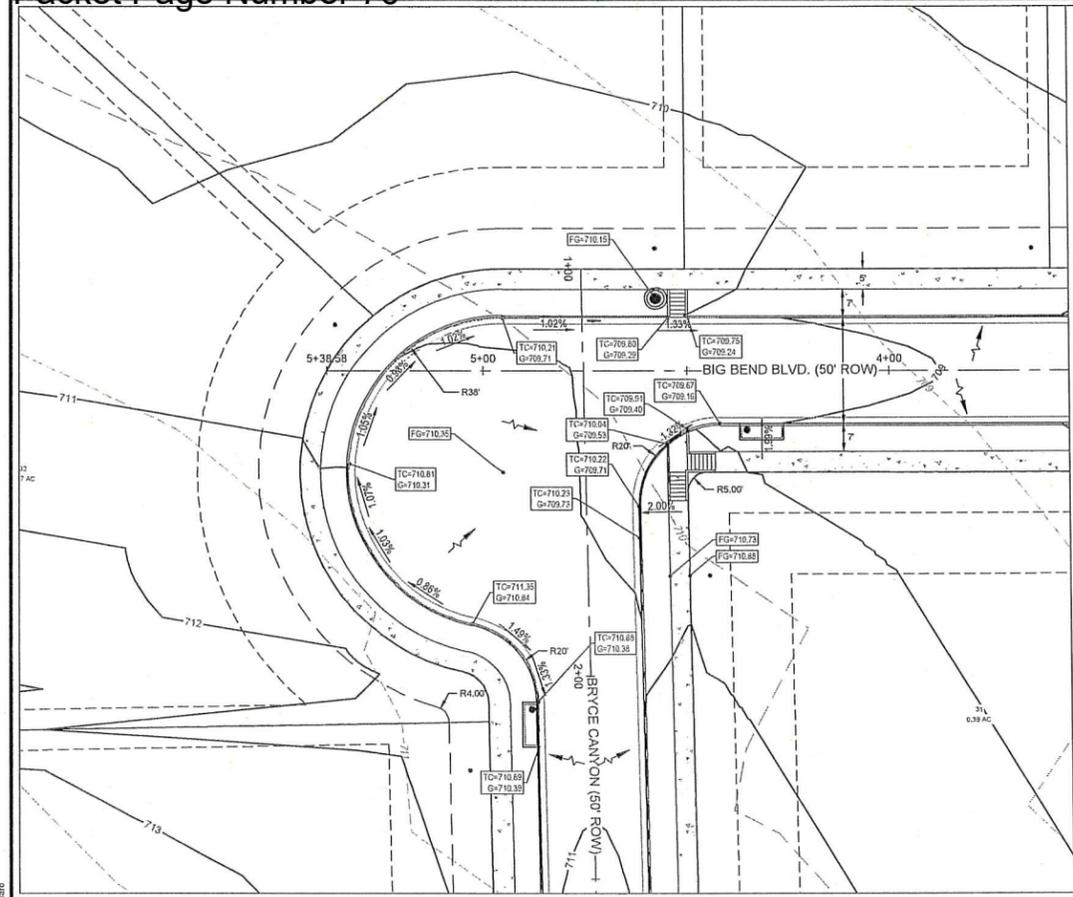
**MOAB STREET PLAN & PROFILE**

**TANGLEWOOD PHASE 3**  
100 WICKSON RD  
WOODWAY, TX, 76712

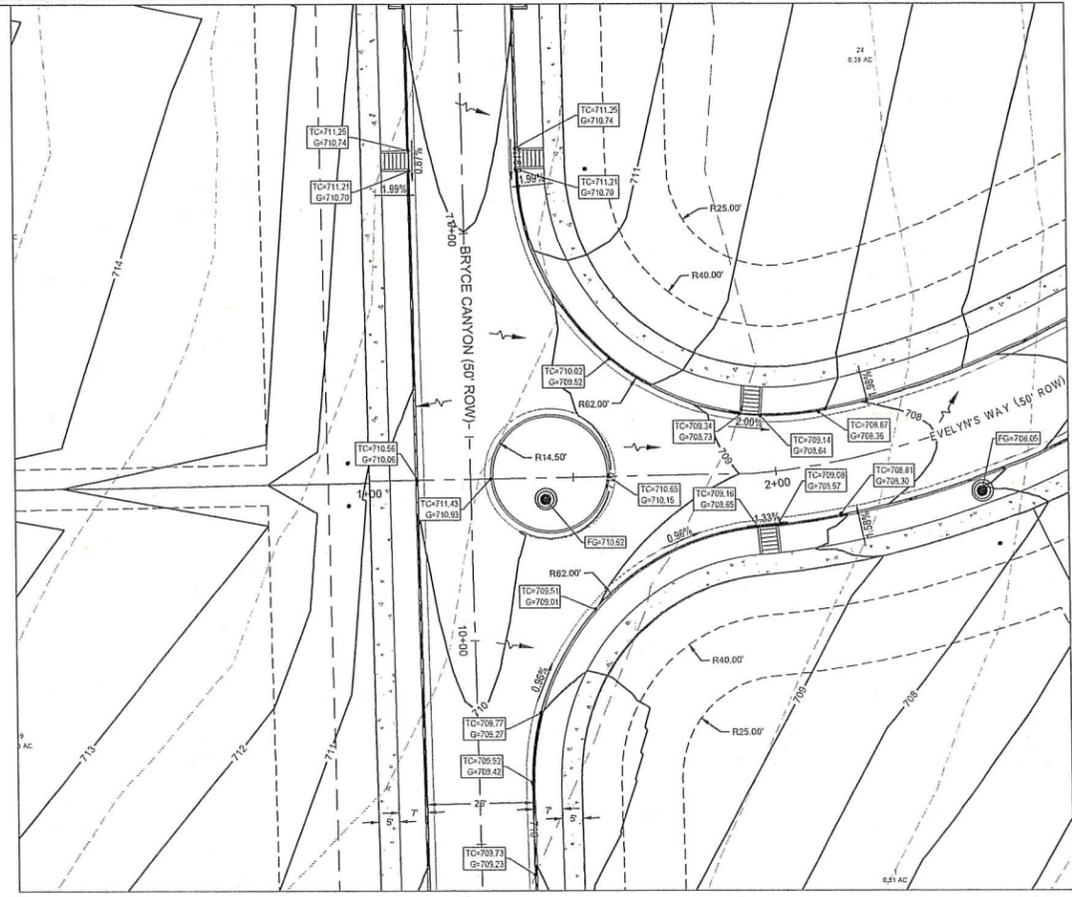
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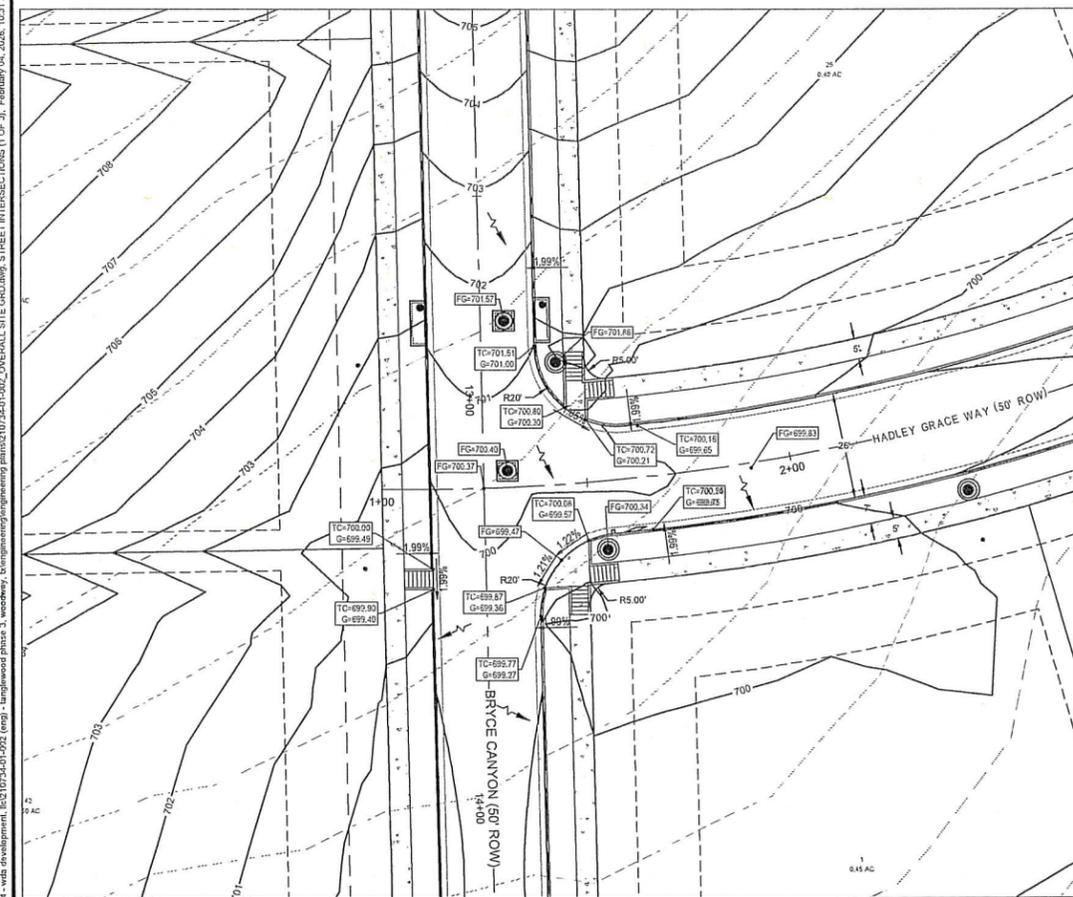
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JOB No. 210734-01-002	SHEET 53 OF 72	



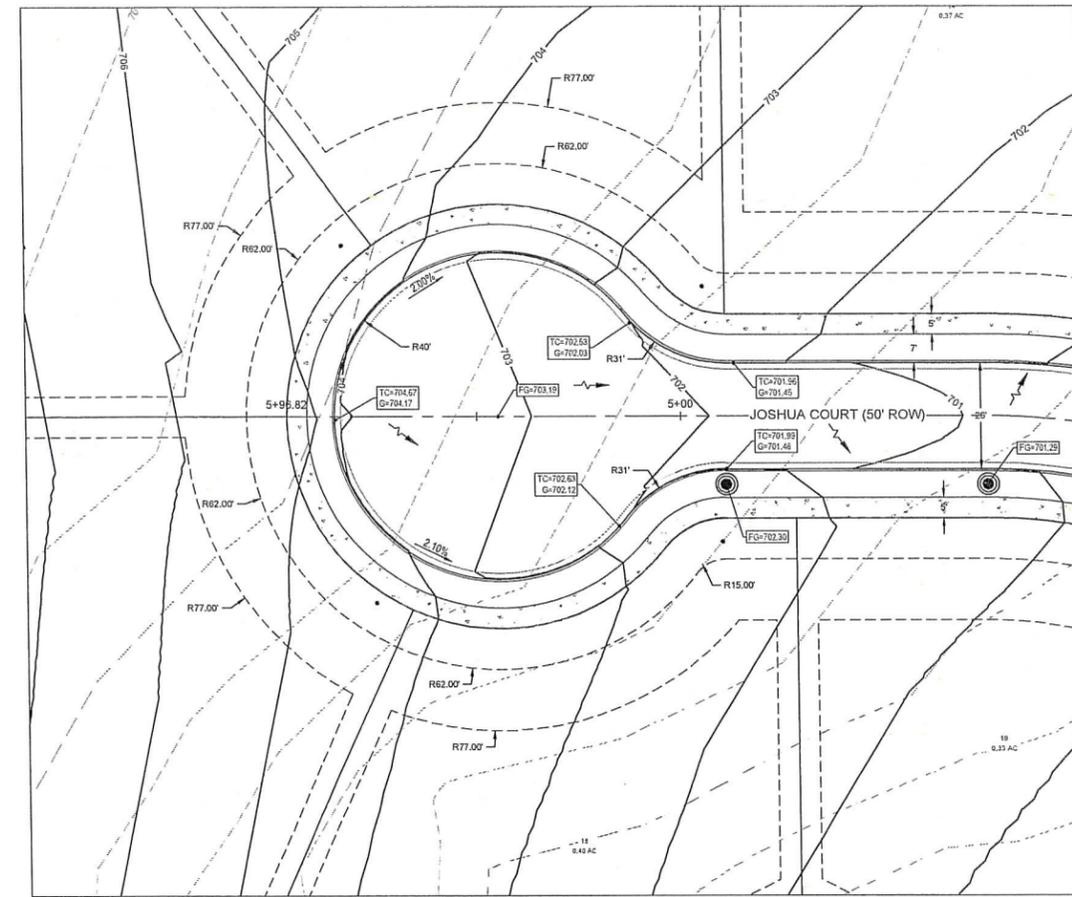
KNUCKLE AT BIG BEND BLVD. & BRYCE CANYON



ROUNDABOUT AT BRYCE CANYON & EVELYN'S WAY



INTERSECTION AT BRYCE CANYON & HADLEY GRACE WAY



CUL DE SAC AT JOSHUA COURT



**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

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 Suite 350  
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 Fax: (512) 327-4002  
 www.bowman.com

REVISION	DESCRIPTION	DATE

STREET INTERSECTIONS (1 OF 3)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



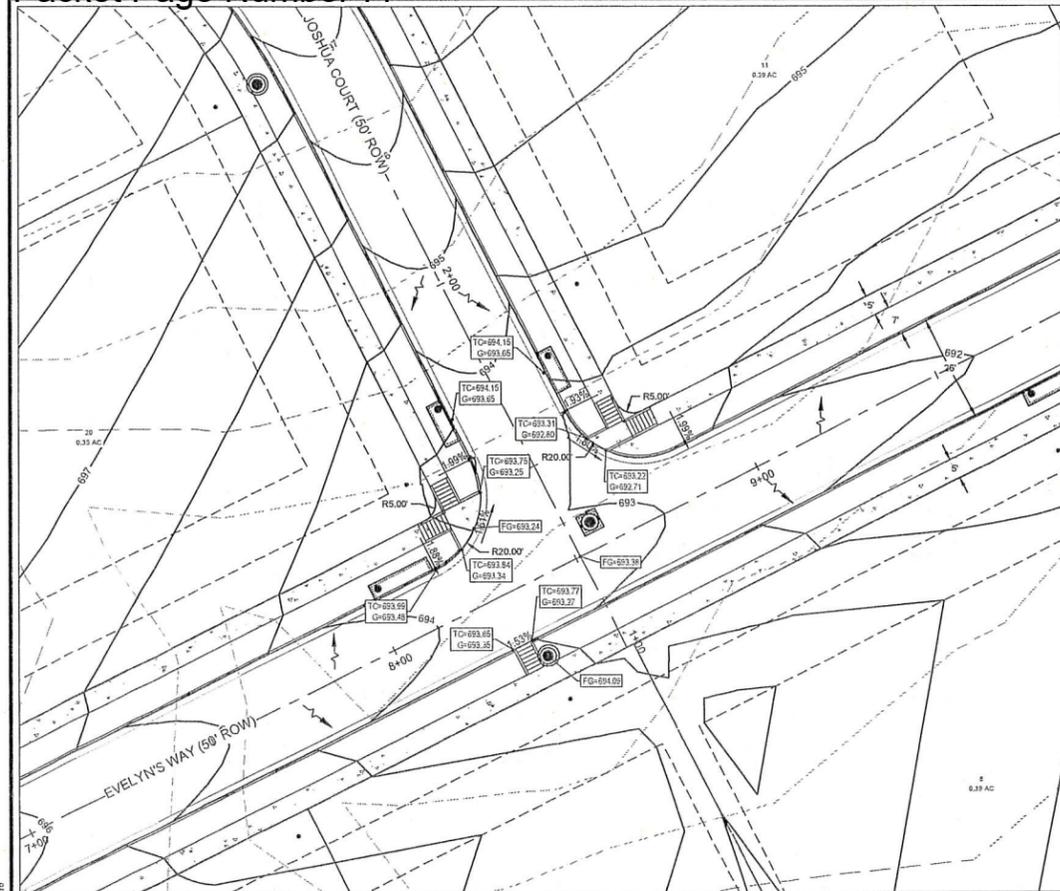
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DRAWN	GM		
JOB No. 210734-01-002			
SHEET 54 OF 72			



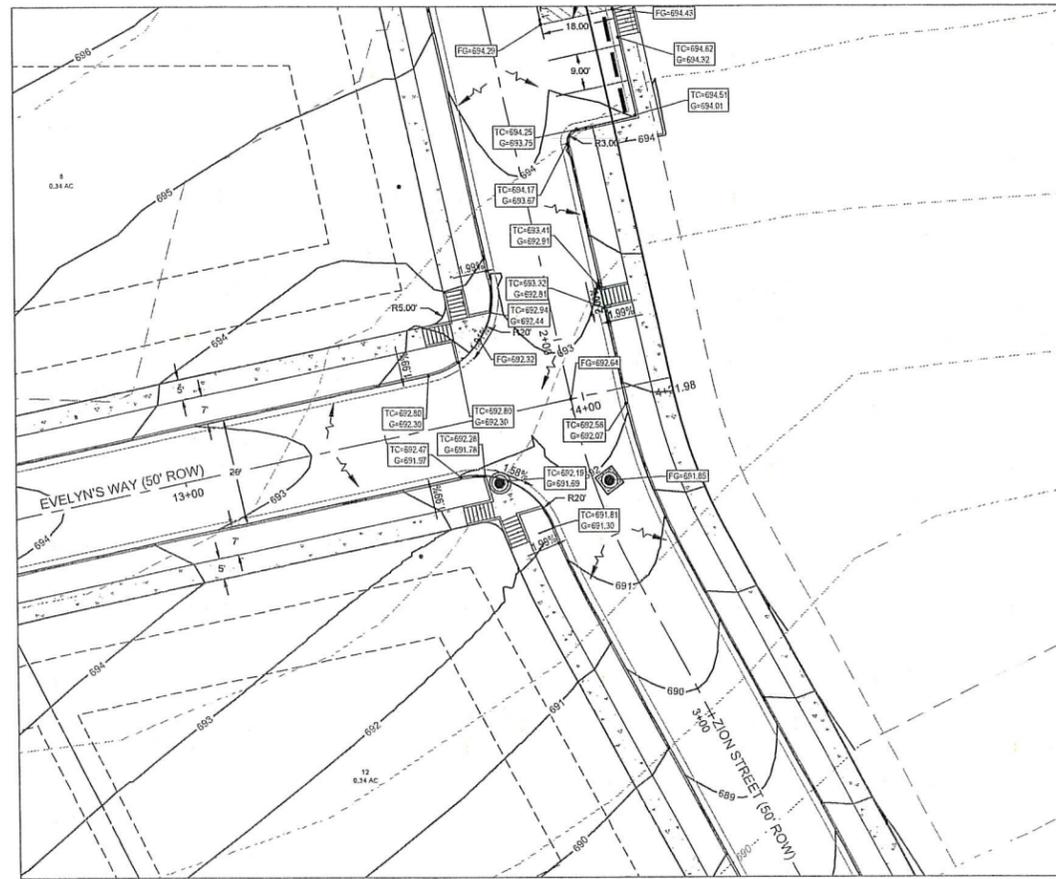
Know what's below.  
 Call before you dig.

