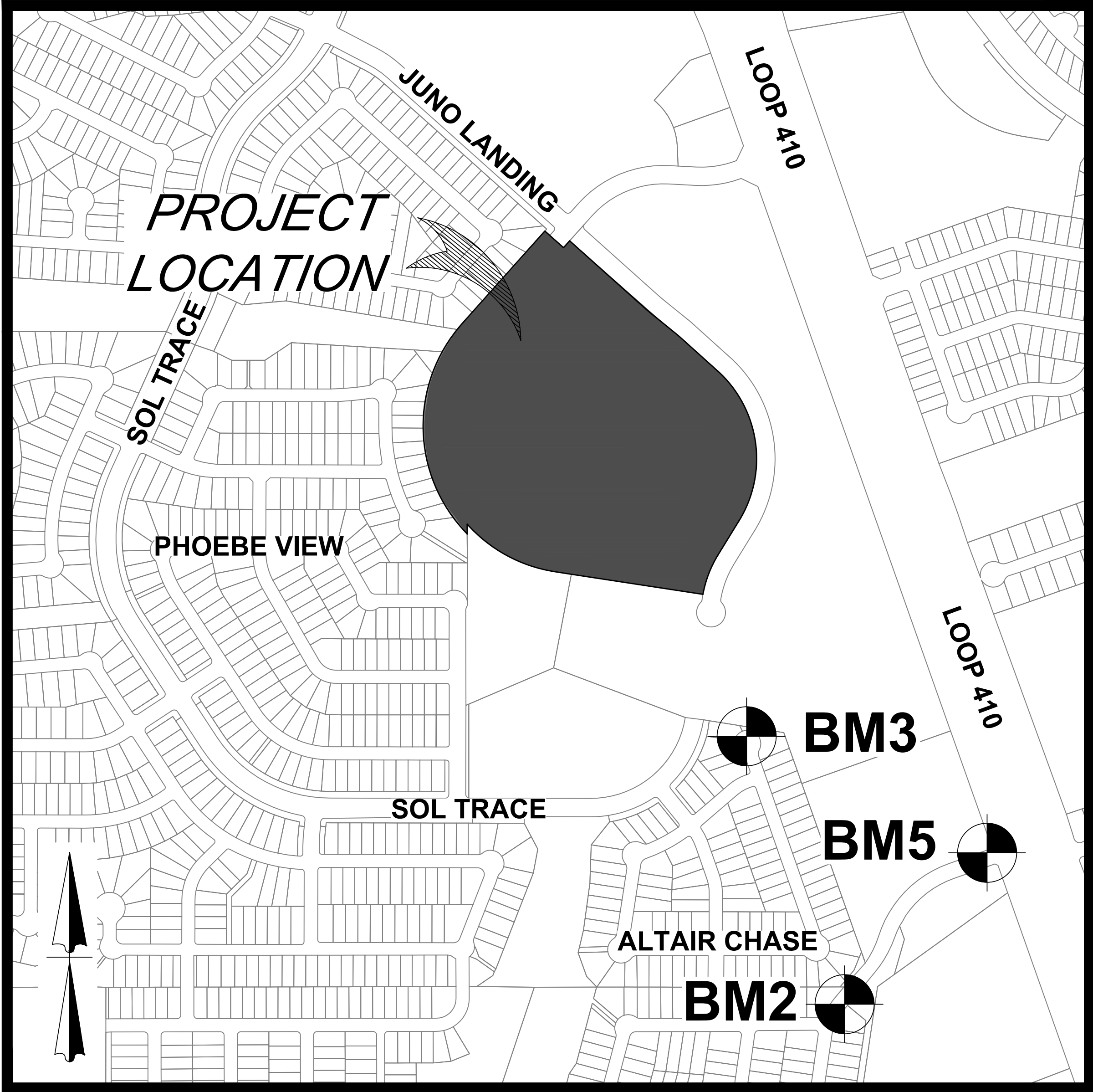


# ASCEND ON JUNO LANDING

7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252



LOCATION MAP  
N. T. S.

INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	C1.0
EXISTING CONDITIONS SHEET	C1.1
OVERALL SITE PLAN	C2.0
SITE PLAN (1 OF 5)	C2.1
SITE PLAN (2 OF 5)	C2.2
SITE PLAN (3 OF 5)	C2.3
SITE PLAN (4 OF 5)	C2.4
SITE PLAN (5 OF 5)	C2.5
FIRE PROTECTION PLAN (1 OF 5)	C3.0
FIRE PROTECTION PLAN (2 OF 5)	C3.1
FIRE PROTECTION PLAN (3 OF 5)	C3.2
FIRE PROTECTION PLAN (4 OF 5)	C3.3
FIRE PROTECTION PLAN (5 OF 5)	C3.4
DIMENSION CONTROL PLAN (1 OF 5)	C4.0
DIMENSION CONTROL PLAN (2 OF 5)	C4.1
DIMENSION CONTROL PLAN (3 OF 5)	C4.2
DIMENSION CONTROL PLAN (4 OF 5)	C4.3
DIMENSION CONTROL PLAN (5 OF 5)	C4.4
OVERALL SITE PLAN	C5.0
PRIVATE SEWER PLAN(1 OF 5)	C5.1
PRIVATE SEWER PLAN(2 OF 5)	C5.2
PRIVATE SEWER PLAN(3 OF 5)	C5.3
PRIVATE SEWER PLAN(4 OF 5)	C5.4
PRIVATE SEWER PLAN(5 OF 5)	C5.5
PRIVATE WATER PLAN(1 OF 5)	C5.6
PRIVATE WATER PLAN(2 OF 5)	C5.7
PRIVATE WATER PLAN(3 OF 5)	C5.8
PRIVATE WATER PLAN(4 OF 5)	C5.9
PRIVATE WATER PLAN(5 OF 5)	C5.10
SAWS NOTES & DETAILS	C5.11
OVERALL GRADING PLAN	C6.0
GRADING PLAN (1 OF 5)	C6.1
GRADING PLAN (2 OF 5)	C6.2
GRADING PLAN (3 OF 5)	C6.3
GRADING PLAN (4 OF 5)	C6.4
GRADING PLAN (5 OF 5)	C6.5
STORM DRAIN PLAN (1 OF 5)	C6.6
STORM DRAIN PLAN (2 OF 5)	C6.7
STORM DRAIN PLAN (3 OF 5)	C6.8
STORM DRAIN PLAN (4 OF 5)	C6.9
STORM DRAIN PLAN (5 OF 5)	C6.10
PAVEMENT PLAN (1 OF 5)	C7.0
PAVEMENT PLAN (2 OF 5)	C7.1
PAVEMENT PLAN (3 OF 5)	C7.2
PAVEMENT PLAN (4 OF 5)	C7.3
PAVEMENT PLAN (5 OF 5)	C7.4
CIVIL DETAIL SHEET	C8.0
STORM DRAIN DETAILS	C8.1
EROSION CONTROL PLAN (1 OF 6)	C9.0
EROSION CONTROL PLAN (2 OF 6)	C9.1
EROSION CONTROL PLAN (3 OF 6)	C9.2
EROSION CONTROL PLAN (4 OF 6)	C9.3
EROSION CONTROL PLAN (5 OF 6)	C9.4
EROSION CONTROL PLAN (6 OF 6)	C9.5
EROSION CONTROL DETAIL SHEET	C9.6

LEGAL DESCRIPTION :  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92  
N.C.B. 15248, VOLUME ####, PAGE ###, BEXAR COUNTY, TEXAS.

BENCHMARKS:  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION =  
716.80' SET BY KFW SURVEYING.

BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION =  
725.86' SET BY KFW SURVEYING.

BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION =  
738.53' SET BY KFW SURVEYING.



PLAT NO. 23-11800061

C1.0



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

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= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**  
1. CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO  
THE START OF CONSTRUCTION.  
2. CONTACT AT&T TO COORDINATE CABLE TV SERVICE.  
1-800-225-5288.  
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.  
1-800-225-5288.  
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.  
(210)-353-2222.  
5. CONTACT SAN ANTONIO WATER SYSTEMS TO  
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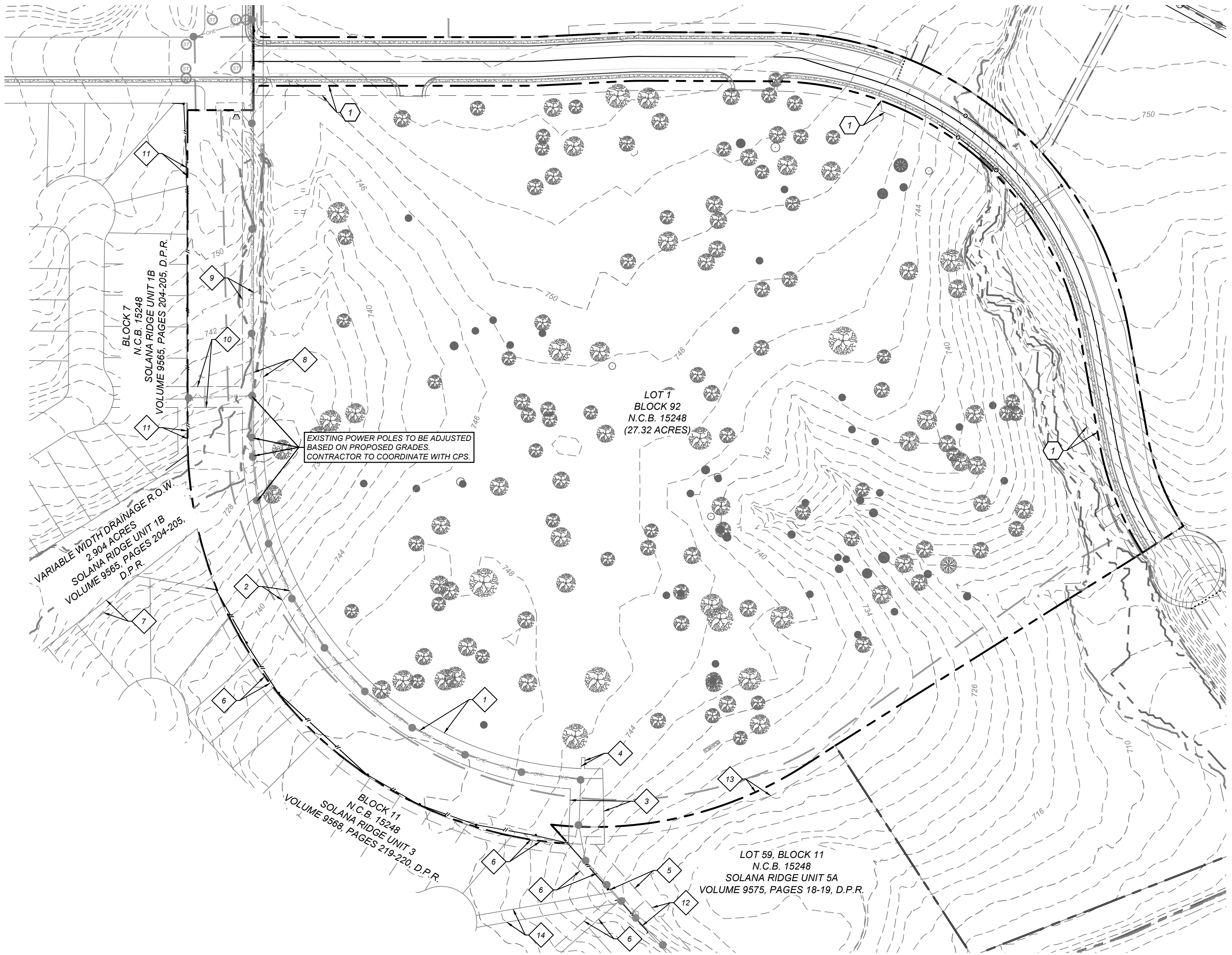
**DEMOLITION NOTES**  
1. LOCATION OF EXISTING UTILITIES AND DRAINAGE SHOWN HEREON ARE  
APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE  
CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.  
2. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL  
OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION  
OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING  
CONSTRUCTION PROCESS.  
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES  
REGARDING REMOVAL OF EXISTING SERVICES. POWER POLES TO BE REMOVED,  
VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY  
PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR  
ALL PERSONNEL.  
4. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR  
EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED.  
CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR  
EQUIPMENT THAT WAS MARKED FOR SALVAGE.  
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY  
PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.  
6. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN  
ACCESS TO VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK  
AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.  
7. CONTRACTOR SHALL COORDINATE WITH CPS AND OWNER AS REQUIRED BEFORE  
REMOVAL OF ANY ELECTRIC FACILITIES.  
8. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND/OR OWNER  
FOR ANY TREE REMOVAL AND REMOVAL AND/OR REPLACEMENT OF EXISTING ON  
SITE IRRIGATION PIPING PRIOR TO CONSTRUCTION.  
9. CONTRACTOR SHALL COORDINATE WITH CPS TO REMOVE ANY OVERHEAD ELECTRIC  
LINES OR POLES DESIGNATED TO BE REMOVED (IF ANY). ANY DISCREPANCIES  
BETWEEN THIS PLAN AND EXISTING CONDITIONS SHALL BE COMMUNICATED WITH  
THE ENGINEER.  
10. CONTRACTOR SHALL NOT START DEMOLITION OF ANY FEATURE SHOWN ON THIS  
DRAWING UNTIL A STORM WATER POLLUTION PREVENTION PLAN IS INSTALLED AND  
COMPLETED.  
11. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS  
GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL OF ALL  
DEMOLISHED OR UNWANTED MATERIAL.  
12. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION.  
13. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL  
PROPERTY CORNERS AND SHALL HAVE AT HIS EXPENSE ALL CORNERS REPLACED  
WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.  
14. CONTRACTOR SHALL NOT DEMOLISH ANY WATER OR SANITARY SEWER LINE  
WITHOUT S.A.W.S. APPROVAL.  
15. CONTRACTOR SHALL INSTALL A MINIMUM 6-FOOT HIGH, CHAIN LINK, PROTECTIVE  
FENCE ALONG THE PERIMETER OF THE CONSTRUCTION/DEMOLITION LIMITS.  
PROTECTIVE FENCE SHALL BE IN PLACE BEFORE ANY DEMOLITION OR  
CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR  
THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE SPECIAL CARE TO  
INSTALL VEHICULAR BARRIERS AND FENCING TO PROHIBIT VEHICULAR AND  
PEDESTRIAN ACCESS TO THAT AREA CONTRACTOR SHALL COORDINATE WITH THE  
OWNER TO ENSURE THAT FENCING AND BARRIERS INSTALLED ARE ADEQUATE.

**EXISTING UTILITY NOTES:**  
1. THIS PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA  
AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A  
SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS  
OBTAINED FROM UTILITY COMPANIES.  
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES  
BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO  
EXCAVATION.  
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED  
UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE  
CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS  
DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE  
CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO  
CONSTRUCTION.  
4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE  
ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR  
PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
THE PROTECTING EXISTING UTILITIES DURING CONSTRUCTION WHETHER SHOWN ON  
THE PLANS OR NOT.

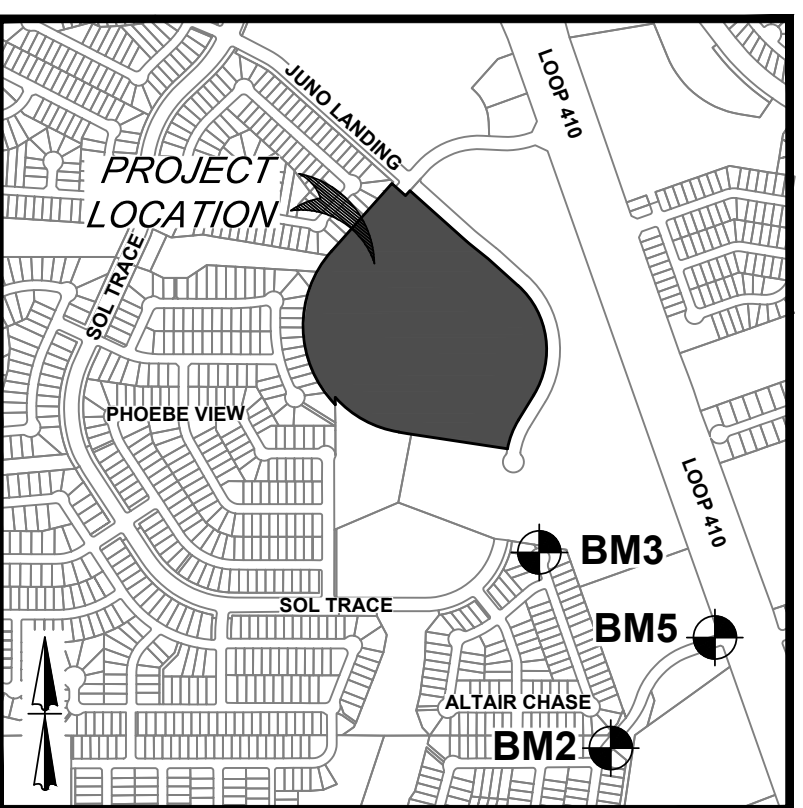
**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**  
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REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE  
ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO  
IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS,  
PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT  
DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS  
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**CAUTION!!:** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR  
PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE  
AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC,  
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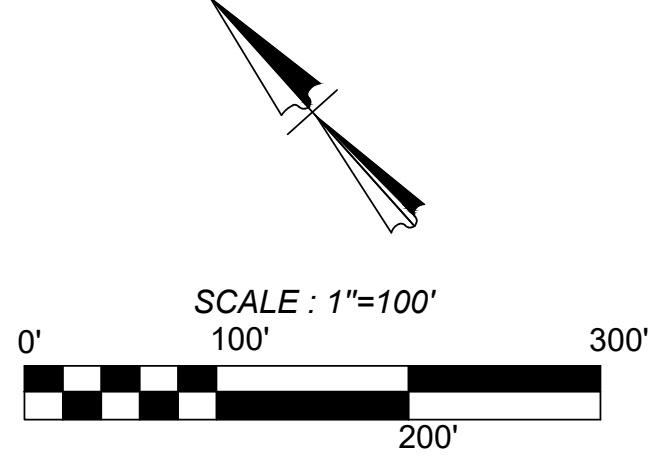
**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY.  
TREES TO REMAIN AND TREES TO BE REMOVED, TREES ARE  
SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



- KEY NOTES**
- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 16' G.E.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 70' G.E.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 8X16' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 28' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 12' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9565, PAGE 204)
  - EXISTING 16' G.E.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
  - EXISTING 30' G.E.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
  - EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
  - EXISTING 28' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
  - EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
  - EXISTING 17' G.E.T.V., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
  - 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

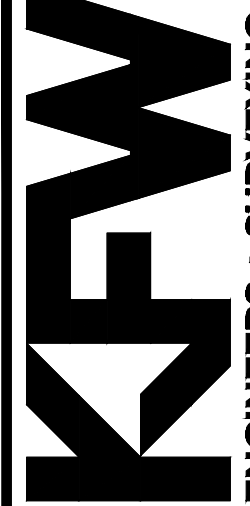


LOCATION MAP  
N. T. S.




**LEGEND**

- LIMITS OF CONSTRUCTION** [Symbol]
- PROPERTY LINE** [Symbol]
- ADJACENT PROPERTY LINE** [Symbol]
- EXISTING FLOOD PLAIN** [Symbol]
- EXISTING CONCRETE** [Symbol]
- EXISTING CURB** [Symbol]
- EXISTING CURB TO BE REMOVED** [Symbol]
- EXISTING SANITARY SEWER MANHOLE** [Symbol]
- EXISTING ELECTRIC BOX** [Symbol]
- EXISTING TELEPHONE PEDESTAL** [Symbol]
- EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]
- EXISTING WATER LINE** [Symbol]
- EXISTING SEWER LINE** [Symbol]
- EXISTING GAS LINE** [Symbol]
- EXISTING CONTOURS** [Symbol]
- SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET [Symbol]
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL** [Symbol]



**ENGINEERS + SURVEYING**  
342 E. Passeros Pkwy., Suite 200, San Antonio, TX 78231  
Tel: 214-591-1441  
Toll Free: 1-800-591-1441  
TBPIS Form # 9513 - TBPIS Form # 10/22/2001

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	AD	ADA COMMENTS
2	08/21/23	AD	QTY COMMENTS
3	09/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EXISTING CONDITIONS SHEET

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: DECEMBER 2023  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C1.1**



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

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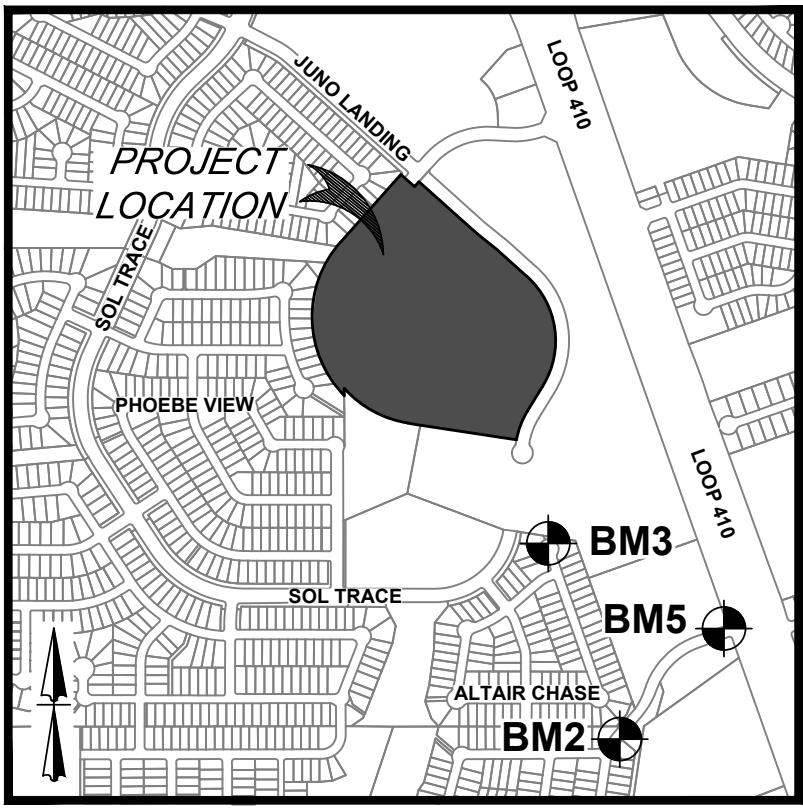
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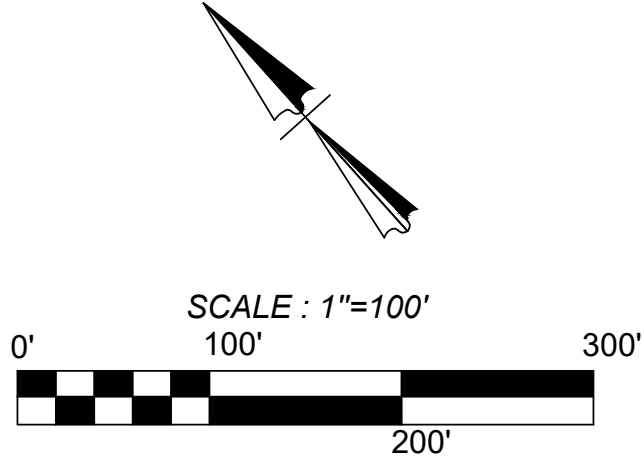
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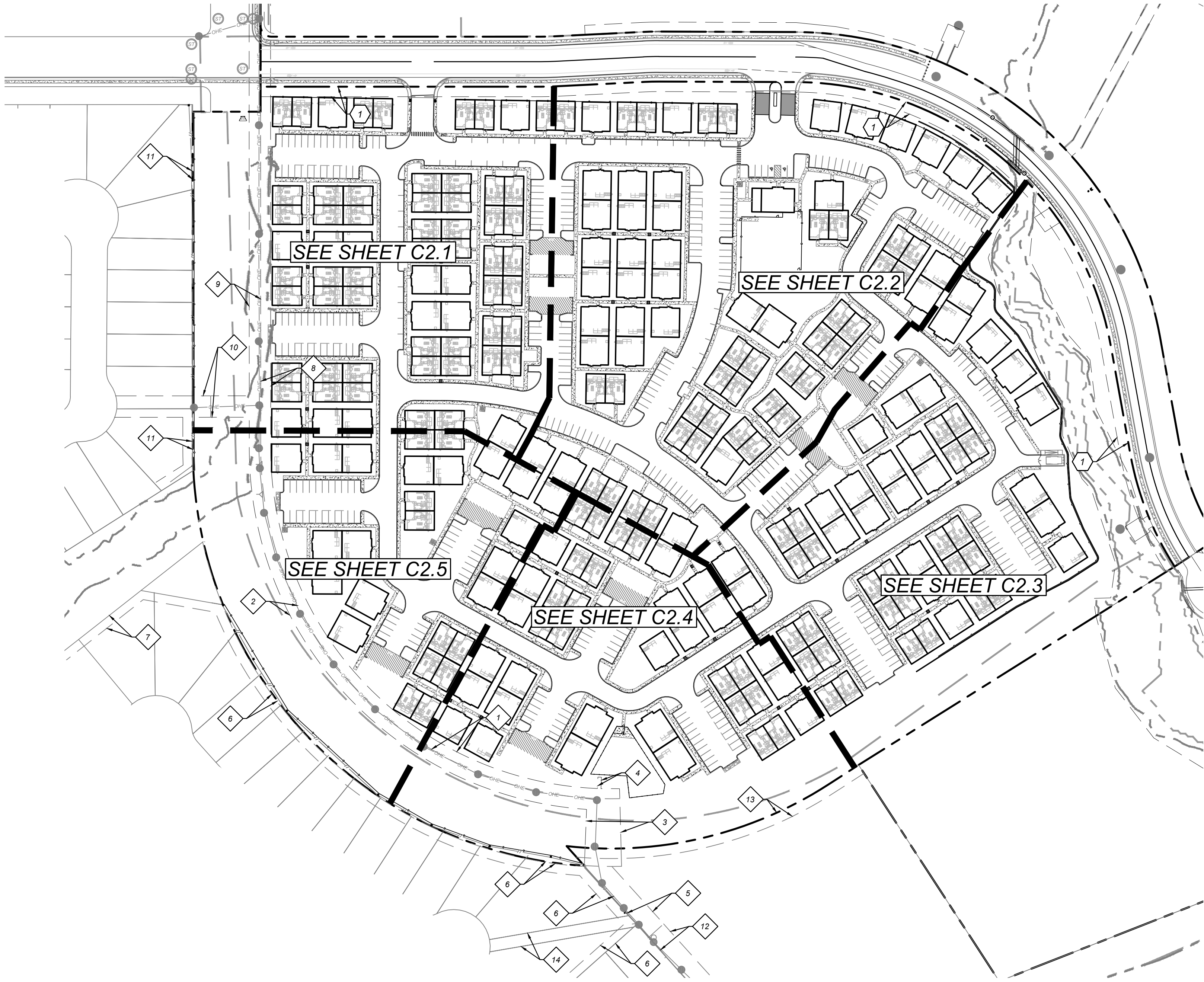
LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION**
- PROPERTY LINE**
- ADJACENT PROPERTY LINE**
- EXISTING CONCRETE**
- EXISTING CURB**
- EXISTING SANITARY SEWER MANHOLE**
- EXISTING OVERHEAD  
UTILITY AND POWER POLE**
- PROPOSED CURB**
- PROPOSED RIBBON CURB**
- PROPOSED SIDEWALK**
- SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET
- EXISTING TREE, REFERENCE  
LANDSCAPE PLANS FOR TREE  
PRESERVATION AND TREE REMOVAL**

TRAFFIC / SW SUMMARY TABLE	
Building Use	CASITAS
BUILDING TYPE 1	138 UNITS
BUILDING TYPE 2	97 UNITS
BUILDING TYPE 3	12 UNITS
AMENITY CENTER	0 UNITS
Total Units	247
<b>PARKING STORAGE STANDARDS</b>	
Minimum Parking Ratio	1.5 PER UNIT
Maximum Parking Ratio	2 PER UNIT
<b>REGULAR</b>	
Minimum Required Parking (1.5*247 UNITS)	371
Maximum Required Parking (2*247 UNITS)	494
Min. Req. Parking Bldg. Ty 1 (1.5*138 UNITS)	207
Min. Req. Parking Bldg. Ty 1 (2*138 UNITS)	276
Min. Req. Parking Bldg. Ty 2 (1.5*97 UNITS)	146
Min. Req. Parking Bldg. Ty 2 (2*97 UNITS)	194
Min. Req. Parking Bldg. Ty 3 (1.5*12 UNITS)	18
Min. Req. Parking Bldg. Ty 3 (2*12 UNITS)	24
<b>Agencies/Owner/Developer/Planner</b>	
Surface Parking	359
Required Parking	494
Covered Parking	56
Total Spaces Provided	461
Minimum Required Bike Spaces (10% min. parking, 24 max)	24
Proposed Bike Spaces	24
Proposed Bike Racks	12
<b>HANDICAPPED (ADA)</b>	
Required H.C. Parking (Including van)	1
Required V.A. Parking	1
Proposed H.C. Parking (Including van)	1
Proposed V.A. Parking	1



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
OVERALL SITE PLAN

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C2.0

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Drive, Suite 200, San Antonio, TX 78211  
Tel: 214-520-1111  
Toll Free: 1-800-368-1111  
Taxes: 10% (TX) 10% (TX) 10% (TX)

REVISIONS	ISSUE DATE
1	07/16/23
2	08/21/23
3	09/11/23
4	10/23/23
5	12/12/23



ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

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

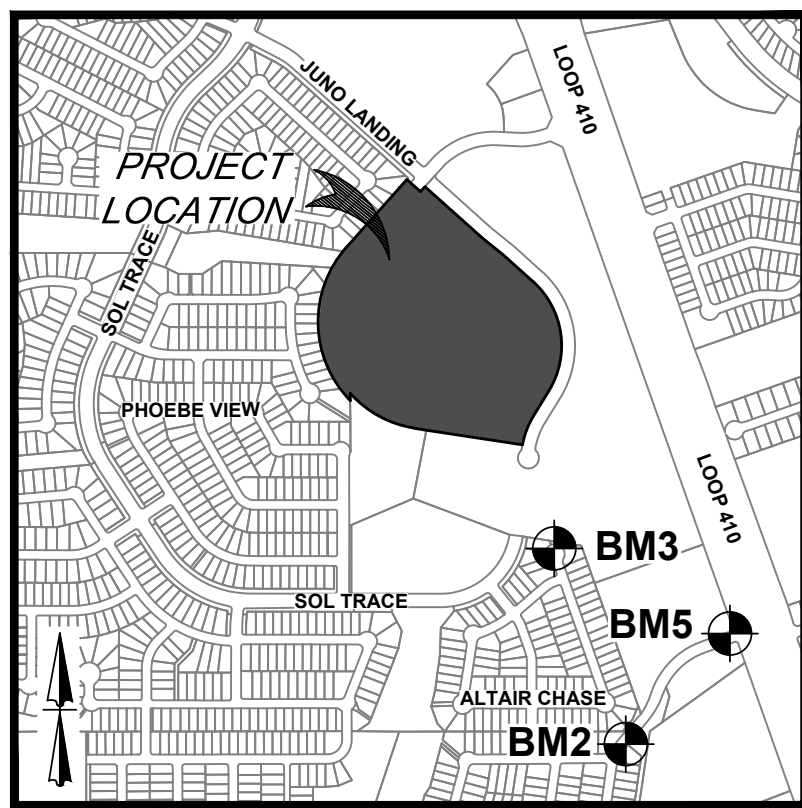
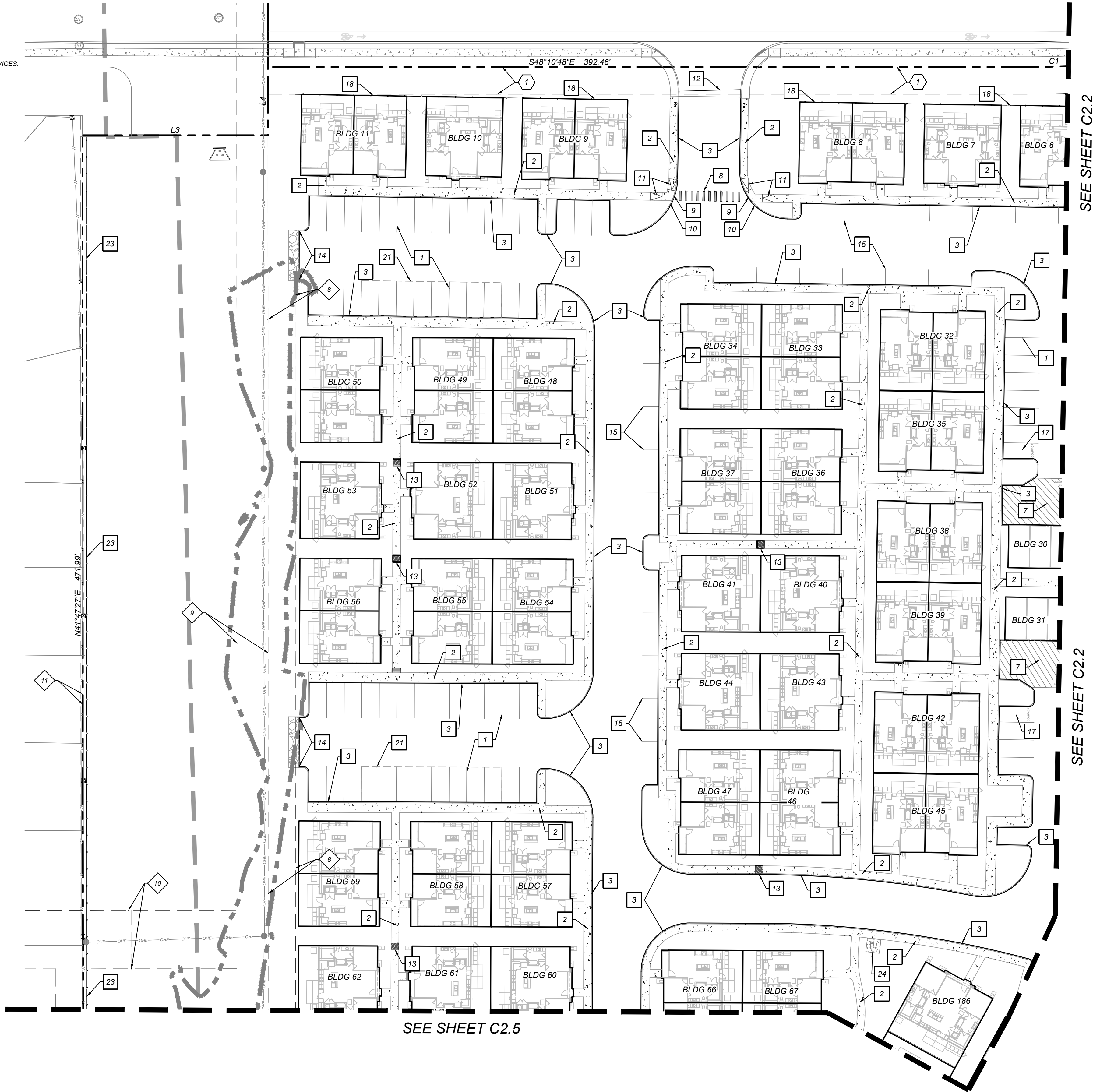
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**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

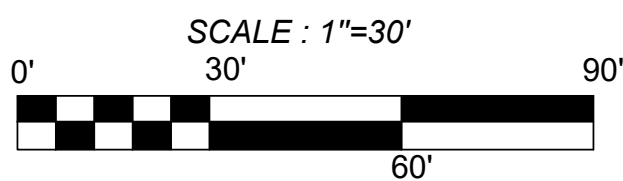
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**KEY NOTES**

- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
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LOCATION MAP  
N. T. S.



**KEY NOTES**

- 1 TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)
- 2 PROPOSED SIDEWALK (SEE DETAIL 2/C8.0)
- 3 PROPOSED 6" CURB (SEE DETAIL 3/C8.0)
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- 20 PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)
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- 26 DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

**LEGEND**

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD UTILITY AND POWER POLE
- PROPOSED CURB
- PROPOSED RIBBON CURB
- PROPOSED SIDEWALK
- PARKING STALL COUNT
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
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LINE TABLE		
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SEE SHEET C2.5

SEE SHEET C2.2

SEE SHEET C2.2

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SITE PLAN (1 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C2.1**

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Drive, Suite 200, San Antonio, TX 78211  
TYPE Form # 9513 - TPLS Form # 10-22-200

ISSUE DATE  
01/16/23  
02/21/23  
09/11/23  
10/23/23  
12/12/23

REVISIONS  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER  
UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
MEH/Hilbig



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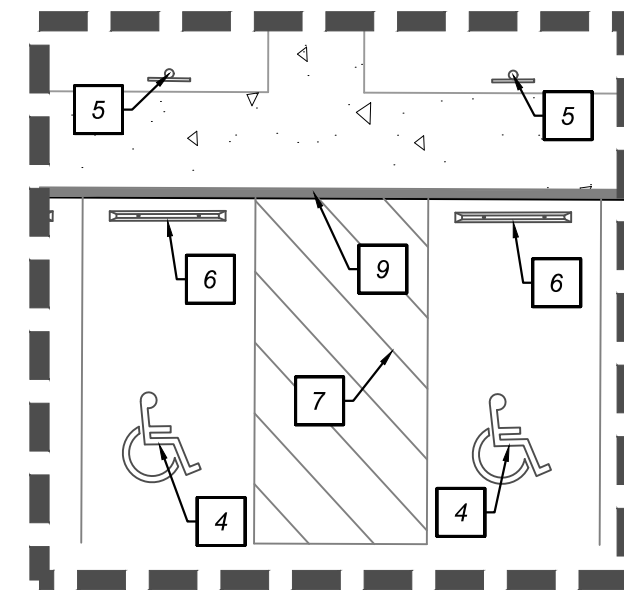
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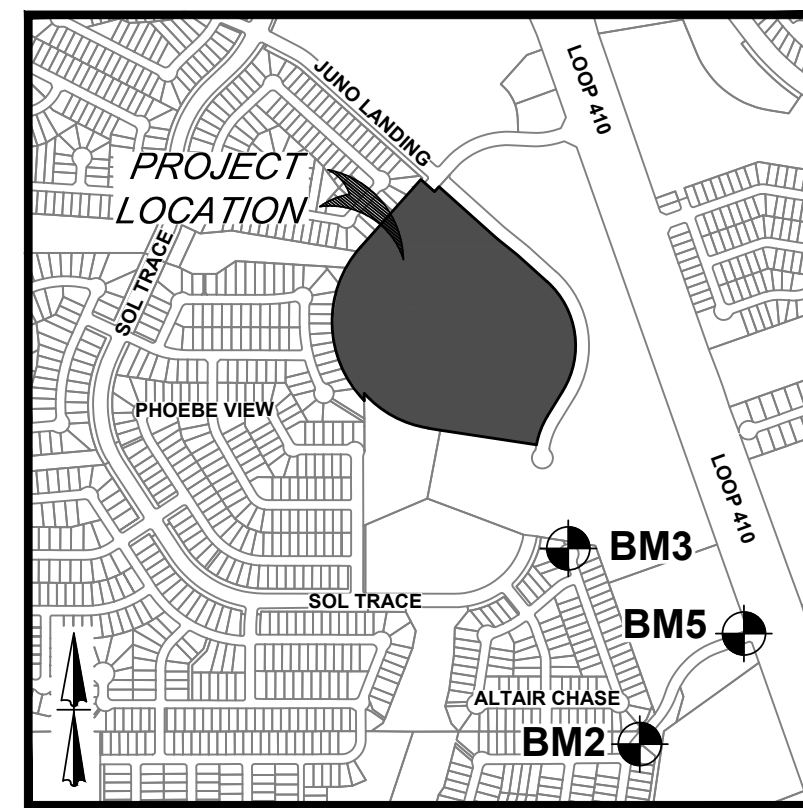
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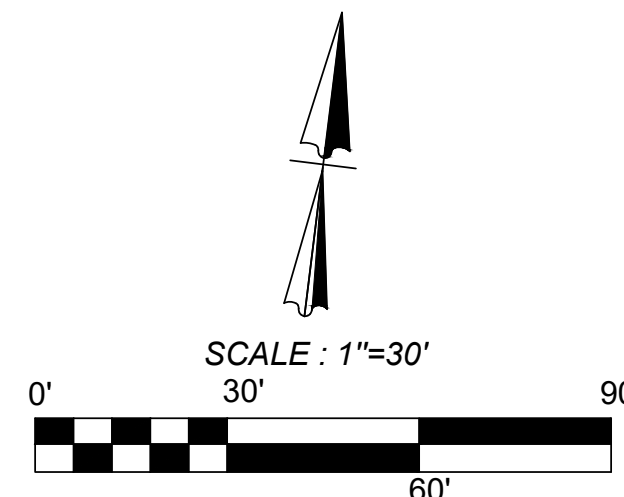
DETAIL "B"  
SCALE: 1"= 10"

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LOCATION MAP  
N. T. S.



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7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SITE PLAN (2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C2.2**

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 5513 - TPLS Form # 10/22/2010

ISSUE DATE	REVISIONS	ADA COMMENTS	CITY COMMENTS	OWNER CHANGES	ADA CHANGES	AMENITY CENTER UPDATES
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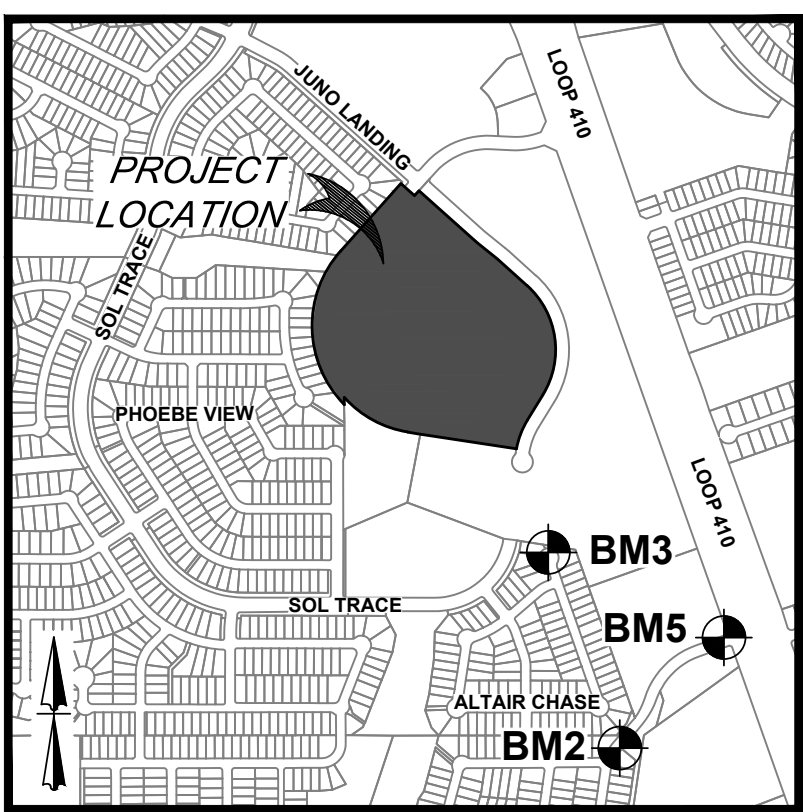
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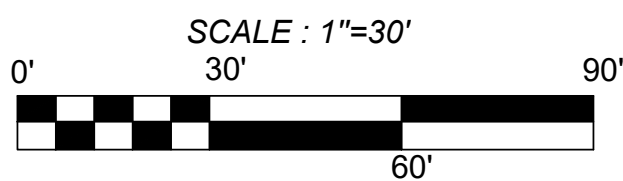
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**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION**
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD UTILITY AND POWER POLE
- PROPOSED CURB
- PROPOSED RIBBON CURB
- PROPOSED SIDEWALK
- PARKING STALL COUNT
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

**KEY NOTES**

- 1 TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)
- 2 PROPOSED SIDEWALK (SEE DETAIL 2/C8.0)
- 3 PROPOSED 6" CURB (SEE DETAIL 3/C8.0)
- 4 HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0)
- 5 HANDICAP SIGN (SEE DETAIL 5/C8.0)
- 6 WHEEL STOP (SEE DETAIL 6/C8.0)
- 7 CROSS HATCH STRIPING (SEE DETAIL 7/C8.0)
- 8 CROSSWALK (SEE DETAIL 8/C8.0)
- 9 RIBBON CURB (SEE DETAIL 9/C8.0)
- 10 2' CURB TRANSITION (SEE DETAIL 10/C8.0)
- 11 PROPOSED RAMP (SEE DETAIL 11/C8.0)
- 12 ASPHALT / CONCRETE PAVEMENT JUNCTURE (SEE DETAIL 12/C8.0)
- 13 SIDEWALK BOX (SEE DETAIL 13/C8.0)
- 14 SAWTOOTH CURB (SEE DETAIL 14/C8.0)
- 15 PARALLEL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 15/C8.0)
- 16 MONUMENT SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 17 COMPACT PARKING SPACES (SEE DETAIL 17/C8.0)
- 18 SECURITY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 19 RETAINING WALL WITH FALL PROTECTION (DESIGN BUILD BY CONTRACTOR)
- 20 PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)
- 21 CARPORTS (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 22 AMENITY AREA (REFERENCE LANDSCAPE PLANS FOR DETAILS)
- 23 PRIVACY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 24 BIKE RACK (SEE DETAIL 16/C8.0)
- 25 RETAINING WALL FENCE LINE (REFERENCE LANDSCAPE PLANS FOR DETAILS)
- 26 DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SITE PLAN (3 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C2.3



**KFW**  
**ENGINEERS + SURVEYING**  
3421 Pecos Drive, Suite 200, San Antonio, TX 78231  
Phone: 214-521-1441  
Fax: 214-521-1441  
TPI's Form # 10-22300

REVISIONS	ISSUE DATE
1	07/16/23
2	08/21/23
3	09/11/23
4	10/23/23
5	12/12/23





**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO  
THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE.  
1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.  
1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.  
(210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**KEY NOTES**

- EXISTING 14' G.E.T.V. EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V. SANITARY SEWER,  
WATER, AND DRAINAGE EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 10' G.E.T.V. SANITARY SEWER,  
WATER, AND DRAINAGE EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 8X16' G.E.T.V. EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 28' G.E.T.V. EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE  
NON-ACCESS EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.V. EASEMENT  
(BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.V. EASEMENT  
(VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.V. SANITARY SEWER,  
WATER, AND DRAINAGE EASEMENT  
(VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.V. SANITARY SEWER,  
WATER, AND DRAINAGE EASEMENT  
(VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE  
NON-ACCESS EASEMENT  
(VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.V. EASEMENT  
(VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.V. EASEMENT  
(VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.V. GREENBELT  
DRAIN, AND ACCESS EASEMENT  
(BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE,  
& CABLE TV EASEMENT

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR  
STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL  
REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE  
ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO  
IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS,  
PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT  
DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS  
AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY  
PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH  
EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY  
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PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND  
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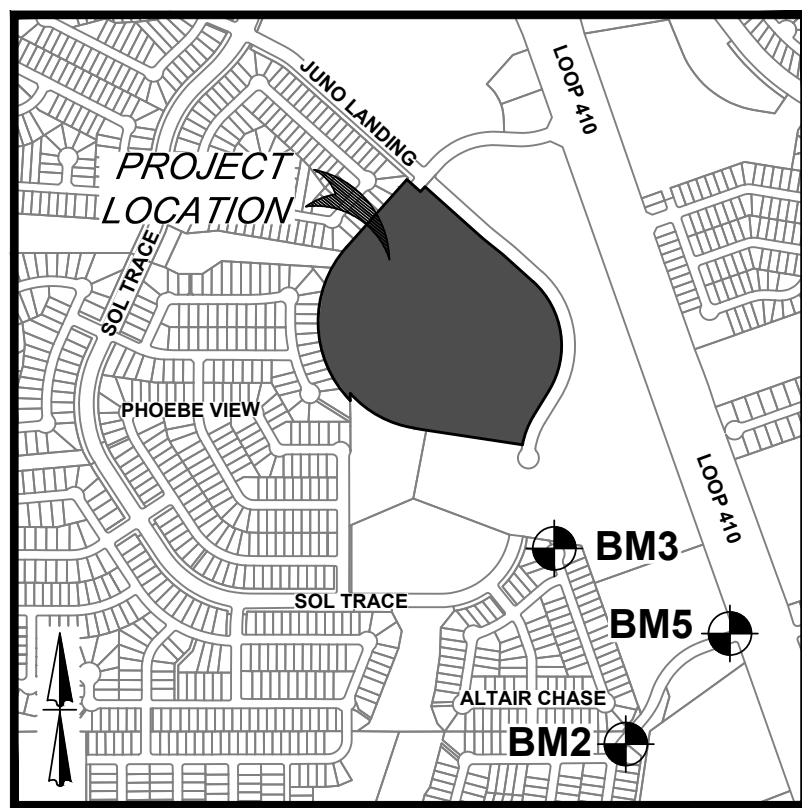
**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY,  
TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE  
SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

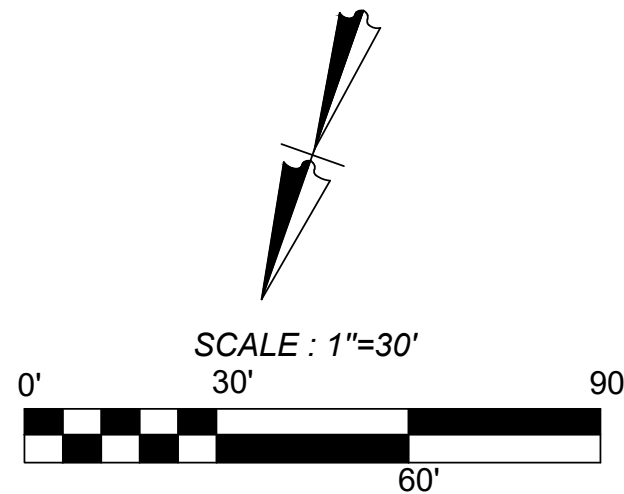
LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

**KEY NOTES**

- TYPICAL PARKING SPACES AND  
PARKING STRIPES (SEE DETAIL 1/C8.0)
- PROPOSED SIDEWALK  
(SEE DETAIL 2/C8.0)
- PROPOSED 6" CURB  
(SEE DETAIL 3/C8.0)
- HANDICAP PARKING SYMBOL  
(SEE DETAIL 4/C8.0)
- HANDICAP SIGN  
(SEE DETAIL 5/C8.0)
- WHEEL STOP  
(SEE DETAIL 6/C8.0)
- CROSS HATCH STRIPING  
(SEE DETAIL 7/C8.0)
- CROSSWALK  
(SEE DETAIL 8/C8.0)
- RIBBON CURB  
(SEE DETAIL 9/C8.0)
- 2' CURB TRANSITION  
(SEE DETAIL 10/C8.0)
- PROPOSED RAMP  
(SEE DETAIL 11/C8.0)
- ASPHALT / CONCRETE PAVEMENT  
JUNCTURE (SEE DETAIL 12/C8.0)
- SIDEWALK BOX (SEE  
DETAIL 13/C8.0)
- SAWTOOTH CURB (SEE DETAIL 14/C8.0)
- PARALLEL PARKING SPACES AND  
PARKING STRIPES (SEE DETAIL 15/C8.0)
- MONUMENT SIGN (REFERENCE  
ARCHITECTURAL PLANS FOR DETAILS)
- COMPACT PARKING SPACES  
(SEE DETAIL 17/C8.0)
- SECURITY FENCE (REFERENCE  
ARCHITECTURAL PLANS FOR DETAILS)
- RETAINING WALL WITH FALL PROTECTION  
(DESIGN BUILD BY CONTRACTOR)
- PROPOSED STAMPED COLORED  
CONCRETE (REFERENCE LANDSCAPE  
PLANS FOR COLOR AND PATTERN)
- CARPORTS (REFERENCE  
ARCHITECTURAL PLANS FOR DETAILS)
- AMENITY AREA (REFERENCE  
LANDSCAPE PLANS FOR DETAILS)
- PRIVACY FENCE (REFERENCE  
ARCHITECTURAL PLANS FOR DETAILS)
- BIKE RACK  
(SEE DETAIL 16/C8.0)
- RETAINING WALL FENCE LINE (REFERENCE  
LANDSCAPE PLANS FOR DETAILS)
- DUMPSTER ENCLOSURE (REFERENCE  
ARCHITECTURAL PLANS FOR DETAILS)



LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION** [Symbol]
- PROPERTY LINE** [Symbol]
- ADJACENT PROPERTY LINE** [Symbol]
- EXISTING CONCRETE** [Symbol]
- EXISTING CURB** [Symbol]
- EXISTING SANITARY SEWER MANHOLE** [Symbol]
- EXISTING OVERHEAD  
UTILITY AND POWER POLE** [Symbol]
- PROPOSED CURB** [Symbol]
- PROPOSED RIBBON CURB** [Symbol]
- PROPOSED SIDEWALK** [Symbol]
- PARKING STALL COUNT** [Symbol]
- EXISTING TREE. REFERENCE  
LANDSCAPE PLANS FOR TREE  
PRESERVATION AND TREE REMOVAL** [Symbol]

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SITE PLAN (4 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C2.4

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10-22-200

ISSUE DATE: 07/16/23  
REVISIONS: 07/16/23  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER  
UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
M. M. Hilbig

ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

- COORDINATION NOTES:**
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  - CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
  - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
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**KEY NOTES**

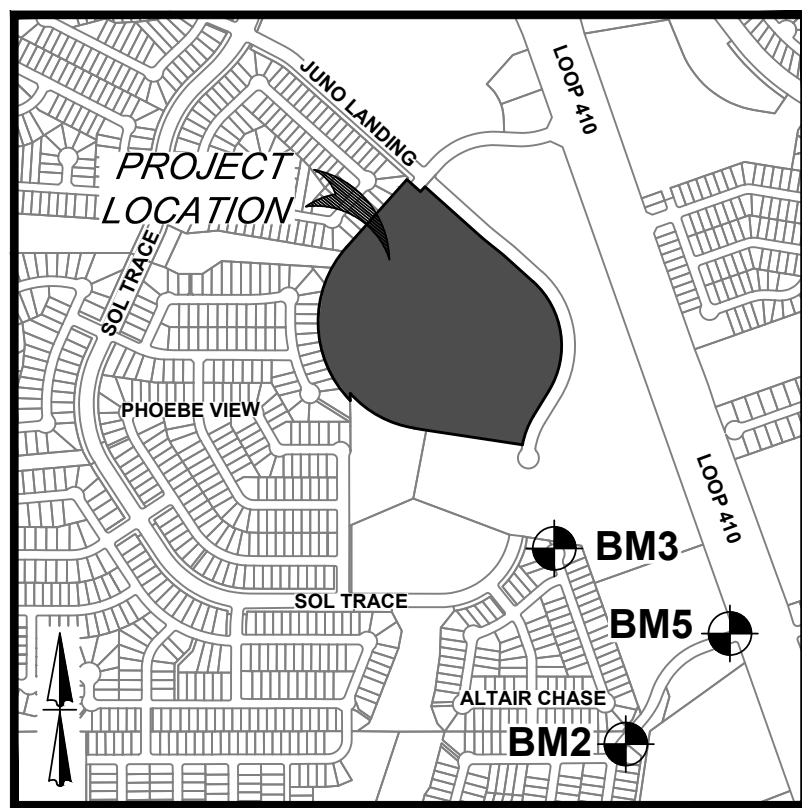
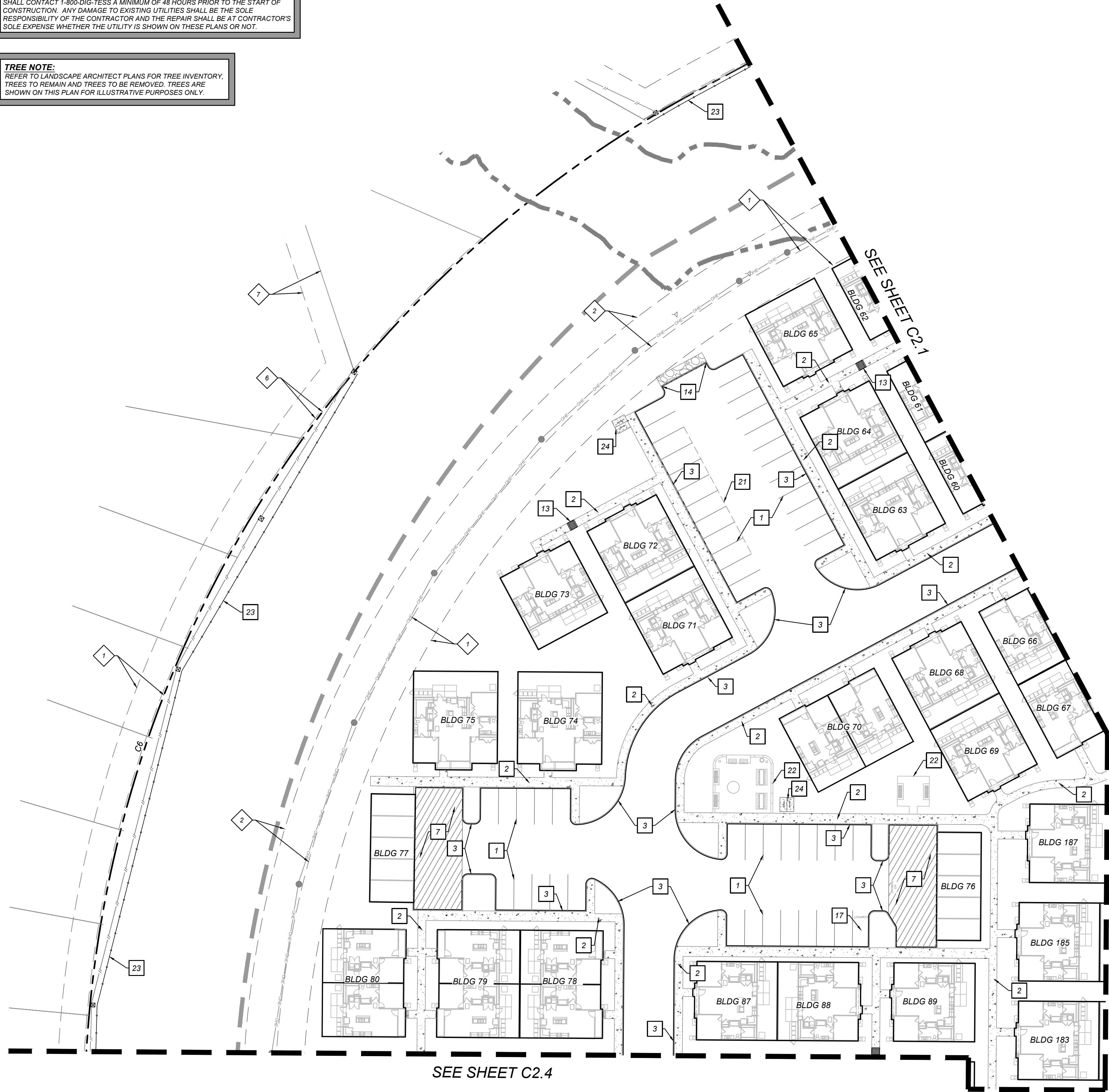
- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1" VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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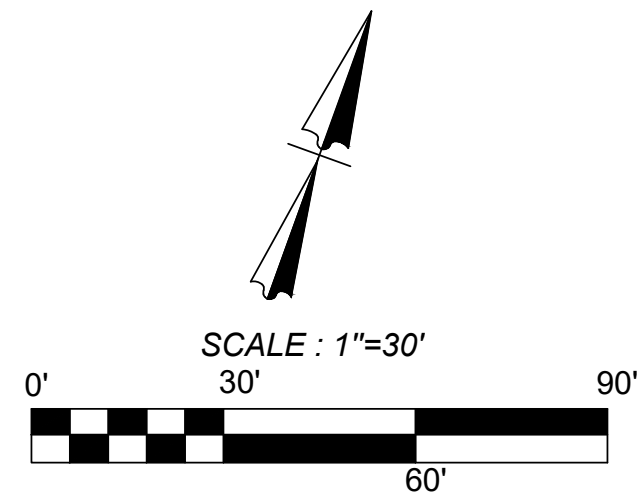
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LINE TABLE			Curve Table					
LINE	LENGTH	BEARING	Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
L1	50.00'	N81°05'23"W	C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
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L4	35.00'	N41°49'12"E	C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
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LOCATION MAP  
N. T. S.



