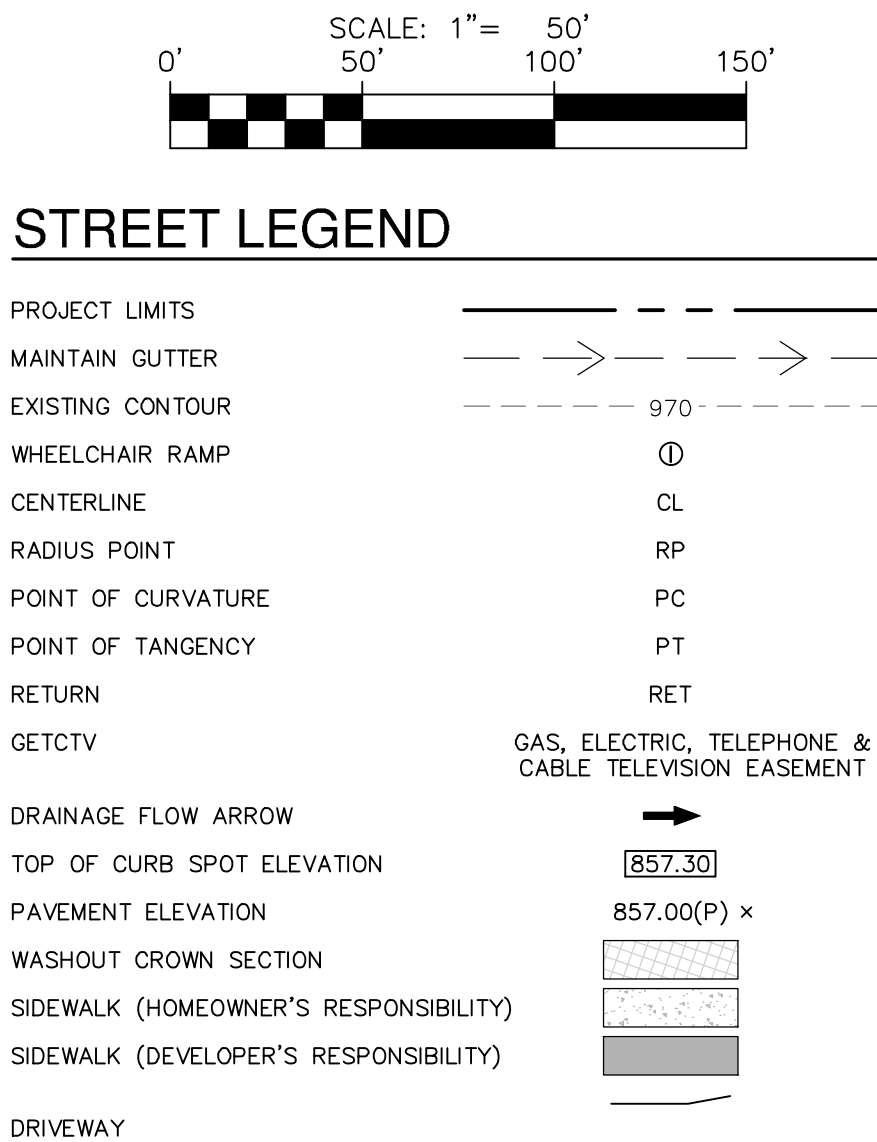
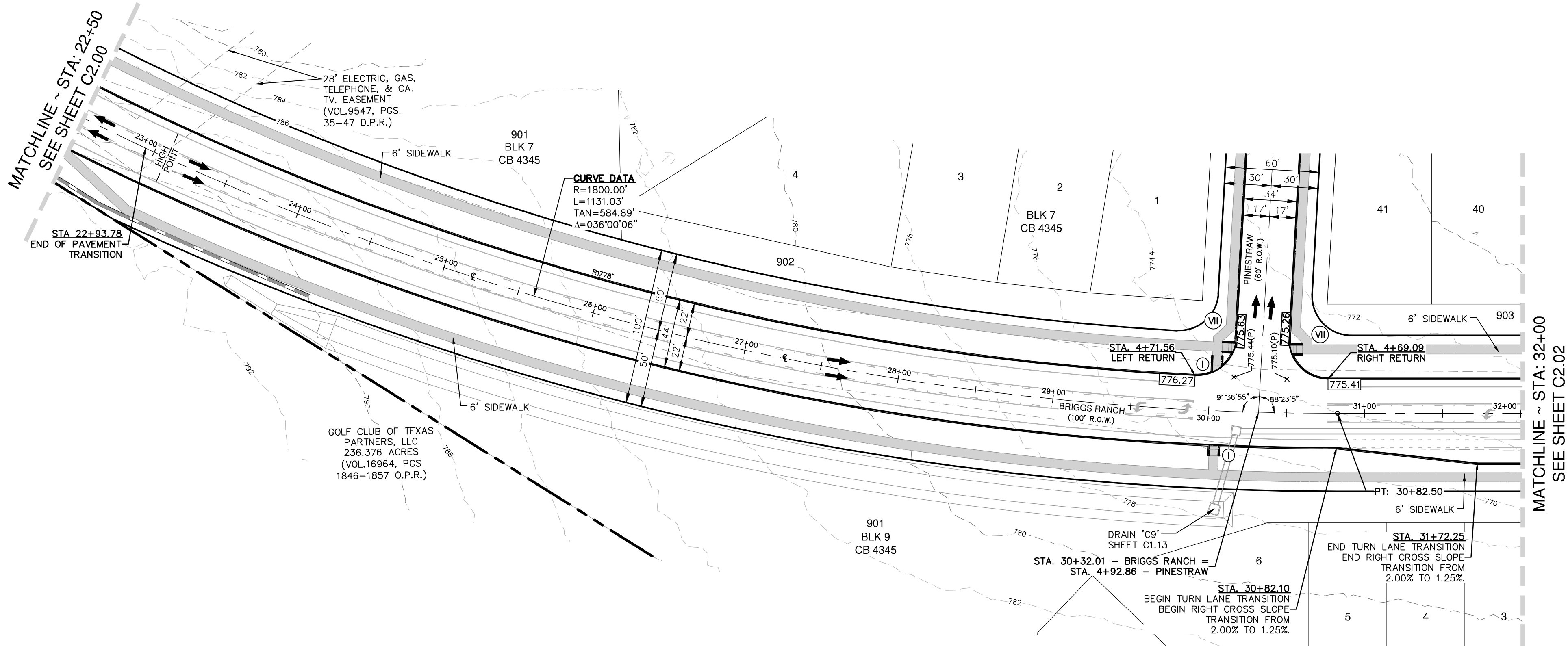
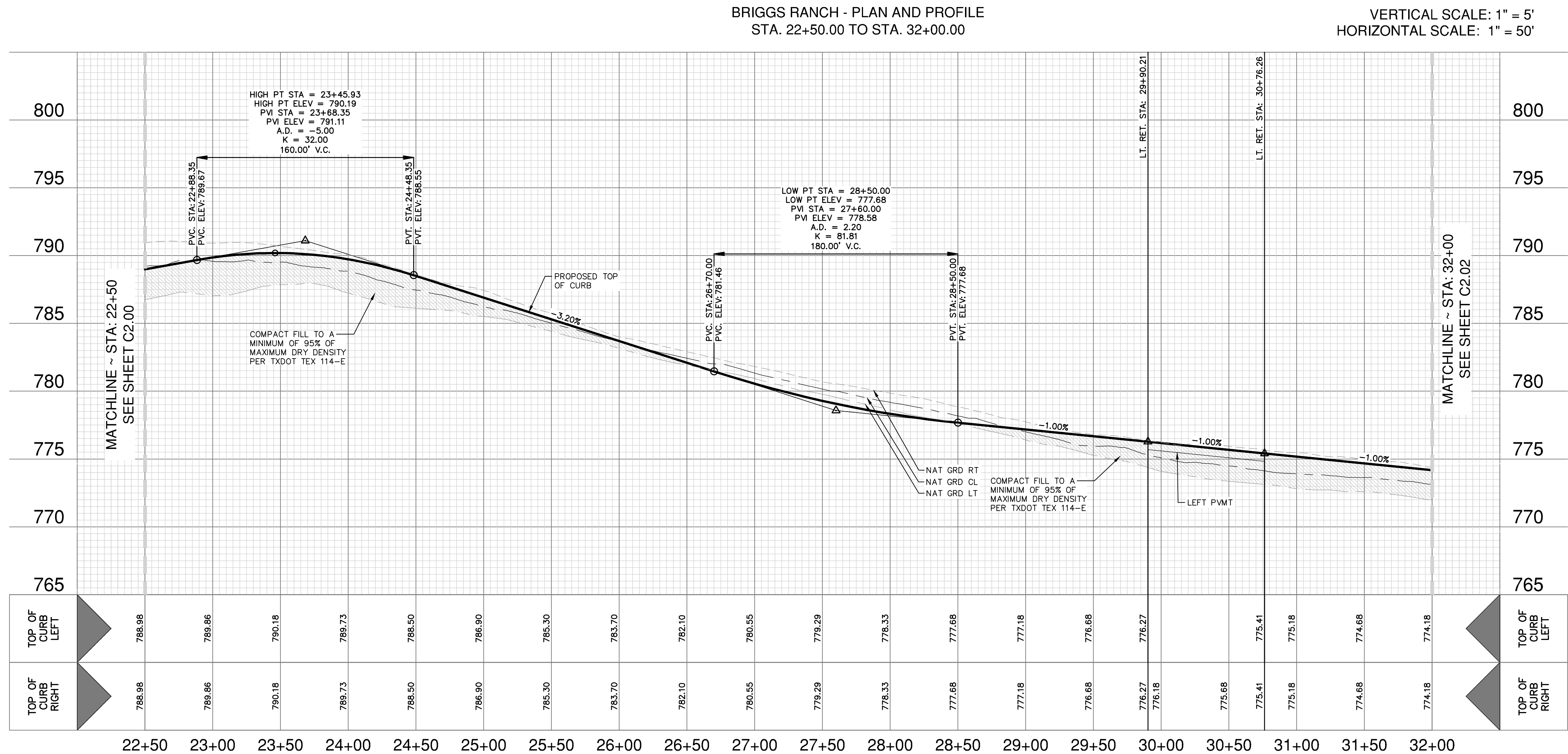


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- ### STREET NOTES:
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**PAPE-DAWSON**  
**ENGINEERS**

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**BRE PHASE 1 - UNIT 1**  
**SAN ANTONIO, TEXAS**