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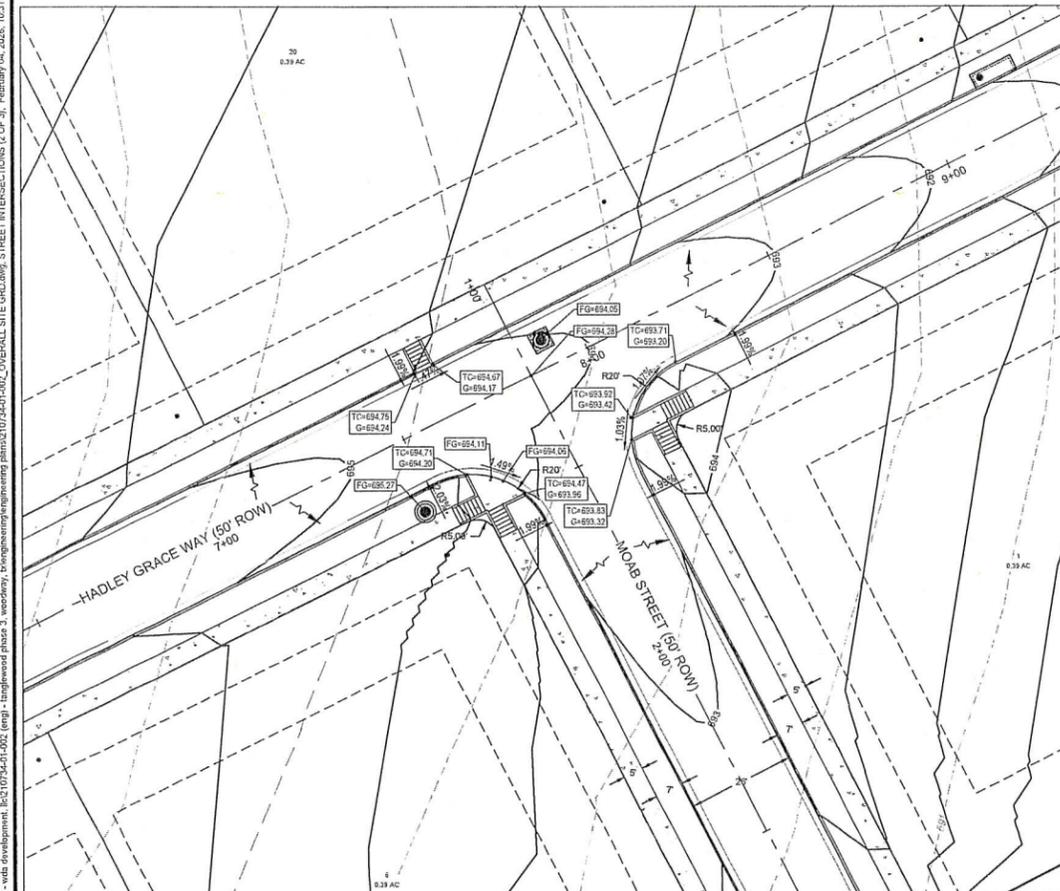
V:\210734-01-002 (eng) - Tanglewood phase 3 - landwood phase 3 - wickson, b:\engineering\engineering\phases\210734-01-002\_OVERALL SITE GRADING, STREET INTERSECTIONS (1 OF 3) - February 04, 2026, 10:31 AM, ashlee



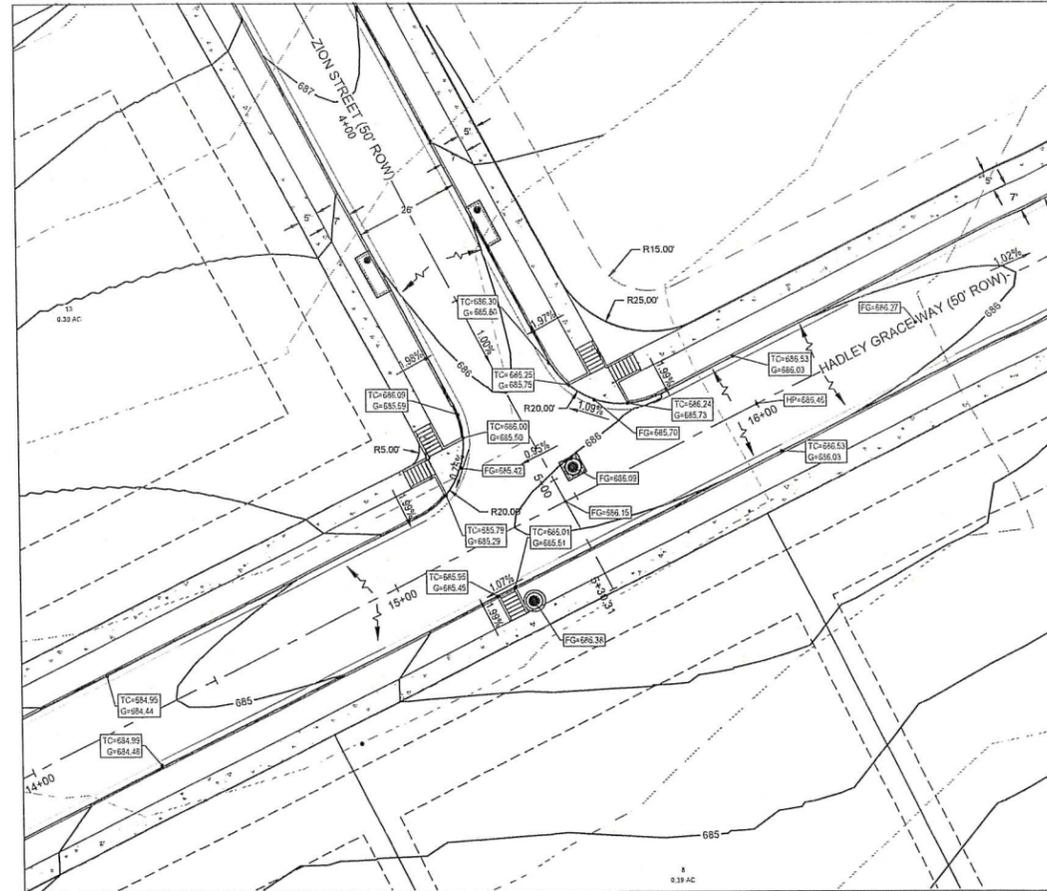
INTERSECTION AT EVELYN'S WAY & JOSHUA COURT



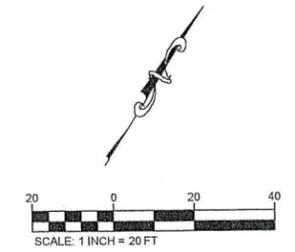
INTERSECTION AT EVELYN'S WAY & ZION STREET



INTERSECTION AT HADLEY GRACE WAY & MOAB STREET



INTERSECTION AT HADLEY GRACE WAY & ZION STREET



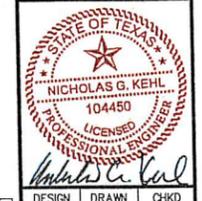
**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MAN-HOLE

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 Fax: (512) 337-6602  
 www.bowman.com

REVISION	DESCRIPTION	DATE

STREET INTERSECTIONS (2 OF 3)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

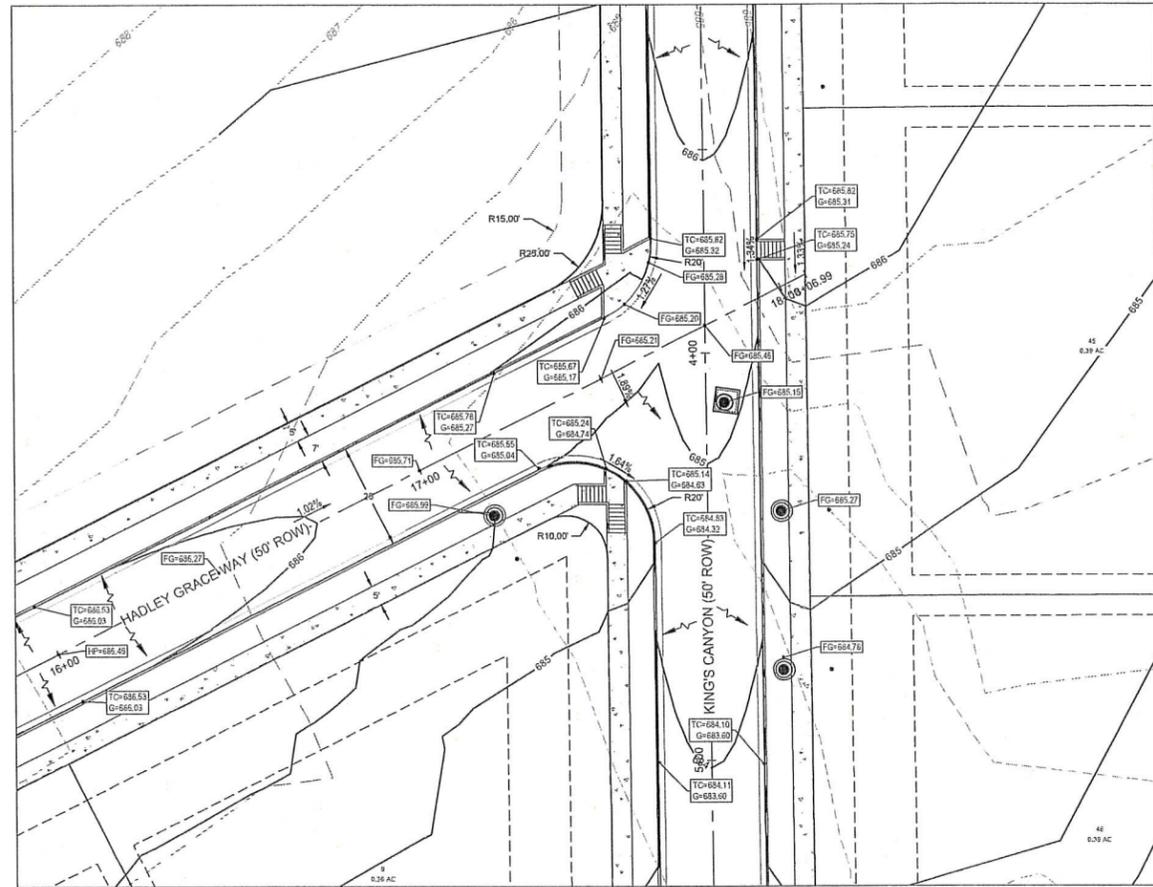


DESIGN	MARK	DRAWN	GM	CHKD	NK
JOB No.	210734-01-002				
SHEET	55 OF 72				

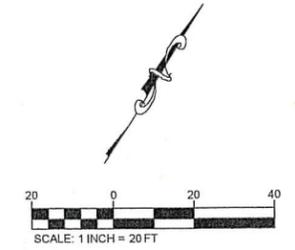


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V:\210734-01-002 - wds development, l:\c\10734-01-002 (enr) - tangletwood phase 3, wds development\engineering\plans\210734-01-002\_OVERALL SITE GRADING, STREET INTERSECTIONS (2 OF 3). February 04, 2025, 10:31 AM, nilbaro

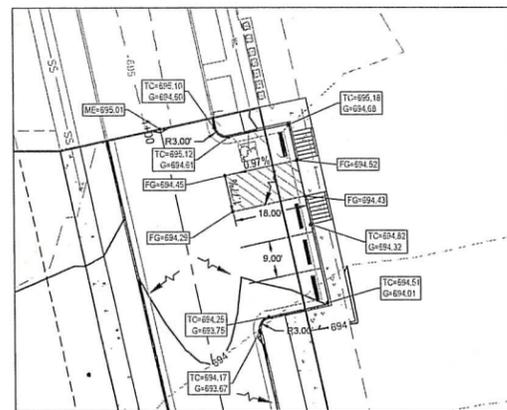


INTERSECTION AT HADLEY GRACE WAY & KING'S CANYON

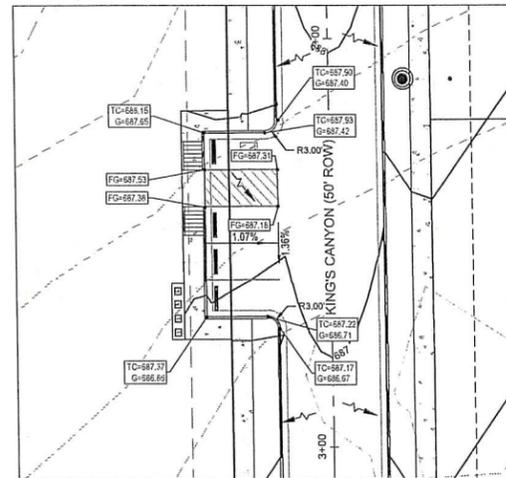


**LEGEND**

	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED BERM
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE



PARKING SPACES AT ZION STREET



PARKING SPACES AT KING'S CANYON

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 807 Las Colinas Parkway  
 Suite 350  
 Austin, Texas 78746

REVISION	DESCRIPTION	DATE

STREET INTERSECTIONS (3 OF 3)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

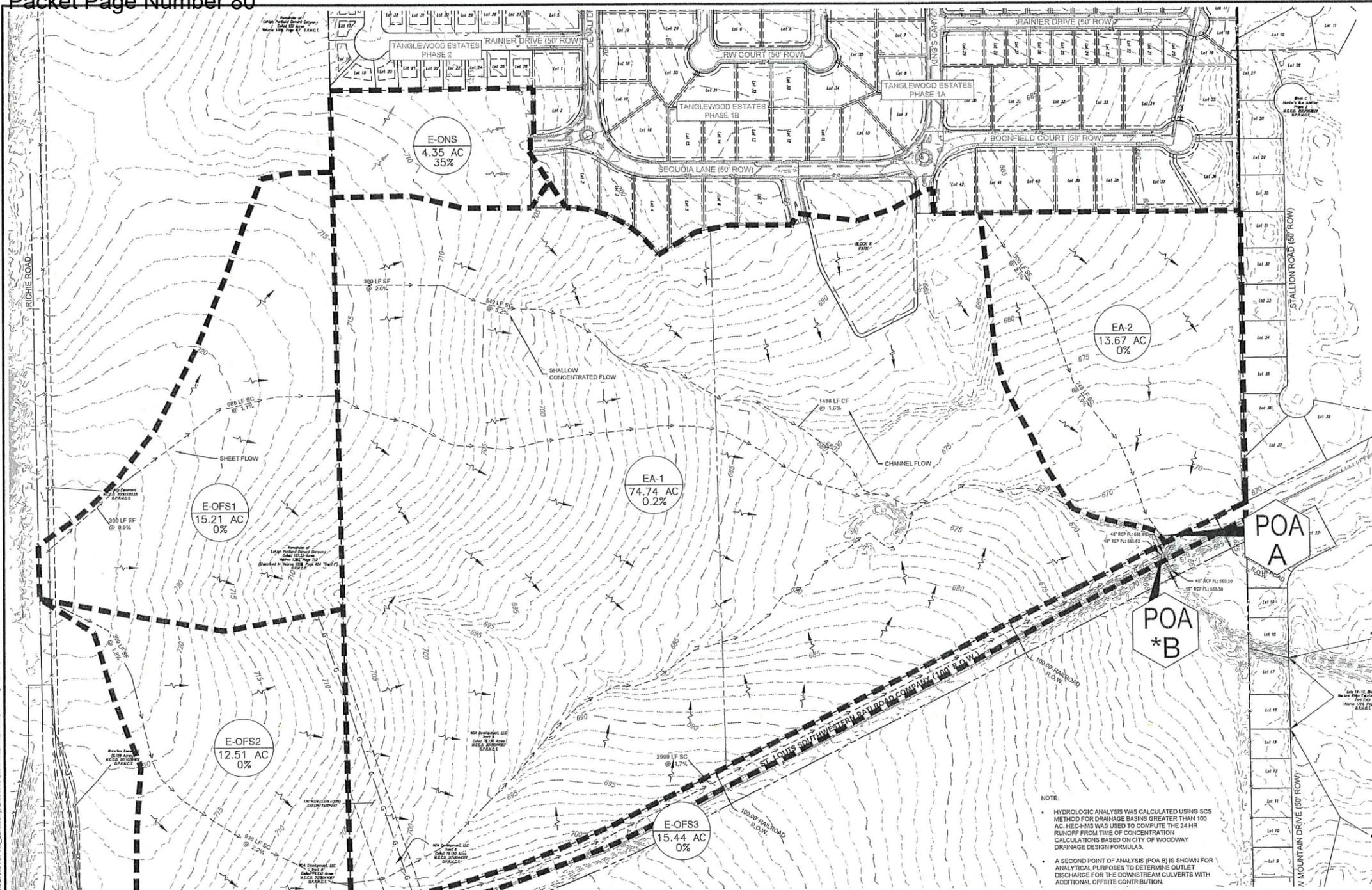


DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
56	OF 72	



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**LEGEND**

- PROPERTY BOUNDARY
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- - - EASEMENT LINE
- - - PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - PROPOSED DRAINAGE AREA
- - - TIME OF CONCENTRATION
- - - BERM
- - - SWALE

XX  
XX,XX

DRAINAGE AREA IDENTIFIER

→ FLOW ARROW

▽ HEADWALL

□ CURB INLET

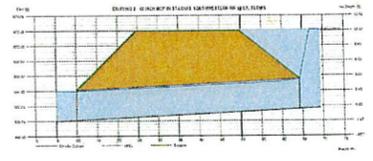
□ AREA INLET

□ JUNCTION BOX

**Culvert Report**

EXISTING 2 - 48 INCH RCP IN ST. LOUIS SOUTHWESTERN RR @ EX. FLOWS

Invert Elev Dn (ft)	= 660.10	Calculations	= 466.47
Pipe Length (ft)	= 54.28	Cmin (cfs)	= 466.47
Slope (%)	= 2.71	Cmax (cfs)	= 466.47
Invert Elev Up (ft)	= 661.57	Trajectory Elev (ft)	= (dc+D)/2
Pipe (in)	= 48.0	Highlighted	
Shape	= Circular	Ctotal (cfs)	= 466.47
Span (in)	= 48.0	Cpipe (cfs)	= 354.51
No. Barrels	= 2	Overtop (cfs)	= 111.96
n-Value	= 0.013	Veloc Dn (ft/s)	= 14.23
Culvert Type	= Circular Concrete	Veloc Up (ft/s)	= 663.98
Culvert Entrance	= Square edge with/wall (C)	HGL Dn (ft)	= 663.33
Coefl. K <sub>1</sub> , K <sub>2</sub> , K <sub>3</sub>	= 0.0598, 2, 0.0398, 0.67, 0.5	HGL Up (ft)	= 672.11
Embankment		HwD (ft)	= 2.64
Top Elevation (ft)	= 672.00	Flow Regime	= inlet control
Top Width (ft)	= 25.00		
Crest Width (ft)	= 1000.00		



NOTE:  
 • HYDROLOGIC ANALYSIS WAS CALCULATED USING SCS METHOD FOR DRAINAGE BASINS GREATER THAN 100 AC. HEC-HMS WAS USED TO COMPUTE THE 24 HR RAINOFF FROM TIME OF CONCENTRATION CALCULATIONS BASED ON CITY OF WOODWAY DRAINAGE DESIGN FORMULAS.  
 • A SECOND POINT OF ANALYSIS (POA B) IS SHOWN FOR ANALYTICAL PURPOSES TO DETERMINE OUTLET DISCHARGE FOR THE DOWNSTREAM CULVERTS WITH ADDITIONAL OFFSITE CONTRIBUTION.

