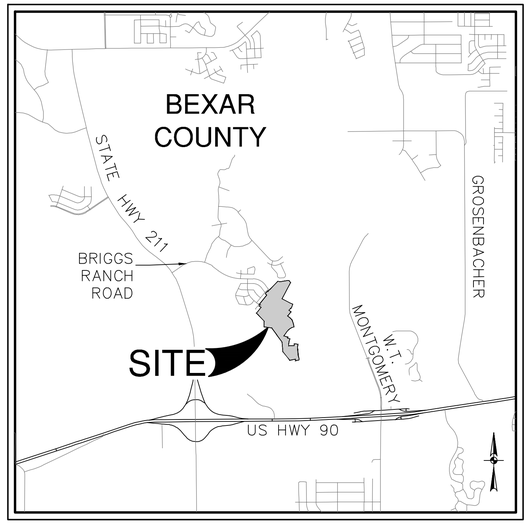
BRE PHASE 1, UNIT 2

SAN ANTONIO, TEXAS

CIVIL CONSTRUCTION PLANS

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	MASTER DRAINAGE PLAN
C1.01	DRAIN F2
C1.02	DRAIN F3
C1.03	DRAIN F5
C1.04	DRAIN I
C1.05	INTERCEPTOR CHANNEL J
C1.06	DRAINAGE DETAILS
C1.07	DRAINAGE DETAILS
C2.00	BRIGGS RANCH
C2.01	MAPLEWOOD TREE
C2.02	MAPLEWOOD TREE
C2.03	HANGING WILLOW
C2.04	REDBUD MEADOW DR
C2.05	TEXAS RED TRAIL
C2.06	TEXAS RED TRAIL
C2.07	LAUREL TREE DR
C2.08	BLACKHAW BEND
C2.09	BLACKHAW BEND
C2.10	GOLDEN PECAN
C2.11	SAGEBRUSH OAK
C2.12	AUTUMN CYPRESS
C2.13	PINE NEEDLE WAY
C2.14	HICKORY TREE BEND
C2.15	LUSH WILLOW BEND
C2.16	SOUTHERN PINE RD
C2.17	GOLDEN WILLOW
C2.18	TALL COTTONWOOD DR
C2.19	WHISPERING CEDAR
C2.20	LONESTAR CYPRESS
C2.21	TWISTED WILLOW
C2.22	STREET DETAILS
C2.23	STREET DETAILS
C2.24	STREET DETAILS
C3.00	OVERALL SIGNAGE PLAN
C3.01	SIGNAGE DETAILS
C3.02	SIGNAGE DETAILS
C3.03	SIGNAGE DETAILS
C4.00	OVERALL WATER DISTRIBUTION PLAN
C4.01	OVERALL WATER DISTRIBUTION PLAN
C4.02	OVERALL WATER DISTRIBUTION PLAN
C4.03	OVERALL WATER DISTRIBUTION PLAN
C4.04	OVERALL WATER DISTRIBUTION PLAN
C4.05	OVERALL WATER DISTRIBUTION PLAN
C4.06	OVERALL WATER DISTRIBUTION PLAN
C4.07	WATER DISTRIBUTION PLAN DETAILS



LOCATION MAP
NOT-TO-SCALE

PREPARED FOR:

HDC HWY 211, LTD
100 NE LOOP 410, SUITE 1080
SAN ANTONIO, TEXAS 78216

JUNE 2025

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

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 074564, 074566, 076564, 076566 Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe: 6,532 L.F. ~ 12" PVC, 9,469 L.F. ~ 8" PVC, 644 L.F. ~ 2" HDPE Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1049

SEWER: UPPER MEDINA
SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 074564, 074566, & 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF ~ 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

Sheet List Table

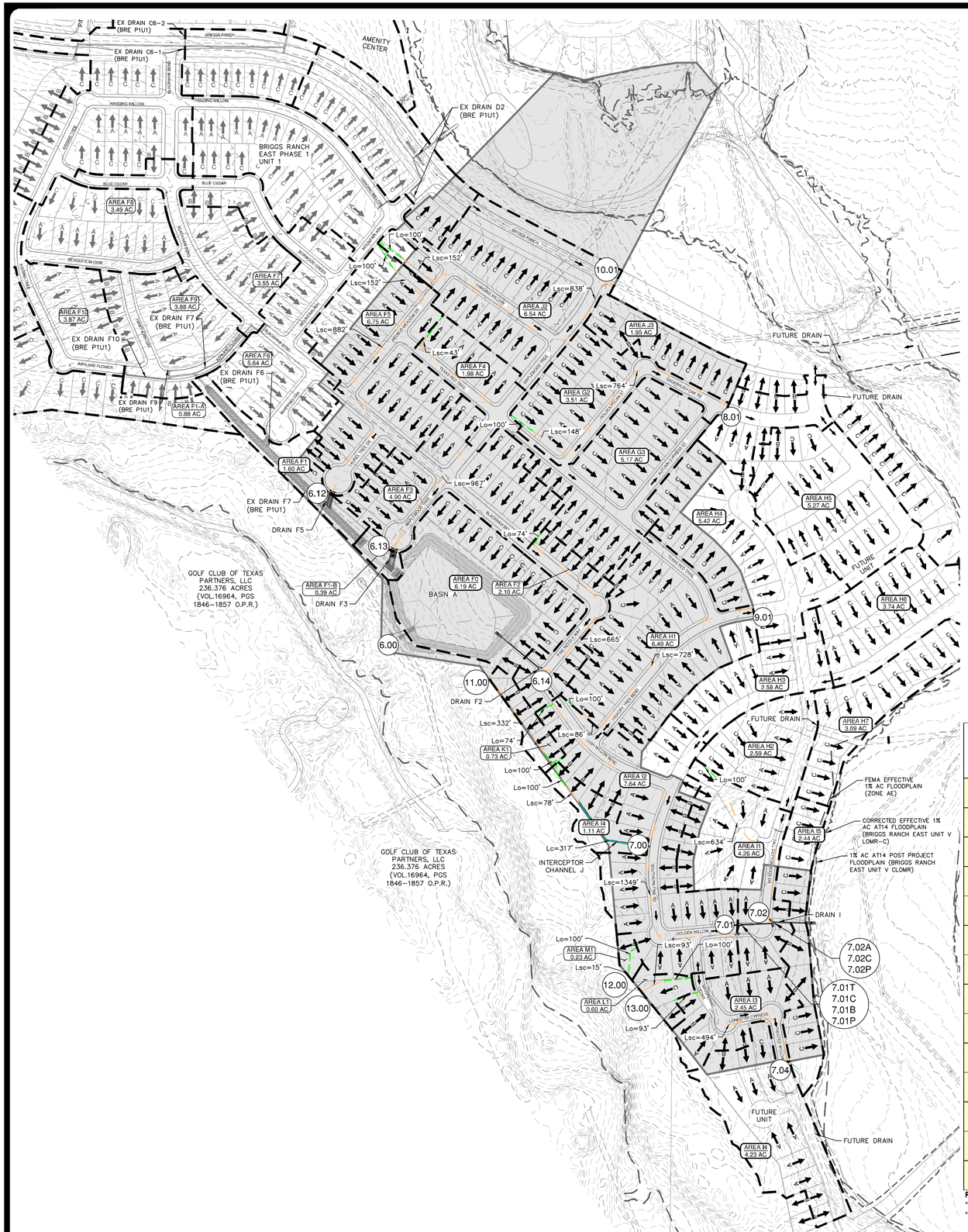
Sheet Number	Sheet Title
C4.08	WATER DISTRIBUTION PLAN NOTES
C5.00	OVERALL SANITARY SEWER PLAN
C5.01	OVERALL SANITARY SEWER PLAN
C5.02	OVERALL SANITARY SEWER PLAN
C5.03	OVERALL SANITARY SEWER PLAN
C5.04	OVERALL SANITARY SEWER PLAN
C5.05	SANITARY SEWER LINE A
C5.06	SANITARY SEWER LINE A
C5.07	SANITARY SEWER LINE A
C5.08	SANITARY SEWER LINE A1
C5.09	SANITARY SEWER LINE B
C5.10	SANITARY SEWER LINE B
C5.11	SANITARY SEWER LINE C
C5.12	SANITARY SEWER LINE C
C5.13	SANITARY SEWER LINE D
C5.14	SANITARY SEWER LINE D1
C5.15	SANITARY SEWER LINE E
C5.16	SANITARY SEWER LINE E
C5.17	SANITARY SEWER LINE E1
C5.18	SANITARY SEWER LINE F
C5.19	SANITARY SEWER LINE F
C5.20	SANTARY SEWER LINE F1
C5.21	SANITARY SEWER LINE H
C5.22	SANITARY SEWER LINE H
C5.23	SANITARY SEWER DETAILS
C5.24	SANITARY SEWER NOTES
C6.00	OVERALL UTILITY PLAN
C6.01	OVERALL UTILITY PLAN
C6.02	OVERALL UTILITY PLAN
C6.03	OVERALL UTILITY PLAN
C6.04	OVERALL UTILITY PLAN
C6.05	OVERALL UTILITY PLAN
C6.06	OVERALL UTILITY PLAN
C7.00	OVERALL GRADING PLAN
C7.01	OVERALL GRADING PLAN
C7.02	OVERALL GRADING PLAN
C7.03	OVERALL GRADING PLAN
C7.04	OVERALL GRADING PLAN
C8.00	STORMWATER POLLUTION PREVENTION PLAN
C8.01	STORMWATER POLLUTION PREVENTION PLAN
C8.02	STORMWATER POLLUTION PREVENTION PLAN
C8.03	STORMWATER POLLUTION PREVENTION PLAN
C8.04	STORMWATER POLLUTION PREVENTION PLAN
C8.05	STORMWATER POLLUTION PREVENTION PLAN
C8.06	STORMWATER POLLUTION PREVENTION PLAN
C8.07	STORMWATER POLLUTION PREVENTION DETAILS

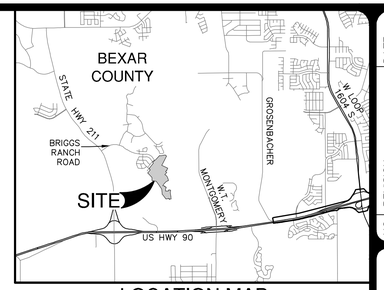
SHEET C0.00

PLAT NO. 25-11800095 PD JOB NO. 11412-16 BRE PHASE 1, UNIT 2

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LOCATION MAP

NOT-TO-SCALE

0' 200' 400' 600'

SCALE: 1"= 200'

LEGEND

- PROPERTY LINES
- CURRENT PHASE
- DRAINAGE AREA BOUNDARY
- Lo=246' — OVERLAND FLOW PATH
- Lsc=246' — SHALLOW CONCENTRATED FLOW PATH
- Lc=246' — CHANNELIZED FLOW PATH
- 674 — 1' CONTOUR
- 675 — 5' CONTOUR
- 2.1 — DRAINAGE REFERENCE POINT
- A,B,C — FHA LOT GRADING TYPE
- 100-YR FEMA EFFECTIVE FLOODPLAIN
- 100-YR FEMA CORRECTIVE EFFECTIVE FLOODPLAIN
- 100-YR UD FLOODPLAIN
- AREA X X.XX AC — DRAINAGE AREA

Accumlated Flow Rates

Ref. Point		Contributing Flow: Upstream Watershed		Upstream Surface Bypass		Upstream Pipe Flow		Reference Sub-point: T	C	B	P
	Return Year	Watershed	$Q_{WATERSHED}$ (cfs)	Surf Byp. Upstream Ref. Point	$Q_{SURF-UP}$ (cfs)	Pipe Upstream Ref. Point	$Q_{PIPE-UP}$ (cfs)	$Q_{INLET-TOTAL}$ (cfs)	$Q_{CAPTURED}$ (cfs)	Q_{BYPASS} (cfs)	Q_{PIPE} (cfs)
7.01	5	I2+I4	29.2	N/A	0.0	N/A	0.0	**29.2**	14.0	15.2	14.0
	25		40.2		0.0		0.0	**40.2**	15.1	25.1	15.1
	100		50.0		0.0		0.0	**50.0**	16.0	34.0	16.0
7.02	5	I1+I2+I4	15.1	7.01B	15.2	7.01P	14.0	**30.3**	30.3	-	44.3
	25		20.7		25.1		15.1	**45.8**	45.8	-	60.9
	100		25.8		34.0		16.0	**59.8**	59.8	-	75.8

Master Drainage Plan Calculations

(Ultimate Development)

Ref. Point	Structure / Description	Drainage Areas: #	Area (Ac)	C	Total Flowpath (ft)	Overland/Sheet Flow (Seelye): L_O (FT)	S_O (ft/ft)	T_o* (MN)	Shallow Concentrated Flow - 1**: L_{SC} (FT)	Condition**	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MN)	Shallow Concentrated Flow - 2**: L_{SC} (FT)	Condition**	Slope (ft/ft)	V_{SC} (FPS)	T_{SC}** (MN)	Channelized Flow**: L_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MN)	T_{C-TOT}	Rational Method Q=CIA: IDF Curve: CoSA_A14_PA4 — Return Year	Intensity (in/hr)	Q (cfs)
6.12	Sidewalk Box Laurel Tree	F5	6.75	0.69	1,133	100	0.01	15	152	U	0.03	2.6	1.0	881	S	0.03	4.7	3.1	-	-	-	18	5	4.76	22.2
																						18	25	6.56	30.6
																						18	100	8.16	38.0
6.13	Sidewalk Box Maplewood Tree	F3+F4	6.88	0.69	1,110	100	0.01	15	43	U	0.04	3.2	0.2	967	S	0.02	4.4	3.6	-	-	-	18	5	4.76	22.6
																						18	25	6.56	31.1
																						18	100	8.16	38.7
6.14	Curb Inlet in Sag	F2	2.10	0.69	739	74	0.02	12	-		-	-	-	665	S	0.01	3.0	3.7	-	-	-	15	5	5.24	7.6
																						15	25	7.24	10.5
																						15	100	9.03	13.1
6.00	Watershed (SCS)	F0+F1+F2+F3+F4+F5+F6+F7+F8+F9+F10+F1-	44.38	SEE APPENDIX G OF STORM WATER MANAGEMENT PLAN																			5	-	33.5
																							25	-	74.4
																							100	-	104.8
7.02	Curb Inlet in Sag	I1	4.26	0.72	735	100	0.01	15	218	U	0.05	3.7	1.0	417	S	0.01	3.3	2.1	-	-	-	17	5	4.91	15.1
																						17	25	6.76	20.7
																						17	100	8.42	25.8
7.00	Curb Inlet in Sag	I4	1.11	0.69	495	100	0.01	15	78	U	0.01	1.6	0.8						-	-	317	16	5	5.06	3.9
																						16	25	6.99	5.4
																						16	100	8.71	6.7
7.01	Curb Inlets on Grade	I2+I4	8.75	0.70	1,423	74	0.02	12		U		-	-	1,349	S	0.01	3.3	6.8	-	-	-	18	5	4.76	29.2
																						18	25	6.56	40.2
																						18	100	8.16	50.0
7.04	Street Capacity	I3	2.45	0.72	587	93	0.01	14	-	U	-	-	-	494	S	0.03	4.9	1.7	-	-	-	15	5	5.24	9.2
																						15	25	7.24	12.8
																						15	100	9.03	15.9
8.01	Street Capacity	G2+G3	8.68	0.69	1,011	100	0.02	13	148	U	0.02	2.1	1.2	763	S	0.01	3.3	3.8	-	-	-	17	5	4.91	29.4
																						17	25	6.76	40.5
																						17	100	8.42	50.4
9.01	Street Capacity	H1	6.49	0.69	914	100	0.01	15	86	U	0.02	2.3	0.6	728	S	0.01	3.0	4.1	-	-	-	19	5	4.63	20.7
																						19	25	6.37	28.5
																						19	100	7.93	35.5
10.01	Street Capacity (Briggs)	J2	6.54	0.69	1,090	100	0.02	13	152	U	0.02	2.2	1.1	838	S	0.02	4.0	3.4	-	-	-	17	5	4.91	22.2
																						17	25	6.76	30.5
																						17	100	8.42	38.0
11.00	Drainage Area	K1	0.73	0.70	432	100	0.01	15	332	U	0.02	2.0	2.7						-	-	-	18	5	4.76	2.4
																						18	25	6.56	3.4
																						18	100	8.16	4.2
12.00	Drainage Area	M1	0.23	0.67	115	100	0.01	14	15	U	0.03	2.6	0.1						-	-	-	14	5	5.42	0.8
																						14	25	7.53	1.2
																						14	100	9.39	1.4
13.00	Drainage Area	L1	0.60	0.70	193	100	0.01	14	93	U	0.02	2.4	0.7						-	-	-	14	5	5.42	2.3
																						14	25	7.53	3.2
																						14	100	9.39	3.9

Rational Method Time of Concentration

*Seelye Chart or TR-55 Eqn. 3-3

**As Calculated using Mannings or TR-55 Figure 3-1 or 6 ft/s

$$T_o = \frac{(0.007(n*L)^{0.8})}{(P^{0.5}*s^{0.4})} * 60$$

From TR-55 Figure 3-1**

$$v = \frac{k}{n} R^{2/3} S_o^{1/2}$$

$$k = 1.486\ ft^{1/3}/s$$

S: For Streets: n = 0.018, R = 0.2 (Adapted from Mannings)
P: For Paved: n = 0.025, R = 0.2
U: For Unpaved: n = 0.05, R = 0.4
D: For Default: v = 6 fps

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288000

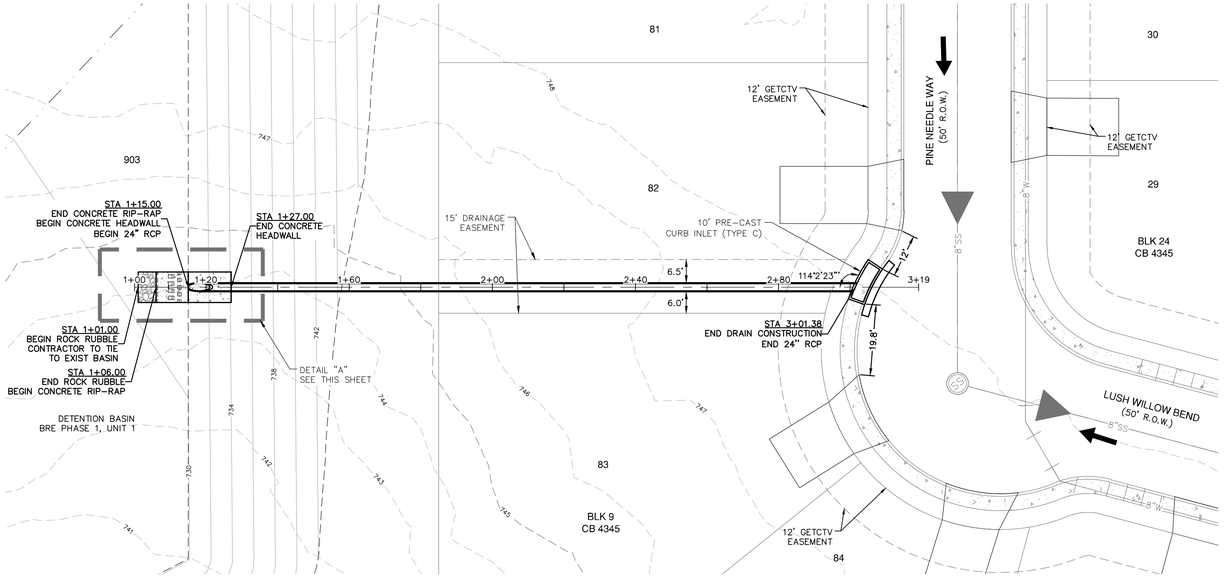
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

MASTER DRAINAGE PLAN

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.00

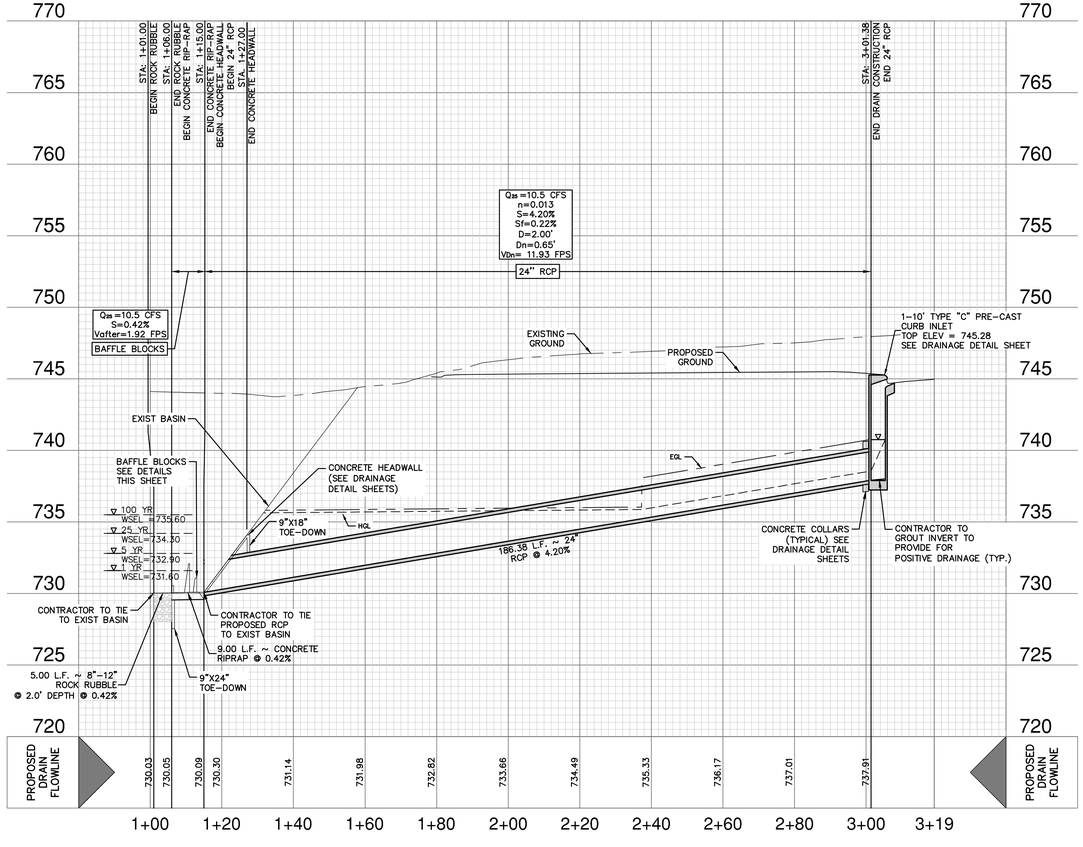
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DRAIN F2
PLAN & PROFILE (STA. 1+01.00 TO END)

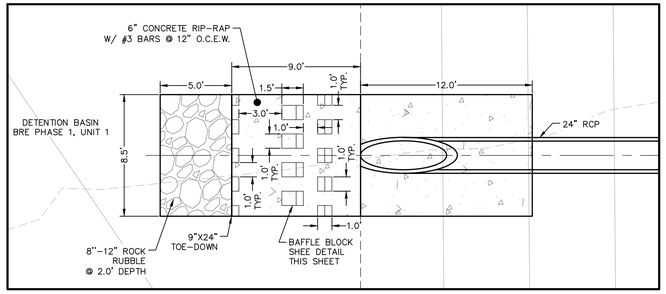
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HORIZONTAL SCALE: 1" = 20'