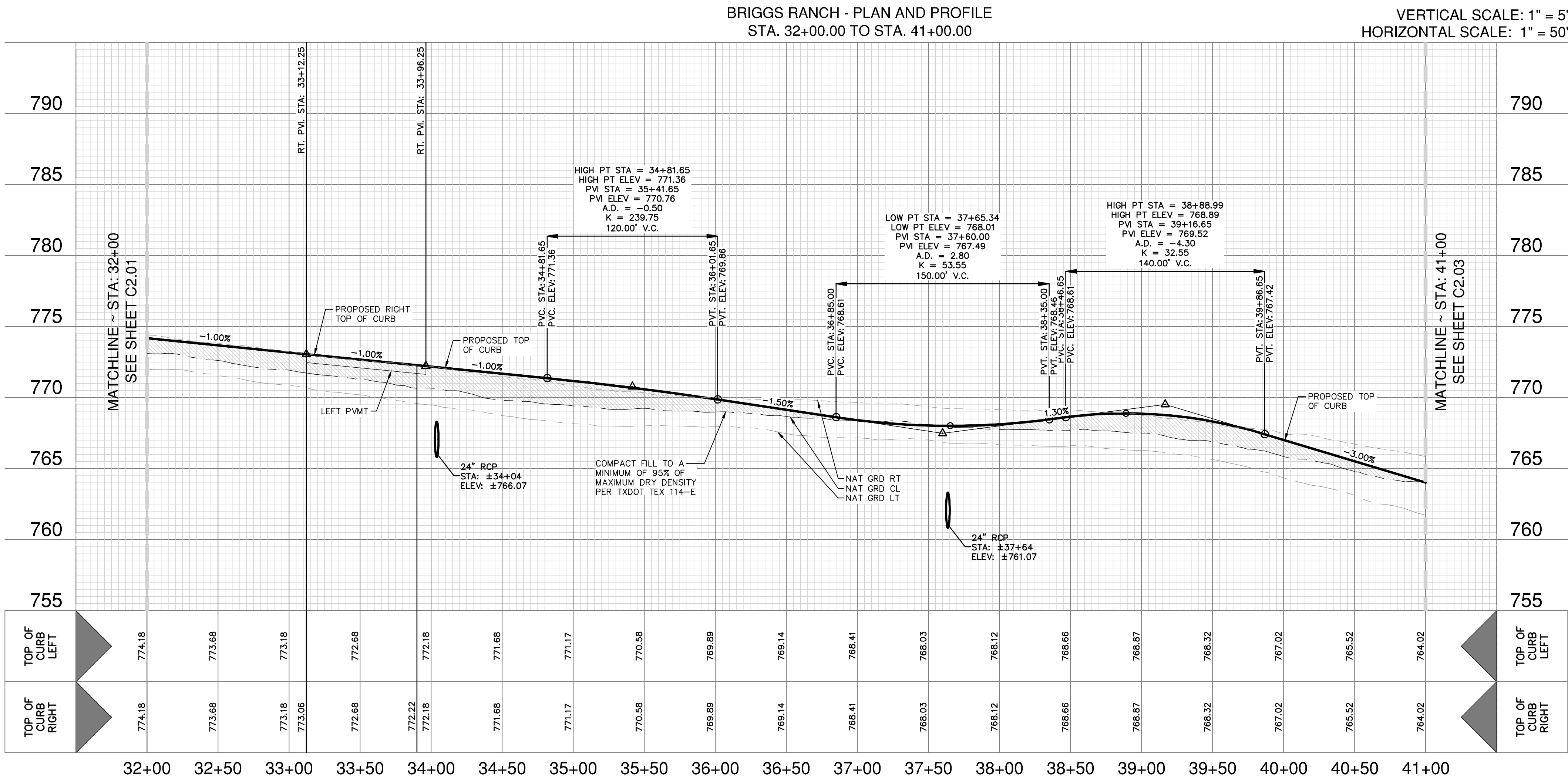
**BRIGGS RANCH - PLAN AND PROFILE**  
**STA. 22+50.00 TO STA. 32+00.00**

PLAT NO. 24-11800112  
JOB NO. 11412-11  
DATE MARCH 2024  
DESIGNER CLL  
CHECKED SSC DRAWN NA  
SHEET C2.01



Date: March 26, 2024, 1:09 PM -- User ID: nocuna  
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### STREET LEGEND

PROJECT LIMITS	---
MAINTAIN GUTTER	---
EXISTING CONTOUR	---
WHEELCHAIR RAMP	⊙
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
GETCTV	RET
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	---
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	---
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	---
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	---
DRIVEWAY	---

**PAPE-DAWSON ENGINEERS**  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**BRE PHASE 1 - UNIT 1**  
SAN ANTONIO, TEXAS  
**BRIGGS RANCH - PLAN AND PROFILE**  
STA. 32+00.00 TO STA. 41+00.00

### STREET NOTES:

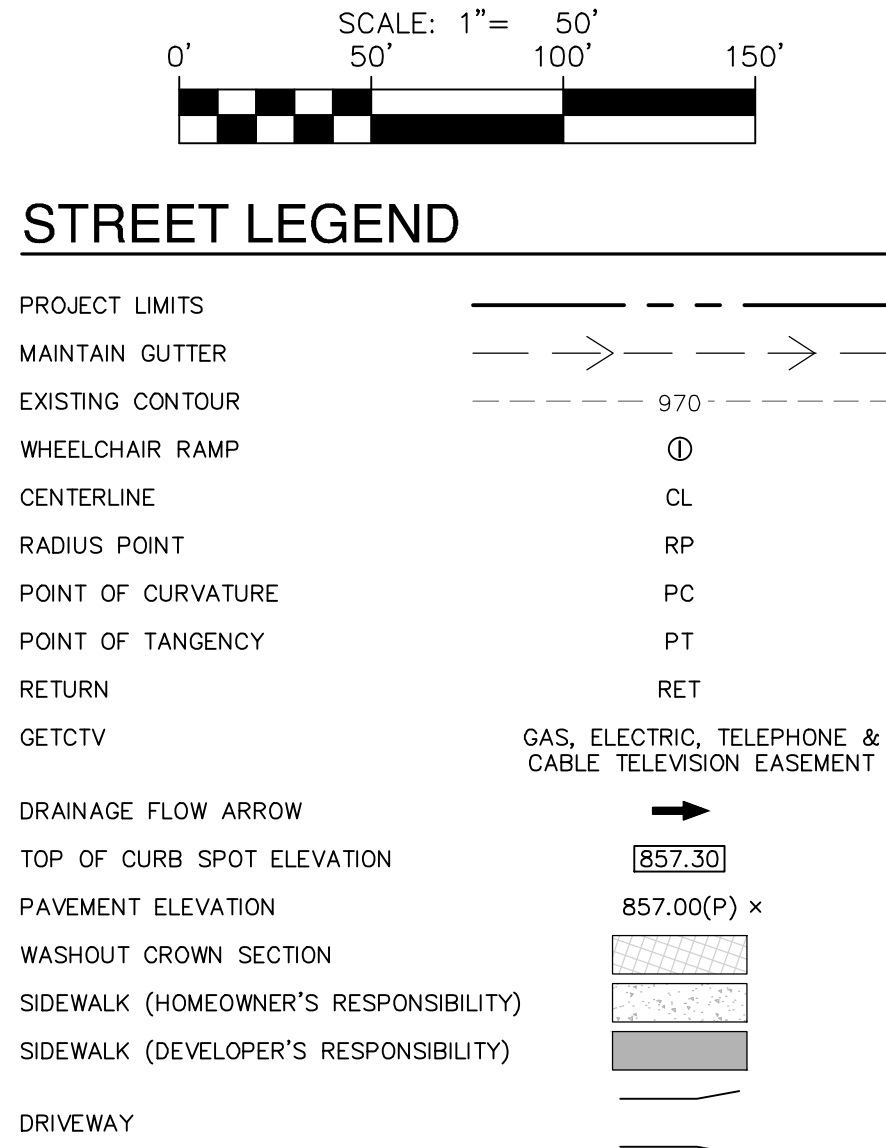
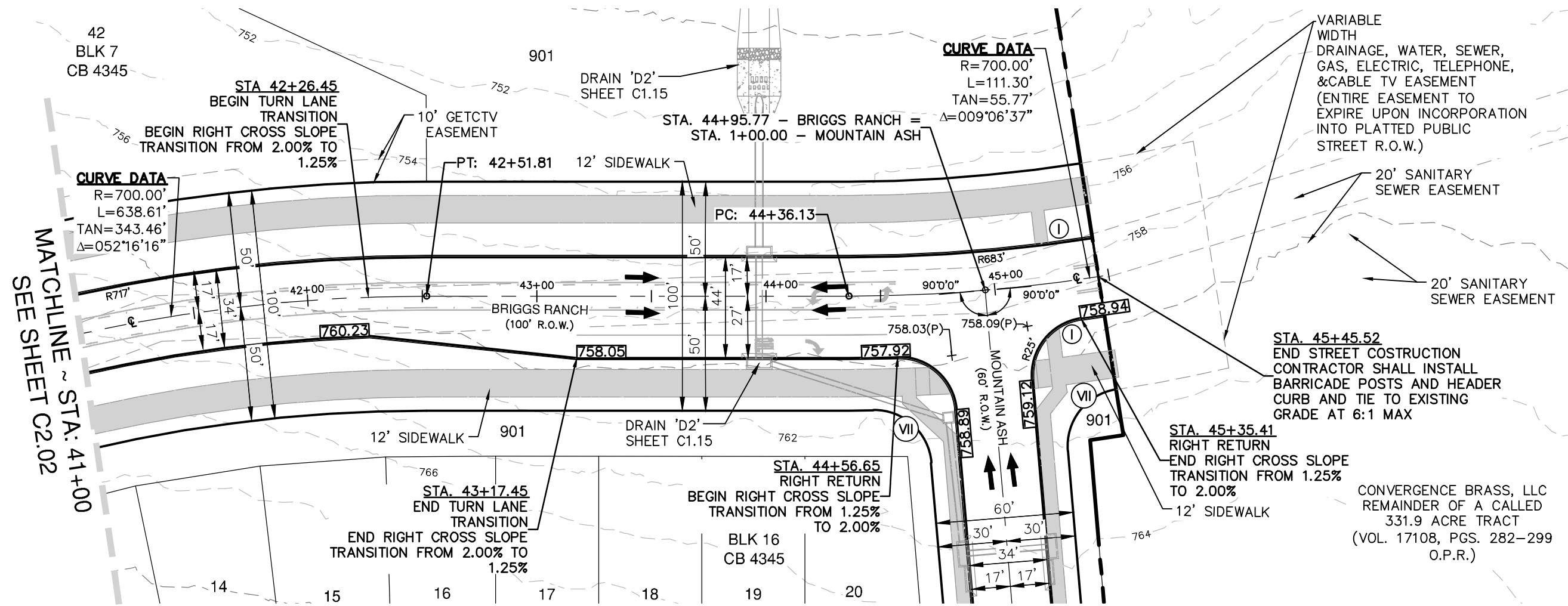
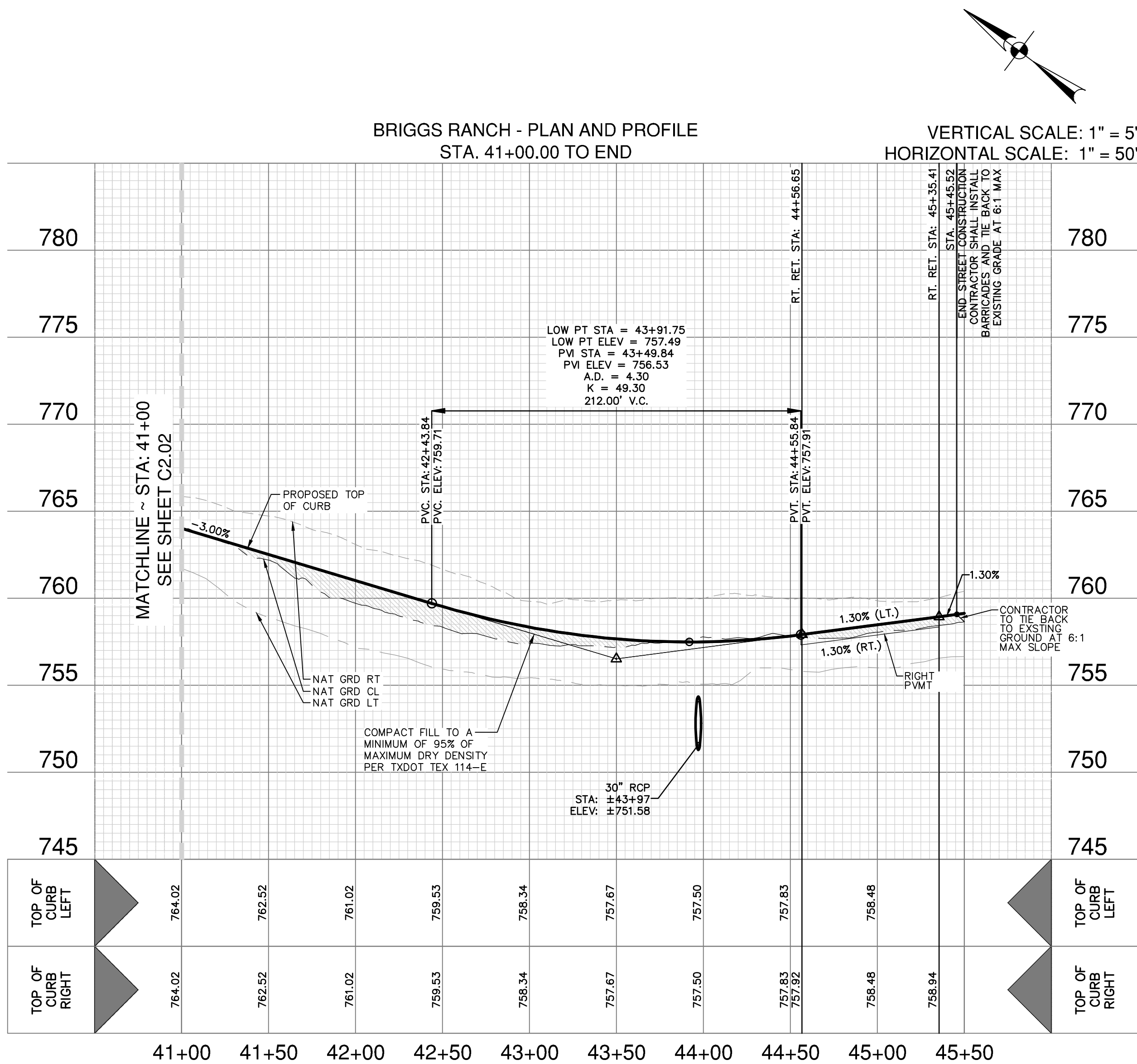
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PLAT NO. 24-11800112  
JOB NO. 11412-11  
DATE MARCH 2024  
DESIGNER CLL  
CHECKED SSC DRAWN NA  
SHEET C2.02