**LEGEND**

**LIMITS OF CONSTRUCTION** [Symbol]

**PROPERTY LINE** [Symbol]

**ADJACENT PROPERTY LINE** [Symbol]

**EXISTING CONCRETE** [Symbol]

**EXISTING CURB** [Symbol]

**EXISTING SANITARY SEWER MANHOLE** [Symbol]

**EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]

**PROPOSED CURB** [Symbol]

**PROPOSED RIBBON CURB** [Symbol]

**PROPOSED SIDEWALK** [Symbol]

**PARKING STALL COUNT** [Symbol]

**EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL** [Symbol]

**KEY NOTES**

1 TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)	14 SAWTOOTH CURB (SEE DETAIL 14/C8.0)
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10 2' CURB TRANSITION (SEE DETAIL 10/C8.0)	23 PRIVACY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SITE PLAN (5 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C2.5**

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
Tel: 214-591-1441  
TBBE Firm # 9513 • TBBE Firm # 1022300

ISSUE FOR CONSTRUCTION

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	AD	ADA COMMENTS
2	08/21/23	AD	CITY COMMENTS
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**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

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BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
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**COORDINATION NOTES:**

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**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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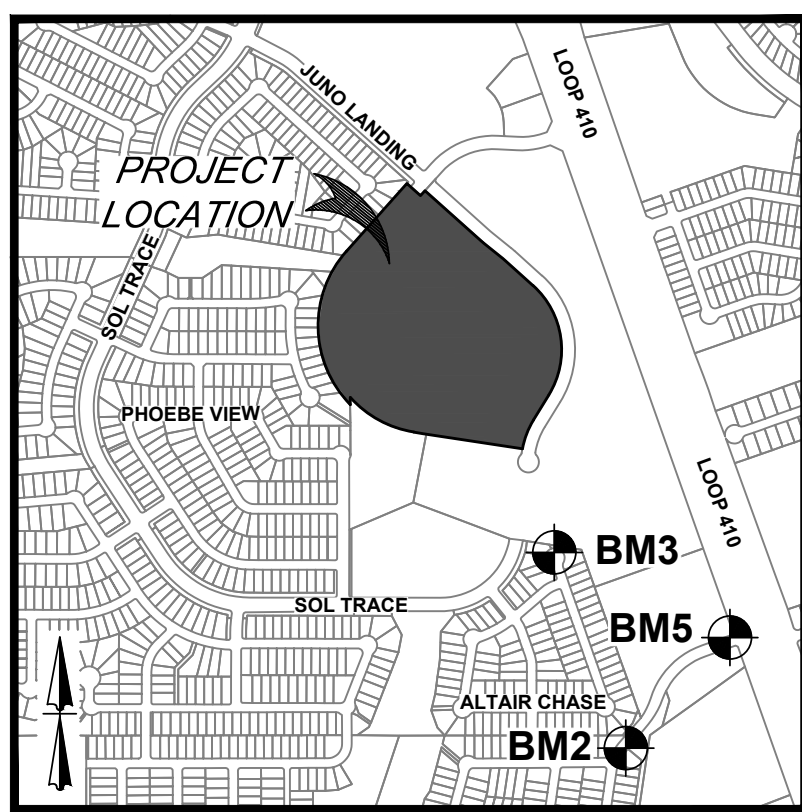
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LINE TABLE		
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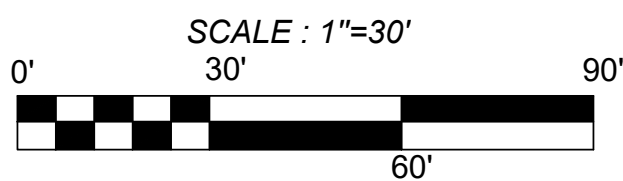
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**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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LOCATION MAP  
N. T. S.

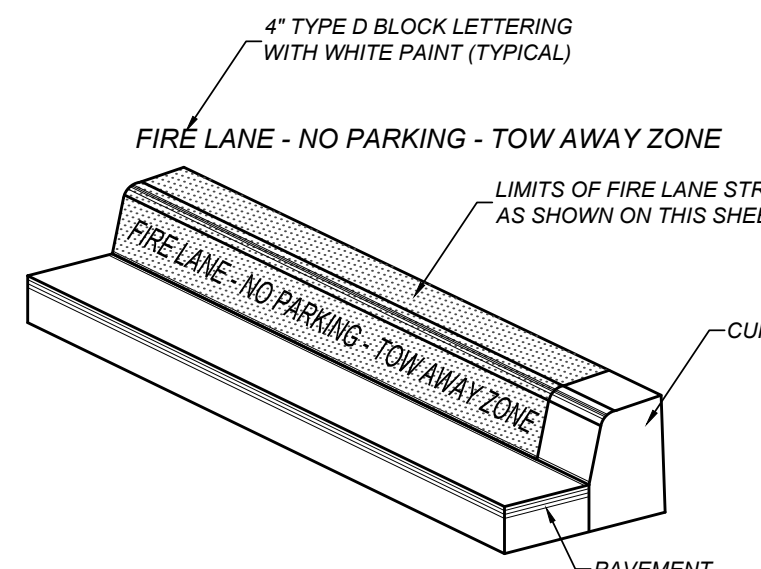


**LEGEND**

LIMITS OF CONSTRUCTION	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING OVERHEAD UTILITY AND POWER POLE	[Symbol]
EXISTING WATER LINE	---
PROPOSED CURB	---
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PROPOSED SIDEWALK	[Pattern]
PROPOSED FIRE WATER LINE	10" FW
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PROPOSED FIRE LANE	[Pattern]
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	[Symbol]

**APPLICATION:**

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N.T.S.

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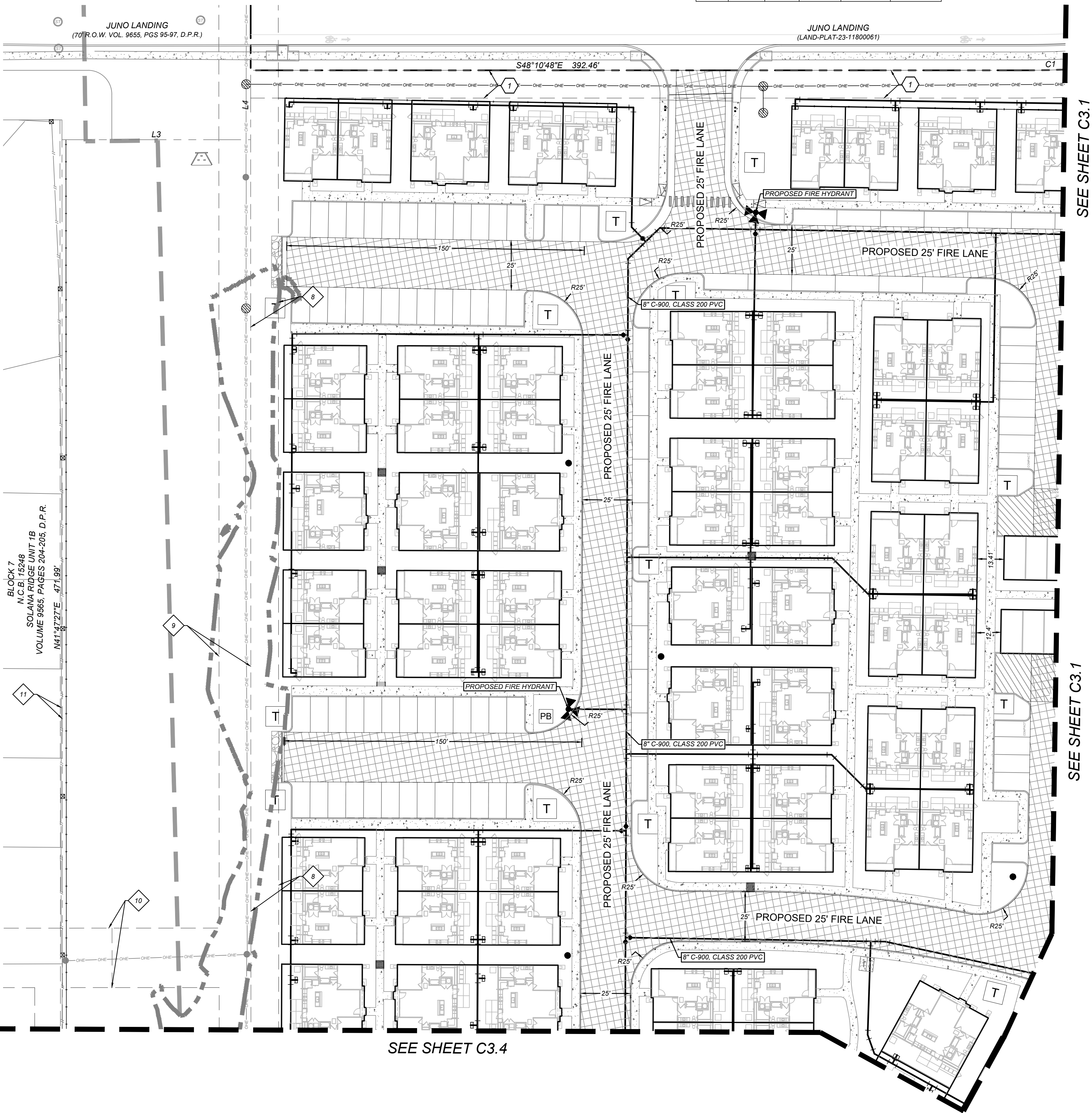


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FIRE LANE SIGN TYPE "C"  
N.T.S.



SEE SHEET C3.4

SEE SHEET C3.1

SEE SHEET C3.1

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
FIRE PROTECTION PLAN (1 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C3.0

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passero Drive, Suite 200, San Antonio, TX 78201  
Tel: 214-520-1411  
TPELS Form # 10-22-200

ISSUE DATE	6/16/23	8/21/23	9/11/23	10/23/23	12/12/23
REVISIONS	ADA COMMENTS	CITY COMMENTS	OWNER CHANGES	ADA CHANGES	AMENITY CENTER UPDATES



ISSUE FOR CONSTRUCTION







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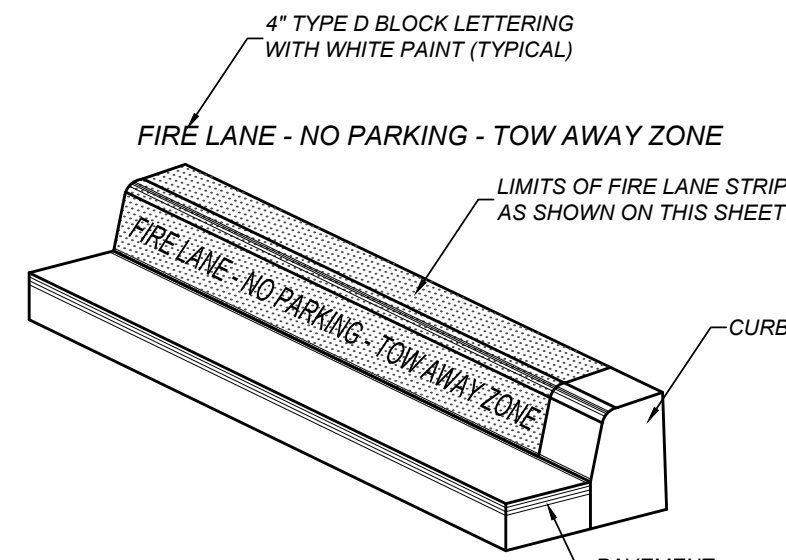
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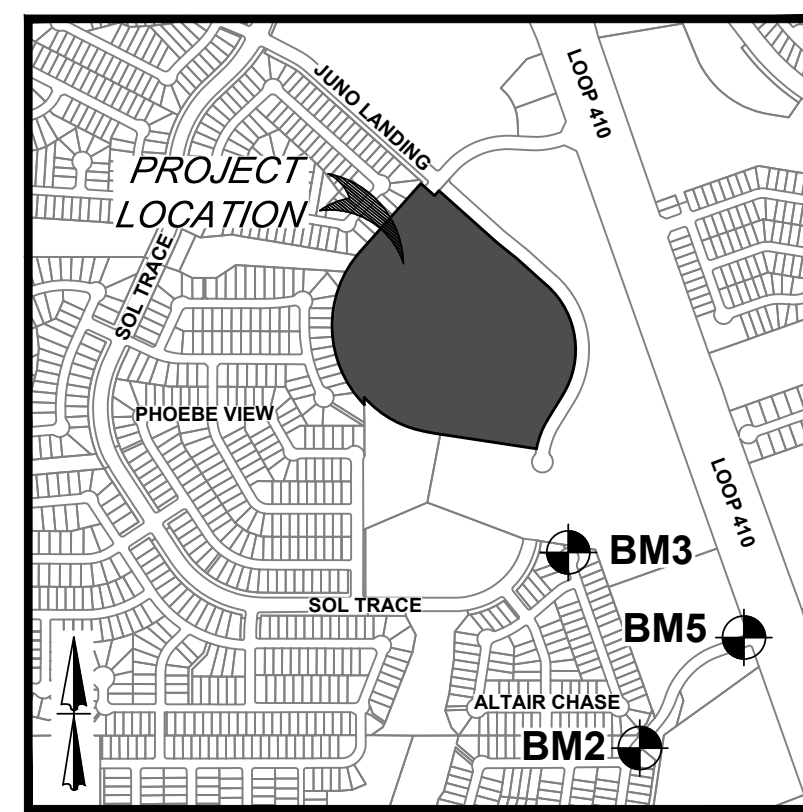
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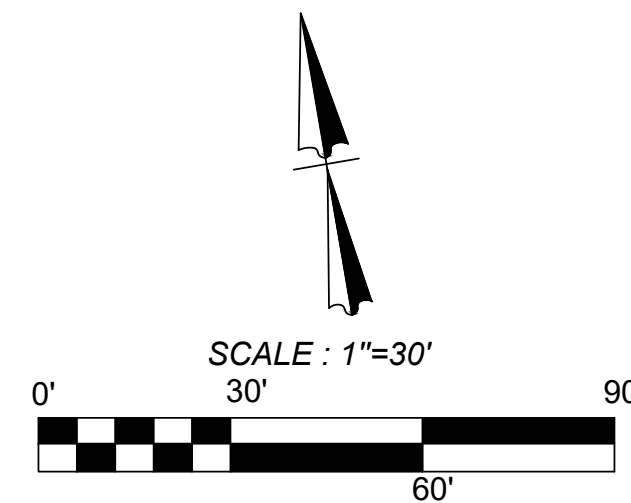
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**LOCATION MAP**  
N. T. S.



**LEGEND**

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EXISTING CONCRETE	▨
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EXISTING SANITARY SEWER MANHOLE	⊙
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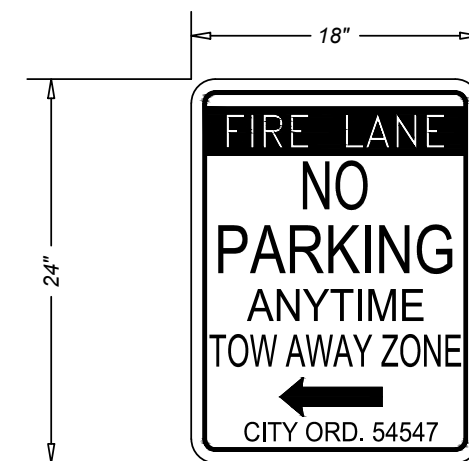


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7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
FIRE PROTECTION PLAN (3 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C3.2

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Presados Pkwy, Suite 200, San Antonio, TX 78231  
TEL: 214-520-1441  
FAX: 214-520-1442  
TYPE Form # 9513 - TPLS Form # 1022300

REVISIONS	DATE	ISSUE
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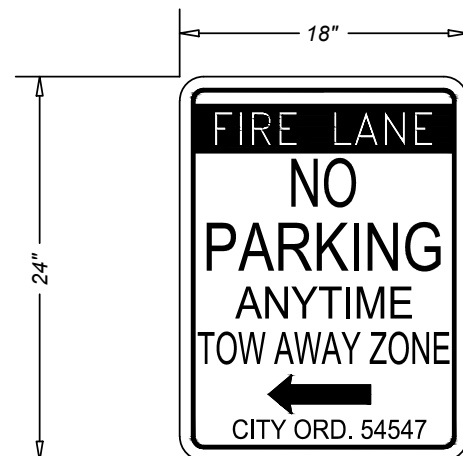


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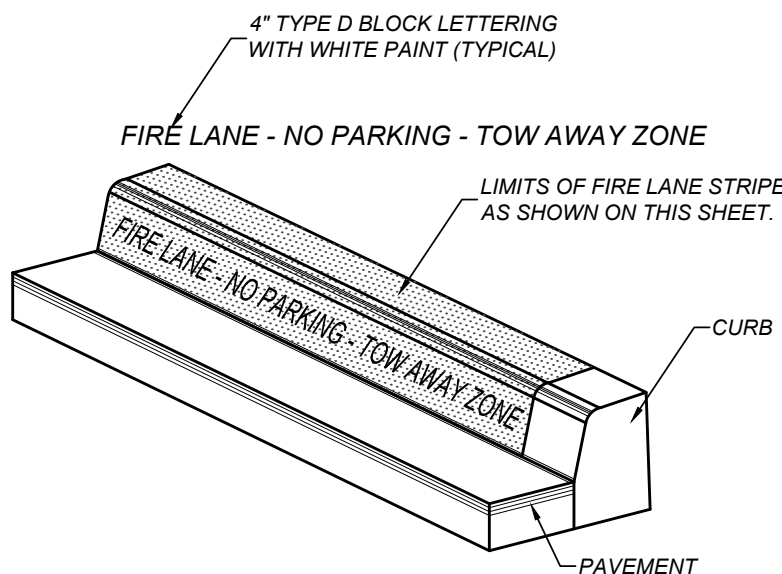
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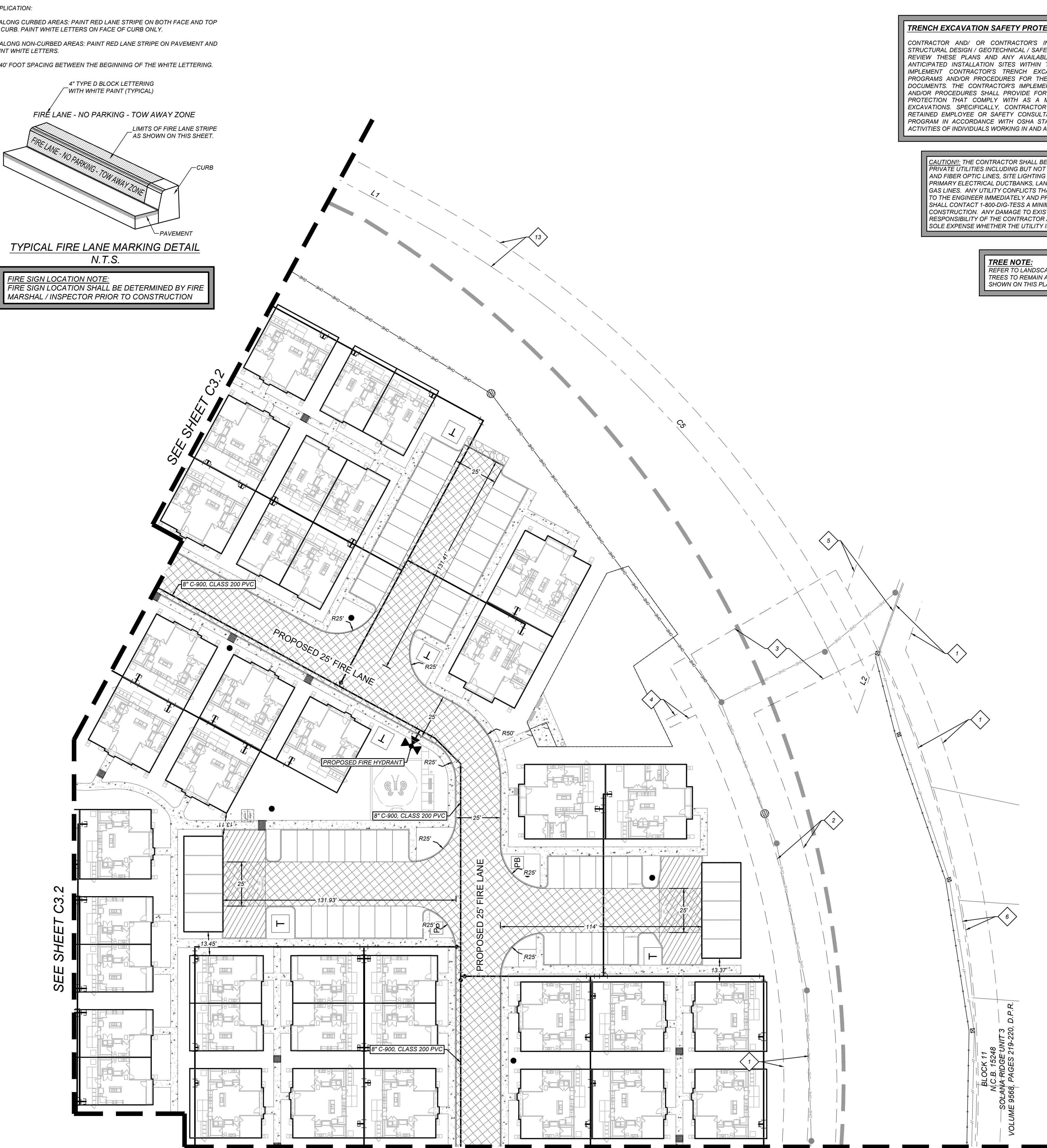
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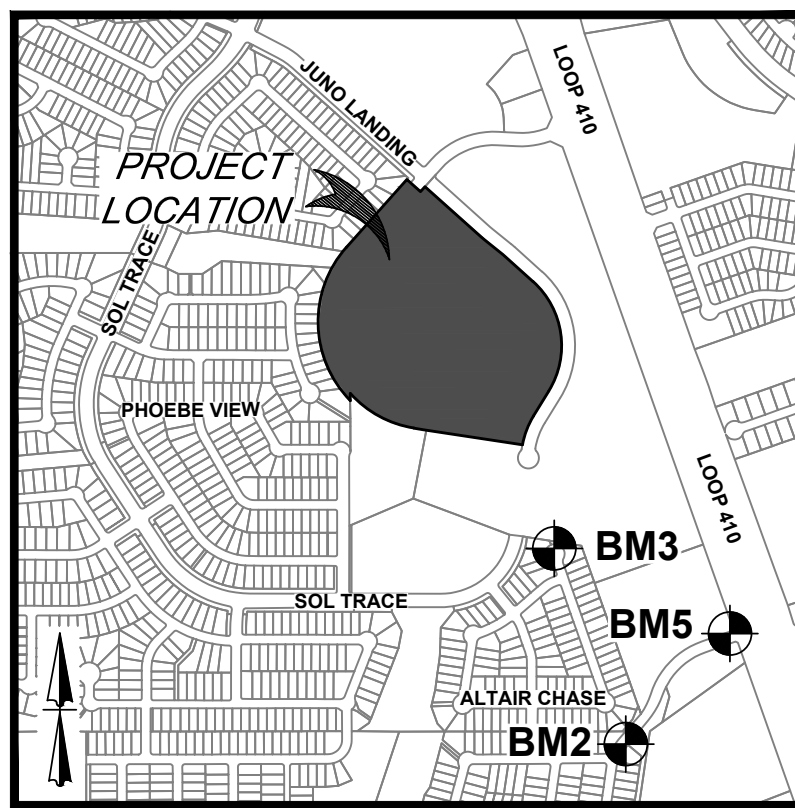
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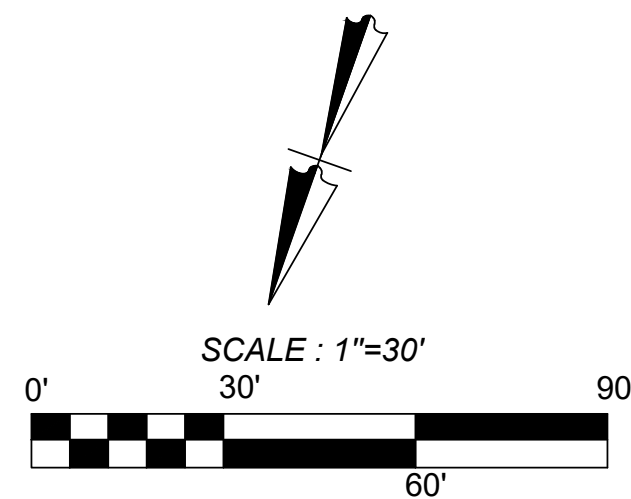
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**LOCATION MAP**  
N. T. S.



**LEGEND**

<b>LIMITS OF CONSTRUCTION</b>	
<b>PROPERTY LINE</b>	
<b>ADJACENT PROPERTY LINE</b>	
<b>EXISTING CONCRETE</b>	
<b>EXISTING CURB</b>	
<b>EXISTING SANITARY SEWER MANHOLE</b>	
<b>EXISTING OVERHEAD UTILITY AND POWER POLE</b>	
<b>EXISTING WATER LINE</b>	
<b>PROPOSED CURB</b>	
<b>PROPOSED RIBBON CURB</b>	
<b>PROPOSED SIDEWALK</b>	
<b>PROPOSED FIRE WATER LINE</b>	
<b>FIRE TRUCK HOSE PULL</b>	
<b>PROPOSED FIRE LANE</b>	
<b>EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL</b>	

**KEY NOTES**

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
FIRE PROTECTION PLAN (4 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C3.3

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Pkwy, Suite 200, San Antonio, TX 78211  
TEL: 210-591-1141 FAX: 210-591-1142  
TYPED BY: J. Miller  
DATE: 10/22/2020

REVISIONS

NO.	DATE	BY	REVISION
1	07/16/23	AD	ADA COMMENTS
2	08/21/23	AD	CITY COMMENTS
3	09/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil Engineering



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

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= 716.80' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
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**COORDINATION NOTES:**

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**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**  
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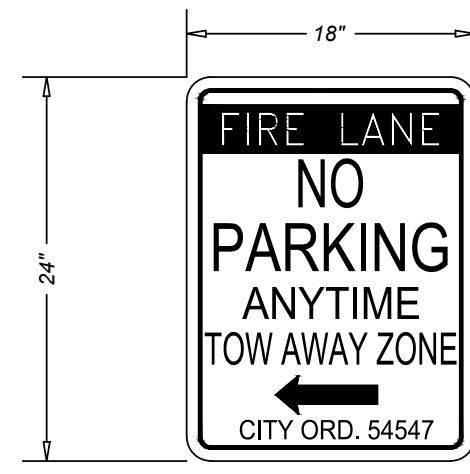
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NOTE: RED LETTERS & BORDER ON WHITE BACKGROUND  
LESS THAN 40' : ONE SIGN WITH DOUBLE ARROW  
40' TO 90' : TWO SIGNS WITH RIGHT AND LEFT ARROWS  
100' OR MORE : THREE SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE  
ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER

**FIRE LANE SIGN TYPE "A"**  
N.T.S.



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**FIRE LANE SIGN TYPE "B"**  
N.T.S.

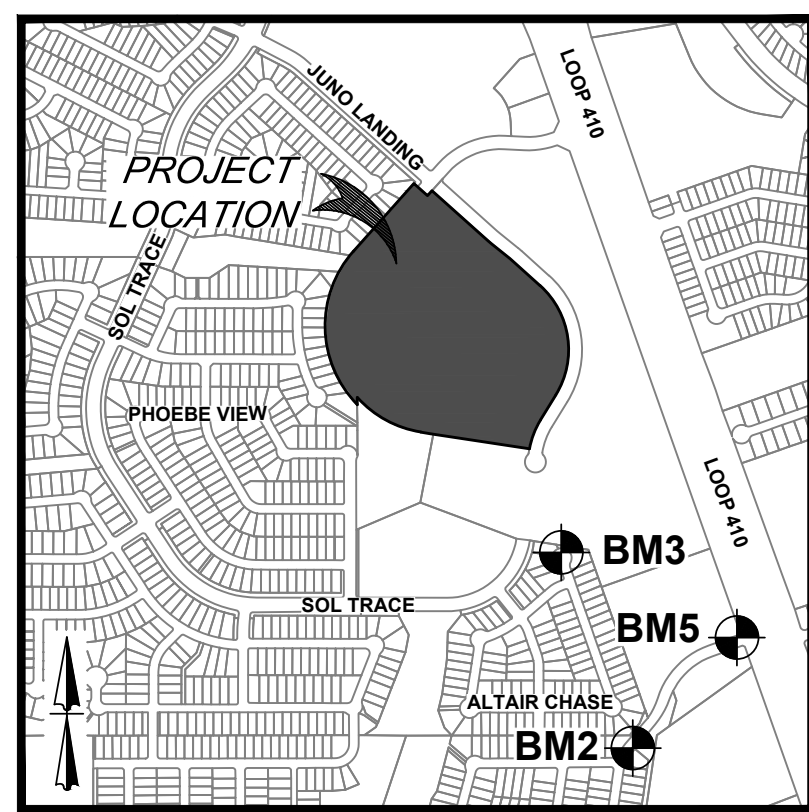


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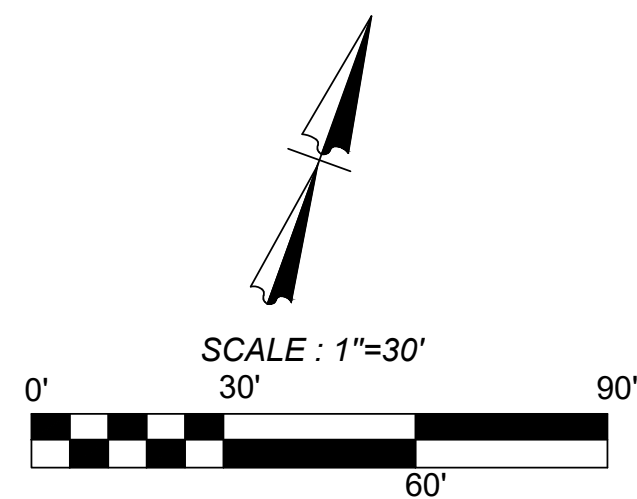
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N.T.S.

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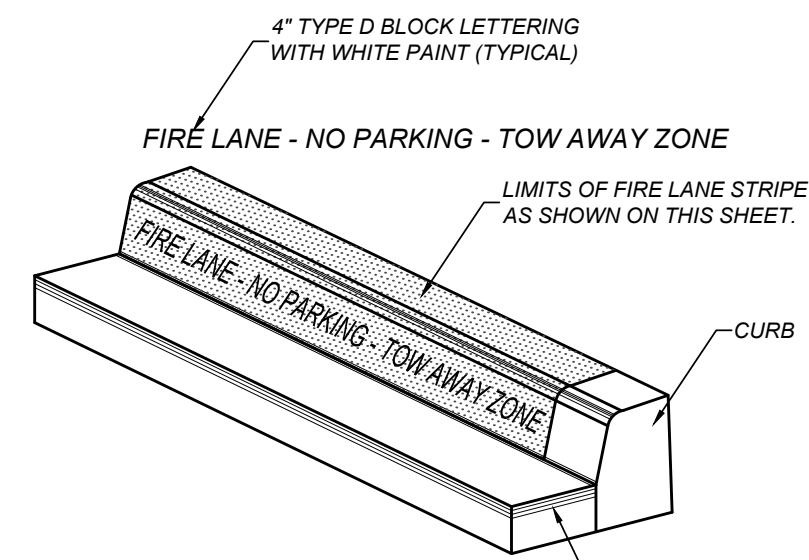
**LOCATION MAP**  
N. T. S.



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<b>EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL</b>	

- APPLICATION:
- ALONG CURBED AREAS: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY.
  - ALONG NON-CURBED AREAS: PAINT RED LANE STRIPE ON PAVEMENT AND PAINT WHITE LETTERS.
  - 40' FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.



**TYPICAL FIRE LANE MARKING DETAIL**  
N.T.S.

**FIRE SIGN LOCATION NOTE:**  
FIRE SIGN LOCATION SHALL BE DETERMINED BY FIRE MARSHAL / INSPECTOR PRIOR TO CONSTRUCTION

SEE SHEET C3.3

SEE SHEET C3.0

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
FIRE PROTECTION PLAN (5 OF 5)

PLAT NO. 23-11800061

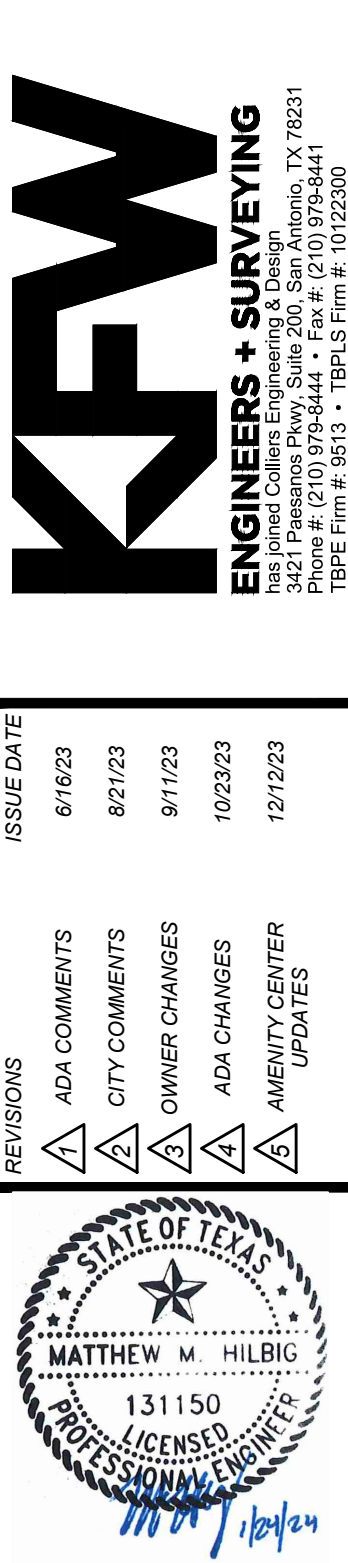
JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

**C3.4**



REVISIONS	ISSUE DATE	ISSUE FOR CONSTRUCTION
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**NOTES:**

- ALL DIMENSIONS ARE TO FACE OF CURB.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO SEPARATE PAY ITEM).
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY SERVICES DURING CONSTRUCTION.
- ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL COORDINATE POINTS FOR THE ROADWAY SYSTEM ARE TO FACE OF CURB.
- THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.

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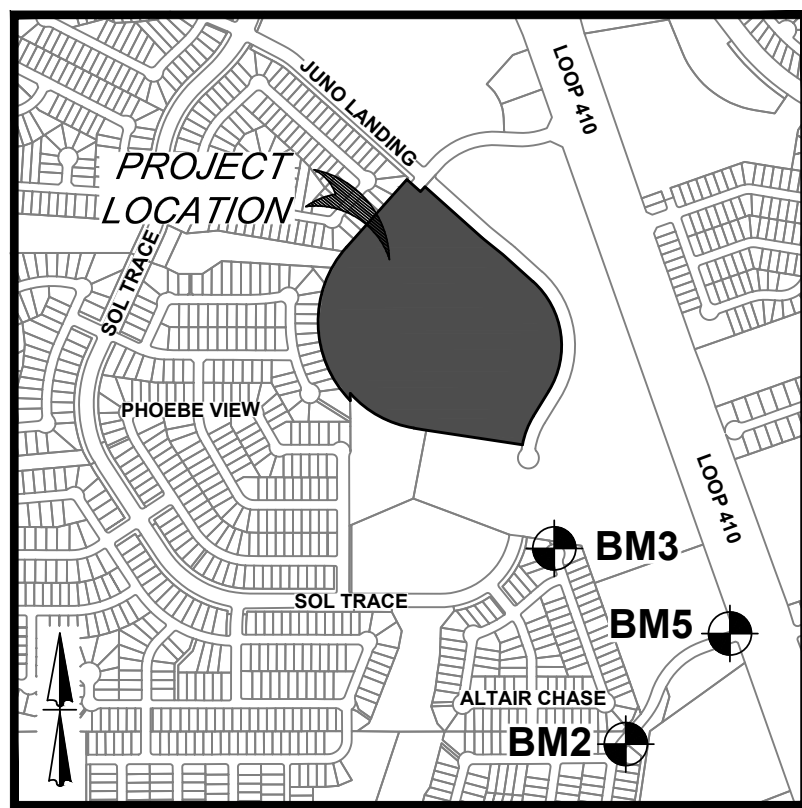
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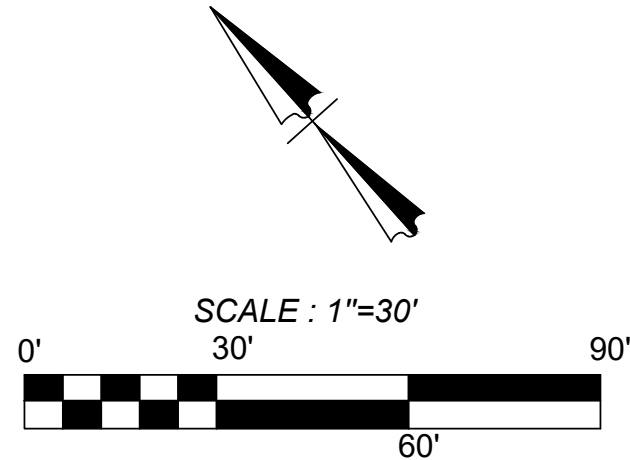
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N. T. S.



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- PARKING STALL COUNT
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
DIMENSION CONTROL PLAN (1 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C4.0

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
Type Form # 9513 - TPLS Form # 10-22-2010

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	AD	ADA COMMENTS
2	08/21/23	AD	CITY COMMENTS
3	09/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES





**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
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Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
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C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
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**KEY NOTES**

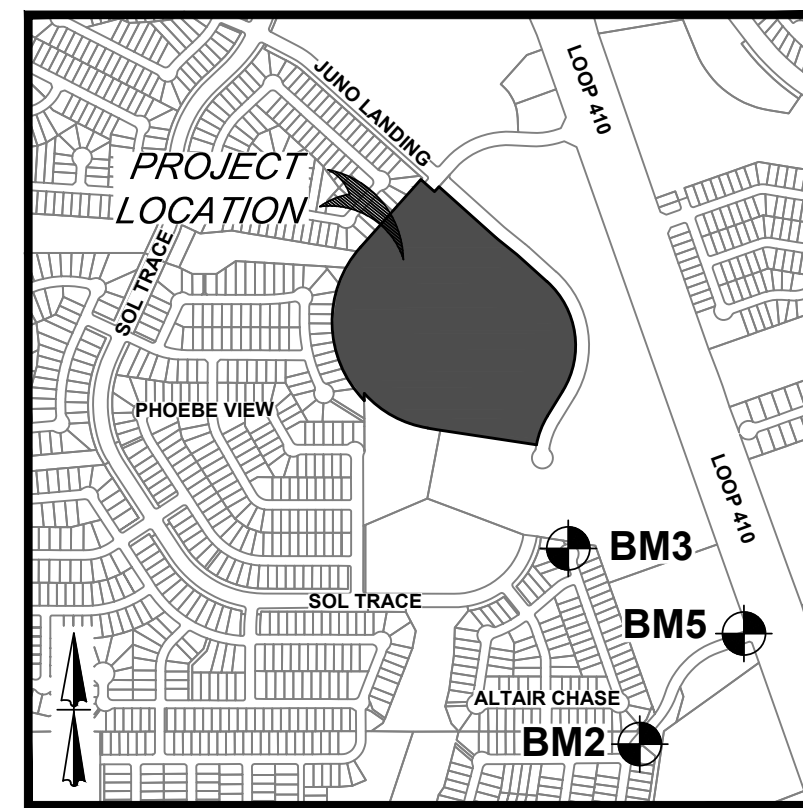
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**LEGEND**

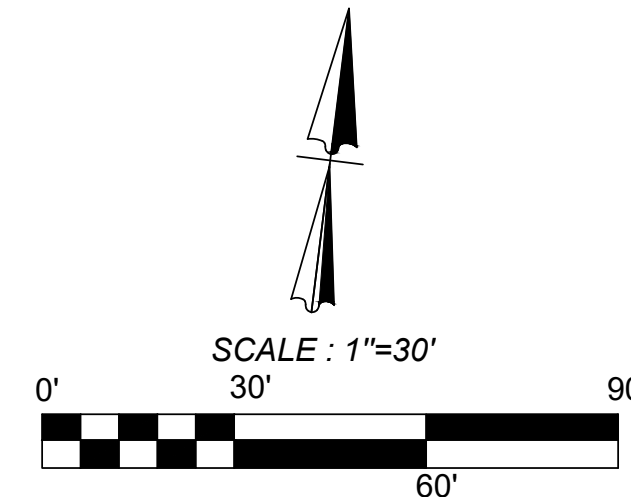
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- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**NOTES**

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- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
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- ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO SEPARATE PAY ITEM).
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- THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.



LOCATION MAP  
N. T. S.



**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
DIMENSION CONTROL PLAN (2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C4.1**



REVISIONS	DATE	DESCRIPTION
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**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Pkwy, Suite 200, San Antonio, TX 78201  
TYPE Form # 9513 - TPLS Form # 10-22-200



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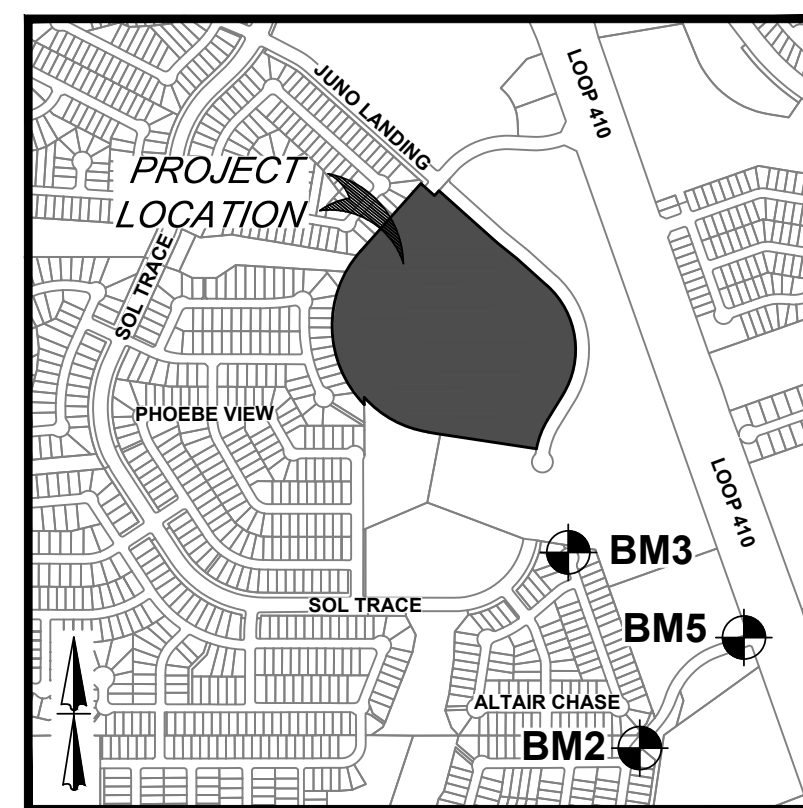
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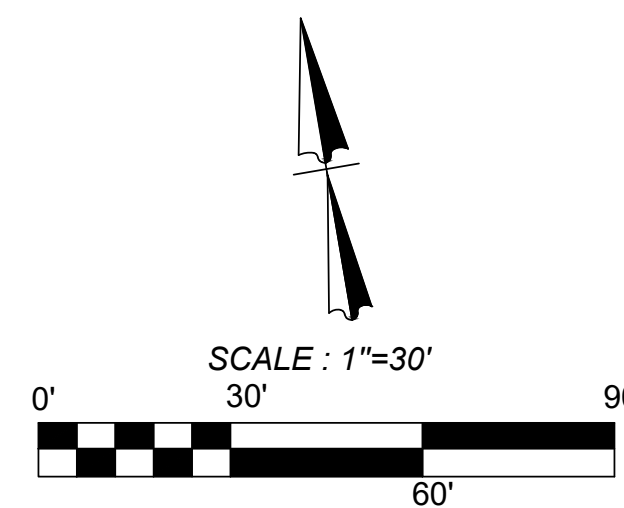
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LOCATION MAP  
N. T. S.



**LEGEND**

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
DIMENSION CONTROL PLAN (3 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C4.2

DATE: Jan 24, 2024, 11:47am User ID: mhilbg File: L:\78252\DWG\Design\CD\DC\_7792021.dwg



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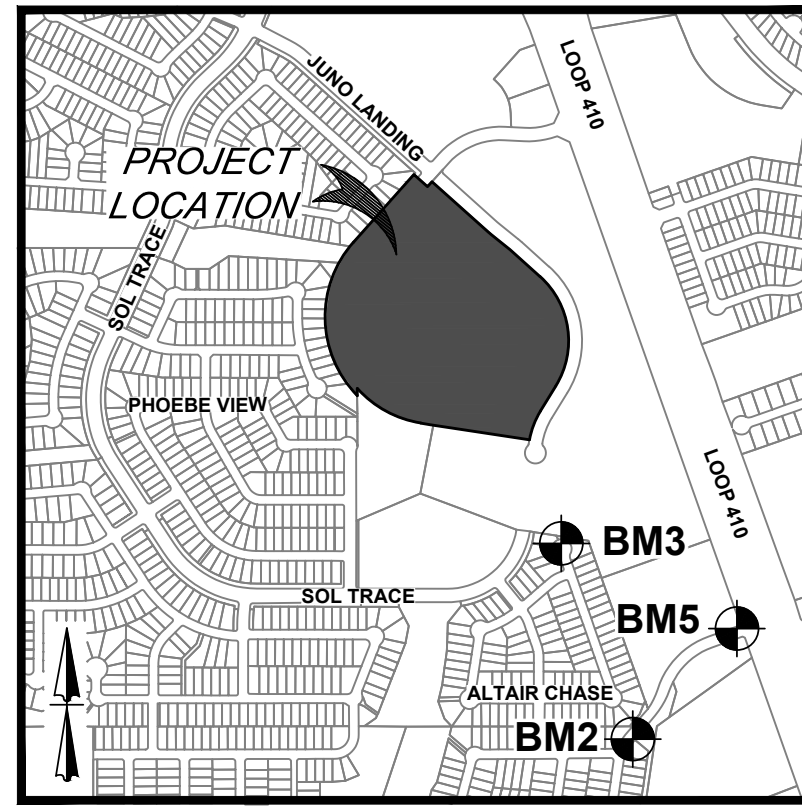
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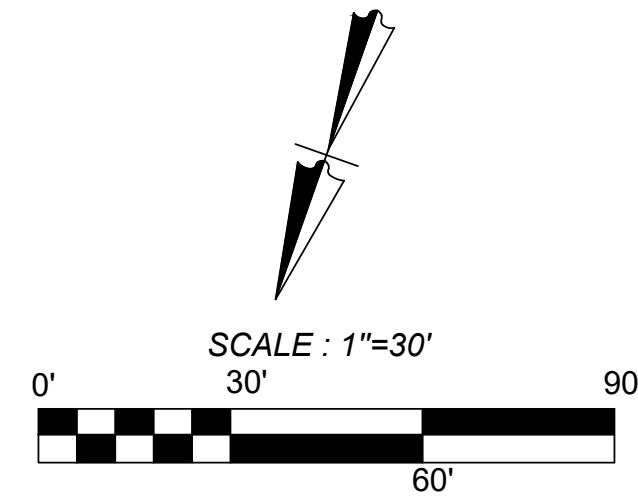
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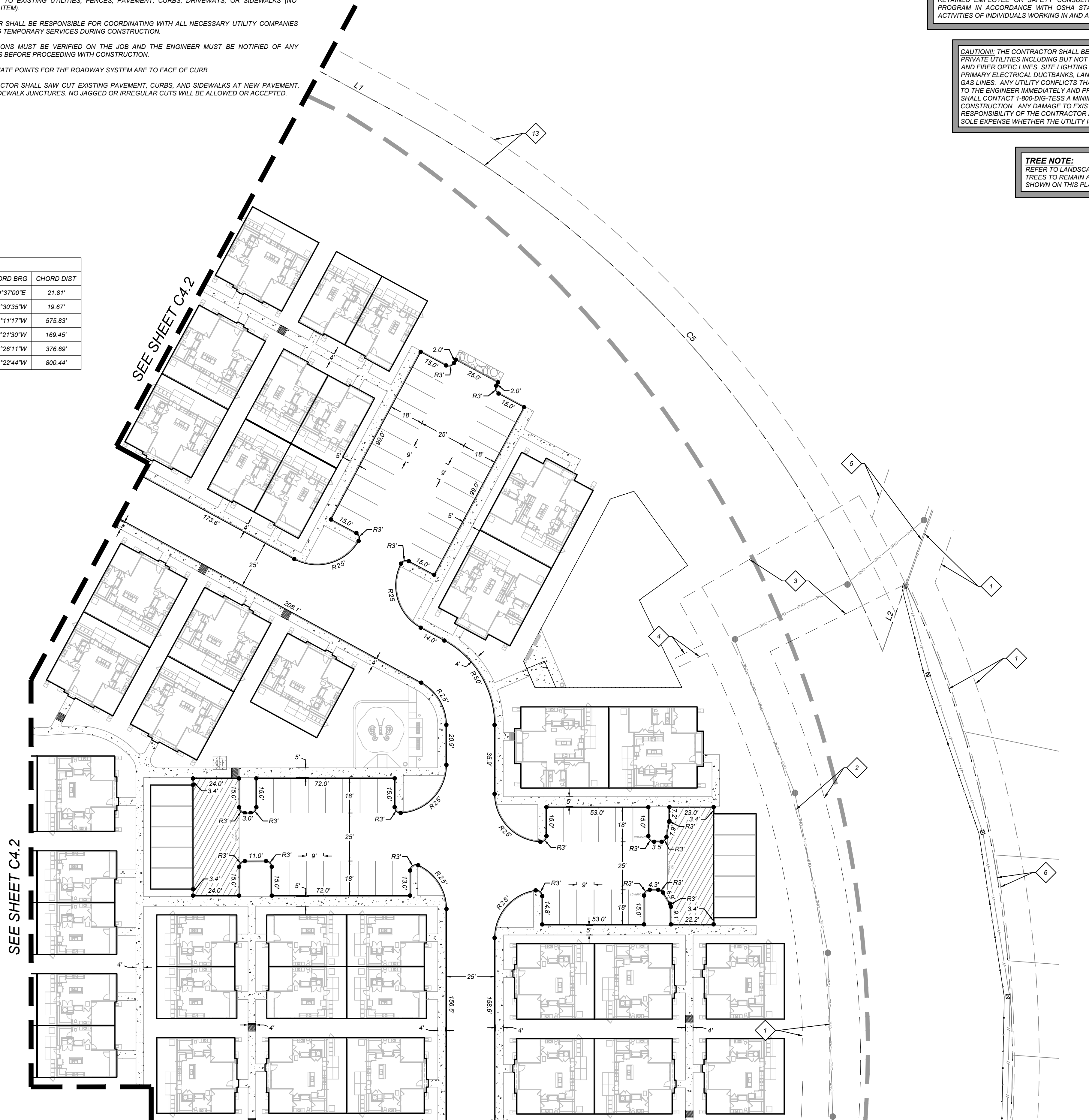


LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD UTILITY AND POWER POLE
- PROPOSED CURB
- PROPOSED RIBBON CURB
- PROPOSED SIDEWALK
- PARKING STALL COUNT (3)
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
DIMENSION CONTROL PLAN (4 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C4.3

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passanos Drive, Suite 200, San Antonio, TX 78211  
Tel: 210-353-1141  
TPE Firm # 5513 - TPE License # 1022300

REVISIONS	ISSUE DATE
ADA COMMENTS	6/16/23
CITY COMMENTS	8/21/23
OWNER CHANGES	9/11/23
ADA CHANGES	10/23/23
AMENITY CENTER UPDATES	12/12/23





**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
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- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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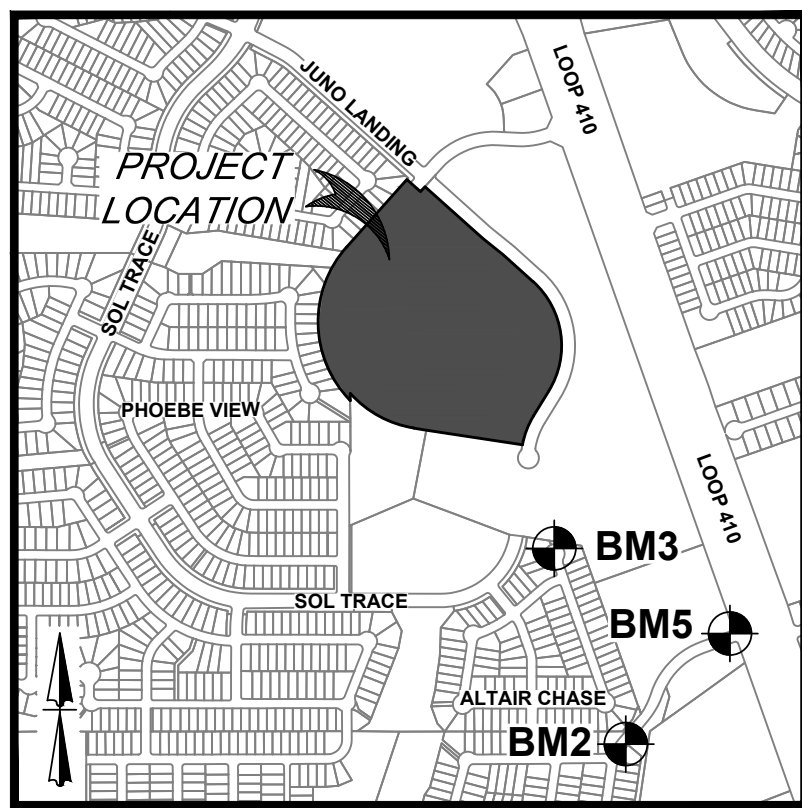
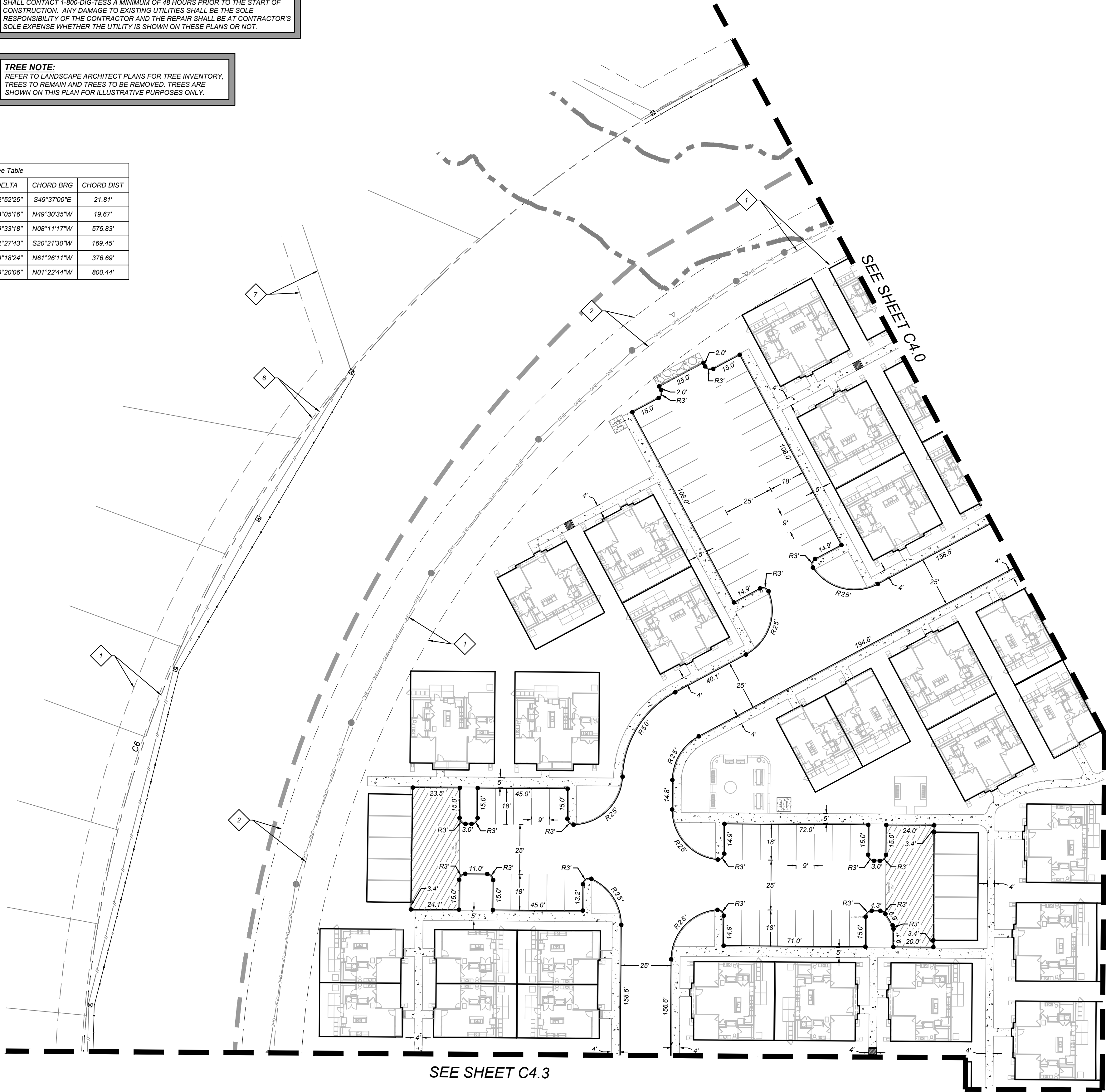
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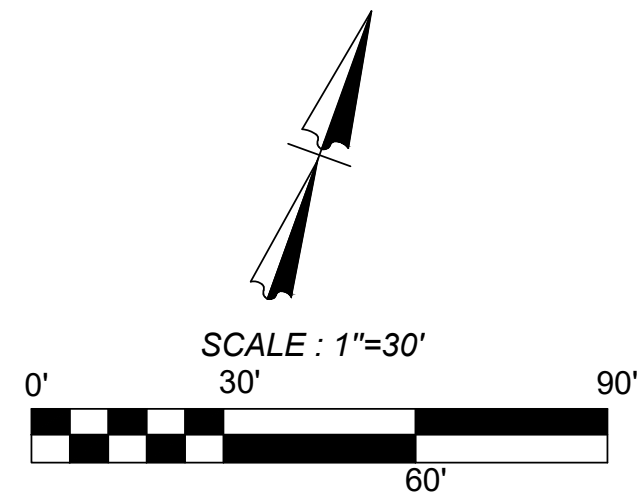
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Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E



LOCATION MAP  
N. T. S.