**Existing Conditions - Time of Concentration Calculation**

BASIN	AREA			CN	IMPERVIOUS COVER		SHEET FLOW		SHALLOW CONCENTRATED FLOW				CHANNEL / CONDUIT FLOW			TC					
	af	ac	sq mi		if	%	L	S	N	Tc	L	S	Flow Type	V	Tc	K / V	L	S	Total	Lag	
E-OFS1	662.343	15.21	0.024	74	0	0.0%	300	0.90%	0.4	23.3	698	1.10%	16.135	1.69	6.8				30.0	18.0	
E-OFS2	544.895	12.51	0.020	74	0	0.0%	300	1.00%	0.4	22.7	936	2.20%	16.135	2.39	6.5				29.2	17.5	
E-OFS3	147.670	3.39	0.005	74	0	0.0%	300	1.90%	0.4	19.5	2509	1.70%	16.135	2.10	19.9				39.4	23.7	
EA-1	3,255,649	74.74	0.117	74	6.743	0.2%	300	2.00%	0.4	19.3	549	3.20%	16.135	2.89	3.2	0.0078	1488.0	1.60%	10.6	33.1	19.9
EA-2	595,350	13.67	0.021	74	0	0.0%	300	2.10%	0.4	19.1	746	1.90%	16.135	2.22	5.6				24.7	14.8	
E-ONS	*Basin has been accounted for in the Phase 1 & 2 conditions to convey portion flowing north to Pond 4, see Proposed Drainage Area Map Fully Developed Basin 4-F7 sheet C-10.04. Shown for informational purposes.																				
TOTAL	5,205,009	120	0.19																		

**CN Values**

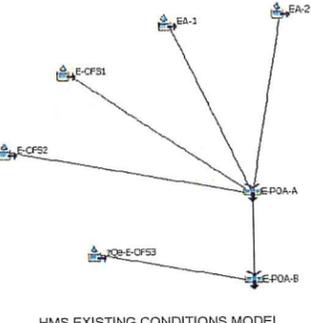
Existing and Proposed Soils	Hydrologic Soil Type D	CN	CR (Dev)	CN Adjusted
Existing Conditions: Open Space	Fine	84	-10	74
Proposed Condition: Impervious Cover Developed	Street and Paved Curb Gutter (no ROW)	99	-10	88
	Street and Paved Curb Gutter (w/ROW)	91	-10	81
Proposed Condition: Single Family Residential	Single Family (Lot Area = 12,000-40,000 SF)	86	-10	76

**Existing Conditions Q Flow (cfs) HMS Results**

Basin	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
E-OFS1	18.99	28.73	36.28	45.4	53.07	60.48
E-OFS2	15.89	24	30.29	37.89	44.27	50.45
E-OFS3	3.48	5.41	6.92	8.72	10.24	11.74
EA-1	90.16	137.35	174.06	218.14	255.28	291.37
EA-2	16.76	25.14	31.61	39.48	46.15	53.07
POA-A	141.79	215.23	272.24	340.91	398.7	454.74
POA-B	145.27	220.63	279.16	349.63	408.95	466.47

**City of Woodway Drainage Design Standards Rev: 03/23/23**

Rainfall Data	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
Duration	2 (H)					
5 Minutes	0.5	0.56	0.65	0.74	0.81	0.89
10 Minutes	0.84	0.96	1.08	1.24	1.36	1.48
15 Minutes	1.08	1.25	1.38	1.58	1.74	1.89
30 Minutes	1.53	1.87	2.11	2.46	2.75	3
1 Hour	2	2.5	2.86	3.37	3.77	4.16
2 Hours	2.4	3.13	3.65	4.27	4.77	5.3
3 Hours	2.57	3.36	4	4.7	5.27	5.75
6 Hours	3	4	4.79	5.76	6.45	7.2
12 Hours	3.5	4.85	5.73	6.76	7.62	8.75
1 Day	4.11	5.5	6.69	7.79	8.83	9.86



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 Houston, Texas 77046  
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 www.bowman.com

**REVISIONS**

DATE	DESCRIPTION

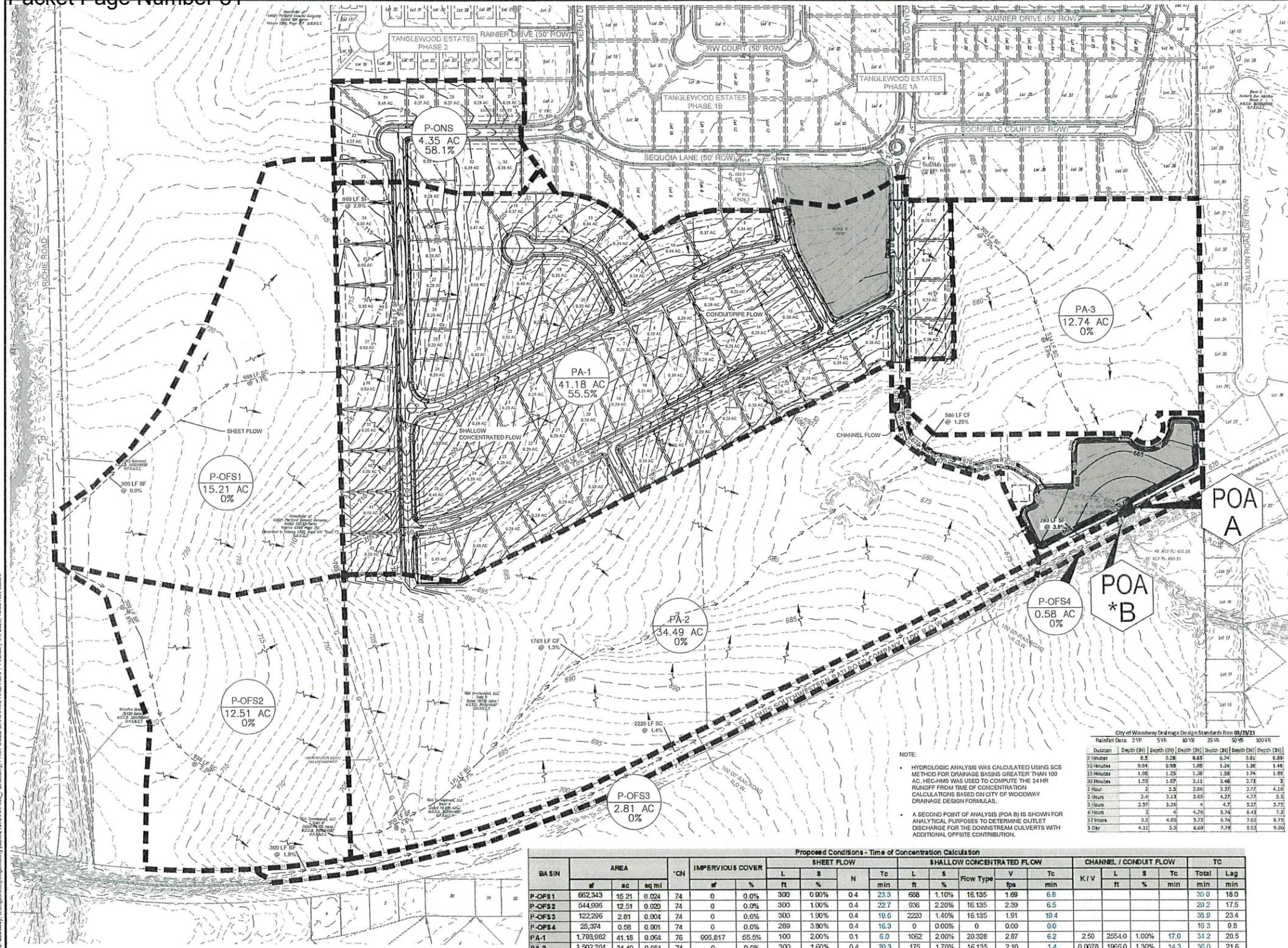
EXISTING DRAINAGE AREA MAP  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026



DESIGN	DRAWN	CHKD
MK	GM	CHK

JOB No. 210734-01-002  
 SHEET 58 OF 72



**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE AREA
- TIME OF CONCENTRATION
- BERM
- SWALE

**DRAINAGE AREA IDENTIFIER**

- XX (circle)
- XX.XX (circle)

**FLOW ARROW**

- Flow arrow symbol

**HEADWALL**

- Headwall symbol

**CURB INLET**

- Curb inlet symbol

**AREA INLET**

- Area inlet symbol

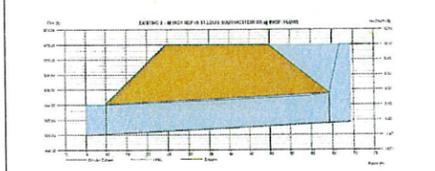
**JUNCTION BOX**

- Junction box symbol

**Culvert Report**

EXISTING 2 - 48 INCH RCP IN ST. LOUIS SOUTHWESTERN RR @ PROP. FLOWS

Invert Elev Dn (ft)	= 650.10	Calculations	= 398.59
Pipe Length (ft)	= 54.28	Cmsn (cfs)	= 398.59
Slope (%)	= 2.71	Talwater Elev (ft)	= (d+D)/2
Invert Elev Up (ft)	= 661.57	Highlighted	
Rise (ft)	= 48.0	Circle (cfs)	= 395.59
Shape	= Circular	Concrete (cfs)	= 353.40
Span (ft)	= 48.0	Velocity (ft/s)	= 14.19
No. Barrels	= 2	Velocity (ft/s)	= 14.22
n Value	= 0.013	HGL Dn (ft)	= 663.98
Culvert Type	= Circular Concrete	HGL Up (ft)	= 665.33
Covert Entrance	= Square edge withheadwall (C)	Hw Elev (ft)	= 672.97
Covert, K <sub>1</sub> M <sub>1</sub> V <sub>1</sub> A	= 0.0058, 2, 0.0098, 0.07, 0.5	HwD (ft)	= 2.62
Embankment		Flow Regime	= Inlet Control
Top Elevation (ft)	= 672.00		
Top Width (ft)	= 25.00		
Crest Width (ft)	= 1000.00		



City of Woodway Drainage Design Standards Rev: 03/2022

Rainfall Data	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
Duration	5 Minutes	5 Minutes	15 Minutes	30 Minutes	60 Minutes	24 Hours
Depth (ft)	0.51	0.58	0.65	0.74	0.81	0.89
Depth (in)	0.51	0.59	0.78	1.24	1.36	1.48
Depth (ft)	1.86	1.25	1.36	1.38	1.24	1.89
Depth (in)	1.52	1.27	2.11	2.46	2.73	2
Flow Type	2	2.5	2.86	3.37	3.77	4.16
Flow Type	2.4	3.13	3.69	4.27	4.77	5.3
Flow Type	2.57	3.36	4	4.7	5.27	5.75
Flow Type	3	4	4.79	5.76	6.43	7.2
Flow Type	3.5	4.85	5.73	6.76	7.62	8.75
Flow Type	4.11	5.5	6.69	7.79	8.63	9.90

NOTE:  
 • HYDROLOGIC ANALYSIS WAS CALCULATED USING SCS METHOD FOR DRAINAGE BASINS GREATER THAN 100 AC. HEC-HMS WAS USED TO COMPUTE THE 24 HR RUNOFF FROM TIME OF CONCENTRATION CALCULATIONS BASED ON CITY OF WOODWAY DRAINAGE DESIGN FORMULAS.  
 • A SECOND POINT OF ANALYSIS (POA B) IS SHOWN FOR ANALYTICAL PURPOSES TO DETERMINE CULVERT DISCHARGE FOR THE DOWNSTREAM CULVERTS WITH ADDITIONAL OFFSITE CONTRIBUTION.

**Proposed Conditions - Time of Concentration Calculation**

BASIN	AREA			CN	IMPERVIOUS COVER			SHEET FLOW			SHALLOW CONCENTRATED FLOW			CHANNEL / CONDUIT FLOW			TC				
	sf	ac	sq mi		sf	%	L	S	N	Tc	L	S	Flow Type	V	Tc	K/V	L	S	Tc	Total	Lag
P-OFS1	662,343	15.21	0.024	74	0	0.0%	300	0.90%	0.4	23.3	688	1.10%	16.135	1.69	6.8				30.0	18.0	
P-OFS2	544,996	12.51	0.020	74	0	0.0%	300	1.00%	0.4	22.7	536	2.20%	16.135	2.39	6.5				23.2	17.5	
P-OFS3	122,296	2.81	0.004	74	0	0.0%	300	1.90%	0.4	19.5	2220	1.40%	16.135	1.91	10.4				38.9	23.4	
P-OFS4	25,374	0.58	0.001	74	0	0.0%	289	3.90%	0.4	16.3	0	0.00%	0	0.00	0.0				16.3	9.8	
PA-1	1,793,982	41.18	0.054	76	995,817	55.58%	100	2.00%	0.1	6.0	1062	2.00%	20.328	2.87	6.2	2.50	2554.0	1.00%	17.0	34.2	20.5
PA-2	1,502,204	34.49	0.054	74	0	0.0%	300	1.60%	0.4	20.3	175	1.70%	16.135	2.10	1.4	0.0078	1995.0	1.30%	14.3	35.0	21.6
PA-3	654,787	12.74	0.020	74	0	0.0%	300	2.00%	0.4	19.3	665	1.90%	16.135	2.22	5.0				24.3	14.6	
P-ONS																					
TOTAL	5,206,009	120	0.19																		

**IMPERVIOUS COVER ASSUMPTIONS FOR DRAINAGE MODELING:**

- PARK OPEN SPACE = 20%
- ROAD R.O.W. = 75%
- SINGLE FAMILY RESIDENTIAL = 55%

**CN Values**

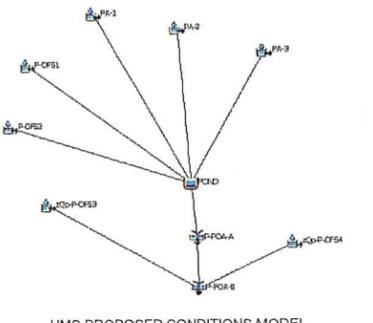
Existing and Proposed Soils	Hydrologic Soil Type ID	CN	CN (Dev)	CN Adjusted
Existing Conditions: Open Space	Fair	84	-10	74
Proposed Condition: Impervious Cover Developed	Street and Paved Curb Gutter (no ROW)	98	-10	88
	Street and Paved Curb Gutter (w/ROW)	91	-10	81
Proposed Condition: Single Family Residential	Single Family (A) Area = 42,000-40,000 SF	86	-10	76

**Proposed Conditions Q Flow (cfs) HMS Results**

Basin	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
P-OFS1	18.99	28.73	36.26	45.4	53.07	60.48
P-OFS2	15.89	24	30.29	37.89	44.27	50.45
P-OFS3	2.8	4.36	5.57	7.02	8.24	9.44
P-OFS4	1.01	1.61	1.9	2.37	2.76	3.15
PA-1	93.16	137.35	174.06	218.14	255.29	291.37
PA-2	16.76	23.14	31.61	38.43	45.15	53.07
PA-3	16.99	28.73	36.28	45.4	53.07	60.48
POA-A	105.3	157.04	212.17	280.91	335.54	389.46
POA-B	108.09	161.34	217.65	287.74	344.53	398.59

**Q Flow Runoff Summary Allowable Release Rate**

ID	Proposed Conditions w/ Detention					
	2 YR	5 YR	10 YR	25 YR	50 YR	100 YR
Allow RR	141.79	215.23	272.24	340.91	398.7	454.74
Prop	105.3	157.04	212.17	280.91	335.54	389.46
Δ	-36.49	-58.19	-60.07	-60	-62.16	-65.28



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**REVISIONS**

DATE	DESCRIPTION

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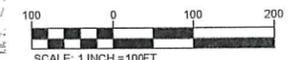
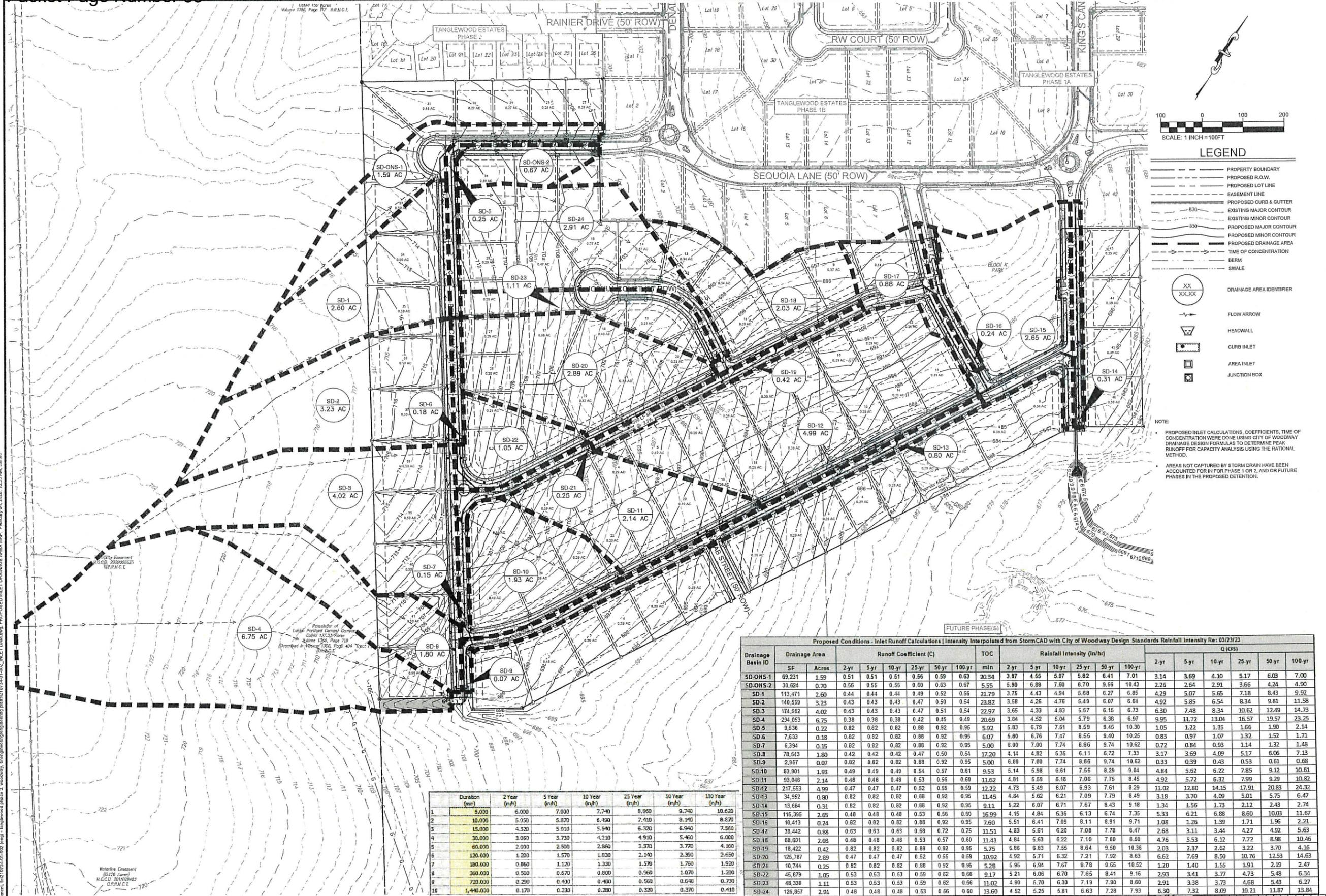
STATE OF TEXAS  
 NICHOLAS G. KEH  
 104450  
 LICENSED PROFESSIONAL ENGINEER

DESIGN MK  
 DRAWN GM  
 CHKD NK

JOB No. 210734-01-002

SHEET 59 OF 72





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XX.XX
- DRAINAGE AREA IDENTIFIER
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- JUNCTION BOX

**NOTE:**

- PROPOSED INLET CALCULATIONS, COEFFICIENTS, TIME OF CONCENTRATION WERE DONE USING CITY OF WOODWAY DRAINAGE DESIGN FORMULAS TO DETERMINE PEAK RUNOFF FOR CAPACITY ANALYSIS USING THE RATIONAL METHOD.
- AREAS NOT CAPTURED BY STORM DRAIN HAVE BEEN ACCOUNTED FOR IN FOR PHASE 1 OR 2, AND OR FUTURE PHASES IN THE PROPOSED DETENTION.