Date: March 26, 2024, 1:09 PM — User ID: nocuna  
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#### STREET NOTES:

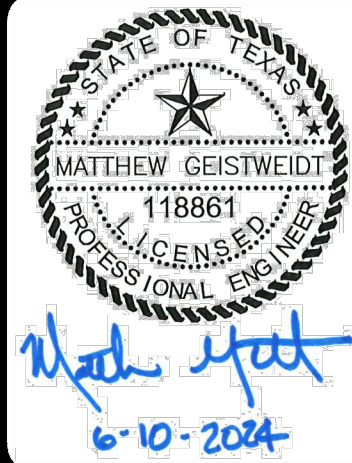
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**PAPE-DAWSON**  
**ENGINEERS**

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**BRE PHASE 1 - UNIT 1**  
**SAN ANTONIO, TEXAS**  
**BRIGGS RANCH - PLAN AND PROFILE**  
**STA. 41+00.00 TO END**

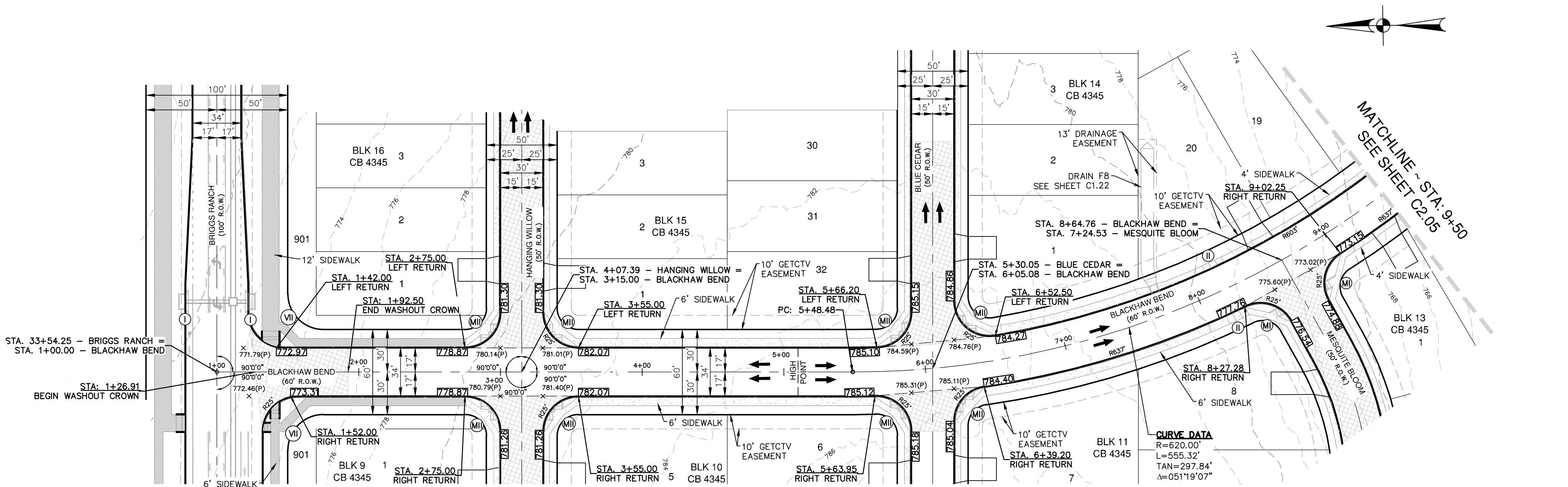
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DATE MARCH 2024  
DESIGNER **CLL**  
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SHEET **C2.03**





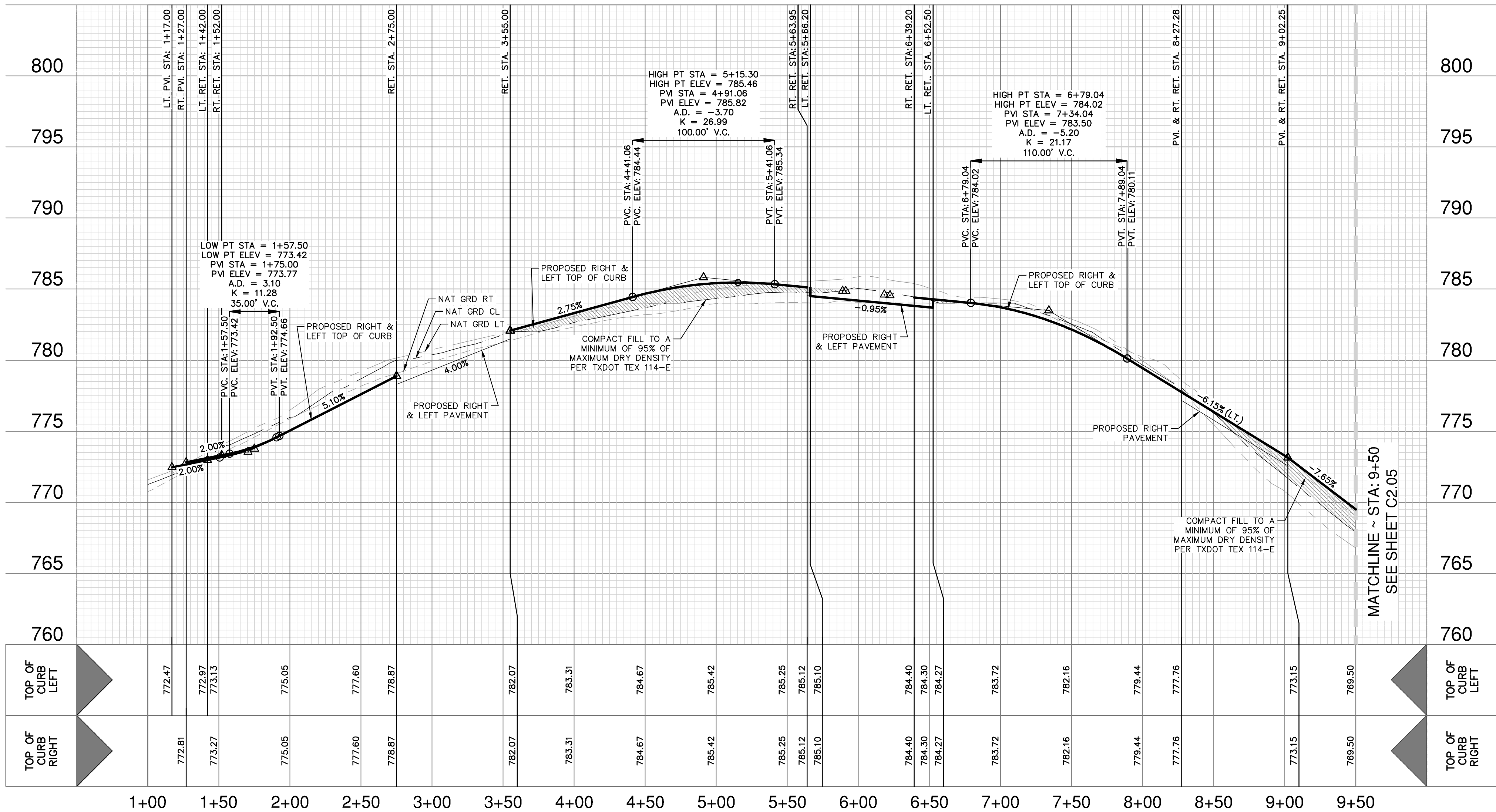
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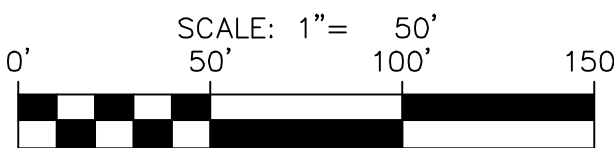
BLACKHAW BEND - PLAN AND PROFILE  
STA. 1+07.00 TO STA. 9+50.00

VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 50'



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**STREET LEGEND**

- PROJECT LIMITS  
MAINTAIN GUTTER  
EXISTING CONTOUR  
WHEELCHAIR RAMP  
CENTERLINE  
RADIUS POINT  
POINT OF CURVATURE  
POINT OF TANGENCY  
RETURN  
GETCTV  
DRAINAGE FLOW ARROW  
TOP OF CURB SPOT ELEVATION  
PAVEMENT ELEVATION  
WASHOUT CROWN SECTION  
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)  
SIDEWALK (DEVELOPER'S RESPONSIBILITY)  
DRIVEWAY
- 970  
CL  
RP  
PC  
PT  
RET  
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT  
857.30  
857.00(P) x  
857.00(P) x  
857.00(P) x  
857.00(P) x

**PAPE-DAWSON**  
**ENGINEERS**  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

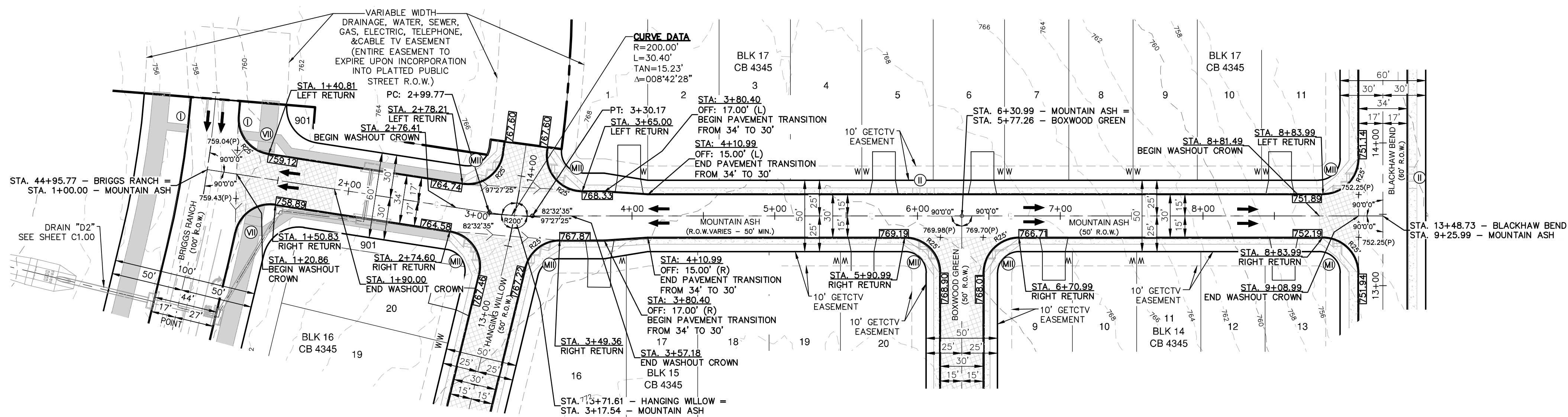
**BRE PHASE 1 - UNIT 1**  
**SAN ANTONIO, TEXAS**  
**BLACKHAW BEND - PLAN AND PROFILE**  
**STA. 1+07.00 TO STA. 9+50.00**

PLAT NO. **24-11800112**  
JOB NO. 11412-11  
DATE MARCH 2024  
DESIGNER CLL  
CHECKED SSC DRAWN NA  
SHEET **C2.04**

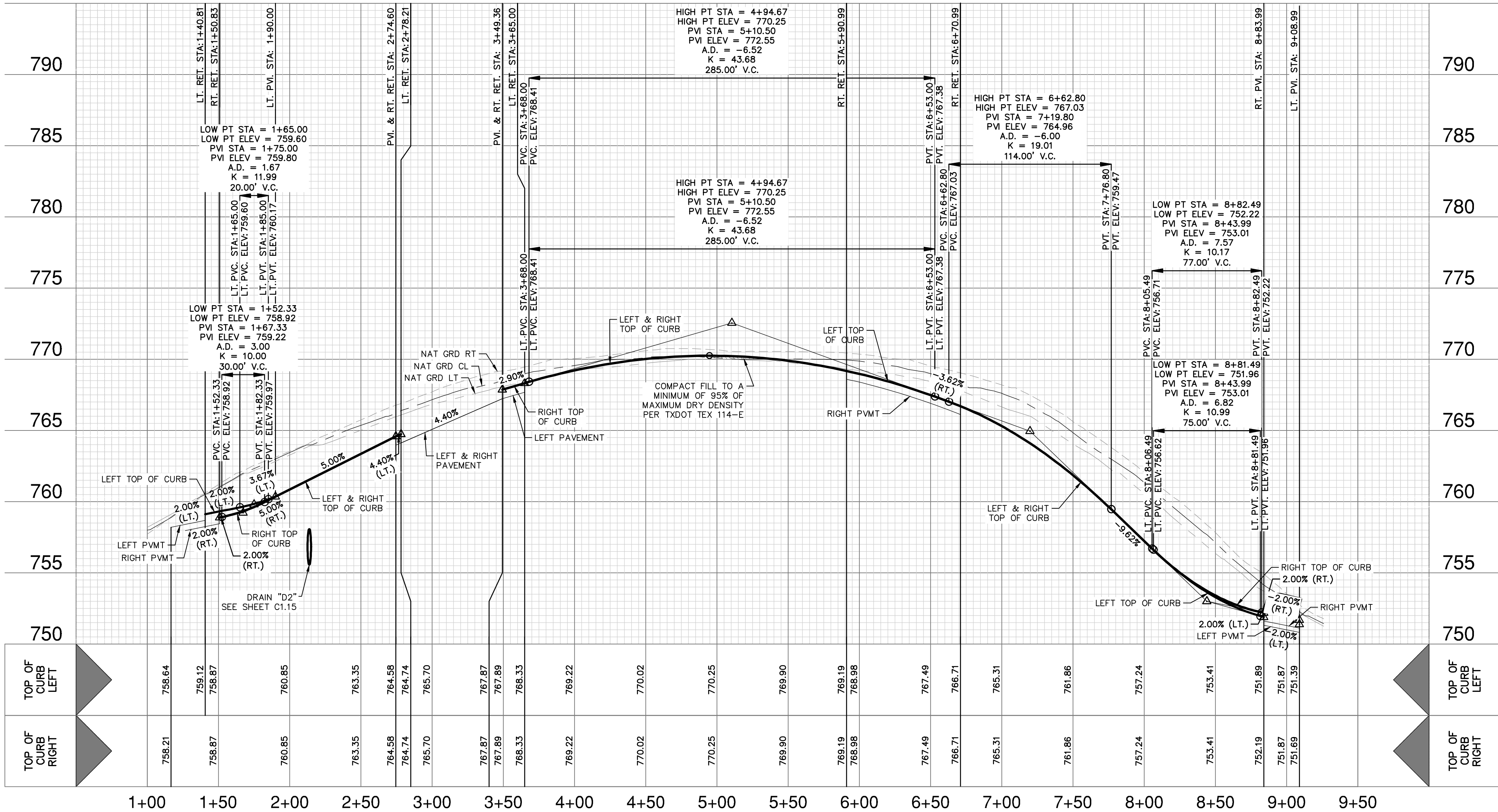


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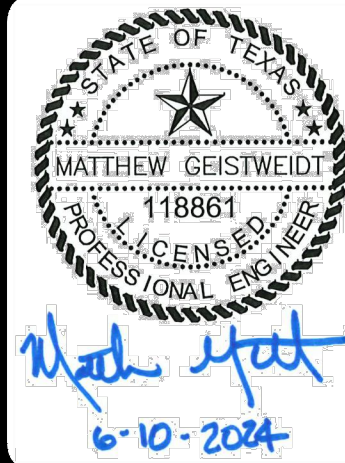
MOUNTAIN ASH - PLAN AND PROFILE  
STA. 1+00.00 TO STA. 9+25.99



### STREET LEGEND

PROJECT LIMITS	---
MAINTAIN GUTTER	---
EXISTING CONTOUR	---
WHEELCHAIR RAMP	⊕
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
GETCTV	---
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	---
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	---
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	---
DRIVEWAY	---

DATE	
NO.	REVISION



**PAPE-DAWSON**  
**ENGINEERS**  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

**BRE PHASE 1 - UNIT 1**  
**SAN ANTONIO, TEXAS**  
**MOUNTAIN ASH - PLAN AND PROFILE**  
**STA. 1+00.00 TO STA. 9+25.99**