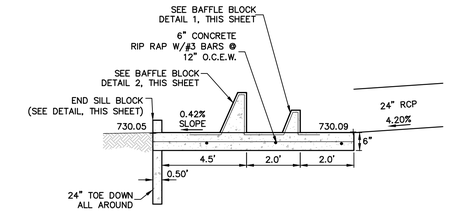


DRAINAGE LEGEND

PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR 690
PROPOSED CONTOUR 690
PROPOSED WATER W
PROPOSED SEWER SS
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
FLOW ARROW

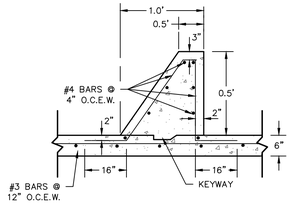


DETAIL "A"
SCALE: 1" = 5'



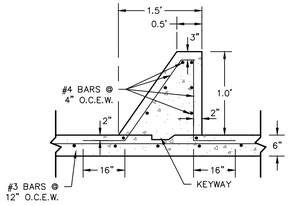
BAFFLE BLOCKS DETAIL

NOT-TO-SCALE



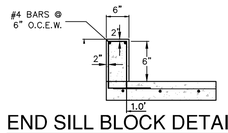
BAFFLE BLOCK DETAIL 1

NOT-TO-SCALE



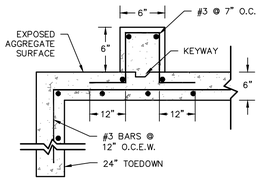
BAFFLE BLOCK DETAIL 2

NOT-TO-SCALE



END SILL BLOCK DETAIL

NOT-TO-SCALE



TYPICAL END SILL DETAIL SECTION

NOT-TO-SCALE

HYDRAULIC CALCULATIONS–DRAIN "F2"

TOTAL Q_{25} = 10.5 CFS

Q_{25} = 10.5 CFS

$Q_{25} = CL(H^{3/2})$ (WEIR FLOW)

$L = \frac{Q}{C(H^{3/2})} = \frac{10.5}{(3.087)\ (0.79^{3/2})} = 4.84$ FT

L = 4.84 FT USE 1 ~ 10 FT CURB INLET

CHECK WITH ORRIFICE FLOW

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.54, g = 32.2, c = 0.70

$L = \frac{10.5 \text{ CFS}}{(0.70)\ (0.52)\ \sqrt{2}\ (32.2)\ (0.54)}$

L = 4.89 FT OK

DRAINAGE & GRADING NOTES:

1. 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.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING 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.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

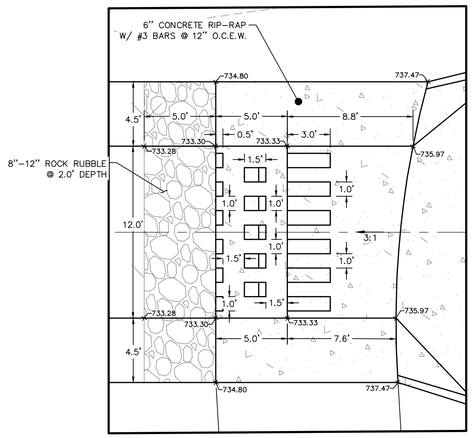
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS
DRAIN F2
PLAN & PROFILE (STA. 1+01.00 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.01

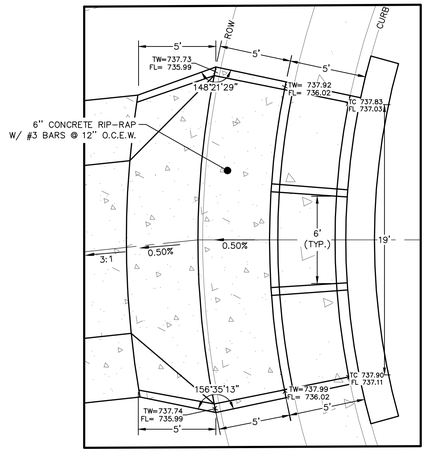
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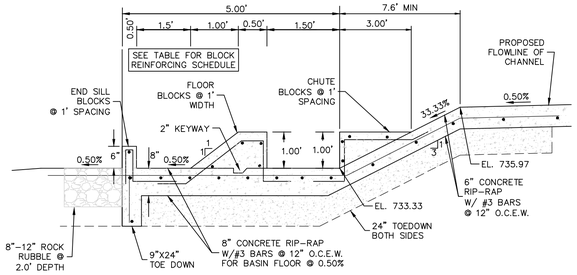
STILLING BASIN DETAIL

SCALE: 1" = 5'



DETAIL "A"

SCALE: 1" = 5'



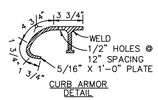
STILLING BASIN "A" SECTION

NOT TO SCALE

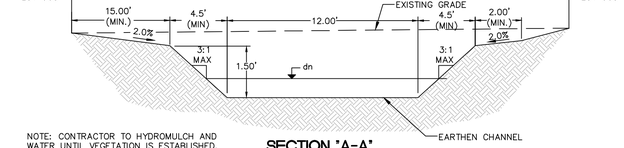
BLOCK REINFORCING SCHEDULE			
BAR LOCATION	NO. OF BARS PER BLOCK	BAR SIZE	SPACING (INCH O.C.)
CHUTE	3	4	6.5
FLOOR	3	4	6.5
END SILL	1	4	12.0

OPEN EARTHEN CHANNEL NOTE:

CONTRACTOR SHALL REFERENCE TABLE 9.3.8.1 – "RETARDATION CLASS FOR LINING MATERIALS" PROVIDED ON SHEET C1.06 AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.



CURB ARMOR DETAIL

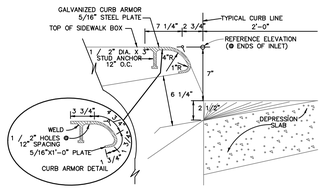


NOTE: CONTRACTOR TO HYDROMULCH AND WATER UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE TO BE DETERMINED BY OWNER.

SECTION "A-A"

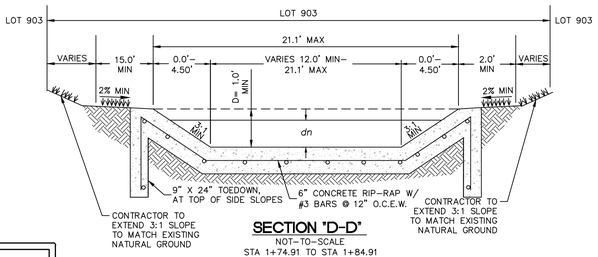
NOT-TO-SCALE
STA 1+31.75 TO STA 1+57.00

CONTRACTOR SHALL OVER EXCAVATE CHANNEL AND PROVIDE 6" MINIMUM TOPSOIL. NO SEPARATE PAY ITEM.



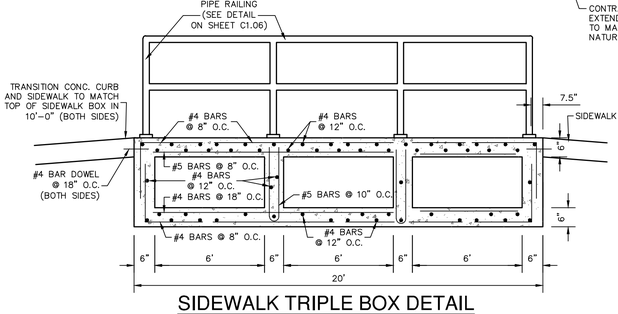
CURB ARMOR DETAIL

NOT-TO-SCALE



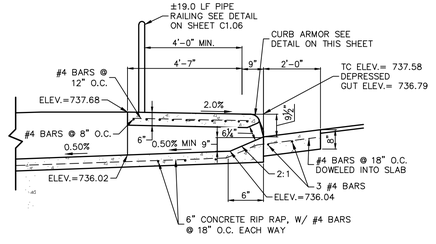
SECTION "D-D"

NOT-TO-SCALE
STA 1+74.91 TO STA 1+84.91



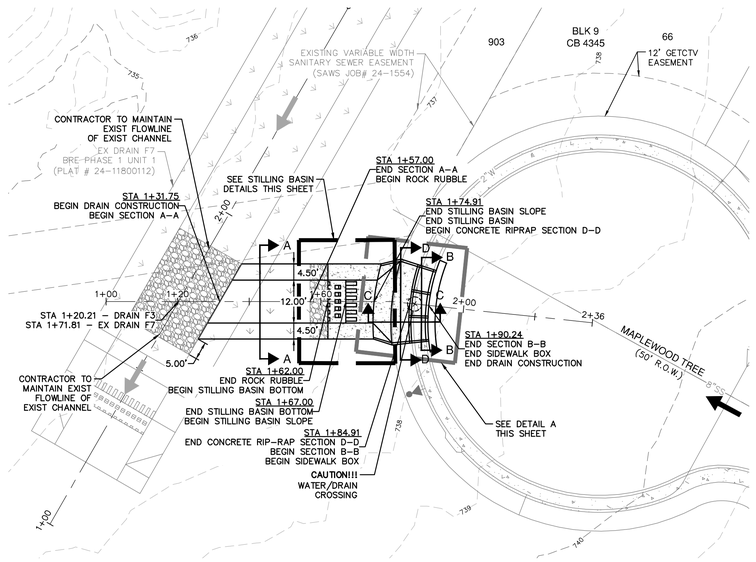
SIDEWALK TRIPLE BOX DETAIL
SECTION B-B

NOT-TO-SCALE



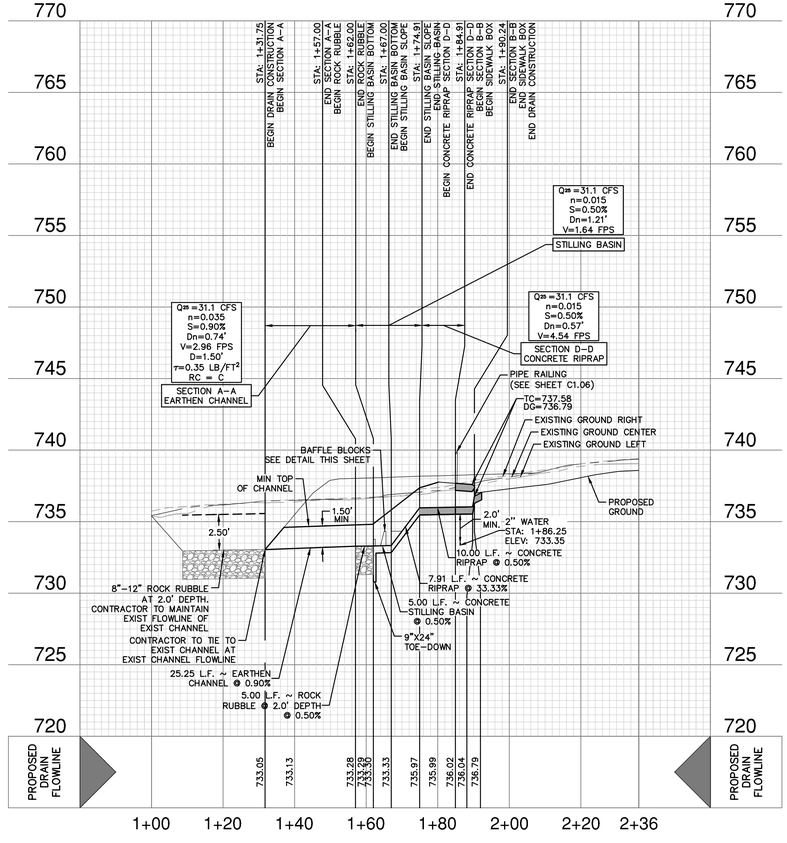
SIDEWALK BOX DETAIL SECTION "C-C"

NOT-TO-SCALE



DRAIN F3
PLAN & PROFILE (STA. 1+31.75 TO END)

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'





DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW

HYDRAULIC CALCULATIONS–DRAIN "F3"

TOTAL Q_{25} = 31.1

Q_{25} = 31.1 CFS

$Q_{25} = CL(H^{3/2})$ (WEIR FLOW)

$$L = \frac{Q}{C(H^{3/2})} = \frac{31.1}{(3.087)\ (0.79^{3/2})} = 14.35\ FT$$

L = 14.35 FT USE 3 ~ 6 FT SIDEWALK BOXES

CHECK WITH ORRIFICE FLOW

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.57, g = 32.2, c = 0.67

$$L = \frac{31.1\ CFS}{(0.67)\ (0.52)\ \sqrt{2\ (32.2)}\ (0.57)}$$

L = 14.73 FT OK

DRAINAGE & GRADING NOTES:

1. 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.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING 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.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

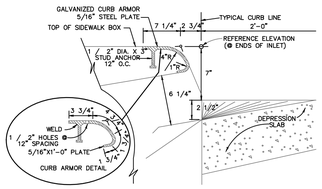
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM I-470 | TEXAS SURVEYING FIRM #10028800

BRE PHASE 1, UNIT 2
DRAIN F3
SAN ANTONIO, TEXAS
PLAN & PROFILE (STA. 1+31.75 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.02

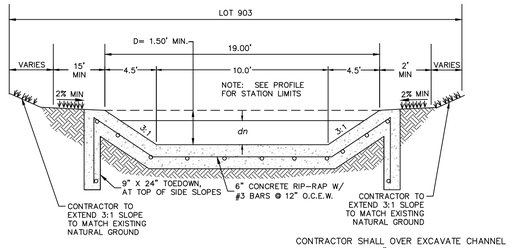
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CURB ARMOR DETAIL

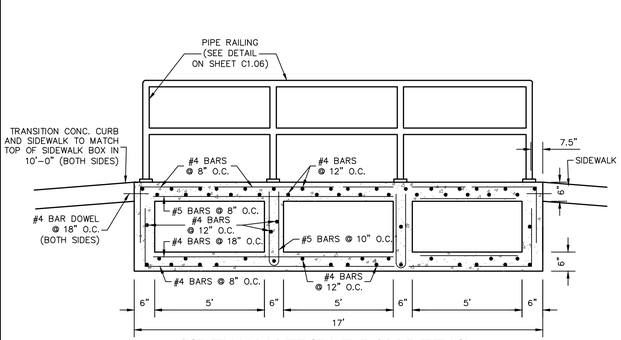
NOT-TO-SCALE



SECTION A-A

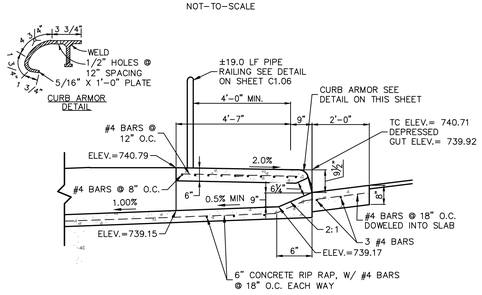
NOT-TO-SCALE

CONTRACTOR SHALL OVER EXCAVATE CHANNEL TO PROVIDE 6" CONCRETE RIP-RAP. NO SEPARATE PAY ITEM.



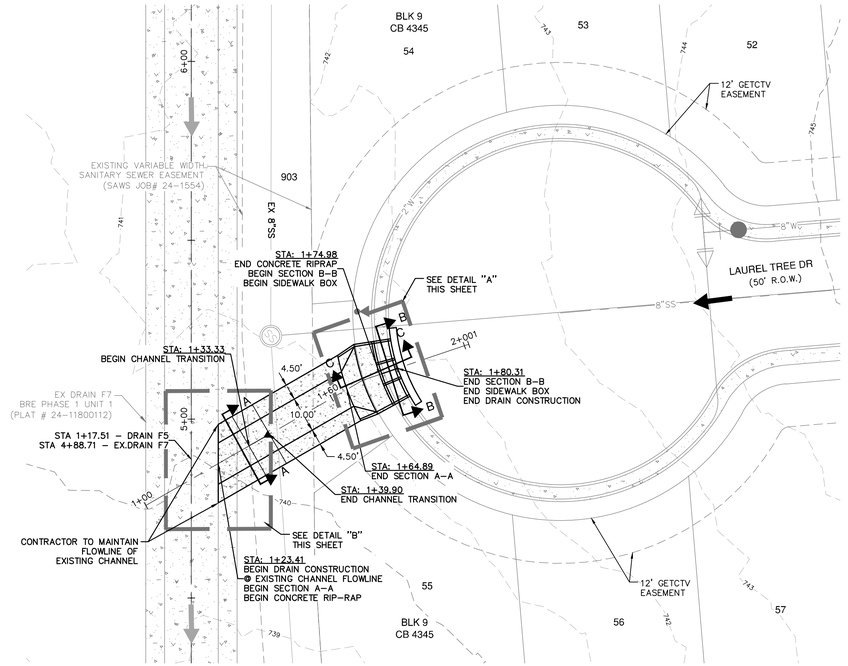
SIDEWALK TRIPLE BOX DETAIL SECTION B-B

NOT-TO-SCALE



SIDEWALK BOX DETAIL SECTION "C-C"

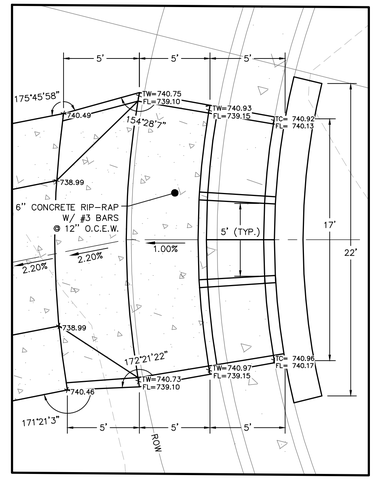
NOT-TO-SCALE





DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690
- PROPOSED CONTOUR — 690
- PROPOSED WATER — W
- PROPOSED SEWER — SS
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- FLOW ARROW



DETAIL "A"

SCALE: 1" = 5'

HYDRAULIC CALCULATIONS–DRAIN "F5"

TOTAL Q_{25} = 30.6

Q_{25} = 30.6 CFS

$Q_{25} = CL(H^{3/2})$ (WEIR FLOW)

$$L = \frac{Q}{C(H^{3/2})} = \frac{30.6}{(3.087)\ (0.79^{3/2})} = 14.12 \text{ FT}$$

L = 14.12 FT USE 3 ~ 5 FT SIDEWALK BOXES

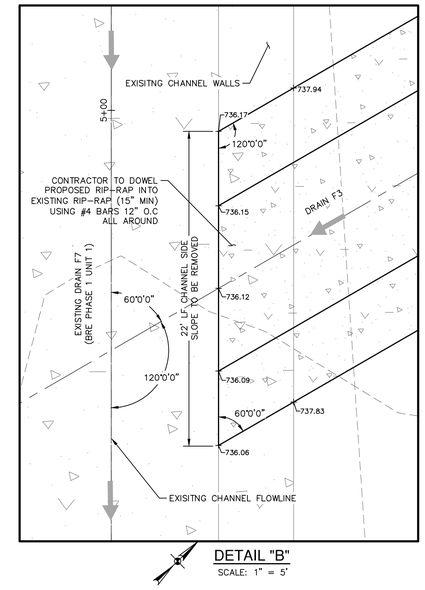
CHECK WITH ORRIFICE FLOW

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.57, g = 32.2, c = 0.67

$$L = \frac{30.6 \text{ CFS}}{(0.67)\ (0.52)\ \sqrt{2}\ (32.2)\ (0.57)}$$

L = 14.50 FT OK



DETAIL "B"

SCALE: 1" = 5'

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1. 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.
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ROW PERMIT NOTE:

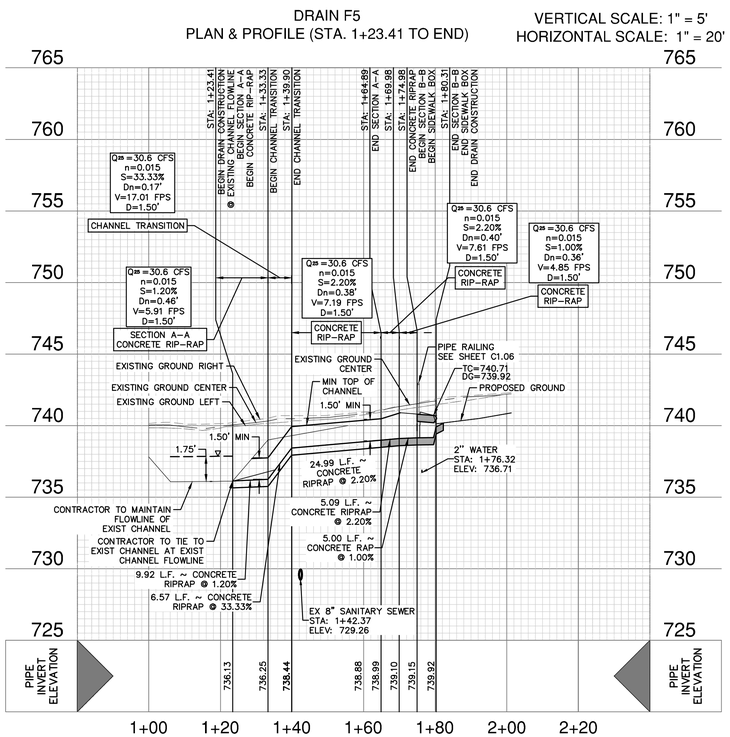
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2

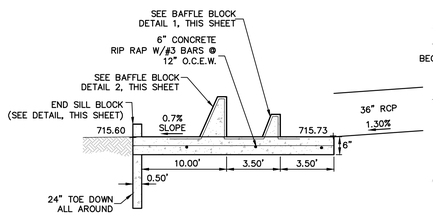
SAN ANTONIO, TEXAS

DRAIN F5
PLAN & PROFILE (STA. 1+23.41 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.03

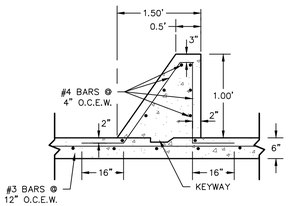
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File: P:\114\12\16\Design\Civil\DRF5-114216.dwg

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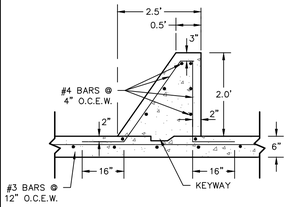
BAFFLE BLOCKS DETAIL

NOT-TO-SCALE



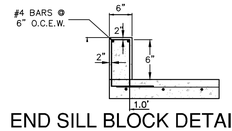
BAFFLE BLOCK DETAIL 1

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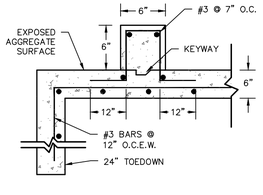
BAFFLE BLOCK DETAIL 2

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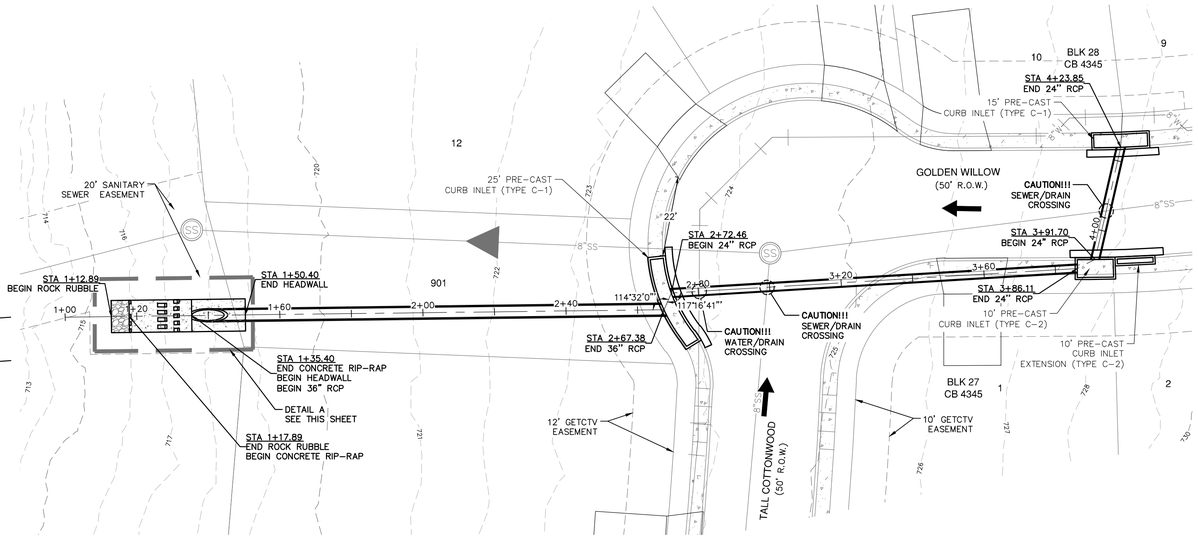
END SILL BLOCK DETAIL