Proposed Conditions - Inlet Runoff Calculations | Intensity Interpolated from StormCAD with City of Woodway Design Standards Rainfall Intensity Re: 03/23/23

Drainage Basin ID	Drainage Area	Runoff Coefficient (C)							TOC	Rainfall Intensity (in/hr)						Q (cfs)					
		SF	Acres	2-yr	5-yr	10-yr	25-yr	50-yr		100-yr	min	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	2-yr	5-yr	10-yr	25-yr
SD-ONS-1	69,231	1.59	0.51	0.51	0.51	0.56	0.59	0.63	20.34	3.87	4.55	5.07	5.82	6.41	7.01	3.14	3.69	4.10	5.17	6.03	7.00
SD-ONS-2	30,624	0.70	0.55	0.55	0.55	0.60	0.63	0.67	5.55	5.90	6.88	7.60	8.70	9.56	10.43	2.26	2.64	2.91	3.66	4.24	4.90
SD-1	113,471	2.60	0.44	0.44	0.44	0.49	0.52	0.56	21.79	3.75	4.43	4.94	5.68	6.27	6.85	4.29	5.07	5.65	7.18	8.43	9.92
SD-2	140,559	3.23	0.43	0.43	0.43	0.47	0.50	0.54	23.82	3.58	4.26	4.76	5.49	6.07	6.64	4.92	5.85	6.54	8.34	9.81	11.58
SD-3	174,902	4.02	0.43	0.43	0.43	0.47	0.51	0.54	22.97	3.65	4.33	4.83	5.57	6.15	6.73	6.30	7.48	8.34	10.62	12.49	14.73
SD-4	294,053	6.75	0.38	0.38	0.38	0.42	0.45	0.49	20.69	3.64	4.52	5.04	5.79	6.38	6.97	9.95	11.72	13.04	16.57	19.57	23.25
SD-5	9,536	0.22	0.82	0.82	0.82	0.88	0.92	0.95	5.92	5.83	6.78	7.51	8.59	9.45	10.30	1.05	1.22	1.35	1.66	1.90	2.14
SD-6	7,633	0.18	0.82	0.82	0.82	0.88	0.92	0.95	6.07	6.07	7.47	8.55	9.40	10.25	10.83	0.97	1.07	1.32	1.52	1.71	1.71
SD-7	6,394	0.15	0.82	0.82	0.82	0.88	0.92	0.95	5.00	6.00	7.00	7.74	8.86	9.74	10.62	0.72	0.84	0.93	1.14	1.32	1.48
SD-8	78,543	1.80	0.42	0.42	0.42	0.47	0.50	0.54	17.20	4.14	4.82	5.35	6.11	6.72	7.33	3.17	3.69	4.09	5.17	6.06	7.13
SD-9	2,957	0.07	0.82	0.82	0.82	0.88	0.92	0.95	5.00	6.00	7.00	7.74	8.86	9.74	10.62	0.33	0.39	0.43	0.53	0.61	0.68
SD-10	83,901	1.93	0.49	0.49	0.49	0.54	0.57	0.61	9.53	5.14	5.98	6.61	7.56	8.29	9.04	4.84	5.62	6.22	7.85	9.12	10.61
SD-11	93,046	2.14	0.48	0.48	0.48	0.53	0.56	0.60	11.62	4.81	5.59	6.18	7.06	7.75	8.45	4.92	5.72	6.32	7.99	9.29	10.82
SD-12	217,553	4.99	0.47	0.47	0.47	0.52	0.55	0.59	12.22	4.73	5.49	6.07	6.93	7.61	8.29	11.02	12.80	14.15	17.91	20.83	24.32
SD-13	34,952	0.80	0.82	0.82	0.82	0.88	0.92	0.95	11.45	4.84	5.62	6.21	7.09	7.79	8.49	3.18	3.70	4.09	5.01	5.75	6.47
SD-14	13,684	0.31	0.82	0.82	0.82	0.88	0.92	0.95	9.11	5.22	6.07	6.71	7.67	8.43	9.18	1.34	1.56	1.73	2.12	2.43	2.74
SD-15	116,395	2.65	0.48	0.48	0.48	0.53	0.56	0.60	16.99	4.16	4.84	5.36	6.13	6.74	7.35	5.33	6.21	6.88	8.60	10.03	11.67
SD-16	10,413	0.24	0.82	0.82	0.82	0.88	0.92	0.95	7.60	5.51	6.41	7.09	8.11	8.91	9.71	1.08	1.26	1.39	1.71	1.96	2.21
SD-17	38,442	0.88	0.63	0.63	0.63	0.68	0.72	0.75	11.51	4.83	5.61	6.20	7.08	7.78	8.47	2.68	3.11	3.44	4.27	4.92	5.63
SD-18	88,601	2.03	0.48	0.48	0.48	0.53	0.57	0.60	11.41	4.84	5.63	6.22	7.10	7.80	8.50	4.76	5.53	6.12	7.72	8.98	10.46
SD-19	18,422	0.42	0.82	0.82	0.82	0.88	0.92	0.95	5.75	5.86	6.83	7.55	8.64	9.50	10.36	2.03	2.37	2.62	3.22	3.70	4.16
SD-20	125,787	2.89	0.47	0.47	0.47	0.52	0.55	0.59	10.92	4.92	5.71	6.32	7.21	7.92	8.63	6.62	7.69	8.50	10.76	12.53	14.63
SD-21	10,744	0.25	0.82	0.82	0.82	0.88	0.92	0.95	5.28	5.95	6.94	7.67	8.78	9.65	10.52	1.20	1.40	1.55	1.91	2.19	2.47
SD-22	45,879	1.05	0.53	0.53	0.53	0.59	0.62	0.66	9.17	5.21	6.05	6.70	7.65	8.41	9.16	2.93	3.41	3.77	4.73	5.48	6.34
SD-23	48,330	1.11	0.53	0.53	0.53	0.59	0.62	0.66	11.02	4.90	5.70	6.30	7.19	7.90	8.60	2.91	3.38	3.73	4.68	5.43	6.27
SD-24	126,857	2.91	0.48	0.48	0.48	0.53	0.56	0.60	13.60	4.52	5.25	5.81	6.63	7.28	7.93	6.30	7.32	8.09	10.21	11.87	13.84

Duration (min)	2 Year (in/hr)	5 Year (in/hr)	10 Year (in/hr)	25 Year (in/hr)	50 Year (in/hr)	100 Year (in/hr)
1	5.000	6.000	7.000	7.740	8.860	9.740
2	10.000	5.050	5.870	6.490	7.410	8.140
3	15.000	4.320	5.010	5.540	6.320	7.560
4	30.000	3.060	3.730	4.210	4.910	5.460
5	60.000	2.000	2.500	2.860	3.370	3.770
6	120.000	1.200	1.570	1.830	2.140	2.360
7	180.000	0.950	1.120	1.330	1.570	1.760
8	360.000	0.500	0.670	0.800	0.960	1.070
9	720.000	0.290	0.400	0.480	0.560	0.640
10	1,440.000	0.170	0.230	0.280	0.330	0.410

**Bowman**  
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**REVISIONS**

REVISION	DESCRIPTION	DATE

**PROPOSED INLET DRAINAGE AREA MAP**  
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 100 WICKSON RD  
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02/04/2026

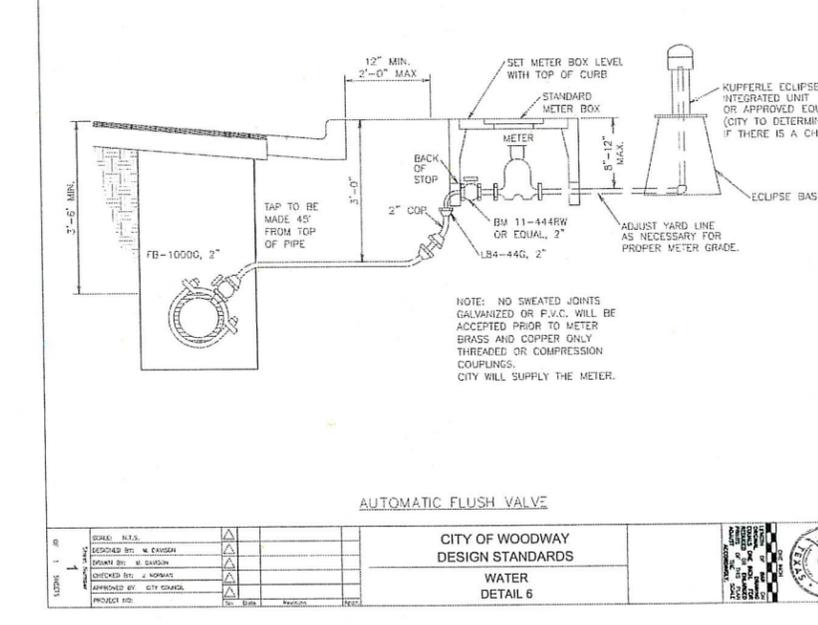
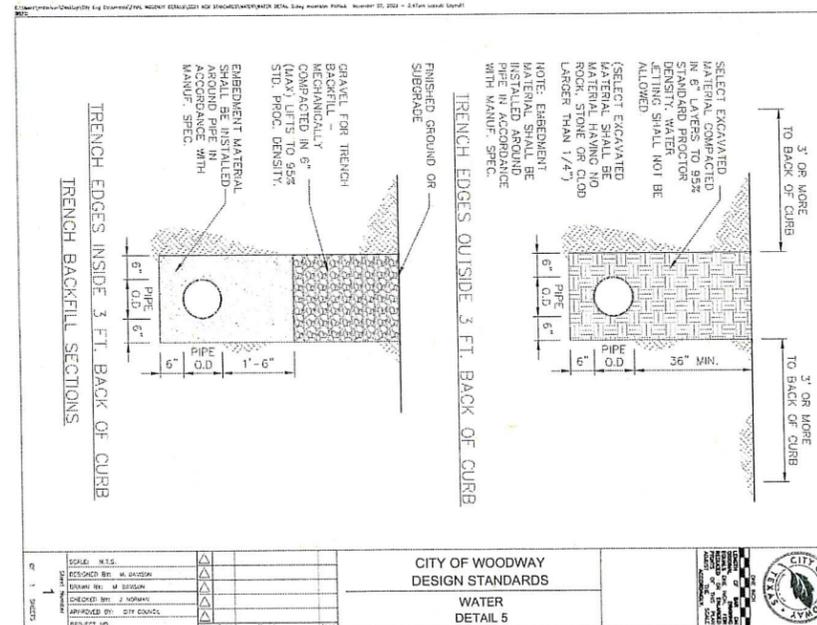
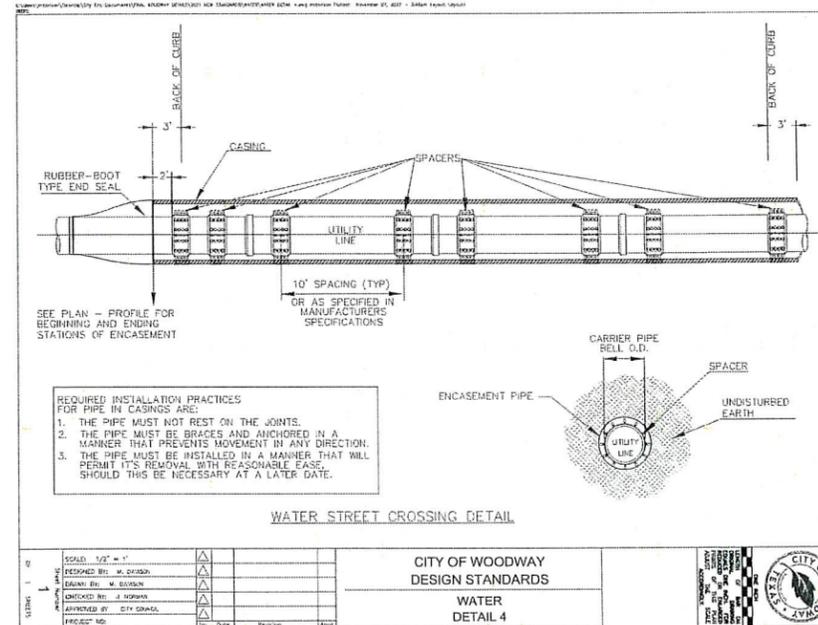
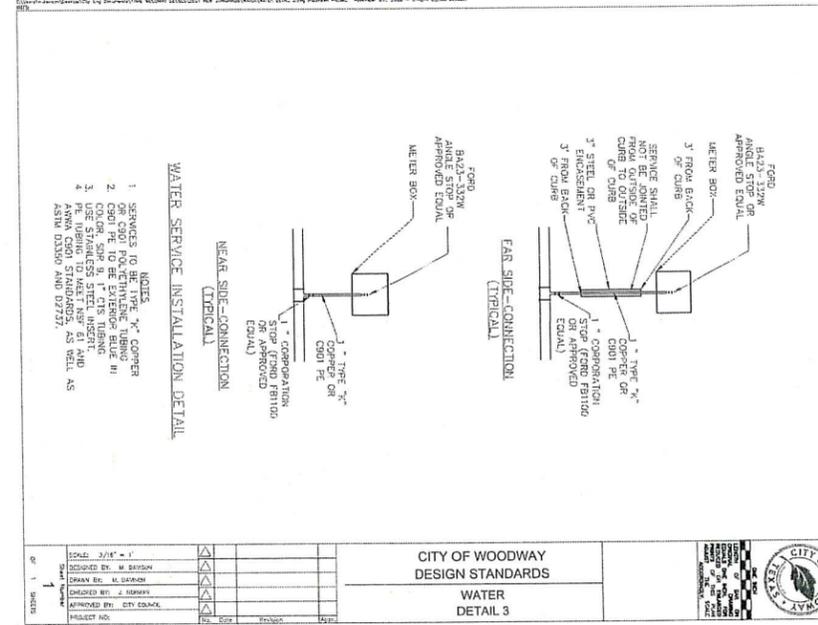
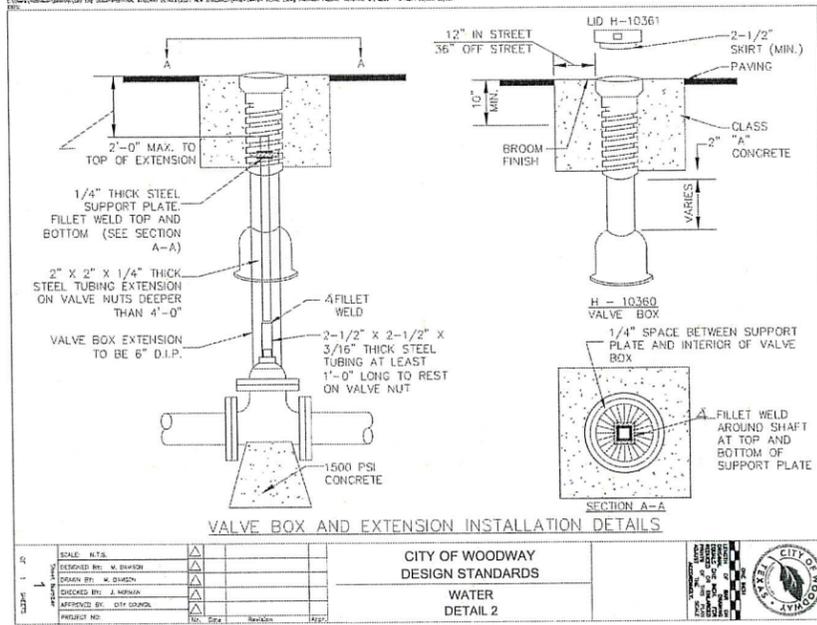
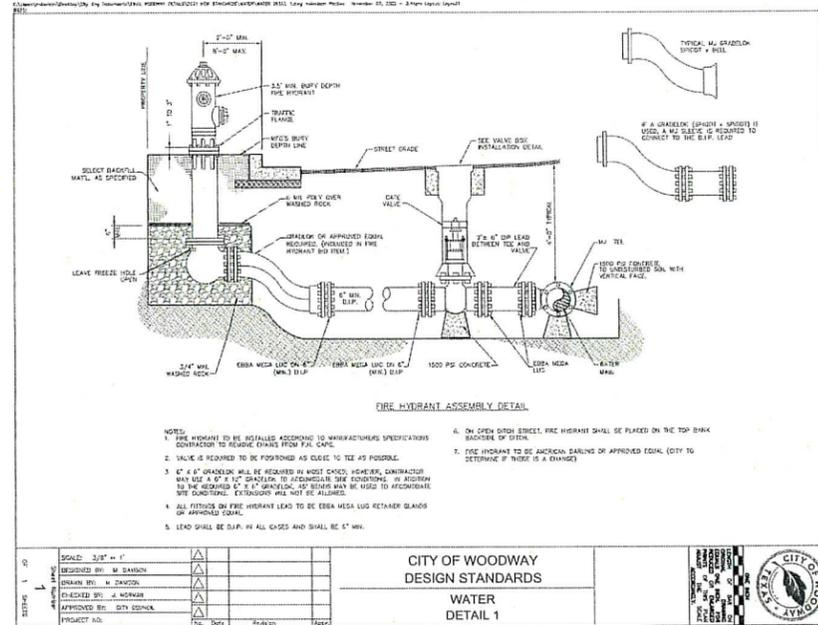
STATE OF TEXAS  
 NICHOLAS G. GIBSON  
 104450  
 LICENSED PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
MK	GM	NK

JOB No. 210734-01-002  
 SHEET 61 OF 72



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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REVISION	DATE	DESCRIPTION

WATER DETAILS (1 OF 2)  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

02/04/2026

**NICHOLAS G. KEHL**  
 104450  
 LICENSED PROFESSIONAL ENGINEER

DESIGN: MK  
 DRAWN: GM  
 CHKD: NK

JOB No. 210734-01-002

SHEET 62 OF 72

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Know what's below.  
 Call before you dig.