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PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C4.4**

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Drive, Suite 200, San Antonio, TX 78201  
TEL: 214-520-1141  
FAX: 214-520-1142  
TPE Firm # 9513 - TPE License # 1022300

REVISIONS	DATE	ISSUE
1	07/16/23	ISSUE FOR CONSTRUCTION
2	08/21/23	ADDITIONAL COMMENTS
3	09/11/23	ADDITIONAL COMMENTS
4	10/23/23	ADDITIONAL COMMENTS
5	12/12/23	ADDITIONAL COMMENTS





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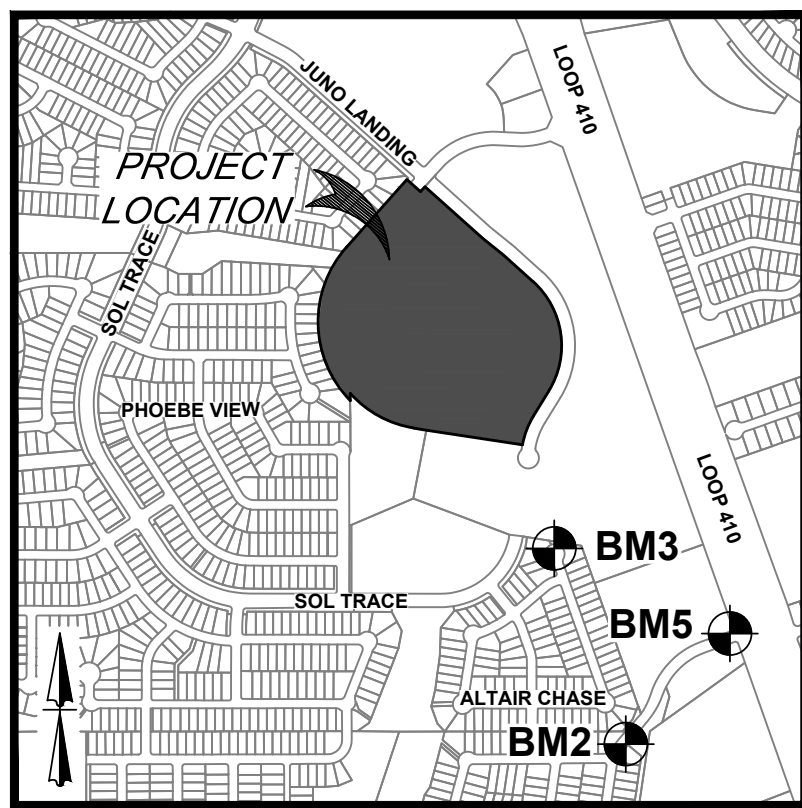
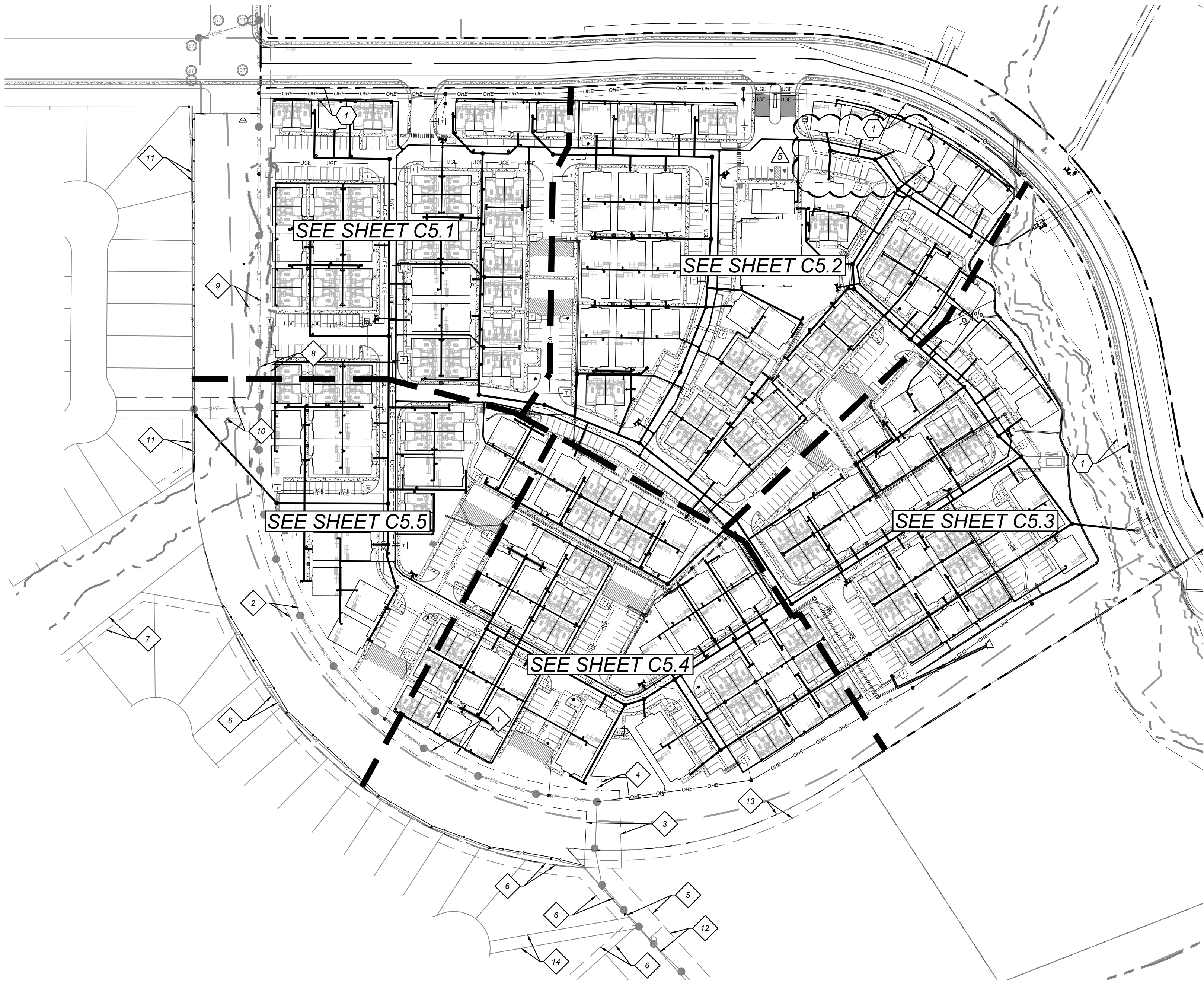
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- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

**EXISTING UTILITY NOTES:**

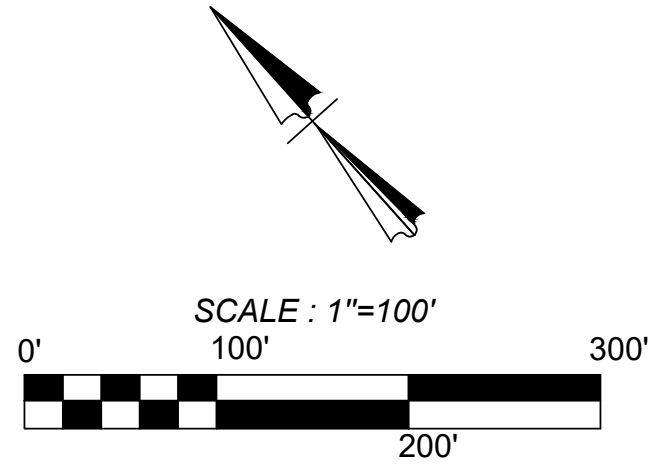
- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

**KEY NOTES**

- EXISTING 14" G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
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LOCATION MAP  
N. T. S.



**LEGEND**

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SITE BENCHMARK	---
SEE DESCRIPTION THIS SHEET	---
PROPOSED DOMESTIC WATER LINE	---
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PROPOSED SANITARY SEWER LATERAL	---
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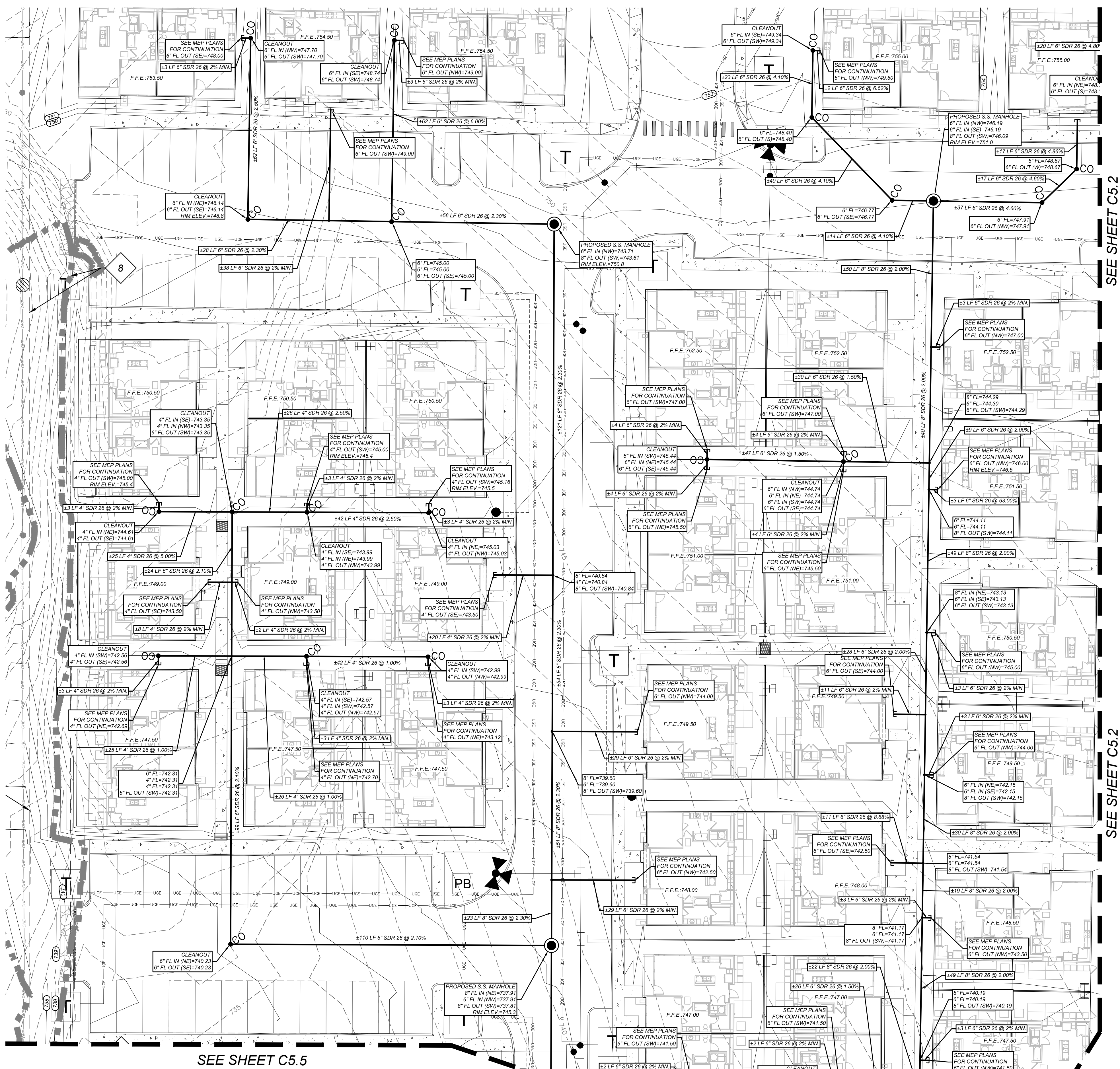
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- SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

**EXISTING UTILITY NOTES:**

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.





**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**LEGEND**

**LIMITS OF CONSTRUCTION**

PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING CONCRETE

EXISTING CURB

EXISTING SANITARY SEWER MANHOLE

EXISTING OVERHEAD UTILITY AND POWER POLE

EXISTING WATER LINE

EXISTING GAS LINE

PROPOSED CURB

PROPOSED RIBBON CURB

PROPOSED SIDEWALK

SITE BENCHMARK

SEE DESCRIPTION THIS SHEET

PROPOSED DOMESTIC WATER LINE

PROPOSED FIRE WATER LINE

PROPOSED SANITARY SEWER LATERAL

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES. SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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

**UTILITY GENERAL NOTES:**

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAMS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAMS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAMS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL, DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).

**KEY NOTES**

- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 34' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9565, PAGE 204)
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- EXISTING 30' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.V. GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
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- SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
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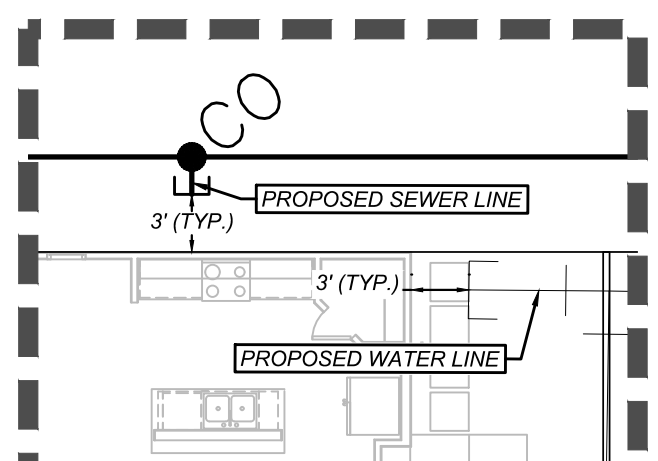
**EXISTING UTILITY NOTES:**

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
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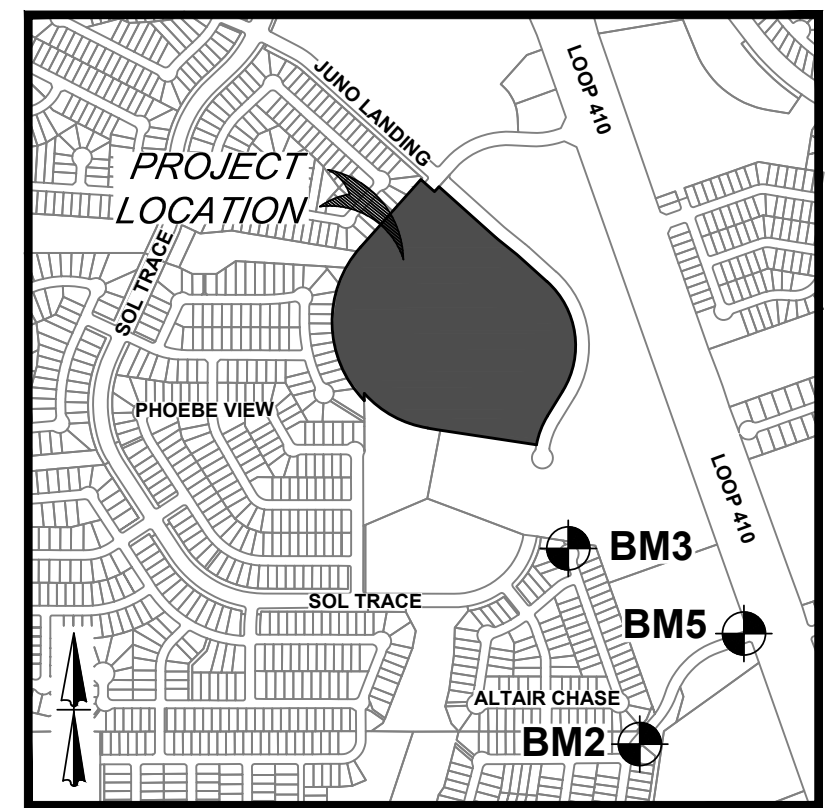
SEE SHEET C5.5

SEE SHEET C5.4

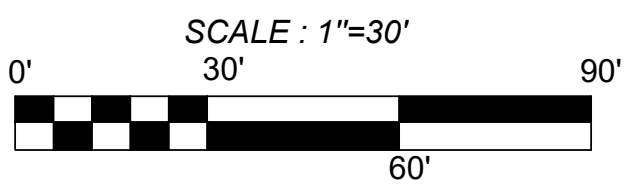
SEE SHEET C5.3



SANITARY SEWER / WATER LATERAL DETAIL  
N.T.S.



LOCATION MAP  
N. T. S.



**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passero Ave., Suite 200, San Antonio, TX 78201  
TYPE Form # 9513 - TPLS Form # 1022300

ISSUE DATE	REVISIONS	ADA COMMENTS	CITY COMMENTS	OWNER CHANGES	ADA CHANGES	AMENITY CENTER UPDATES
07/16/23						
8/21/23						
9/11/23						
10/23/23						
12/12/23						



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE SEWER PLAN(2 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.2



Date: Jan 24, 2024, 11:53am User ID: mhilbg  
File: L:\78252\DWG\Design\DWG\01\7825201.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
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**COORDINATION NOTES:**

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**KEY NOTES**

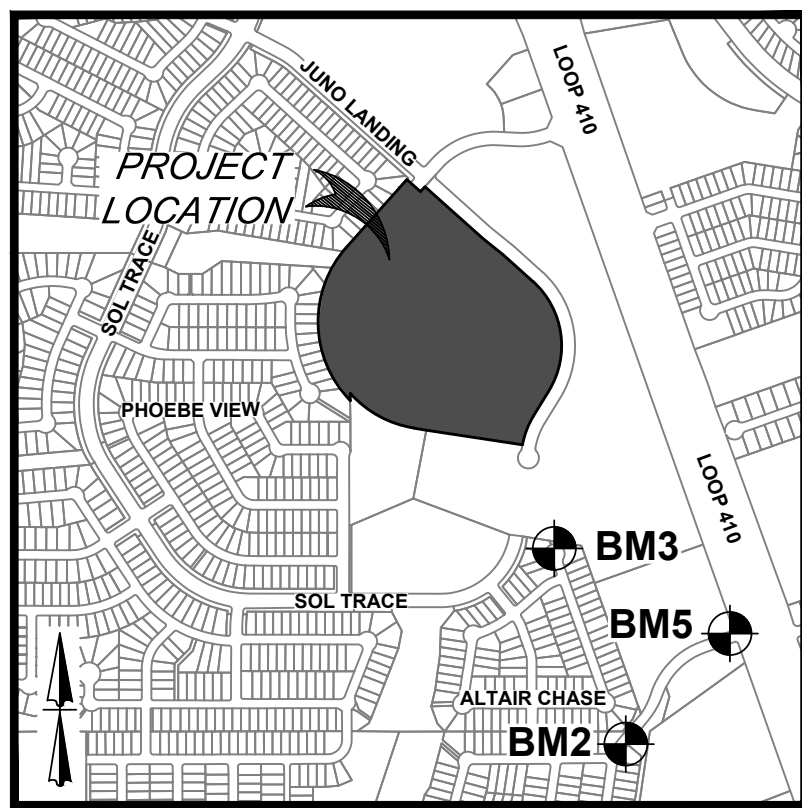
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- EXISTING 5X16' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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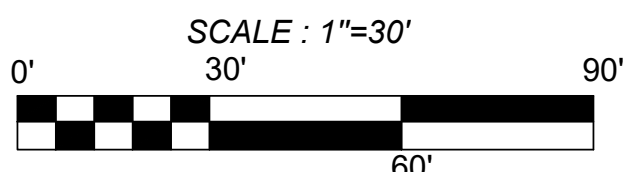
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
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LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	---
SITE BENCHMARK	---
SEE DESCRIPTION THIS SHEET	---
PROPOSED DOMESTIC WATER LINE	DW
PROPOSED FIRE WATER LINE	FW
PROPOSED SANITARY SEWER LATERAL	SS
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	---

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

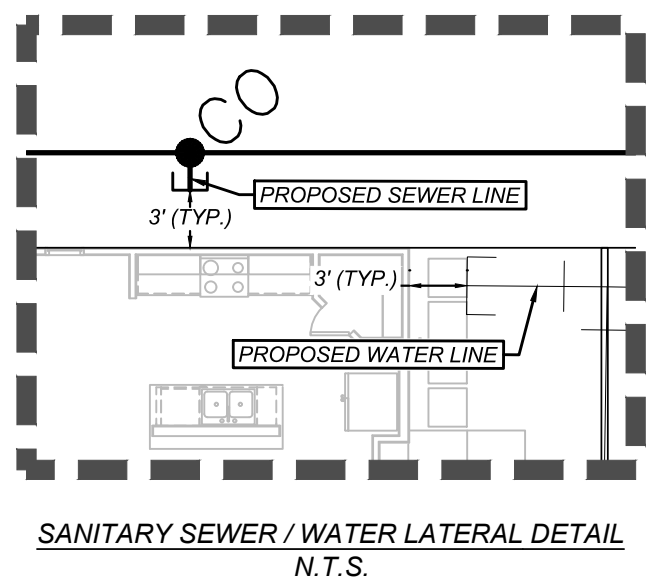
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**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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LINE TABLE				
LINE	LENGTH	BEARING		
L1	50.00'	N81°05'23"W		
L2	37.15'	S0°10'00"E		
L3	95.13'	S48°10'48"E		
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Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
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C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'



SANITARY SEWER / WATER LATERAL DETAIL  
N.T.S.

CONTRACTOR TO CONNECT TO PROPOSED SANITARY SEWER MANHOLE (SEE SANITARY SEWER IMPROVEMENTS, SAWS JOB #23-1554) 6" FL IN (NW)=710.66 RIM ELEV=717.0

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE SEWER PLAN(3 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.3

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Pecosas Pkwy, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10-22200

ISSUE DATE	6/16/23
REVISIONS	ADA COMMENTS
8/21/23	CITY COMMENTS
9/11/23	OWNER CHANGES
10/23/23	ADA CHANGES
12/12/23	AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
M.H. Hilbig

ISSUE FOR CONSTRUCTION



**BENCHMARKS:**

BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.

BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.

BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SUCH PERMITS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROTECTION PLAN FOR THE PROJECT DESCRIBED IN THESE PLANS, PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

**CAUTION:** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRIC DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**COORDINATION NOTES:**

1. CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT AT&T TO COORDINATE CABLE TV SERVICE.  
1-800-225-5288.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.  
1-800-225-5288.
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES  
(210)-353-2222.
5. CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN WATER SERVICES. (210)-704-7297.
6. CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN SANITARY SEWER SERVICES. (210)-704-7297.

## KEY NOTES

- |  |   |
|--|---|
|  | EXISTING 14' G.E.T.V. EASEMENT<br>(BOOK 9568, PAGE 220)   |
|  | EXISTING 16' G.E.T.V. SANITARY SEWER<br>WATER, AND DRAINAGE EASEMENT<br>(BOOK 9568, PAGE 220)   |
|  | EXISTING 70' G.E.T.V. SANITARY SEWER<br>WATER, AND DRAINAGE EASEMENT<br>(BOOK 9568, PAGE 220)   |
|  | EXISTING 5X16' G.E.T.V. EASEMENT<br>(BOOK 9568, PAGE 220)                                       |
|  | EXISTING 28' G.E.T.V. EASEMENT<br>(BOOK 9568, PAGE 220)   |
|  | EXISTING 1' VEHICLE<br>NON-ACCESS EASEMENT<br>(BOOK 9568, PAGE 220)                             |
|  | EXISTING 12' G.E.T.V. EASEMENT<br>(BOOK 9568, PAGE 220)   |
|  | EXISTING 14' G.E.T.V. EASEMENT<br>(VOLUME 9565, PAGE 204)                                       |
|  | EXISTING 16' G.E.T.V. SANITARY SEWER<br>WATER, AND DRAINAGE EASEMENT<br>(VOLUME 9565, PAGE 204) |
|  | EXISTING 30' G.E.T.V. SANITARY SEWER<br>WATER, AND DRAINAGE EASEMENT<br>(VOLUME 9565, PAGE 204) |
|  | EXISTING 1' VEHICLE<br>NON-ACCESS EASEMENT<br>(VOLUME 9565, PAGE 204)                           |
|  | EXISTING 28' G.E.T.V. EASEMENT<br>(VOLUME 9575, PAGE 19)  |
|  | EXISTING 14' G.E.T.V. EASEMENT<br>(VOLUME 9575, PAGE 19)  |
|  | EXISTING 17' G.E.T.V. GREENBELT<br>DRAIN, AND ACCESS EASEMENT<br>(BOOK 9568, PAGE 220)          |
|  | 14' GAS, ELECTRIC, TELEPHONE,<br>& CABLE TV EASEMENT  |

### UTILITY GENERAL NOTES

3. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND CONSTRUCTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
5. THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
6. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTS, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
9. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE PROJECT, THE REGUMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
10. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
11. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
12. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.

EXISTING UTILITY NOTES:

1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED EXISTING UTILITIES ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONDITIONS PRIOR TO CONSTRUCTION.
4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE UTILITY LOCATING AND EXPOSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	003°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°28'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

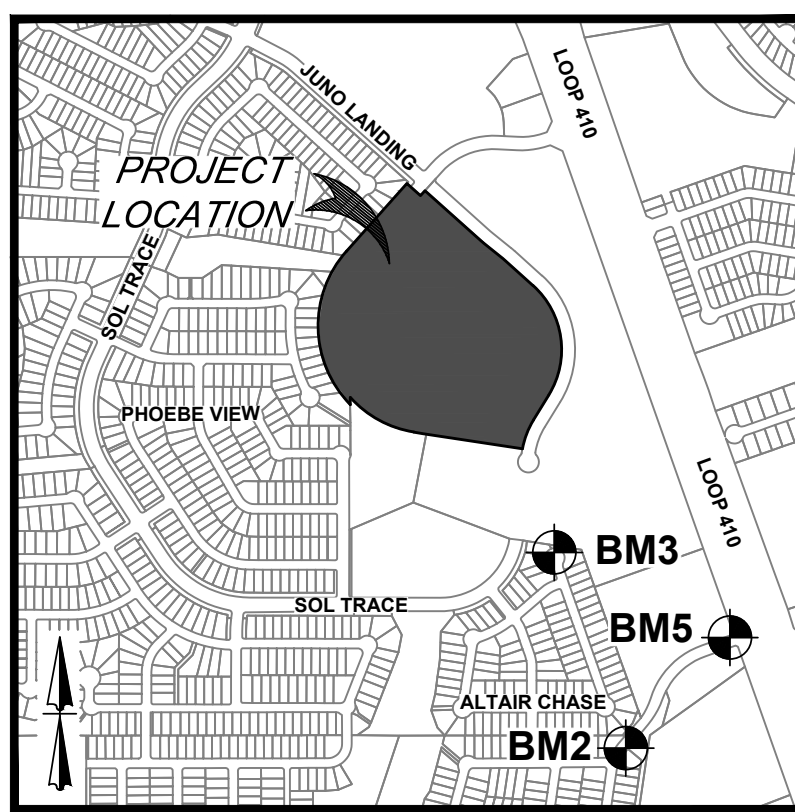
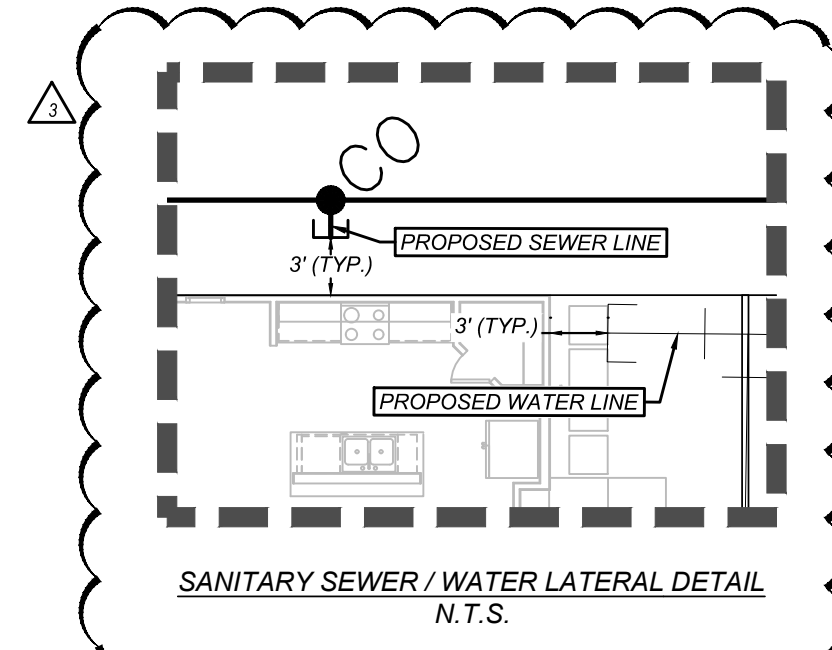
LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

SEE SHEET C5.3

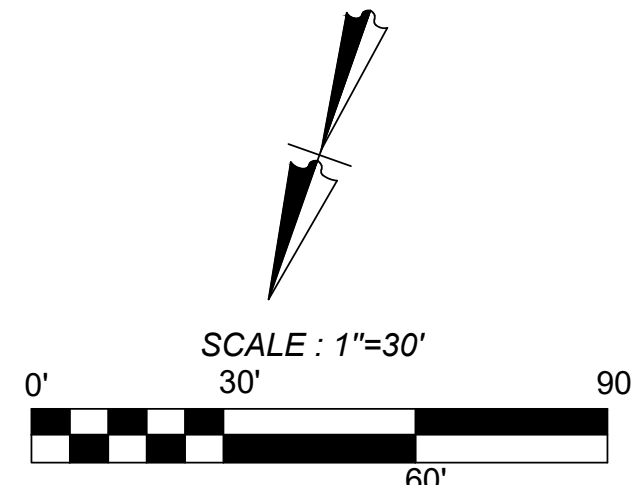
SEE SHEET C5.3

SEE SHEET C5.5

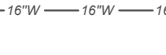




**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY,  
TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE  
SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



LOCATION MAP  
N. T. S.



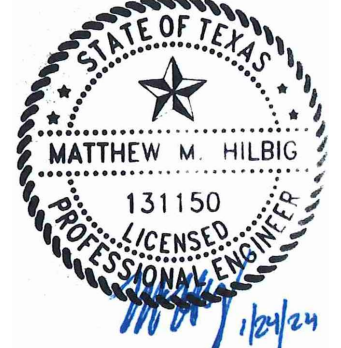
## LEGEND

- | LIMITS OF CONSTRUCTION  |   |
|---|---|
| PROPERTY LINE   | _____   |
| ADJACENT PROPERTY LINE  | _____   |
| EXISTING CONCRETE   |  |
| EXISTING CURB   | _____   |
| EXISTING SANITARY SEWER MANHOLE   |  |
| EXISTING OVERHEAD UTILITY AND POWER POLE  | _____ OH _____ OH _____ OH _____ OH _____   |
| EXISTING WATER LINE   | _____ W _____ W _____ W _____ W _____   |
| EXISTING SEWER LINE   | _____ S _____ S _____ S _____ S _____   |
| EXISTING GAS LINE   | _____ G _____ G _____ G _____ G _____   |
| PROPOSED CURB   | =====   |
| PROPOSED RIBBON CURB  | =====   |
| PROPOSED SIDEWALK   |  |
| SITE BENCHMARK  |  |
| SEE DESCRIPTION THIS SHEET  |   |
| PROPOSED DOMESTIC WATER LINE  | _____ DW _____  |
| PROPOSED FIRE WATER LINE  | _____ FW _____  |
| PROPOSED SANITARY SEWER LATERAL   | _____ SS _____  |
| EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL |  |

ASCEND ON JUNO LANDING  
7542 JUNO LANDING , SAN ANTONIO, TEXAS 78252  
PRIVATE SEWER PLAN(4 OF 5)

PLAT NO. 23-11800063  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: M  
SHEET NUMBER  
**C5.4**

ISSUE DATE	REVISIONS	DESCRIPTION
6/19/23	1	ADA COMMENTS
8/1/23	2	CITY COMMENTS
9/1/23	3	OWNER CHANGES
10/23/23	4	ADA CHANGES
12/1/23	5	AGENCY OWNER UPDATES



FOR CONSTRUCTION

Date: Jan 24, 2024, 11:53am User ID: mhlbig  
File: L:\779\02\01\Design\Civil\OU\_7790201.dwg

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



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
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**UTILITY GENERAL NOTES:**

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- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
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- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

**EXISTING UTILITY NOTES:**

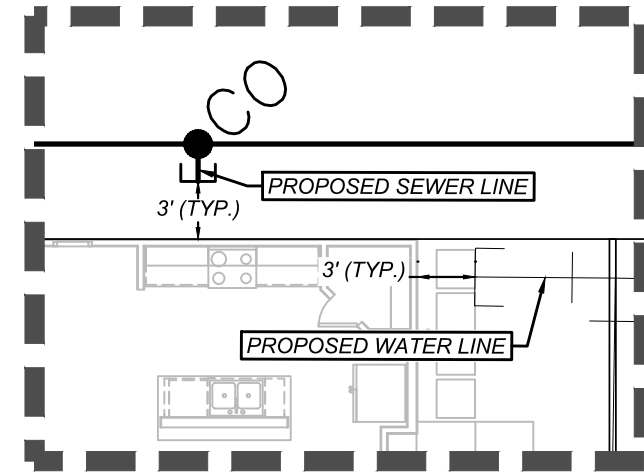
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**KEY NOTES**

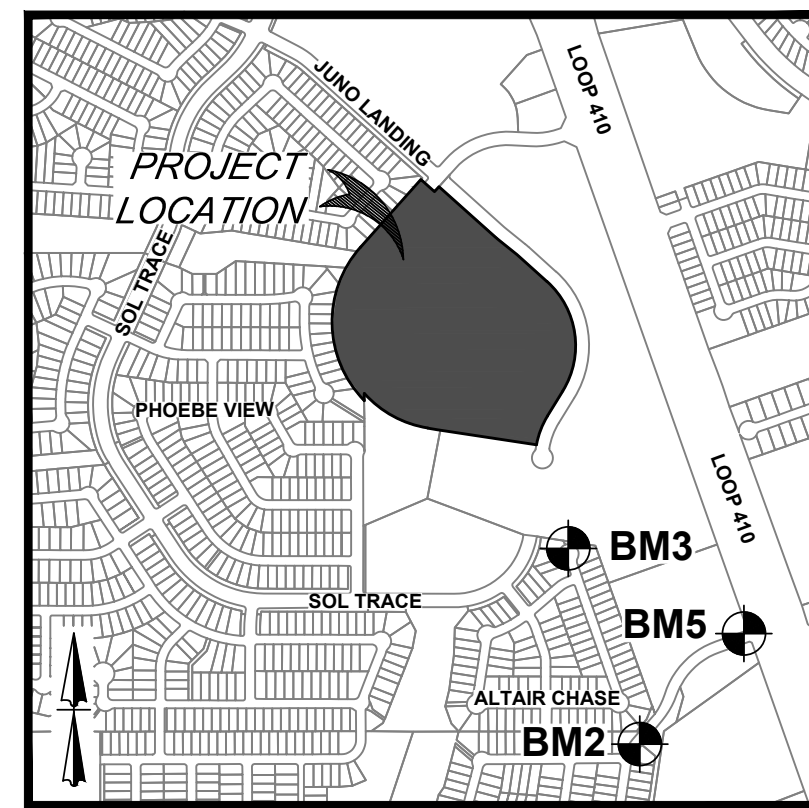
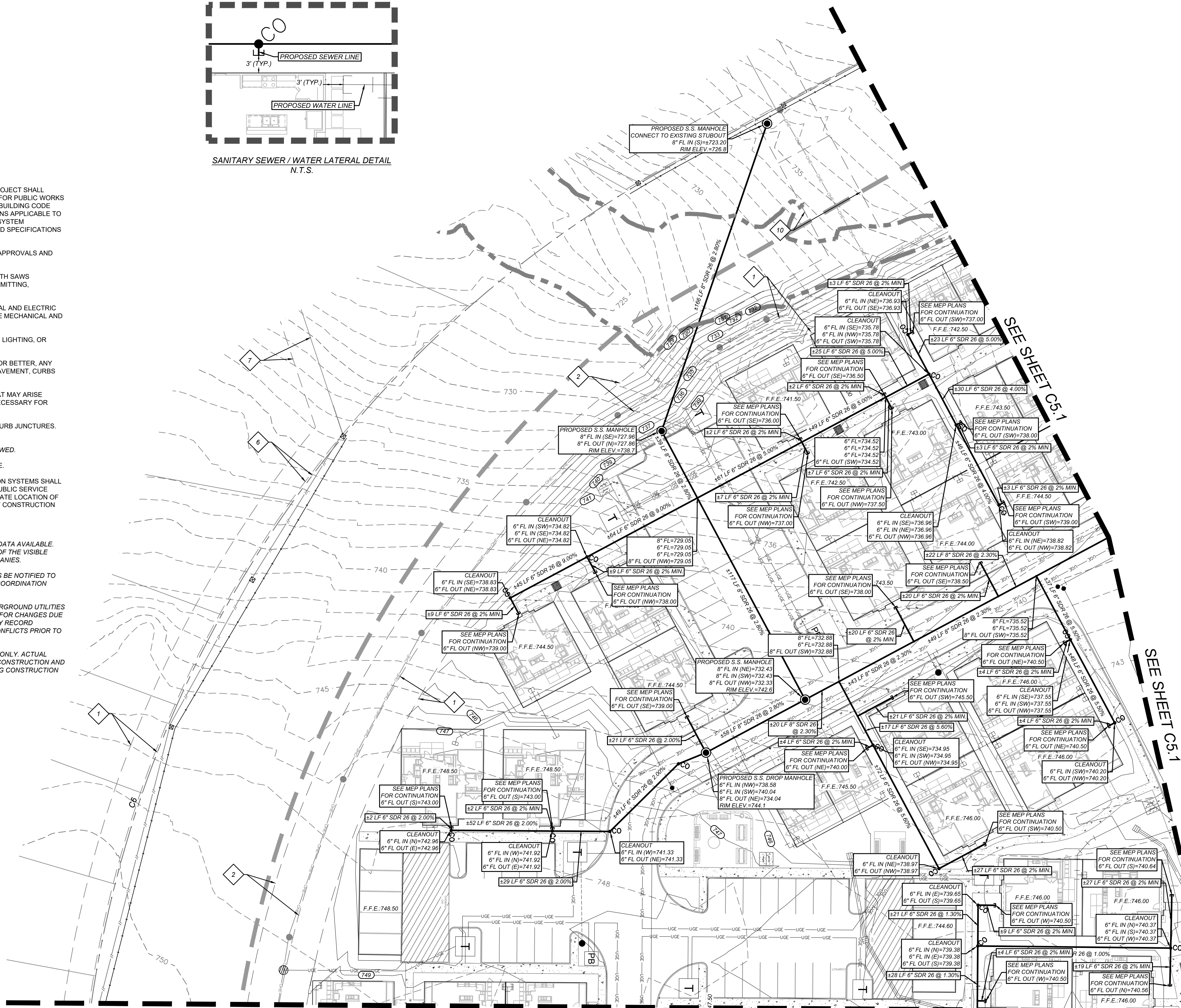
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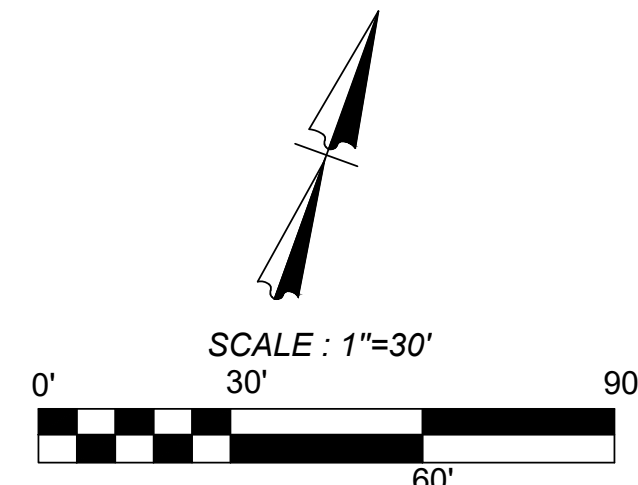
LINE TABLE		
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L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E



SANITARY SEWER / WATER LATERAL DETAIL  
N.T.S.



LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	---
SITE BENCHMARK	---
SEE DESCRIPTION THIS SHEET	---
PROPOSED DOMESTIC WATER LINE	DW
PROPOSED FIRE WATER LINE	FW
PROPOSED SANITARY SEWER LATERAL	SS
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	---

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES. SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE SEWER PLAN(5 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.5

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passanos Drive, Suite 200, San Antonio, TX 78231  
Tel: 210-353-2222 Fax: 210-353-2223  
TPIE Firm # 10122300

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	ADA	COMMENTS
2	08/21/23	QTY	COMMENTS
3	09/11/23	OWNER	CHANGES
4	10/23/23	ADA	CHANGES
5	12/12/23	AMENITY	CENTER UPDATES



ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 10" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 8X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1" VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14" G.E.T.V. EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1" VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28" G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14" G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17" G.E.T.V. GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

**UTILITY GENERAL NOTES:**

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SANS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SANS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SANS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO CONTROL THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
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- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- SEWER PIPE IS SDR 26. WATER PIPE IS C900, CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

**EXISTING UTILITY NOTES:**

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

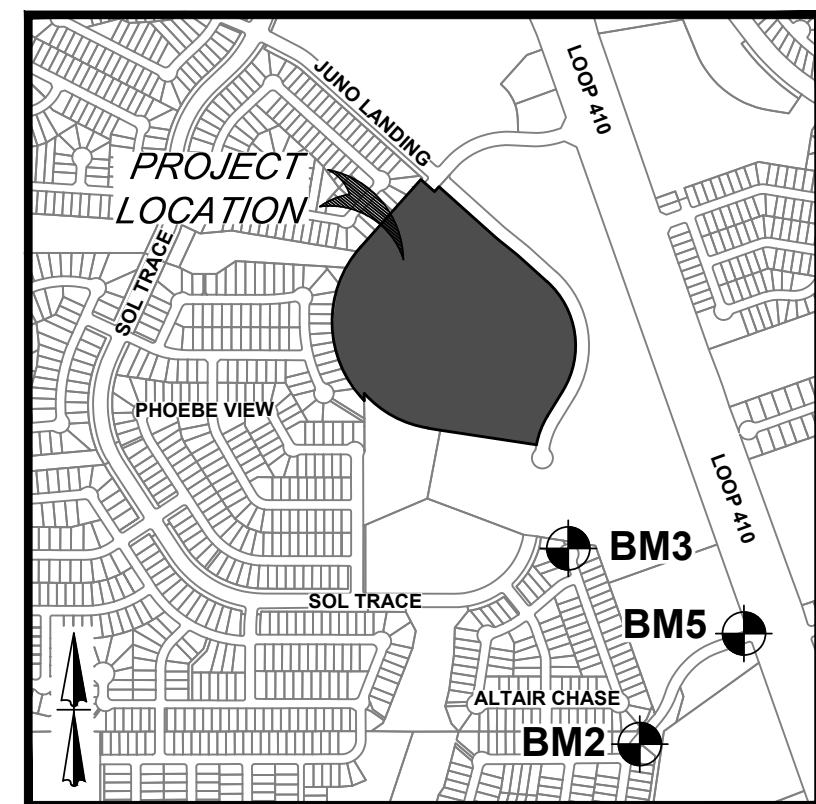
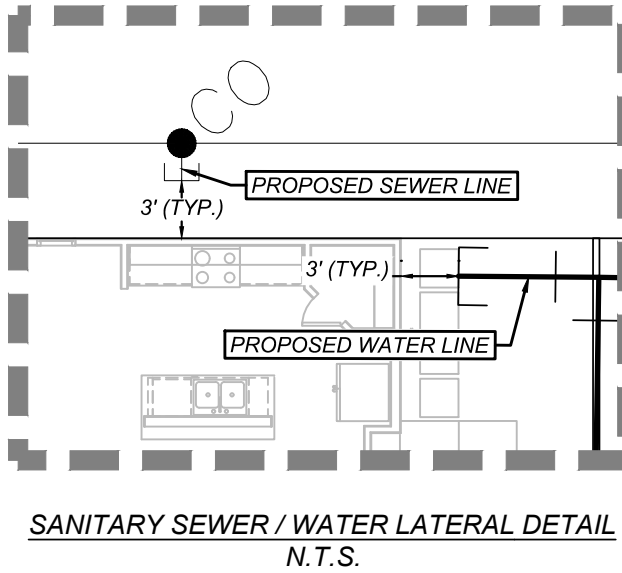
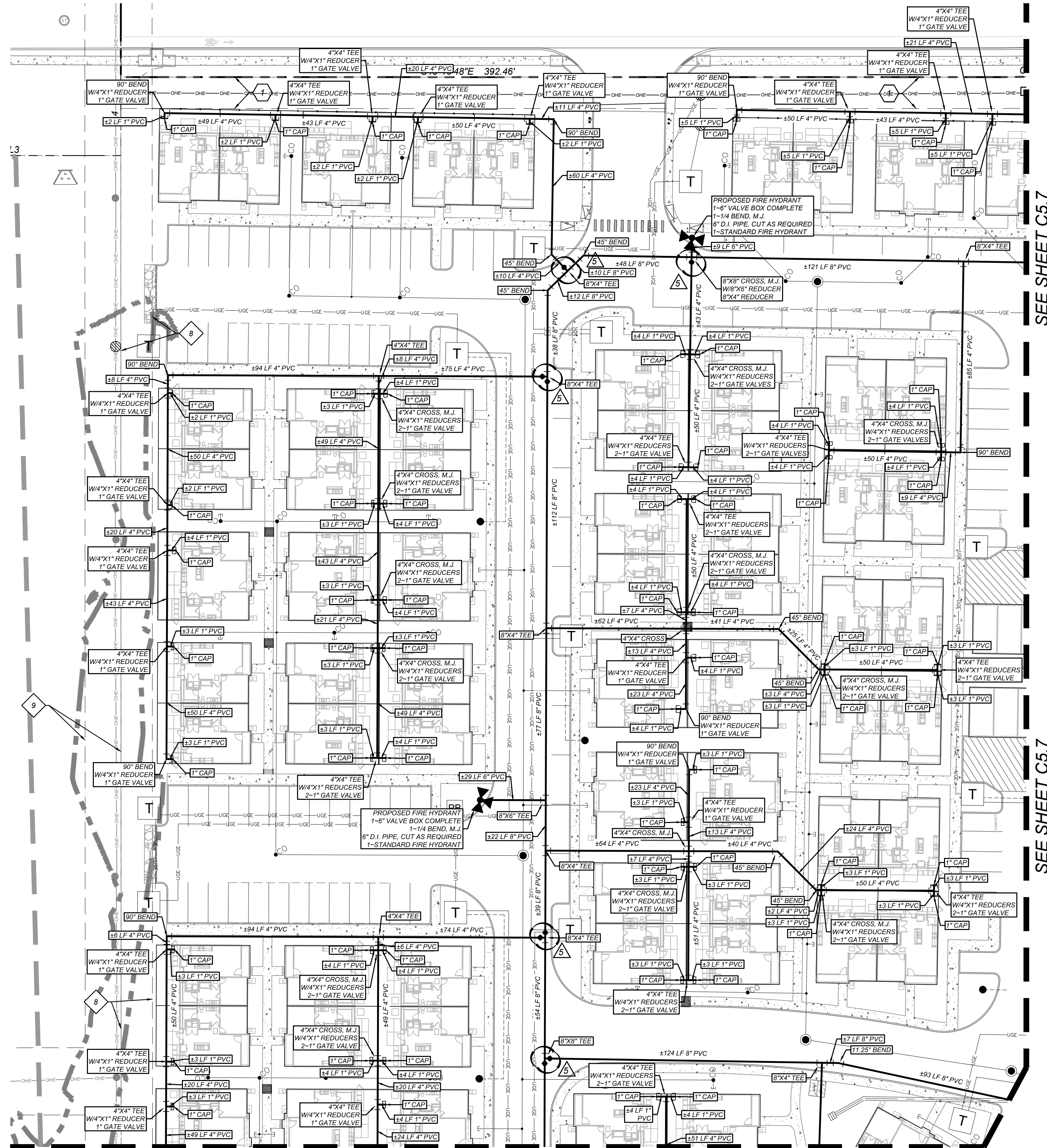
CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

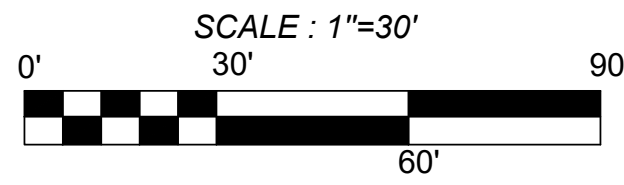
**TREE NOTE:**  
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LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
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C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'



LOCATION MAP  
N. T. S.



**LEGEND**

**LIMITS OF CONSTRUCTION** [Symbol]

**PROPERTY LINE** [Symbol]

**ADJACENT PROPERTY LINE** [Symbol]

**EXISTING CONCRETE** [Symbol]

**EXISTING CURB** [Symbol]

**EXISTING SANITARY SEWER MANHOLE** [Symbol]

**EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]

**EXISTING WATER LINE** [Symbol]

**EXISTING SEWER LINE** [Symbol]

**EXISTING GAS LINE** [Symbol]

**PROPOSED CURB** [Symbol]

**PROPOSED RIBBON CURB** [Symbol]

**PROPOSED SIDEWALK** [Symbol]

**SITE BENCHMARK** [Symbol]

**DESCRIBE THIS SHEET** [Symbol]

**PROPOSED DOMESTIC WATER LINE** [Symbol]

**PROPOSED FIRE WATER LINE** [Symbol]

**PROPOSED SANITARY SEWER LATERAL** [Symbol]

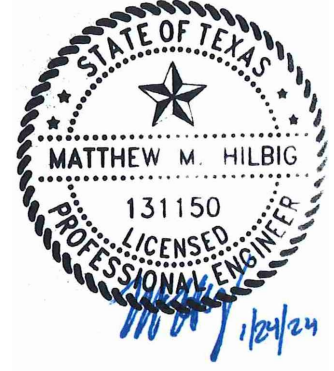
**EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL** [Symbol]

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE WATER PLAN(1 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C5.6**

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Drive, Suite 200, San Antonio, TX 78201  
Tel: 214-520-1111  
Toll Free: 1-800-451-1111  
Type: Firm # 1022300

ISSUE DATE	REVISIONS	ADA COMMENTS	CITY COMMENTS	OWNER CHANGES	ADA CHANGES	AMENITY CENTER UPDATES
07/16/23						
8/21/23						
9/11/23						
10/23/23						
12/12/23						



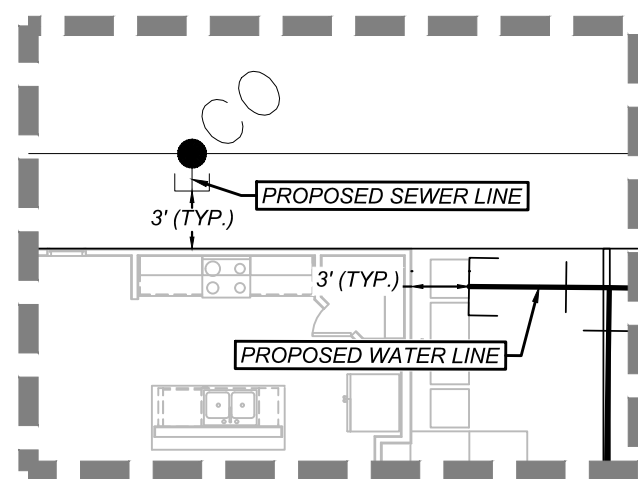
ISSUE FOR CONSTRUCTION



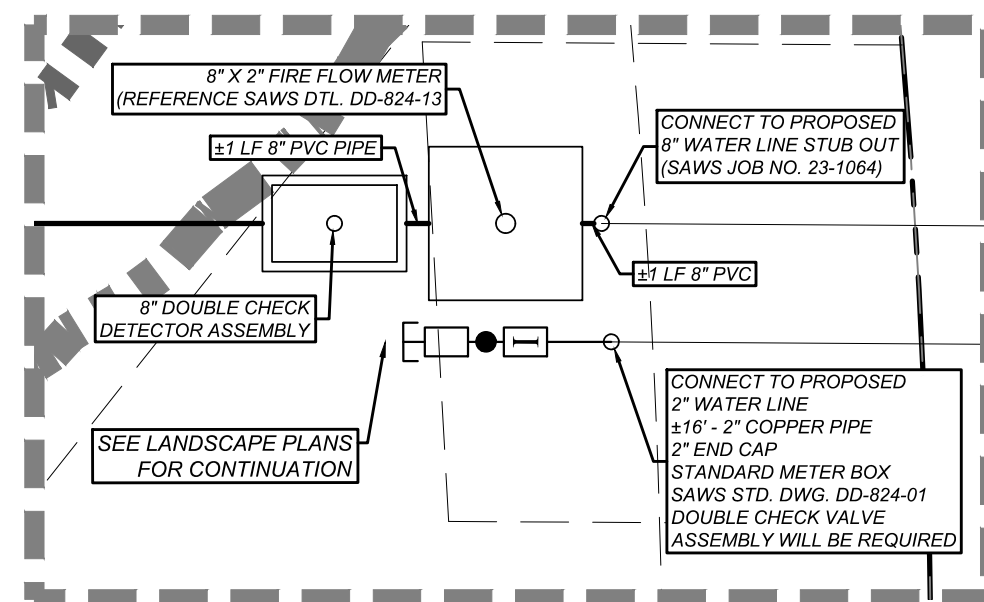
**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
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- COORDINATION NOTES:**
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SANITARY SEWER / WATER LATERAL DETAIL  
N.T.S.