NOT-TO-SCALE



TYPICAL END SILL DETAIL SECTION

NOT-TO-SCALE



DRAIN I
PLAN & PROFILE (STA. 1+12.89 TO END)

SCALE: 1"= 20'

0' 20' 40' 60'

HYDRAULIC CALCULATIONS–DRAIN "I"

TOTAL Q_{25} = 45.8 CFS

Q_{25} = 45.8 CFS

$Q_{25} = CL(H^{3/2})$ (WEIR FLOW)

$L = \frac{Q}{C(H^{3/2})} = \frac{45.8}{(3.087)(0.79^{3/2})} = 21.13$ FT

L = 21.13 FT USE 1 ~ 25 FT CURB INLET

CHECK WITH ORRIFICE FLOW

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.52), h = 0.54, g = 32.2, c = 0.70

$L = \frac{45.8 \text{ CFS}}{(0.70)(0.52)\sqrt{2}\sqrt{(32.2)(0.54)}}$

L = 21.34 FT OK

DRAINAGE LEGEND

PROJECT LIMITS

100 YR FLOODPLAIN

EXISTING CONTOUR 690

PROPOSED CONTOUR 690

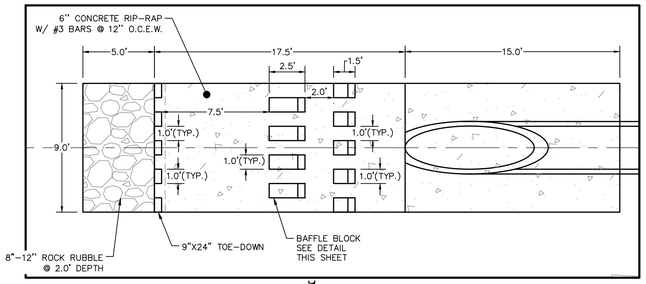
PROPOSED WATER W

PROPOSED SEWER SS

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

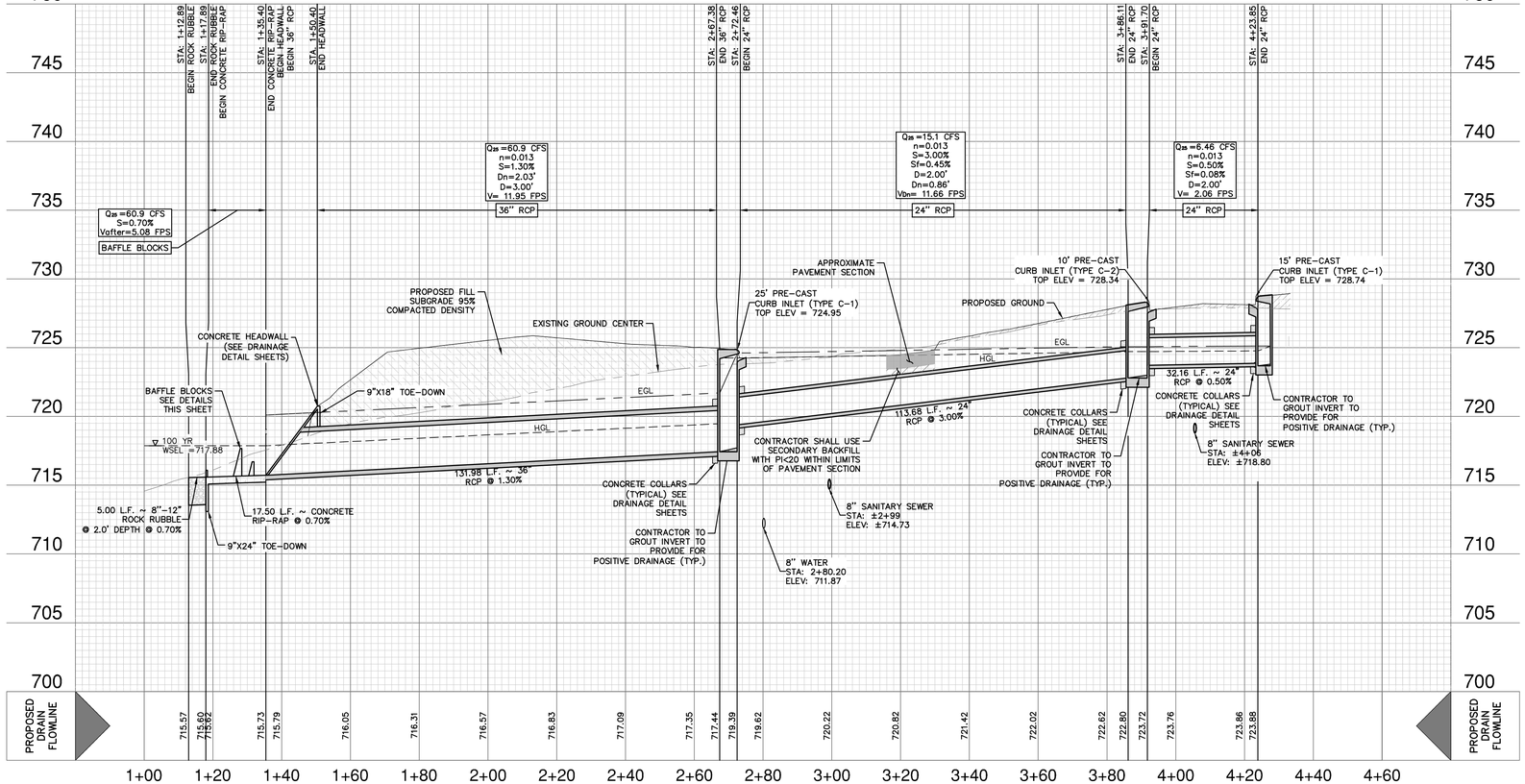
FLOW ARROW



DETAIL "A"

SCALE: 1" = 5'

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



DRAIN I
PLAN & PROFILE (STA. 1+12.89 TO END)

DRAINAGE & GRADING NOTES:

1. 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.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING 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.
3. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

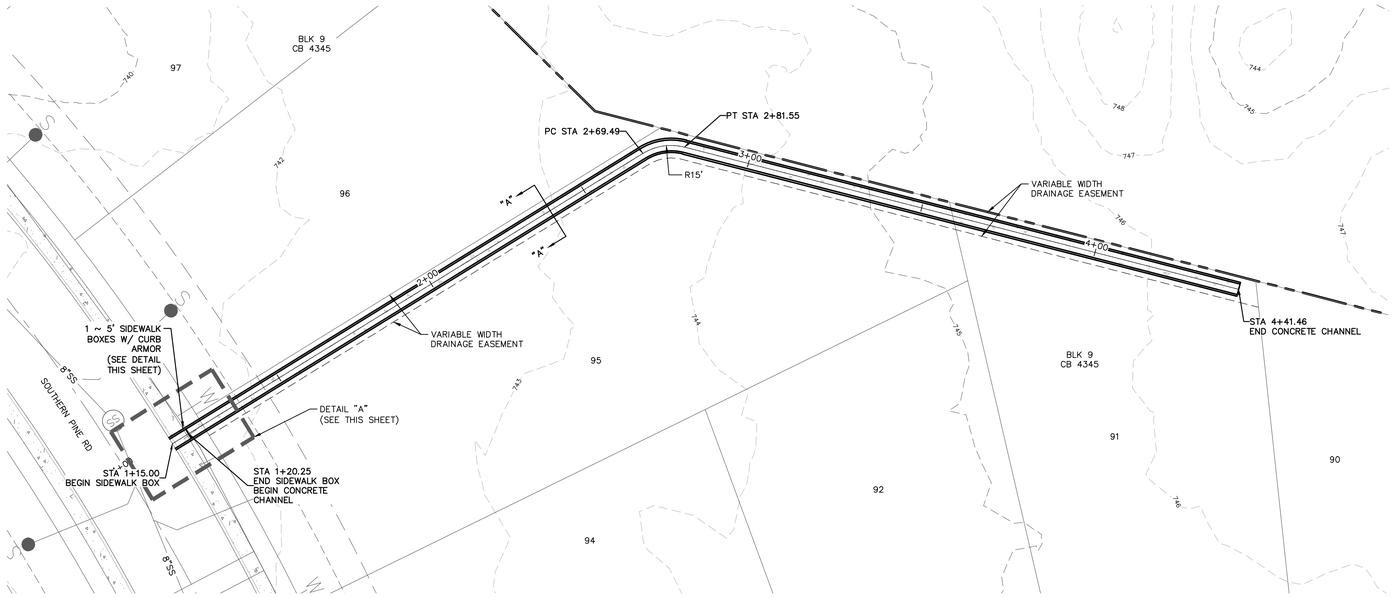
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

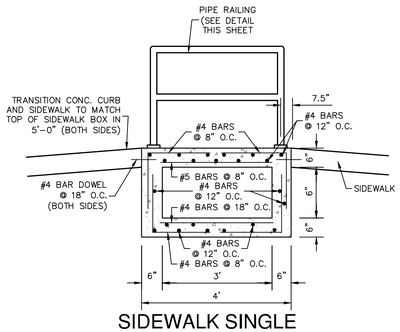
DRAIN I
PLAN & PROFILE (STA. 1+12.89 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.04

Date: July 28, 2025, 9:16 AM – User ID: uvillarreal
File: P:\114\2\16\Design\Civil\DRI-114216.dwg

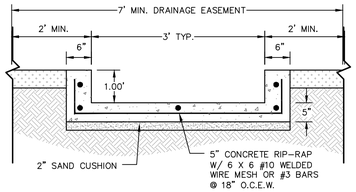
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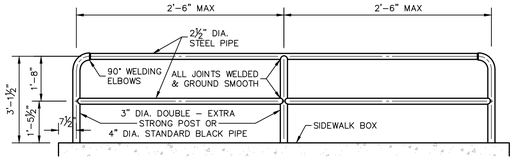
SIDEWALK SINGLE BOX DETAIL

NOT-TO-SCALE



CONCRETE SECTION A-A

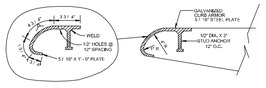
NOT-TO-SCALE



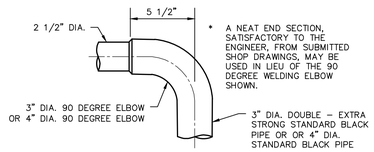
NOTES:
1. CONSTRUCTION OF HANDRAIL SHALL FOLLOW THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. FOR CONSTRUCTION WITHIN THE CITY OF SAN ANTONIO, ALL PIPES SHALL BE GALVANIZED
3. FOR CONSTRUCTION WITHIN THE CITY OF SAN ANTONIO ETJ AND/OR BEXAR COUNTY, PIPE SHALL BE STANDARD BLACK PIPE PAINTED WITH 1 COAT OF READ PRIMER AND 2 COATS OF ALUMINUM PAINT

PIPE RAILING DETAIL

NOT-TO-SCALE



CURB ARMOR DETAIL

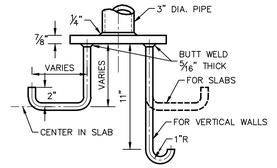


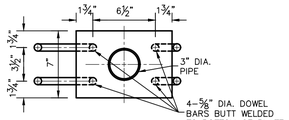
* A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90 DEGREE WELDING ELBOW SHOWN.

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90° WELDING ELBOWS DETAIL

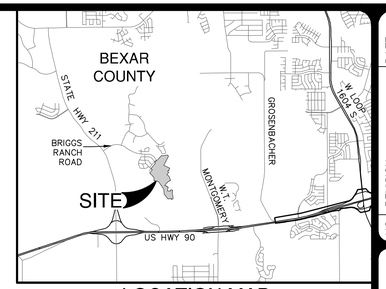
NOT-TO-SCALE





PIPE ANCHORAGE DETAIL

NOT-TO-SCALE



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 20'

0' 20' 40' 60'

DRAINAGE LEGEND

PROJECT LIMITS	
100 YR FLOODPLAIN	
EXISTING CONTOUR	690
PROPOSED WATER	W
PROPOSED SEWER	SS

DRAINAGE & GRADING NOTES:

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CAUTION!!

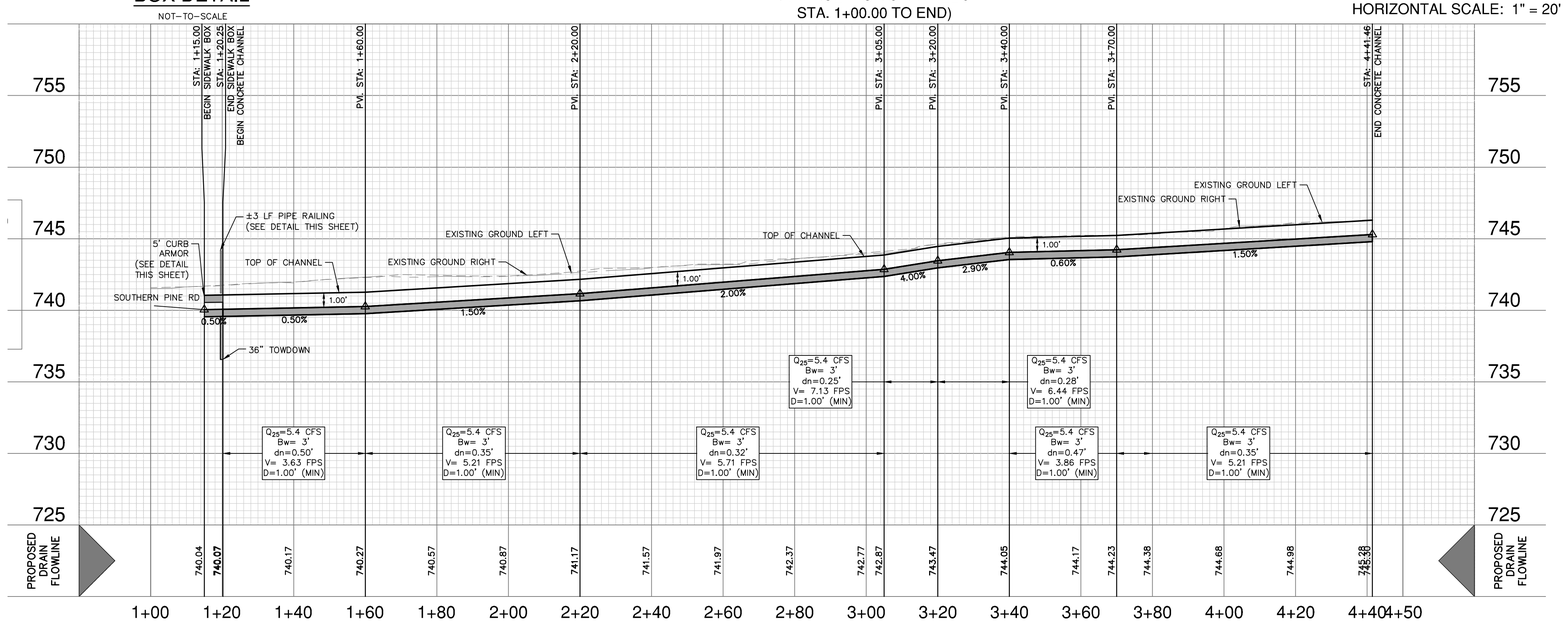
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INTERCEPTOR CHANNEL J
STA. 1+00.00 TO END)

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



HYDRAULIC CALCULATIONS – SIDEWALK BOX

TOTAL Q_{25} = 5.4 CFS

Q_{25} = 5.4 CFS

$Q_{25} = CA\sqrt{2gh}$ (ORIFICE FLOW EQN.)

A = L(0.50), h = 0.50, g = 32.2, c = 0.70

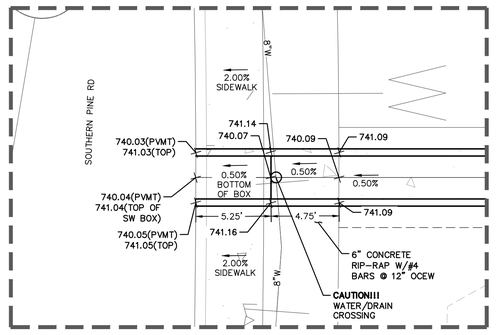
$$L = \frac{5.4 \text{ CFS}}{(0.70)\ (0.50)\sqrt{2}\ (32.2)\ (0.50)}$$

L = 2.72 FT USE 1 ~ 3 FT SIDEWALK BOX

CHECK WITH WEIR FORMULA

$$h = \left(\frac{Q}{(CL)}\right)^{2/3} = \left(\frac{5.4}{(3.087)\ (3)}\right)^{2/3} = 0.70 \text{ FT.}$$

h = 0.70 < 1.00 OK



DETAIL "A"

SCALE: 1" = 5'

DATE

NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

INTERCEPTOR CHANNEL J
PLAN AND PROFILE

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.05

Date: August 12, 2025, 2:30 PM – User ID: uvillarreal
File: P:\114\12\16\Design\Civil\DRJ-1141216.dwg

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

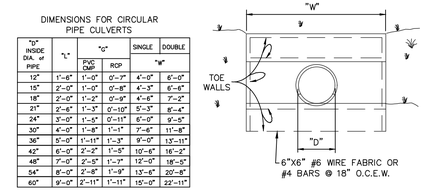
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

DRAINAGE DETAILS

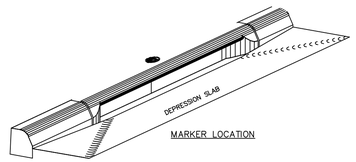
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.06

DIMENSIONS FOR CIRCULAR PIPE CULVERTS

"D" INSIDE DIA. of PIPE	"L"	"C" PVC DMI	"C" RCP	"W" SINGLE	"W" DOUBLE
12"	1'-6"	1'-0"	0'-7"	4'-0"	6'-0"
15"	2'-0"	1'-0"	0'-8"	4'-3"	6'-6"
18"	2'-0"	1'-2"	0'-9"	4'-6"	7'-2"
21"	2'-6"	1'-3"	0'-10"	5'-3"	8'-4"
24"	3'-0"	1'-5"	0'-11"	6'-0"	9'-5"
30"	4'-0"	1'-8"	1'-1"	7'-6"	11'-8"
36"	5'-0"	1'-11"	1'-3"	9'-0"	13'-11"
42"	6'-0"	2'-2"	1'-5"	10'-6"	16'-2"
48"	7'-0"	2'-5"	1'-7"	12'-0"	18'-5"
54"	8'-0"	2'-8"	1'-9"	13'-6"	20'-8"
60"	9'-0"	2'-11"	1'-11"	15'-0"	22'-11"



SINGLE CIRCULAR PIPE CULVERTS

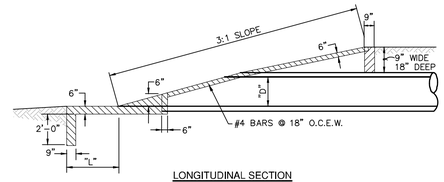


MARKER LOCATION



NOTE:
MARKER TO BE CONSTRUCTED OF ALUMINUM OR STAINLESS STEEL AND SHALL BE PERMANENTLY AFFIXED TO CONCRETE CURB WITH RIVET

METAL MEDALLION
DRAINAGE INLET
MARKER
NOT–TO–SCALE

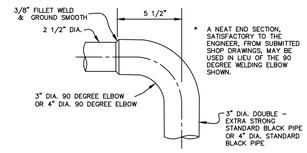


LONGITUDINAL SECTION

RH-15 HEADWALL DETAIL
NOT–TO–SCALE

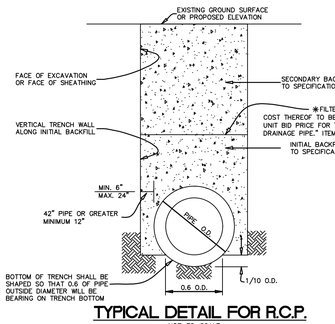
Table 9.3.8.1 - Retardation Class for Lining Materials
(Source TXDOT - Hydraulic Design Manual, Chapter 7, Section 3 - Roadside Channel Design)

Retardance Class	Permissible Shear Stress (τ) (lb./sq.ft.)	Cover	Condition
B	2.1	Bermuda grass	Good stand, tall (average 12 in. or 305 mm)
		Native Grass Mixture little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	Good stand, unmowed
		Lespedeza sericea	Good stand, not woody, tall (average 19 in. or 480 mm)
		Alfalfa	Good stand, uncut (average 11 in. or 280 mm)
		Blue gamma	Good stand, uncut (average 13 in. or 330 mm)
		Crabgrass	Fair stand, uncut (10-to-48 in. or 55-to-1220 mm)
C	1.1	Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
		Common lespedeza	Good stand, uncut (average 11 in. or 280 mm)
		Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6-8 in. or 150-200 mm)
		Centipede grass	Very dense cover (average 6 in. or 150 mm)
		Kentucky bluegrass	Good stand, headed (6-12 in. or 150 mm)
D	0.6	Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
		Common lespedeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
		Buffalo grass	Good stand, uncut (3-6 in. or 75-150 mm)
		Grass-legume mixture: fall, spring (orchard grass, Italian ryegrass, and common lespedeza)	Good stand, uncut (4-5 in. or 100-125 mm)
		Lespedeza sericea	After cutting to 2 in. or 50 mm (very good before cutting)
E	0.35	Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
		Bermuda grass	Burned stubble

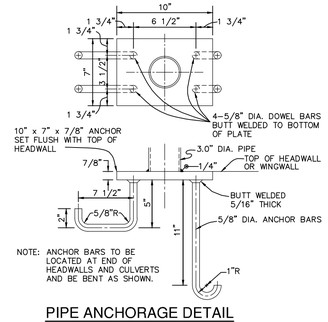


* A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90 DEGREE WELDING ELBOW SHOWN.

DETAIL OF 90° WELDING ELBOWS
NOT TO SCALE

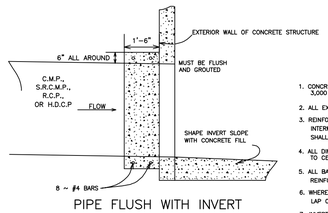


TYPICAL DETAIL FOR R.C.P.
NOT–TO–SCALE



NOTE: ANCHOR BARS TO BE LOCATED AT END OF HEADWALLS AND CULVERTS AND BE BENT AS SHOWN.