### STREET NOTES:

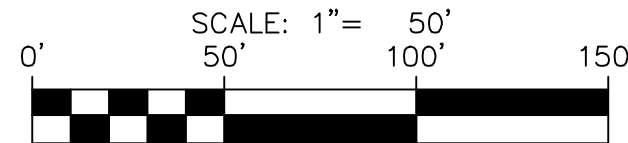
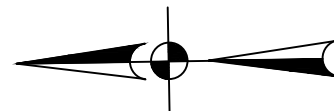
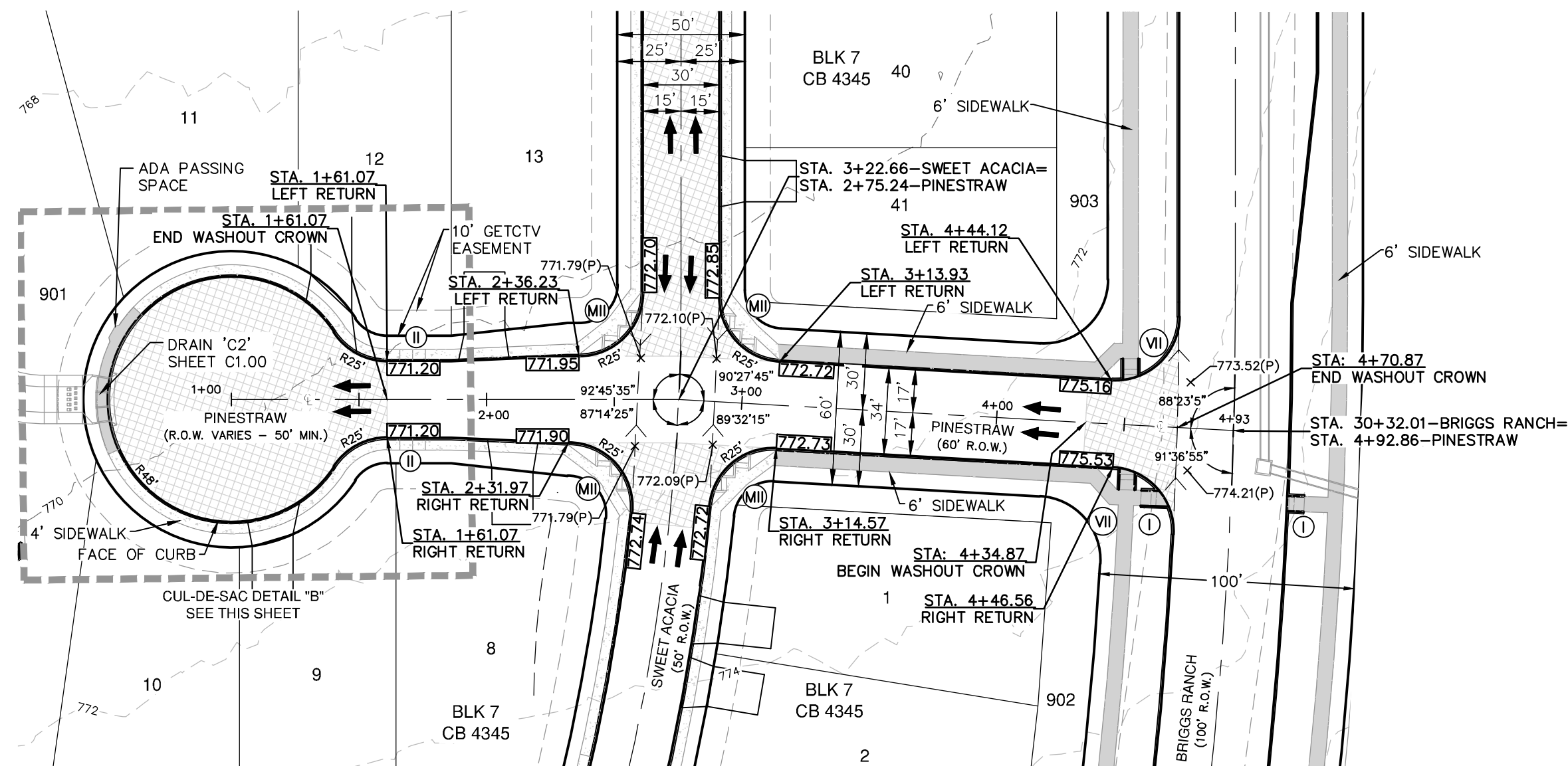
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PLAT NO.	24-11800112
JOB NO.	11412-11
DATE	MARCH 2024
DESIGNER	CLL
CHECKED	SSC
DRAWN	NA
SHEET	C2.06



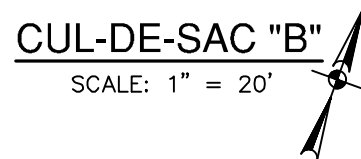
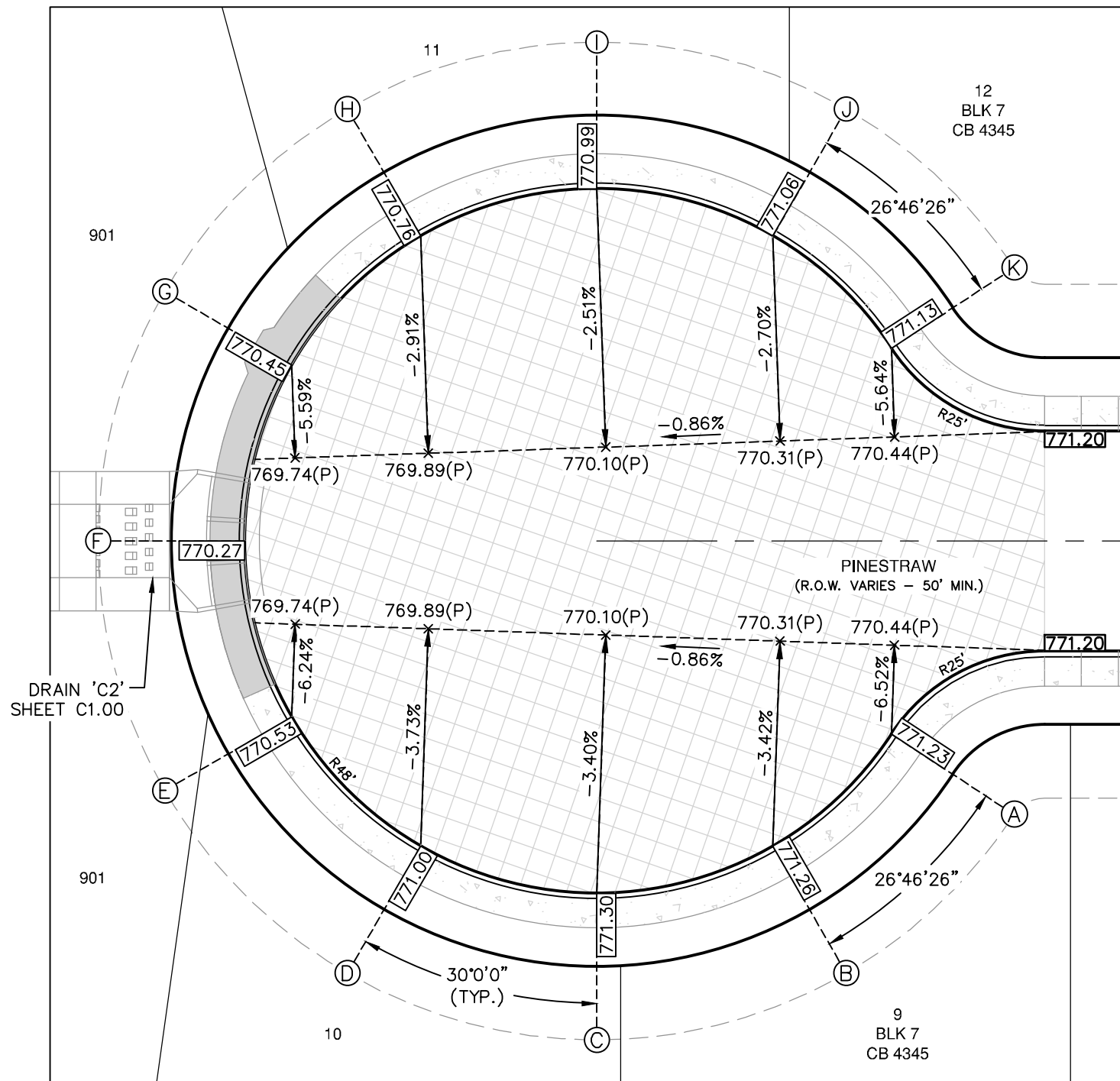
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PINESTRAW.dwg

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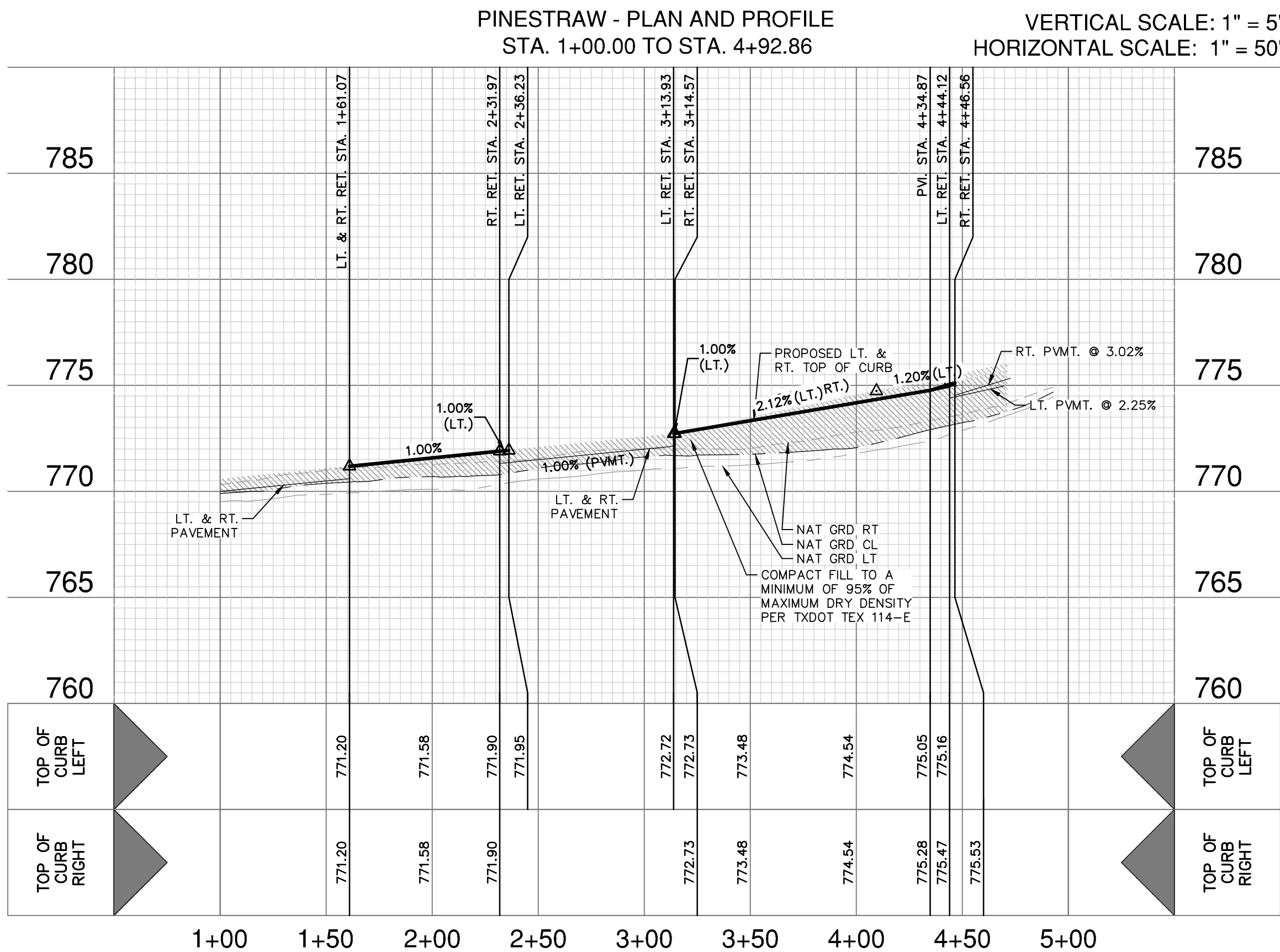
## STREET LEGEND

PROJECT LIMITS	---
MAINTAIN GUTTER	→
EXISTING CONTOUR	- - - 970 - - -
WHEELCHAIR RAMP	⊙
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
GETCTV	RET
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	→
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	857.00(P) x
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	857.00(P) x
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	857.00(P) x
DRIVEWAY	---



## STREET NOTES:

- A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
- CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
- THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN. REFER TO SHEET C3.00 FOR LOCATIONS OF SIDEWALK CONSTRUCTION.
- FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.0 AND A PI MAXIMUM OF 70. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.