DETAIL "A"  
SCALE: 1"= 10'

**UTILITY GENERAL NOTES:**

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**LEGEND**

**LIMITS OF CONSTRUCTION**

PROPERTY LINE

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PROPOSED CURB

PROPOSED RIBBON CURB

PROPOSED SIDEWALK

SITE BENCHMARK  
SEE DESCRIPTION THIS SHEET

PROPOSED DOMESTIC WATER LINE

PROPOSED FIRE WATER LINE

PROPOSED SANITARY SEWER LATERAL

EXISTING TREE, REFERENCE

LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

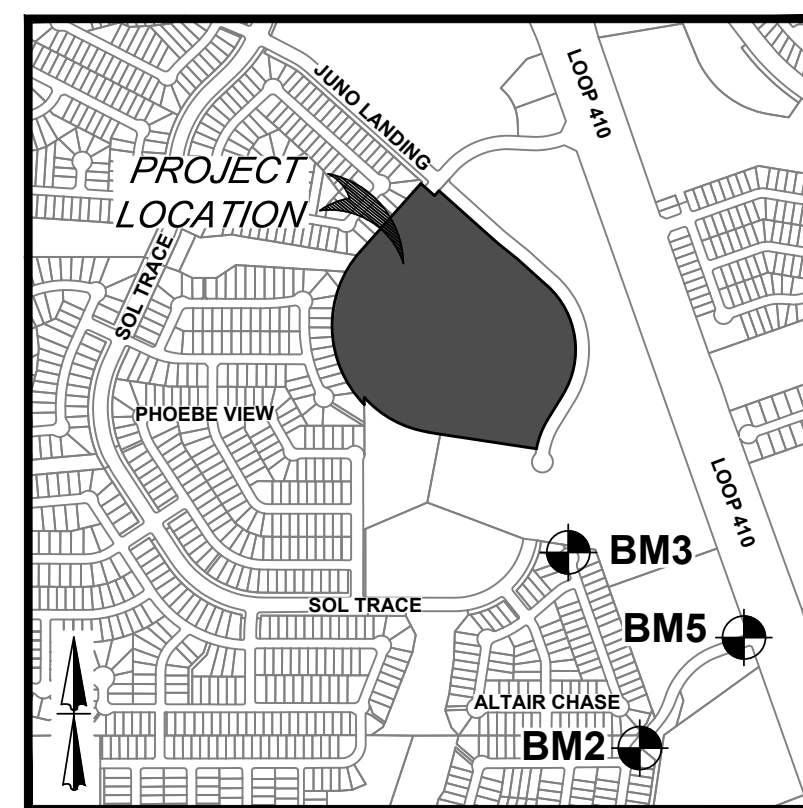
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**KEY NOTES**

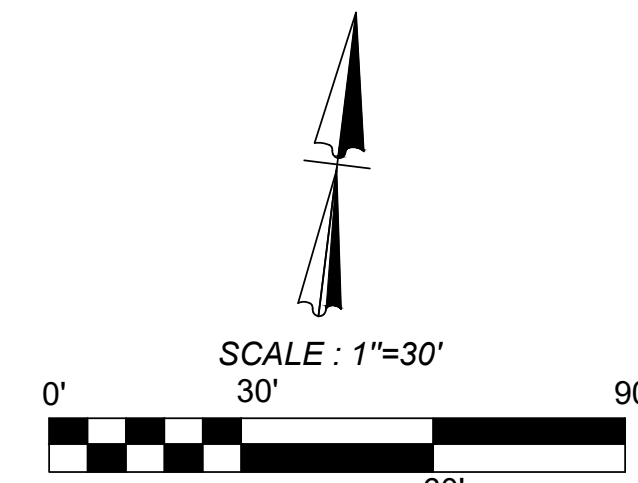
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LOCATION MAP  
N. T. S.



SEE SHEET C5.10

SEE SHEET C5.9

SEE SHEET C5.8

SEE SHEET C5.8

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
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**KFW**  
**ENGINEERS + SURVEYING**

ISSUE DATE  
07/16/23  
8/21/23  
9/11/23  
10/23/23  
12/12/23

REVISIONS  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER  
UPDATES



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE WATER PLAN(2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C5.7**



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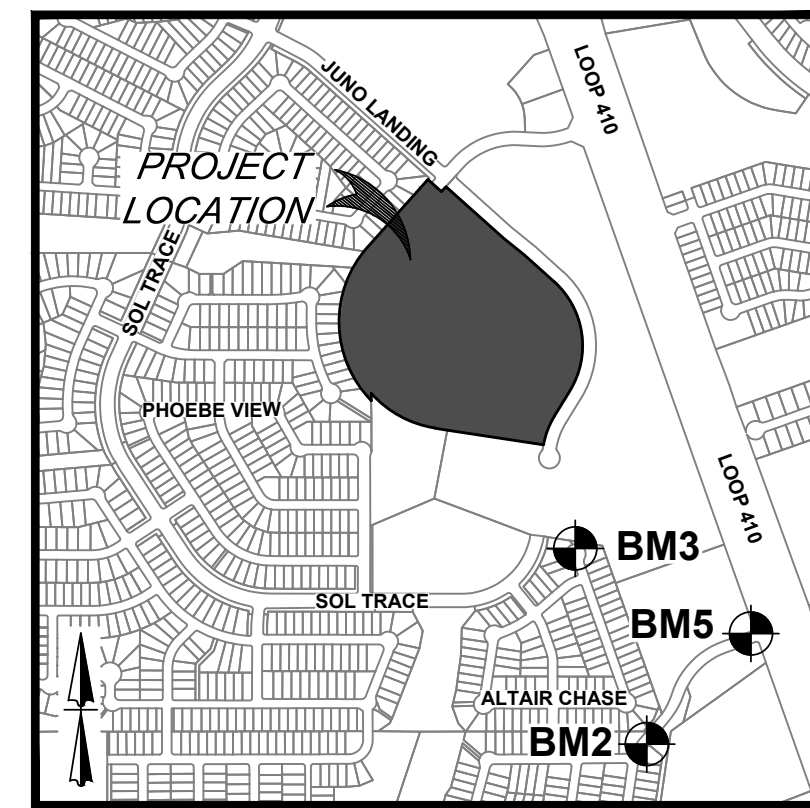
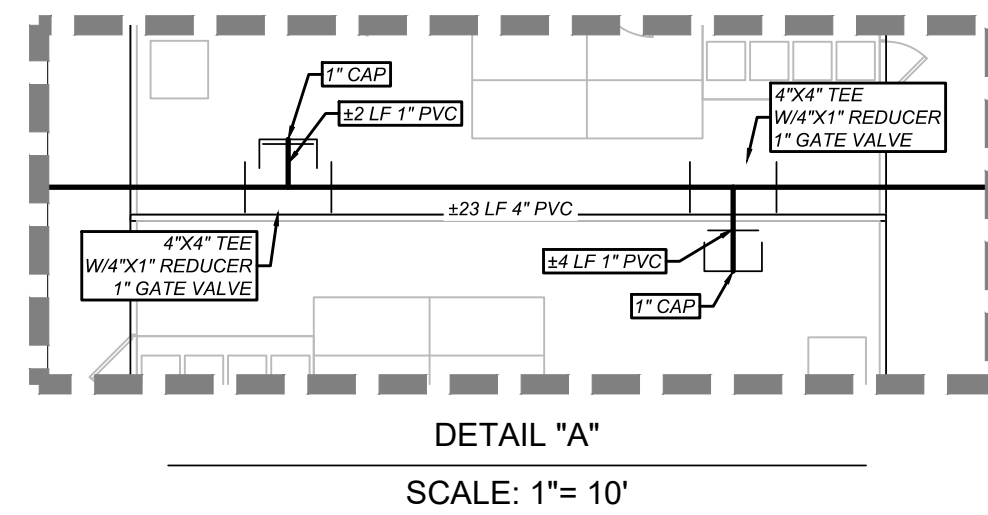
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**UTILITY GENERAL NOTES:**

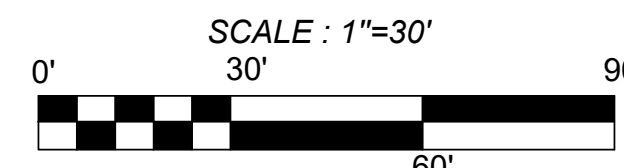
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
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**EXISTING UTILITY NOTES:**

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
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LOCATION MAP  
N. T. S.

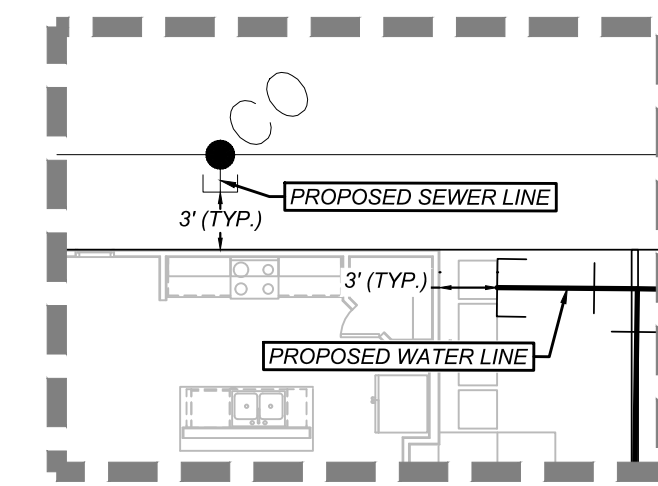


**LEGEND**

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING WATER LINE	---
EXISTING SEWER LINE	---
EXISTING GAS LINE	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	---
SITE BENCHMARK	---
PROPOSED DOMESTIC WATER LINE	---
PROPOSED FIRE WATER LINE	---
PROPOSED SANITARY SEWER LATERAL	---
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	---

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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SANITARY SEWER / WATER LATERAL DETAIL  
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**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE WATER PLAN(3 OF 5)

PLAT NO. 23-118000601

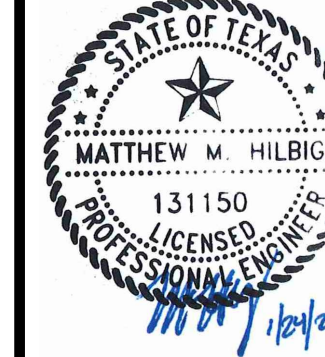
JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.8



REVISIONS	DATE	ISSUE
1	07/16/23	ISSUE
2	08/21/23	ISSUE
3	09/11/23	ISSUE
4	10/23/23	ISSUE
5	12/12/23	ISSUE

**KFW**  
**ENGINEERS + SURVEYING**  
2421 Pecosas Drive, Suite 200, San Antonio, TX 78231  
Phone: 214-591-1111 • Fax: 214-591-1112  
Toll Free: 1-800-591-1111 • TPLS Form # 10-22300

ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
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**COORDINATION NOTES:**

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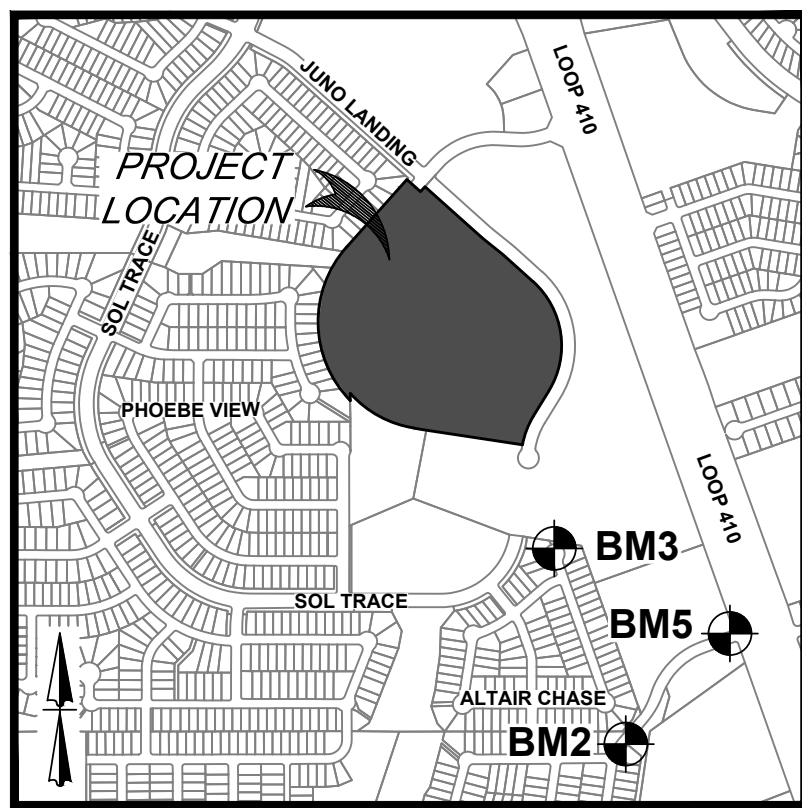
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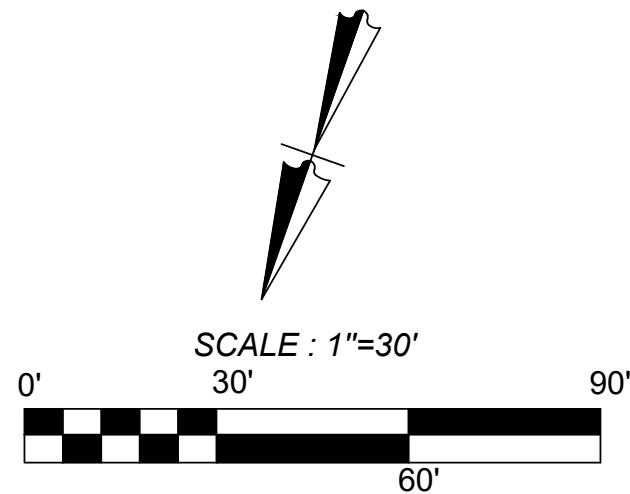
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Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'49"E
L4	35.00'	N41°49'12"E

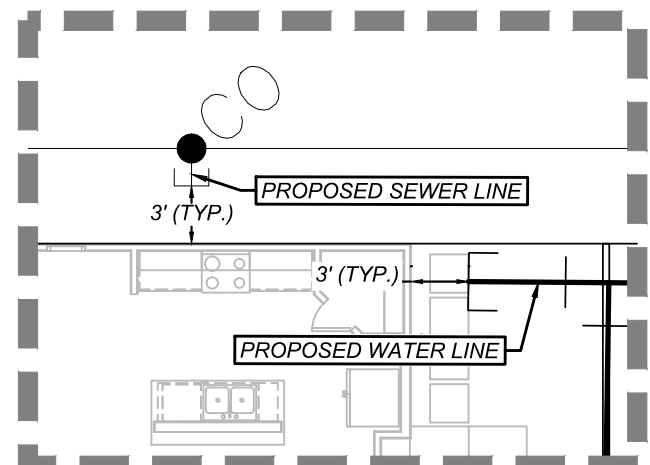


LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION**
- PROPERTY LINE**
- ADJACENT PROPERTY LINE**
- EXISTING CONCRETE**
- EXISTING CURB**
- EXISTING SANITARY SEWER MANHOLE**
- EXISTING OVERHEAD UTILITY AND POWER POLE**
- EXISTING WATER LINE**
- EXISTING SEWER LINE**
- EXISTING GAS LINE**
- PROPOSED CURB**
- PROPOSED RIBBON CURB**
- PROPOSED SIDEWALK**
- SITE BENCHMARK**
- DESCRIPTION THIS SHEET**
- PROPOSED DOMESTIC WATER LINE**
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SANITARY SEWER / WATER LATERAL DETAIL  
N.T.S.

SEE SHEET C5.10

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE WATER PLAN(4 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.9

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10/22/20

ISSUE DATE  
07/23  
8/2/23  
9/1/23  
10/23/23  
12/12/23

REVISIONS  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AEMITY CENTER UPDATES



ISSUE FOR CONSTRUCTION



Date: Jan 24, 2024, 11:58am User ID: mhilbig  
File: L:\179162620\Design\DWG\C5.10.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

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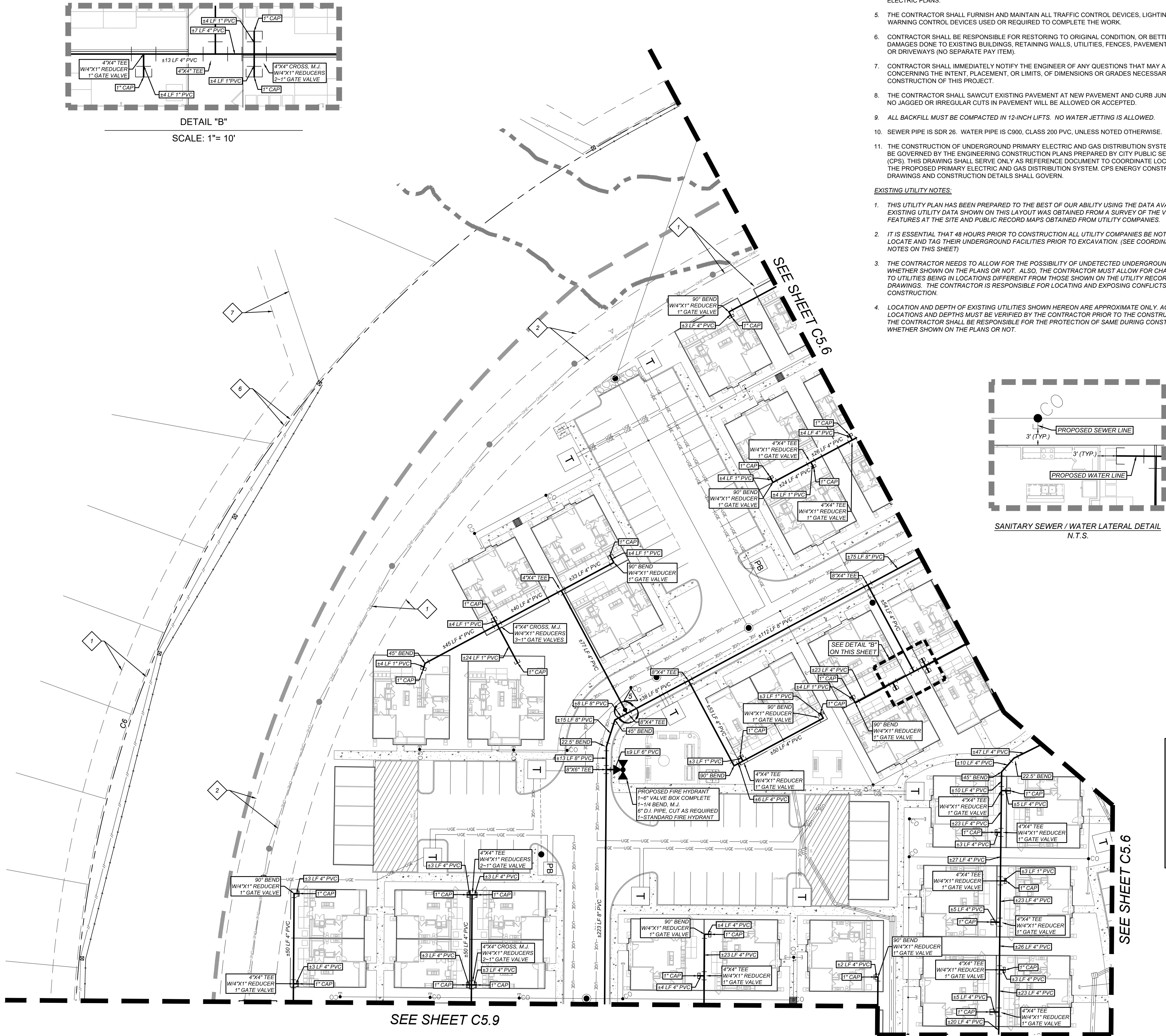
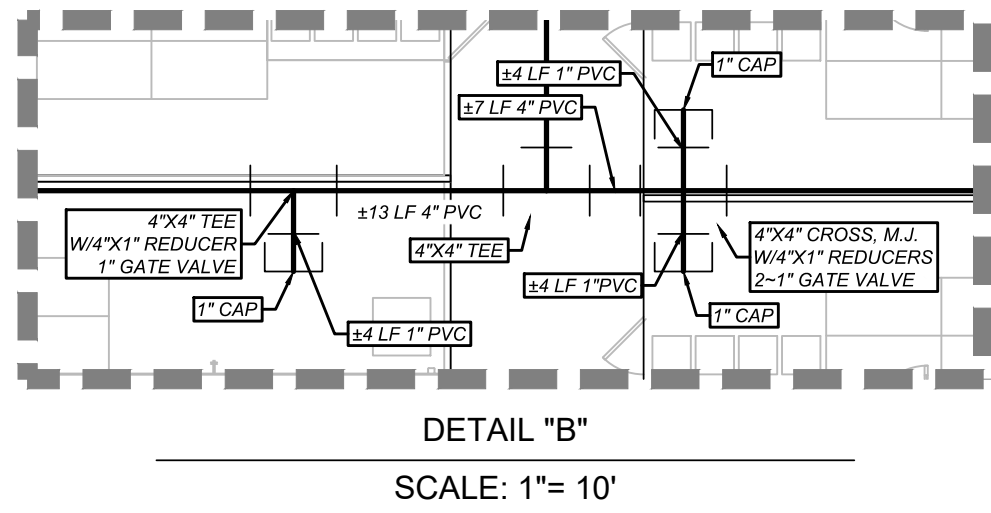
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C3	624.82'	450.00'	079°33'18"	N08°11'17"W	576.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N01°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

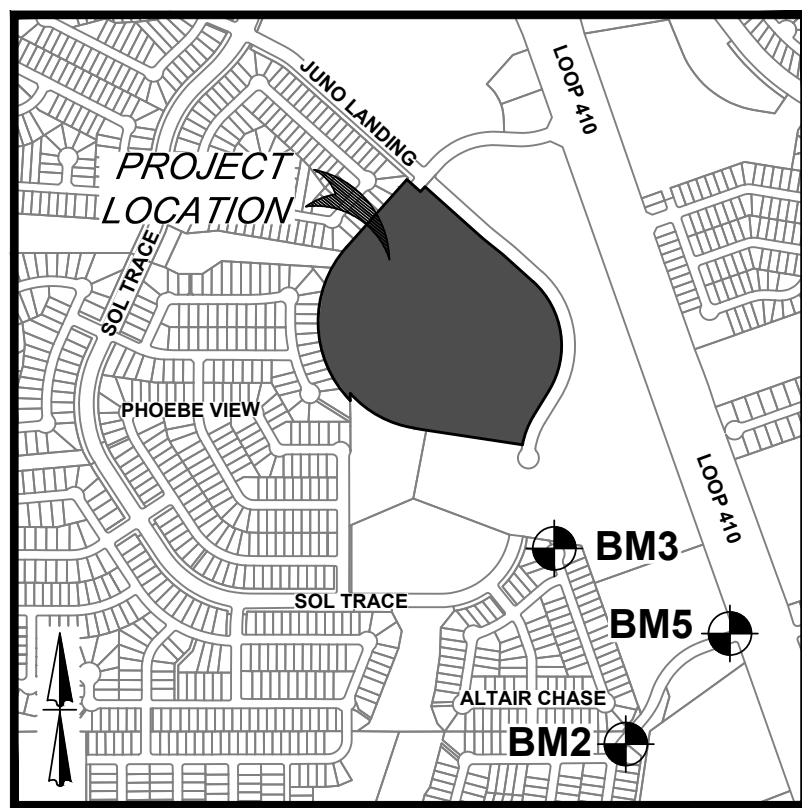
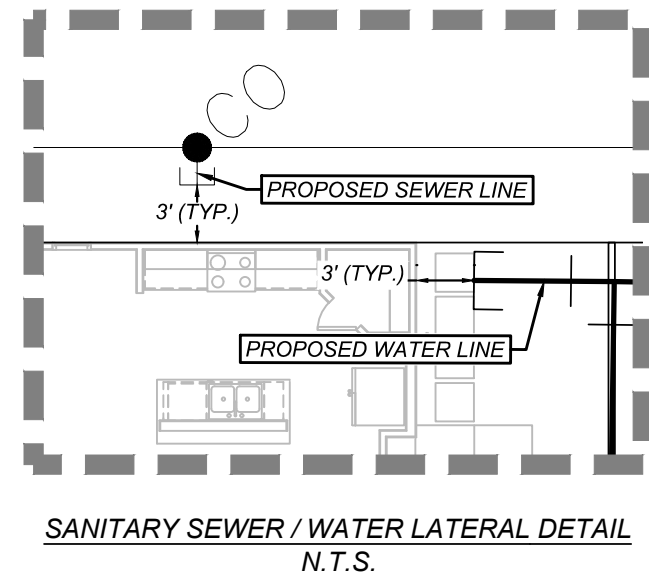


**UTILITY GENERAL NOTES:**

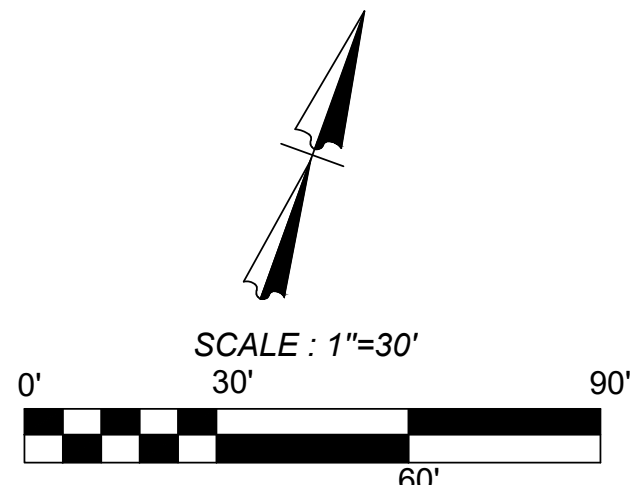
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- SEWER PIPE IS SDR 26. WATER PIPE IS C900, CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

**EXISTING UTILITY NOTES:**

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.



LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER MANHOLE	
EXISTING OVERHEAD UTILITY AND POWER POLE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING GAS LINE	
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK	
SEE DESCRIPTION THIS SHEET	
PROPOSED DOMESTIC WATER LINE	DW
PROPOSED FIRE WATER LINE	FW
PROPOSED SANITARY SEWER LATERAL	SS
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PRIVATE WATER PLAN(5 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.10

**KFW**  
**ENGINEERS + SURVEYING**

ISSUE DATE  
07/16/23  
8/21/23  
9/11/23  
10/23/23  
12/12/23

REVISIONS  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
PROFESSIONAL SEAL

ISSUE FOR CONSTRUCTION



Date: Dec 12, 2023, 8:54pm User ID: mhilbig  
File: L:\Projects\Design\CONV\_278252.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**GENERAL SECTION:**

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:  
  
A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.  
B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".  
C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".  
D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".  
E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).  
  
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.  
  
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, [HTTP://WWW.SAWS.ORG/BUSINESS\\_CENTER/SPECS](http://www.saws.org/business_center/specs). UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.  
  
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.  
  
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.  
  
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:  
  - SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
  - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
  - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
  - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
  - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.  
  
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.  
  
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.  
  
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.  
  
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO [CONSTWORKREQ@SAWS.ORG](mailto:CONSTWORKREQ@SAWS.ORG).  
  
WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO [CONSTWORKREQ@SAWS.ORG](mailto:CONSTWORKREQ@SAWS.ORG).  
  
ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.  
  
12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.  
  
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

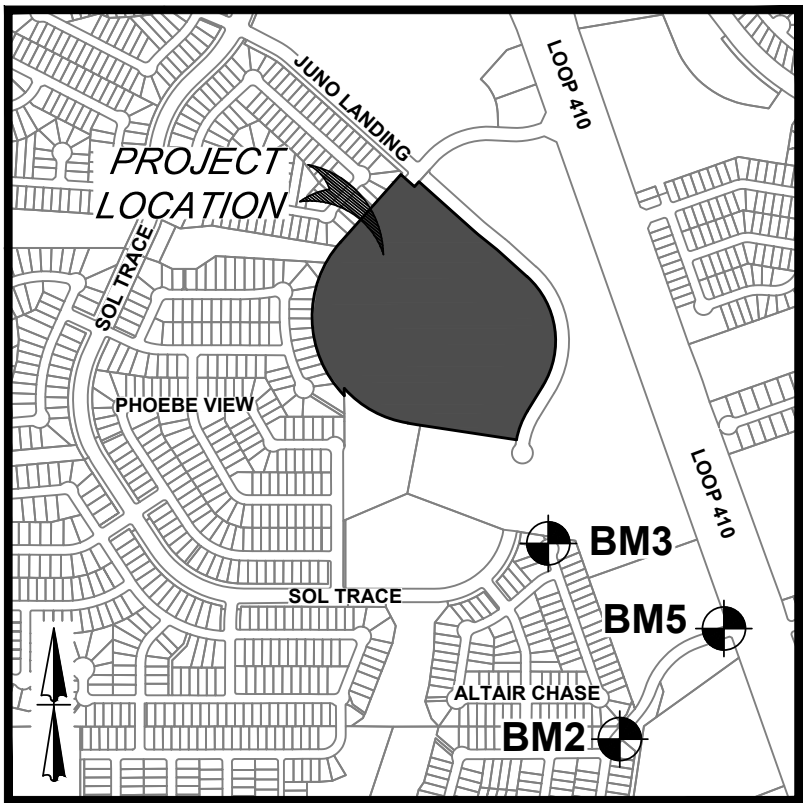
**WATER SECTION:**

- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.  
  - FOR WATER MAINS 12" OR HIGHER, SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014  
2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS, CONTAINING MATERIAL (ACM) MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

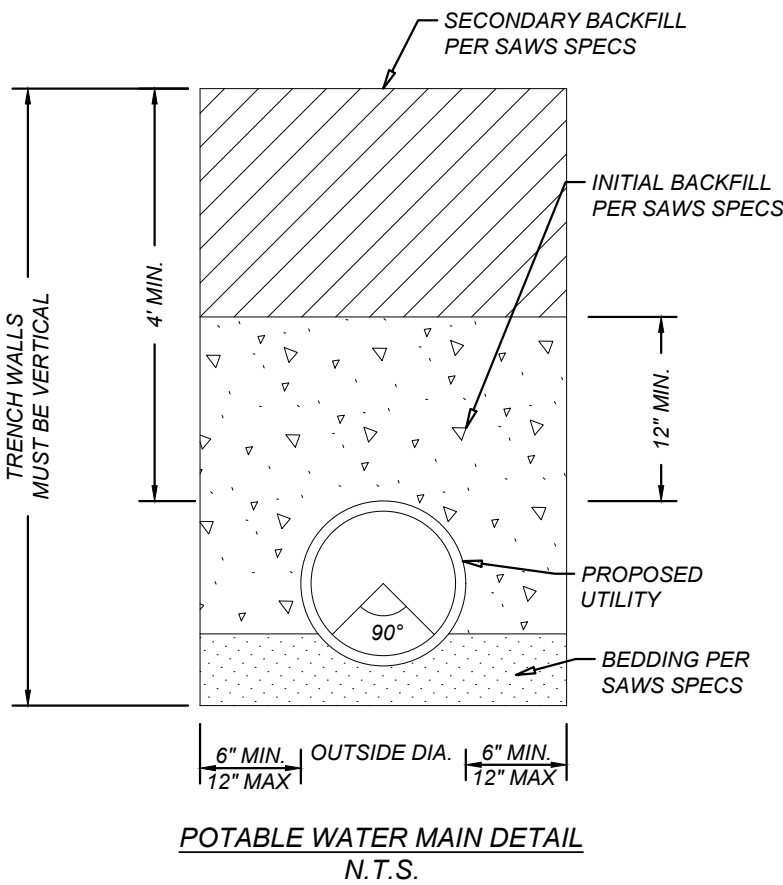
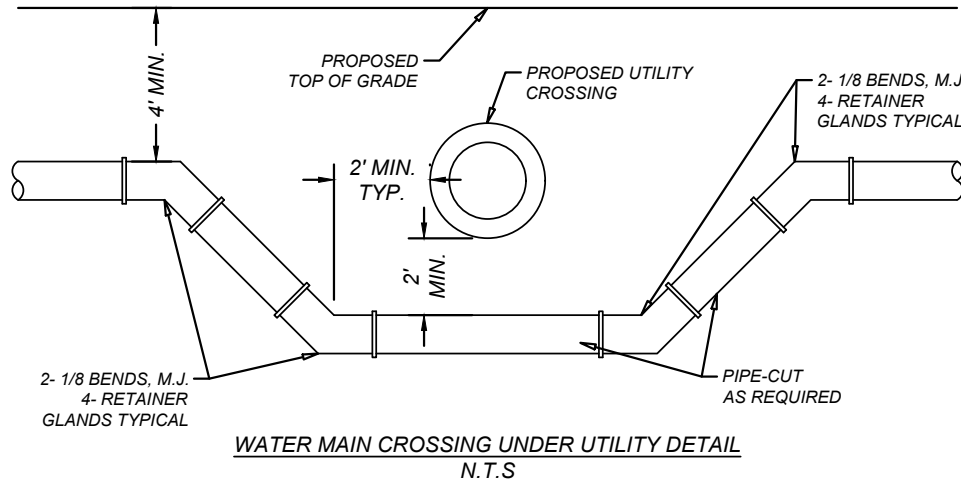
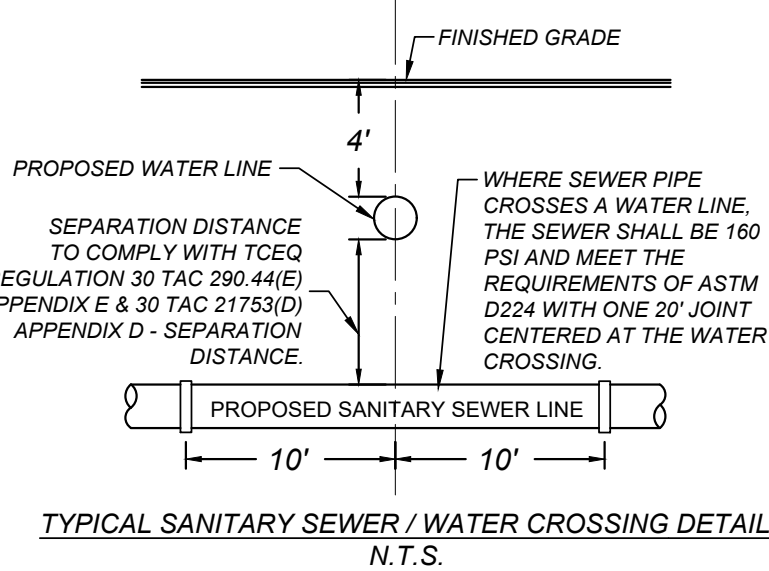
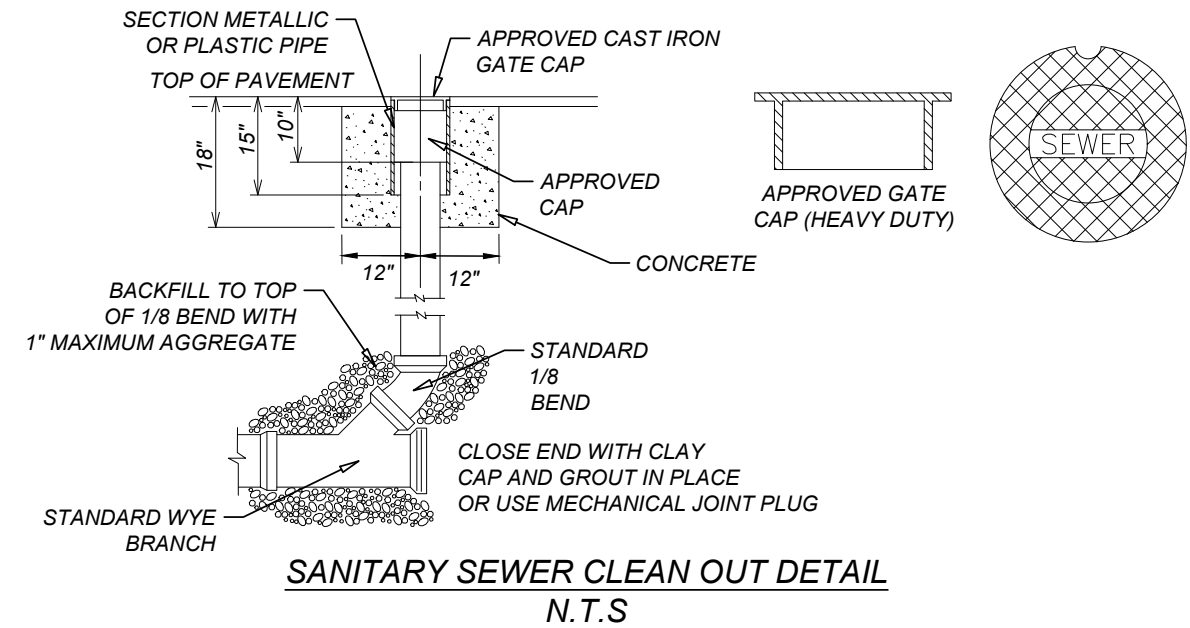
- VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-639 SERIES AND ITEM NO. 639, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL VALVES SHALL READ "OPEN RIGHT".
- PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. "NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
- BACKFLOW PREVENTION DEVICES:
  - ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
  - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

**SEWER NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:  
  
A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.  
B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.  
C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.  
D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.  
E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.  
  
F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.  
  
SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.  
  
NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.  
  
2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".  
  
3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.  
  
4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20" JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.  
  
5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY; IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)  
  
6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.  
  
7. MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.  
  
8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.



LOCATION MAP  
N. T. S.



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
SAWS NOTES & DETAILS

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: DECEMBER 2023

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C5.11

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Pecosas Drive, Suite 200, San Antonio, TX 78211  
Phone: (210) 353-1111  
Toll Free: 1-800-828-1111  
Taxes: Form # 10-22300

REVISIONS	ISSUE DATE
1	07/16/23
2	08/21/23
3	09/11/23
4	10/23/23
5	12/12/23





Date: Jan 24, 2024, 12:00pm User ID: mhlbg  
File: L:\78252\DWG\DWG\C6.0\_C6.1.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEKAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

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- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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**GRADING NOTES:**

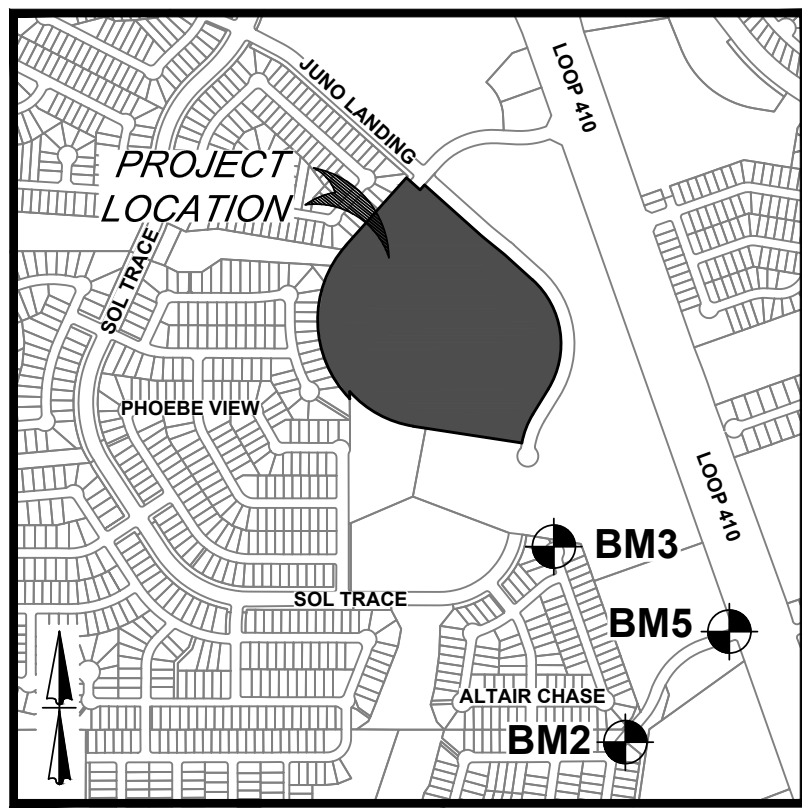
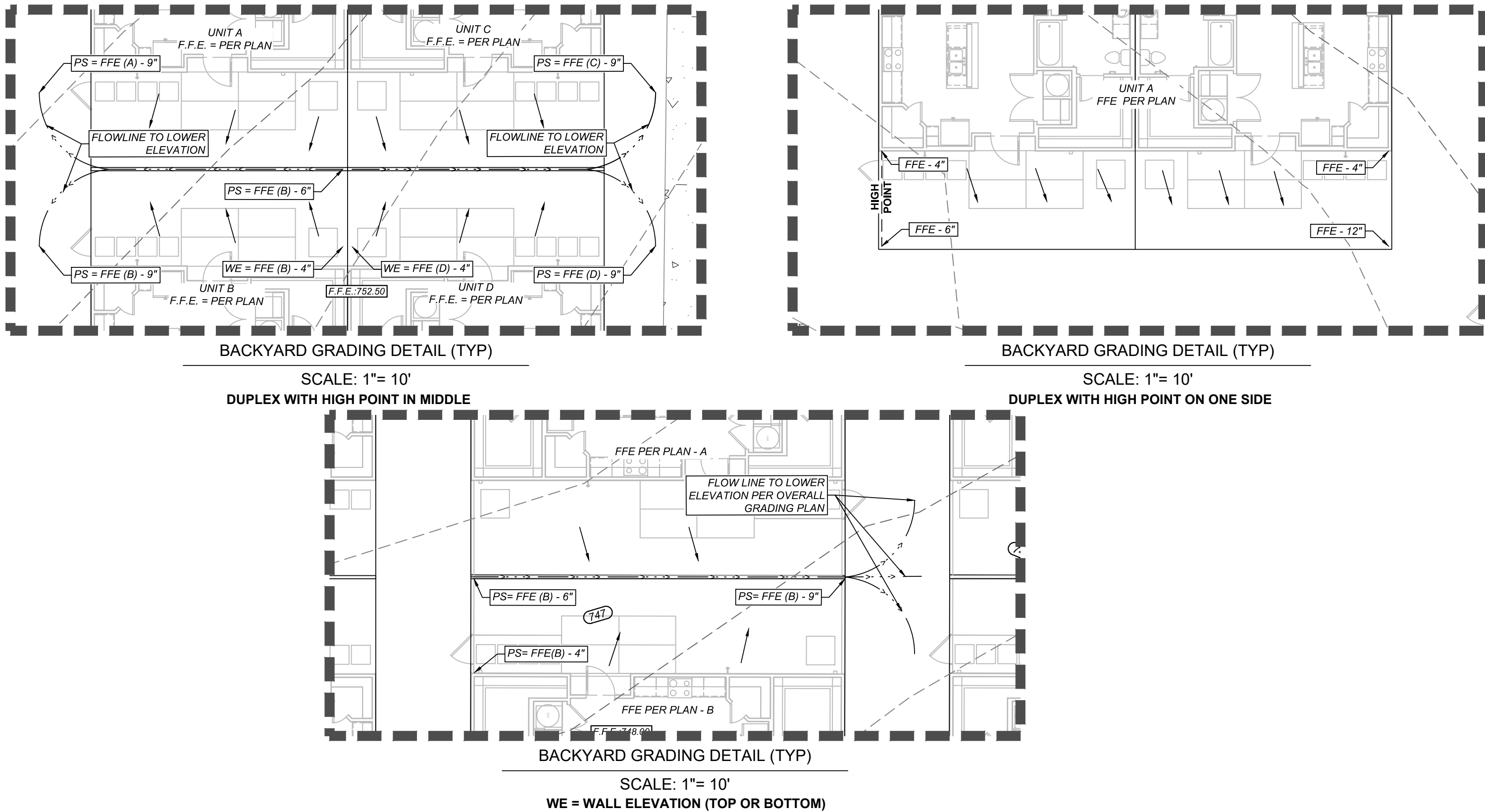
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- DUE TO FEDERAL REGULATION TITLE 49, PART 192.161, MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
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- ALL EXCAVATION IS UNCLASSIFIED.
- ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 0221 - EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED.
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- ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.
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- TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND SPECIFICATIONS.
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**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

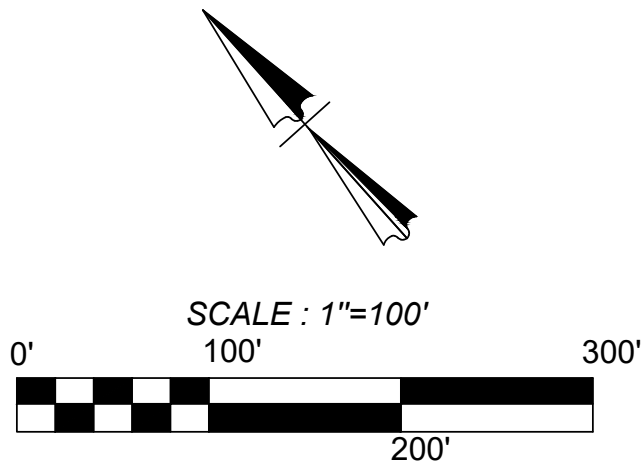
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**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

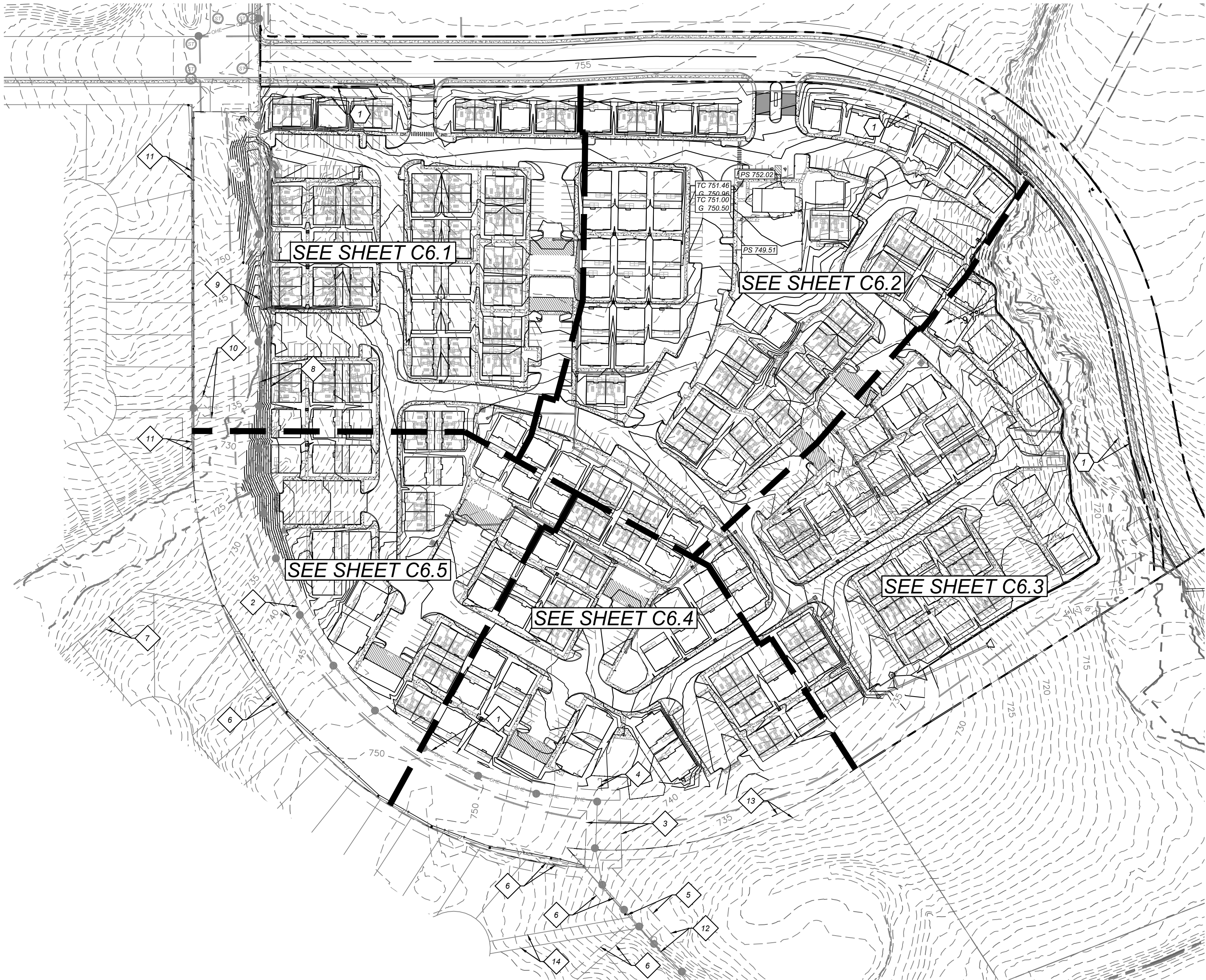


**LOCATION MAP**  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING CONTOURS	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	---
SITE BENCHMARK	---
SEE DESCRIPTION THIS SHEET	---
PROPOSED CONTOURS	---
PROPOSED DRAINAGE SWALE	---
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	---



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
OVERALL GRADING PLAN

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.0**

**KFW**  
**ENGINEERS + SURVEYING**  
ISSUES FOR CONSTRUCTION

REVISIONS	ISSUE DATE
ADA COMMENTS	01/16/23
CITY COMMENTS	02/12/23
OWNER CHANGES	09/11/23
ADA CHANGES	10/23/23
AMENITY CENTER UPDATES	12/17/23

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
M.H. Hilbig



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**  
CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR  
STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL  
REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE  
ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO  
IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS,  
PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT  
DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS  
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PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH  
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LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

- COORDINATION NOTES:**
- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
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  - CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
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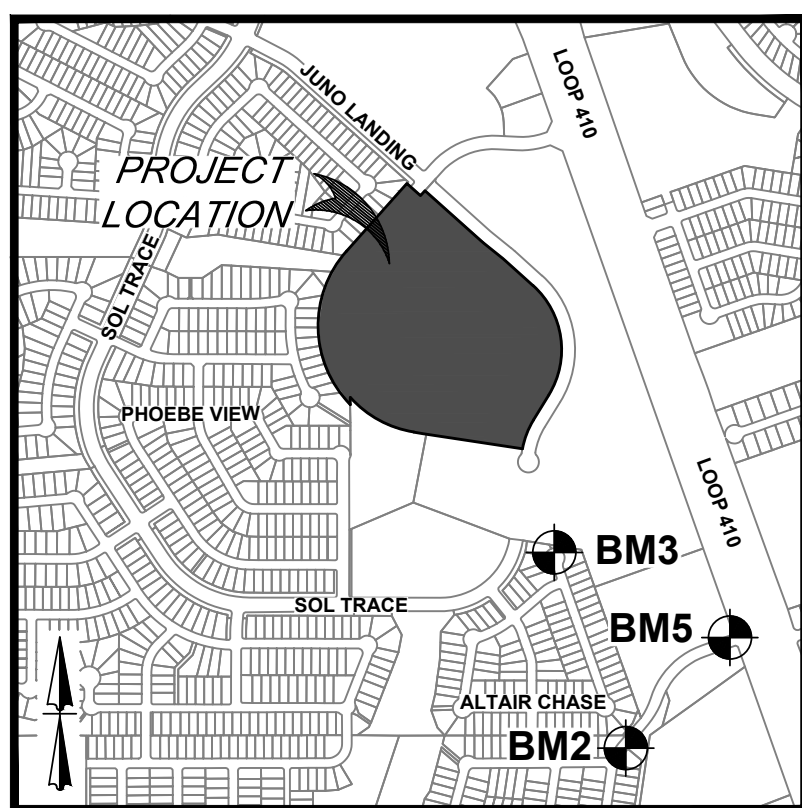
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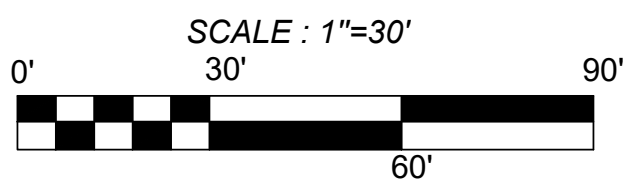
SEE SHEET C6.5

SEE SHEET C6.2

SEE SHEET C6.2



LOCATION MAP  
N. T. S.



### LEGEND

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- PROPERTY LINE**
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
GRADING PLAN (1 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN BY: CHECKED BY:

SHEET NUMBER:

C6.1

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
TEL: 210-591-1441  
FAX: 210-591-1441  
TYPE Form # 9513 - TPLS Form # 10/22/2010

ISSUE DATE	ISSUE	REVISIONS
07/16/23	ADA COMMENTS	Δ
8/21/23	CITY COMMENTS	Δ
9/11/23	OWNER CHANGES	Δ
10/23/23	ADA CHANGES	Δ
12/12/23	AMENITY CENTER UPDATES	Δ





**COORDINATION NOTES:**

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SEE SHEET 1 OF 1

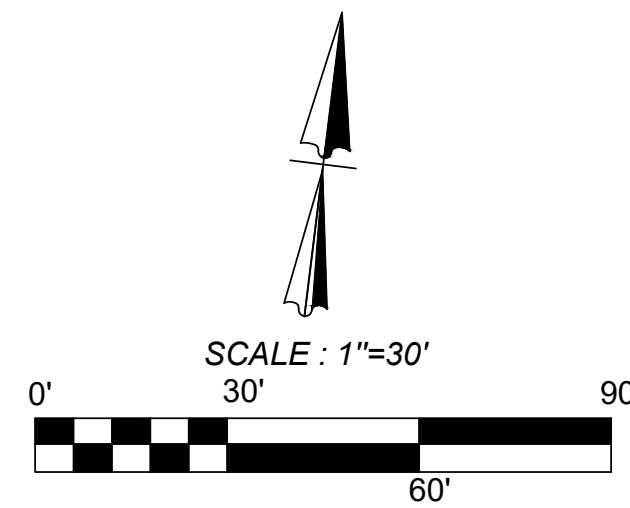
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- EXISTING 28' G E T V, EASEMENT  
(BOOK 9575, PAGE 19)
- EXISTING 14' G E T V, EASEMENT  
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- EXISTING 17' G E T V, GREENBELT  
DRAIN, AND ACCESS EASEMENT  
(BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE,  
& CABLE TV EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
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L3	95.13'	S48°10'48"E
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EXISTING TREE. REFERENCE  
LANDSCAPE PLANS FOR TREE  
PRESERVATION AND TREE REMOVAL

[illegible]

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



ASCEND ON JUNO LANDING  
77542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
GRADING PLAN (2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: M  
SHEET NUMBER

## C6.2

REVISIONS	ISSUE DATE
1/ A ADA COMMENTS	6/16/23
2/ A CITY COMMENTS	8/21/23
3/ A OWNER CHANGES	9/11/23
4/ A ADA CHANGES	10/23/23
5/ A AMENITY CENTER UPDATES	12/12/23

# ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

- COORDINATION NOTES:**
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Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
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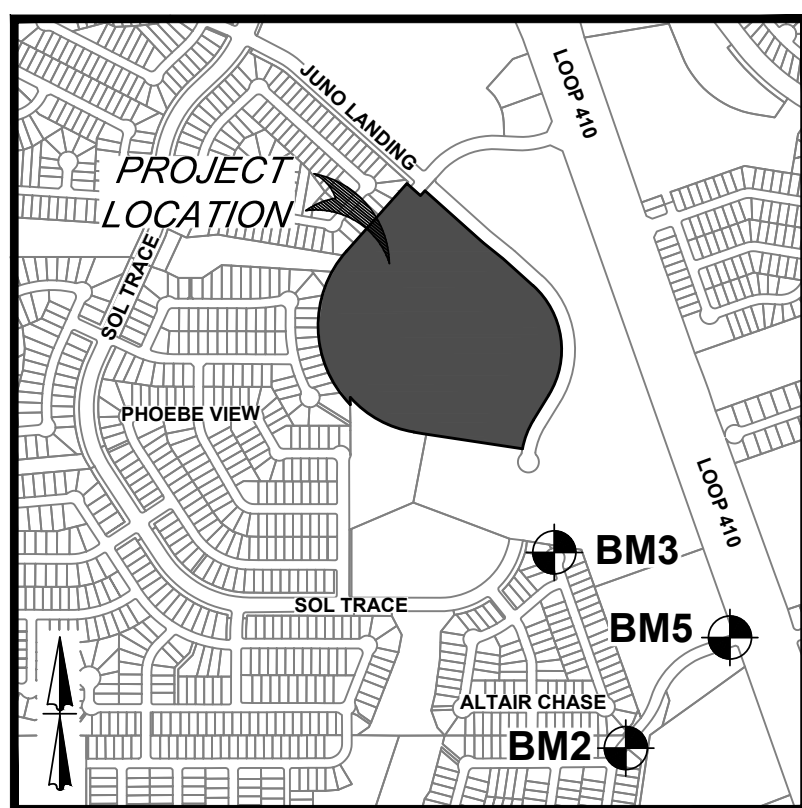
**KEY NOTES**

- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5X16' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

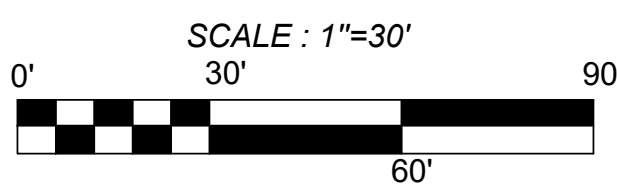
**GRADING NOTES:**

- ALL GRADES AND CONTOURS SHOWN ARE FINAL TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL, SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.
- CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.1) FOOT.
- ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND LANDSCAPING PLANS.
- UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND ELECTRIC SERVICE STANDARDS (LATEST EDITION).
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR DRIVEWAYS (NO SEPARATE PAY ITEM).
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- ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 - EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12" INCH LIFTS MAXIMUM AND NO WATER JETTING IS ALLOWED.
- ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.
- SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
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- ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE SHOWN.
- TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND SPECIFICATIONS.
- MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.