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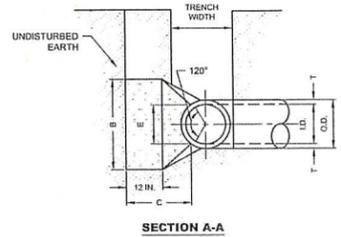
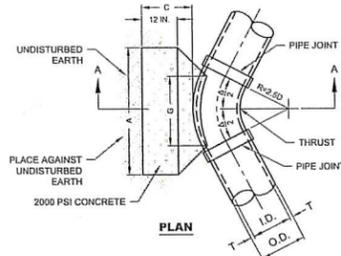
**GENERAL NOTES:**

- SEE W-1 AND W-4 FOR ADDITIONAL GENERAL NOTES.
- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR 24 IN. I.D. PIPE AND SMALLER AND 150 PSI ON 30 IN. AND LARGER.
- VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (4000 LB/C.Y.) IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
- CONCRETE FOR ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
- WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
- CONCRETE FOR BLOCKING SHALL BE 2000 PSI CONCRETE.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT A LISTING OF ALL MATERIALS TO BE USED. NO WORK SHALL BE UNDERTAKEN PRIOR TO WRITTEN APPROVAL OF THE MATERIAL LIST BY THE CITY PUBLIC WORKS DEPARTMENT.
- CONCRETE SHALL NOT EXTEND BEYOND JOINTS.
- USE 6 MIL POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BENDS TO PREVENT CONCRETE FROM STICKING TO BENDS.
- PRE-PACKAGED CONCRETE MIX OR EQUIVALENT WILL ONLY BE APPROVED ON LINES 12 IN. AND SMALLER DIAMETER WITH JOINT RESTRAINTS.

- VOLUMETRIC CONCRETE MIXER TRUCK CONCRETE WILL BE PERMITTED FOR THRUST BLOCKS.
- SUBMITTALS OF MIX OR PRODUCT MUST BE PROVIDED.
- FOR NON-PLANT BATCHED CONCRETE FOR THRUST BLOCK LOCATIONS OF 2 CY OR LESS, MATERIAL SAMPLING AND TESTING FOR COMPRESSIVE STRENGTH WILL BE REQUIRED AT COST OF DEVELOPER'S CONTRACTOR. A MINIMUM OF ONCE PER FIRST USE ON PROJECT AND AS REQUIRED BY THE ENGINEERING INSPECTOR.
- LOCATIONS WITH QUANTITIES GREATER THAN 2 CY SHALL BE PLACED WITH EITHER PLANT BATCHED CONCRETE DELIVERED BY CONCRETE MIXING TRUCK(S) OR VOLUMETRIC CONCRETE MIXER TRUCK CONCRETE.

**GENERAL NOTES: THRUST BLOCKS**

<b>CITY OF WACO</b>	<b>ENGINEERING DIVISION</b>	NO.	REVISIONS	DATE
	COMMENTS	BY	DATE	01/01/2024
DISCLAIMER: THE USE OF THIS STANDARD IS GOVERNED BY THE TEXAS ENGINEERING PRACTICE ACT. NO WARRANTY OF ANY KIND IS MADE BY THE CITY OF WACO FOR ANY PURPOSE WHATSOEVER. THE CITY OF WACO ASSUMES NO RESPONSIBILITY FOR THE CONSEQUENCES OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM USE.				
W-3A				



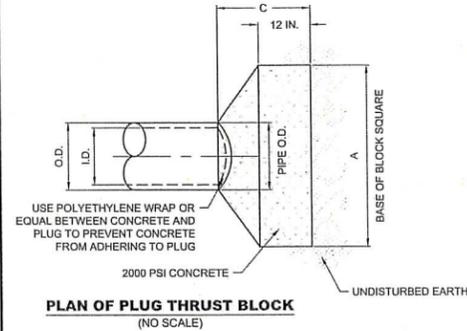
I.D. (IN.)	T (IN.)	C 11.25°		C 22.50°		I.D. (IN.)
		FT	E.FT.	FT	E.FT.	
4.6.8	0.4	1.5	1.5	0.9	4.6.8	
10.12	0.5	1.5	1.5	1.2	10.12	
16.18	0.6	1.5	1.5	1.6	16.18	
20	0.4	1.5	1.5	1.8	20	
24	0.9	1.5	1.5	2.1	24	
30	2.9	1.5	1.9	2.6	30	
36	4.6	1.5	2.3	3.3	36	
42	5.0	1.8	2.6	3.8	42	
48	5.5	2.0	3.0	4.3	48	
54	6.0	2.3	3.4	4.8	54	
60	6.5	2.5	3.8	5.3	60	
66	6.8	2.8	4.1	5.7	66	
72	7.5	3.0	4.5	6.3	72	
78	7.5	3.3	4.9	6.7	78	
84	8.0	3.5	5.3	7.2	84	
90	8.5	3.8	5.6	7.7	90	
96	9.0	4.0	6.0	8.2	96	

SEE W-3A FOR GENERAL NOTES

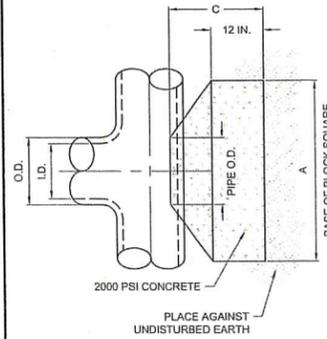
**TYPICAL HORIZONTAL THRUST BLOCK**  
(NO SCALE)

SEE W-3C FOR ADDITIONAL DETAILS

<b>CITY OF WACO</b>	<b>ENGINEERING DIVISION</b>	NO.	REVISIONS	DATE
	COMMENTS	BY	DATE	01/01/2024
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W-3B				



**PLAN OF PLUG THRUST BLOCK**  
(NO SCALE)



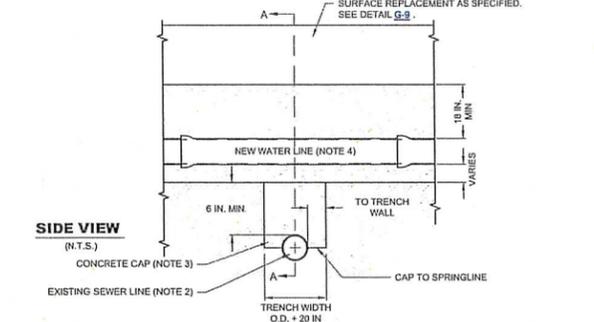
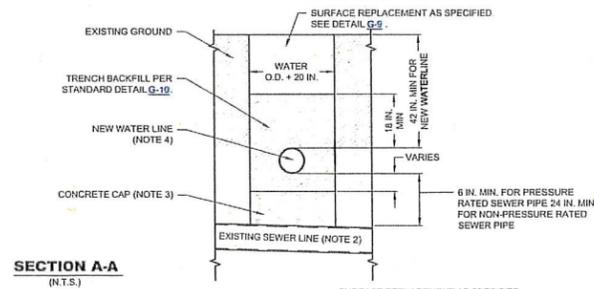
**PLAN OF TEE THRUST BLOCK**  
(NO SCALE)

I.D. (IN.)	THRUST (LBS)	EARTH		ROCK		I.D. (IN.)
		TONS	C.F.T.	VOLUME C.Y.	VOLUME C.Y.	
4.6.8	5.1	1.5	2.6	0.2	0.2	4.6.8
10.12	11.3	1.5	3.6	0.6	0.3	10.12
16.18	25.5	2.0	5.6	1.8	0.9	16.18
20	31.5	2.0	6.0	1.9	0.9	20
24	48.2	2.8	7.0	3.1	1.7	24
30	53.0	3.0	7.6	4.1	2.4	30
36	68.3	4.0	9.0	7.3	4.2	36
42	104.0	4.5	10.5	11.0	7.5	42
48	130.0	6.0	12.0	15.6	8.7	48
54	172.0	6.5	13.5	21.4	9.5	54
60	212.0	6.0	15.0	28.4	10.5	60
66	297.0	6.5	16.5	36.8	11.5	66
72	305.0	7.5	17.5	47.2	12.5	72
78	358.0	8.0	19.0	58.9	13.5	78
84	416.0	8.5	20.5	72.3	14.5	84
90	477.0	9.0	22.0	87.7	15.5	90
96	543.0	9.5	23.5	104.8	16.5	96

SEE W-3A FOR GENERAL NOTES

**TEE AND PLUG THRUST BLOCKS**

<b>CITY OF WACO</b>	<b>ENGINEERING DIVISION</b>	NO.	REVISIONS	DATE
	COMMENTS	BY	DATE	01/01/2024
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W-3D				



- NOTE:**
- THIS DETAIL NEED NOT BE APPLIED FOR CROSSINGS INVOLVING WATER OR SEWER SERVICE CONNECTIONS.
  - IF EXISTING SEWER LINE IS DISTURBED OR SHOWS SIGNS OF LEAKING, REPLACE WITH SINGLE PIPE JOINT, MIN. 18 FT., CENTERED UNDER NEW WATER LINE. NEW SEWER LINE SHALL BE PVC PRESSURE-RATED AT 150 PSI MIN. SEE DETAIL G-8 FOR EMBEDMENT REQUIREMENTS.
  - CONCRETE CAP, 2000 PSI CONCRETE OR CONTROLLED LOW STRENGTH MATERIAL OVER ENTIRE WIDTH OF WATER LINE TRENCH WHEN DISTANCE BETWEEN UTILITY LINES IS LESS THAN 24 IN. WHEN DISTANCE IS GREATER THAN 24 IN. REF. G-8 FOR STANDARD EMBEDMENT REQUIREMENTS.
  - NEW WATER LINE, CENTER ONE SECTION OF PIPE OVER SEWER PIPE. PIPE SECTION MUST BE MIN. 18 FT. LONG.

**EMBEDMENT FOR NEW WATER LINE CROSSING OVER EXISTING SEWER LINE**  
(NO SCALE)

<b>CITY OF WACO</b>	<b>ENGINEERING DIVISION</b>	NO.	REVISIONS	DATE
	COMMENTS	BY	DATE	01/01/2024
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W-33				

**Bowman**  
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TBE Firm Registration No. F-1409  
10115 Gmsa Parkway  
Suite 340  
Austin, Texas 78746  
Phone: (512) 327-1100  
Fax: (512) 327-4962  
www.bowman.com

REVISION	DATE	DESCRIPTION

WATER DETAILS (2 OF 2)  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

STATE OF TEXA  
NICHOLAS G. KEHL  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET		
63 OF 72		



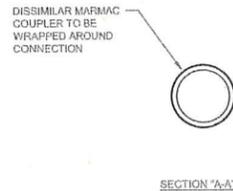
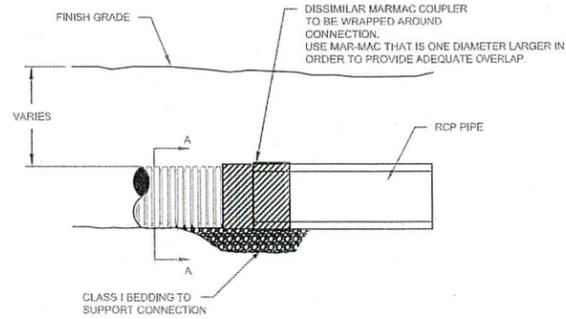
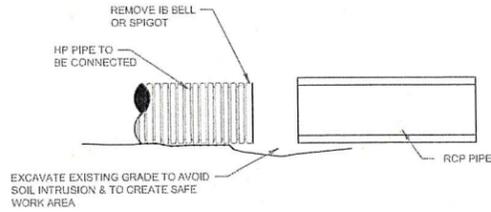
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321, LATEST EDITION.
2. AN INTERNAL CYLINDER MAY BE WELDED TO THE PIPE TO BE INSERTED INTO THE ID OF THE EXISTING PIPE AND MINIMIZE JOINT MOVEMENT. HOWEVER, AN INTERNAL CYLINDER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.



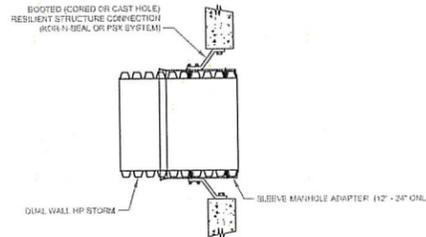
REV.	DESCRIPTION	BY	DATE	CHKD
1	RENAMED AND RENUMBERED	TJR	02/10/16	
2	DESCRIPTION	MA/CO/YY		CHKD

REV.	DESCRIPTION	BY	DATE	CHKD
1	IP STORM TO RCP CONNECTION (MARMAC)	MA/CO/YY		CHKD

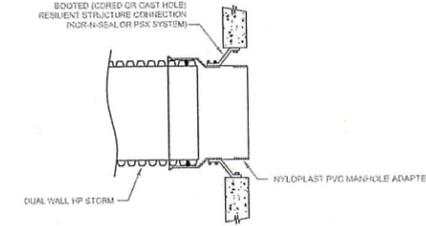
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BOOTED (CORED OR CAST HOLE) RESILIENT STRUCTURE CONNECTION  
12"-30" DUAL WALL HP STORM  
W/ SLEEVE MH ADAPTER OR NYLOPLAST PVC ADAPTER



PIPE SIZE	SLEEVE MANHOLE ADAPTER	
	ADS ADAPTER PRODUCT CODES	TRELLEBORG
12" (300mm)	1222AAPP	18V OR 20V S106-20BWS
15" (375mm)	1522AAPP	22M S206-22 S306-22
18" (450mm)	1822AAPP	26L S206-26 S306-26
24" (600mm)	2422AAPP	32A S206-32 S306-32

PIPE SIZE	NYLOPLAST PVC MANHOLE ADAPTER	
	NYLOPLAST PRODUCT CODES	TRELLEBORG
12" (300mm)	1257AGHPU	18M S106-16AW
15" (375mm)	1557AGHPU	18M OR 20V S106-20BWS
18" (450mm)	1857AGHPU	22M S206-22 S306-22L
24" (600mm)	2457AGHPU	28A S206-28 S306-28L
30" (750mm)	3057AGHPU	36A S206-36 S306-36L

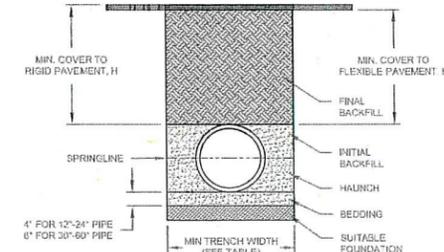


NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.  
SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE 5.04 CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.  
NYLOPLAST PVC ADAPTER OD EQUIVALENT TO SDR 35

REV.	DESCRIPTION	BY	DATE	CHKD
4	MODIFIED ADAPTER DATA AND DETAIL	JLM	09-09-19	
		MA/CO/YY		CHKD

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HP STORM TRENCH INSTALLATION DETAIL



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321, CLASS IV MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 7" (175mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED BY ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, CLASS I OR II MATERIAL, COMPACTED TO 95% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	38" (965mm)
24" (600mm)	48" (1219mm)
30" (750mm)	58" (1472mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2. MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION			
	H-20	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*	48" (1219mm)
12" - 48" (300mm - 1200mm)	12" (305mm)	12" (305mm)	12" (305mm)	12" (305mm)
60" (1500mm)	24" (610mm)	24" (610mm)	24" (610mm)	24" (610mm)

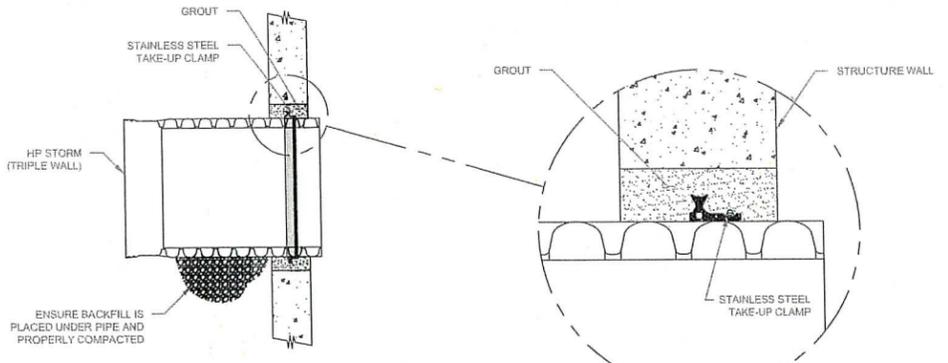
TABLE 3. MAXIMUM COVER FOR ADS HP STORM PIPE, II

PIPE DIA.	CLASS I				CLASS II				CLASS III				CLASS IV			
	95%	90%	85%	80%	95%	90%	85%	80%	95%	90%	85%	80%	95%	90%	85%	80%
12" (300mm)	41	28	21	16	20	16	16	16	20	16	16	16	20	16	16	16
15" (375mm)	42	29	21	16	21	16	16	16	21	16	16	16	21	16	16	16
18" (450mm)	44	30	21	16	22	17	16	16	22	17	16	16	22	17	16	16
24" (600mm)	47	32	21	15	24	18	11	11	24	18	11	11	24	18	11	11
30" (750mm)	49	33	27	19	26	19	14	19	26	19	14	19	26	19	14	19
36" (900mm)	51	34	28	14	28	20	14	14	28	20	14	14	28	20	14	14
42" (1050mm)	53	35	29	14	30	21	14	10	30	21	14	10	30	21	14	10
48" (1200mm)	55	36	30	14	32	22	14	10	32	22	14	10	32	22	14	10
60" (1500mm)	59	38	32	14	36	24	14	9	36	24	14	9	36	24	14	9

REV.	DESCRIPTION	BY	DATE	CHKD
6	REV. MAXIMUM COVER HEIGHTS	RWD	01/11/17	
		MA/CO/YY		CHKD

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30" - 60" (750 mm - 1500 mm) HP STORM (TRIPLE WALL)  
WATERSTOP GROUDED MANHOLE CONNECTION



PIPE SIZE	"A" MIN.	ADS PRODUCT CODE
30" (750mm)	41.5"	3002PSPH
36" (900mm)	46.0"	3602PSPH
42" (1050mm)	52.5"	4202PSPH
48" (1200mm)	60.0"	4802PSPH
60" (1500mm)	72.5"	6002PSPH

NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

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REV.	DESCRIPTION	BY	DATE	CHKD
3	REVISED O.D. DIMENSIONS	JLM	03/26/17	KAP
		MA/CO/YY		CHKD