**PAPE-DAWSON**  
**ENGINEERS**

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

**BRE PHASE 1 - UNIT 1**  
**SAN ANTONIO, TEXAS**

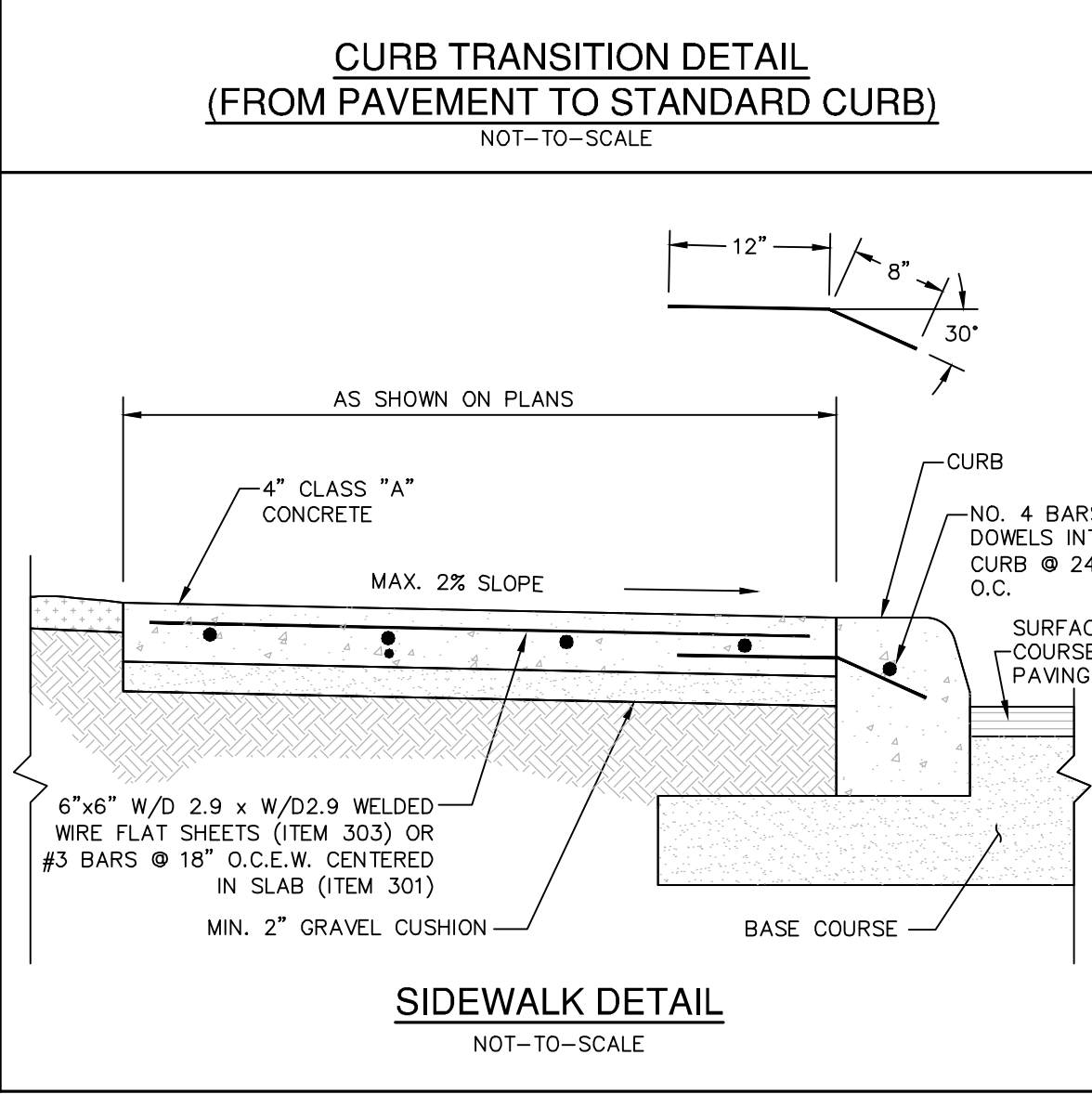
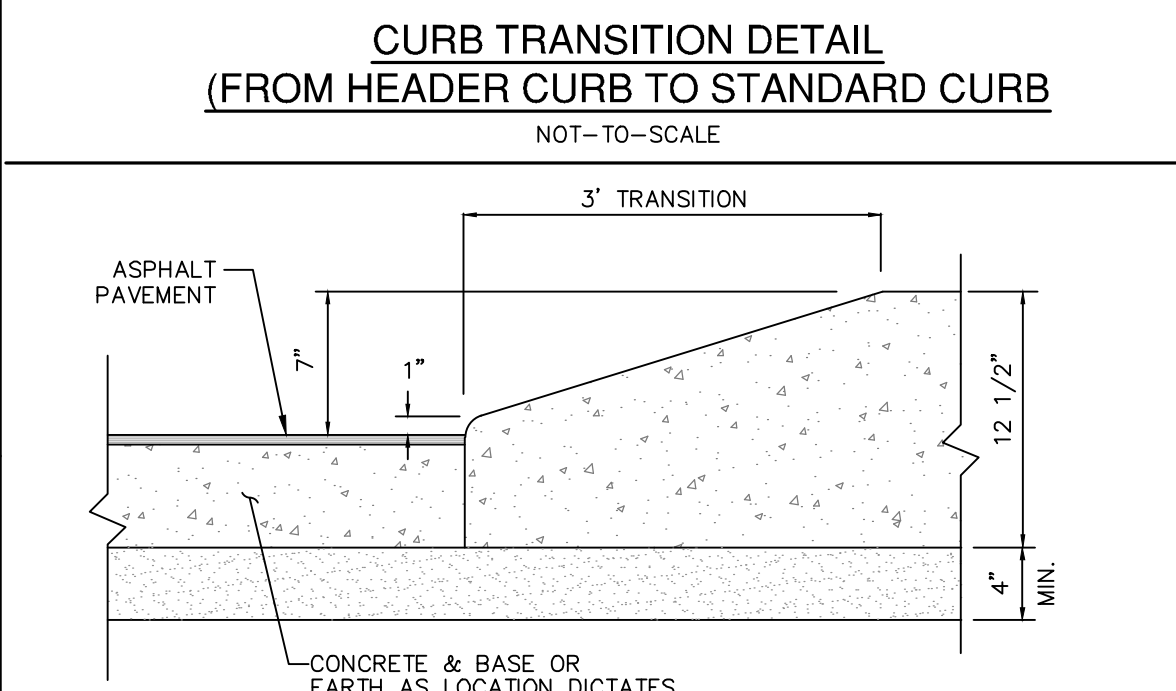
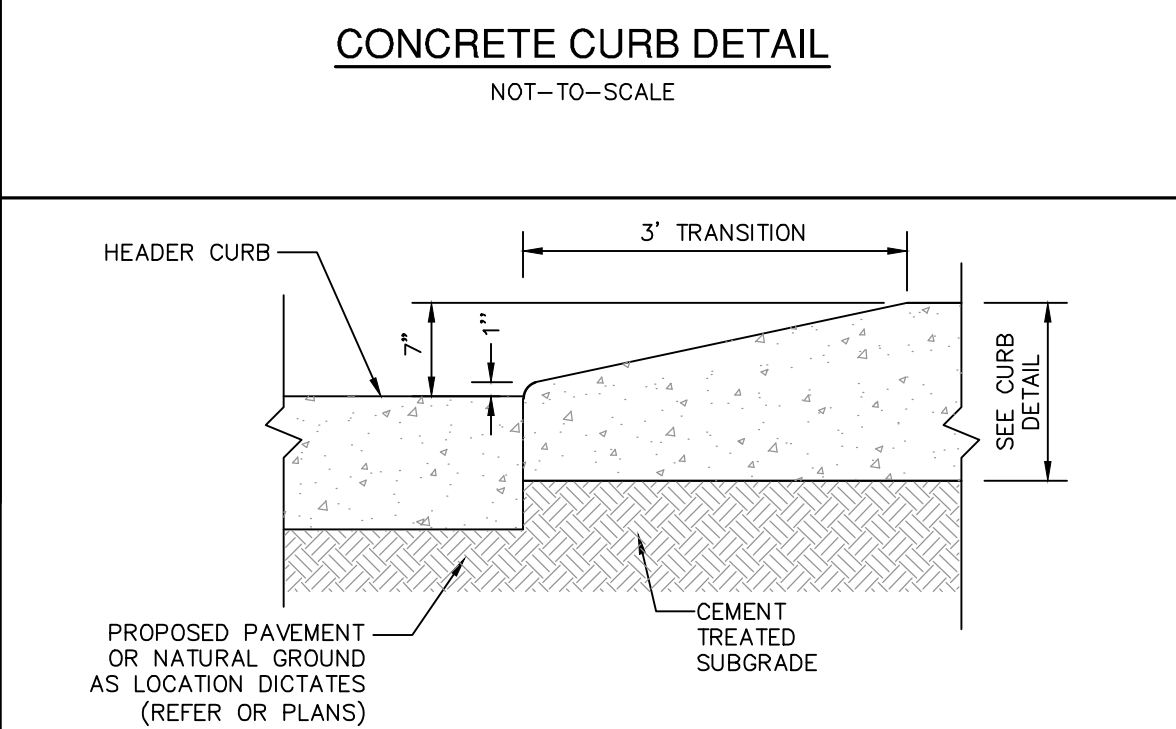
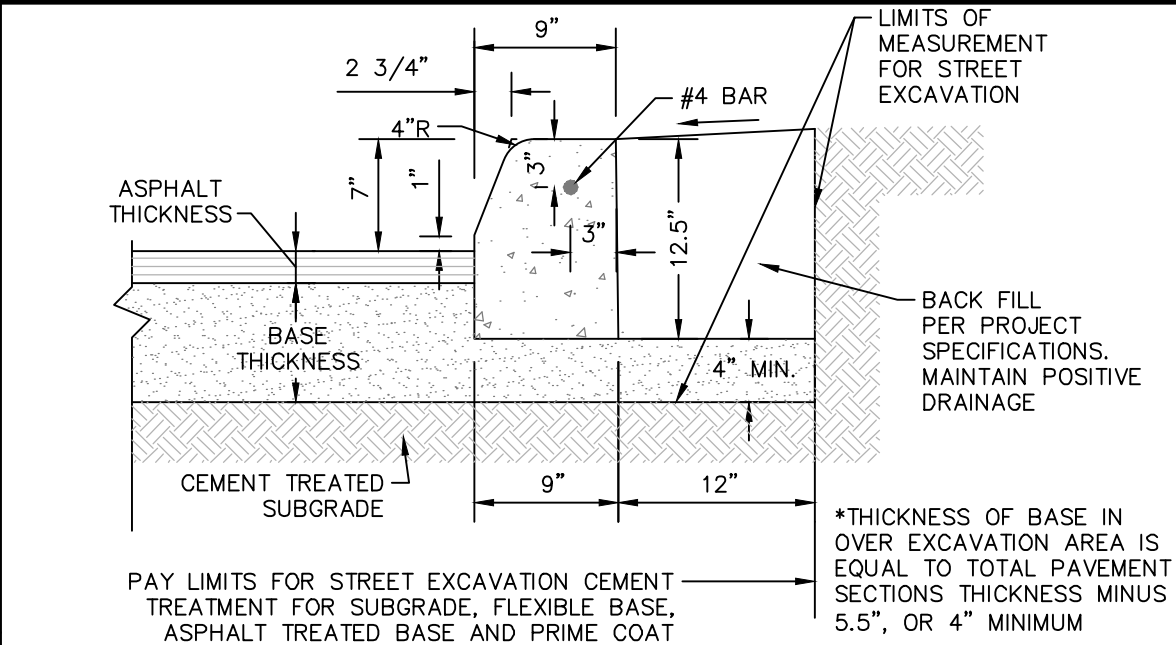