PIPE ANCHORAGE DETAIL
NOT – TO – SCALE



PIPE FLUSH WITH INVERT

JANUARY 2006

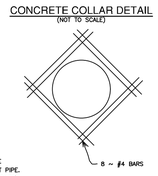
STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES

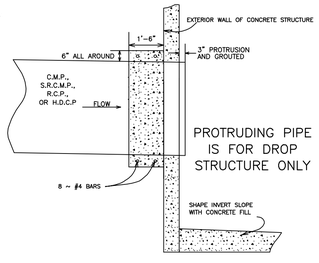
CONCRETE COLLAR DETAIL

DRAWN BY: ANDREW WINTER, P.E.	DATE	REVISIONS	SCALE: SEE ABOVE
CHECKED BY: SAM BENT, P.E.			DATE: 19 JANUARY 2006
			SHEET: 1 OF 1

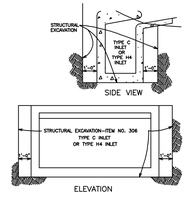
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A–15. THE DEFORMATION SHALL CONFORM TO ASTM. A–305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD–CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).

CONCRETE COLLAR DETAIL
(NOT TO SCALE)

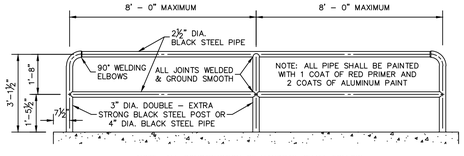




PROTRUDING PIPE IS FOR DROP STRUCTURE ONLY



STRUCTURAL EXCAVATION AT DRAINAGE INLETS
(NOT TO SCALE)

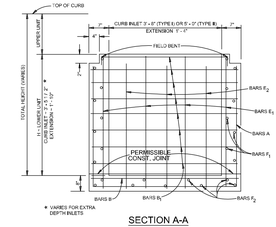


NOTE: ALL CONSTRUCTION OF HANDRAIL SHALL FOLLOW THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

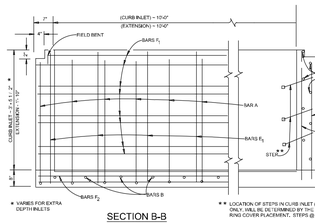
PIPE RAILING DETAIL
NOT–TO–SCALE

Date: July 28, 2025, 6:40 PM – User ID: vallarreal
File: P:\114\25\16\Design\Civil\DRD114216.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. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



SECTION A-A



SECTION B-B

REINFORCING STEEL

LOWER UNIT 10' X 7' - 8" (TYPE I)

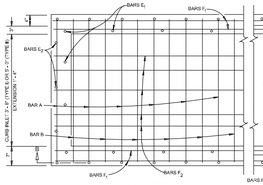
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	7'-6"
B_1	VARIES	#4	12"	4'-6"
F_1	20	#4	18" ±	VARIES
F_2	6	#4	18" ±	VARIES
F_3	VARIES	#4	12" ±	10'-10"
F_2	9	#4	—	10'-10"

LOWER UNIT 10' X 5' - 0" (TYPE II)

BAR	NO.	SIZE	SPAC.	LENGTH
A	12"	#4	12"	VARIES
B	11	#4	12"	5'-10"
B_1	VARIES	#4	12"	5'-10"
F_1	22	#4	18" ±	VARIES
F_2	8	#4	18" ±	VARIES
F_3	VARIES	#4	12" ±	10'-10"
F_2	11	#4	—	10'-10"

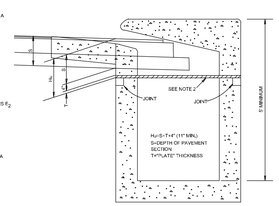
GENERAL NOTES

1. 5' INLETS AND 5' EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST TXDOT CURB INLET TYPE "C" AND EXTENSION TYPE "B" (R-4).
2. TYPE "CAP INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS INLINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
3. QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
4. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
5. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
6. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1 1/ 2".
7. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
8. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3 / 4".
9. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
10. FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
11. ALL BARS INTERCEPTING MANHOLE RING & COVER SHALL BE CUT OR BENT.
12. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, REINFORCING STEEL, RING & COVER, AND ALL OTHER APPURTENANCES NECESSARY SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "SOLID CONCRETE JUNCTION BOXES (TY A)(INLETS)".
13. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
14. GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
15. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS. WHEN USING PRECAST UNITS.
16. ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BENT.
17. ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
18. PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3" BEYOND THE OUTER SKILL OF THE PIPE, TAKING INTO ACCOUNT THE SWING OF THE PIPE, AS NECESSARY. CONSTRUCTION JOINT MAY BE RAISED A MAXIMUM OF 6".



FLOOR STEEL

WALL STEEL

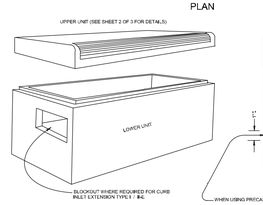


PLAN

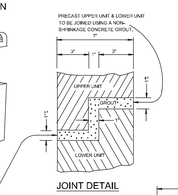
PHASE CONSTRUCTION

NOTES FOR PHASE CONSTRUCTION (WHEN DIRECTED BY THE ENGINEER):

1. THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A DEPTH 1"to 1" BELOW THE INLET AND EXTENSION GUTTER LINE ELEVATION.
2. CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE APPROVED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
3. AFTER THE ROADWAY IS COMPLETED, BUT PRIOR TO THE FINAL HMAC OVERLAY, SAW CUT THE PAVEMENT, REMOVE THE PLATE, AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND DR EXTENSION.

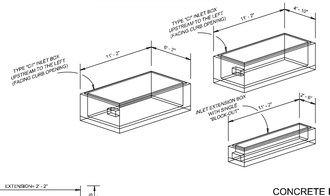


PLAN



JOINT DETAIL

- WHEN USING PRECAST UPPER UNIT, THIS SPACE IS FOR MAKING MINOR HORIZONTAL AND VERTICAL ADJUSTMENTS TO ACCOMODATE A FIT BETWEEN THE UPPER AND LOWER UNIT THAT ALLOWS FOR A MATCH LINE AND GRADE BETWEEN THE ROADWAY CURB AND THE UPPER UNIT OF THE INLET.



CONCRETE INLET BOX CONFIGURATIONS (LOWER UNITS)

BARS A (LOWER UNIT)

MAY 2009

CITY OF SAN ANTONIO

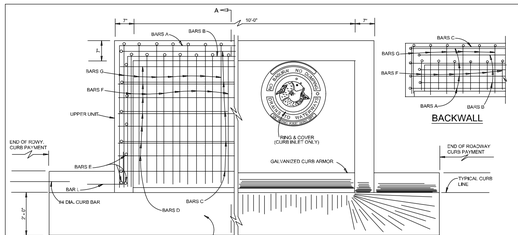
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

SHEET 3 OF 3

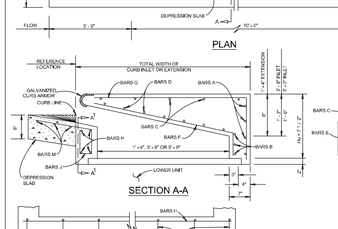
_____% SUBMITTAL PROJECT NO._____ DATE_____

DRWN. BY: V. VASQUEZ DSGN. BY: J.R. MATTOS, P.E. CHKD. BY: R.S. HODGKINS P.E. SHEET NO.____OF_____



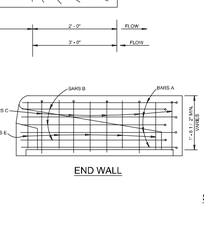
PLAN

BACKWALL

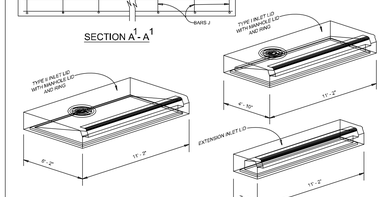


SECTION A-A

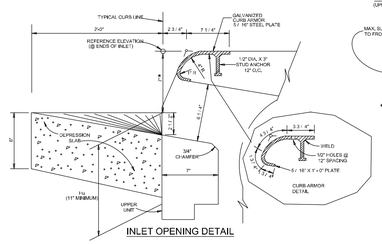
SECTION A^1-A^1



END WALL



CONCRETE INLET LID CONFIGURATIONS (UPPER UNITS)



INLET OPENING DETAIL

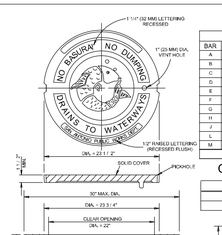
REINFORCING STEEL (FOR Hu=11")

UPPER UNIT 10' X 3'-6" (TYPE I)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	10'-10"	53
B	3	#4	----	10'-10"	39
C	5	#4	11"	13'-2"	44
D	7	#4	6"	10'-10"	51
E	12	#4	11"	1'-2"	9
F	21	#6	6"	4'-8"	147
G	22	#6	6"	5'-8"	187
H	4	#4	----	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	----	2'-0"	5
M	3	#4	----	14'-8"	29
TOTAL WEIGHT					620 LBS.

UPPER UNIT 10' X 5' (TYPE II)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	22'-6"	60
B	3	#4	----	21'-6"	43
C	7	#4	11"	13'-2"	62
D	11	#4	6"	10'-10"	80
E	16	#4	11"	1'-2"	13
F	31	#6	6"	5'-8"	179
G	22	#6	6"	7'-0"	231
H	4	#4	----	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	----	2'-0"	5
M	3	#4	----	14'-8"	29
TOTAL WEIGHT					759 LBS.



MANHOLE LID & RING DETAIL (ITEM 409)

NOTES FOR MANHOLE LID AND RING

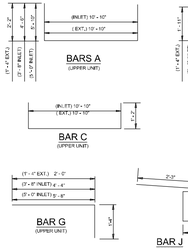
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT.".
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF H 5-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.

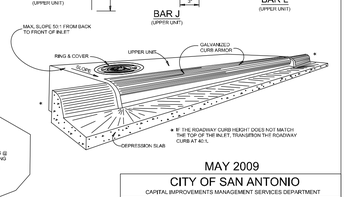
SEE SHEET 1 OF 3 FOR GENERAL NOTES.

CLASS "A" CONCRETE QUANTITIES (FOR Hu = 11")

DEPRESSION SLAB	C.Y.
10' INLET	0.7
10' EXTENSION	0.7

UPPER UNIT (ONLY)	C.Y.
10' X 3'-6" CURB INLET	1.9
10' X 5'-0" CURB INLET	2.7
10' EXTENSION	1.0





MAY 2009

CITY OF SAN ANTONIO

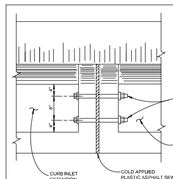
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

SHEET 2 OF 3

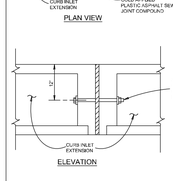
_____% SUBMITTAL PROJECT NO._____ DATE_____

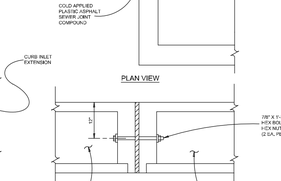
DRWN. BY: V. VASQUEZ DSGN. BY: J.R. MATTOS, P.E. CHKD. BY: R.S. HODGKINS P.E. SHEET NO.____OF_____



UPPER UNIT EXTENSION (FOR Hu = 11")					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	10' - 2"	41
B	3	#4	----	10' - 2"	28
C	3	#4	11"	13' - 2"	26
D	3	#4	6"	10' - 10"	22
E	8	#4	11"	1' - 2"	6
F	21	#6	6"	2' - 9"	63
G	22	#6	6"	3' - 4"	110
H	4	#4	----	10' - 10"	29
J	12	#4	12"	3' - 6"	28
L	4	#4	----	2' - 0"	5
M	3	#4	----	14' - 8"	29
REINFORCING STEEL				LBS.	387
CLASS "A" CONCRETE				C.Y.	1.0

LOWER UNIT EXTENSION					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	12	#4	12"	8' - 2"	49
B	11	#4	12"	2' - 2"	16
B_1	3	#4	12"	2' - 2"	4
E_1	18	#4	18" ±	3' - 3"	27
E_2	4	#4	18" ±	2' - 7"	6
F_1	16	#4	12" ±	10' - 10"	116
F_2	5	#4	—	10' - 10"	36
REINFORCING STEEL				LBS.	254
CLASS. "A" CONCRETE				C.Y.	1.4



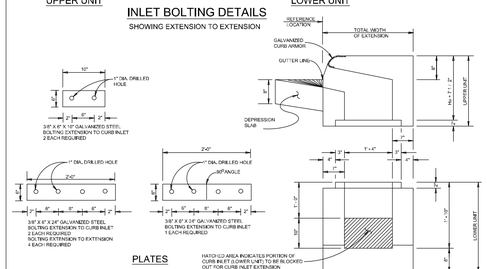


GENERAL NOTES

1. WHEN INLET EXTENSIONS ARE REQUIRED FOR ON GRADE INLETS WITH EXTENSION(S) SHALL BE PLACED ON THE UPSTREAM END OF THE INLET.
2. FOR CURB INLET EXTENSION REINFORCING STEEL NOTES & VARIOUS OTHER APPROACHES IF DETAILS IS NOT FOUND ON THIS SHEET, REFER TO SHEETS 1 & 2.

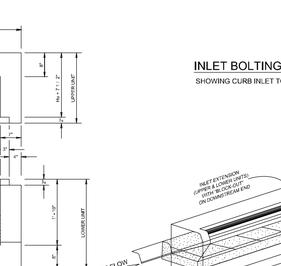
INLET BOLTING DETAILS

SHOWING EXTENSION TO EXTENSION



INLET BOLTING DETAILS

SHOWING CURB INLET TO EXTENSION



TYPE "CI" INLET WITH INLET EXTENSION BOXES

MAY 2009

CITY OF SAN ANTONIO

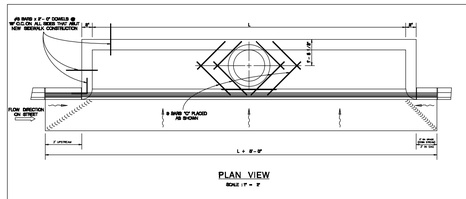
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

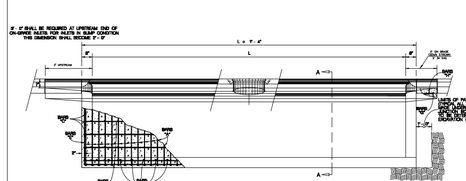
TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

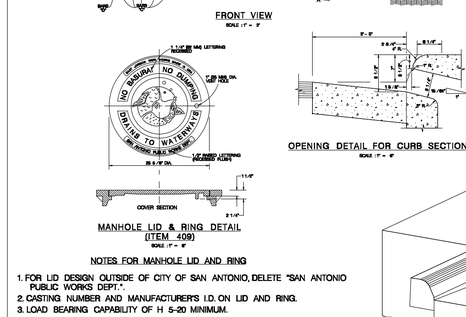
SHEET 3 OF 3

_____% SUBMITTAL PROJECT NO._____ DATE_____

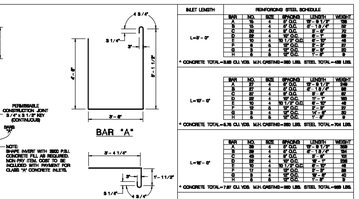
DRWN. BY: V. VASQUEZ DSGN. BY: J.R. MATTOS, P.E. CHKD. BY: R.S. HODGKINS P.E. SHEET NO.____OF_____







BAR SIZE	A	B	C	D	E	F	G	H	J	K	L	M	N	WEIGHT
#4	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
#5	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
#6	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"



GENERAL NOTES

1. ALL BARS INTERCEPTING MANHOLE RING & REINFORCING CONCRETE PIPE SHALL BE CUT OR BENT.
2. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
3. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER BARS.
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3 / 4".
5. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH OR BROOM FINISH AT THE OPTION OF THE CONTRACTOR.
6. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
7. FACES OF INLET TO BE SHAPED WITH CONCRETE FILL TO AFFECT DRAINAGE TO INLET.
8. ROUTE & TEE BARS FROM SCHEDULE QUANTITIES IF MANHOLE RING AND COVER ARE PLACED ON TOP OF INLET.
9. CURB AND GUTTER FOR ADJACENT CURB TO BE POURED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
10. WHERE NOT SPECIFICALLY PAID FOR UNDER OTHER ITEMS, ALL REINFORCING STEEL, RING AND COVER, AND ALL OTHER APPURTENANCES NECESSARY SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "SOLID CONCRETE JUNCTION BOXES (TY A)(INLETS)".

INLET LENGTH	REINFORCING STEEL SCHEDULE					
	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
L=5'-0"	A	4	#4	1' CTC	5' - 6 1/ 2"	15#
	B	3	#4	1' CTC	5' - 6 1/ 2"	11#
	C	3	#4	1' CTC	5' - 6 1/ 2"	11#
	D	3	#4	1' CTC	5' - 6 1/ 2"	11#
	E	3	#4	1' CTC	5' - 6 1/ 2"	11#
	F	3	#4	1' CTC	5' - 6 1/ 2"	11#
	G	3	#4	1' CTC	5' - 6 1/ 2"	11#
	H	3	#4	1' CTC	5' - 6 1/ 2"	11#
	J	3	#4	1' CTC	5' - 6 1/ 2"	11#
	K	3	#4	1' CTC	5' - 6 1/ 2"	11#
	L	3	#4	1' CTC	5' - 6 1/ 2"	11#
	M	3	#4	1' CTC	5' - 6 1/ 2"	11#
	N	3	#4	1' CTC	5' - 6 1/ 2"	11#
* CONCRETE TOTAL=0.8 CU. YDS.						
L=10'-0"	A	4	#4	1' CTC	10' - 6 1/ 2"	29#
	B	3	#4	1' CTC	10' - 6 1/ 2"	21#
	C	3	#4	1' CTC	10' - 6 1/ 2"	21#
	D	3	#4	1' CTC	10' - 6 1/ 2"	21#
	E	3	#4	1' CTC	10' - 6 1/ 2"	21#
	F	3	#4	1' CTC	10' - 6 1/ 2"	21#
	G	3	#4	1' CTC	10' - 6 1/ 2"	21#
	H	3	#4	1' CTC	10' - 6 1/ 2"	21#
	J	3	#4	1' CTC	10' - 6 1/ 2"	21#
	K	3	#4	1' CTC	10' - 6 1/ 2"	21#
	L	3	#4	1' CTC	10' - 6 1/ 2"	21#
	M	3	#4	1' CTC	10' - 6 1/ 2"	21#
	N	3	#4	1' CTC	10' - 6 1/ 2"	21#
* CONCRETE TOTAL=1.4 CU. YDS.						
L=15'-0"	A	4	#4	1' CTC	15' - 6 1/ 2"	43#
	B	3	#4	1' CTC	15' - 6 1/ 2"	32#
	C	3	#4	1' CTC	15' - 6 1/ 2"	32#
	D	3	#4	1' CTC	15' - 6 1/ 2"	32#
	E	3	#4	1' CTC	15' - 6 1/ 2"	32#
	F	3	#4	1' CTC	15' - 6 1/ 2"	32#
	G	3	#4	1' CTC	15' - 6 1/ 2"	32#
	H	3	#4	1' CTC	15' - 6 1/ 2"	32#
	J	3	#4	1' CTC	15' - 6 1/ 2"	32#
	K	3	#4	1' CTC	15' - 6 1/ 2"	32#
	L	3	#4	1' CTC	15' - 6 1/ 2"	32#
	M	3	#4	1' CTC	15' - 6 1/ 2"	32#
	N	3	#4	1' CTC	15' - 6 1/ 2"	32#
* CONCRETE TOTAL=2.1 CU. YDS.						
L=20'-0"	A	4	#4	1' CTC	20' - 6 1/ 2"	57#
	B	3	#4	1' CTC	20' - 6 1/ 2"	43#
	C	3	#4	1' CTC	20' - 6 1/ 2"	43#
	D	3	#4	1' CTC	20' - 6 1/ 2"	43#
	E	3	#4	1' CTC	20' - 6 1/ 2"	43#
	F	3	#4	1' CTC	20' - 6 1/ 2"	43#
	G	3	#4	1' CTC	20' - 6 1/ 2"	43#
	H	3	#4	1' CTC	20' - 6 1/ 2"	43#
	J	3	#4	1' CTC	20' - 6 1/ 2"	43#
	K	3	#4	1' CTC	20' - 6 1/ 2"	43#
	L	3	#4	1' CTC	20' - 6 1/ 2"	43#
	M	3	#4	1' CTC	20' - 6 1/ 2"	43#
	N	3	#4	1' CTC	20' - 6 1/ 2"	43#
* CONCRETE TOTAL=2.8 CU. YDS.						

* THESE FIGURES DO NOT INCLUDE CONCRETE & STEEL INTERCEPTED BY MANHOLE AND REINFORCED CONC PIPE.
* INCLUDES CONCRETE FILL TO FACE OF INLET, MINUS 18" X 18" DIA. HOLE IN SLAB.