**Bowman**  
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Austin, Texas 78746  
Phone: (615) 337-1180  
Fax: (615) 337-4052  
www.bowman.com

REV.	DESCRIPTION	DATE
1		

STORM DETAILS (3 OF 3)  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

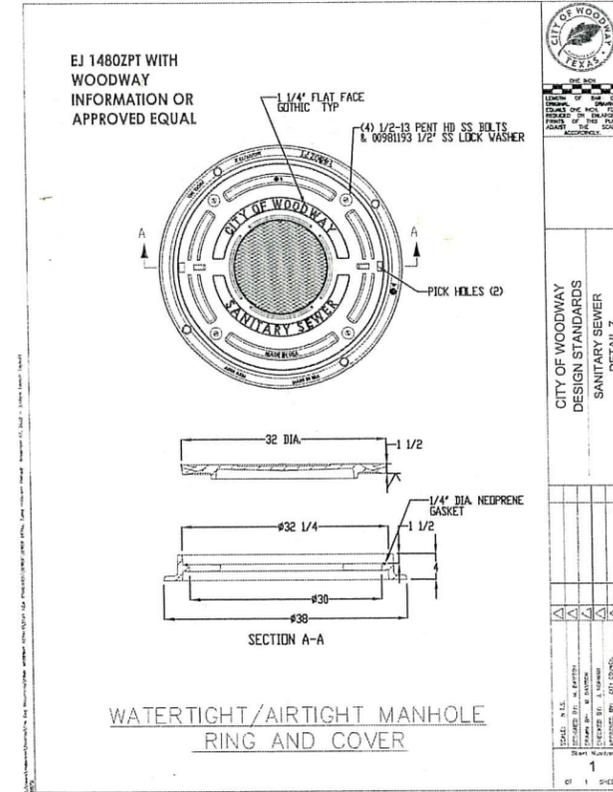
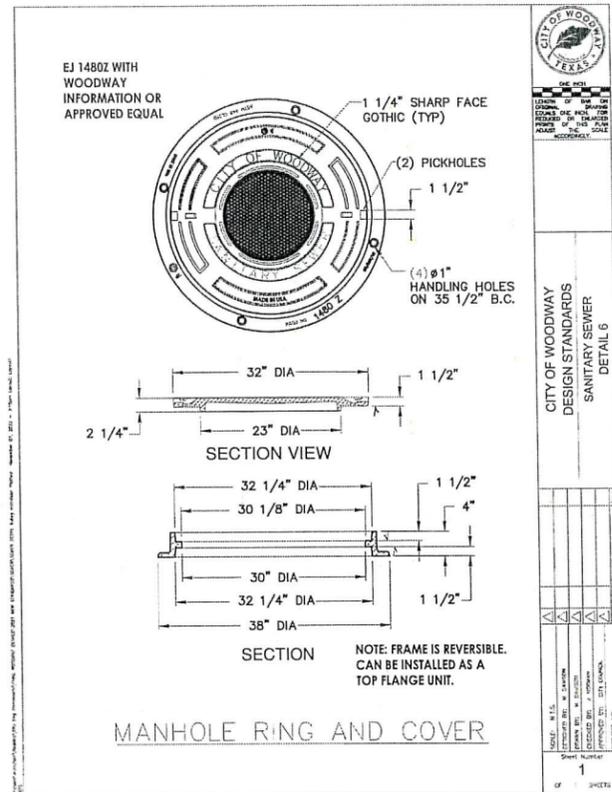
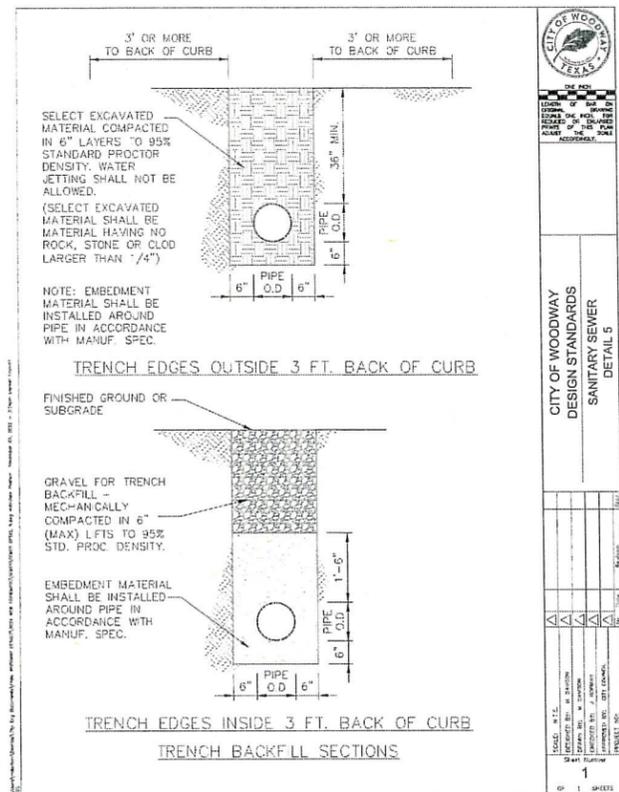
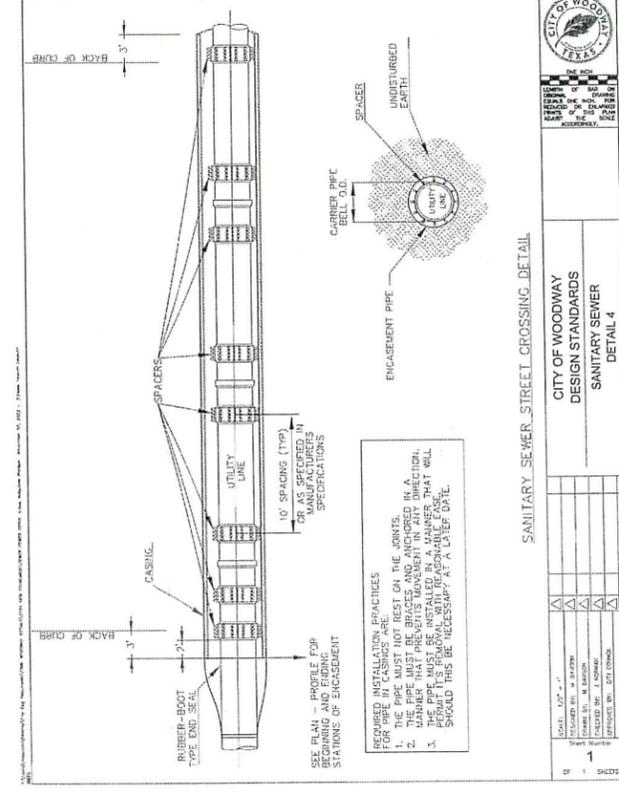
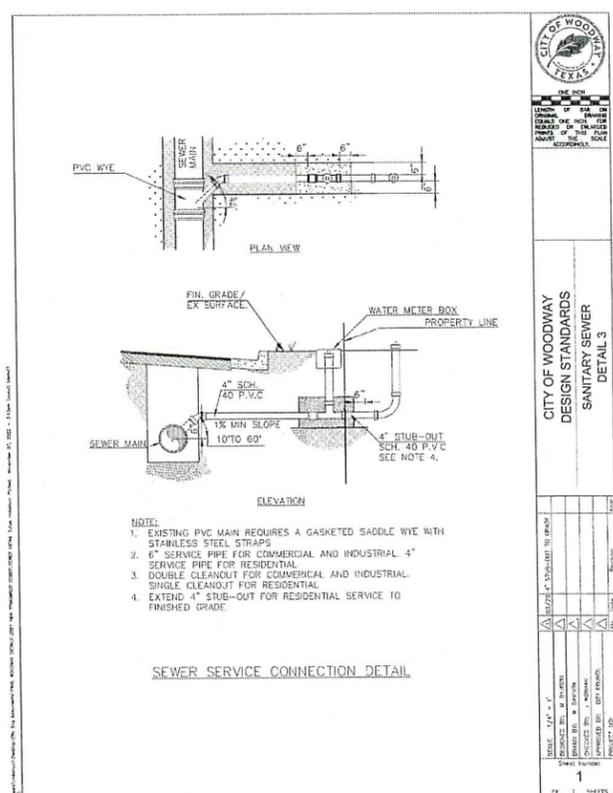
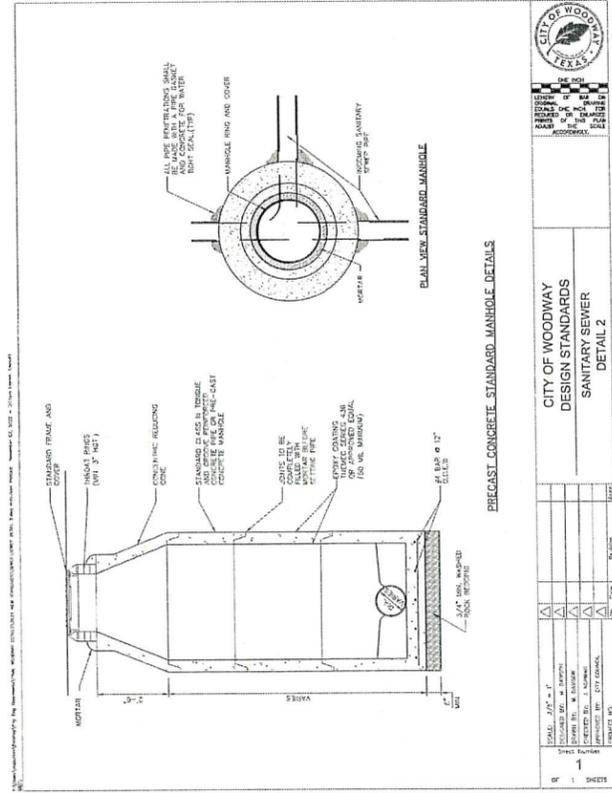
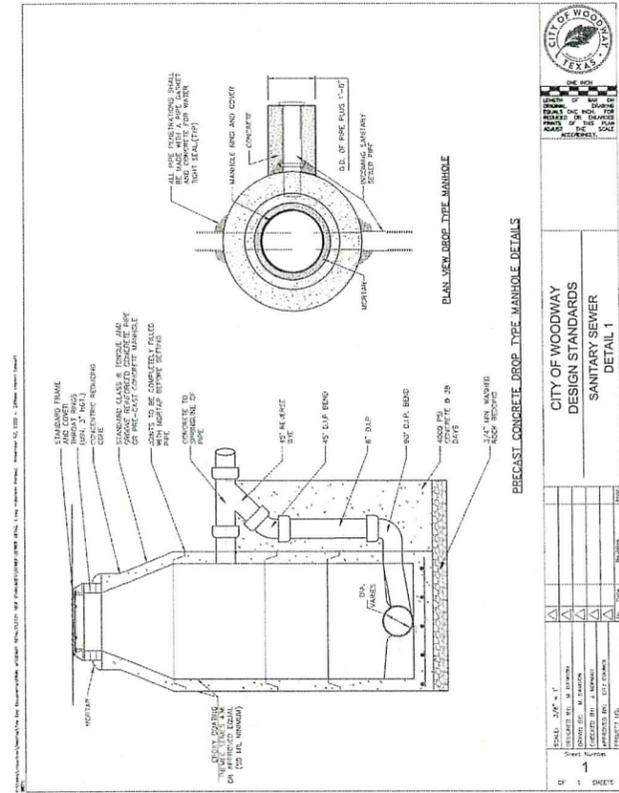
STATE OF TEXAS  
NICHOLAS G. KEEL  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
MK	GM	NK

JOB No. 210734-01-002  
SHEET 66 OF 72



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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Austin, Texas 78746  
Phone: (512) 327-1180  
Fax: (512) 327-1181  
www.bowman.com

REVISION	DATE	DESCRIPTION

SANITARY DETAILS (1 OF 2)  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026



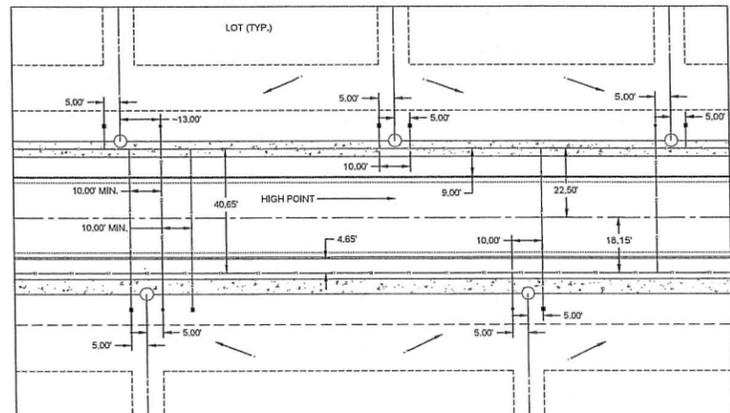
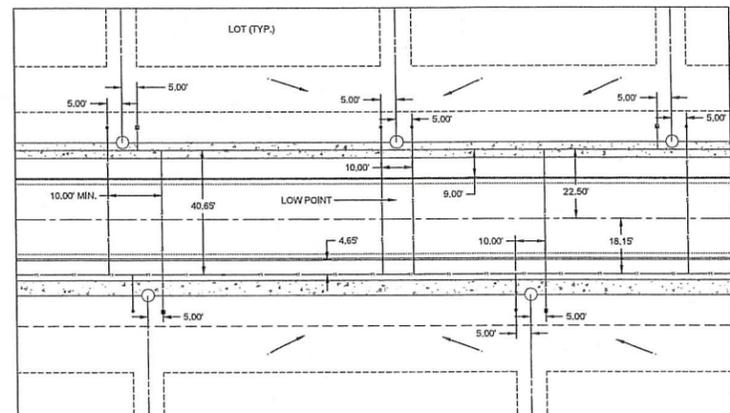
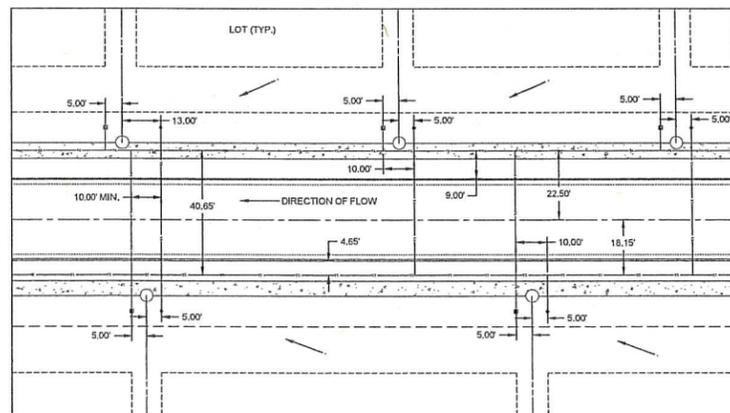
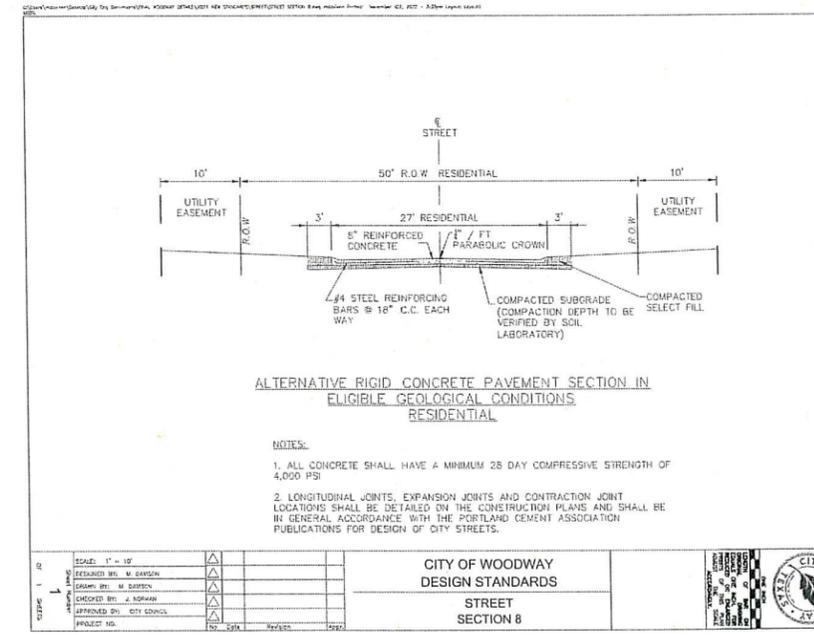
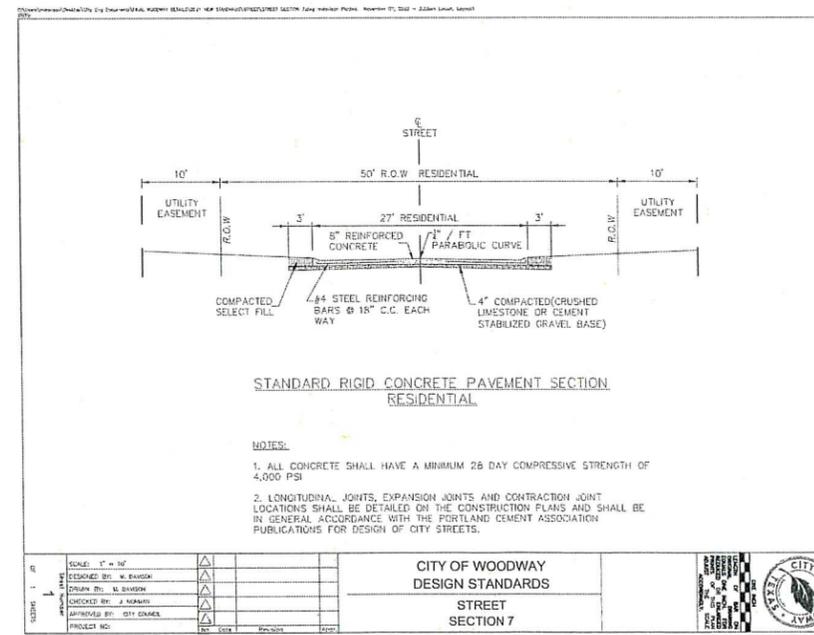
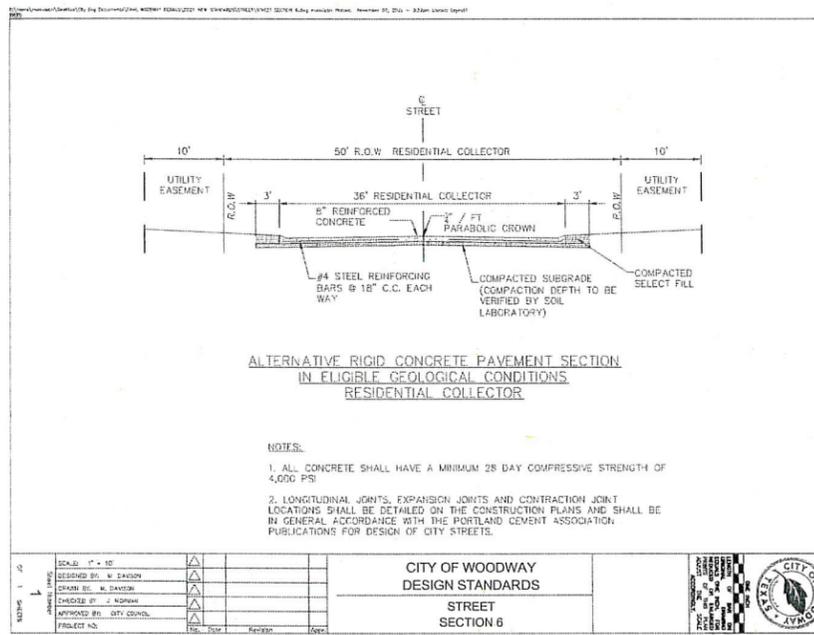
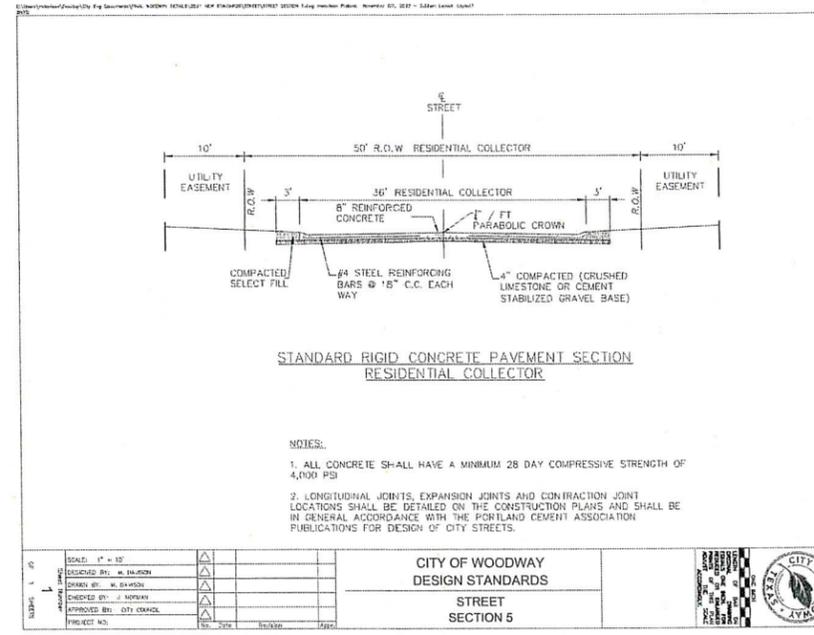
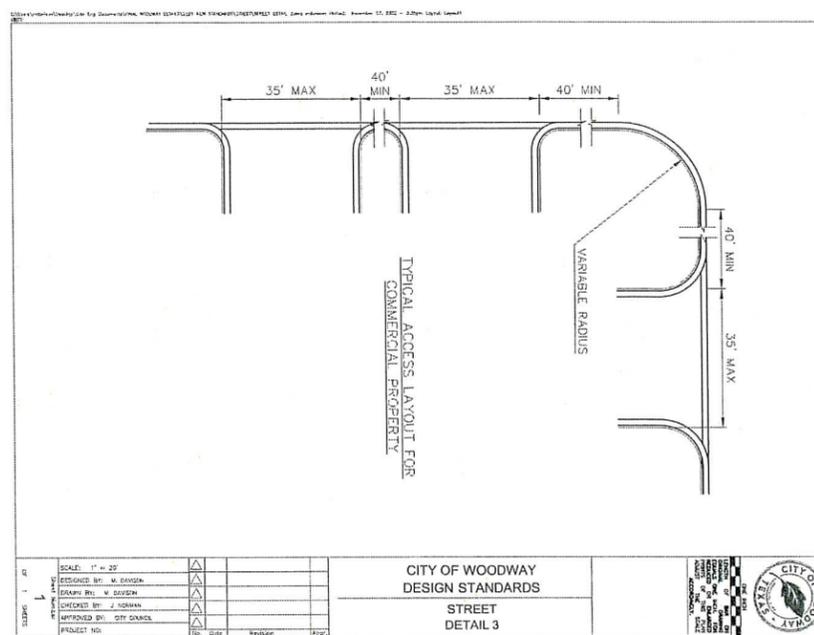
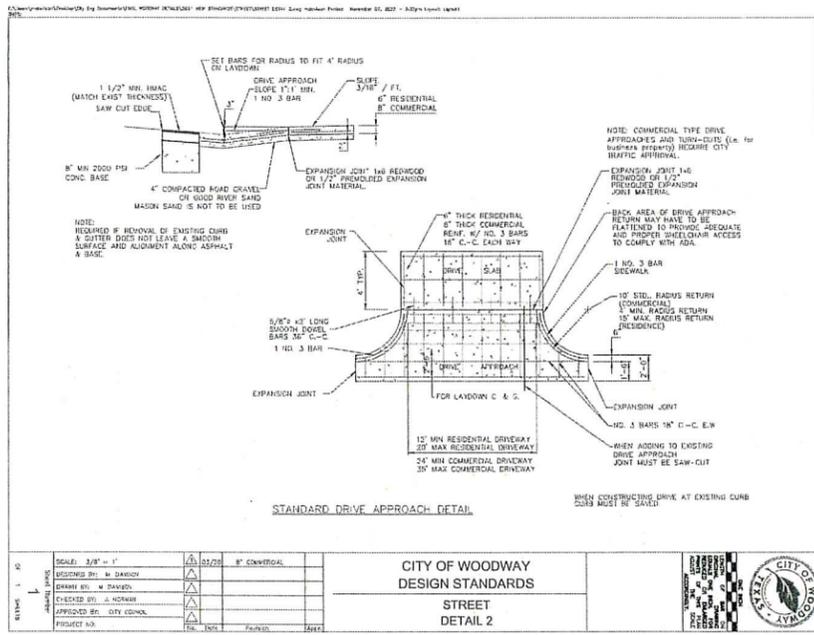
DESIGN	MARK	DRAWN	GM	CHKD	NK
JOB No. 210734-01-002					
SHEET 67 OF 72					