LINE TABLE		
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L4	35.00'	N41°49'12"E



LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
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- EXISTING CONCRETE
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**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
GRADING PLAN (3 OF 5)

PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.3**

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Pecos River, Suite 200, San Antonio, TX 78231  
Tel: 210-521-1441  
Fax: 210-521-1441  
Toll Free: 1-800-368-1441  
Type Form # 9513 - TPLS Form # 10-22-2010

**REVISIONS**

ISSUE DATE	REVISIONS
07/16/23	ADA COMMENTS
08/21/23	CITY COMMENTS
09/11/23	OWNER CHANGES
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12/12/23	AMENITY CENTER UPDATES





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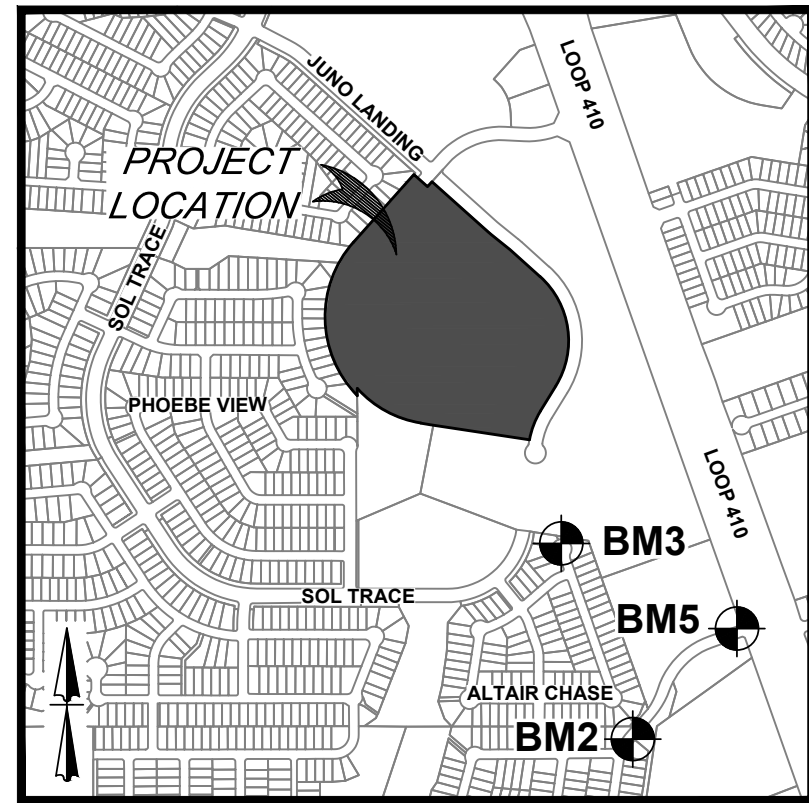
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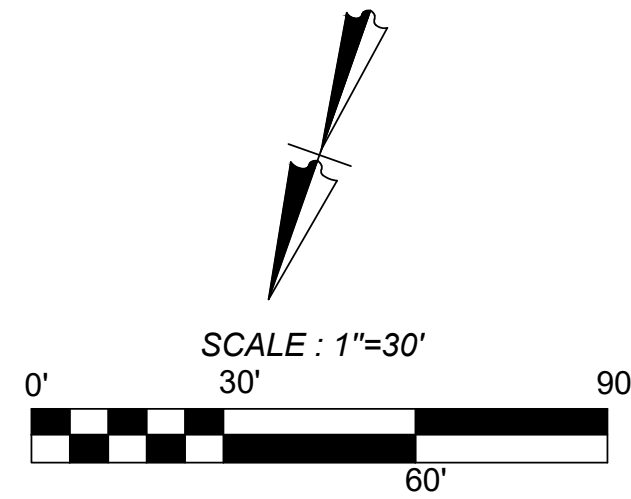


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LOCATION MAP  
N. T. S.



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**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
GRADING PLAN (4 OF 5)

PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.4**

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 1022300

ISSUE DATE  
01/16/23  
8/21/23  
9/11/23  
10/23/23  
12/12/23

REVISIONS  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL SURVEYOR  
Matthew M. Hilbig



Date: Jan 24, 2024, 12:03pm User ID: mhilbg  
File: L:\179620\179620\Drawings\DWG\179620.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEXAR COUNTY, TEXAS.

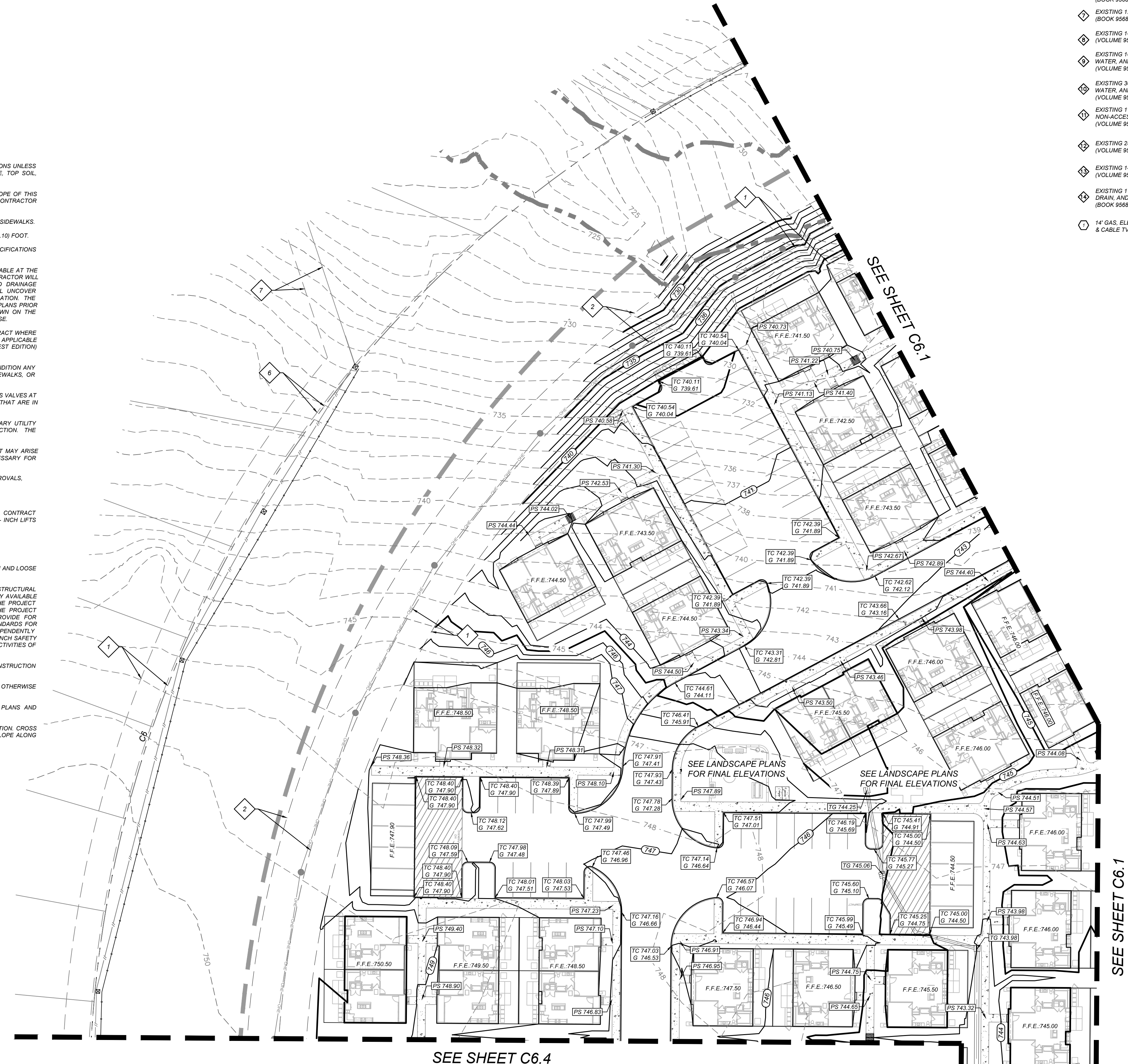
**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**  
1. CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO  
THE START OF CONSTRUCTION.  
2. CONTACT AT&T TO COORDINATE CABLE TV SERVICE.  
1-800-225-5288.  
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.  
1-800-225-5288.  
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.  
(210)-353-2222.  
5. CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN WATER SERVICES. (210)-704-7297.  
6. CONTACT SAN ANTONIO WATER SYSTEMS TO  
PLAN SANITARY SEWER SERVICES. (210)-704-7297.

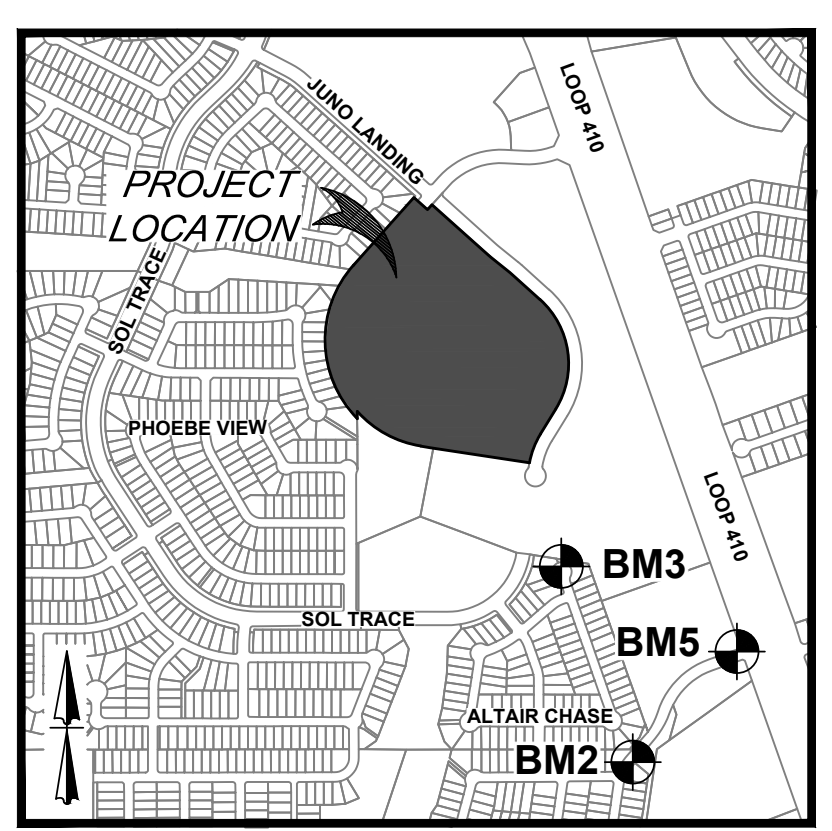
**GRADING NOTES:**  
1. ALL GRADES AND CONTOURS SHOWN ARE FINAL TOP OF FINISHED SURFACE ELEVATIONS UNLESS  
OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL,  
SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.  
2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS  
PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR  
SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY FLOODING OF WATER.  
3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.  
4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT.  
5. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS  
AND LANDSCAPING PLANS.  
6. UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE  
TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL  
BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE  
STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER  
EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE  
CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR  
TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE  
PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT HIS EXPENSE.  
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE  
NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE  
CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)  
AND ELECTRIC SERVICE STANDARDS (LATEST EDITION).  
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY  
DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR  
DRIVEWAYS (NO SEPARATE PAY ITEM).  
9. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, MUST MAINTAIN ACCESS TO GAS VALVES AT  
ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN  
THE PROJECT AREA.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY  
COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE  
CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES.  
11. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE  
CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR  
CONSTRUCTION OF THIS PROJECT.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS,  
AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.  
13. ALL EXCAVATION IS UNCLASSIFIED.  
14. ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT  
SPECIFICATIONS NO. 0221 - EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS  
MAXIMUM, AND NO WATER JETTING IS ALLOWED.  
15. ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.  
16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.  
17. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE  
TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.  
18. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL  
DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE  
GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT  
WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT  
DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR  
ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR  
TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY  
RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY  
PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF  
INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.  
19. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION  
GUIDELINES.  
20. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE  
SHOWN.  
21. TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND  
SPECIFICATIONS.  
23. MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS  
SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG  
THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

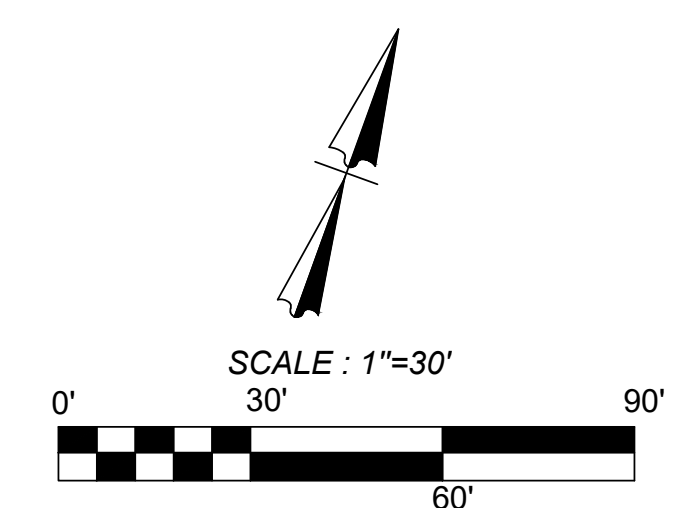
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L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E



- KEY NOTES**
- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 70" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 5X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
  - EXISTING 28" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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  - 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



LOCATION MAP  
N. T. S.



**LEGEND**

**LIMITS OF CONSTRUCTION** [Symbol]

**PROPERTY LINE** [Symbol]

**ADJACENT PROPERTY LINE** [Symbol]

**EXISTING CONCRETE** [Symbol]

**EXISTING CURB** [Symbol]

**EXISTING SANITARY SEWER MANHOLE** [Symbol]

**EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]

**EXISTING CONTOURS** [Symbol] 950

**PROPOSED CURB** [Symbol]

**PROPOSED RIBBON CURB** [Symbol]

**PROPOSED SIDEWALK** [Symbol]

**SITE BENCHMARK** [Symbol]

**SEE DESCRIPTION THIS SHEET**

**PROPOSED CONTOURS** [Symbol] 950

**PROPOSED DRAINAGE SWALE** [Symbol]

**EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL.** [Symbol]

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

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**KFW ENGINEERS + SURVEYING**  
342 E. Passions Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10-22-2010

ISSUE DATE: 07/16/23, 8/21/23, 9/11/23, 10/23/23, 12/12/23

REVISIONS: ADA COMMENTS, CITY COMMENTS, OWNER CHANGES, ADA CHANGES, AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL SURVEYOR

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
GRADING PLAN (5 OF 5)

PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AR, CHECKED: MH  
SHEET NUMBER:  
**C6.5**



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY  
RECORDS, BEKAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 716.80' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION  
= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-553-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**STORM DRAIN GENERAL NOTES:**

- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH FINAL PLAN OR RECORD MEASUREMENTS, LOCATIONS, TOPS AND LENGTH OF SERVICE CONNECTIONS AND UNDERGROUND PIPING UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE START OF CONSTRUCTION.
- ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
- ALL ONSITE STORM DRAIN PIPES WILL BE PRIVATE AND NOT DEDICATED TO THE CITY OF SAN ANTONIO.
- ALL STORM DRAIN PIPE SHALL BE HDPE N-12 PROLINK ULTRA HDPE PIPE (UNLESS NOTED OTHERWISE) BELLED ENDS AND WITH RUBBER GASKETS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS AUTHORIZED BY OWNER.
- ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
- CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURERS' SPECIFICATIONS. SIZE OF GRATE INLETS ARE REFERENCED FOR PROPER SIZE OF GRATES AND DO NOT REFLECT SIZE OF PROPOSED JUNCTION BOXES ASSOCIATED WITH GRATE COVERS.

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PIPE, MANHOLES, JUNCTION BOXES, ADA ACCESSIBLE TRENCH DRAINS, ETC. TO ENGINEER PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION FACILITY, FILTRATION FACILITIES AND/OR WATER QUALITY FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. ANY SUCH FACILITIES BUILT WITHIN THE CITY OF SAN MARCOS CITY LIMITS MUST MAINTAIN COMPLIANCE WITH THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ORDINANCES. PRIOR TO RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY, A CITY EASEMENT MUST BE SHOWN AROUND ALL FACILITIES INCLUDING A MAINTENANCE COVENANT FOR EACH FACILITY WITHIN THE CITY LIMITS.

**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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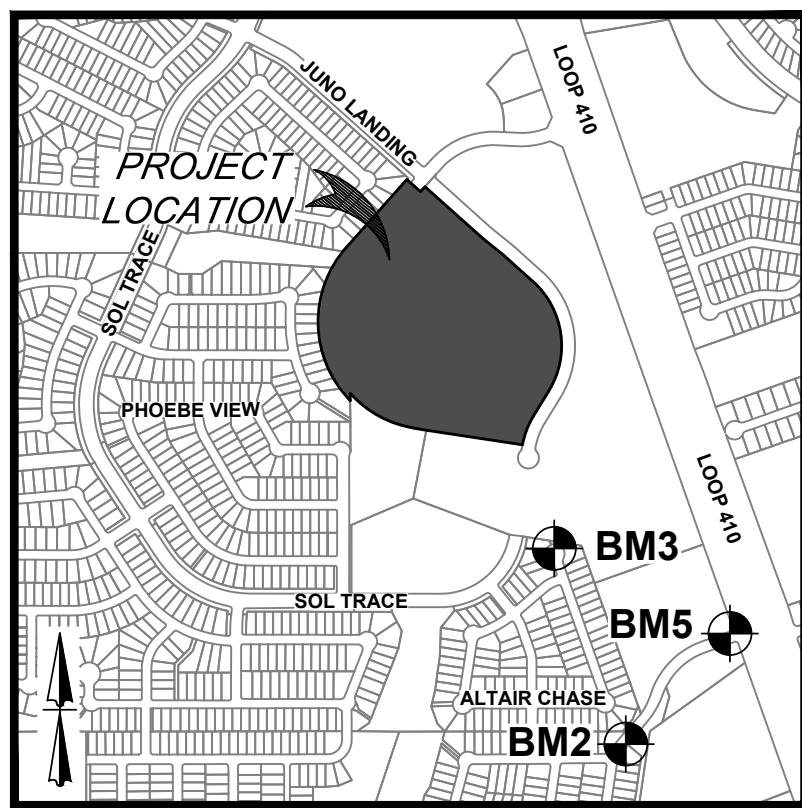
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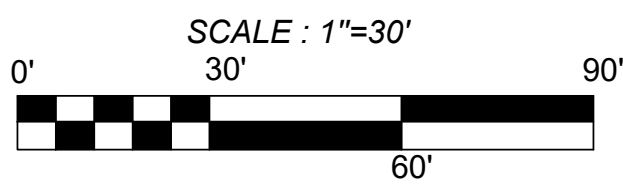
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LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
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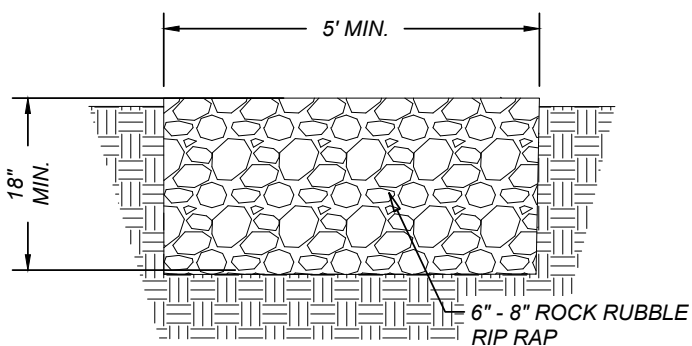


LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	---
EXISTING CONTOURS	--- 950 ---
EXISTING OVERHEAD UTILITY AND POWER POLE	--- CHU --- CHU --- CHU --- CHU ---
EXISTING WATER LINE	--- 16"W --- 16"W --- 16"W --- 16"W ---
EXISTING SEWER LINE	--- 8"SS --- 8"SS --- 8"SS --- 8"SS ---
EXISTING GAS LINE	--- G --- G --- G --- G ---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	[Pattern]
SITE BENCHMARK	[Symbol]
SEE DESCRIPTION THIS SHEET	
PROPOSED STORM DRAIN	---
EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	[Symbol]



ROCK RUBBLE MATTRESS DETAIL  
NOT-TO-SCALE

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
STORM DRAIN PLAN (1 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.6**

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Pkwy, Suite 200, San Antonio, TX 78231  
Tel: 210-521-1111 Fax: 210-521-1112  
TPE Reg # 5613 - TPE Reg # 1022300

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	AD	ADA COMMENTS
2	08/21/23	AD	CITY COMMENTS
3	09/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
MEH Hilbig



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

- COORDINATION NOTES:**
- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
  - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
  - CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
  - CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
  - CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**LEGEND**

**LIMITS OF CONSTRUCTION** [Symbol]

**PROPERTY LINE** [Symbol]

**ADJACENT PROPERTY LINE** [Symbol]

**EXISTING CONCRETE** [Symbol]

**EXISTING CURB** [Symbol]

**EXISTING CONTOURS** [Symbol] 950

**EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]

**EXISTING WATER LINE** [Symbol]

**EXISTING SEWER LINE** [Symbol]

**EXISTING GAS LINE** [Symbol]

**PROPOSED CURB** [Symbol]

**PROPOSED RIBBON CURB** [Symbol]

**PROPOSED SIDEWALK** [Symbol]

**SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET

**PROPOSED STORM DRAIN** [Symbol]

**EXISTING TREE, REFERENCE**  
LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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

**STORM DRAIN GENERAL NOTES:**

- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH FINAL PLAN OR RECORD MEASUREMENTS, LOCATIONS, TOPS AND LENGTH OF SERVICE CONNECTIONS AND UNDERGROUND PIPING UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE START OF CONSTRUCTION.
- ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
- ALL ONSITE STORM DRAIN PIPES WILL BE PRIVATE AND NOT DEDICATED TO THE CITY OF SAN ANTONIO.
- ALL STORM DRAIN PIPE SHALL BE HDPE N-12 PROLINK ULTRA HDPE PIPE (UNLESS NOTED OTHERWISE) WITH BELLED ENDS AND WITH RUBBER GASKETS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS AUTHORIZED BY OWNER.
- ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
- CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURERS' SPECIFICATIONS. SIZE OF GRATE INLETS ARE REFERENCED FOR PROPER SIZE OF GRATES AND DO NOT REFLECT SIZE OF PROPOSED JUNCTION BOXES ASSOCIATED WITH GRATE COVERS.

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PIPE, MANHOLES, JUNCTION BOXES, ADA ACCESSIBLE TRENCH DRAINS, ETC. TO ENGINEER PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

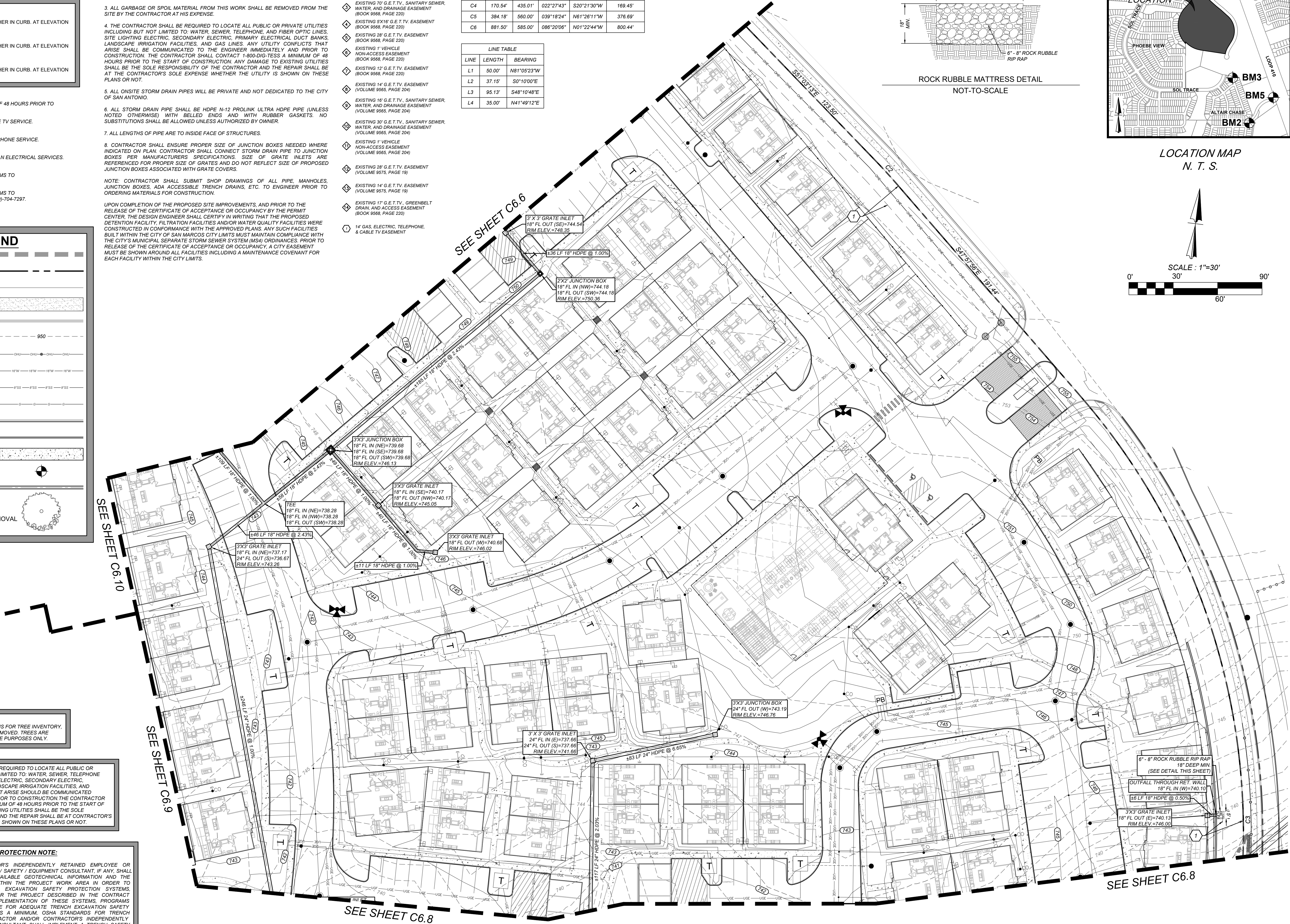
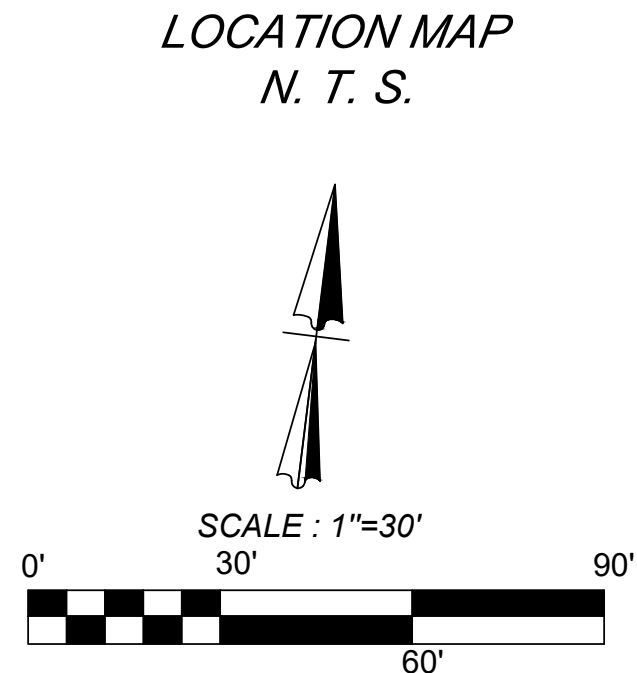
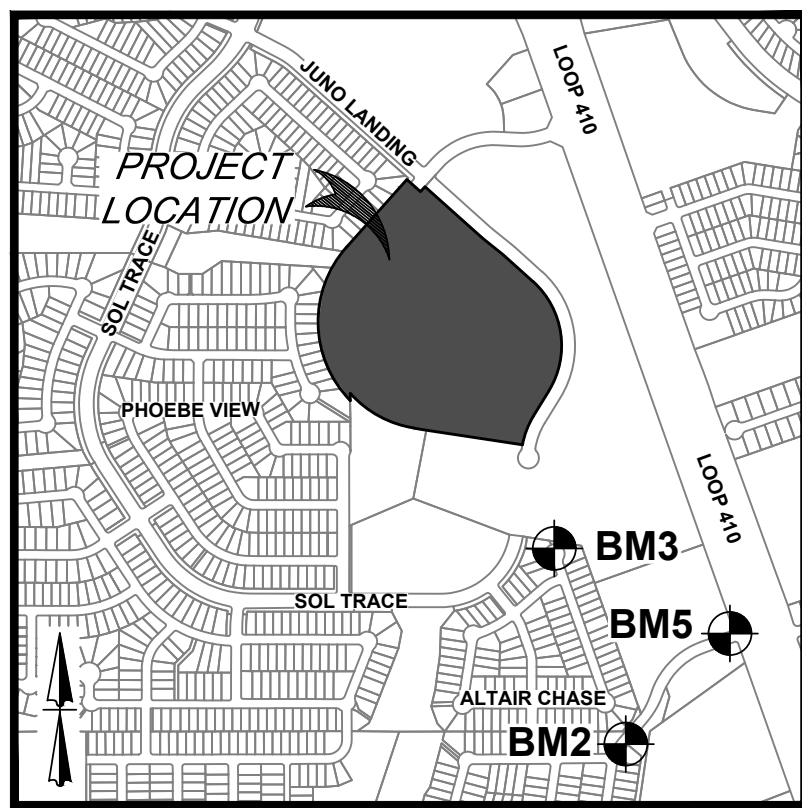
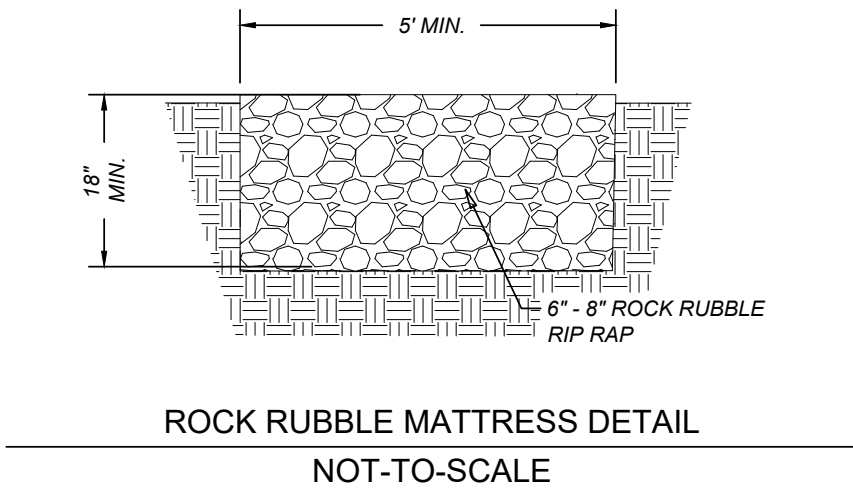
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**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
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- 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

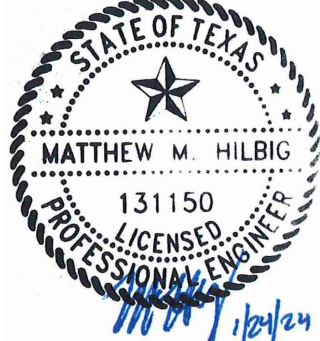
Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
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LINE TABLE		
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
STORM DRAIN PLAN (2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.7**



REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	AD	ADDITIONAL COMMENTS
2	08/21/23	AD	CITY COMMENTS
3	09/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES

**KFW**  
**ENGINEERS + SURVEYING**  
3422 Pecoseros Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10/22/20

ISSUE FOR CONSTRUCTION







**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEKAR COUNTY, TEXAS.

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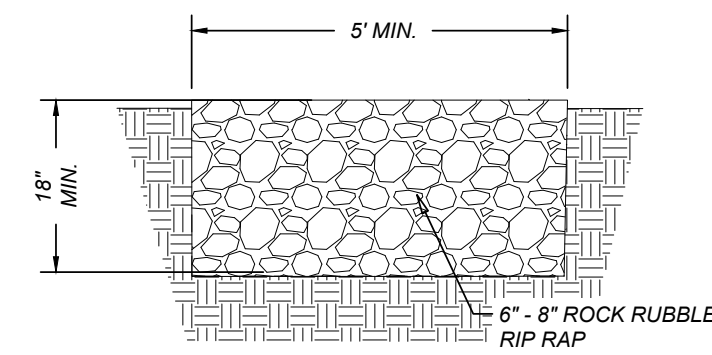
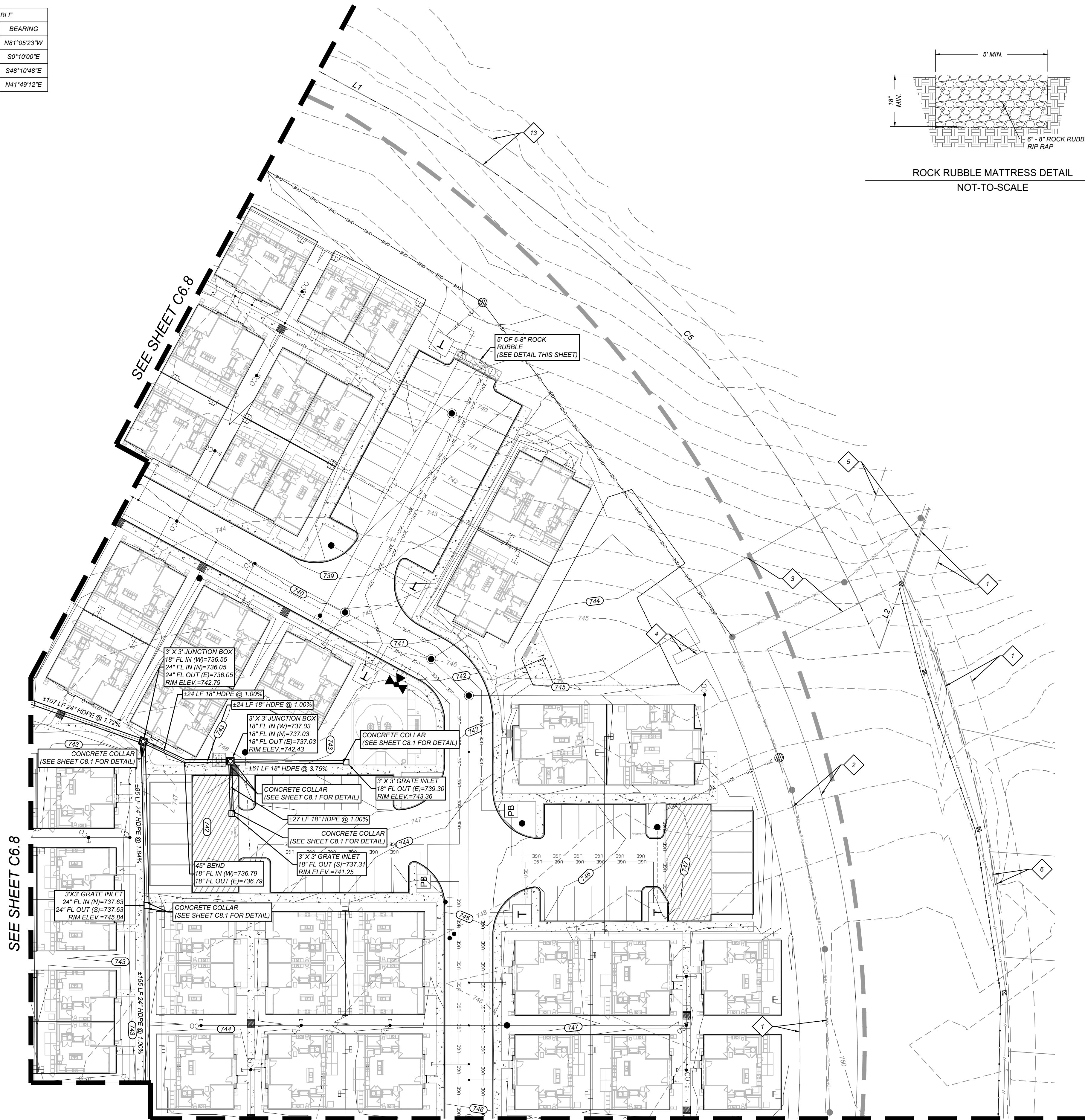
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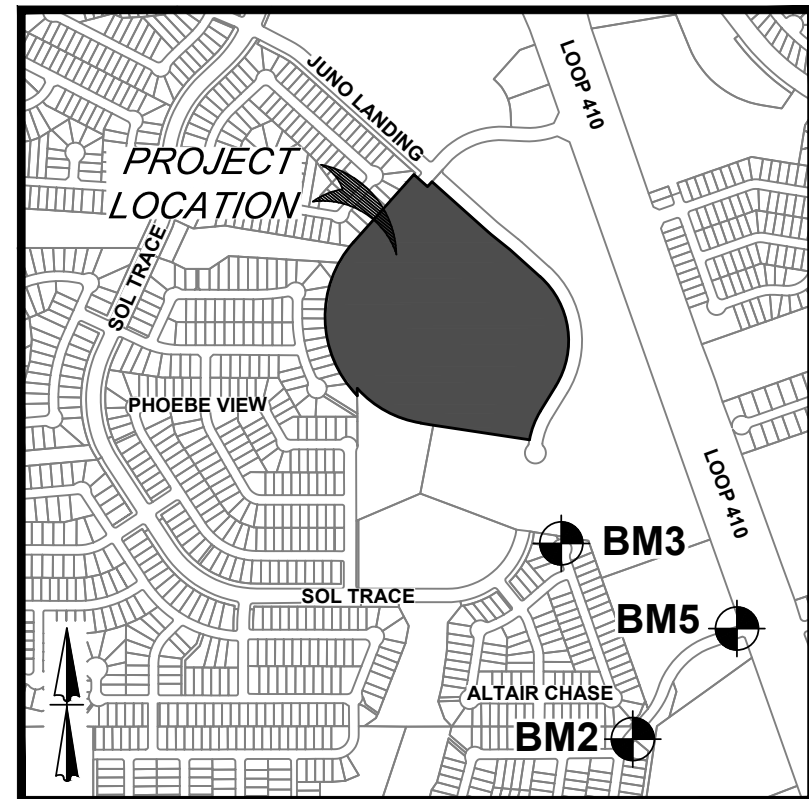
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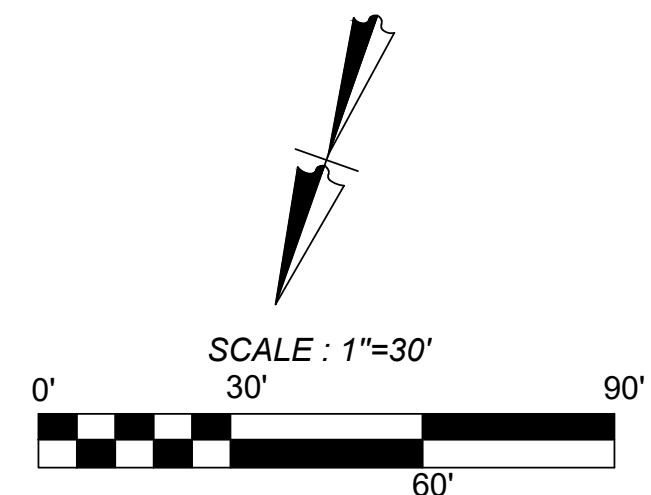
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ROCK RUBBLE MATTRESS DETAIL  
NOT-TO-SCALE



LOCATION MAP  
N. T. S.



**LEGEND**

- LIMITS OF CONSTRUCTION**
- PROPERTY LINE**
- ADJACENT PROPERTY LINE**
- EXISTING CONCRETE**
- EXISTING CURB**
- EXISTING CONTOURS**
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SEE DESCRIPTION THIS SHEET
- PROPOSED STORM DRAIN**
- EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

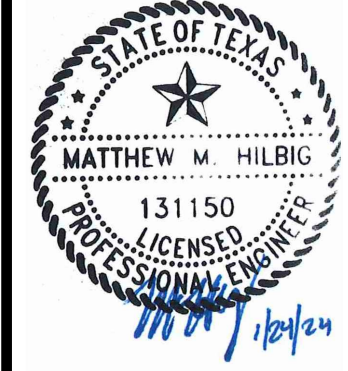
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**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Drive, Suite 200, San Antonio, TX 78211  
TYPE Form # 9513 - TPLS Form # 1022300

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	ADA	COMMENTS
2	08/21/23	QTY	COMMENTS
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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
STORM DRAIN PLAN (4 OF 5)

PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C6.9**







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BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,  
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= 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

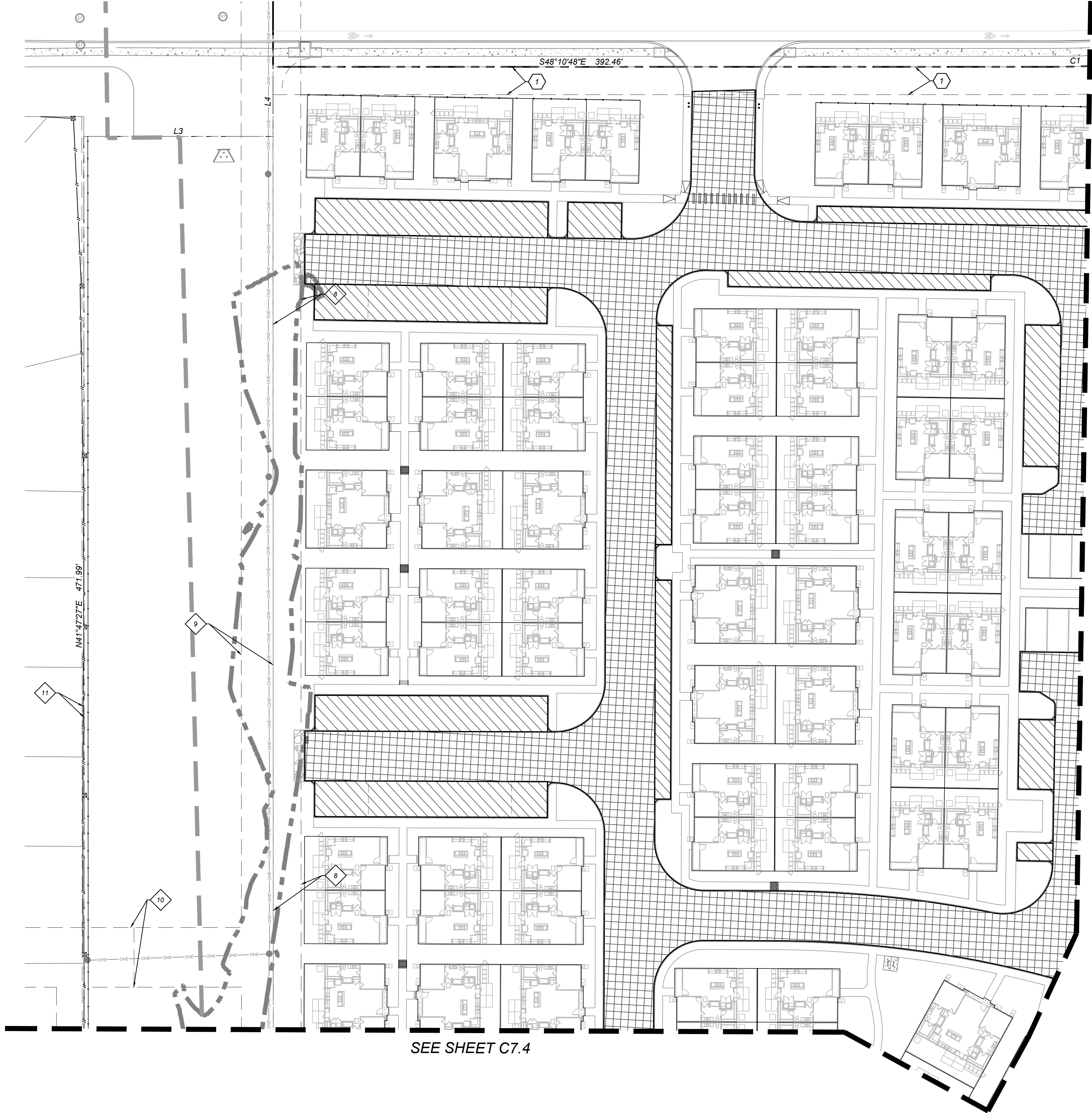
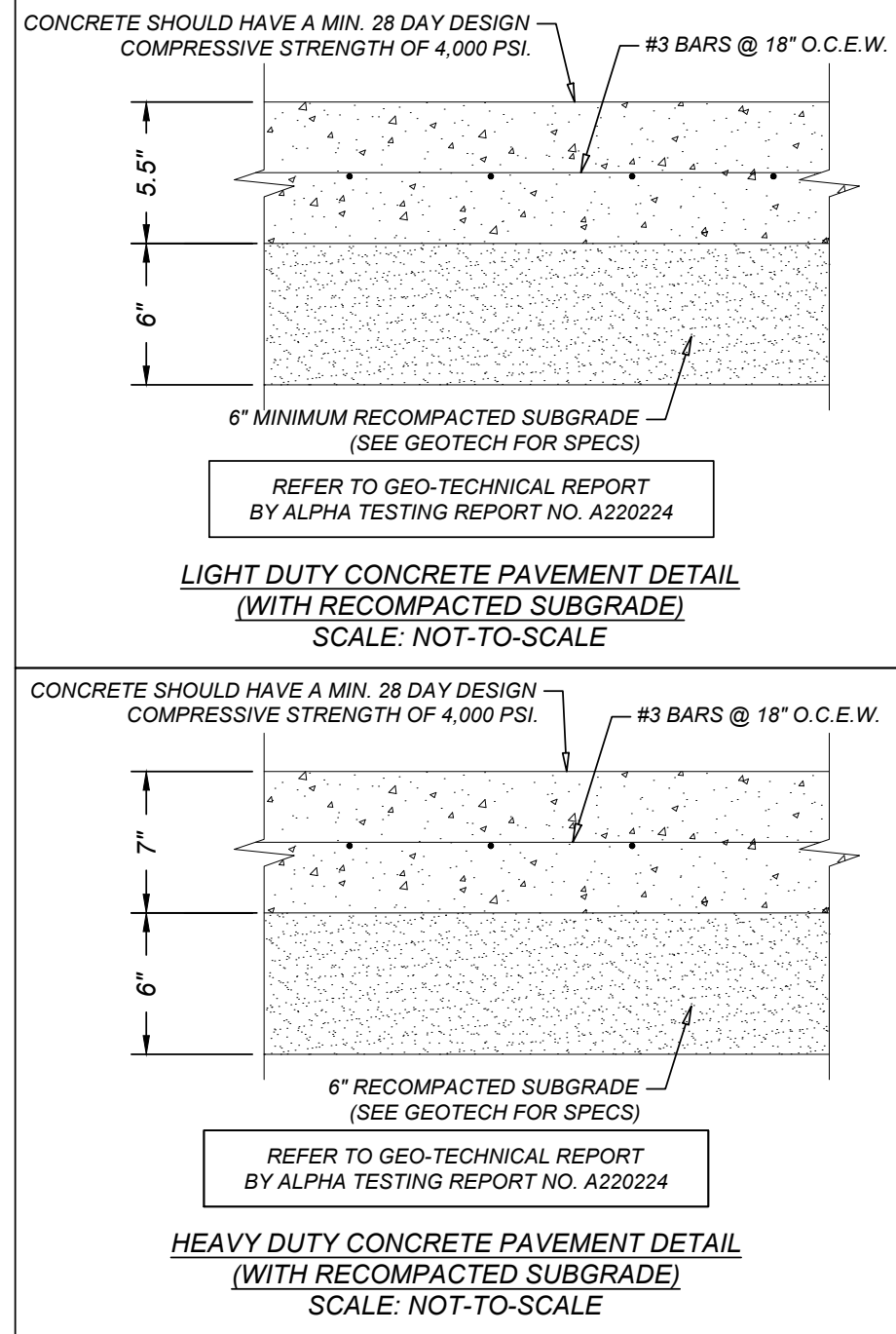
- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**NOTES:**

- REFERENCE GEOTECH REPORT FOR INFORMATION REGARDING MOISTURE CONDITIONED SUBGRADE.
- THIS DRAWING REFLECTS THE GENERAL PLACEMENT OF CONCRETE AND ASPHALT. SEE SHEET C4.0-C4.2 FOR DIMENSIONS AND CURVE DATA DETAIL.
- REFERENCE GEOTECH REPORT FOR DOWEL AND PAVEMENT JOINT SPECIFICATIONS.
- REFERENCE GEOTECH REPORT FOR ALL PAVEMENT RECOMMENDATIONS.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E



SEE SHEET C7.1

SEE SHEET C7.1

**KEY NOTES**

- EXISTING 14' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.T.V. EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.T.V., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

**LEGEND**

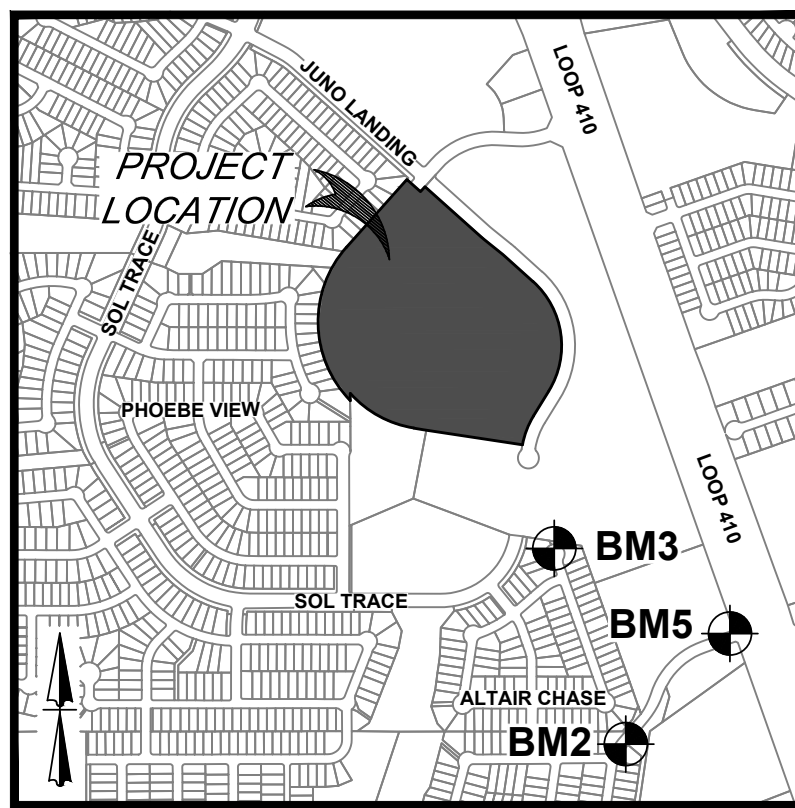
- LIMITS OF CONSTRUCTION**
- PROPERTY LINE**
- ADJACENT PROPERTY LINE**
- EXISTING CONCRETE**
- EXISTING OVERHEAD UTILITY AND POWER POLE**
- PROPOSED CURB**
- PROPOSED RIBBON CURB**
- PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)**
- LIGHT DUTY PAVEMENT**  
REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.)
- HEAVY DUTY PAVEMENT**  
REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.)
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



LOCATION MAP  
N. T. S.

SCALE : 1"=30'  
0' 30' 90'  
60'

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PAVEMENT PLAN (1 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH

SHEET NUMBER:

C7.0

**KFW**  
**ENGINEERS + SURVEYING**  
342 E. Passeros Pkwy., Suite 200, San Antonio, TX 78231  
Tel: 210-353-1141  
Toll Free: 1-877-551-1141  
TPEL Form # 10-22-200

ISSUE DATE: 07/16/23  
REVISIONS: 07/16/23  
ADA COMMENTS  
8/21/23  
CITY COMMENTS  
9/11/23  
OWNER CHANGES  
10/23/23  
ADA CHANGES  
12/12/23  
AMENITY CENTER  
UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
M.H. Hilbig

ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

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**LEGEND**

**LIMITS OF CONSTRUCTION**

**PROPERTY LINE**

**ADJACENT PROPERTY LINE**

**EXISTING CONCRETE**

**EXISTING OVERHEAD UTILITY AND POWER POLE**

**PROPOSED CURB**

**PROPOSED RIBBON CURB**

**PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)**

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REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS).