JANUARY 2005

STANDARD PLANS CITY OF SAN ANTONIO, TEXAS DEPARTMENT OF PUBLIC WORKS

TYPE "C" INLET DETAILS

DRAWN BY: V. VASQUEZ	DATE	REVISIONS	SCALE: SEE ABOVE
CHECKED BY: MAT HANDY, P.E.			DATE:
			SHEET: OF

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

NO.	REVISION	DATE

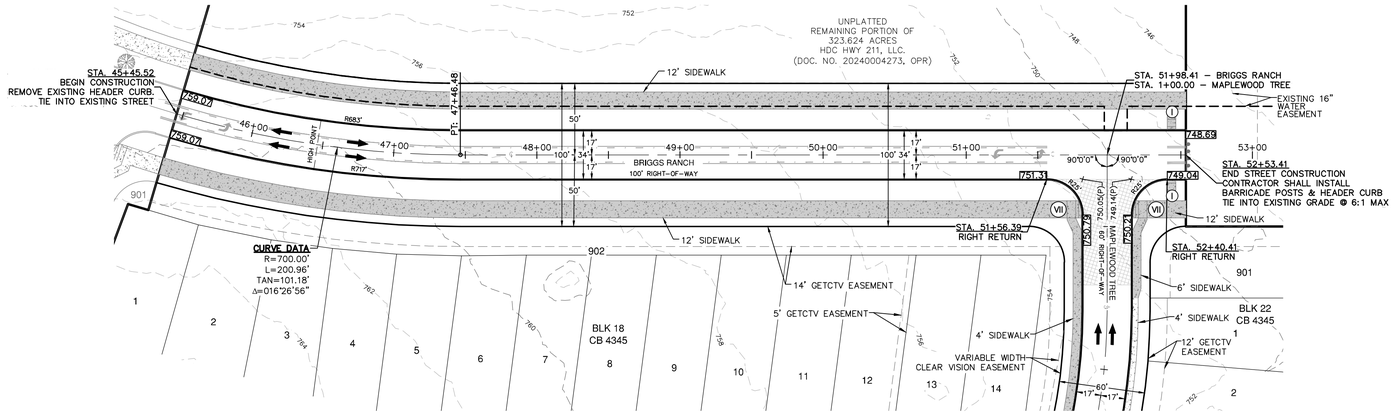
STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS
DRAINAGE DETAILS

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C1.07

Date: July 28, 2025, 4:40 PM – User ID: vvillarreal
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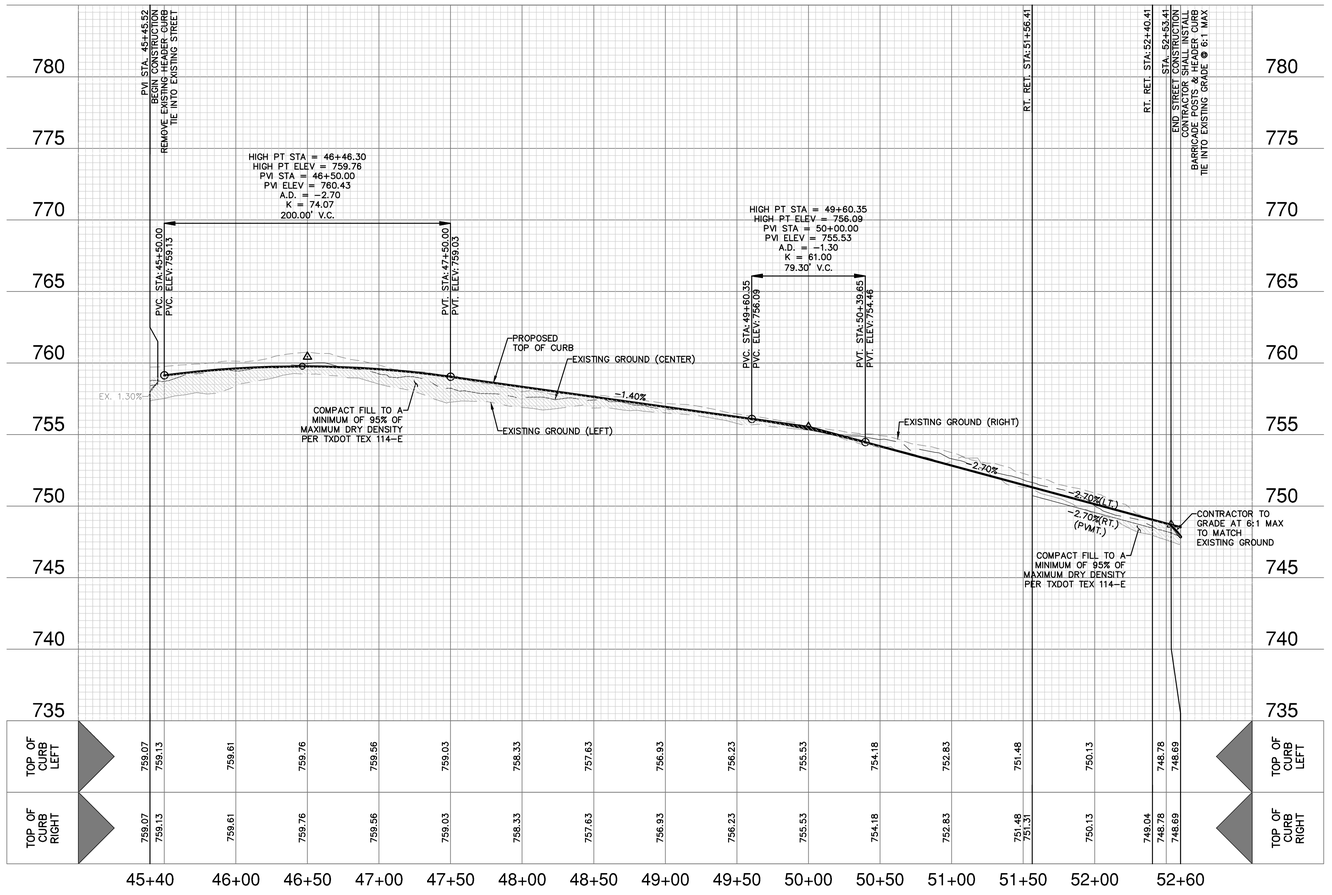
SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

BRIGGS RANCH
PLAN & PROFILE (STA. 45+45.52 TO END)

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



STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

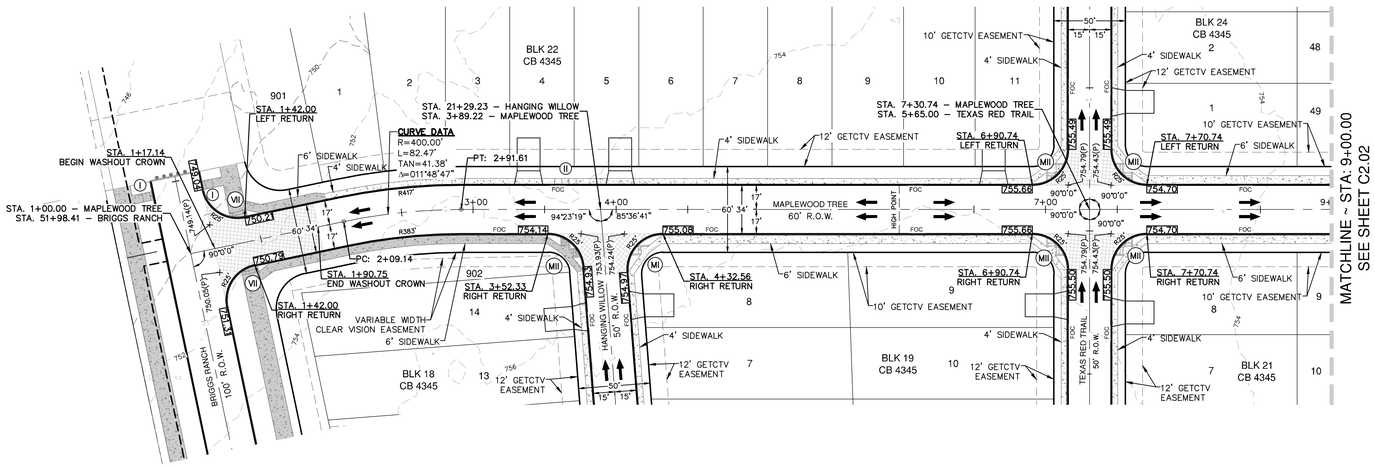
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

BRIGGS RANCH
PLAN & PROFILE (STA. 45+45.52 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.00

Date: July 28, 2025, 9:18 AM – User ID: uvillarreal
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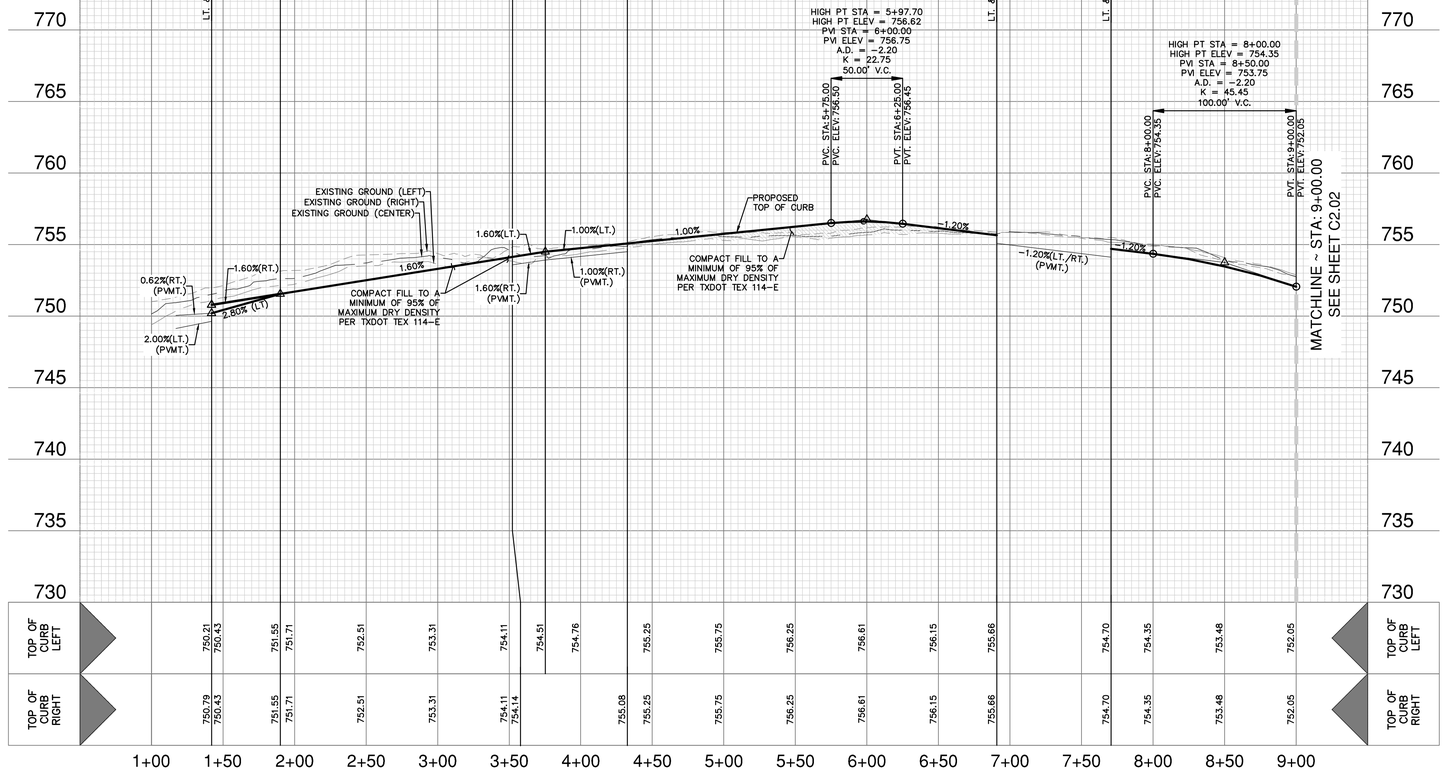


STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

MAPLEWOOD TREE
PLAN & PROFILE (STA. 1+42.00 TO 9+00.00)

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



STREET NOTES:

1. 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.
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6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

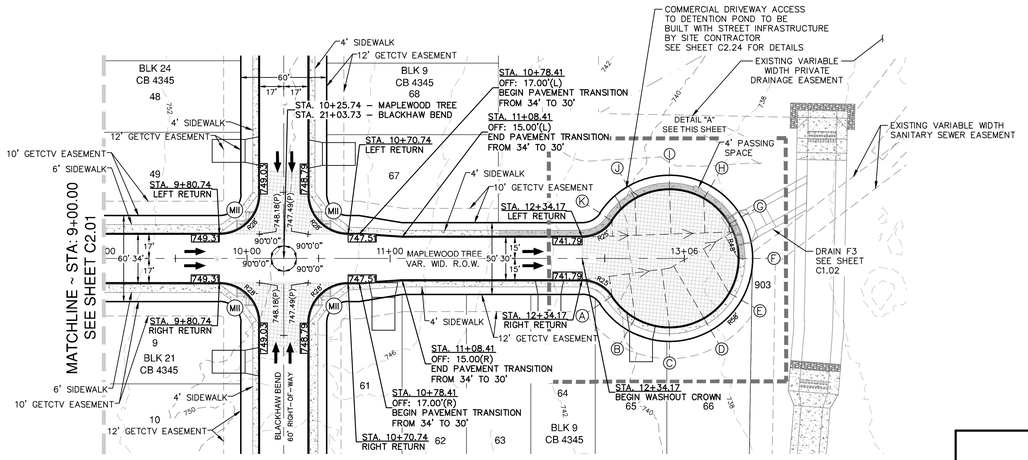
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

MAPLEWOOD TREE
PLAN & PROFILE (STA. 1+42.00 TO 9+00.00)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.01

Date: July 28, 2025, 9:19 AM – User ID: svillarreal
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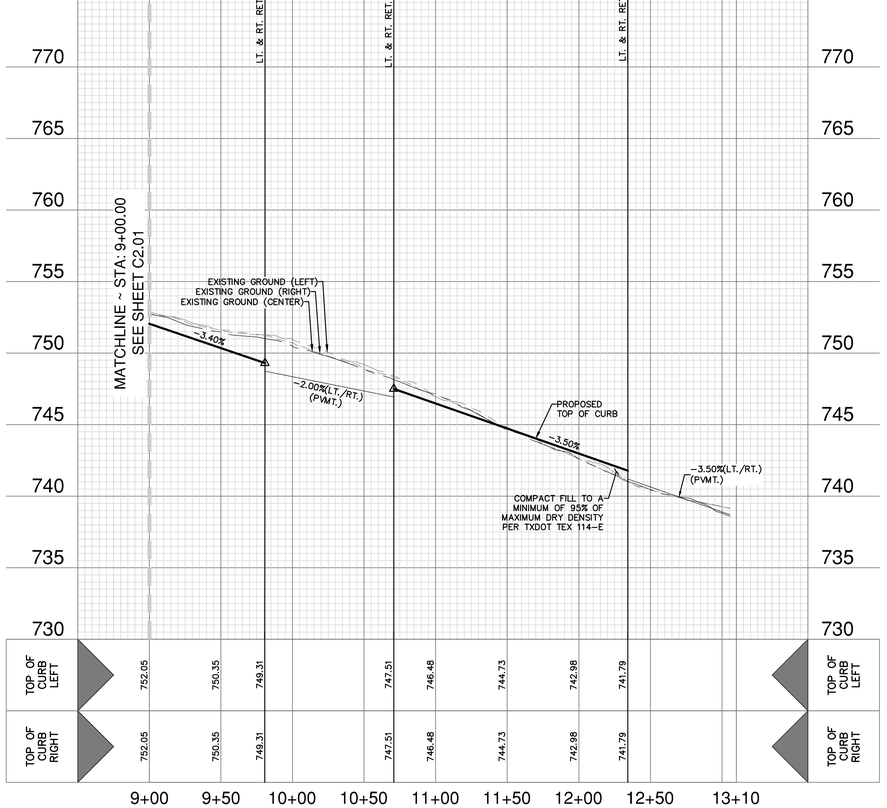


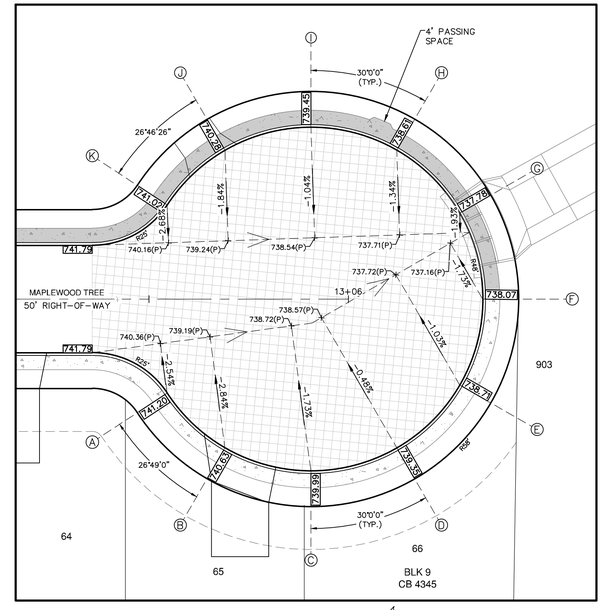
STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

MAPLEWOOD TREE
PLAN & PROFILE (STA. 9+00.00 TO END)

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





DETAIL "A"
SCALE: 1" = 20'

STREET NOTES:

1. 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.
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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM 1470 | TEXAS SURVEYING FIRM #10028800

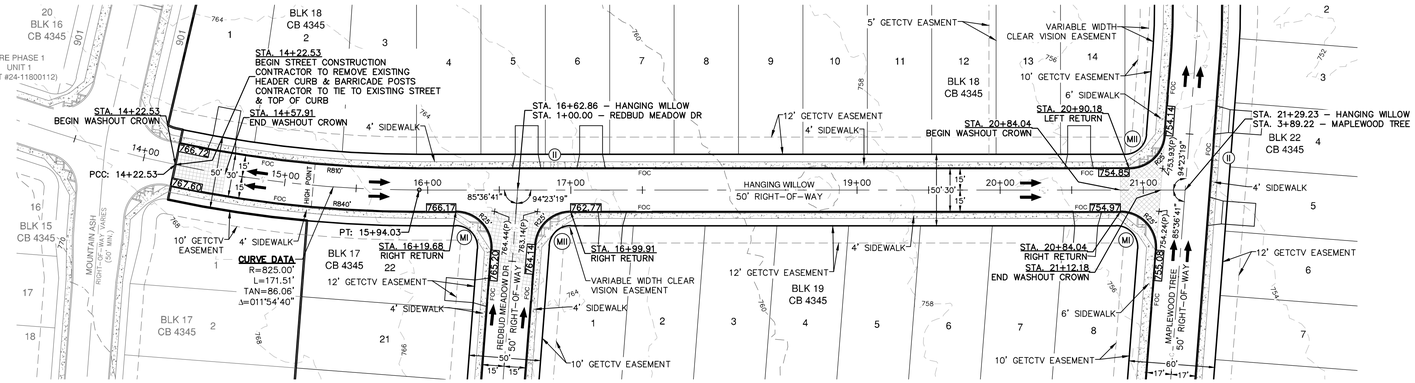
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

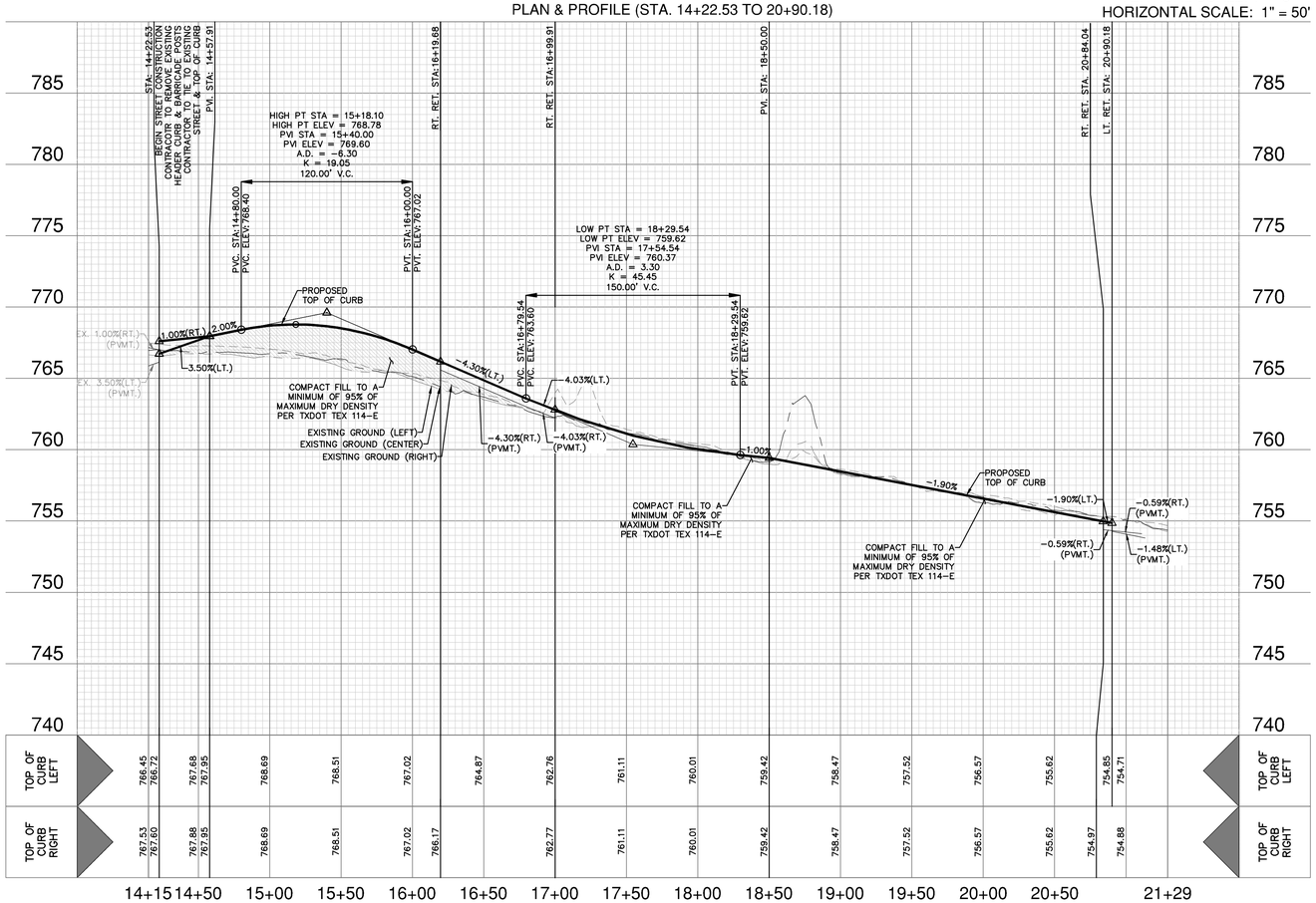
MAPLEWOOD TREE
PLAN & PROFILE (STA. 9+00.00 TO END)

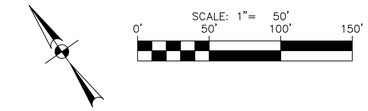
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.02

Date: July 28, 2025, 9:20 AM – User ID: ullarred
File: P:\114\12\16 Design\Civil\SIT\14216 MAPLEWOOD TREE.dwg

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STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	Ⓘ
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

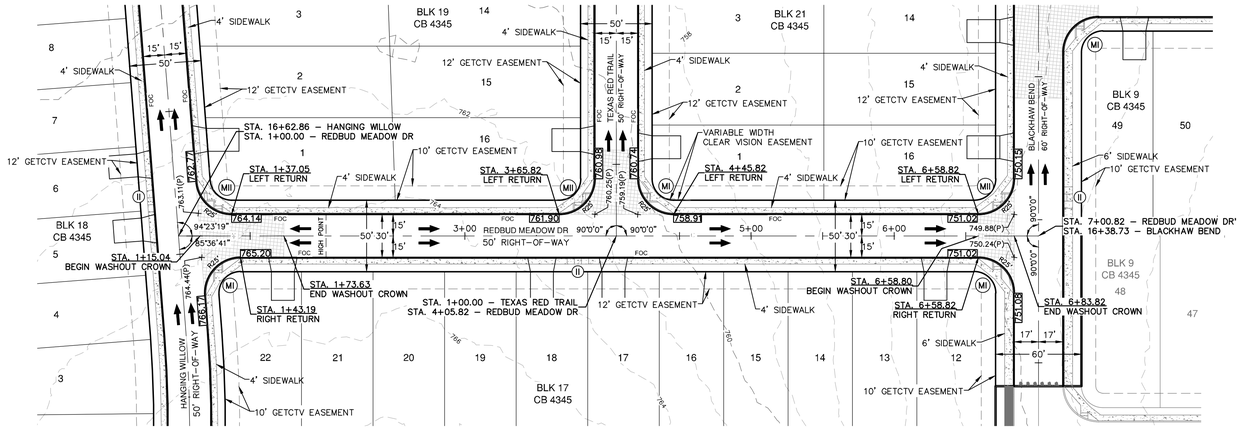
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

HANGING WILLOW
PLAN & PROFILE (STA. 14+22.53 TO 20+90.18)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.03

Date: July 28, 2025, 9:20 AM – User ID: uvillarreal
File: P:\114\Y2\VE\Design\Civil\S11141216 HANGING WILLOW.dwg