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Phone: (512) 327-1180  
Fax: (512) 327-4092  
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REVISION	DESCRIPTION	DATE

**STREET & PAVEMENT DETAILS**  
TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

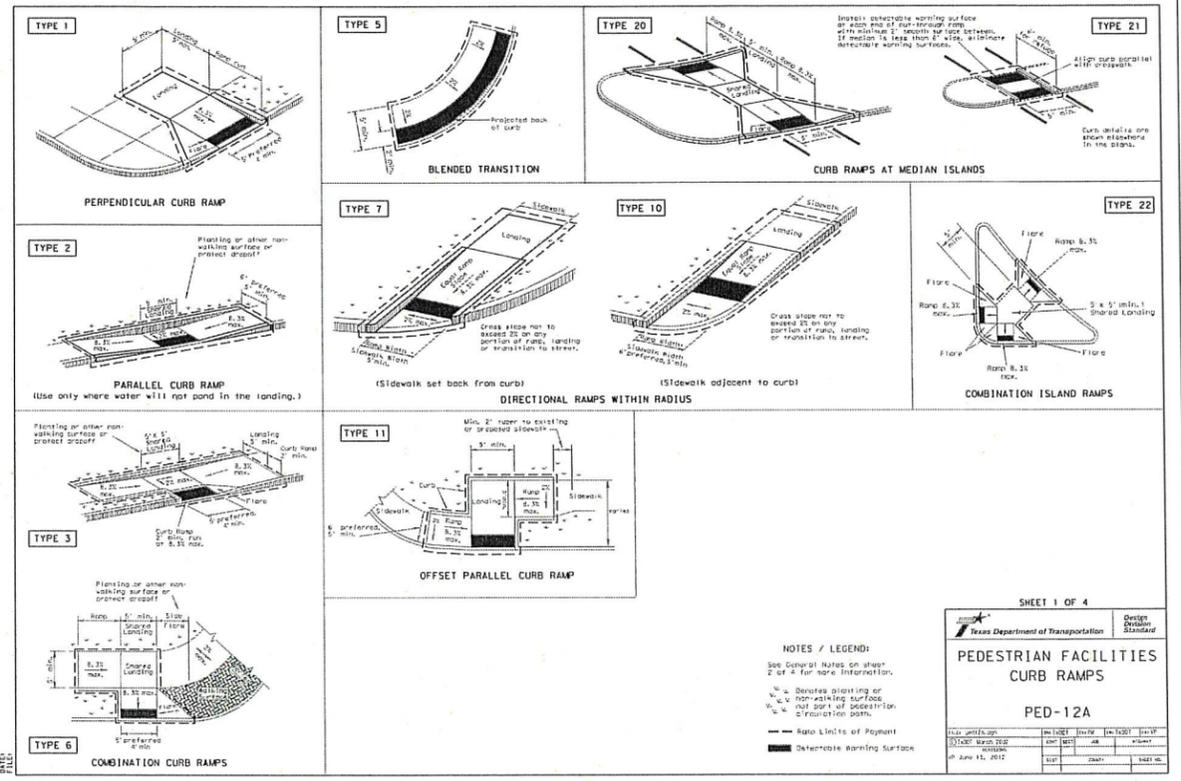
STATE OF TEXAS  
NICHOLAS S. KEHL  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHKD
MK	GM	NK
JOB No. 210734-01-002		
SHEET 69 OF 72		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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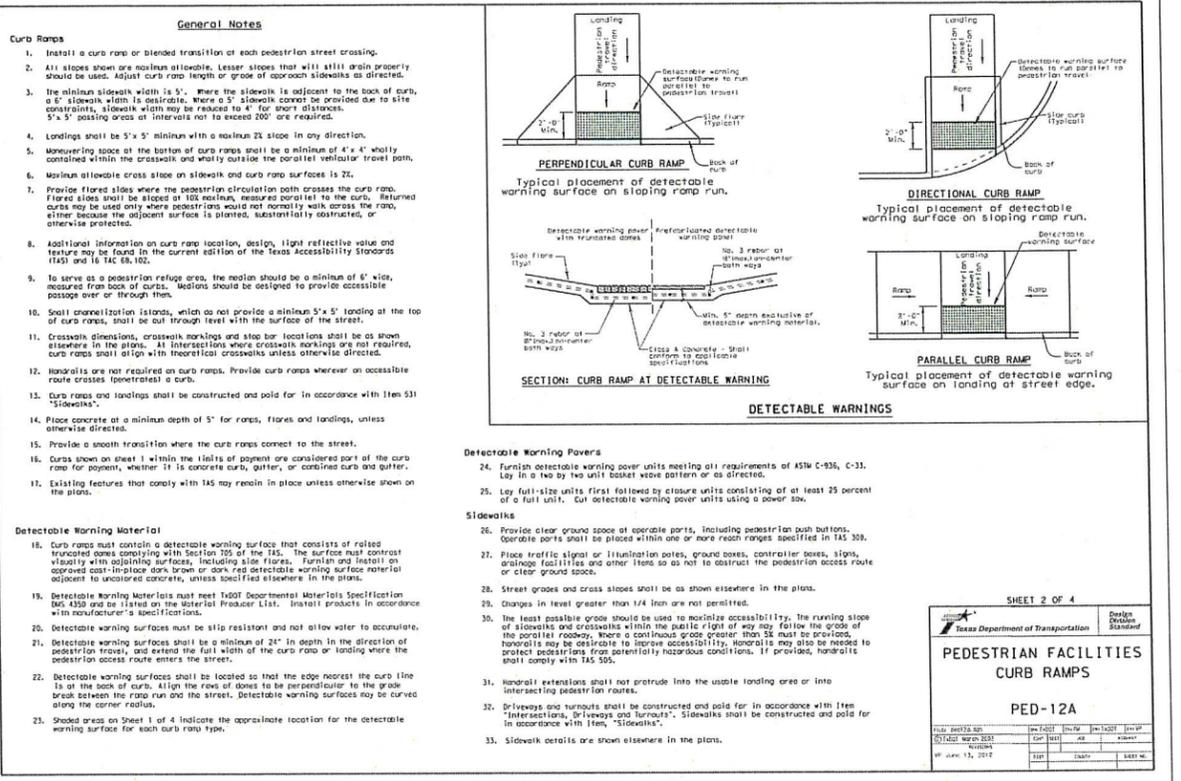
**SHEET 1 OF 4**

Texas Department of Transportation  
Design Division  
Standard

**PEDESTRIAN FACILITIES  
CURB RAMPS**

**PED-12A**

DATE	BY	CHECKED	IN CHARGE
06/13/2012	JK	JK	JK



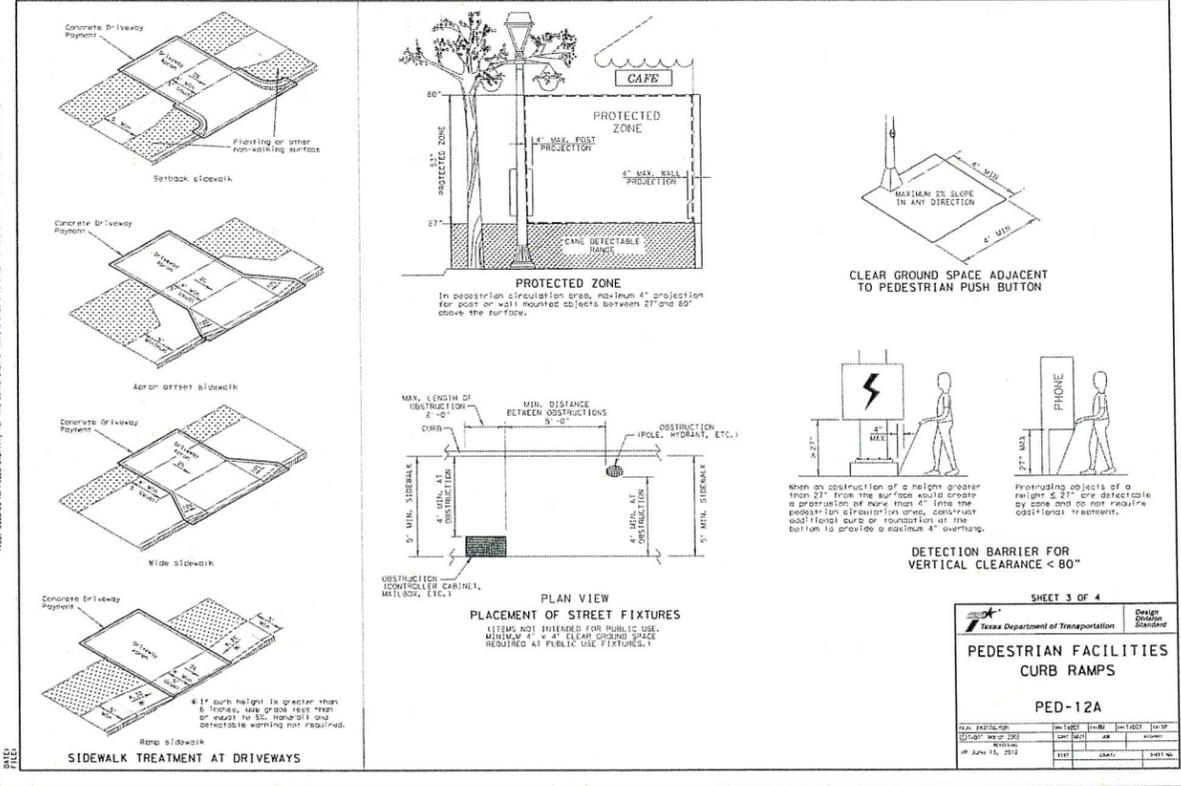
**SHEET 2 OF 4**

Texas Department of Transportation  
Design Division  
Standard

**PEDESTRIAN FACILITIES  
CURB RAMPS**

**PED-12A**

DATE	BY	CHECKED	IN CHARGE
06/13/2012	JK	JK	JK



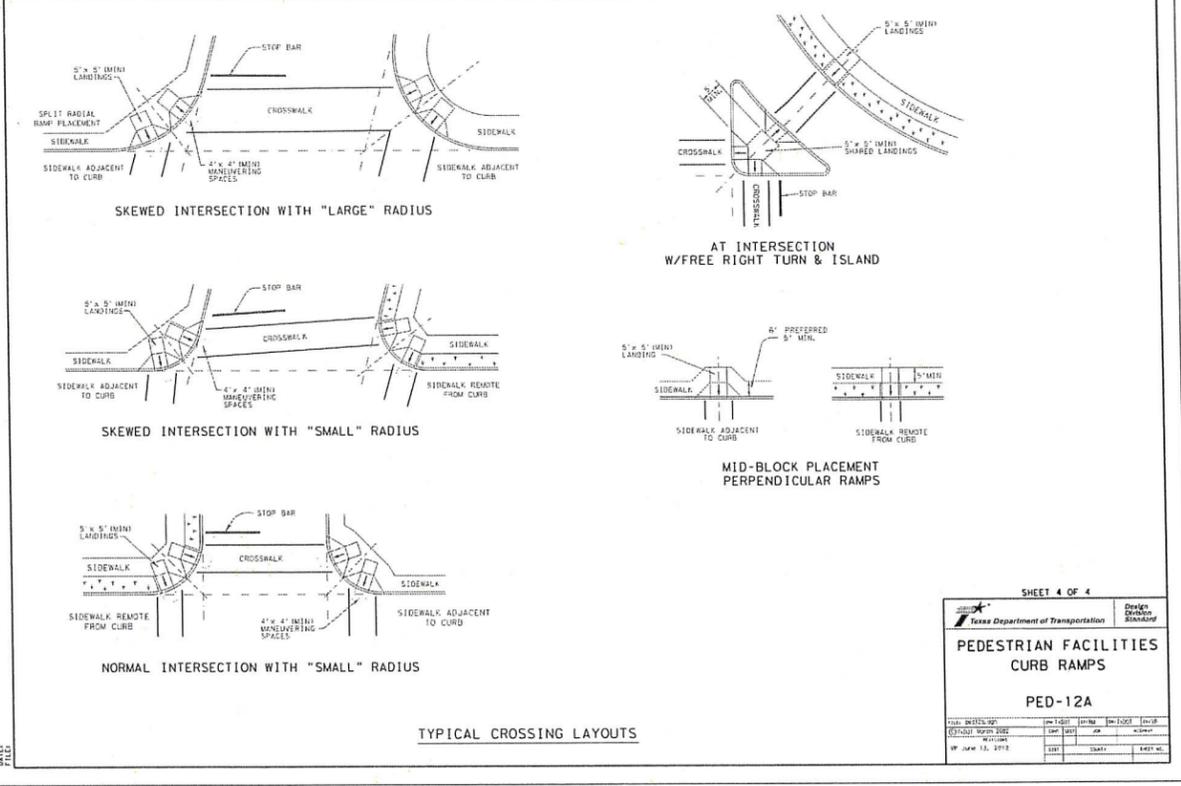
**SHEET 3 OF 4**

Texas Department of Transportation  
Design Division  
Standard

**PEDESTRIAN FACILITIES  
CURB RAMPS**

**PED-12A**

DATE	BY	CHECKED	IN CHARGE
06/13/2012	JK	JK	JK



**SHEET 4 OF 4**

Texas Department of Transportation  
Design Division  
Standard

**PEDESTRIAN FACILITIES  
CURB RAMPS**

**PED-12A**

DATE	BY	CHECKED	IN CHARGE
06/13/2012	JK	JK	JK

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Aubrey, Texas 75746

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Fax: (281) 337-4092  
www.bowman.com