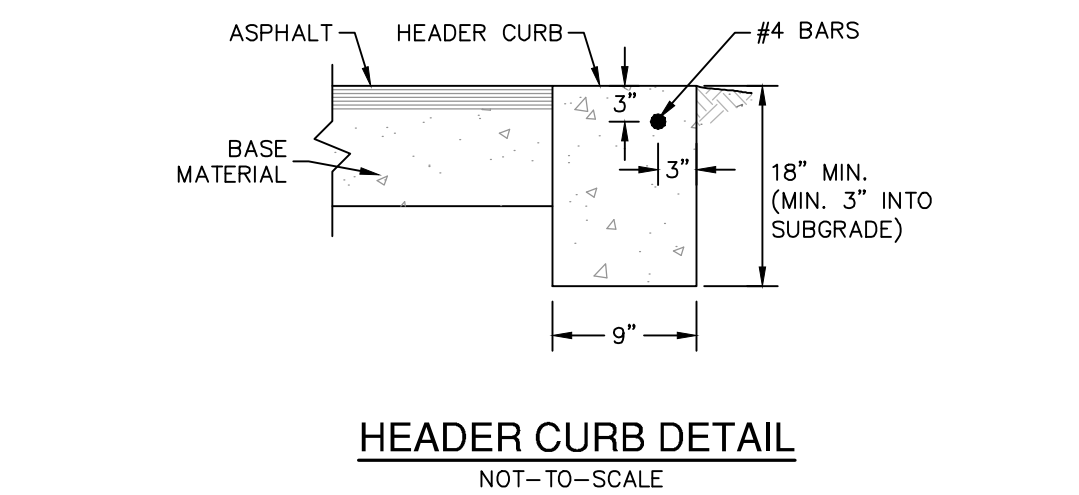
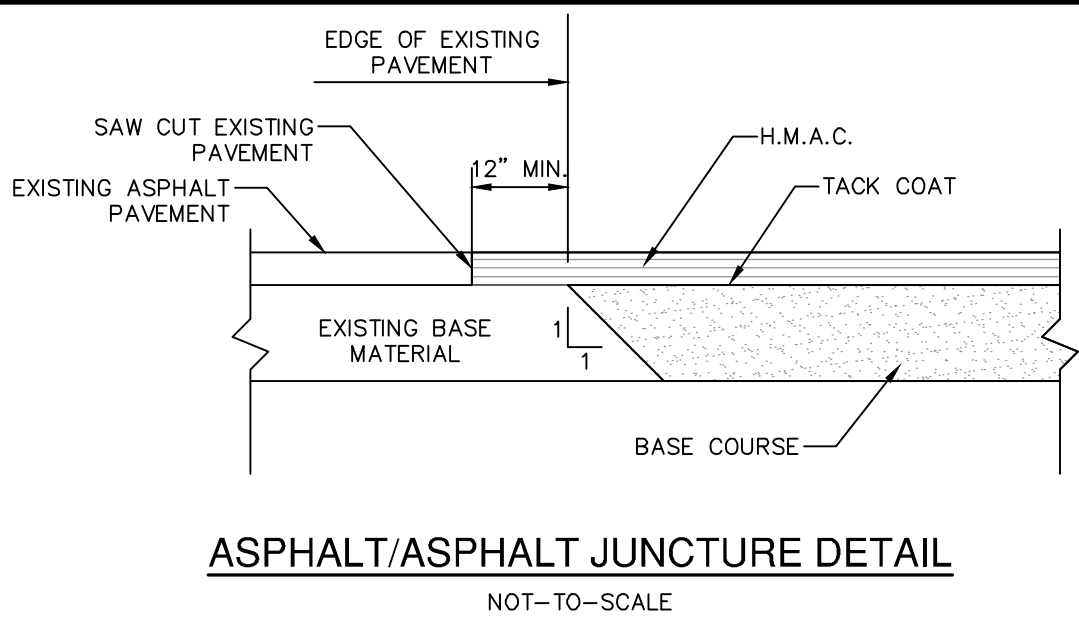
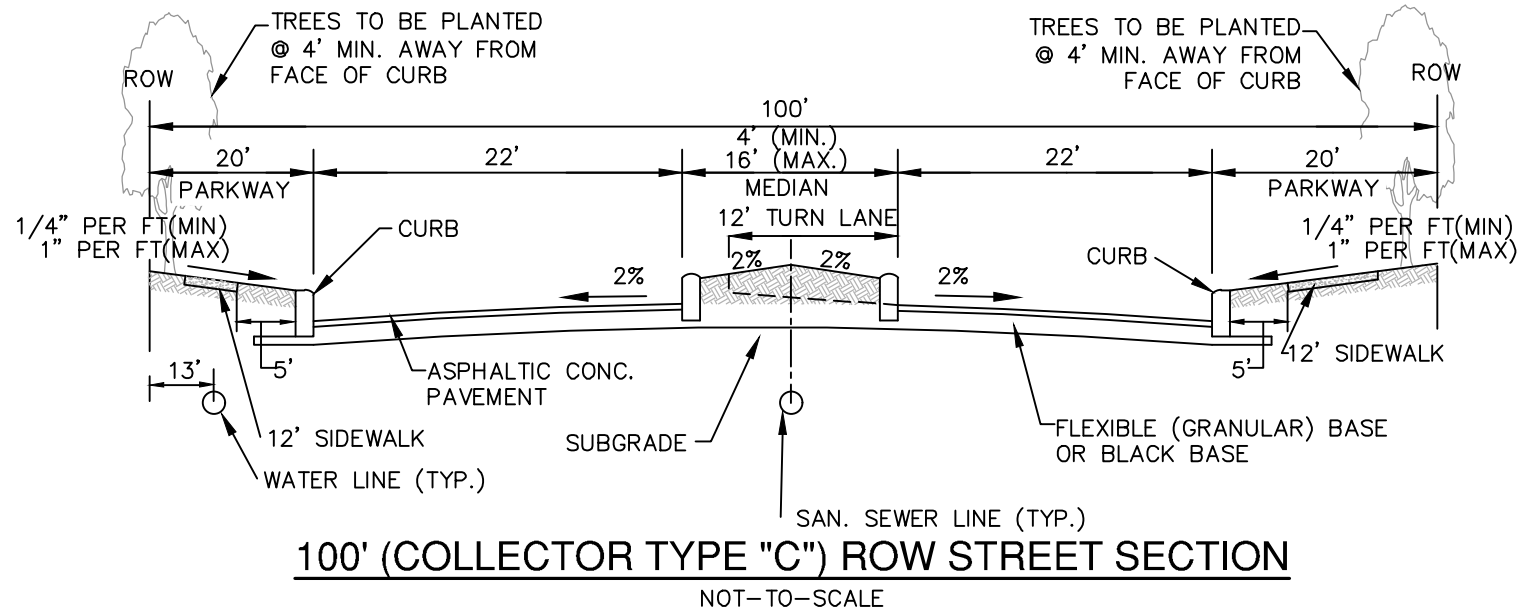
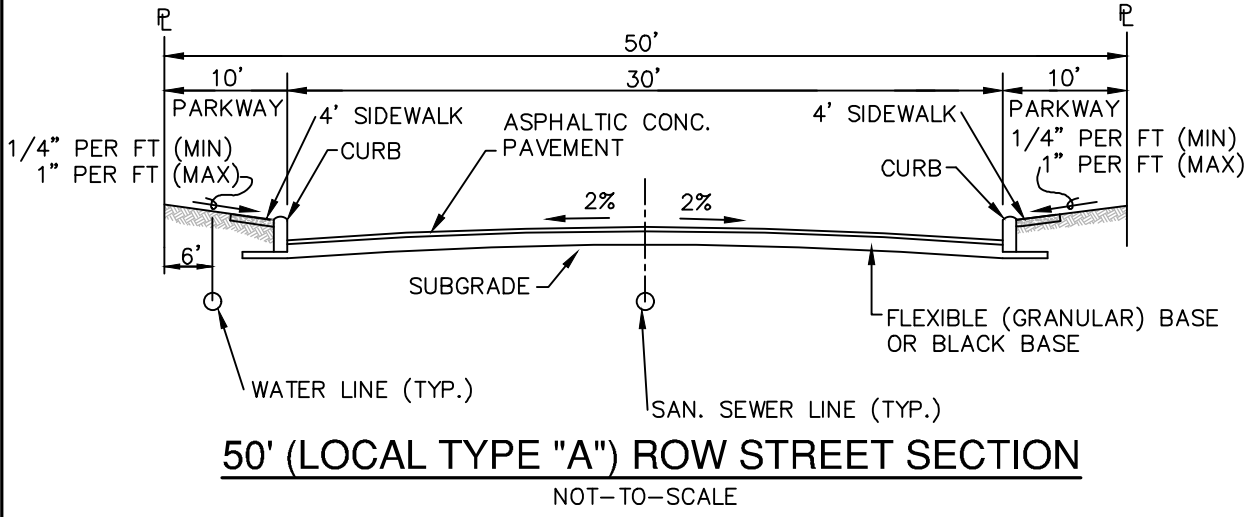
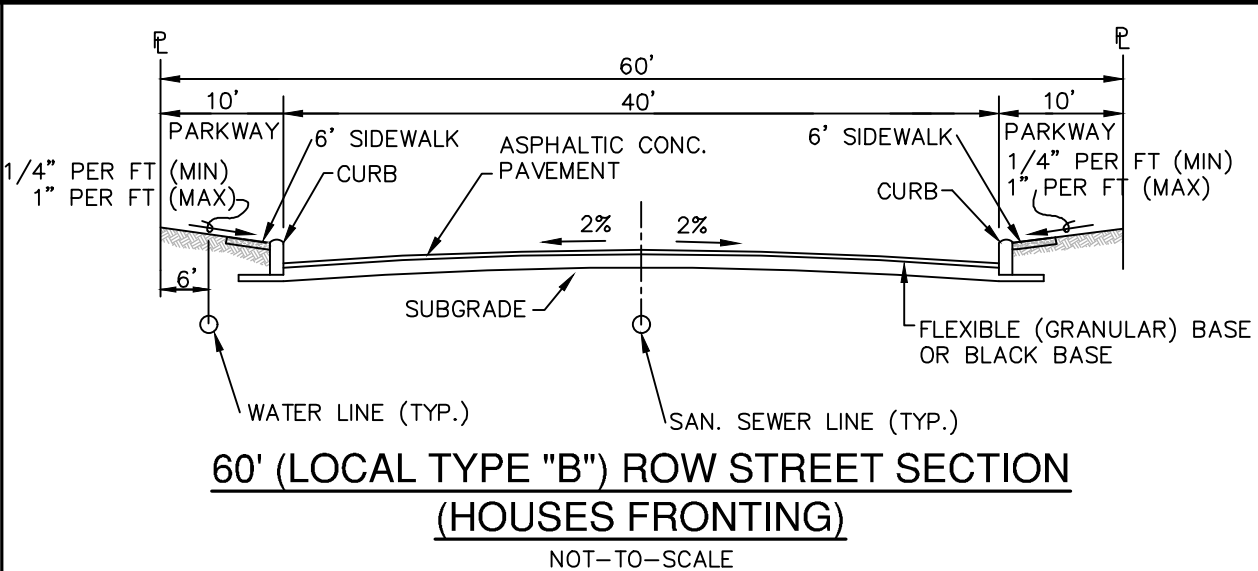
**PINESTRAW PLAN AND PROFILE**  
**STA. 1+00.00 TO STA. 4+92.86**