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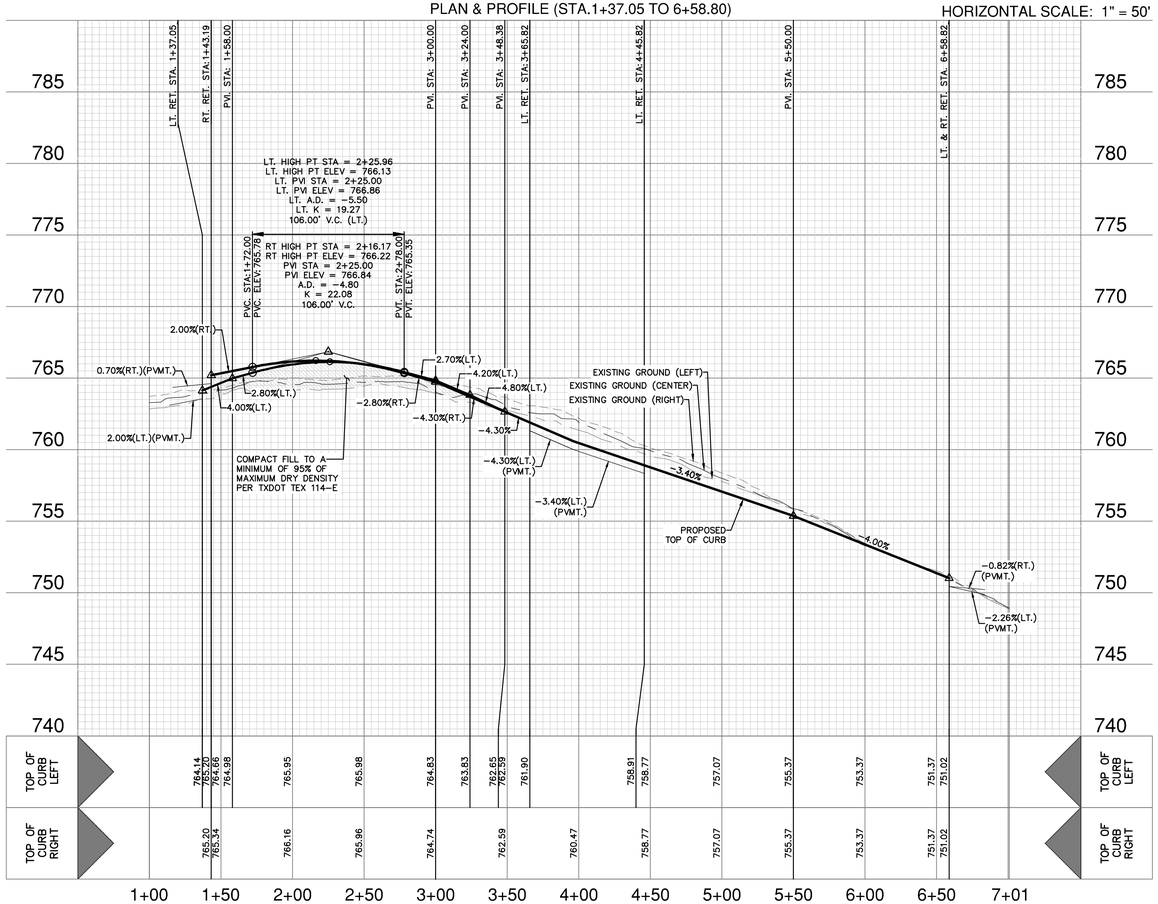


STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

REDBUD MEADOW DR
PLAN & PROFILE (STA.1+37.05 TO 6+58.80)

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



STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
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6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

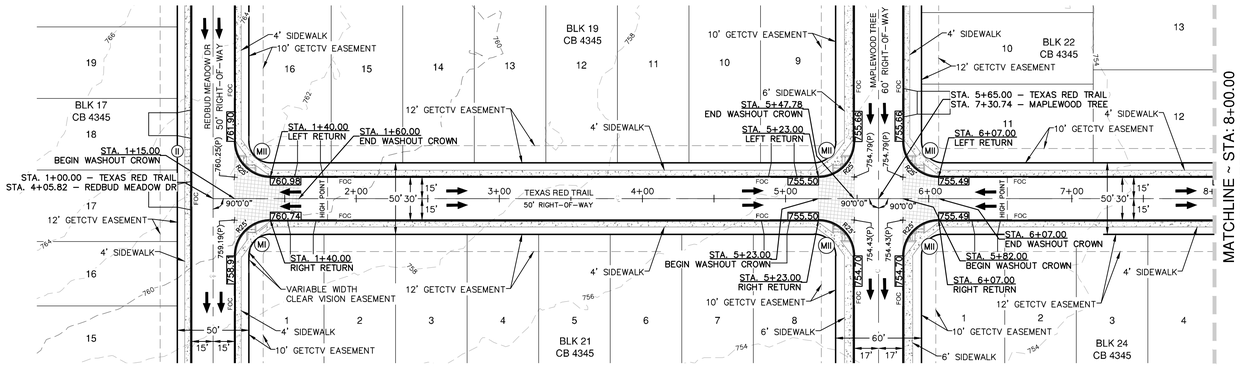
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

REDBUD MEADOW DR
PLAN & PROFILE (STA.1+37.05 TO 6+58.80)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.04

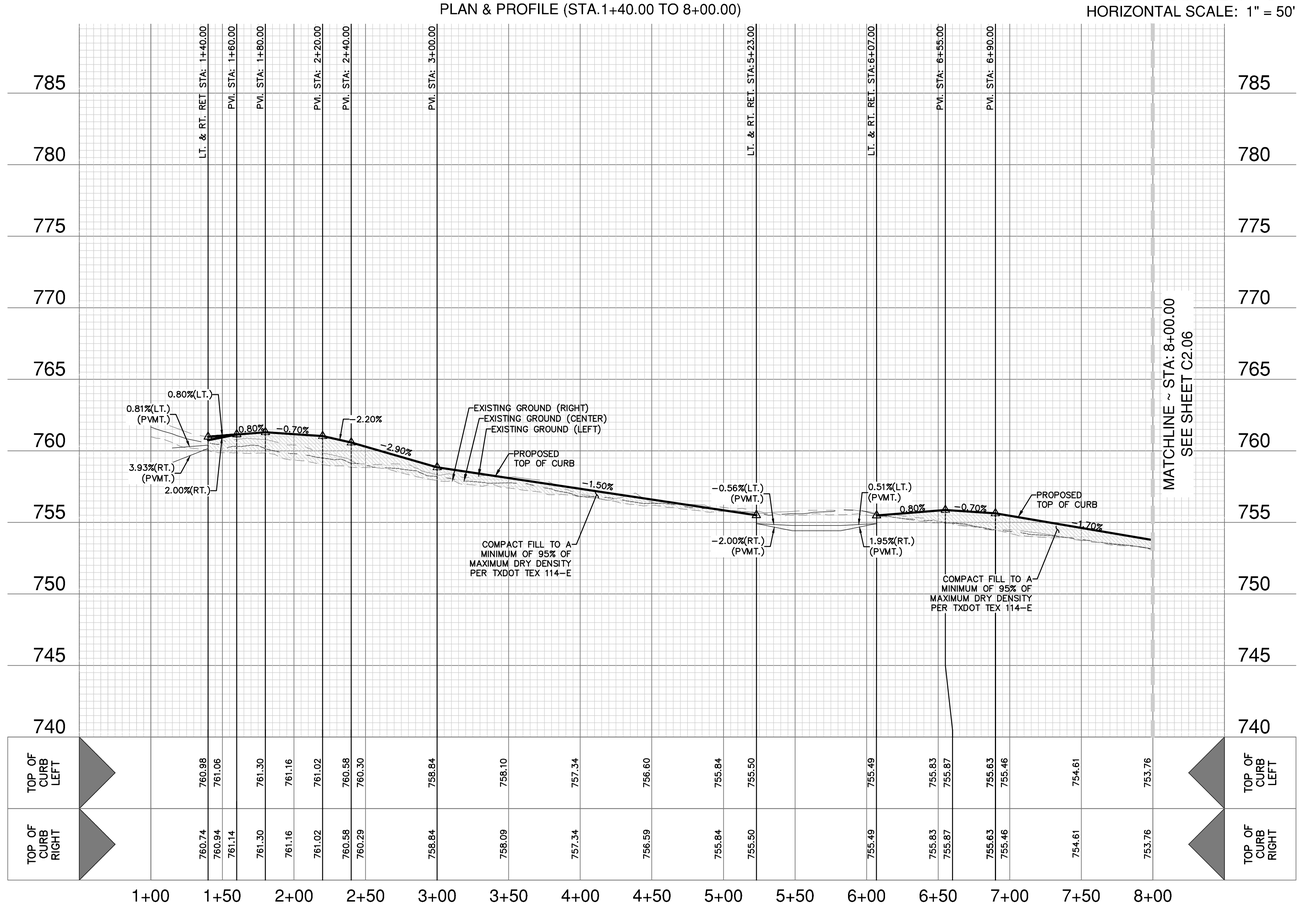
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File: P:\114\12\16\Design\Civil\STI114216 REDBUD MEADOW DR.dwg

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TEXAS RED TRAIL
PLAN & PROFILE (STA.1+40.00 TO 8+00.00)

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



STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
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4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. | REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

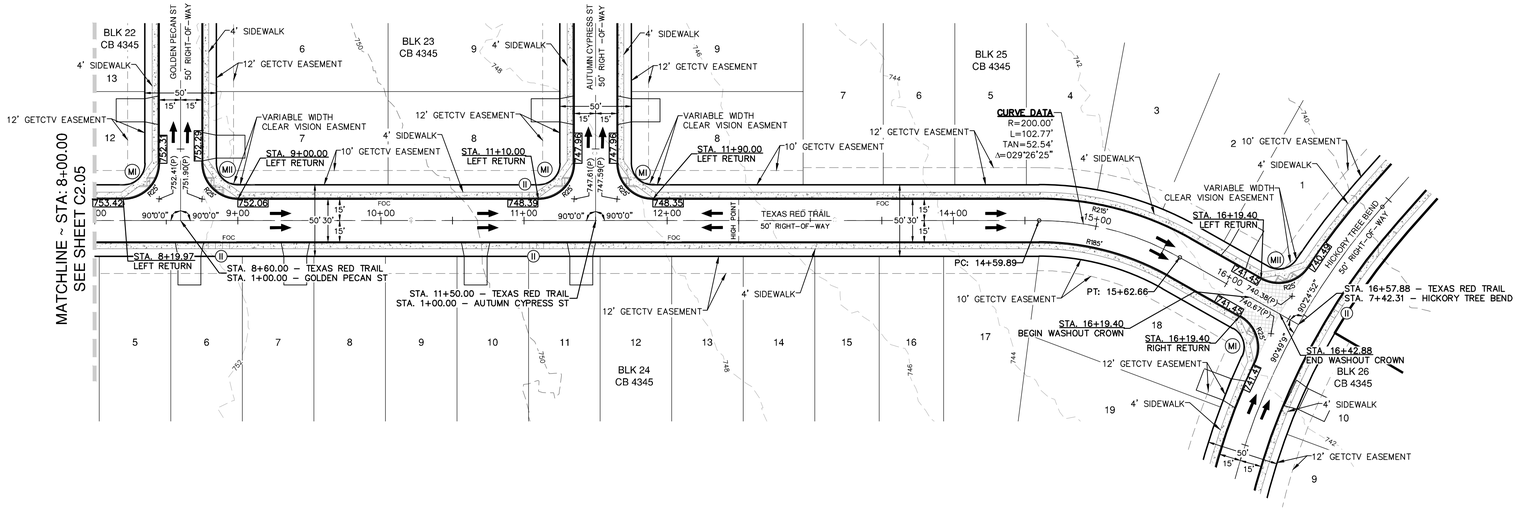
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

TEXAS RED TRAIL
PLAN & PROFILE (STA.1+40.00 TO 8+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.05

Date: July 28, 2025, 9:22 AM – User ID: ualloard
File: P:\114\2\16\Design\Civil\SIT114216 TEXAS RED TRAIL.dwg

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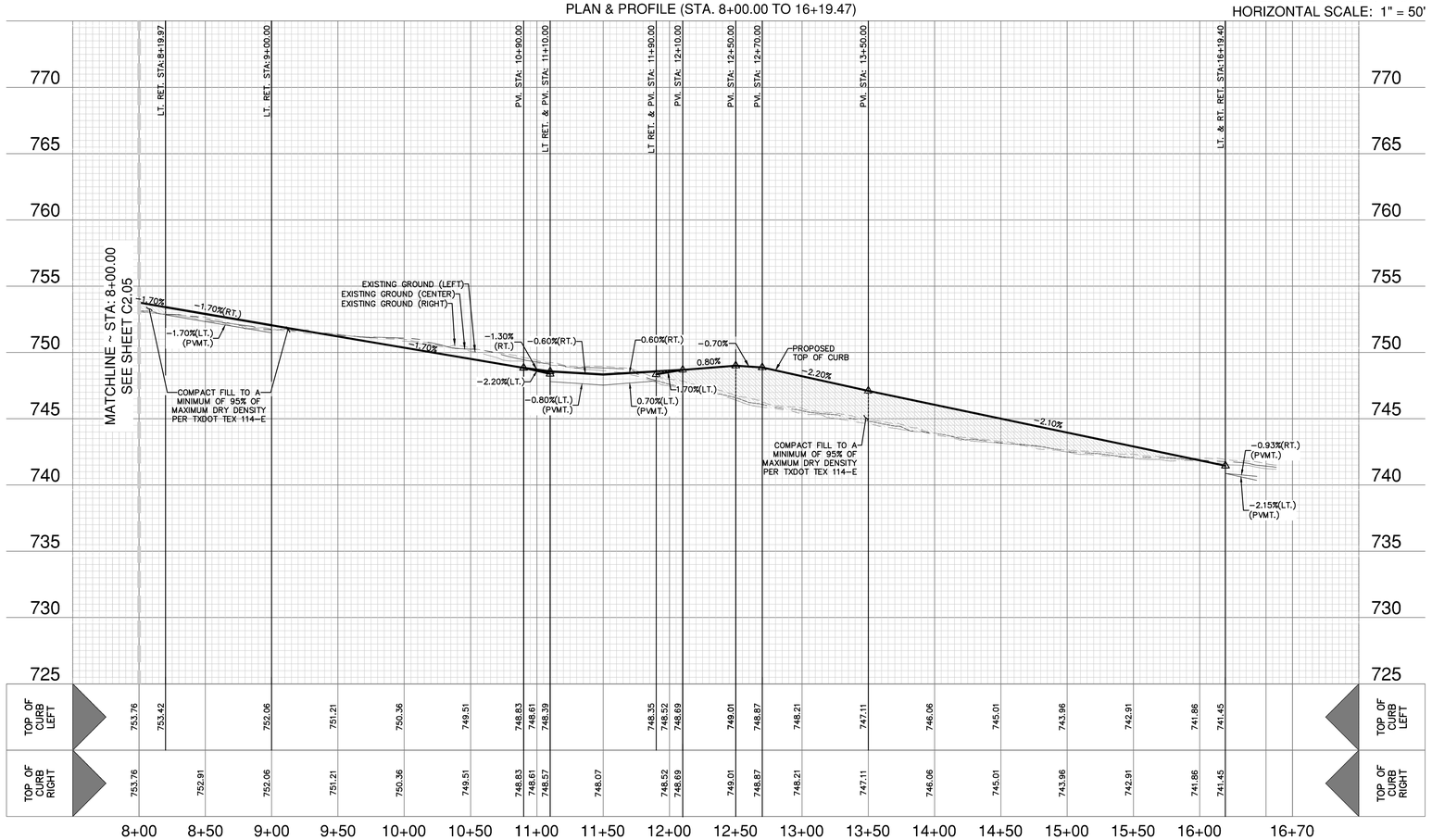
SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

TEXAS RED TRAIL
PLAN & PROFILE (STA. 8+00.00 TO 16+19.47)

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



STREET NOTES:

1. 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.
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4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

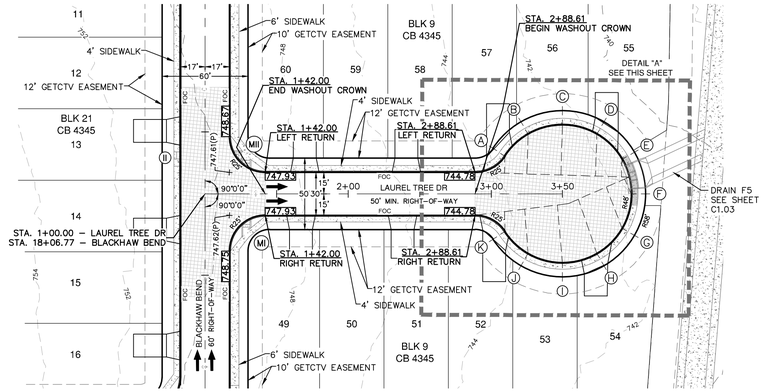
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

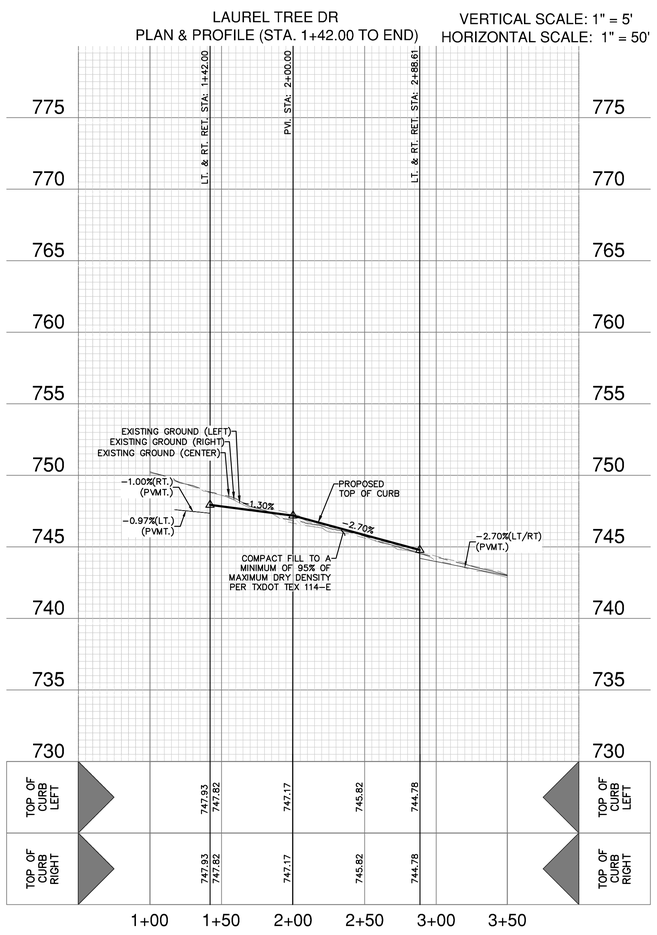
TEXAS RED TRAIL
PLAN & PROFILE (STA. 8+00.00 TO 16+19.47)

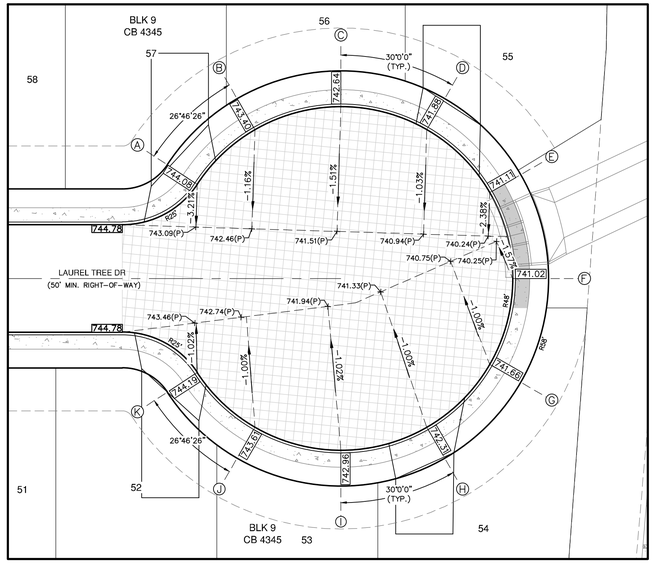
PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.06

Date: July 28, 2025, 9:22 AM — User ID: vallarreal
File: P:\114\12\16\Design\Civil\ST11412I6 TEXAS RED TRAIL.dwg

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DETAIL "A"
SCALE: 1" = 20'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
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5. 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.
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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

SCALE: 1"= 50' (0' 50' 100' 150')

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

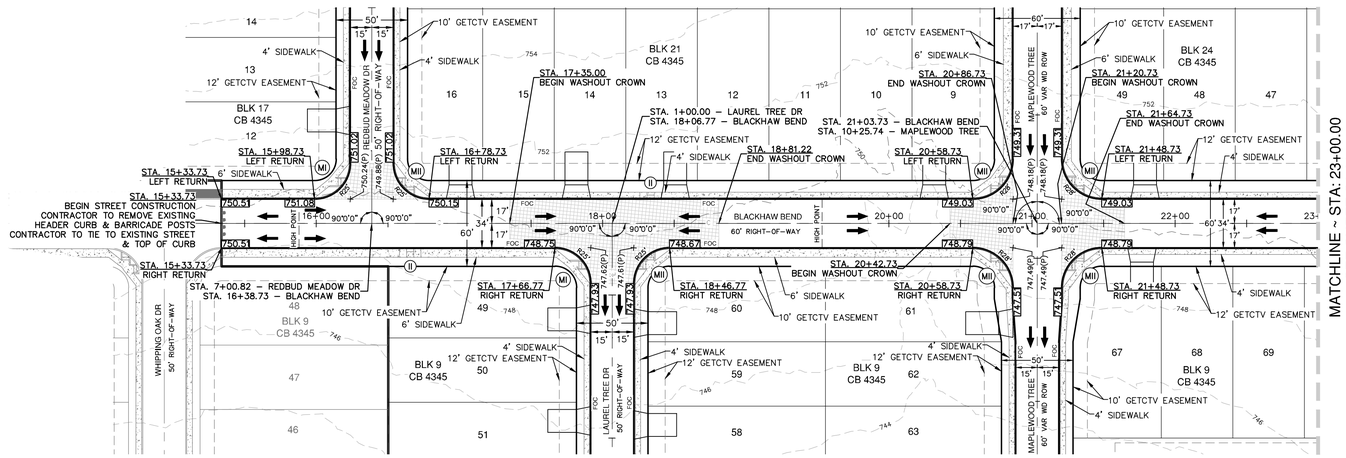
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

LAUREL TREE DR
PLAN & PROFILE (STA. 1+42.00 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.07