REVISION	DATE	DESCRIPTION

TXDOT ADA RAMP DETAILS

TANGLEWOOD PHASE 3  
100 WICKSON RD  
WOODWAY, TX, 76712

02/04/2026

STATE OF TEXAS  
NICHOLAS G. KEHL  
104450  
LICENSED PROFESSIONAL ENGINEER

DESIGN MK  
DRAWN GM  
CHKD NIK

JOB No. 210734-01-002

SHEET 70 OF 72



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**TRAFFIC CONTROL PLANS**

**GENERAL REQUIREMENTS**

- MUST CONFORM WITH CURRENT TEXAS MUTCD STANDARD
- MULTIPLE PHASES OF CONSTRUCTION WILL REQUIRE A SEPARATE TCP FOR EACH PHASE. ALL MAY BE SUBMITTED AT ONE TIME FOR ACCEPTANCE.
- MUST BE DEVELOPED TO ADDRESS THE SPECIFIC CONDITIONS OF THE PLANNED CONSTRUCTION WORK ZONE LOCATION.
- MUST BE COMPLIED BY TEXAS LICENSED PROFESSIONAL ENGINEER

**TCP SUBMITTAL PROCESS:**

- THE TCP SHALL BE SUBMITTED TO THE CITY OF WACO TRAFFIC ENGINEERING OFFICE 15 CALENDAR DAYS PRIOR TO THE ANTICIPATED START DATE, WITH COPY OF CURRENT CERTIFICATION.
- ALL SUBMITTALS SHALL BE IN PORTABLE DOCUMENT FORMAT (.pdf) AND SENT VIA EMAIL TO [TCP\\_SUBMITTAL@WACOTX.GOV](mailto:TCP_SUBMITTAL@WACOTX.GOV), EXCEPT THAT CITY OF WACO PROJECTS IN PROJECTMATES SHALL BE SUBMITTED THROUGH THE PORTAL AT: [HTTPS://CITYOFWACO.PROJECTMATES.COM](https://cityofwaco.projectmates.com)

**LOCAL ROADS**

- TCP REQUIRED FOR ANY LANE OR ROAD CLOSURES EXCEEDING 4 HOURS
- MAY UTILIZE TX MUTCD TYPICAL DETAILS INSTEAD OF A SITE-SPECIFIC TCP

**COLLECTORS & ARTERIALS**

- TCP REQUIRED FOR ANY LANE OR ROAD CLOSURES REGARDLESS OF DURATION
- TCP MUST BE SITE-SPECIFIC TO ADDRESS THE SPECIFIC CONDITIONS OF THE CORRIDOR AND ACCESS TO ADJACENT PROPERTIES
- LANE CLOSURES WILL REQUIRE ARROW BOARDS
- ROAD CLOSURES MAY REQUIRE DYNAMIC MESSAGE BOARDS TO PROVIDE PRIOR WARNING AHEAD OF START DATE
- NO INTERFERENCE WITH TRAFFIC FLOW SHALL BE PERMITTED DURING THE HOURS OF 6:30 A.M. TO 9:30 A.M. AND 3:30 P.M. TO 6:30 P.M., MONDAYS THROUGH FRIDAYS, UNLESS DIRECTED OTHERWISE BY THE DIRECTOR OF PUBLIC WORKS. EMERGENCY CLOSURES DURING THESE HOURS SHALL BE WITH THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

**OTHER INFORMATION**

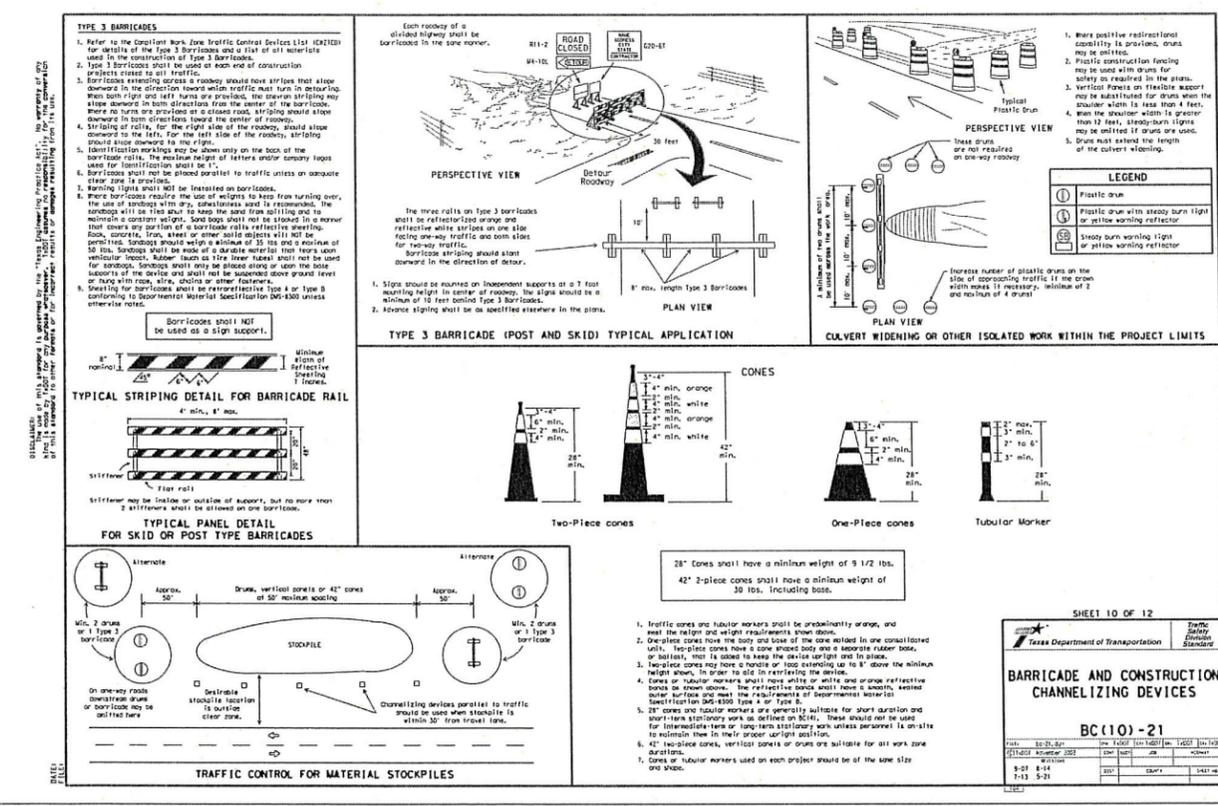
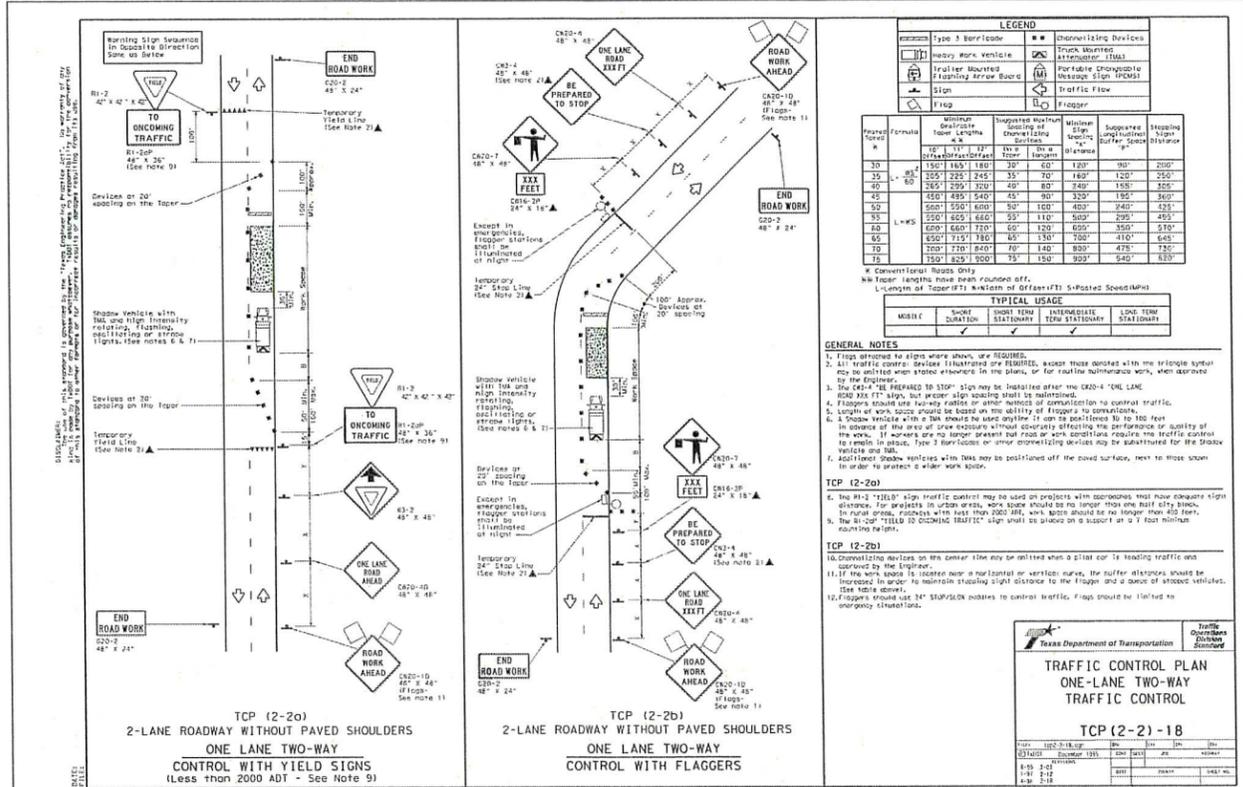
- LANE OR ROAD CLOSURES ALONG STATE FACILITIES REQUIRE TXDOT APPROVAL
- REFERENCE CITY ORDINANCE: SEC. 23-25 TRAFFIC CONTROL

**TCP IMPLEMENTATION**

- CONTRACTOR SHALL PROVIDE A DESIGNATED CONTRACTOR'S RESPONSIBLE PERSON (CRP) FOR IMPLEMENTATION AND MAINTENANCE OF IMPLEMENTED TRAFFIC CONTROL PLAN.
- CONTRACTOR WILL HAVE TXDOT APPROVED TRAINING UNDER THE MATERIAL PRODUCER LIST [HTTPS://WWW.TXDOT.GOV/BUSINESSRESOURCES/PRODUCER-LIST.HTML](https://www.txdot.gov/businessresources/producer-list.html)



ENGINEERING DIVISION		REVISIONS		DATE
NO.	COMMENTS	BY	DATE	
				01/01/2024
				T-1



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 Fax: (613) 337-4002  
 www.bowman.com

807 Las Cimarras Parkway  
 Austin, Texas 78746

REVISION	DATE	DESCRIPTION

**TRAFFIC CONTROL PLAN**  
**ONE-LANE TWO-WAY**  
**TRAFFIC CONTROL**

DATE: 02/04/2024

DESIGN: MK  
 DRAWN: GM  
 CHKD: NK

JOB No. 210734-01-002

SHEET 71 OF 72

02/04/2024

STATE OF TEXAS  
 NICHOLAS G. KEHL  
 104450  
 LICENSED PROFESSIONAL ENGINEER

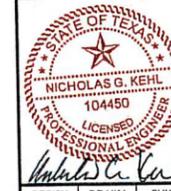


Know what's below.  
Call before you dig.

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REVISION	DATE	DESCRIPTION

EROSION CONTROL DETAILS  
 TANGLEWOOD PHASE 3  
 100 WICKSON RD  
 WOODWAY, TX, 76712

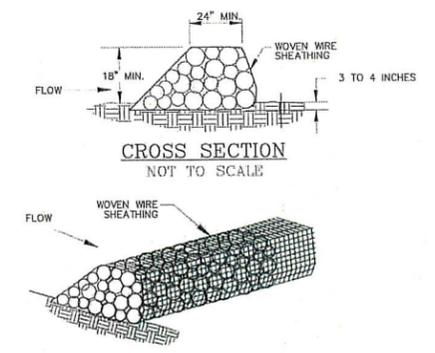


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MK	NK
DRAWN	GM
GM	NK
JOB No.	210734-01-002
SHEET	72 OF 72

02/04/2026

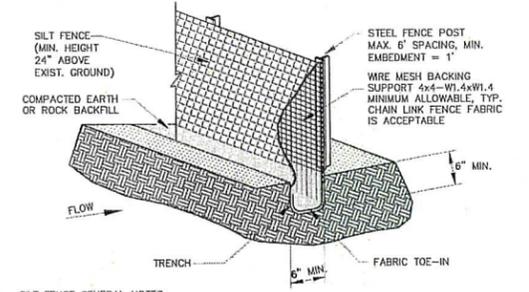


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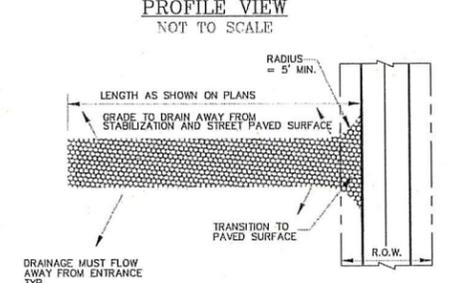
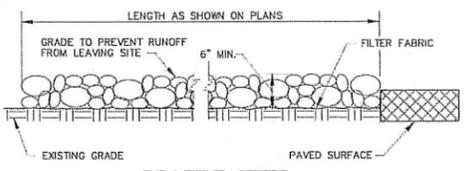
- ROCK BERM GENERAL NOTES:
- USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
  - THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
  - THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
  - WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
  - WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
  - ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

ROCK BERM  
NOT TO SCALE



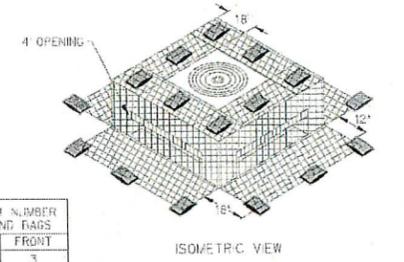
- SILT FENCE GENERAL NOTES:
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
  - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (ON PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPDRILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
  - INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE  
NOT TO SCALE

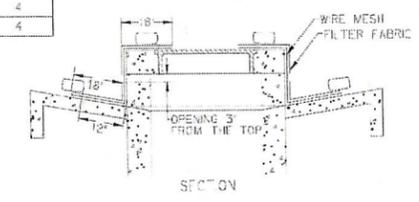


- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
  - LENGTH SHALL BE SHOWN ON PLANS WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
  - THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
  - THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZER.

CONSTRUCTION ENTRANCE  
NOT TO SCALE

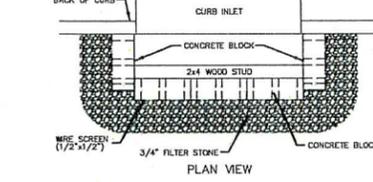
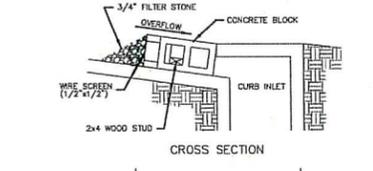
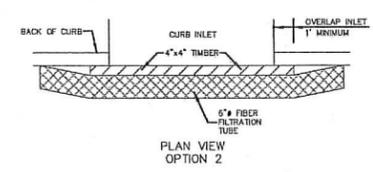
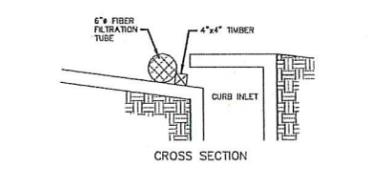


14 FT OPENING	MINIMUM NUMBER OF SAND BAGS TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4



- NOTES:
- A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 3-INCH MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOE RINGS AT THIS LOCATION.
  - INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2-INCHES.
  - CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
  - INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

FILTER FABRIC WYE INLET PROTECTION  
NOT TO SCALE



CURB INLET PROTECTION  
NOT TO SCALE

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## **MISCELLANEOUS ITEMS FOR COUNCIL**

Distributed with March 23, 2026, City Council Meeting Packet

➤ Tentative list of agenda items for future meetings

### **Upcoming Calendar Items of Interest**

- |                     |  |
|---------------------|--|
| - Monday, March 23  | Regular City Council meeting – 5:30 p.m.         |
| - Tuesday, March 24 | Regular Planning & Zoning meeting – 5:00 p.m.    |
| - Friday, April 3   | City offices closed for Good Friday              |
| - Monday, April 13  | Regular City Council meeting – 5:30 p.m.         |
| - Tuesday, April 14 | Regular Planning & Zoning meeting – 5:00 p.m.    |
| - Monday, April 27  | Council Nominating Committee Meeting – 4:30 p.m. |
| - Monday, April 27  | Regular City Council meeting – 5:30 p.m.         |

**P E N D I N G   A G E N D A   I T E M S**

**WOODWAY CITY COUNCIL AND PLANNING/ZONING COMMISSION**

(Updated 03/17/26)

*This is a tentative planning calendar utilized to assist the City Secretary to compile draft meeting agendas.*

DATE	CITY COUNCIL ITEMS	DATE	PLANNING & ZONING ITEMS
		3/24/26	-PH, D&CA on home occupation permit for Jake Rippee (baseball/softball training & lessons) at 300 Glenview
4/13/26	-Quarterly presentation – Public Safety -Quarterly presentation – Community Services -PH, D&CA on home occupation permit for Jake Rippee (baseball/softball training & lessons) at 300 Glenview -D&CA on acceptance of bid for 2026 water improvements (bid opening: 3/19) -D&CA on adoption of purchasing policy - D&CA on renewing agreement with Hicks Ray Associates to provide professional services – assist in acquiring federal grants for public works projects - EXECUTIVE SESSION & D&CA on Contract Amendment with STV, Inc. for additional Construction Administration and Resident Project Representative Services for Fairway Gravity Sewer Replacement Phase III	4/14/26	-PH, D&CA on App to Develop and Site Development Plan (office space) – Lot 2, Block F, Badger Ranch Addition (16300 Badger Ranch Blvd)
4/27/26	- Quarterly Presentation – Finance - PH, D&CA on App to Develop and Site Development Plan (office space) – Lot 2, Block F, Badger Ranch Addition (16300 Badger Ranch Blvd)	4/28/26	

**RECURRING COUNCIL ITEMS:**

- January/April/July/October (first meeting of the month) - Quarterly presentations - Public Safety & Community Services
- January/April/July/October (second meeting of the month) - Quarterly presentation - Finance
- January/July (second Council meeting of the month) - Semi-annual presentations - Carleen Bright Arboretum & WFC
- Woodway Public Safety Association Day proclamation - Annually at the meeting prior to the annual cook-out
- Appointment of Judges to Municipal Court of Record every two years (Next – 09/2026)

**RECURRING P&Z ITEMS:** Every six months - Update to P&Z from Building Official regarding current PUD projects (Next 06/2026)