PLAT NO. **24-11800112**  
JOB NO. 11412-11  
DATE MARCH 2024  
DESIGNER **CLL**  
CHECKED **SSC** DRAWN **NA**  
SHEET **C2.17**



PAVEMENT SECTION DETAIL								
STREET NAME	STATION	TYPE "D" HMAc	TYPE "C" HMAc	TYPE "B" HMAc	AGGREGATE BASE	STABILIZED SUBGRADE*	GEOGRID (INTEC)	STRUCTURAL NUMBER
BRIGGS RANCH (100' COLLECTOR B)	12+44.56 TO 45+45.52	1.5"	2.5"	—	21"	8"	NO	5.34
BLACKHAWK BEND (60' LOCAL B)	1+22.00 TO 15+33.73	1.5"	2.5"	—	18.50"	8"	NO	4.99
PINESTRAW (60' LOCAL B)	1+86.01 TO 4+75.35	1.5"	2.5"	—	18.50"	8"	NO	4.99
PINESTRAW (50' LOCAL A)	1+00.00 TO 1+86.01	2.0"	—	—	10"	8"	NO	2.92
SWEET ACACIA (50' LOCAL A)	1+00.00 TO 3+04.50 3+38.57 TO 9+24.85	2.0"	—	—	10"	8"	NO	2.92
HOLLIS PECAN (50' LOCAL A)	1+00.00 TO 3+40.81	2.0"	—	—	10"	8"	NO	2.92
SHORTLEAF PINE (50' LOCAL A)	1+400.00 TO 4+00.00	2.0"	—	—	10"	8"	NO	2.92
BENTWOOD ELM (50' LOCAL A)	1+00.00 TO 4+62.50	2.0"	—	—	10"	8"	NO	2.92
HANGING WILLOW (50' LOCAL A)	1+00.00 TO 3+90.03 4+24.38 TO 13+57.17 13+91.75 TO 14+22.53	2.0"	—	—	10"	8"	NO	2.92
KISSING TREE (50' LOCAL A)	1+00.00 TO 11+26.49	2.0"	—	—	10"	8"	NO	2.92
BLUE CEDAR (50' LOCAL A)	1+00.00 TO 5+14.16 5+48.59 TO 8+23.29	2.0"	—	—	10"	8"	NO	2.92
MESQUITE BLOOM (50' LOCAL A)	1+00.00 TO 7+08.70	2.0"	—	—	10"	8"	NO	2.92
ASHLAND FLOWER (50' LOCAL A)	1+00.00 TO 8+44.55	2.0"	—	—	10"	8"	NO	2.92
HAWTHORN OAK (50' LOCAL A)	1+00.00 TO 5+14.22	2.0"	—	—	10"	8"	NO	2.92
WHIPPING OAK (50' LOCAL A)	1+00.00 TO 1+17.00	2.0"	—	—	10"	8"	NO	2.92
MOUNTAIN ASH (50' LOCAL A)	4+10.99 TO 9+08.99	2.0"	—	—	10"	8"	NO	2.92
MOUNTAIN ASH (50' LOCAL B)	1+20.86 TO 4+10.99	1.5"	2.5"	—	18.50"	8"	NO	4.99
BOXWOOD GREEN (50' LOCAL A)	1+00.00 TO 5+77.26	2.0"	—	—	10"	8"	NO	2.92

\*STRUCTURAL NUMBER FOR CEMENT TREATED SUBGRADE WAS NOT USED IN THE PAVEMENT SECTION CALCULATIONS



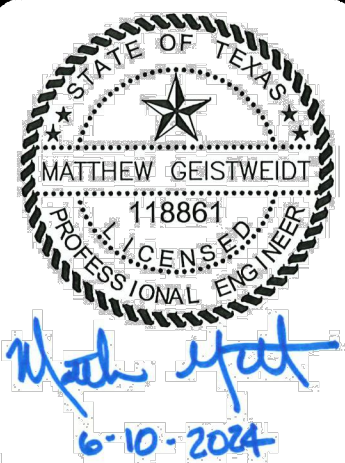
GENERAL NOTES:

- CONTRACTOR SHALL REFERENCE THE PROJECT PAVEMENT DESIGN REPORT PREPARED BY INTEC L.P. DATED **MARCH 18, 2024**.
- CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY THE SUB GRADE CONDITION PRIOR TO PLACING ANY BASE MATERIAL. GEOTECHNICAL ENGINEER SHALL DETERMINE THE SUB GRADE CONDITION AND IF LIME TREATMENT IS REQUIRED.
- GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE.
- EARTHWORK ACTIVITIES ON THE PROJECT SHOULD BE OBSERVED AND EVALUATED BY TTL PERSONNEL. THE EVALUATION SHOULD INCLUDE OBSERVATION AND TESTING OF ALL FILL AND BACKFILL SOILS PLACED AT THE SITE.
- THE FLEXIBLE BASE COURSE SHOULD BE CRUSHED LIMESTONE CONFORMING TO 2014 TxDOT STANDARD SPECIFICATIONS, ITEM 247, TYPE A, GRADES 1 OR 2.
- THE MOISTURE CONTENT OF THE FILL SHOULD BE MAINTAINED WITHIN THE RANGE OF OPTIMUM WATER CONTENT TO 2 PERCENTAGE POINTS BELOW THE OPTIMUM MOISTURE CONTENT AND 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH THE STANDARD COMPACTION EFFORT (ASTM D 698).
- IN THE EVENT THAT THE CLAY FILL USED IS DIFFERENT THAN THE EXISTING SUBGRADE, THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT COULD BE INVALIDATED AND THE DESIGN ENGINEER MUST BE CONSULTED TO DETERMINE IF ADDITIONAL CBR TESTING AND THICKER PAVEMENT SECTIONS ARE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MATERIAL TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL BE PAID FOR BY THE OWNER.
- FILL MATERIAL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 4. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. THE PI VALUE FOR COMPACTED FILL SHOULD BE BETWEEN 8 AND 15. LIME OR CEMENT APPLICATION RATES SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES. CONTRACTOR TO REFER TO THE SECTION 4.2 OF THE GEOTECH REPORT FOR REQUIREMENTS FOR THE PLACEMENT OF ON-SITE SOILS AND SELECT FILL MATERIALS.
- A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN THE BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

STREET SUBGRADE NOTES:

- IF THE STREET SUBGRADE PLASTICITY INDEX VALUE IS GREATER THAN 20, SUBGRADE TREATMENT IS NEEDED AS PER BEXAR COUNTY REQUIREMENTS.
- IF THE SUBGRADE PLASTICITY INDEX VALUE IS 20 OR LESS, SUBGRADE TREATMENT IS NOT NEEDED. THE SUBGRADE SHOULD BE MOISTURE CONDITIONED (COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AT A MINIMUM MOISTURE CONTENT OF OPTIMUM PLUS 2 PERCENT (TEX114E)).
- THE SUBGRADE SHOULD BE TREATED USING 6 PERCENT (BY DRY WEIGHT) PORTLAND CEMENT TO A DEPTH OF 6 INCHES AS NOTED ABOVE.
- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO TREATMENT. IF THE SOIL SULFATE CONTENT IS HIGH, AN ALTERNATE PROCEDURE / RECOMMENDATION WILL BE NEEDED.
- PORTLAND CEMENT APPLICATION RATE OF 33 LBS PER SQ YARD FOR 6 INCH DEPTH OF TREATMENT IS RECOMMENDED.
- APPROVED FILL MATERIAL SHOULD BE USED TO RAISE THE GRADE. THE FILL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 4. THE PI VALUE FOR COMPACTED FILL SHOULD BE BETWEEN 8 AND 15. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES. CONTRACTOR TO REFER TO THE SECTION 4.2 OF THE GEOTECH REPORT FOR REQUIREMENTS FOR THE PLACEMENT OF ON-SITE SOILS AND SELECT FILL MATERIALS.
- THE SUBGRADE SHOULD BE PROOF ROLLED TO IDENTIFY SOFT AREAS BEFORE TREATMENT.

DATE	
NO.	
REVISION	



**PAPE-DAWSON ENGINEERS**  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

**BRE PHASE 1 - UNIT 1**  
SAN ANTONIO, TEXAS  
STREET DETAILS  
(SHEET 1 OF 4)

PLAT NO.	24-11800112
JOB NO.	11412-11
DATE	MARCH 2024
DESIGNER	CLL
CHECKED	SSC
DRAWN	NA
SHEET	C2.21