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**HEAVY DUTY CONCRETE PAVEMENT**  
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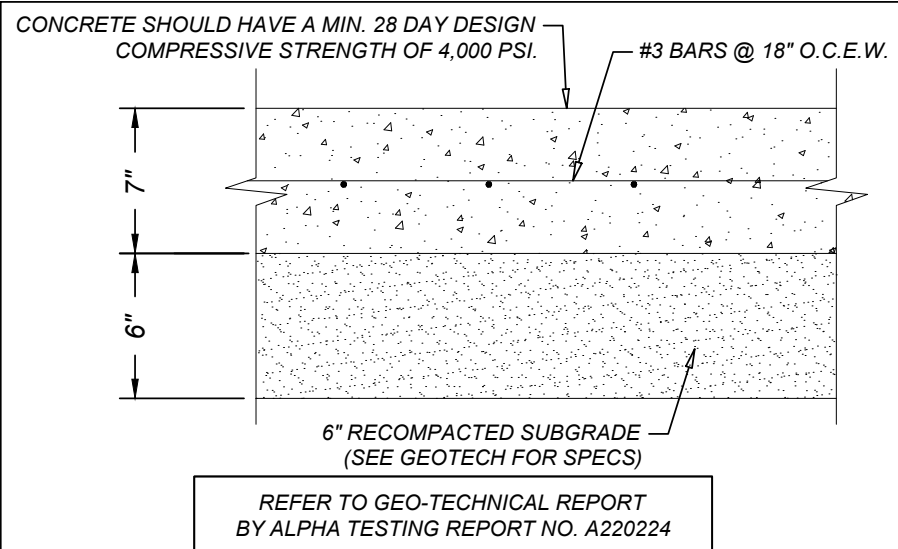
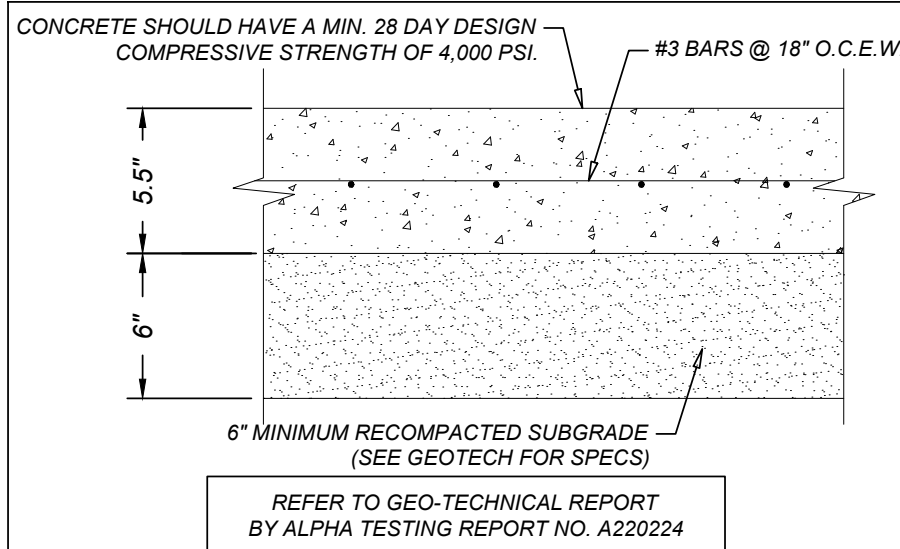
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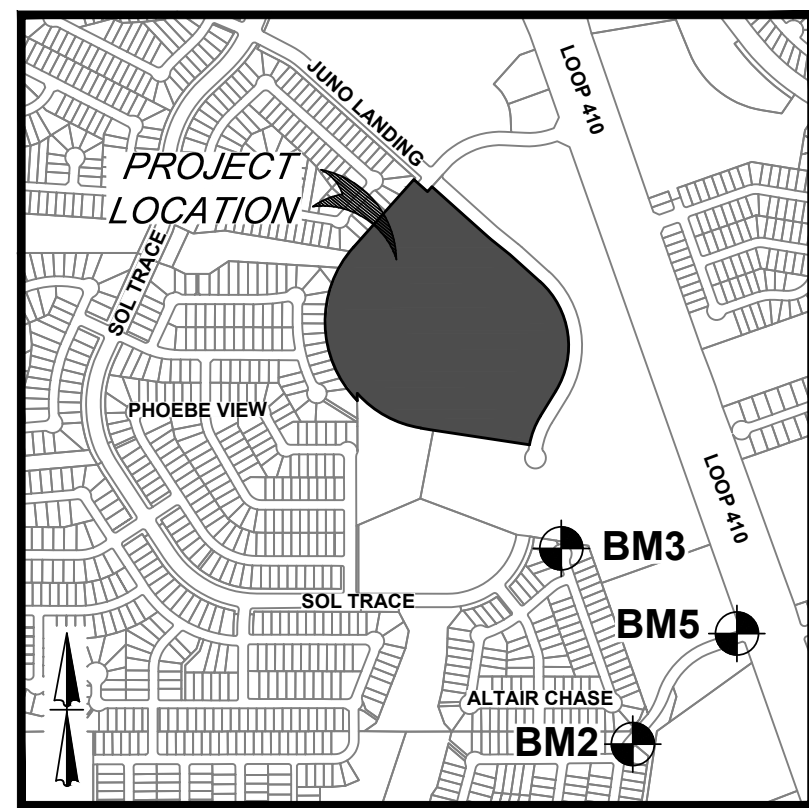


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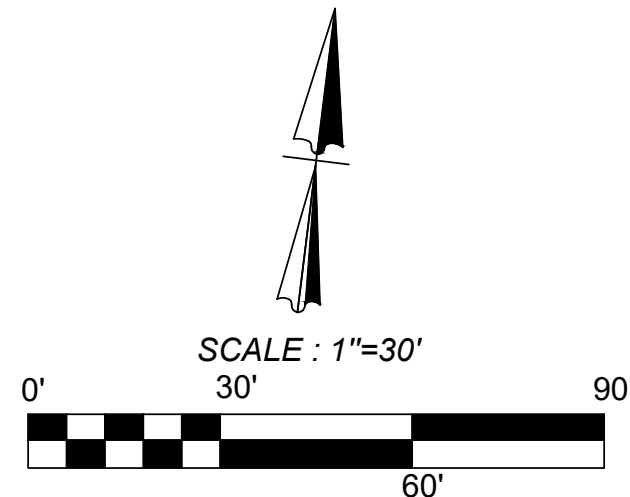
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**KEY NOTES**

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- 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



**LOCATION MAP**  
N. T. S.



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PAVEMENT PLAN (2 OF 5)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C7.1**



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1	01/12/23	12/12/23
2	01/12/23	10/23/23
3	01/12/23	09/11/23
4	01/12/23	08/21/23
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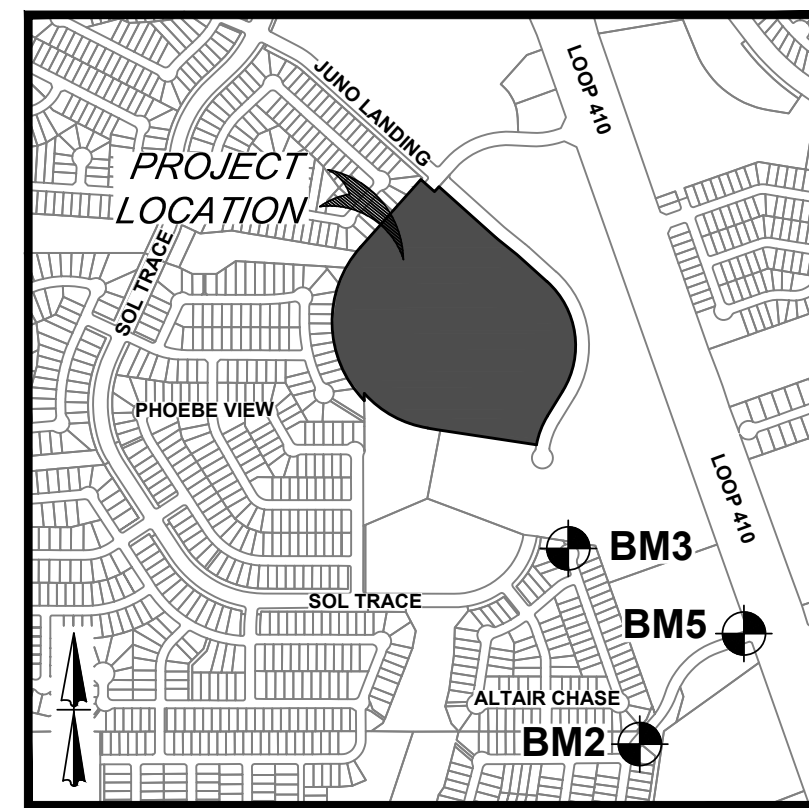
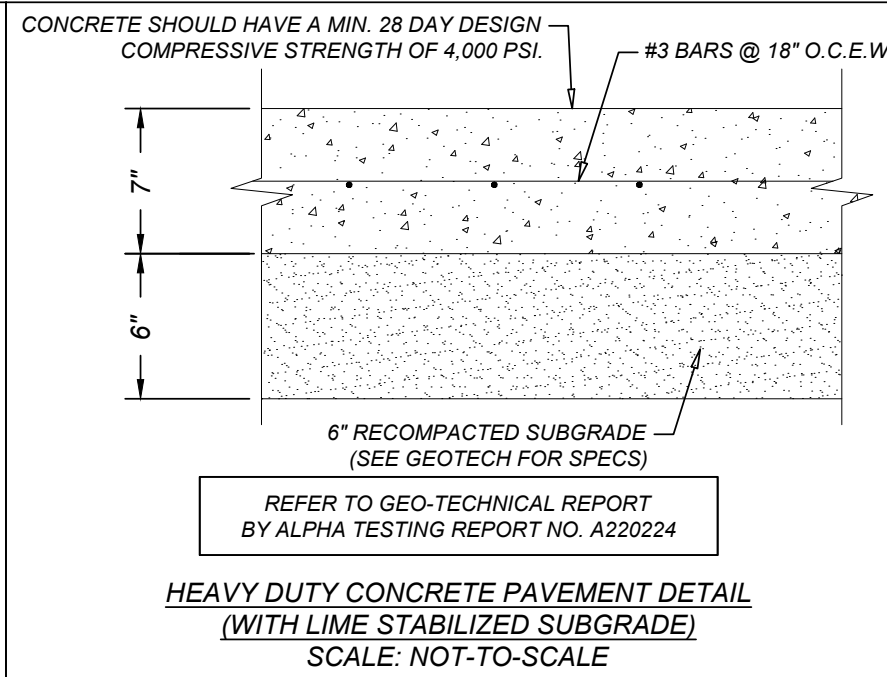
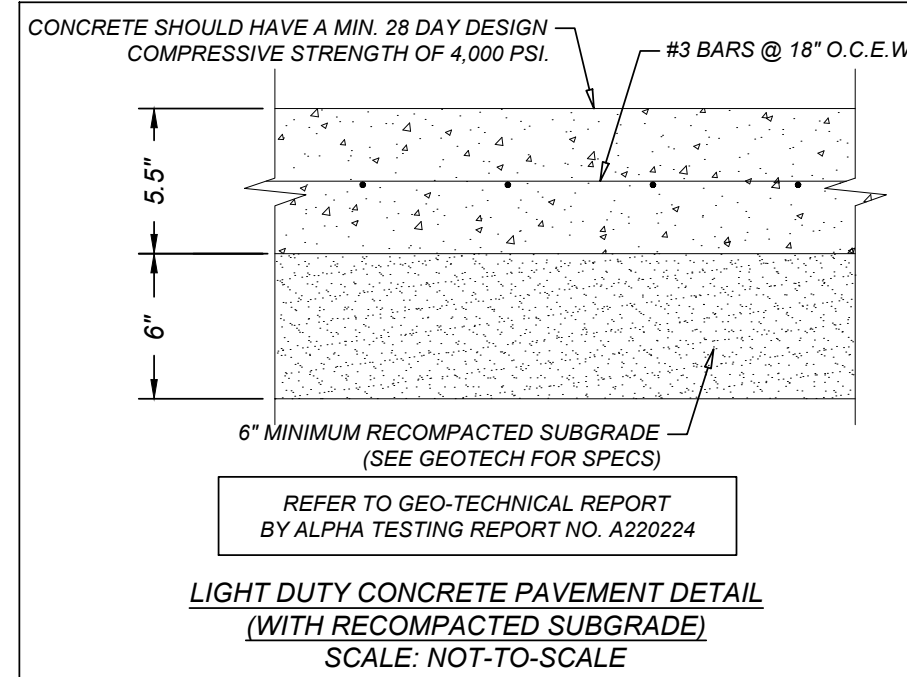
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- COORDINATION NOTES:**
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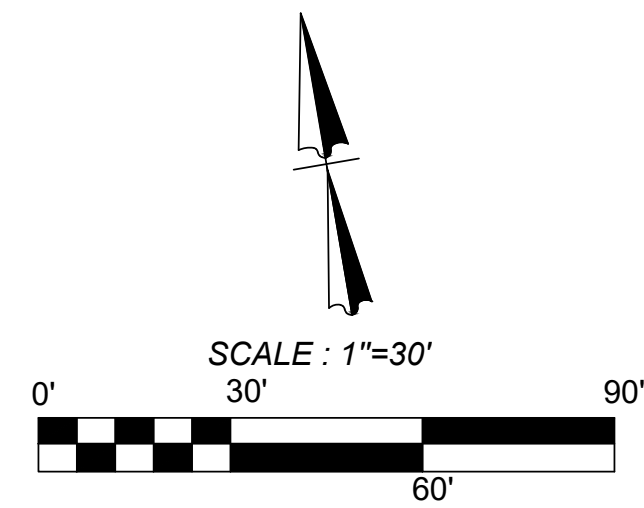
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LOCATION MAP  
N. T. S.



### LEGEND

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING OVERHEAD UTILITY AND POWER POLE	
PROPOSED CURB	
PROPOSED RIBBON CURB	
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### KEY NOTES

- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 10' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
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- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

### TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PAVEMENT PLAN (3 OF 5)

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C7.2

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
Tel: 214-520-1111 • Fax: 214-520-1112  
TPE Form # 9513 - TPELS Form # 10/22/20

REVISIONS	DATE	BY	DESCRIPTION
1	07/16/23	ADA	COMMENTS
2	08/21/23	QTY	COMMENTS
3	09/11/23	OWNER	CHANGES
4	10/23/23	ADA	CHANGES
5	12/12/23	AMENITY CENTER	UPDATES



ISSUE FOR CONSTRUCTION



**LEGAL DESCRIPTION:**  
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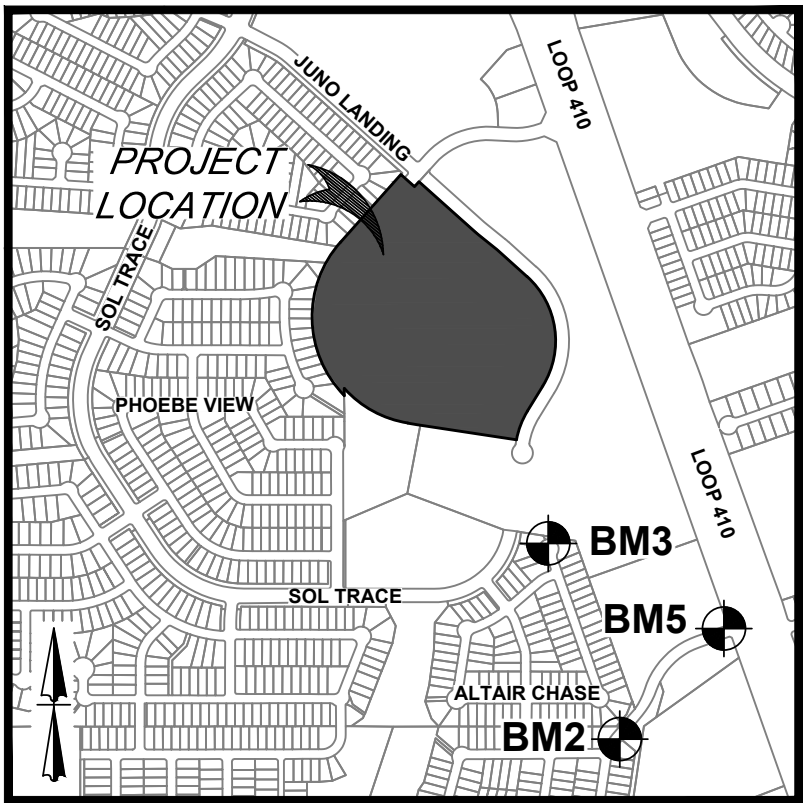
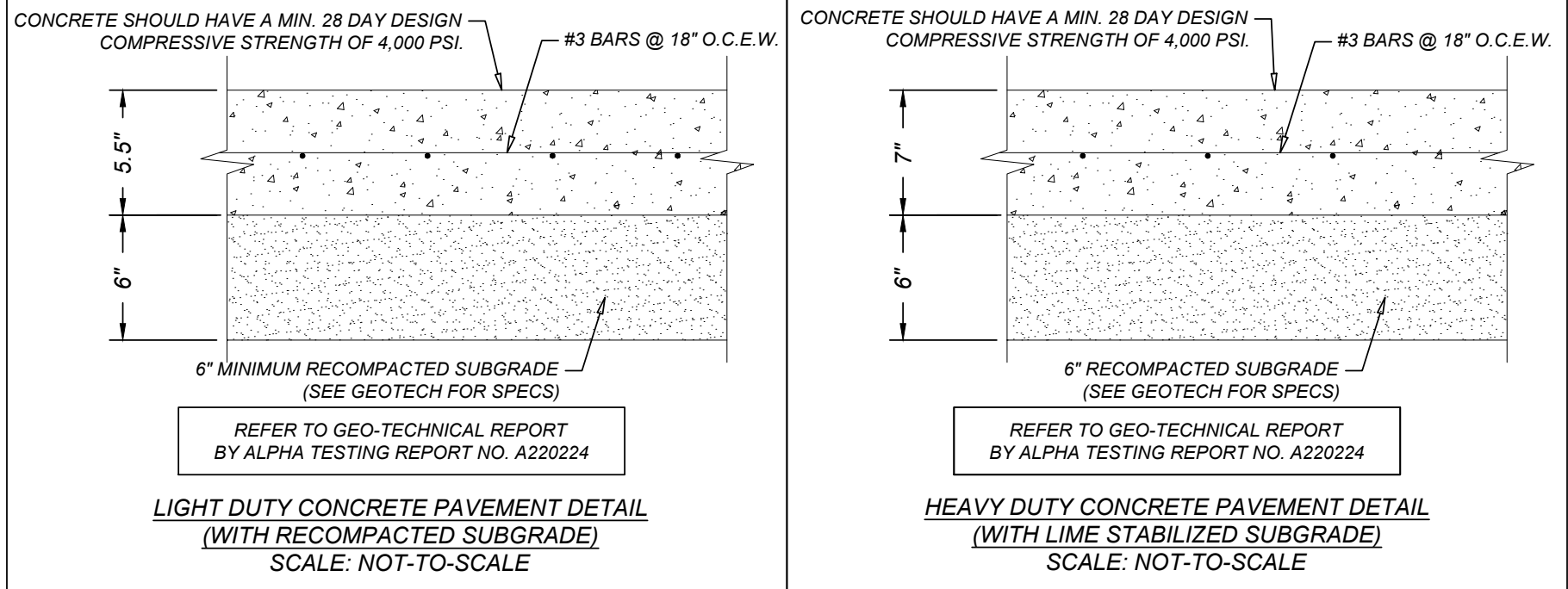
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**KEY NOTES**

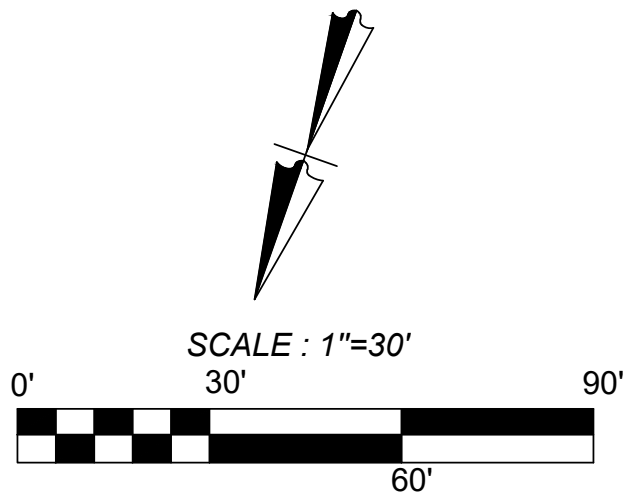
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LOCATION MAP  
N. T. S.



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**LEGEND**

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PAVEMENT PLAN (4 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C7.3

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passados Pkwy, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 10/22/2010

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/16/23	ADA COMMENTS
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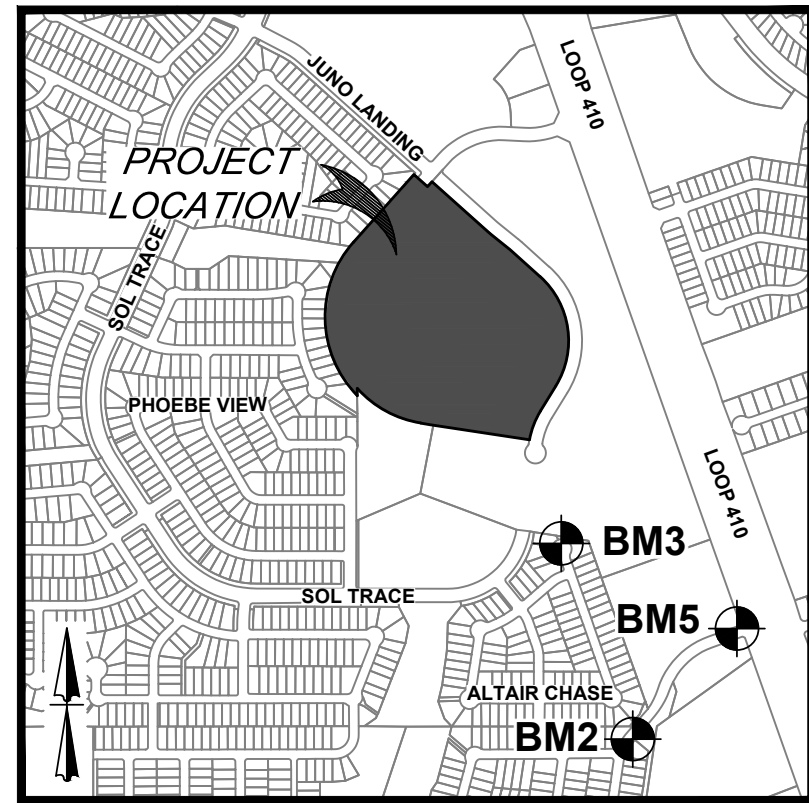
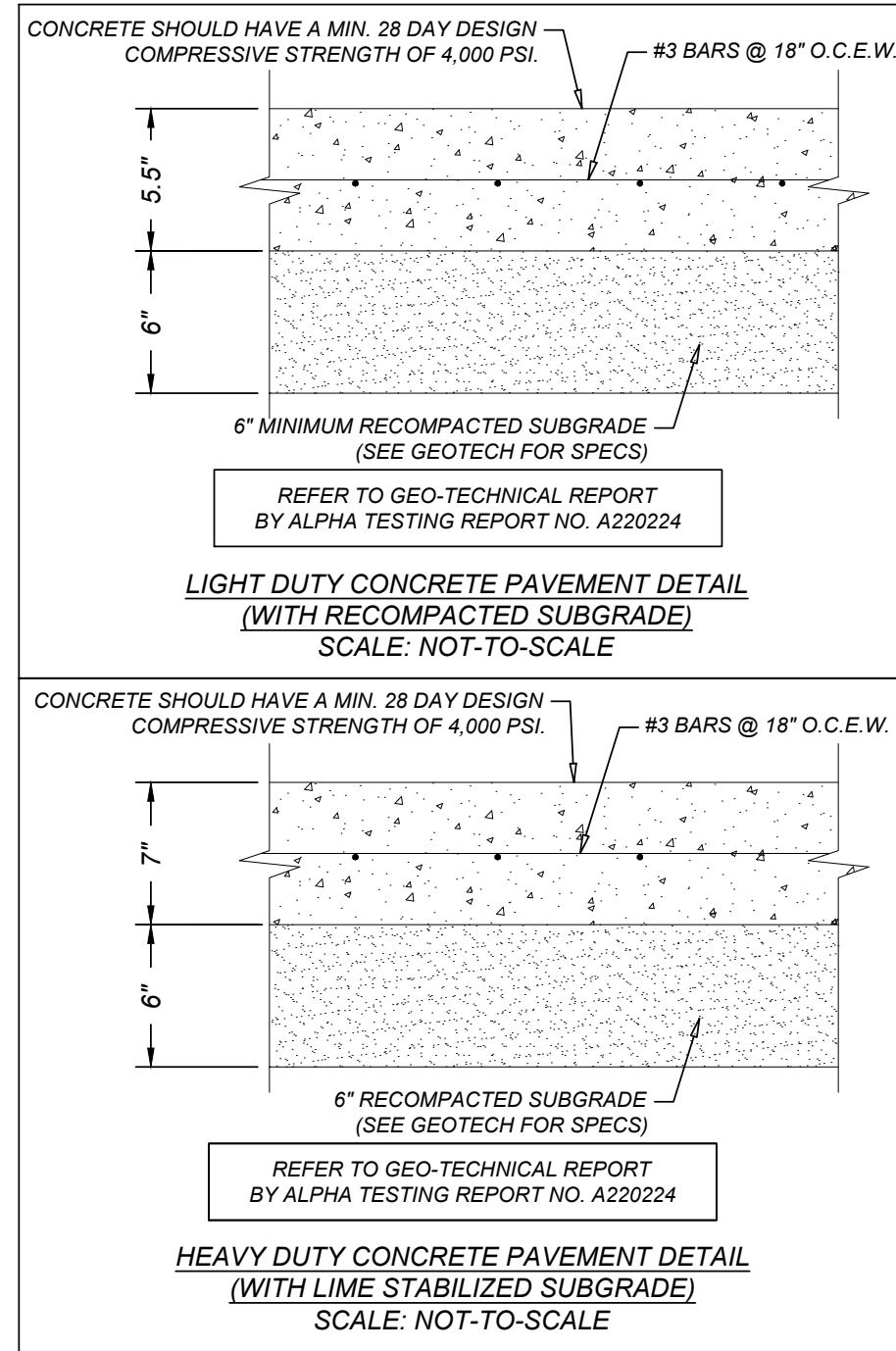
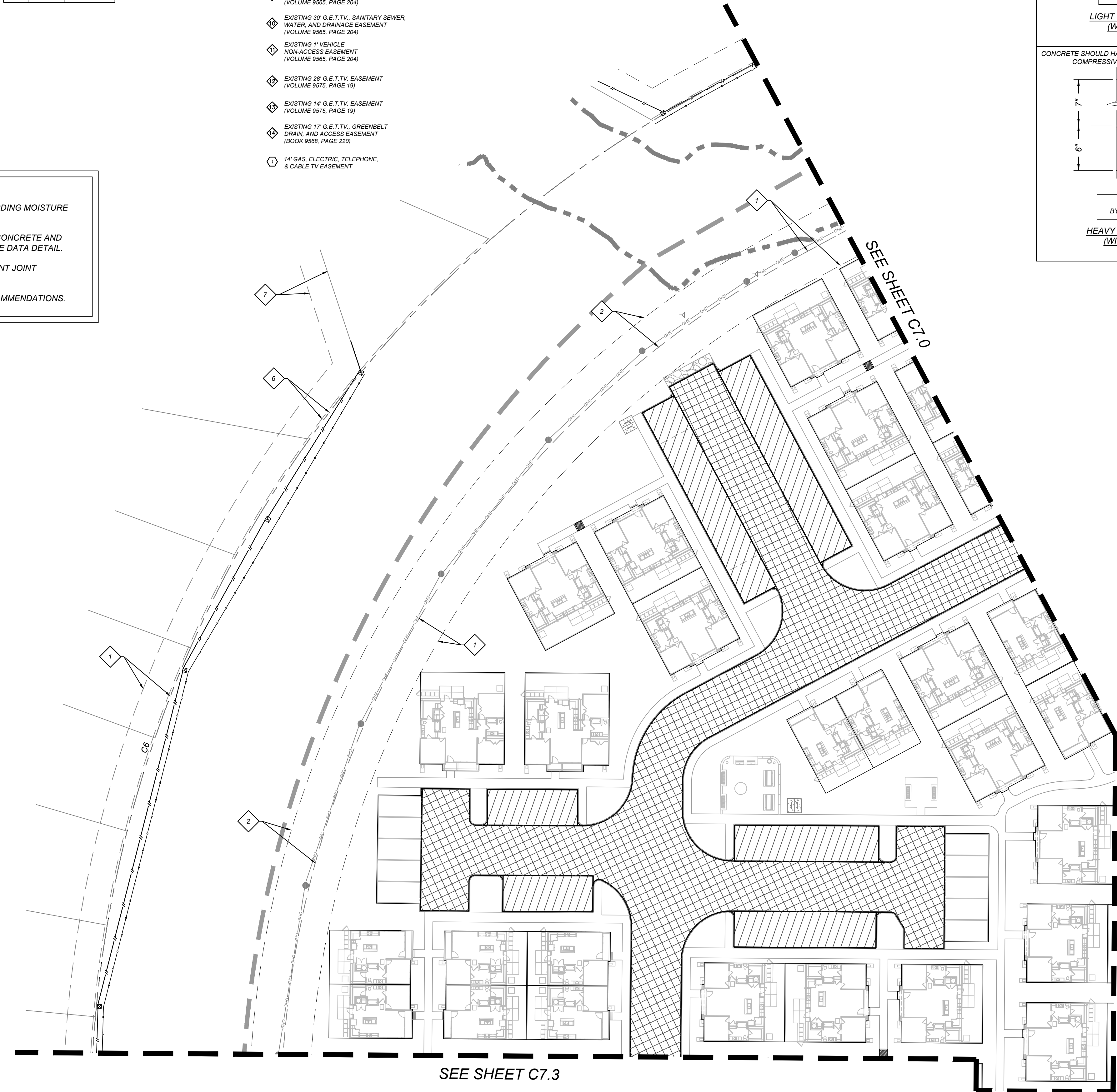
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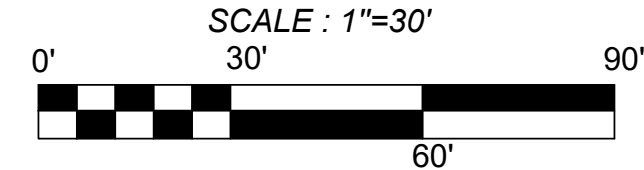
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LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
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EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR  
PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE  
AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC,  
PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND  
GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED  
TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR  
SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF  
CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE  
RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S  
SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY,  
TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE  
SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
PAVEMENT PLAN (5 OF 5)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C7.4

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231  
TEL: 210-353-2222 FAX: 210-353-2223  
TYPED BY: J. HILBIG  
DATE: 10/22/2023

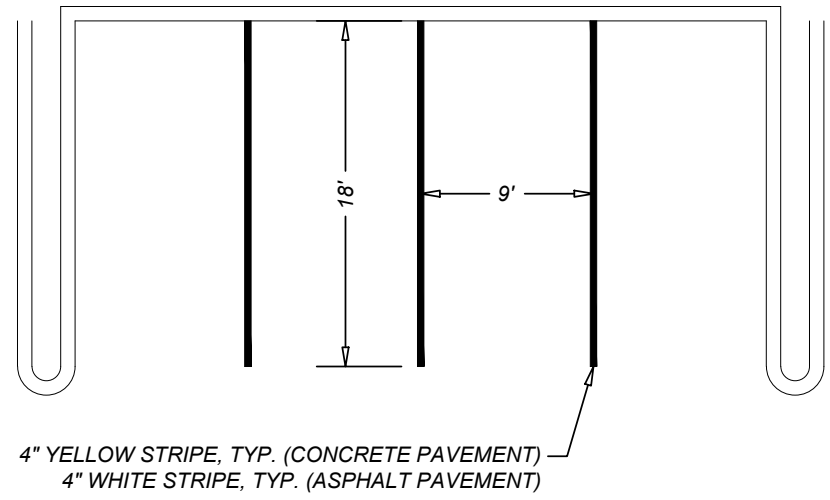
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/16/23	JH	ADA COMMENTS
2	02/12/23	JH	CITY COMMENTS
3	09/11/23	JH	OWNER CHANGES
4	10/23/23	JH	ADA CHANGES
5	12/12/23	JH	AMENITY CENTER UPDATES

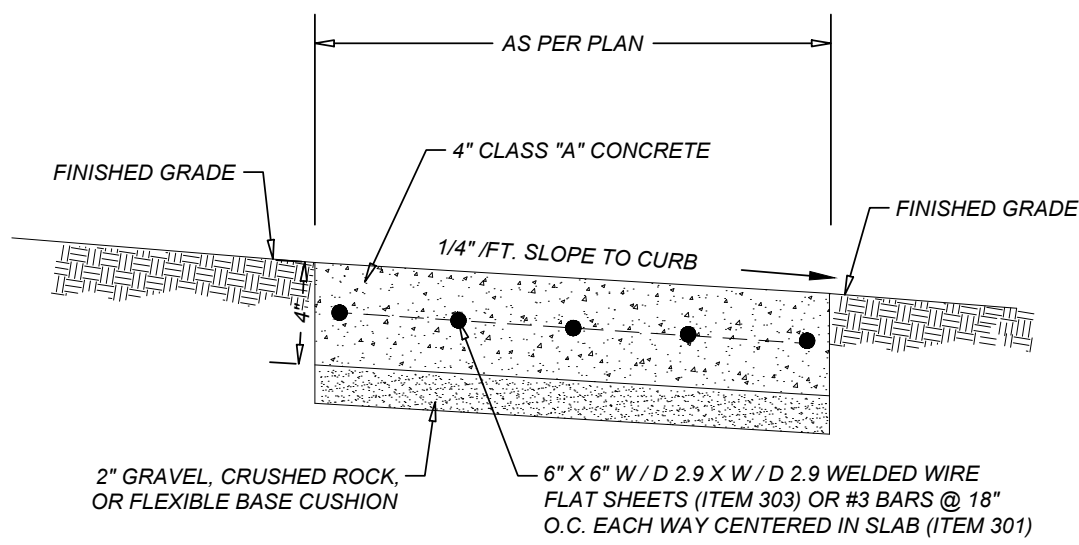
STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil Engineering



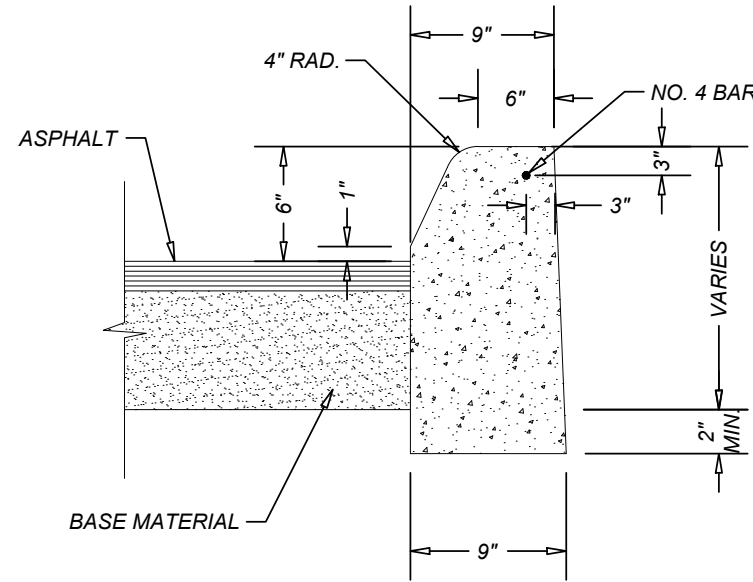
Date: Dec 12, 2023, 9:04pm User ID: mhilbig  
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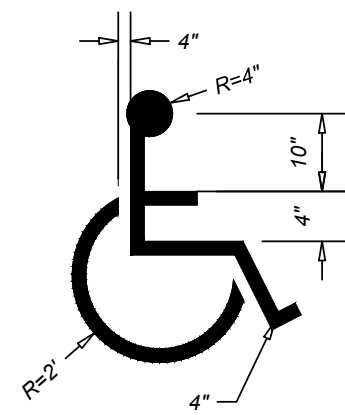
1. TYPICAL PARKING SPACES AND PARKING STRIPES  
NOT-TO-SCALE



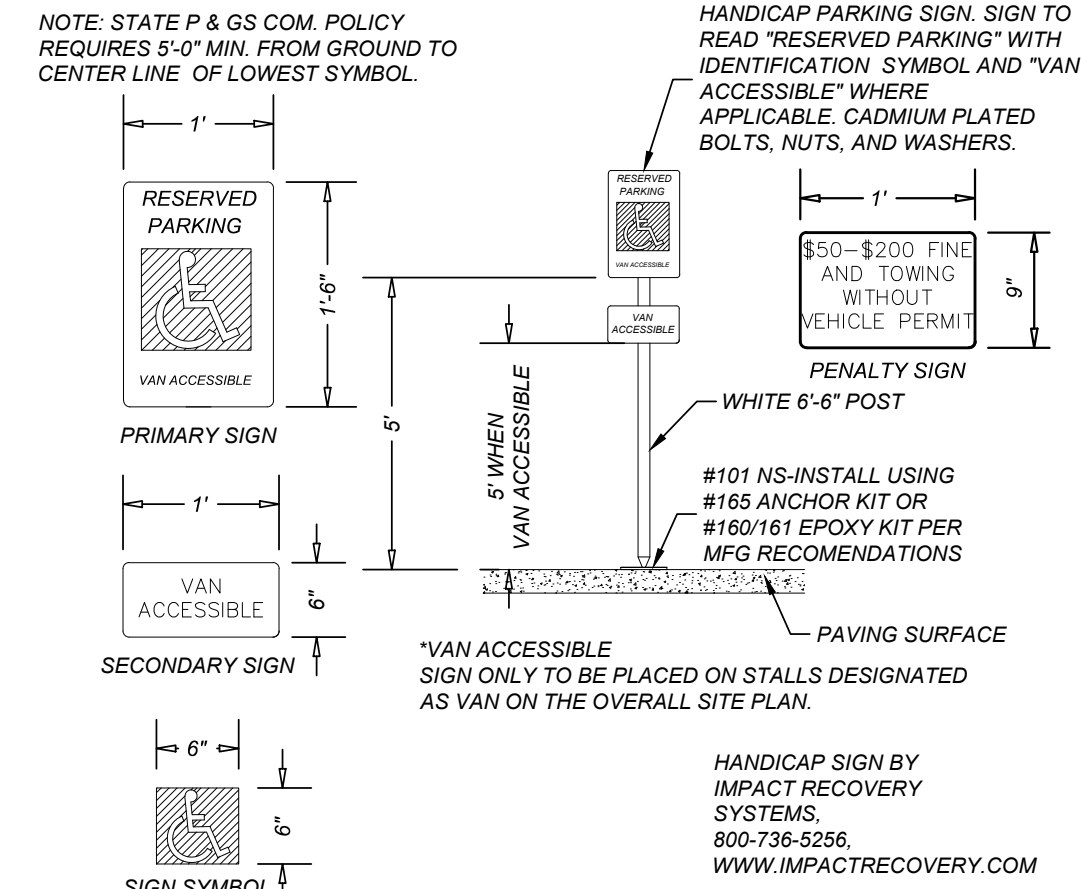
2. TYPICAL SIDEWALK DETAIL  
NOT-TO-SCALE



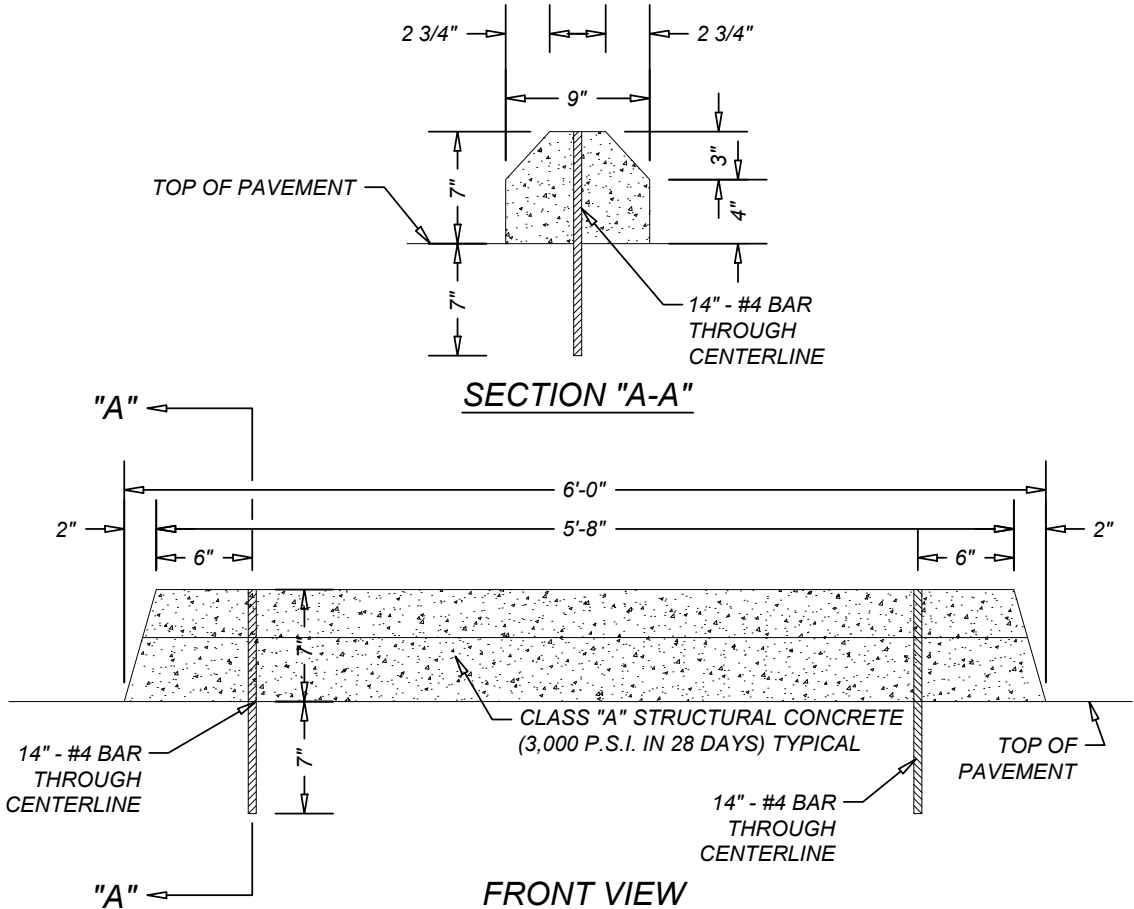
3. STANDARD 6" CURB DETAIL  
NOT-TO-SCALE



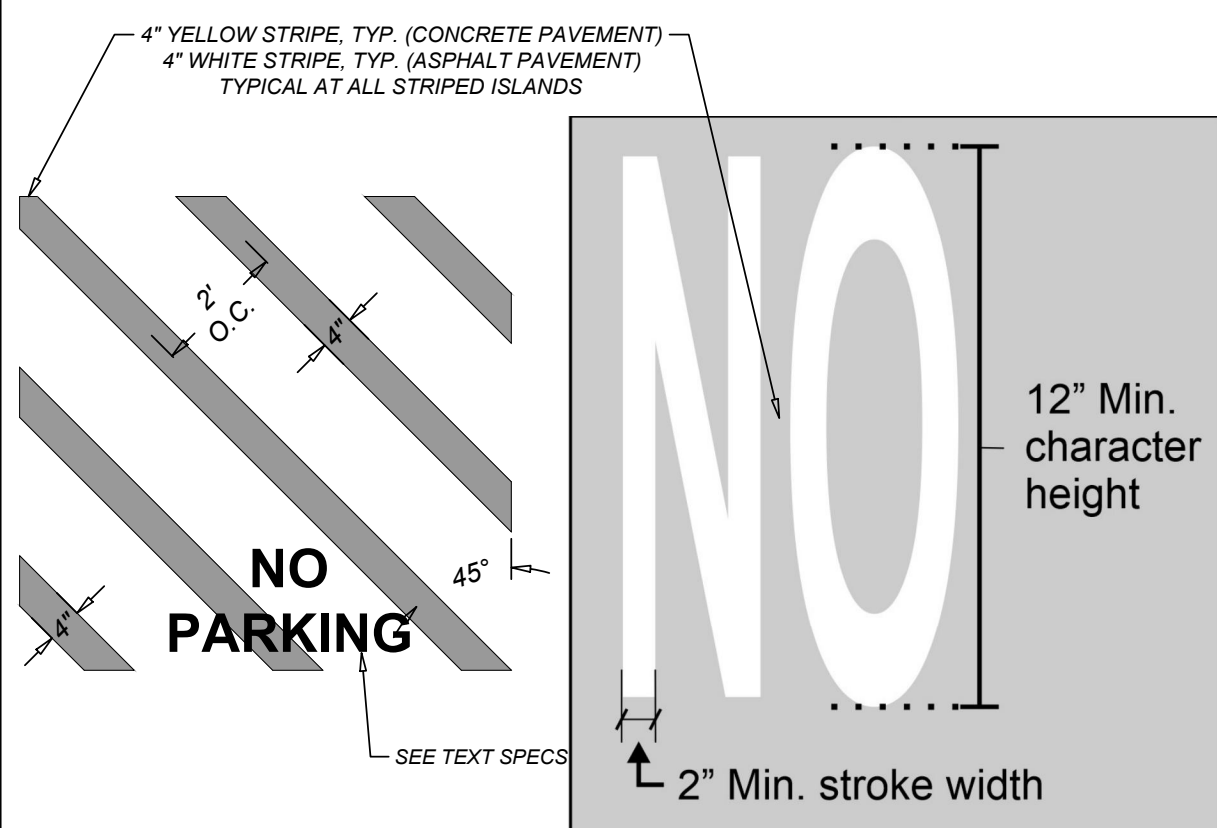
4. HANDICAP PARKING SYMBOL DETAIL  
NOT-TO-SCALE



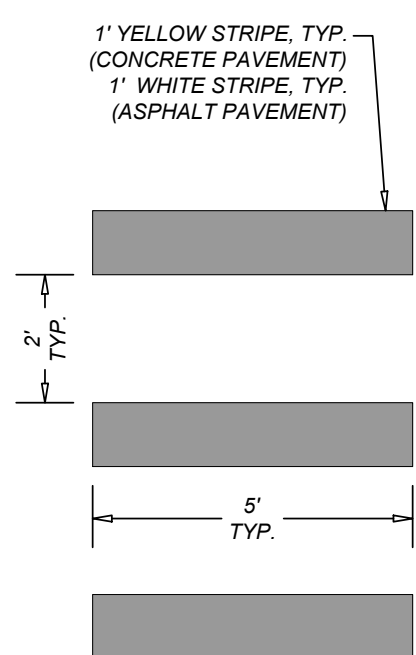
5. HANDICAP SIGN DETAIL  
NOT-TO-SCALE



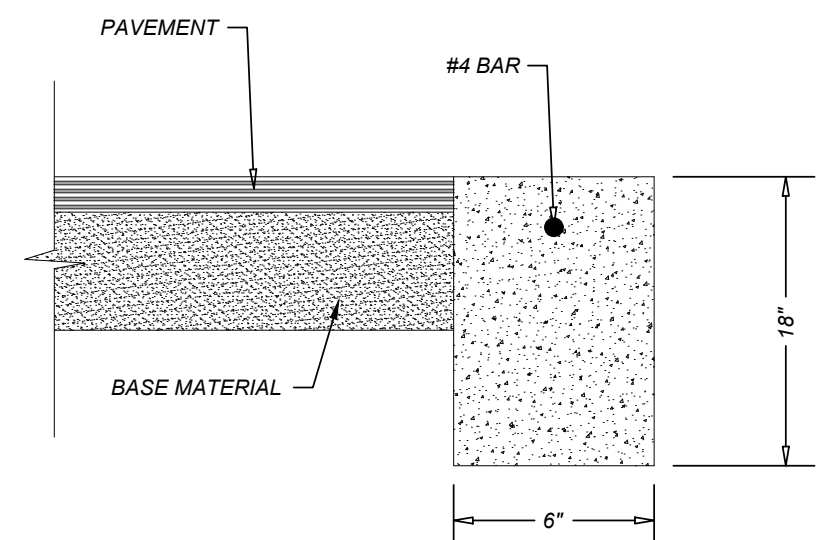
6. WHEELSTOP DETAIL  
NOT-TO-SCALE



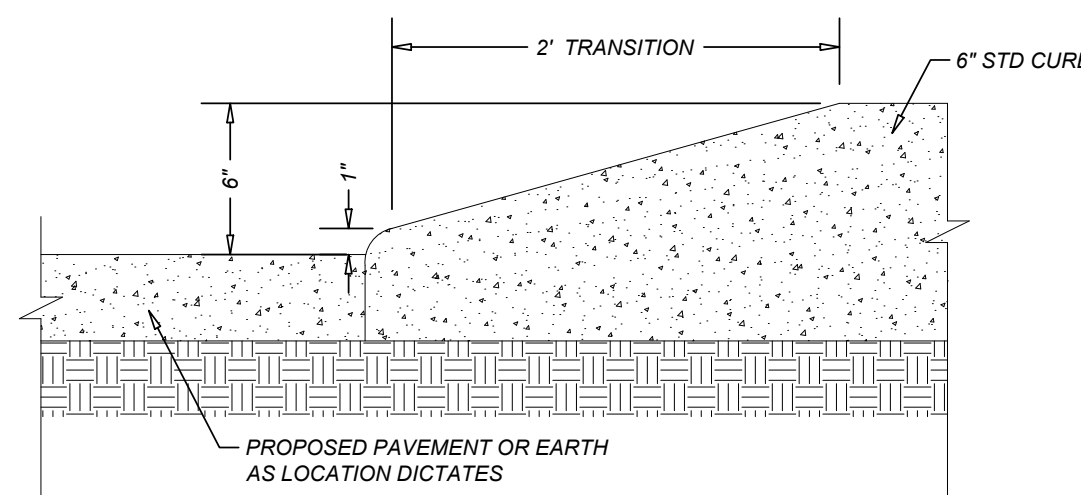
7. HANDICAP CROSS HATCH STRIPING & TEXT DETAIL  
NOT-TO-SCALE



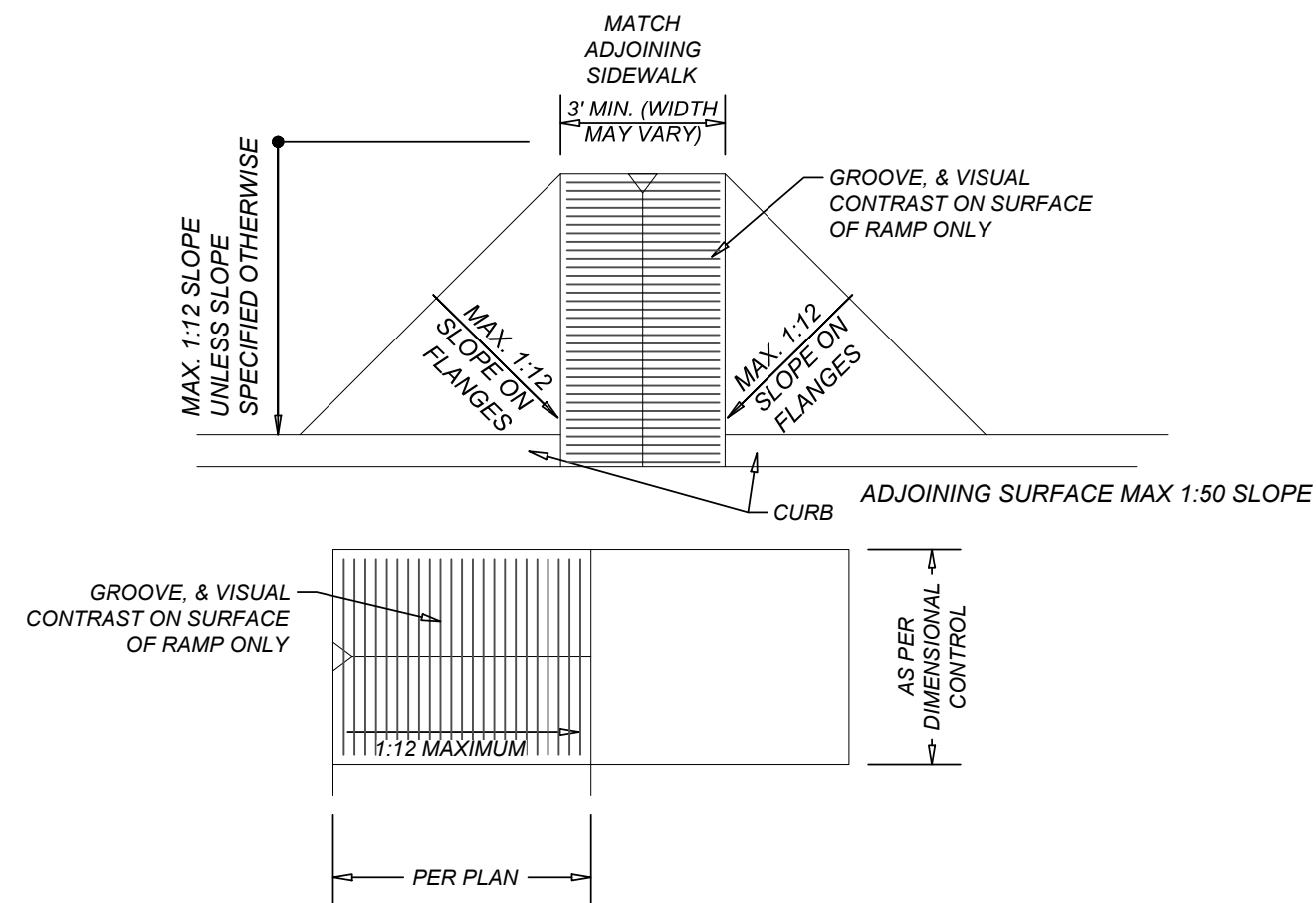
8. CROSSWALK DETAIL  
NOT-TO-SCALE



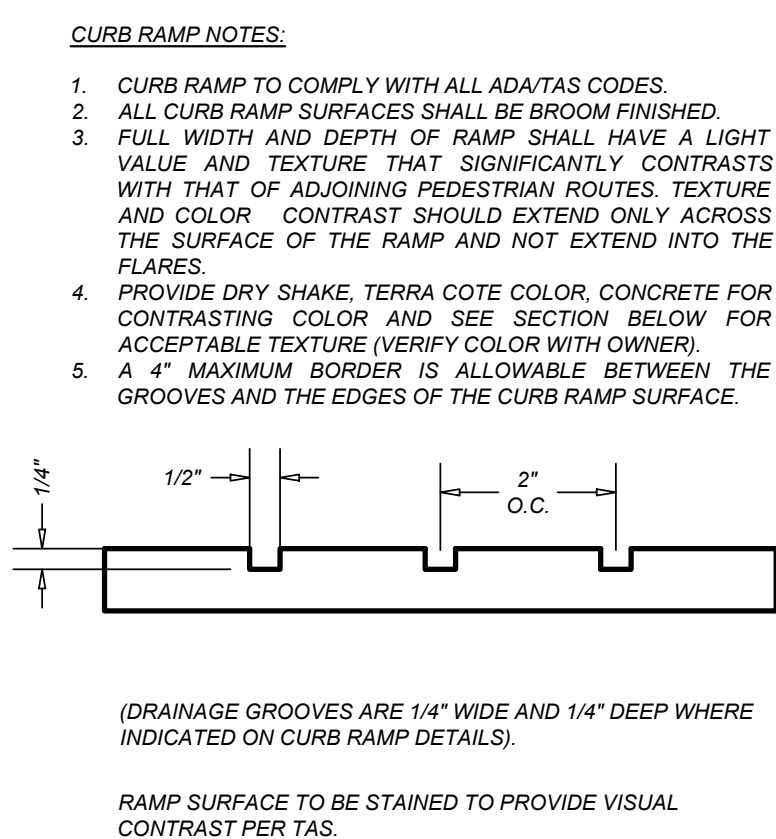
9. RIBBON CURB DETAIL  
NOT-TO-SCALE



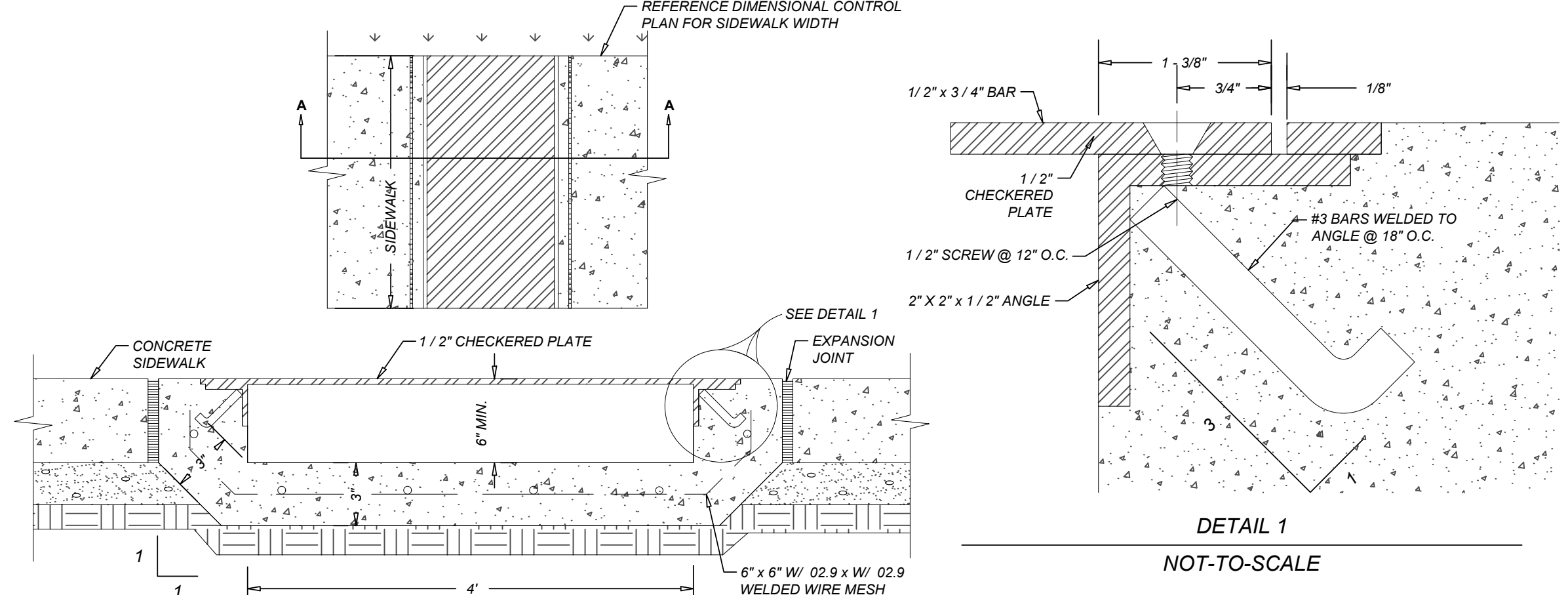
10. 2' CURB TRANSITION DETAIL  
NOT-TO-SCALE