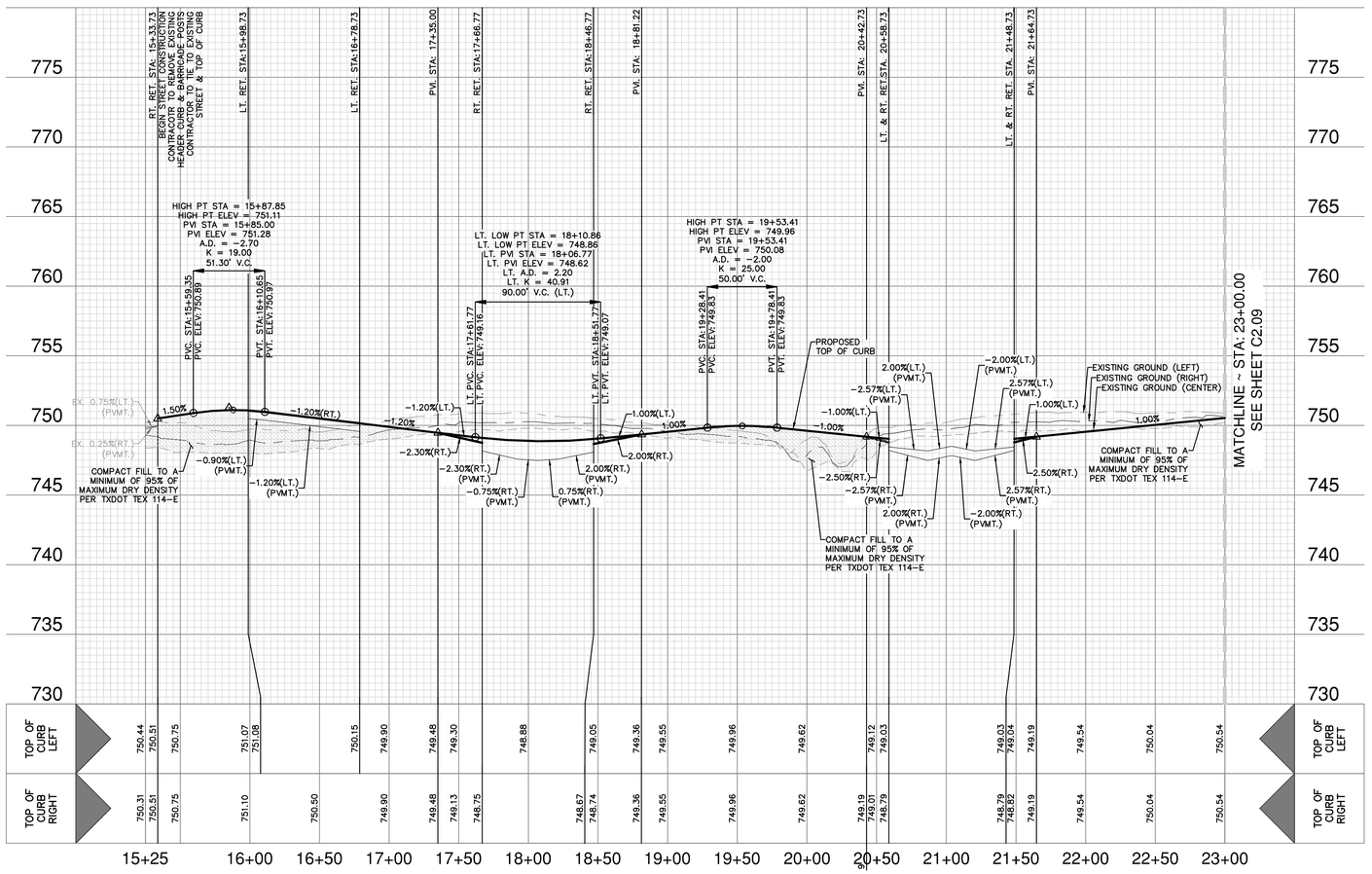
Date: July 28, 2025, 9:23 AM – User ID: uallarreal
File: P:\114\12\16\Design\Civil\STI14216 LAUREL TREE DR.dwg

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BLACKHAW BEND
PLAN & PROFILE (STA. 15+33.73 TO 23+00.00)

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



STREET LEGEND

SCALE: 1"= 50'
0' 50' 100' 150'

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

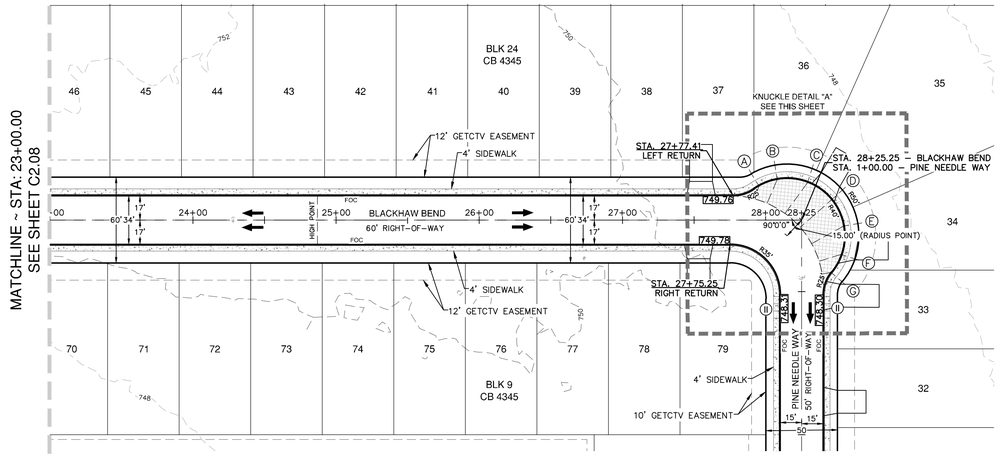
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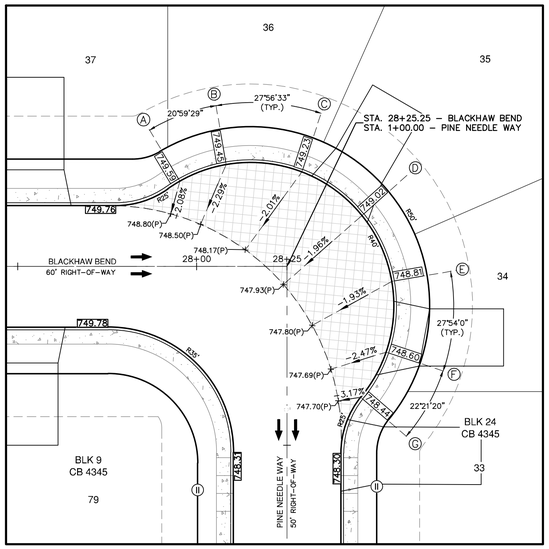
BLACKHAW BEND
PLAN & PROFILE (STA. 15+33.73 TO 23+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.08

Date: July 28, 2025, 9:24 AM — User ID: vallarreal
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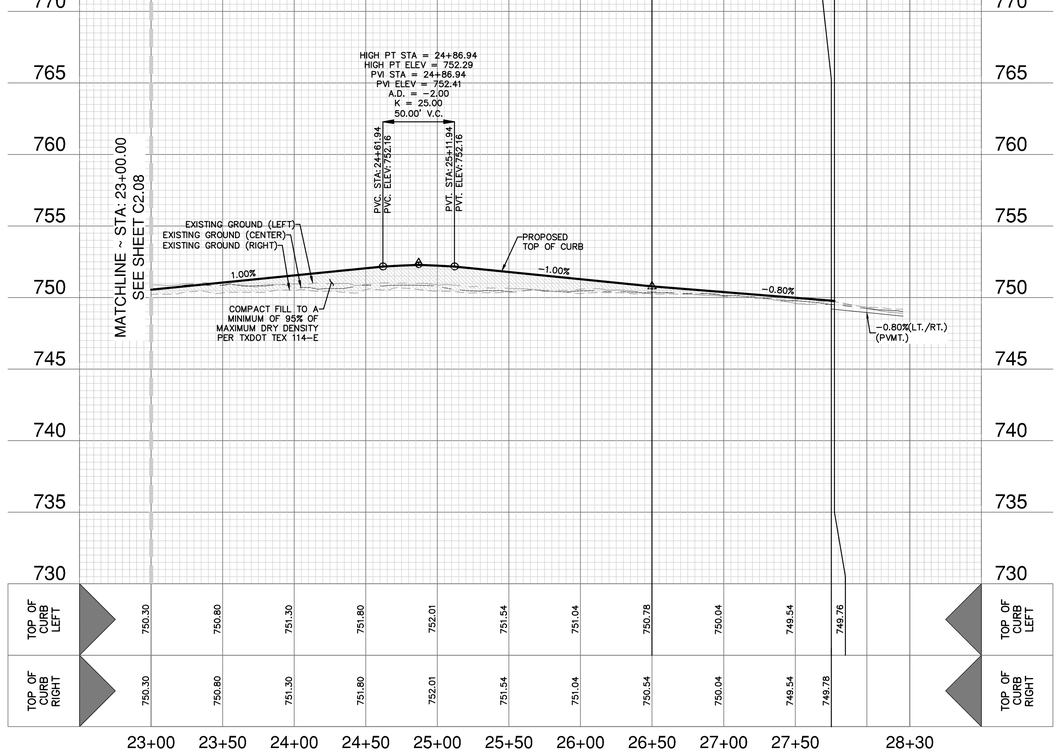




KNUCKLE "A"
SCALE: 1" = 20'

BLACKHAW BEND
PLAN & PROFILE (STA. 23+00.00 TO 27+77.41)

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



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
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. 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.
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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

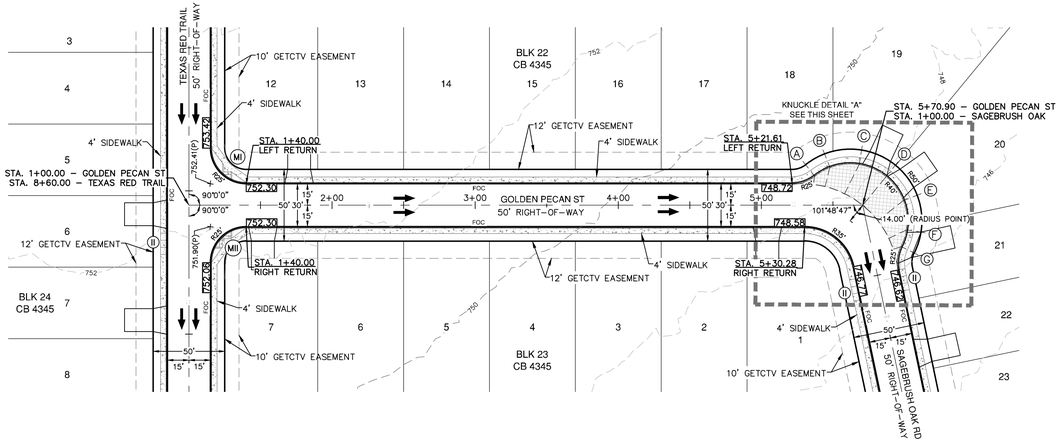
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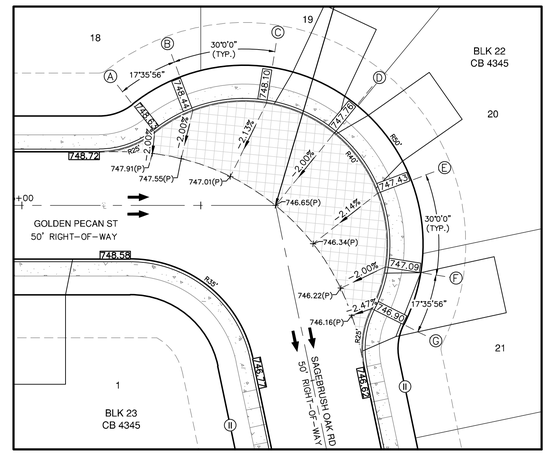
BLACKHAW BEND
PLAN & PROFILE (STA. 23+00.00 TO 27+77.41)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.09

Date: July 28, 2025, 9:25 AM – User ID: uvillarreal
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KNUCKLE "A"
SCALE: 1" = 20'

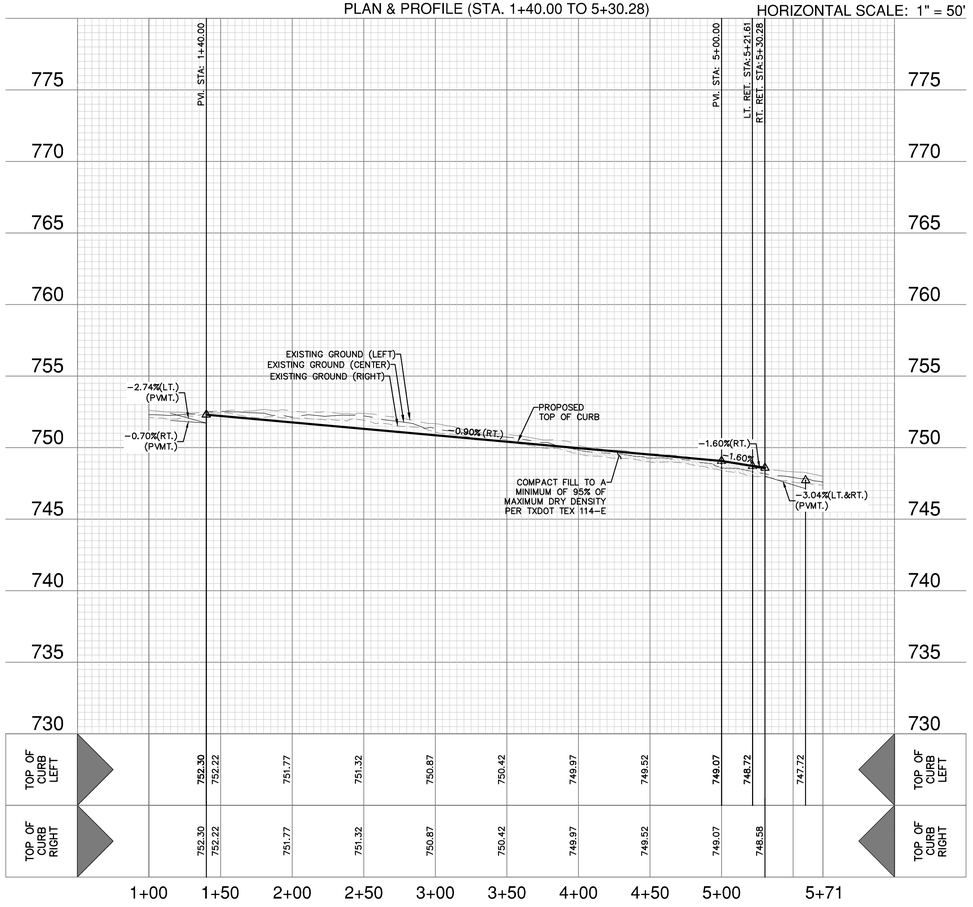
SCALE: 1"= 50'
0' 50' 100' 150'

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
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

GOLDEN PECAN
PLAN & PROFILE (STA. 1+40.00 TO 5+30.28)

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



STREET NOTES:

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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

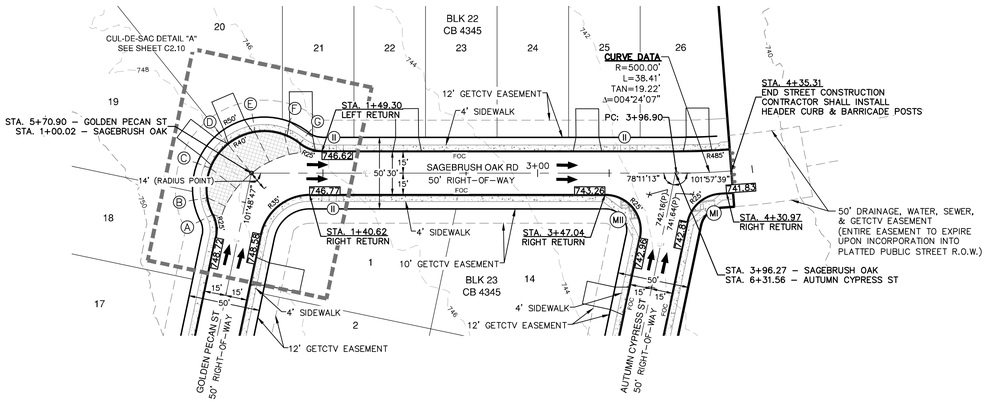
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SAN ANTONIO, TEXAS

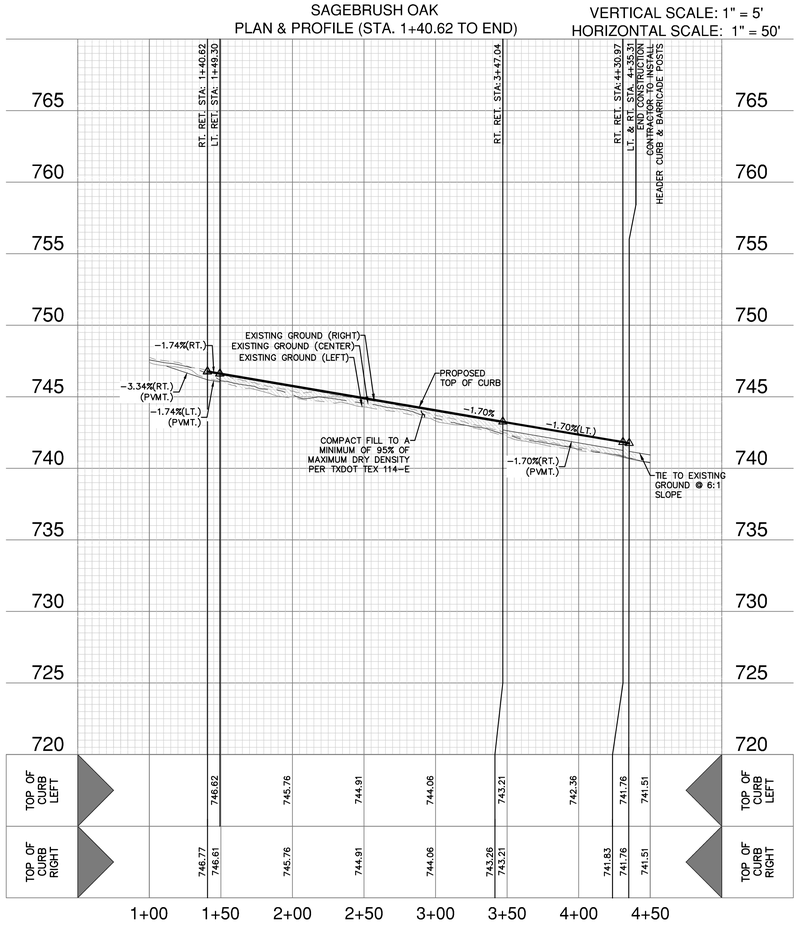
GOLDEN PECAN
PLAN & PROFILE (STA. 1+40.00 TO 5+30.28)

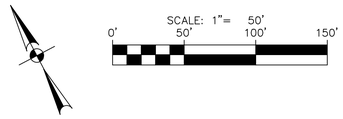
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.10

Date: July 28, 2025, 9:26 AM - User ID: uvillarreal
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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
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

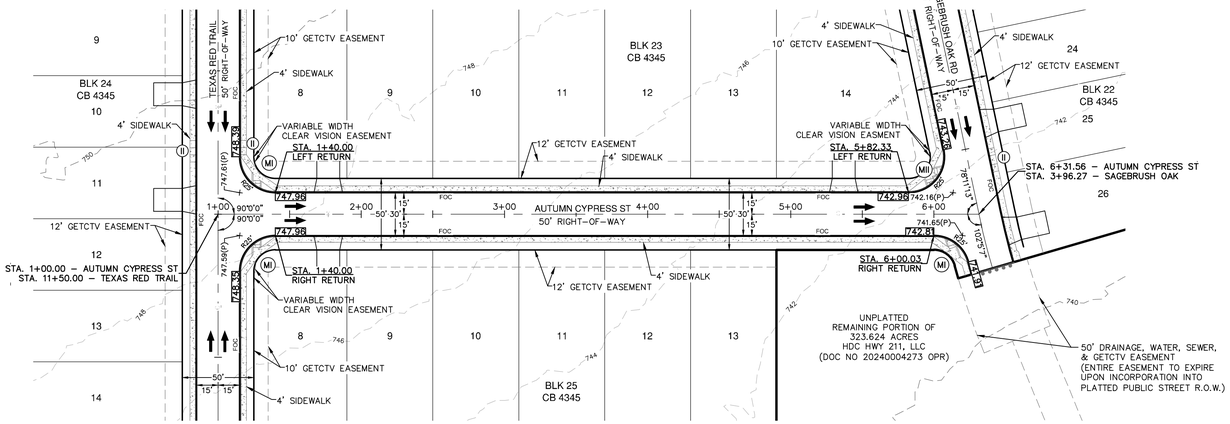
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SAGEBRUSH OAK
PLAN & PROFILE (STA. 1+40.62 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.11

Date: July 28, 2025, 9:27 AM – User ID: uvillarreal
File: P:\114\12\16\Design\Civil\SI114216 SAGEBRUSH OAK.dwg

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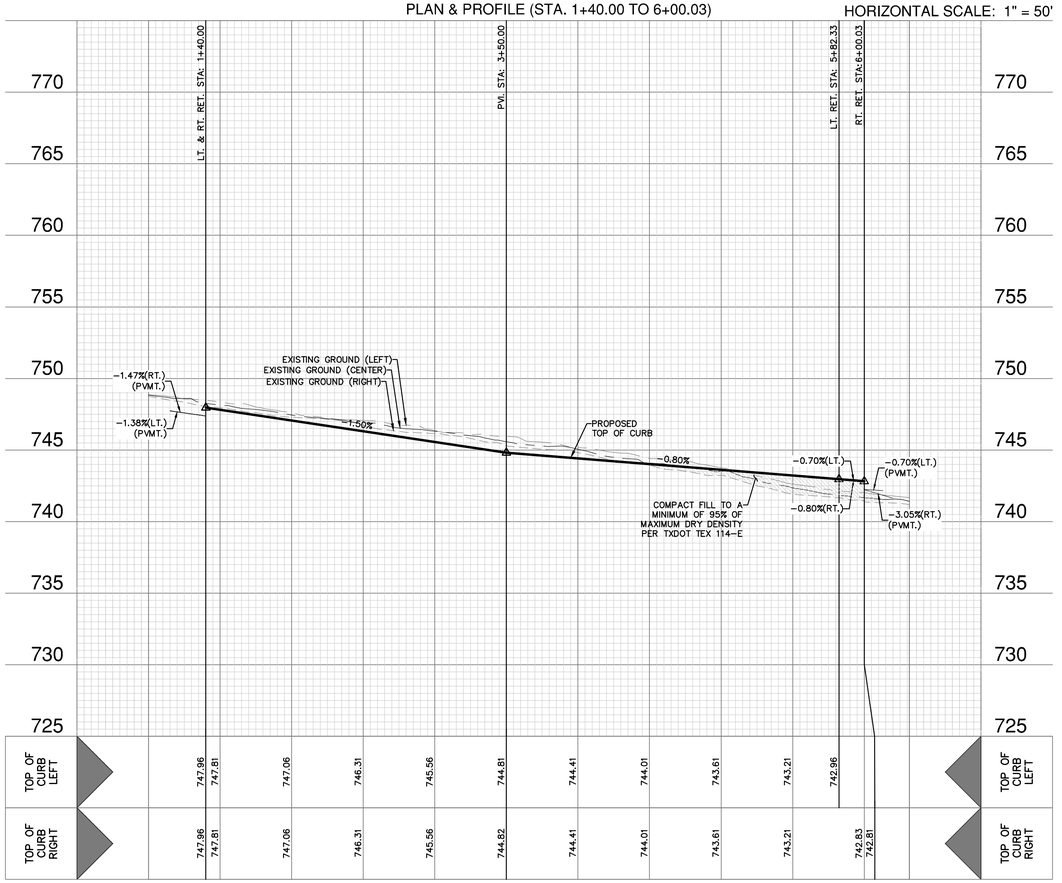


STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

AUTUMN CYPRESS
PLAN & PROFILE (STA. 1+40.00 TO 6+00.03)

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



STREET NOTES:

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

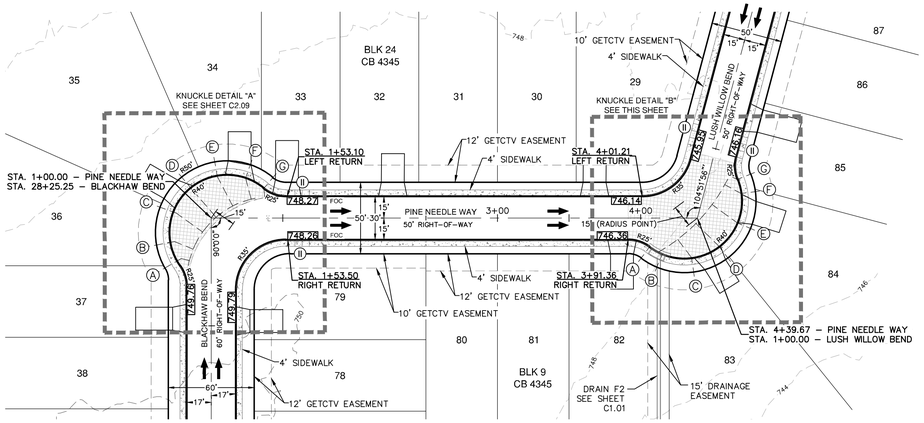
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SAN ANTONIO, TEXAS