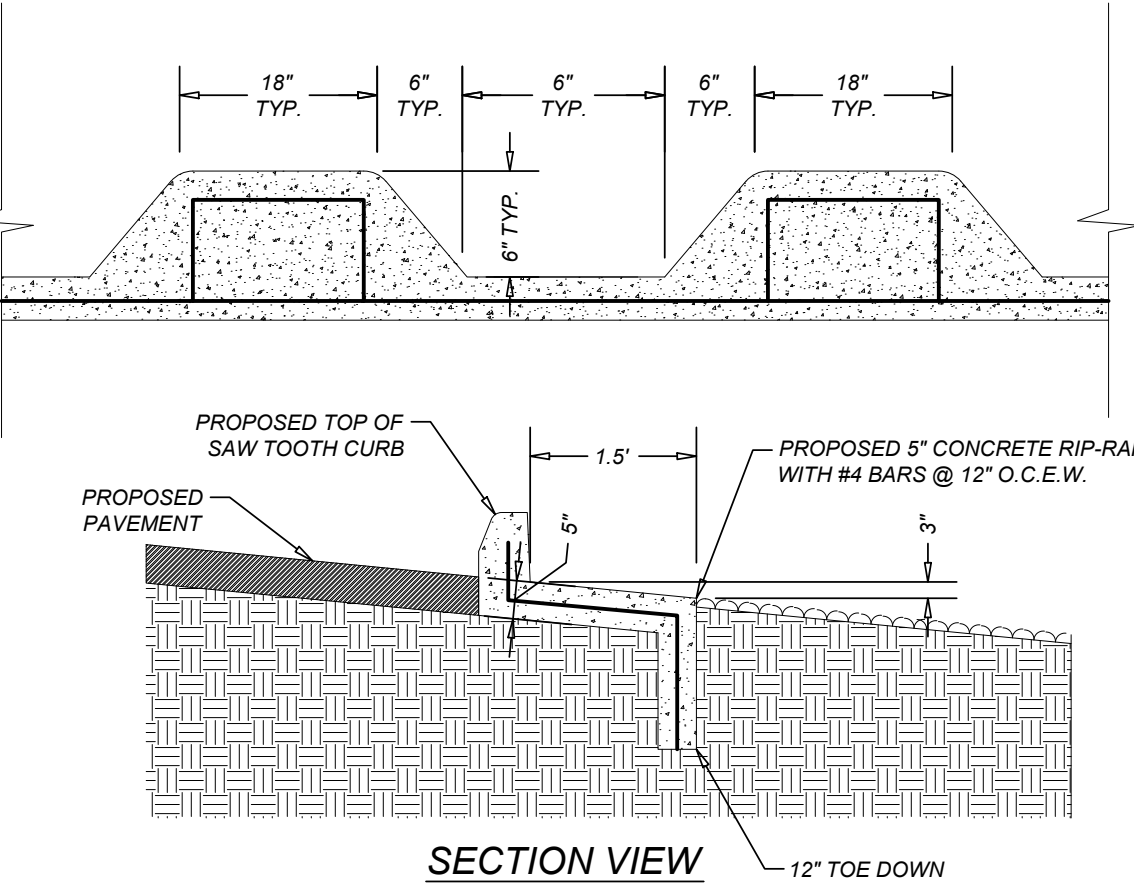
11. GROOVE CURB RAMP DETAIL  
NOT-TO-SCALE



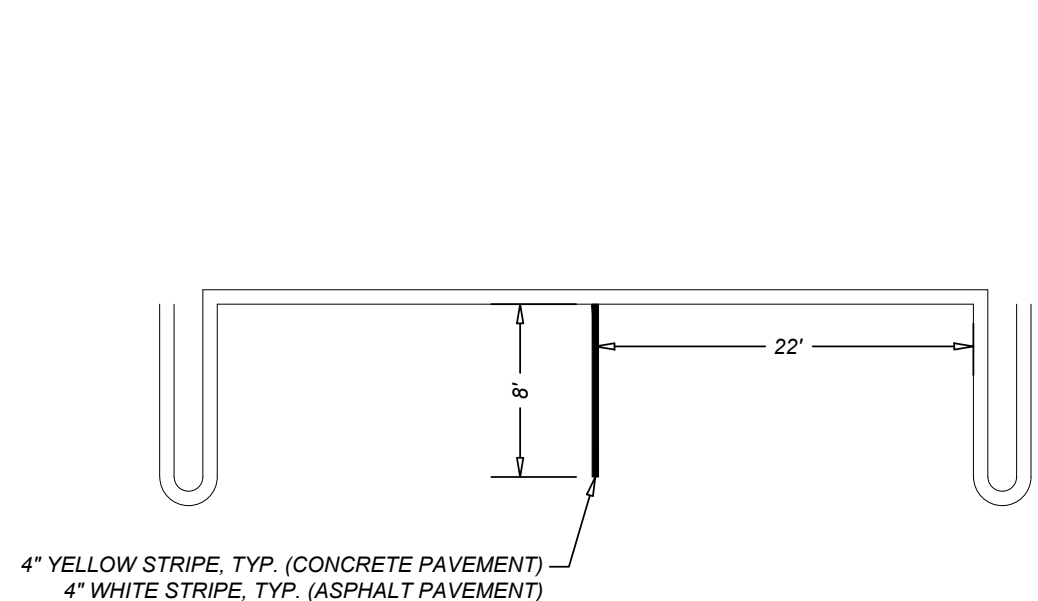
12. CONCRETE / ASPHALT PAVEMENT JUNCTURE  
NOT-TO-SCALE



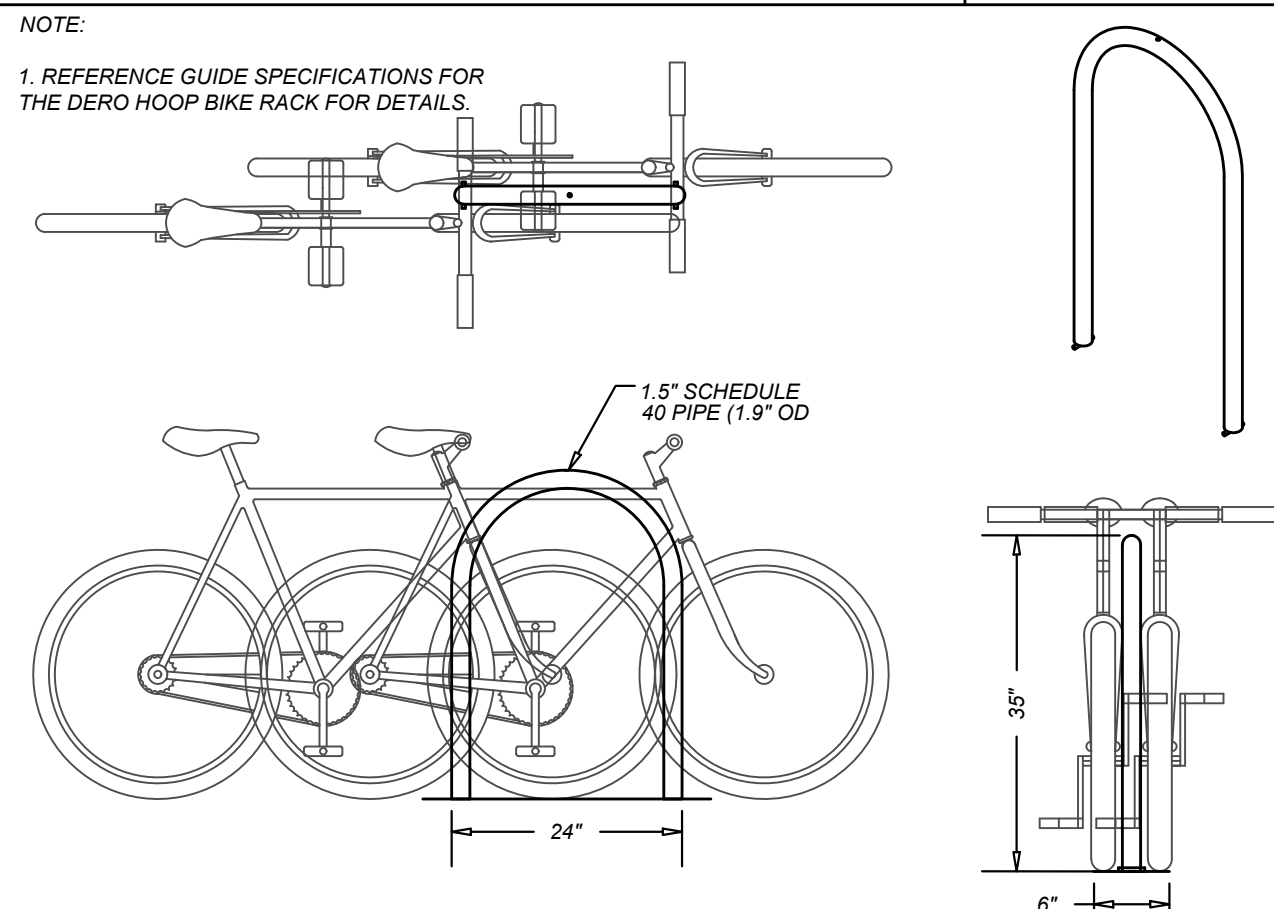
13. SIDEWALK BOX  
NOT-TO-SCALE



14. SAW TOOTH CURB DETAIL  
NOT-TO-SCALE

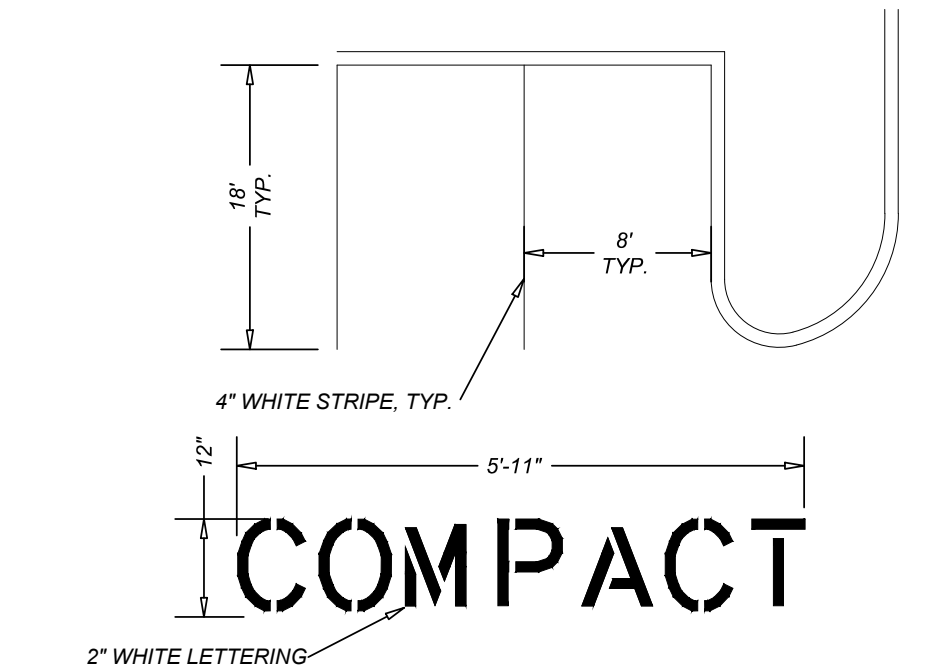


15. PARALLEL PARKING SPACES AND PARKING STRIPES  
NOT-TO-SCALE



16. BIKE RACK DETAIL (DERO BIKE RACKS)  
NOT-TO-SCALE

- SPACE USE AND SETBACKS NOTE:
- FOR RACKS SET PARALLEL TO A WALL: MINIMUM: 24\"
  - FOR RACKS SET PERPENDICULAR TO A WALL: MINIMUM: 28\"
  - DISTANCE BETWEEN RACKS: MINIMUM: 24\"
  - STREET SETBACKS: MINIMUM: 24\"



17. COMPACT CAR STRIPING DETAIL  
NOT-TO-SCALE

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
CIVIL DETAIL SHEET

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: DECEMBER 2023  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C8.0**

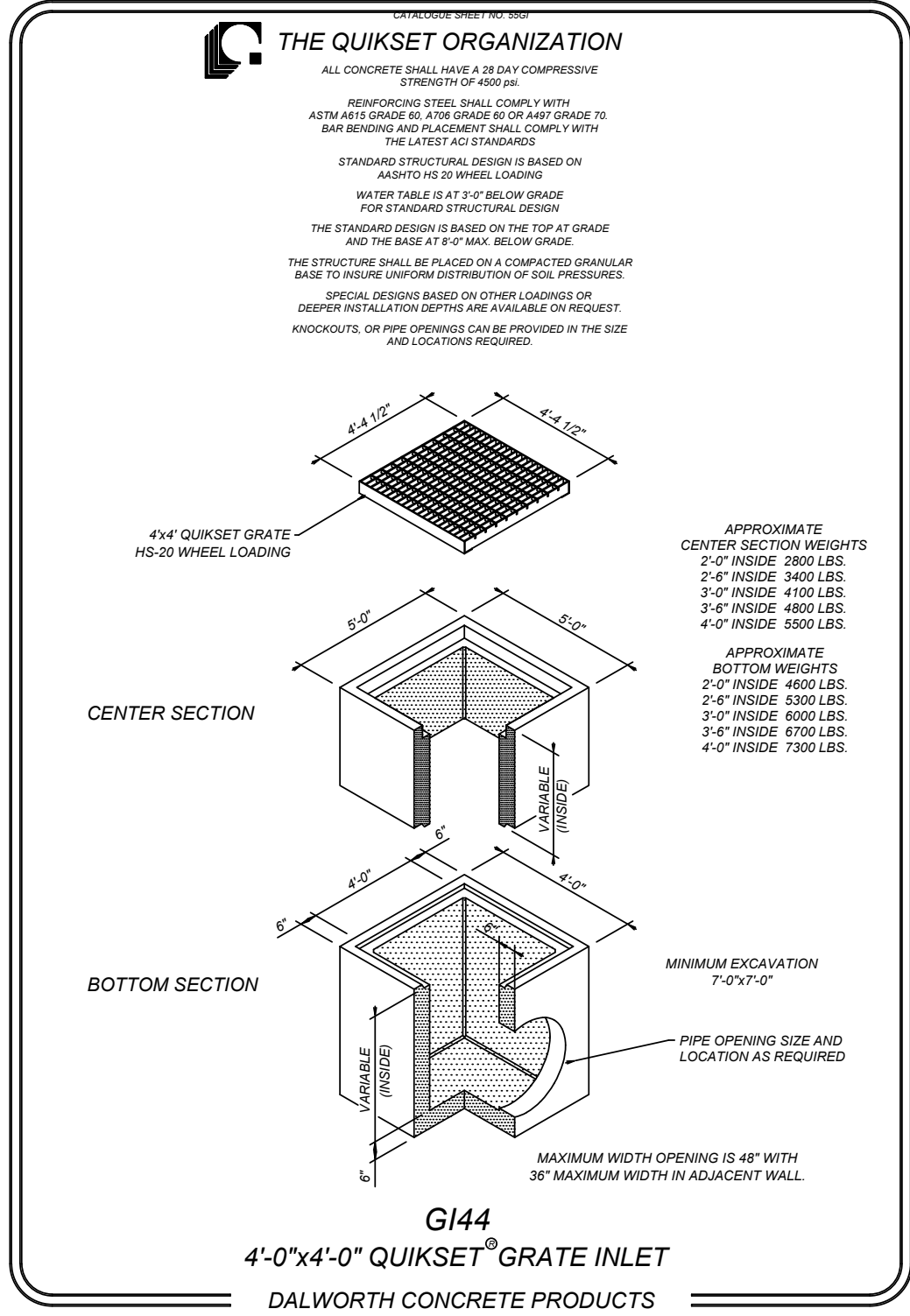
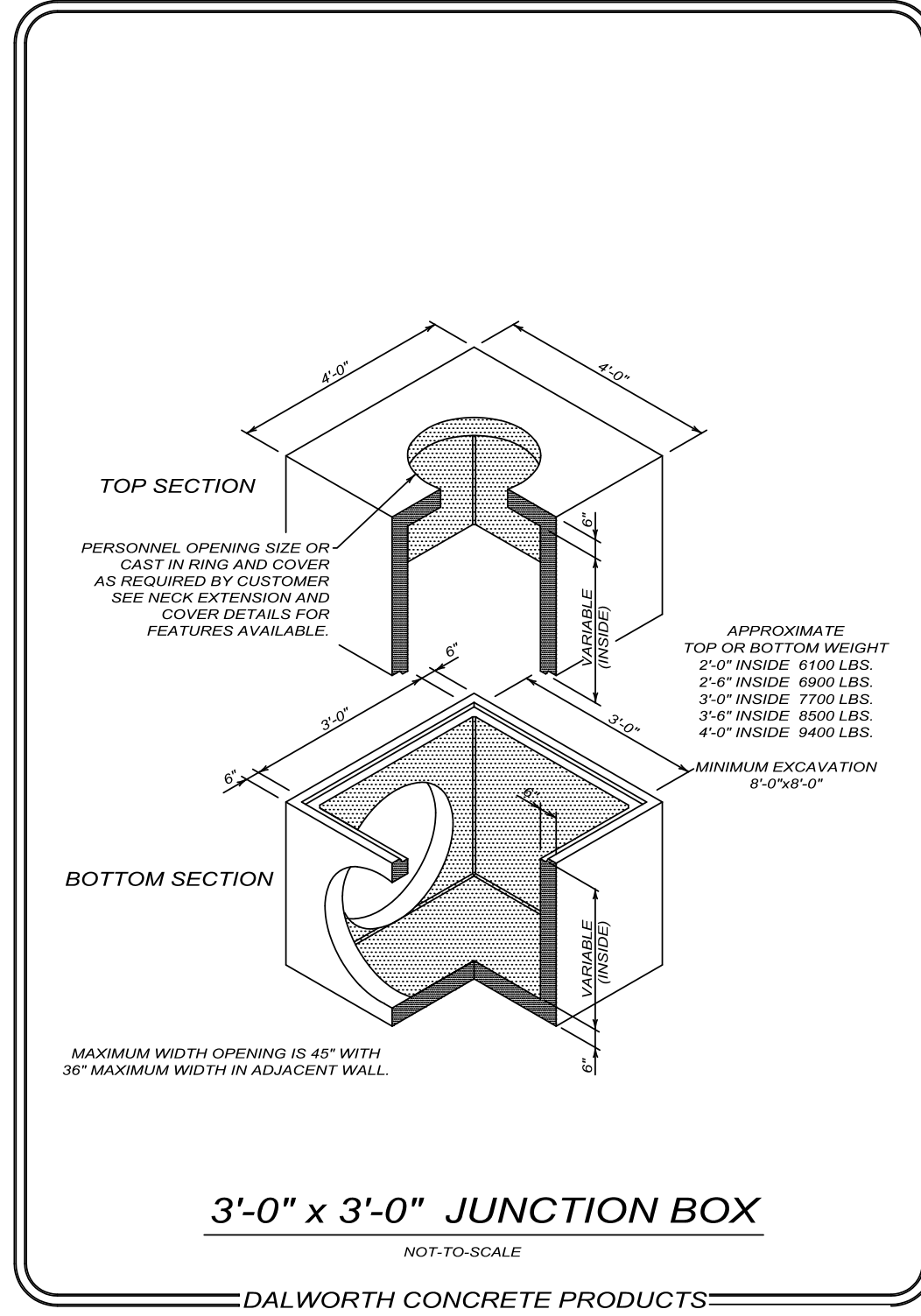
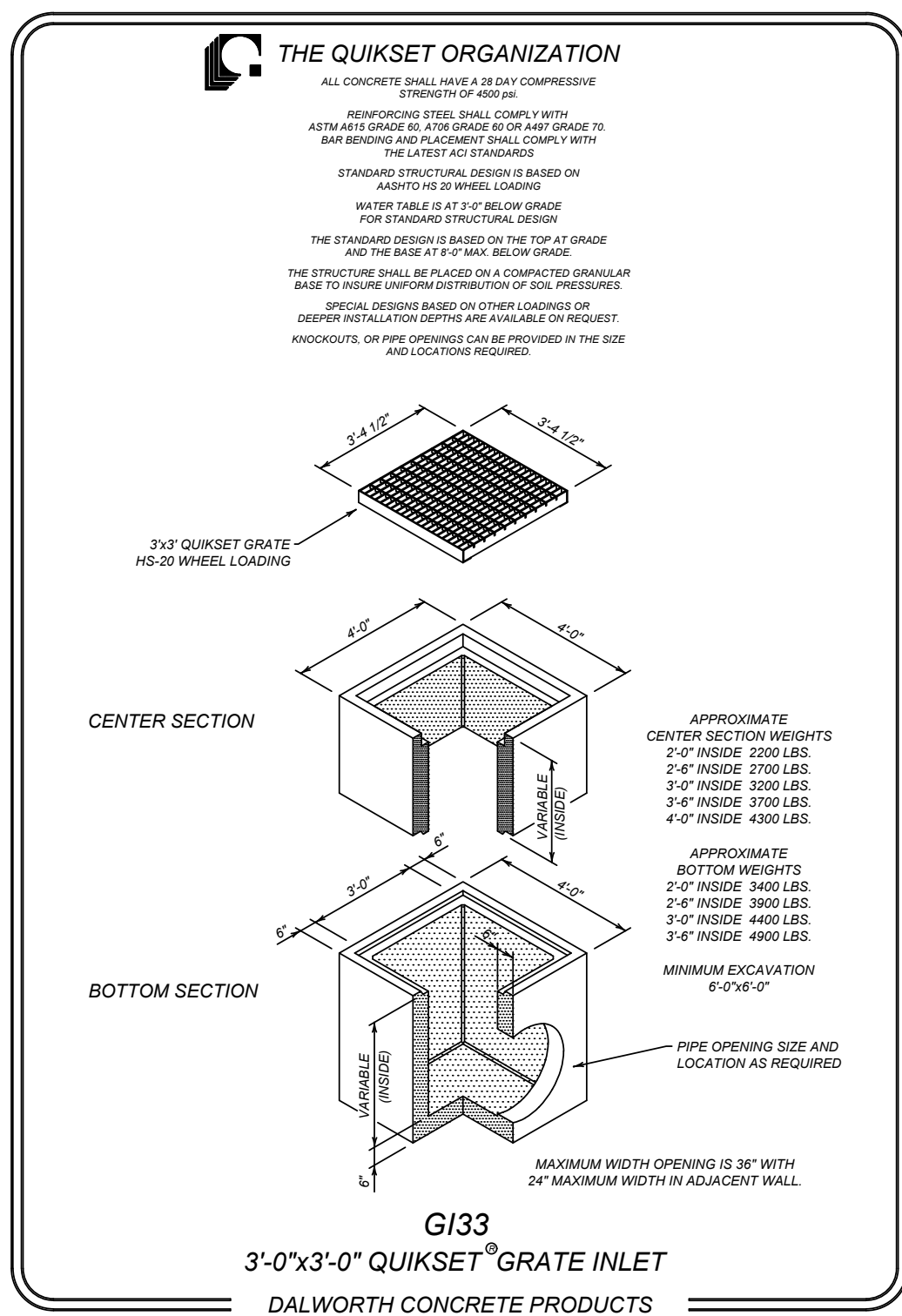
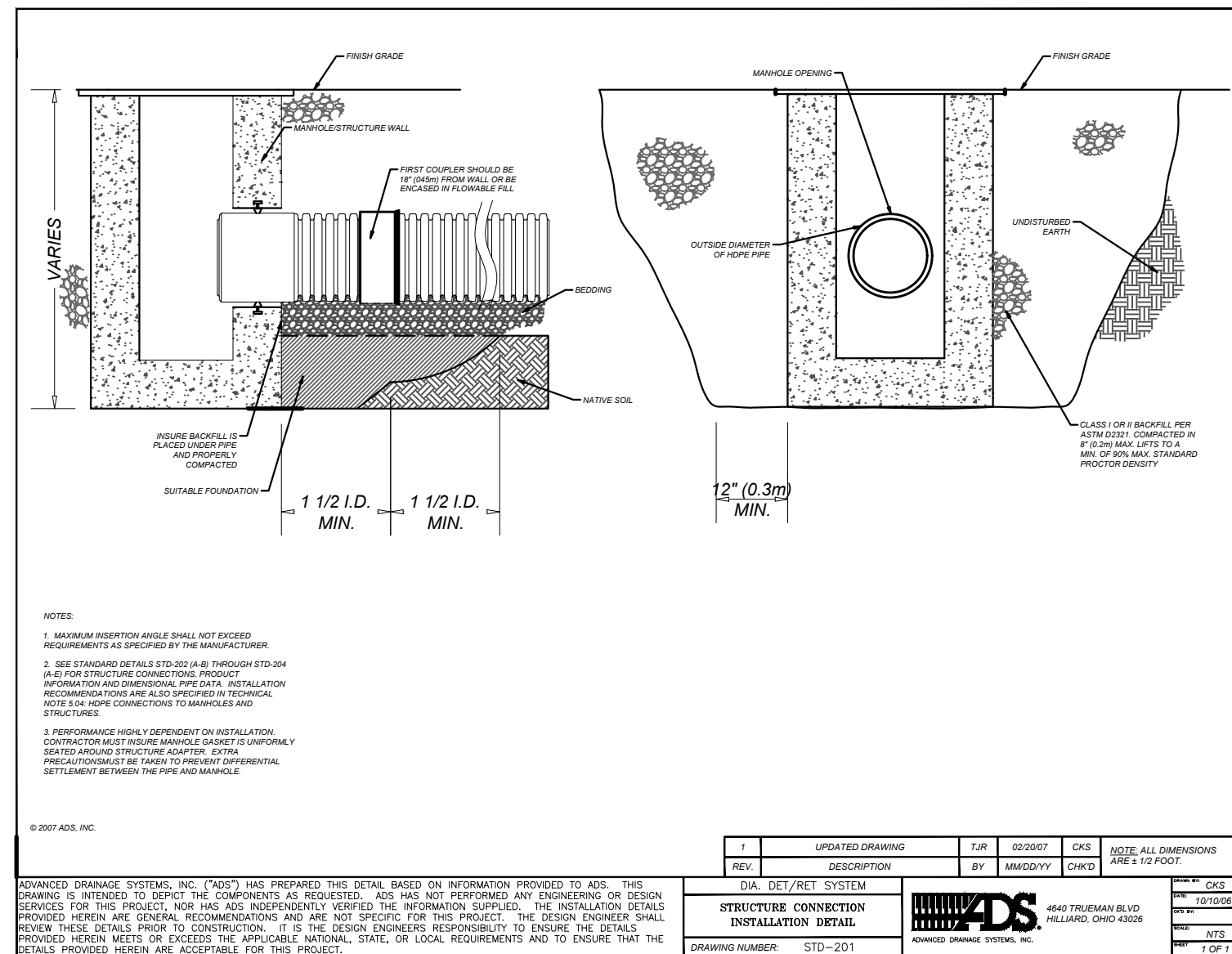


REVISIONS	DATE	BY	DESCRIPTION
1	6/16/23	AD	ADA COMMENTS
2	8/21/23	AD	QTY COMMENTS
3	9/11/23	AD	OWNER CHANGES
4	10/23/23	AD	ADA CHANGES
5	12/12/23	AD	AMENITY CENTER UPDATES

**K&W**  
**ENGINEERS + SURVEYING**  
3421 Passeros Pkwy, Suite 200, San Antonio, TX 78231  
TEL: 210-491-1111 FAX: 210-491-1112  
TYPED BY: 5613 - TPLS Form # 10/22/200

ISSUE FOR CONSTRUCTION







Date: Jan 24, 2024, 1:30pm User ID: mhillig  
File: L:\Projects\2024\7542 Juno Landing\DWG\7542001.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

- COORDINATION NOTES:**
- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
  - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
  - CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
  - CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
  - CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

- MAINTENANCE AND INSPECTION:**
- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE, AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.
- PROJECT COMPLETION:**
- ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
  - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

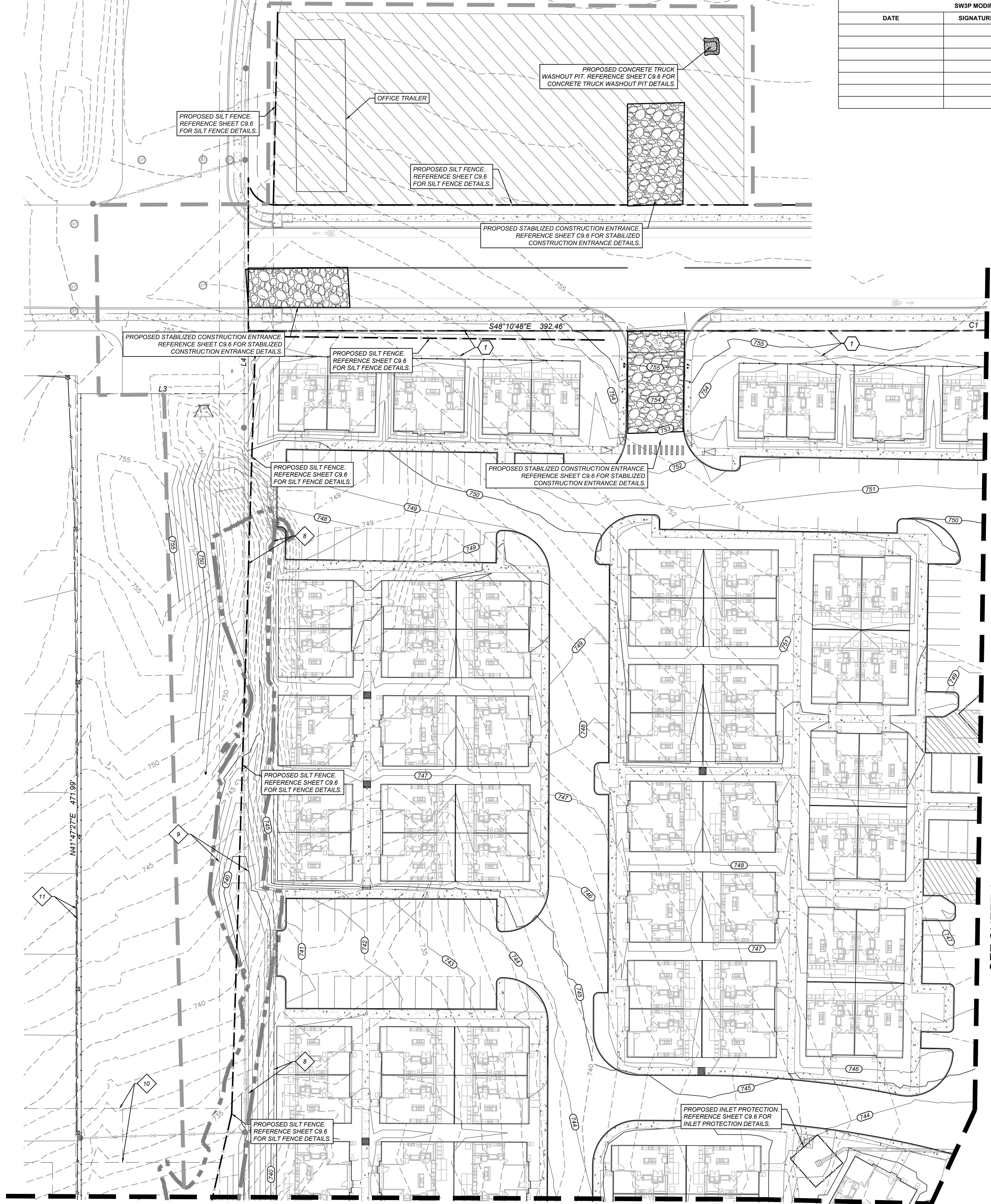
- GENERAL NOTES:**
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
  - THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
  - ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.
- INSTALLATION:**
- ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
  - CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
  - CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

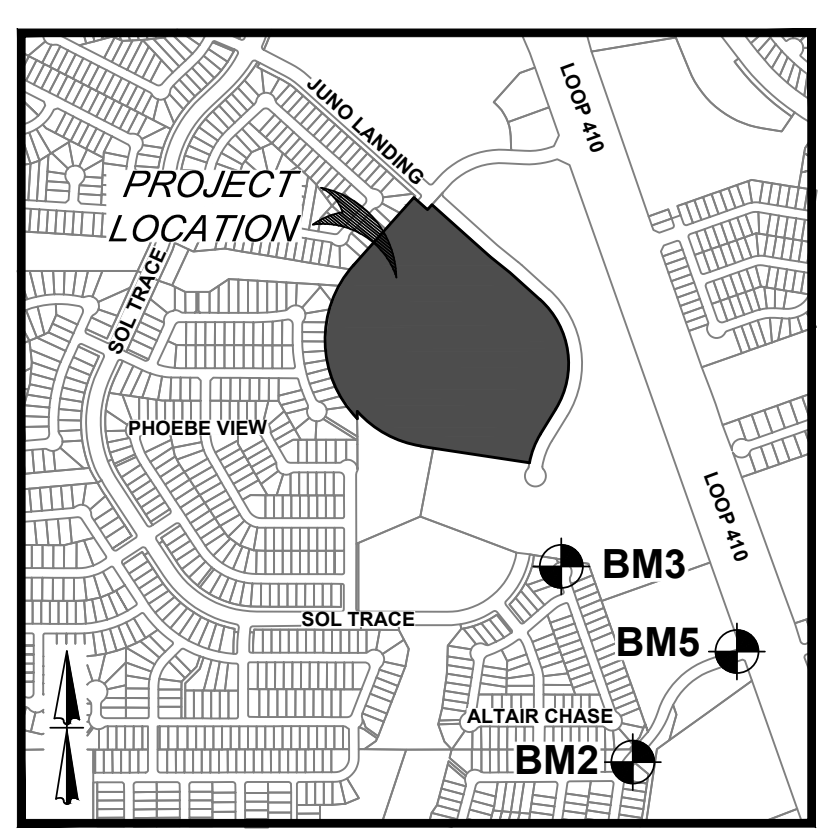
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

Curve #	Curve Table				
	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	580.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

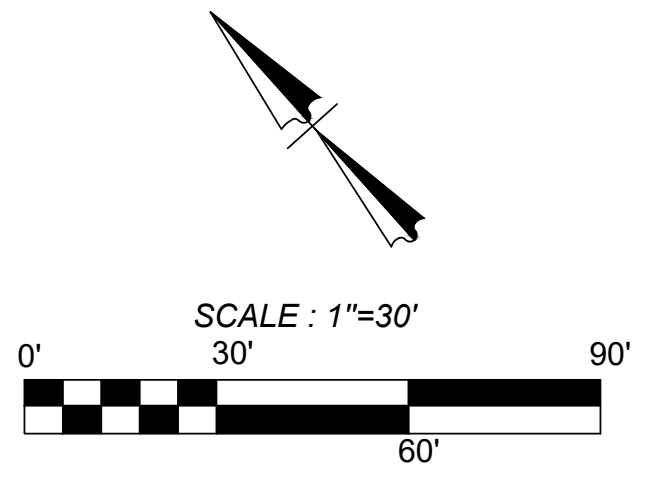
LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E



SWSP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



LOCATION MAP  
N. T. S.



SEE SHEET C9.1

SEE SHEET C9.1

**KEY NOTES**

- EXISTING 14' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'x16' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.V. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.V. GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

**LEGEND**

**LIMITS OF CONSTRUCTION**

**PROPERTY LINE**

**ADJACENT PROPERTY LINE**

**EXISTING CONCRETE**

**EXISTING CURB**

**EXISTING OVERHEAD UTILITY AND POWER POLE**

**EXISTING CONTOURS**

**PROPOSED CURB**

**PROPOSED RIBBON CURB**

**PROPOSED SIDEWALK**

**SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET

**FINISHED FLOOR ELEVATION**  
F.F.E. = XXX.XX

**PROPOSED CONTOURS**

**PROPOSED SILT FENCE**

**PROPOSED INLET PROTECTION**

**PROPOSED STABILIZED CONSTRUCTION ENTRANCE**

**PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA**

**PROPOSED CONCRETE TRUCK WASHOUT PIT**

**EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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**CAUTION!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

**KFW ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPLS Form # 1022300

ISSUE DATE: 07/16/23  
REVISIONS: 07/16/23  
ADA COMMENTS  
CITY COMMENTS  
OWNER CHANGES  
ADA CHANGES  
AMENITY CENTER UPDATES

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (1 OF 6)

PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C9.0**



**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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**COORDINATION NOTES:**

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- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**LEGEND**

- LIMITS OF CONSTRUCTION** [Symbol]
- PROPERTY LINE** [Symbol]
- ADJACENT PROPERTY LINE** [Symbol]
- EXISTING CONCRETE** [Symbol]
- EXISTING CURB** [Symbol]
- EXISTING OVERHEAD UTILITY AND POWER POLE** [Symbol]
- EXISTING CONTOURS** [Symbol] 950
- PROPOSED CURB** [Symbol]
- PROPOSED RIBBON CURB** [Symbol]
- PROPOSED SIDEWALK** [Symbol]
- SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET
- FINISHED FLOOR ELEVATION** **F.F.E. = XXX.XX**
- PROPOSED CONTOURS** [Symbol] 950
- PROPOSED SILT FENCE** [Symbol]
- PROPOSED INLET PROTECTION** [Symbol]
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE** [Symbol]
- PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA** [Symbol]
- PROPOSED CONCRETE TRUCK WASHOUT PIT** [Symbol]
- EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL** [Symbol]

**CAUTION!!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

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

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION

**MAINTENANCE AND INSPECTION:**

1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

**PROJECT COMPLETION:**

1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).

2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

**GENERAL NOTES:**

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.

2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.

3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

**INSTALLATION:**

1. ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.

3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

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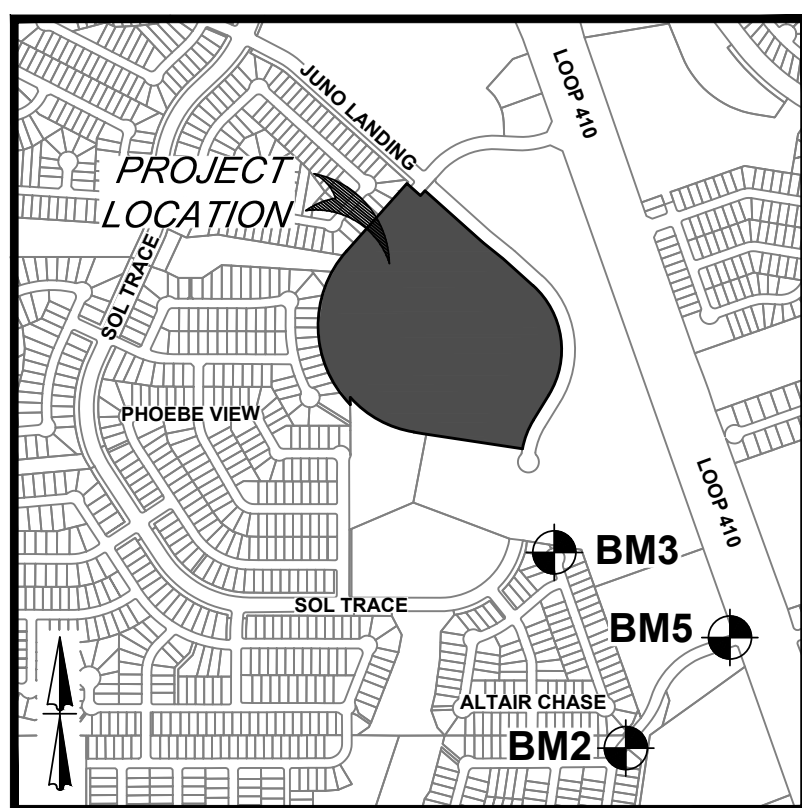
Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
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C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

**KEY NOTES**

- EXISTING 14" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70" G.E.T.V. SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5X16" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 28" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 17" G.E.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1" VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
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- EXISTING 14" G.E.T.V. EASEMENT (VOLUME 9565, PAGE 204)
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- EXISTING 17" G.E.T.V. GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14" GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



LOCATION MAP  
N. T. S.

SCALE : 1"=30'  
30'  
60'  
90'

SEE SHEET C9.4

SEE SHEET C9.0

SEE SHEET C9.3

SEE SHEET C9.2

SEE SHEET C9.2

SEE SHEET  
C9.5

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (2 OF 6)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C9.1

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Pecosas Drive, Suite 200, San Antonio, TX 78231  
Tel: 210-353-1141  
Toll Free: 1-800-353-1141  
TPEL Form # 10-22-200

REVISIONS	DATE	ISSUE
1	07/16/23	ADDITIONAL COMMENTS
2	08/21/23	ADDITIONAL COMMENTS
3	09/11/23	ADDITIONAL COMMENTS
4	10/23/23	ADDITIONAL COMMENTS
5	12/12/23	ADDITIONAL COMMENTS





Date: Jan 24, 2024, 1:31pm User: D:\milling  
File: L:\Projects\Design\Civil\ESC\78252.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
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DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

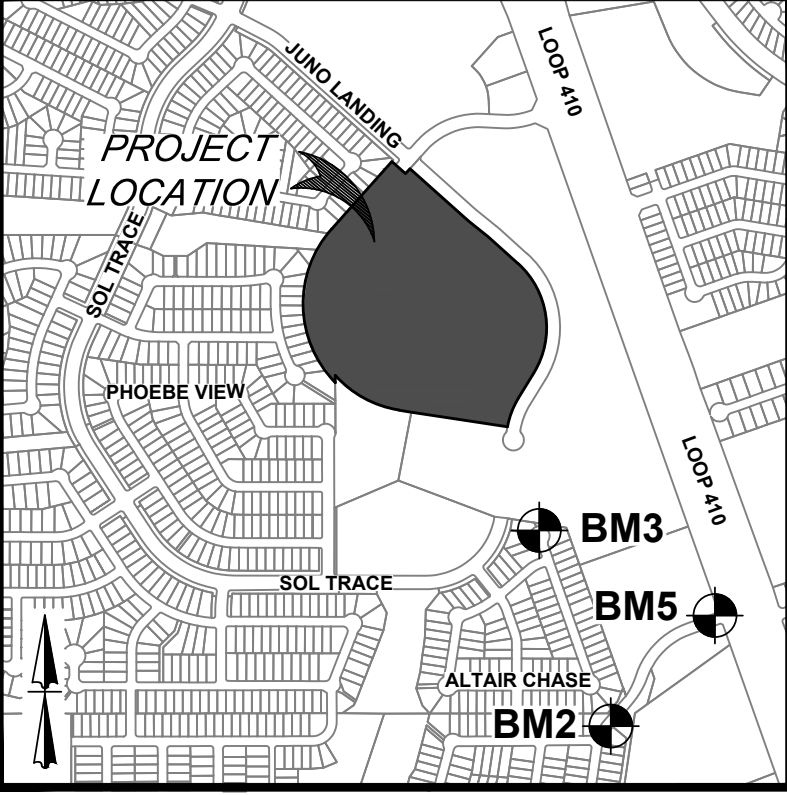
**COORDINATION NOTES:**  
1. CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.  
2. CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.  
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.  
4. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.  
5. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.  
6. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

**MAINTENANCE AND INSPECTION:**  
1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.  
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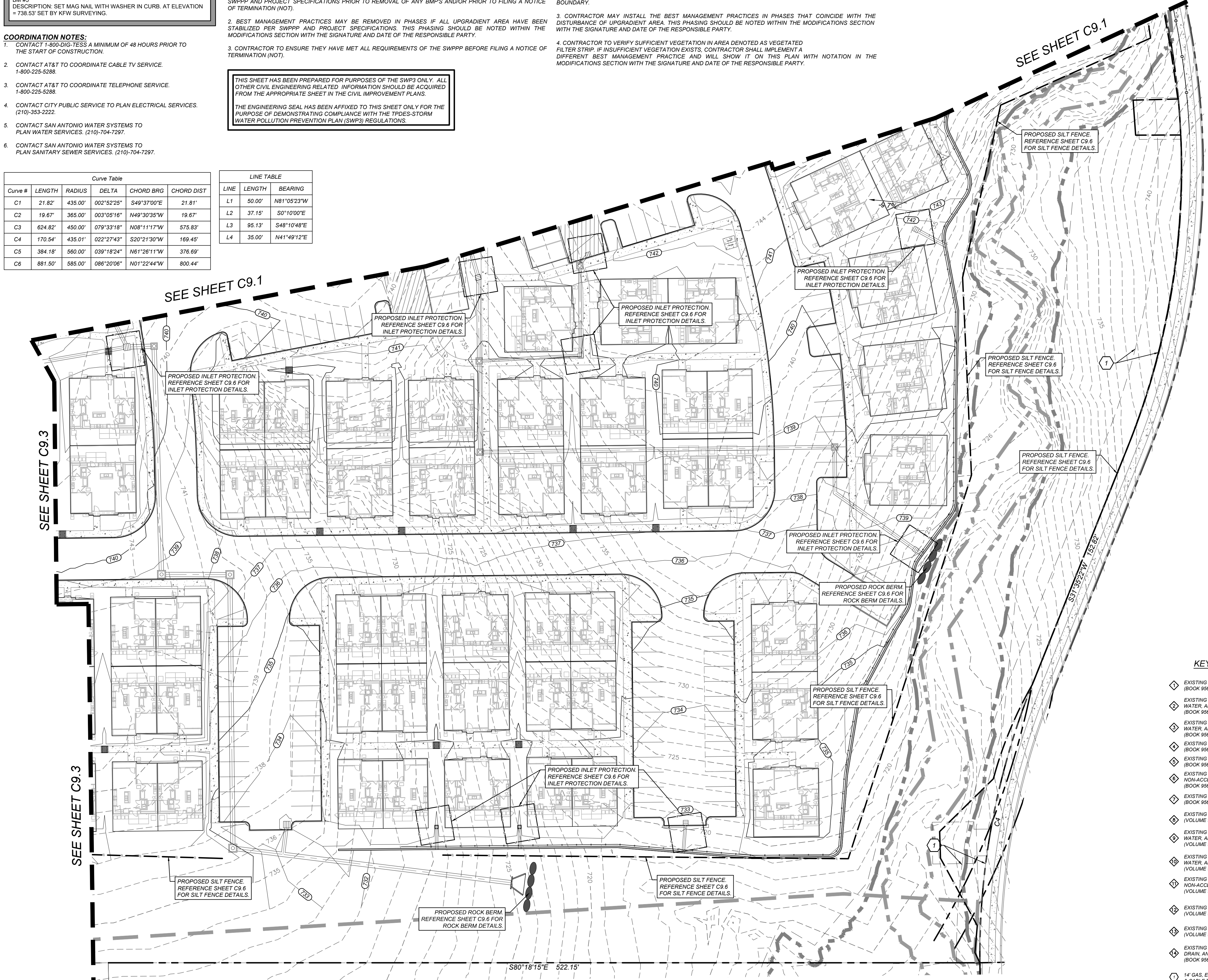
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SWSP MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	21.82'	435.00'	002°52'25"	S49°37'00"E
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**LEGEND**

**LIMITS OF CONSTRUCTION**

**PROPERTY LINE**

**ADJACENT PROPERTY LINE**

**EXISTING CONCRETE**

**EXISTING CURB**

**EXISTING OVERHEAD UTILITY AND POWER POLE**

**EXISTING CONTOURS**

**PROPOSED CURB**

**PROPOSED RIBBON CURB**

**PROPOSED SIDEWALK**

**SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET

**FINISHED FLOOR ELEVATION**  
F.F.E. = XXX.XX

**PROPOSED CONTOURS**

**PROPOSED SILT FENCE**

**PROPOSED INLET PROTECTION**

**PROPOSED STABILIZED CONSTRUCTION ENTRANCE**

**PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA**

**PROPOSED CONCRETE TRUCK WASHOUT PIT**

**EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**KEY NOTES**

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**KFW ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
Type Form # 9513 - TPLS Form # 10-22-200

**REVISIONS**

NO.	DATE	REVISION
1	07/16/23	ADA COMMENTS
2	08/21/23	QTY COMMENTS
3	09/11/23	OWNER CHANGES
4	10/23/23	ADA CHANGES
5	12/12/23	AMENITY CENTER UPDATES

**STATE OF TEXAS**  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (3 OF 6)

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C9.2**



Date: Jan 24, 2024, 1:33pm User: D:\milling  
File: L:\174020\20\Drawings\DWG\ESC\_C9.7162001.dwg

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SWSP MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION

#### MAINTENANCE AND INSPECTION:

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#### PROJECT COMPLETION:

- ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

#### GENERAL NOTES:

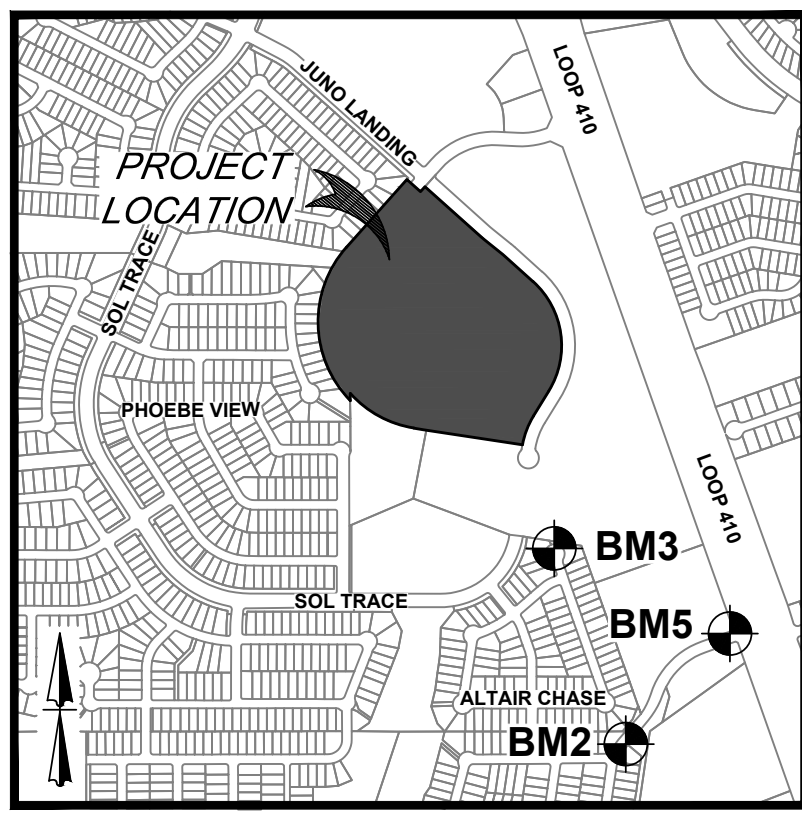
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- THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
- ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

#### INSTALLATION:

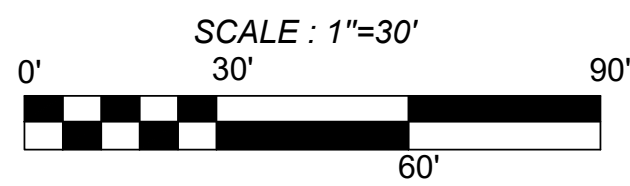
- ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
- CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.



LOCATION MAP  
N. T. S.



#### LEGEND

LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING OVERHEAD UTILITY AND POWER POLE	
EXISTING CONTOURS	
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	
FINISHED FLOOR ELEVATION	<b>F.F.E. = XXX.XX</b>
PROPOSED CONTOURS	
PROPOSED SILT FENCE	
PROPOSED INLET PROTECTION	
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA	
PROPOSED CONCRETE TRUCK WASHOUT PIT	
EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	

#### TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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

**CAUTION!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

#### KEY NOTES

- EXISTING 14' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.T.V., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.T.V. EASEMENT (BOOK 9568, PAGE 220)
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- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

SEE SHEET C9.2

SEE SHEET C9.4

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (4 OF 6)

PLAT NO. 23-118000601

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

C9.3

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passanos Drive, Suite 200, San Antonio, TX 78231  
Tel: 210-353-1111 • Fax: 210-353-1111 • TPLS Form # 10-22-2010

REVISIONS	ISSUE DATE
1	07/16/23
2	08/21/23
3	09/11/23
4	10/23/23
5	12/12/23



ISSUE FOR CONSTRUCTION



Date: Jan 24, 2024, 1:33pm User: D:\milling  
File: L:\17492420\Landscaping\DWG\ESC\17492420.dwg

**LEGAL DESCRIPTION:**  
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME #####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

**BENCHMARKS:**  
BM #2  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.  
BM #3  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.  
BM #5  
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

**COORDINATION NOTES:**

- CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

SW3P MODIFICATIONS			
DATE	SIGNATURE	DESCRIPTION	

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
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C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

**MAINTENANCE AND INSPECTION:**

- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

**PROJECT COMPLETION:**

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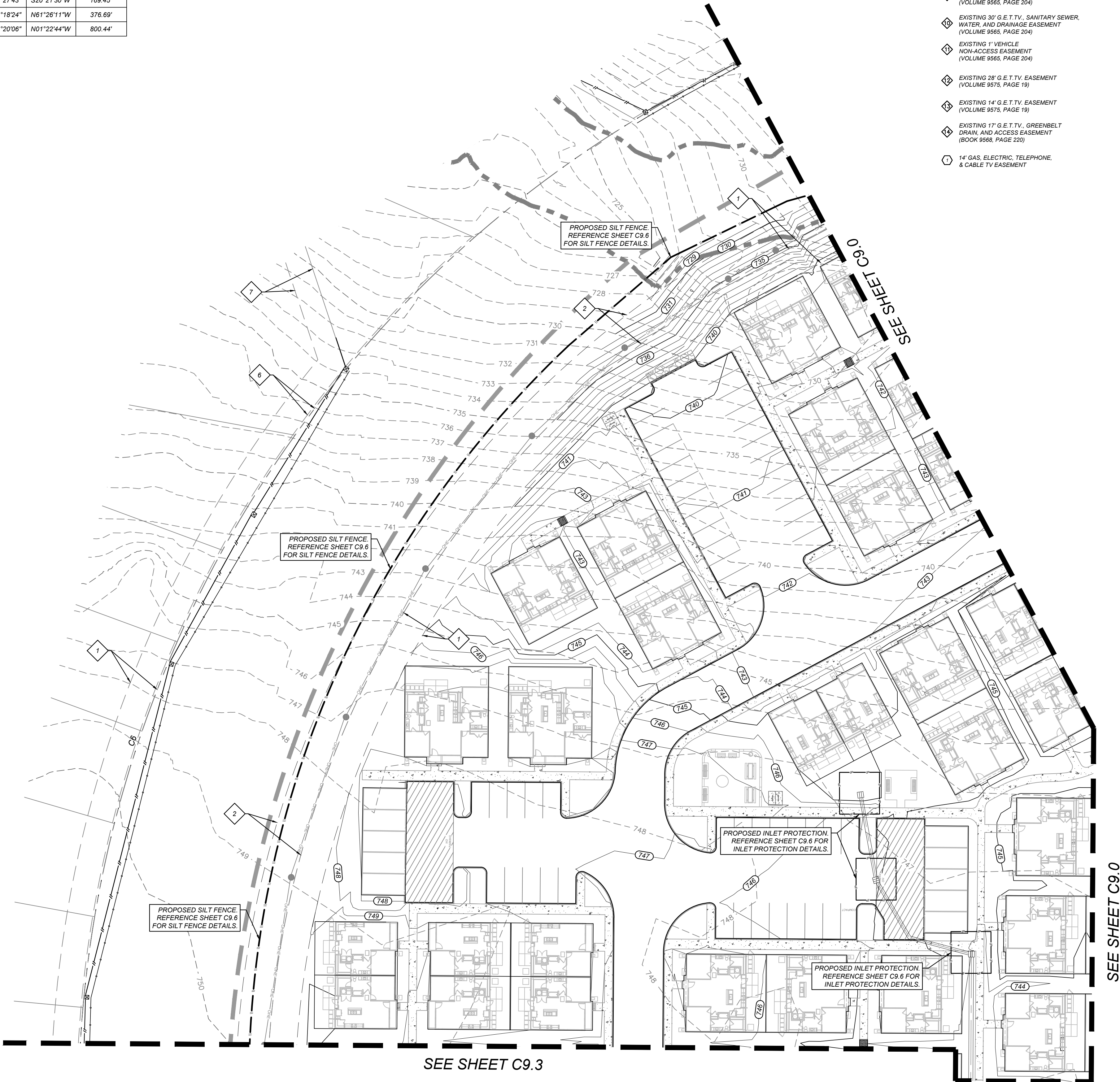
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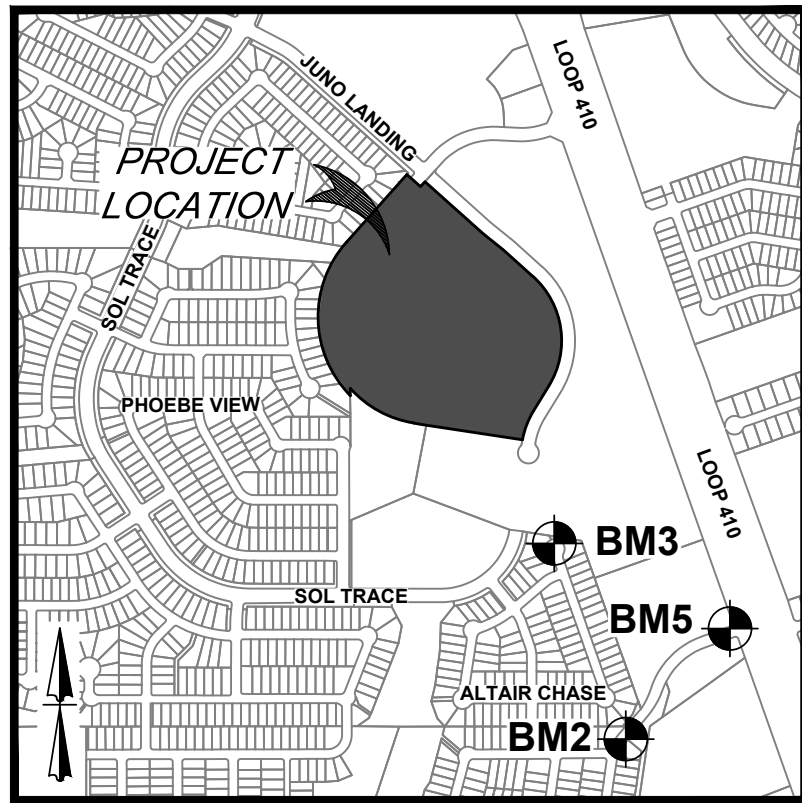
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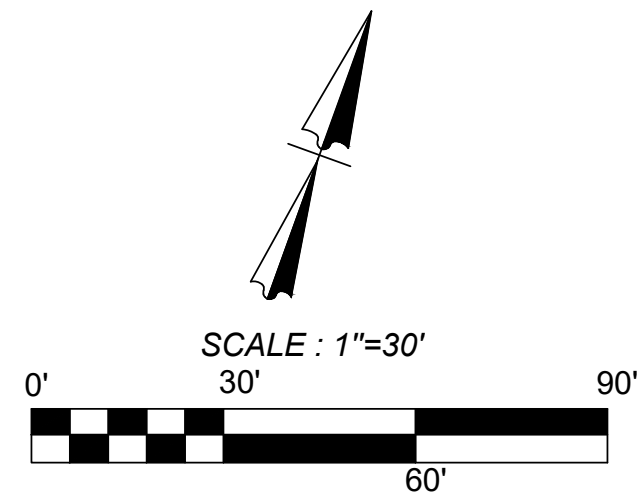


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LOCATION MAP  
N. T. S.



**LEGEND**

LIMITS OF CONSTRUCTION	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING CONTOURS	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	[Pattern]
SITE BENCHMARK	[Symbol]
SEE DESCRIPTION THIS SHEET	
FINISHED FLOOR ELEVATION	F.F.E. = XXX.XX
PROPOSED CONTOURS	---
PROPOSED SILT FENCE	---
PROPOSED INLET PROTECTION	[Symbol]
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA	[Symbol]
PROPOSED CONCRETE TRUCK WASHOUT PIT	[Symbol]
EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	[Symbol]

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ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (5 OF 6)

PLAT NO. 23-11800061

JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH

SHEET NUMBER:

C9.4

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Passeros Drive, Suite 200, San Antonio, TX 78231  
Tel: 214-520-1141  
TPELS Firm # 1022300

ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	01/16/23	ISSUE FOR CONSTRUCTION
2	01/16/23	ISSUE FOR CONSTRUCTION
3	01/16/23	ISSUE FOR CONSTRUCTION
4	01/16/23	ISSUE FOR CONSTRUCTION
5	01/16/23	ISSUE FOR CONSTRUCTION

STATE OF TEXAS  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil



Date: Jan 24, 2024, 1:33pm User ID: mhillig  
File: L:\Projects\2024\Ascend\DWG\ESC\_C9.5.dwg

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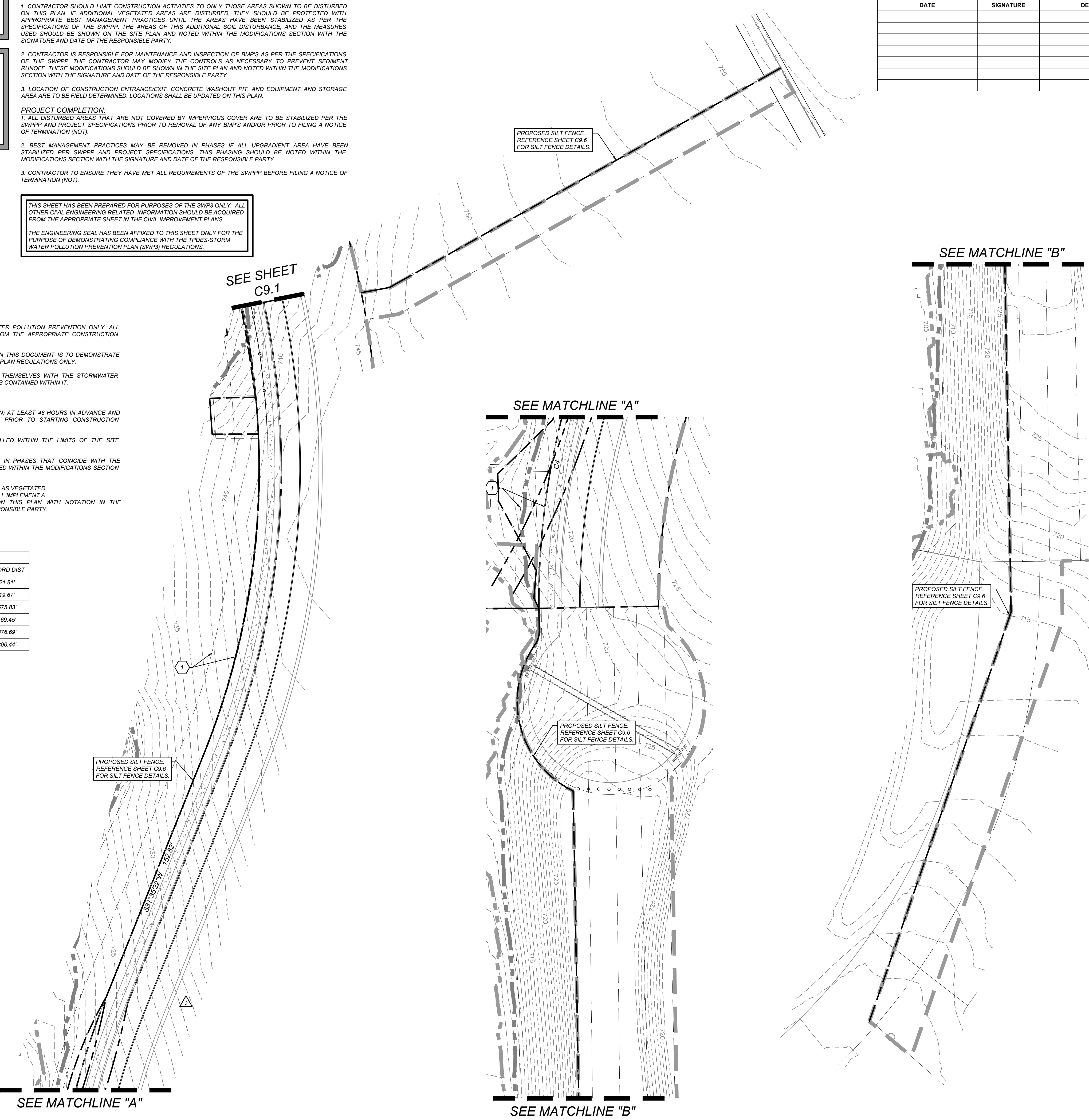
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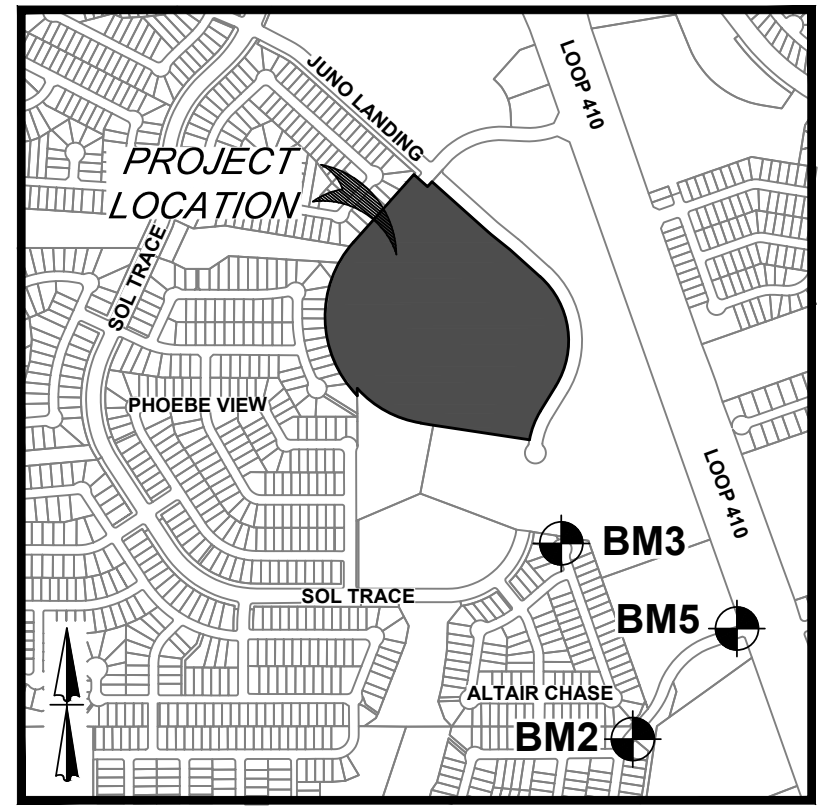
**MAINTENANCE AND INSPECTION:**

- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.
- PROJECT COMPLETION:**
- ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
  - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
  - CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

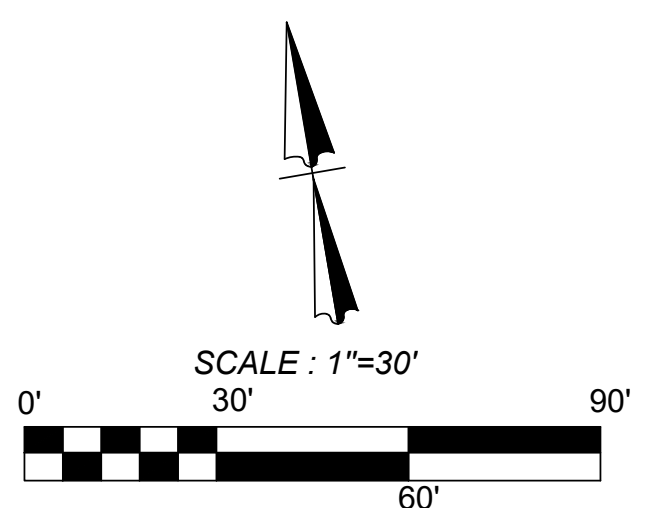
THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.  
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.



SW3P MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



LOCATION MAP  
N. T. S.



**LEGEND**

**LIMITS OF CONSTRUCTION**

**PROPERTY LINE**

**ADJACENT PROPERTY LINE**

**EXISTING CONCRETE**

**EXISTING CURB**

**EXISTING OVERHEAD UTILITY AND POWER POLE**

**EXISTING CONTOURS**

**PROPOSED CURB**

**PROPOSED RIBBON CURB**

**PROPOSED SIDEWALK**

**SITE BENCHMARK**  
SEE DESCRIPTION THIS SHEET

**FINISHED FLOOR ELEVATION**  
F.F.E. = XXX.XX

**PROPOSED CONTOURS**

**PROPOSED SILT FENCE**

**PROPOSED INLET PROTECTION**

**PROPOSED STABILIZED CONSTRUCTION ENTRANCE**

**PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA**

**PROPOSED CONCRETE TRUCK WASHOUT PIT**

**EXISTING TREE, REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL**

**TRENCH EXCAVATION SAFETY PROTECTION NOTE:**

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**CAUTION!** THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

**TREE NOTE:**  
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

**KFW ENGINEERS + SURVEYING**  
3421 Passanos Drive, Suite 200, San Antonio, TX 78231  
TYPE Form # 9513 - TPDES Form # 10-22-200

**REVISIONS**

NO.	DATE	DESCRIPTION
1	07/16/23	ADA COMMENTS
2	08/21/23	CITY COMMENTS
3	09/11/23	OWNER CHANGES
4	10/23/23	ADA CHANGES
5	12/12/23	AMENITY CENTER UPDATES

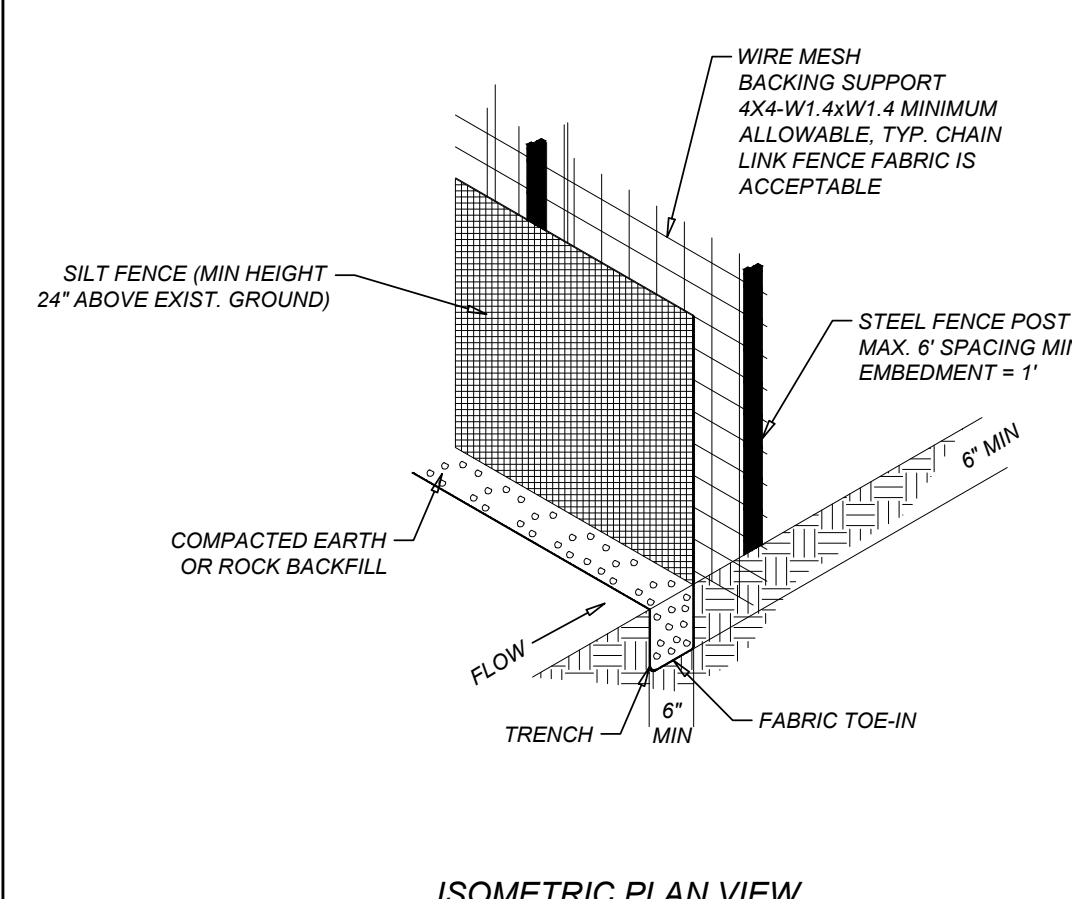
**STATE OF TEXAS**  
MATTHEW M. HILBIG  
131150  
LICENSED PROFESSIONAL ENGINEER  
Civil

ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL PLAN (6 OF 6)

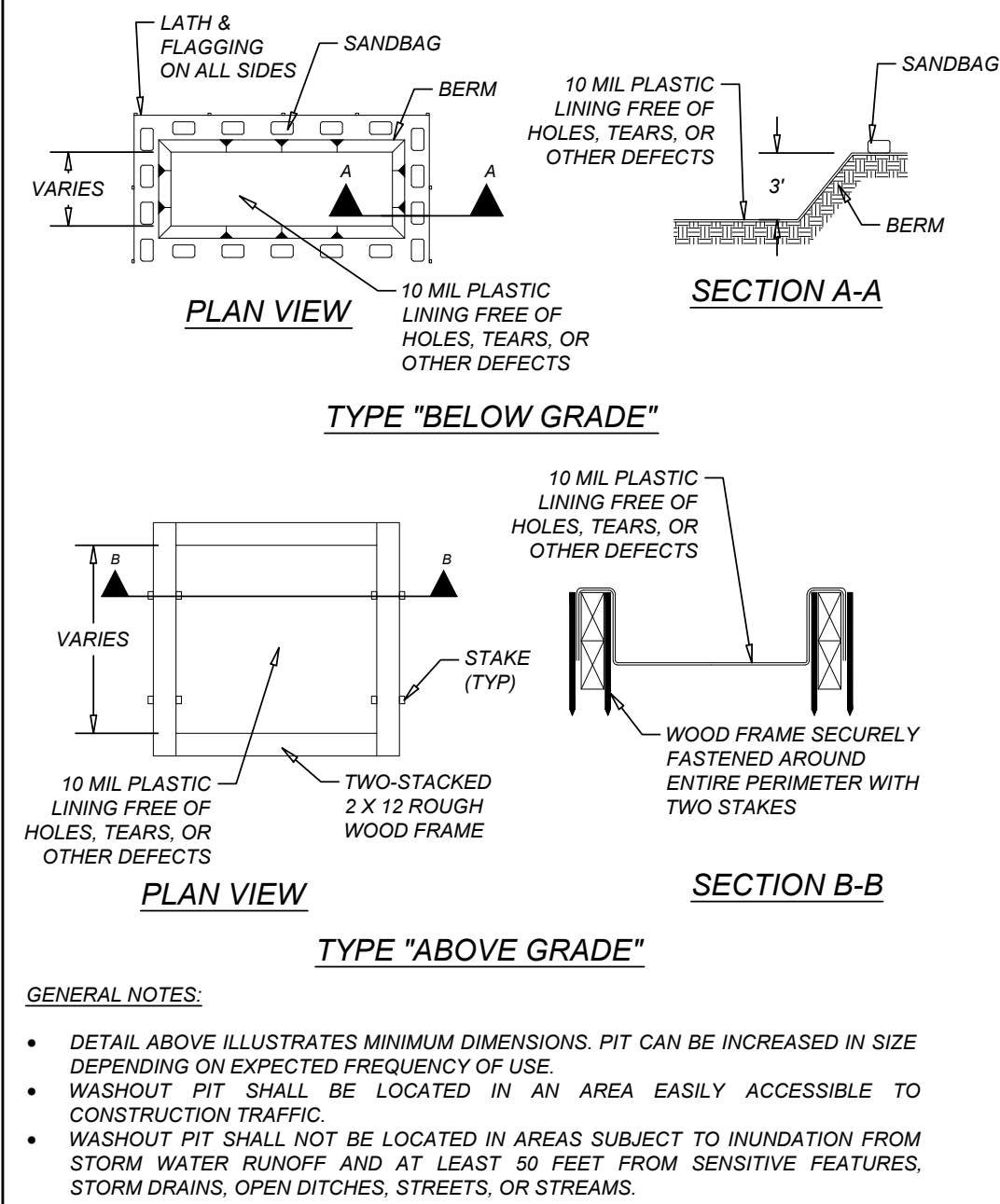
PLAT NO. 23-118000601  
JOB NO.: 779-02-01  
DATE: JANUARY 2024  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C9.5**



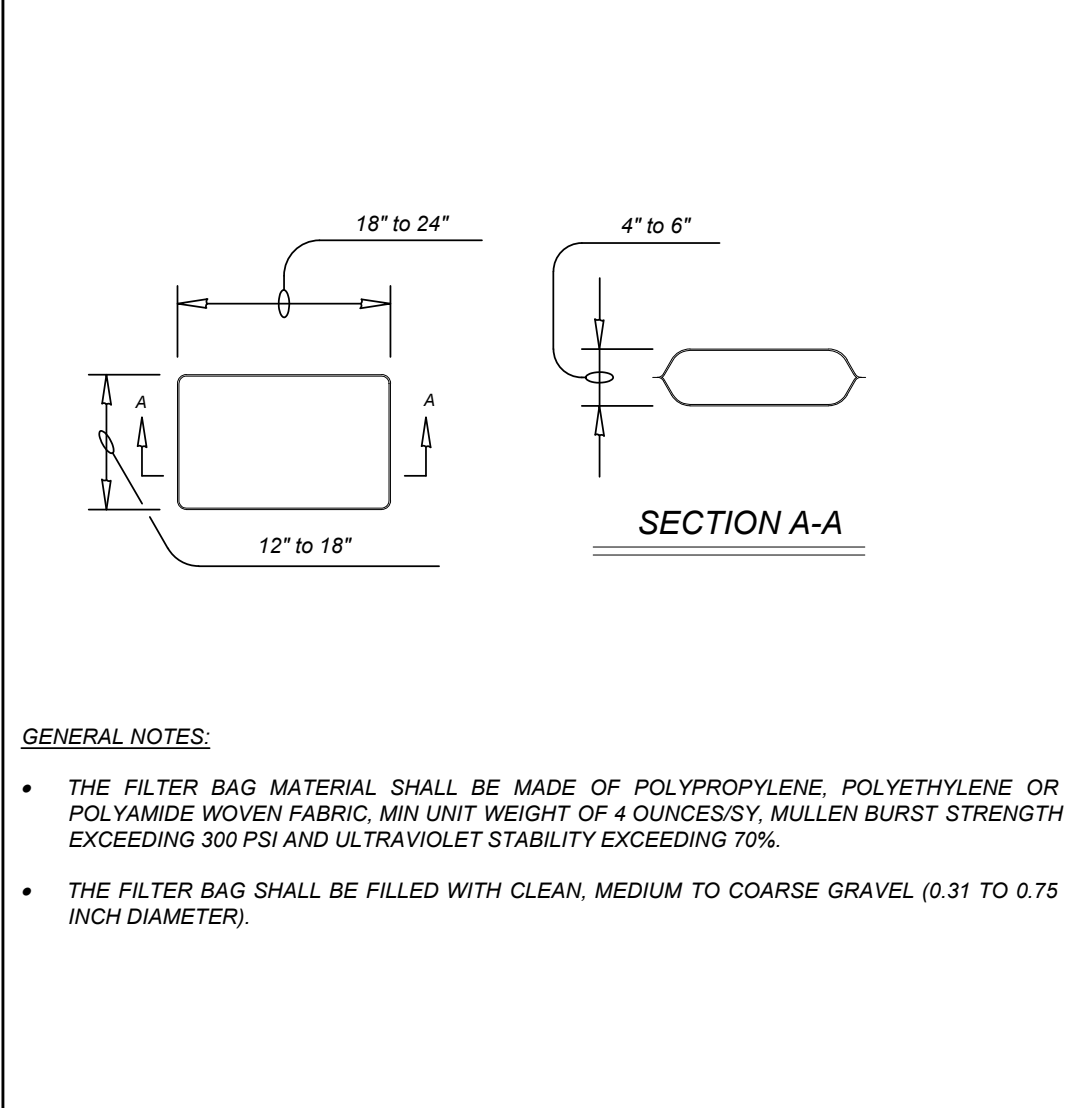
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File: L:\Projects\2023\Ascend on Juno Landing\DWG\_C9.6.dwg



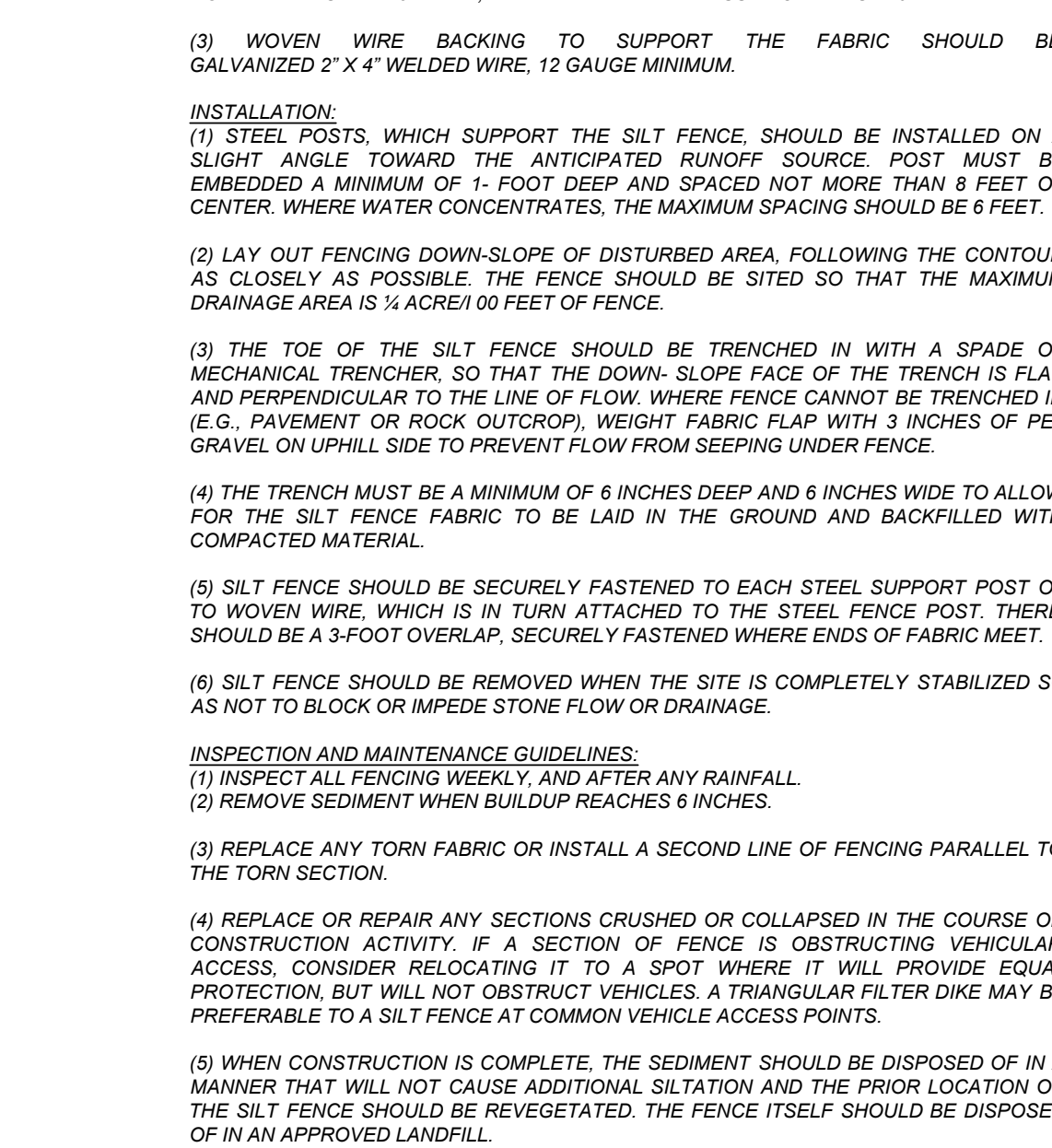
### SILT FENCE



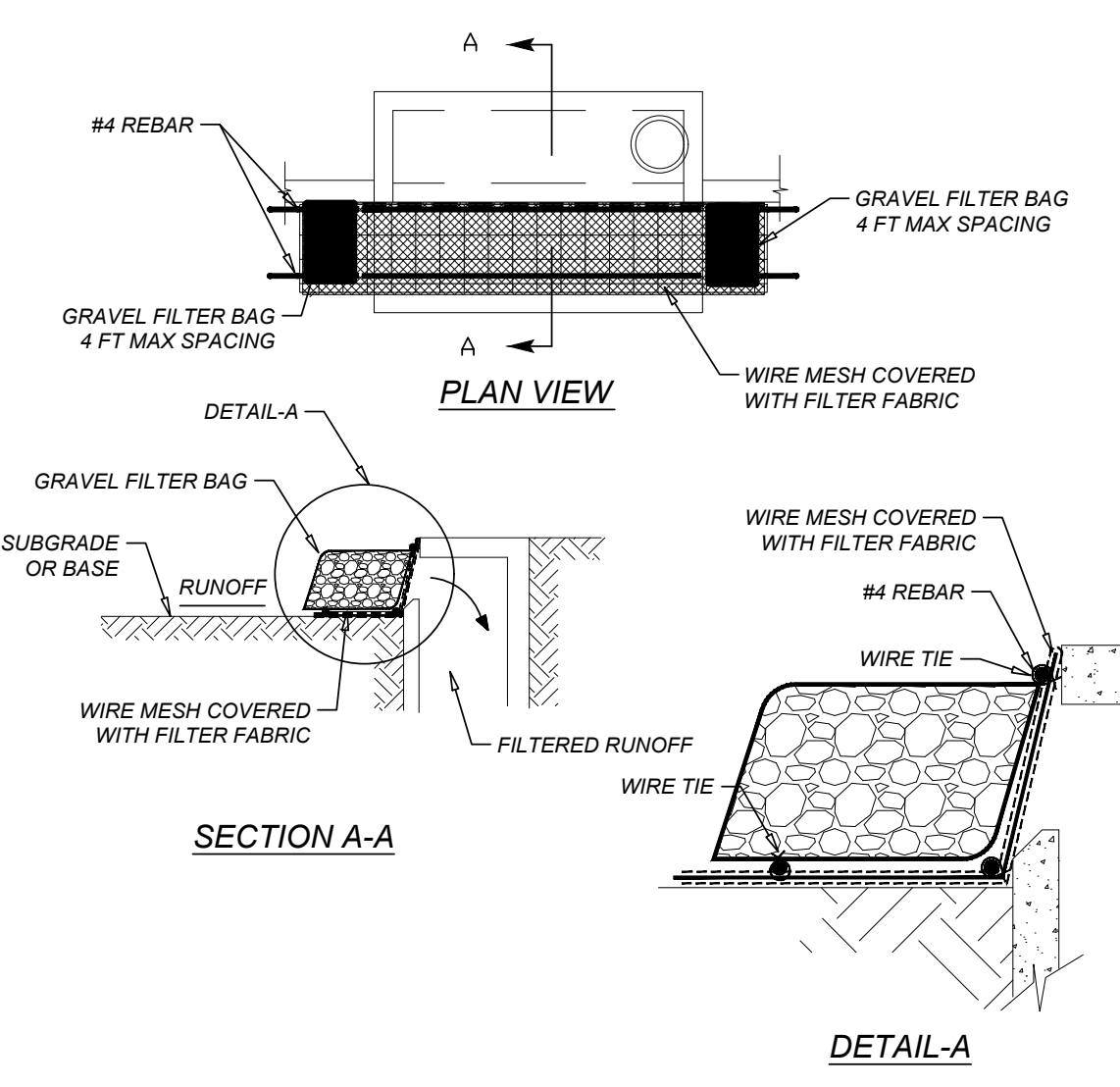
### CONCRETE TRUCK WASHOUT PIT



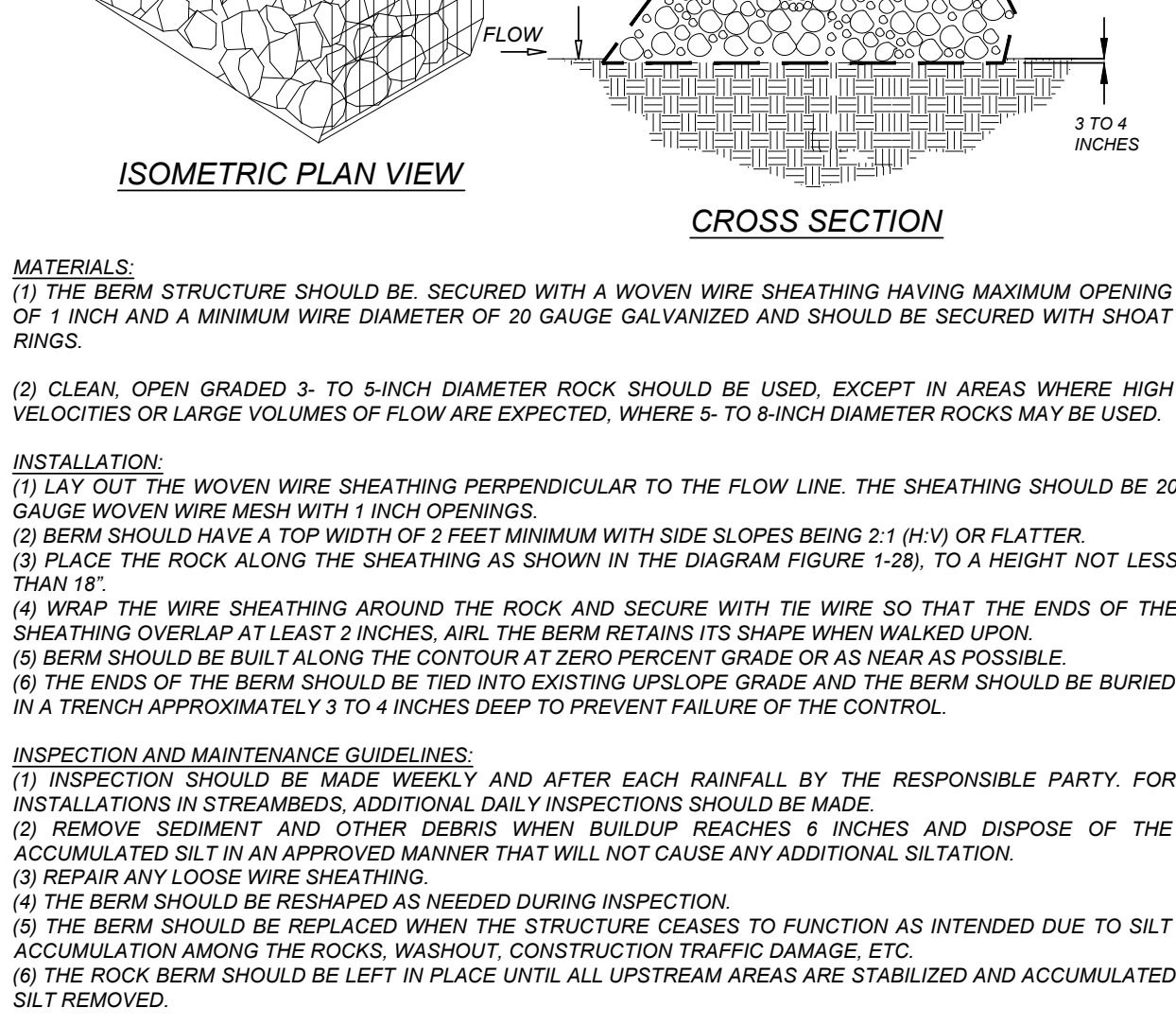
### GRAVEL FILTER BAG DETAIL



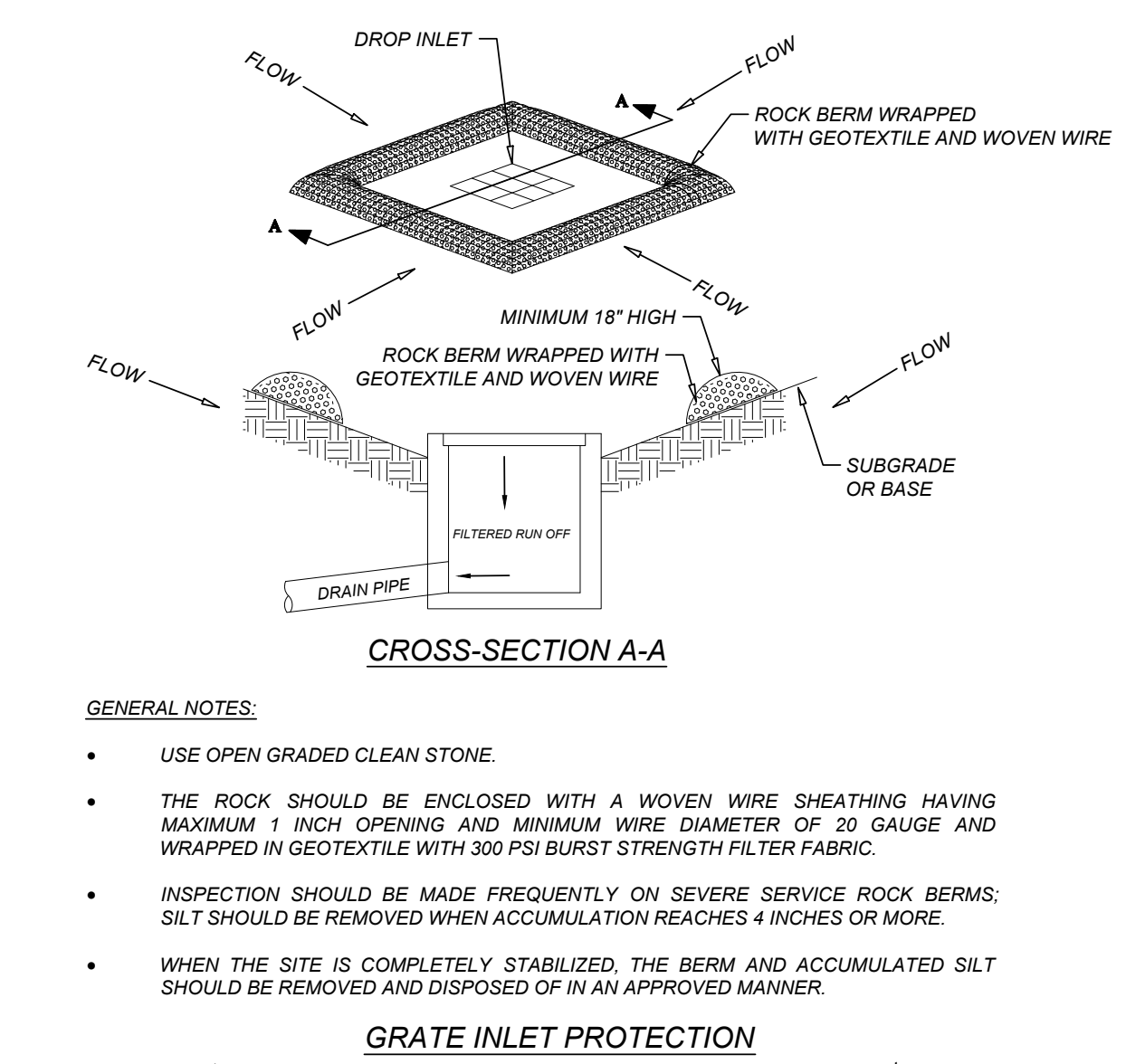
### CURB INLET PROTECTION GRAVEL FILTER BAGS



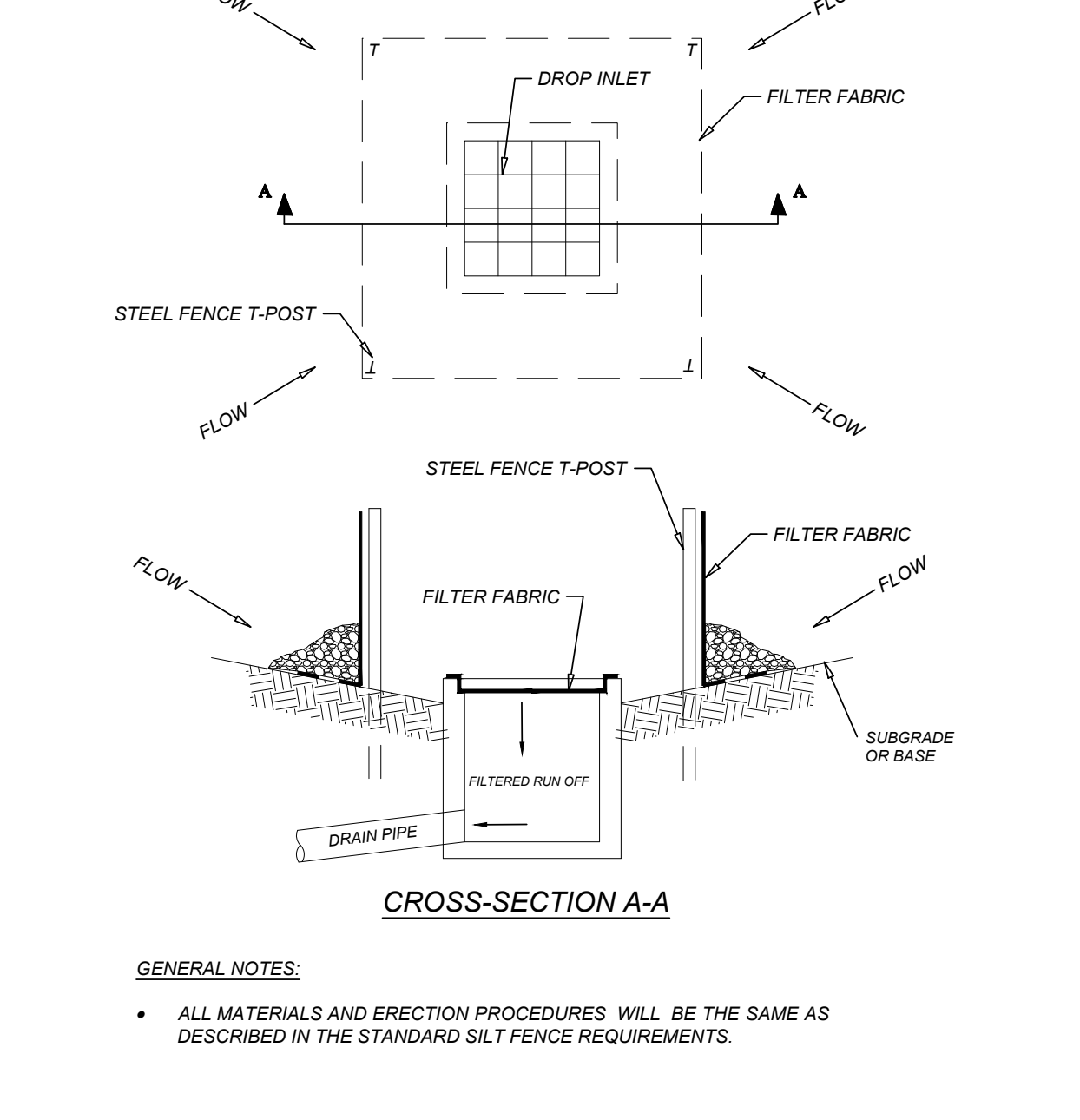
### CURB INLET PROTECTION (ALTERNATE)



### ROCK BERM



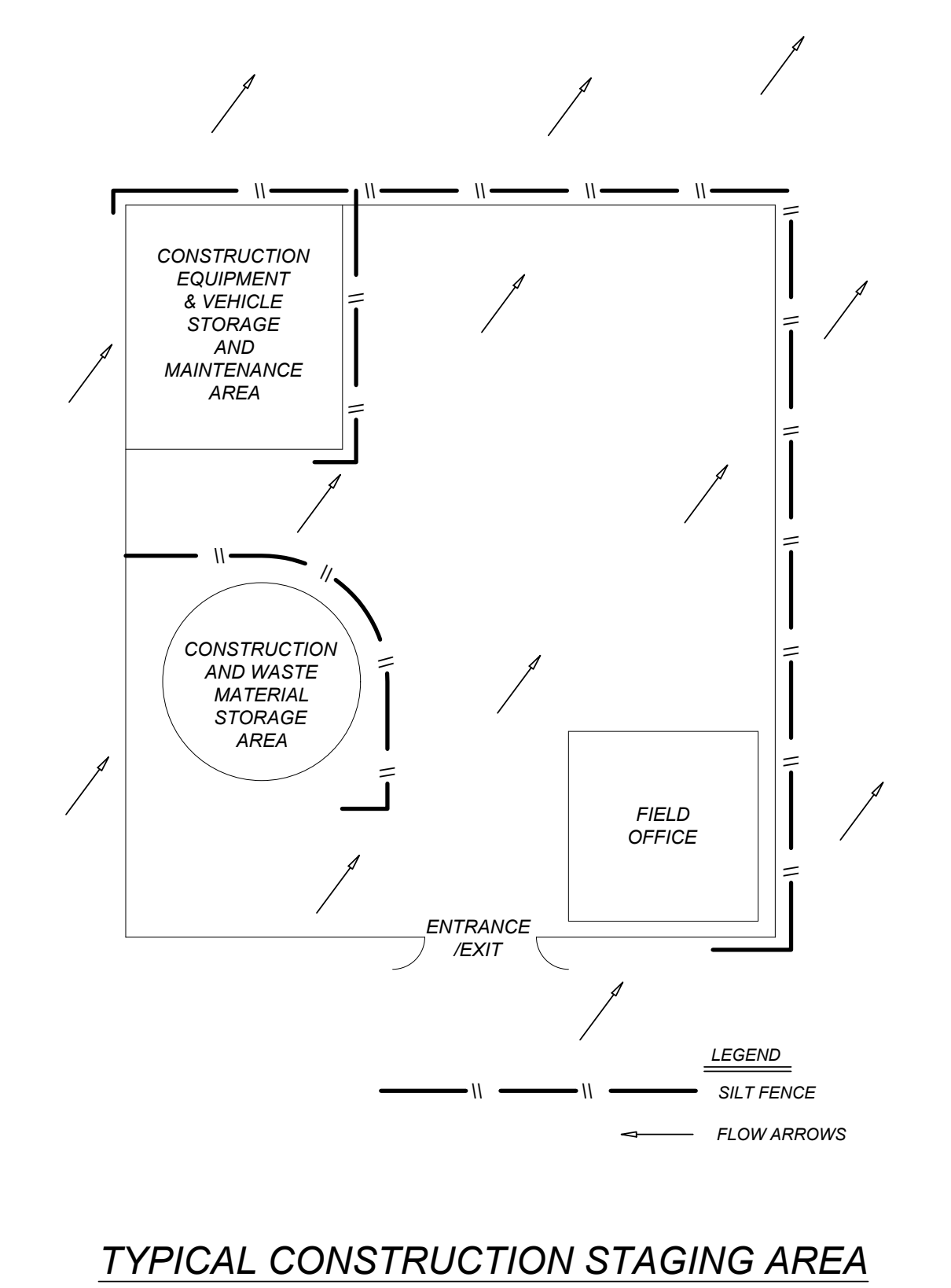
### GRATE INLET PROTECTION



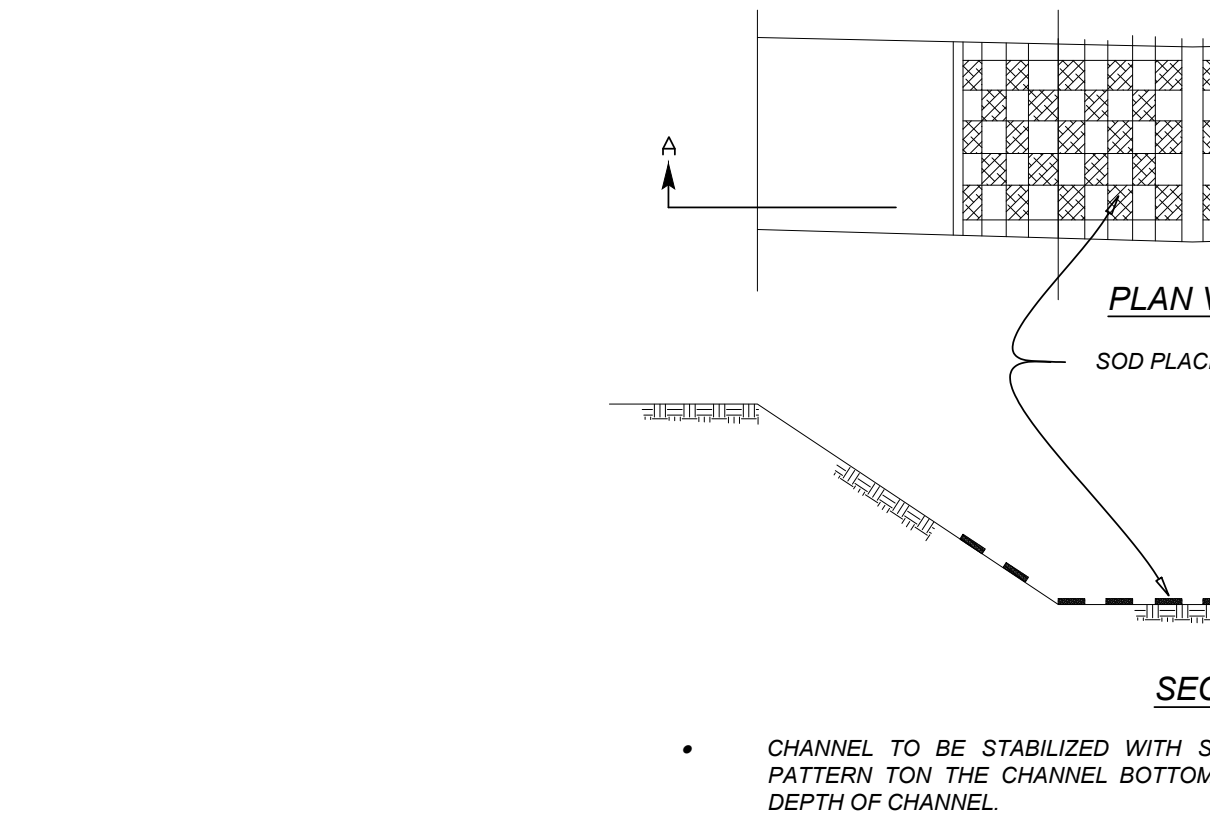
### GRATE INLET PROTECTION (ALTERNATE)



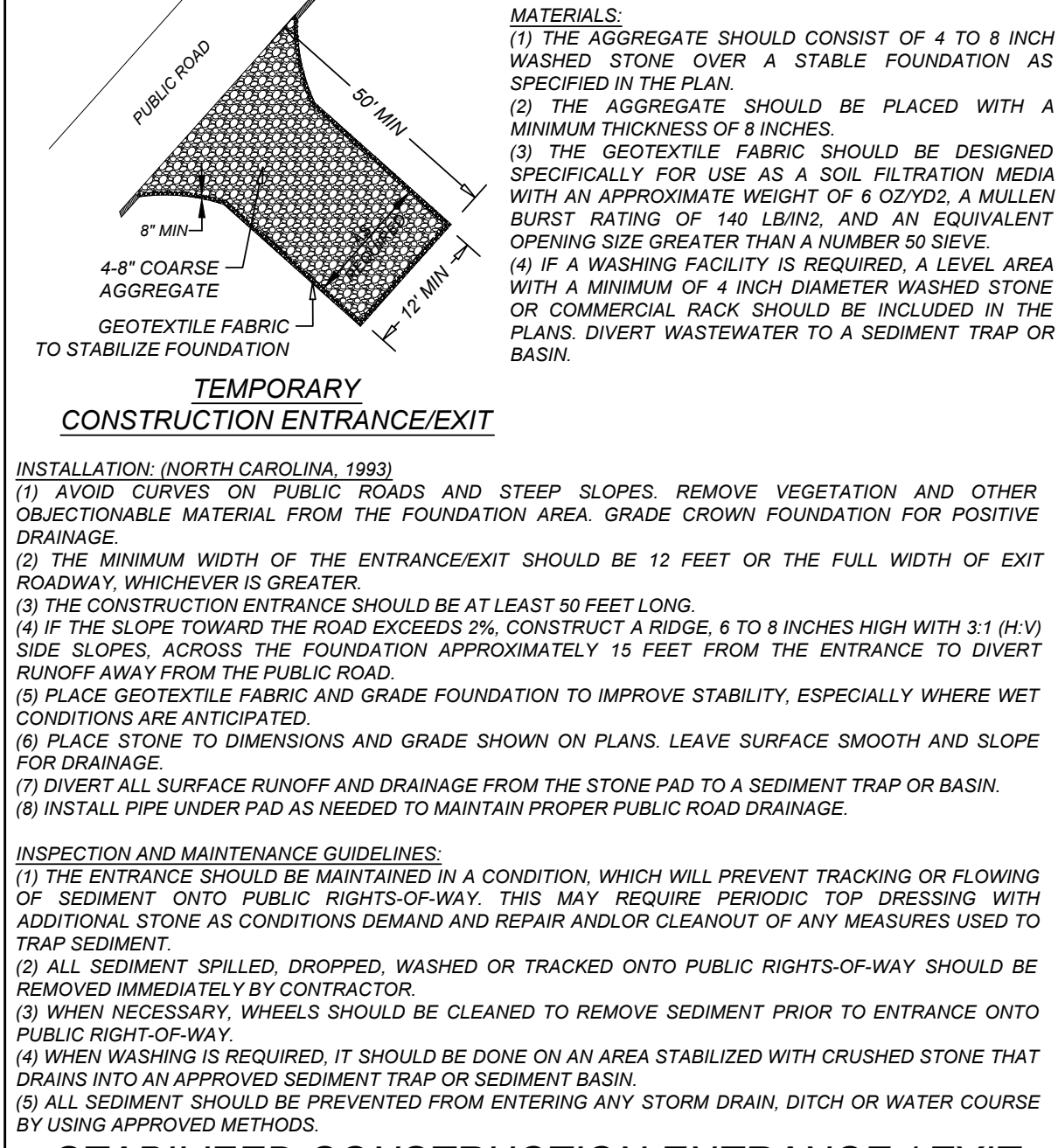
### HIGH SERVICE ROCK BERM



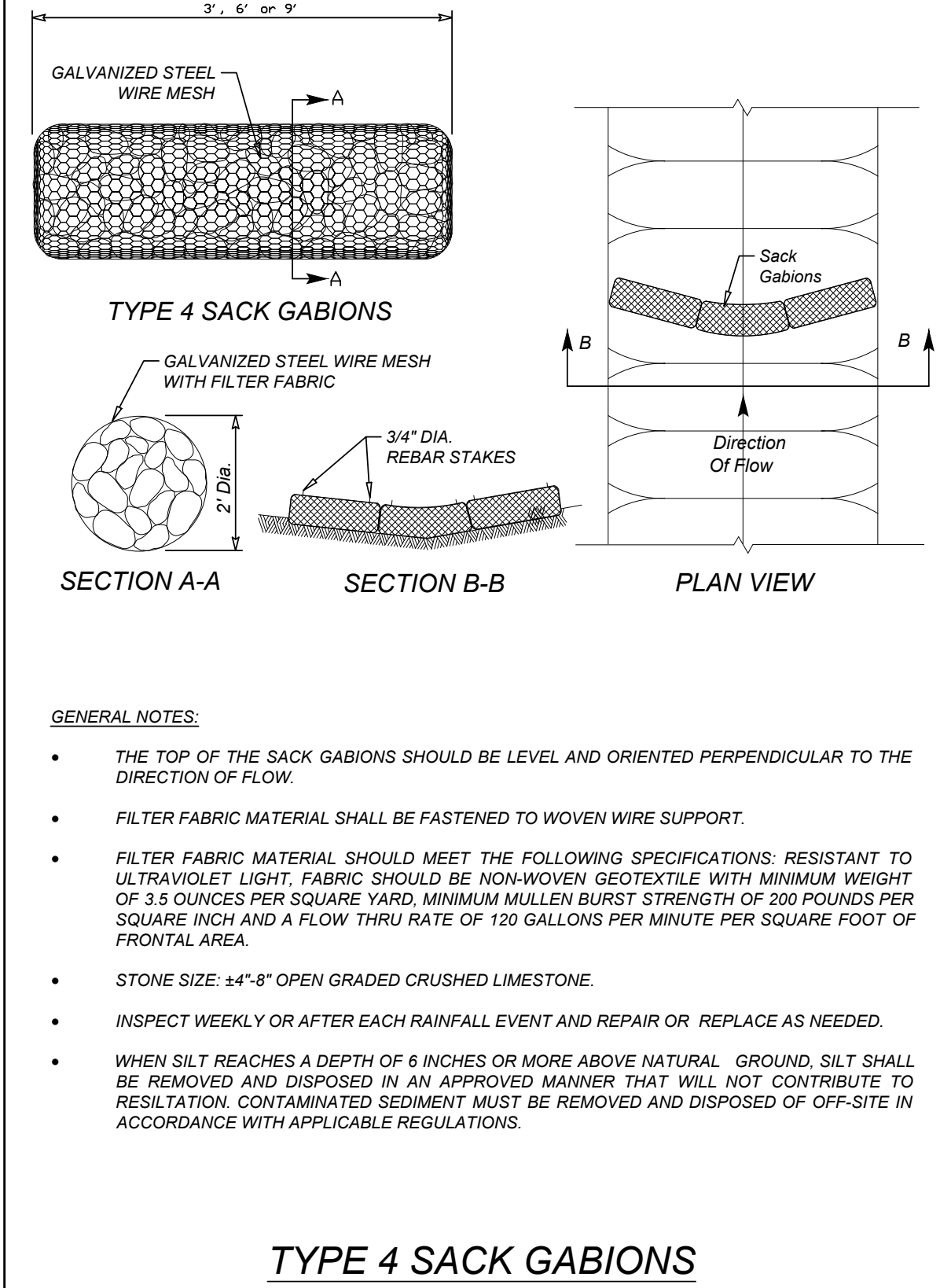
### TYPICAL CONSTRUCTION STAGING AREA



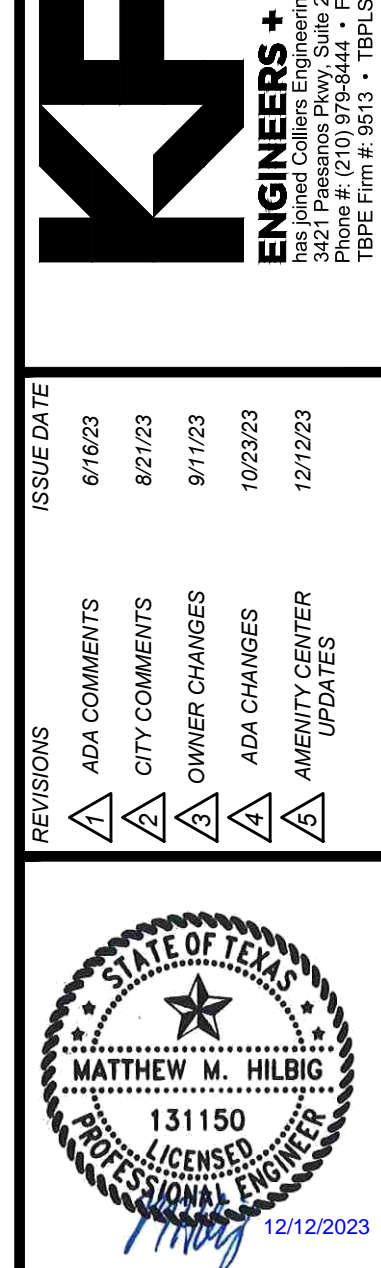
### CHANNEL LINING



### STABILIZED CONSTRUCTION ENTRANCE / EXIT



### TYPE 4 SACK GABIONS



ASCEND ON JUNO LANDING  
7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252  
EROSION CONTROL DETAIL SHEET

PLAT NO. 23-11800061  
JOB NO.: 779-02-01  
DATE: DECEMBER 2023  
DRAWN: AB CHECKED: MH  
SHEET NUMBER:  
**C9.6**