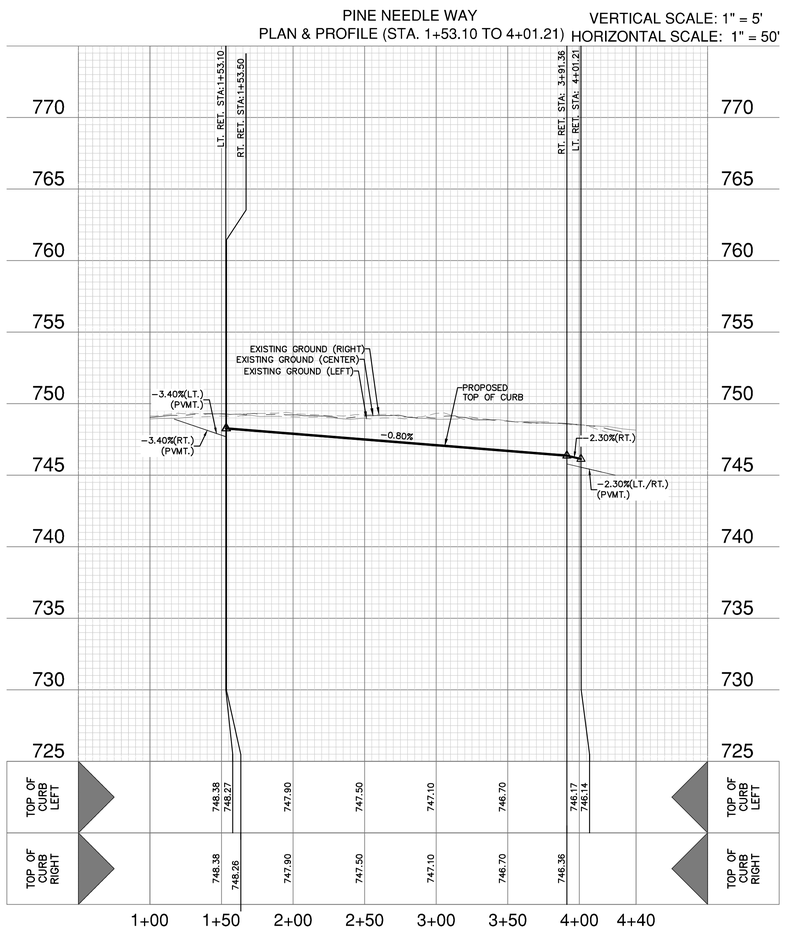
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PLAN & PROFILE (STA. 1+40.00 TO 6+00.03)

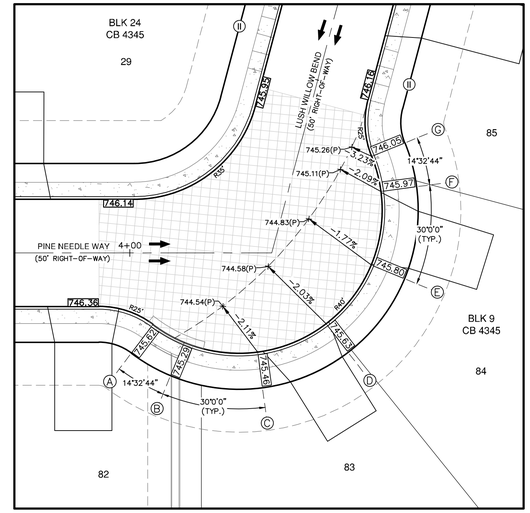
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
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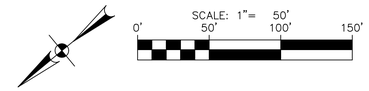
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KNUCKLE "B"
SCALE: 1" = 20'



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
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288000

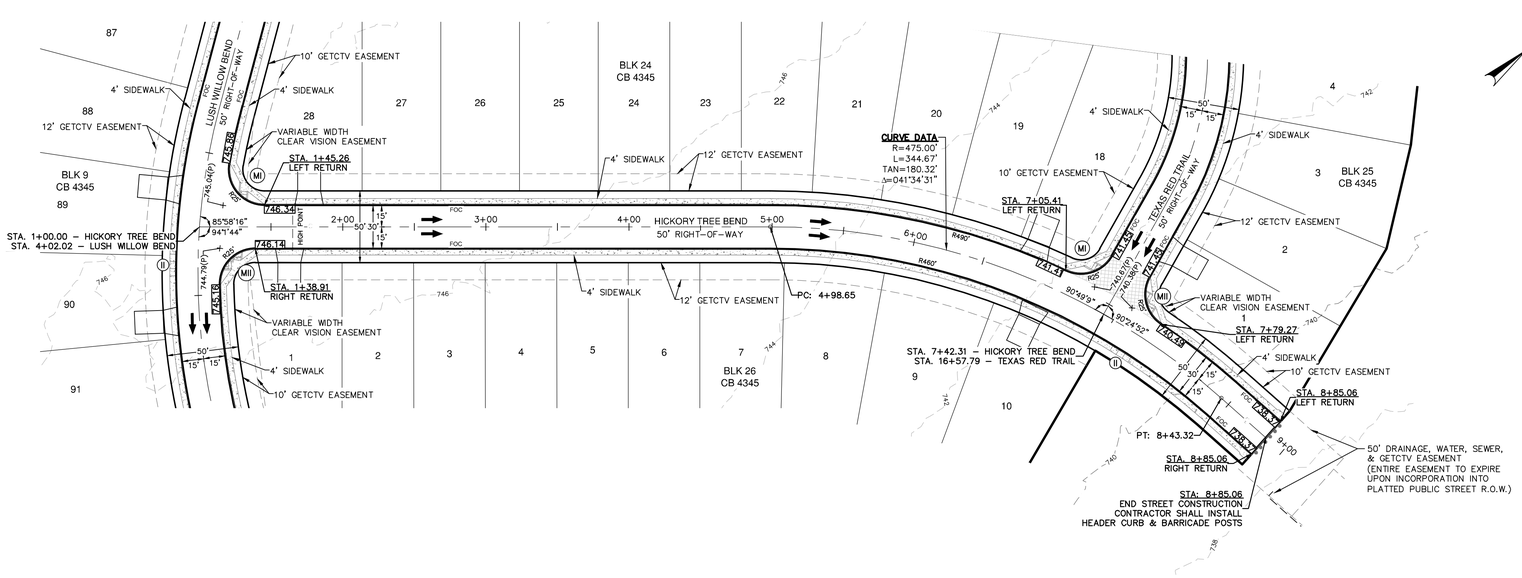
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

PINE NEEDLE WAY
PLAN & PROFILE (STA. 1+53.10 TO 4+01.21)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.13

Date: July 28, 2025, 9:29 AM – User ID: uallarcal
File: P:\714\V2\16\Design\Civil\STI1141216 PINE NEEDLE WAY.dwg

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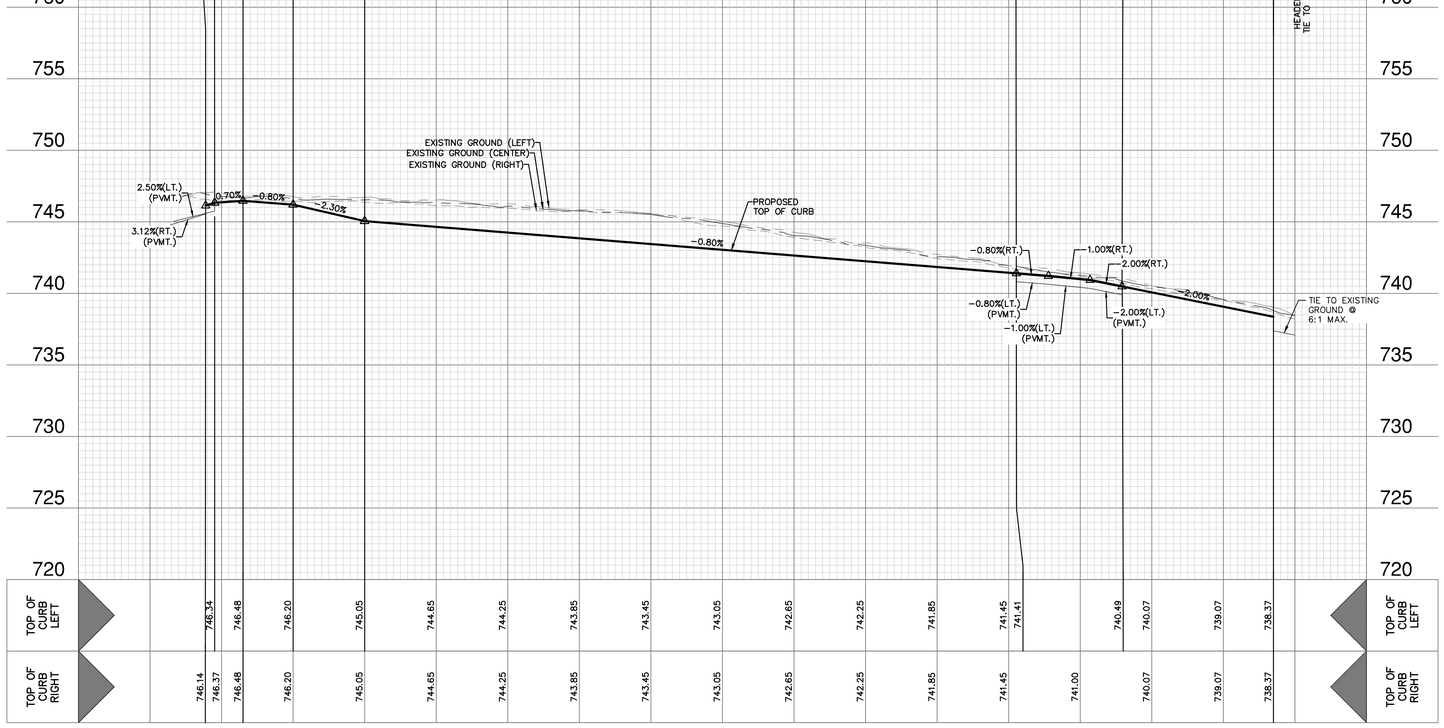
SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

- PROJECT LIMITS
- MAINTAIN GUTTER
- EXISTING CONTOUR (970)
- WHEELCHAIR RAMP (I)
- CENTERLINE (CL)
- RADIUS POINT (RP)
- POINT OF CURVATURE (PC)
- POINT OF TANGENCY (PT)
- RETURN (RET)
- DRAINAGE FLOW ARROW
- TOP OF CURB SPOT ELEVATION (857.30)
- PAVEMENT ELEVATION (857.00(P) ×)
- WASHOUT CROWN SECTION
- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- DRIVEWAY

HICKORY TREE BEND
PLAN & PROFILE (STA. 1+38.91 TO END)

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



STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE–IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

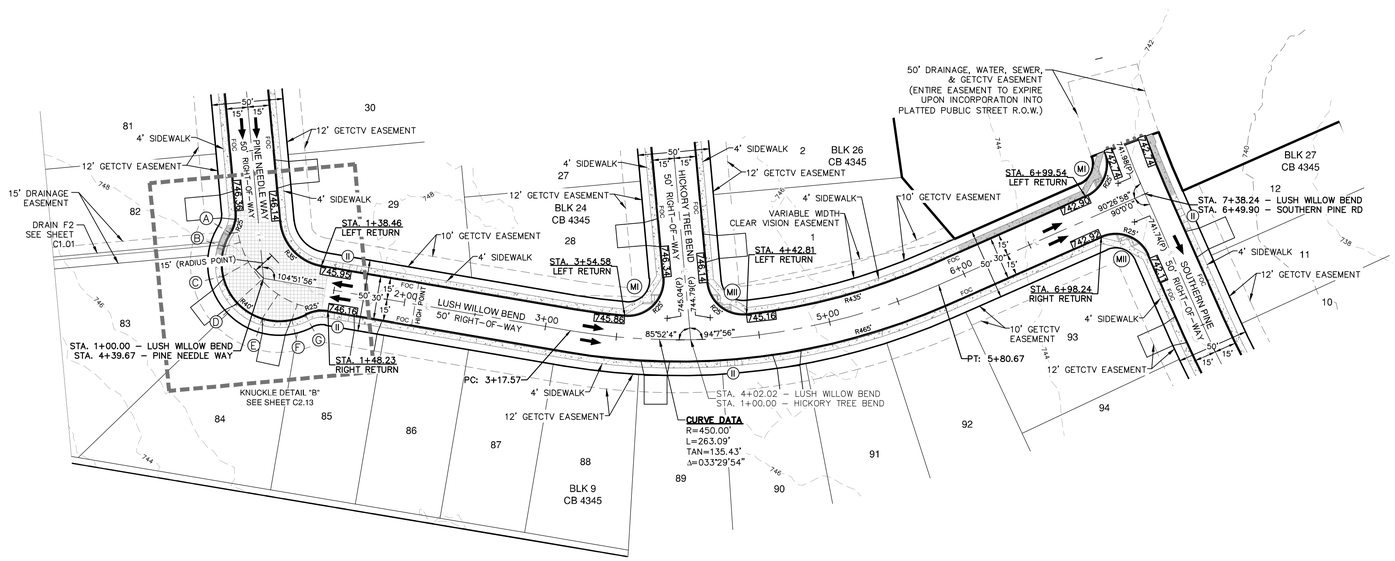
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

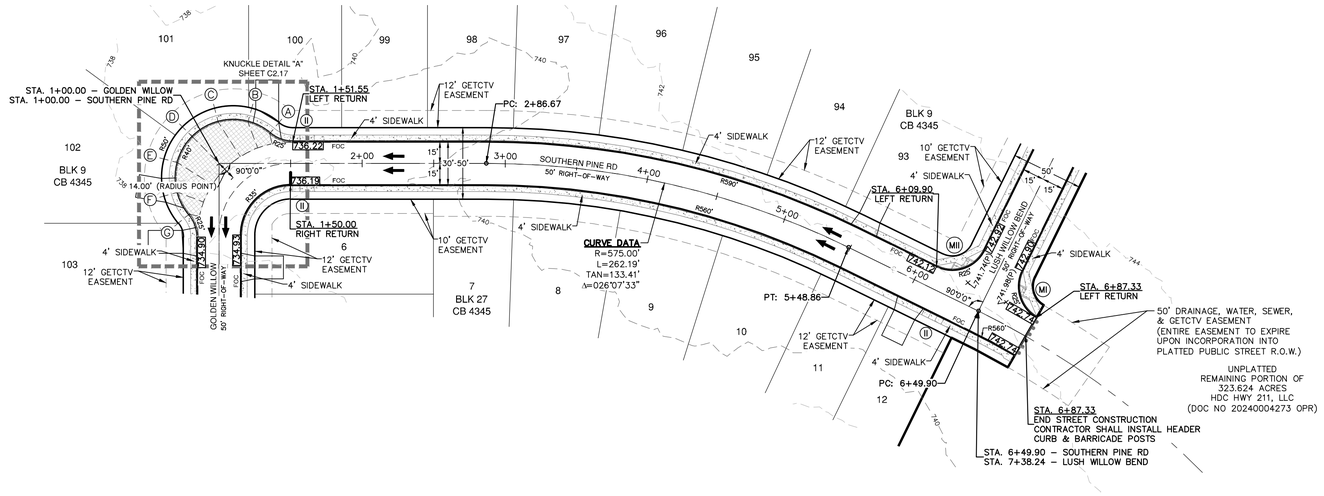
HICKORY TREE BEND
PLAN & PROFILE (STA. 1+38.91 TO END)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.14

Date: July 28, 2025, 9:30 AM – User ID: vallarreal
File: P:\114\12\16\Design\Civil\ST114216 HICKORY TREE BEND.dwg

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STA. 1+00.00 – LUSH WILLOW BEND
STA. 4+39.67 – PINE NEEDLE WAY
STA. 1+38.46
LEFT RETURN
STA. 1+48.23
RIGHT RETURN
STA. 3+54.58
LEFT RETURN
STA. 4+42.81
LEFT RETURN
STA. 4+02.02 – LUSH WILLOW BEND
STA. 1+00.00 – HICKORY TREE BEND
CURVE DATA
R=450.00'
L=263.09'
TAN=135.43'
Δ=033°29'54"
PC: 3+17.57
PT: 5+80.67
STA. 6+98.24
RIGHT RETURN
STA. 6+99.54
LEFT RETURN
STA. 7+38.24 – LUSH WILLOW BEND
STA. 6+49.90 – SOUTHERN PINE RD
KNUCKLE DETAIL "B"
SEE SHEET C2.13
DRAIN F2
SEE SHEET
C1.01
15' DRAINAGE EASEMENT
12' GETCTV EASEMENT
4' SIDEWALK
10' GETCTV EASEMENT
50' DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
VARIABLE WIDTH CLEAR VISION EASEMENT
50' RIGHT-OF-WAY
PINE NEEDLE WAY
LUSH WILLOW BEND
HICKORY TREE BEND
SOUTHERN PINE
BLK 24 CB 4345
BLK 26 CB 4345
BLK 27 CB 4345
BLK 9 CB 4345
15' (RADIUS POINT)
104°51'56"
85°32'4"
94°7'56"
90°26'56"
90°00'0"
R=25.00'
L=39.49'
R=450.00'
R=435'
R=465'
745.95
746.16
745.83
745.16
747.97
747.54
747.78
747.71
746.38
746.18
745.83
745.16
745.95
745.83
745.16
745.83
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745.95
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745.95
745.83
745.16



SCALE: 1"= 50'

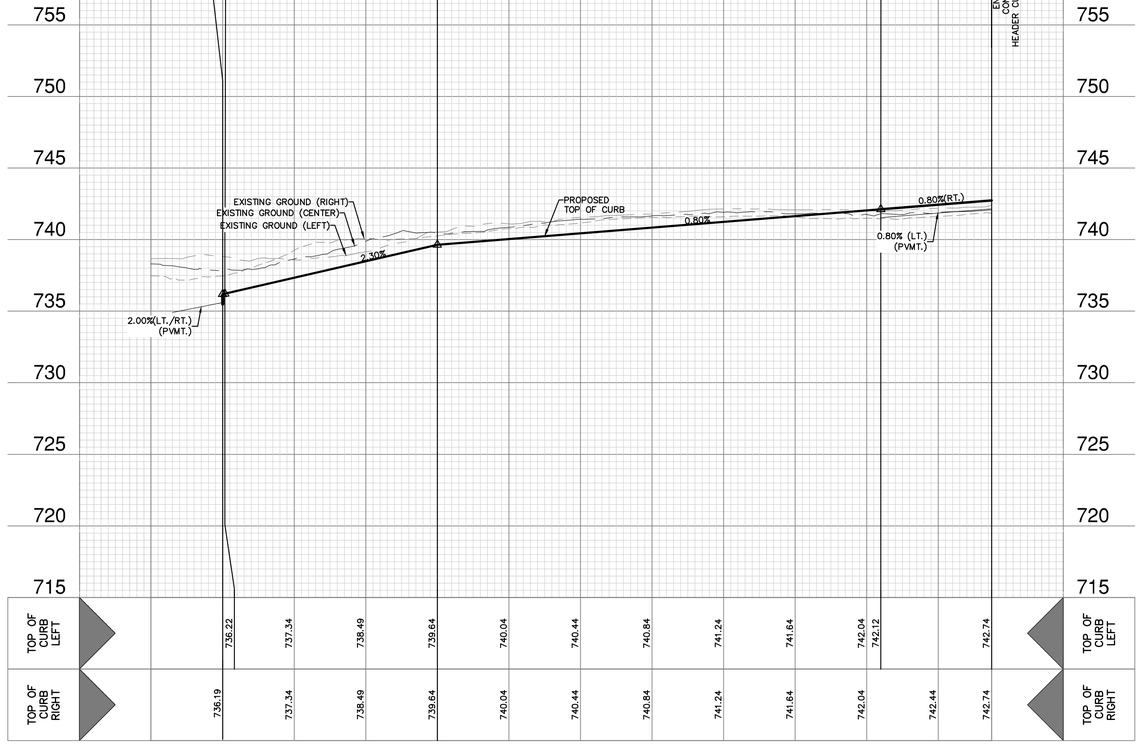
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

SOUTHERN PINE RD
PLAN & PROFILE (STA. 1+50.00 TO END)

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



STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE–IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

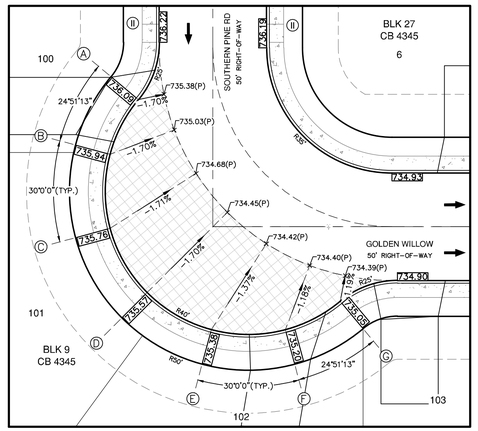
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SOUTHERN PINE RD
PLAN & PROFILE (STA. 1+50.00 TO END)

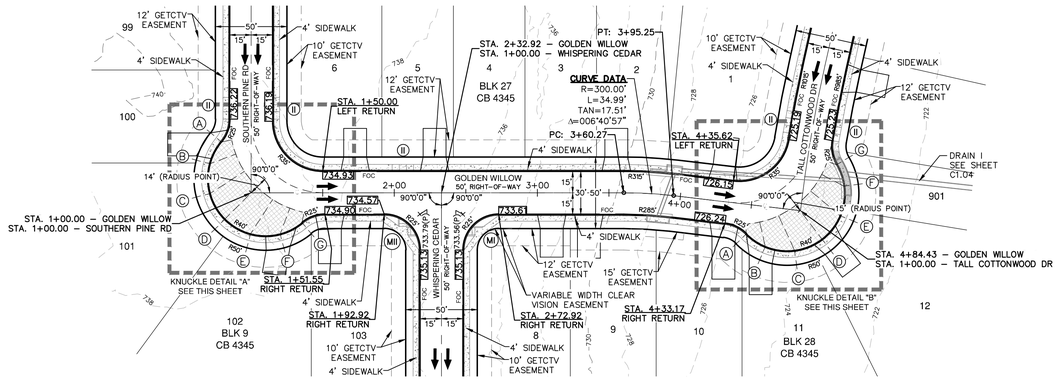
PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.16

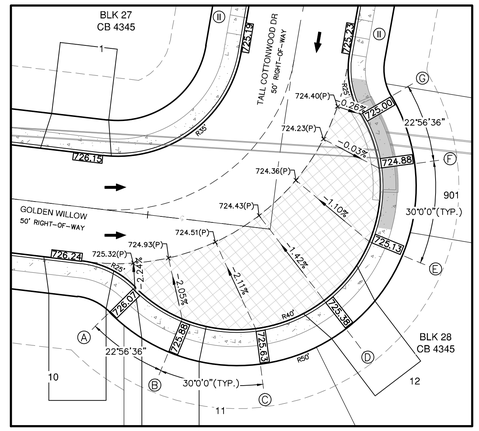
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File: P:\114\2\16\Design\Civil\ST114216 SOUTHERN PINE RD.dwg

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KNUCKLE DETAIL "A"
SCALE: 1" = 20'





KNUCKLE DETAIL "B"
SCALE: 1" = 20'

GOLDEN WILLOW
PLAN & PROFILE (STA. 1+50.00 TO 4+35.62)

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

SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

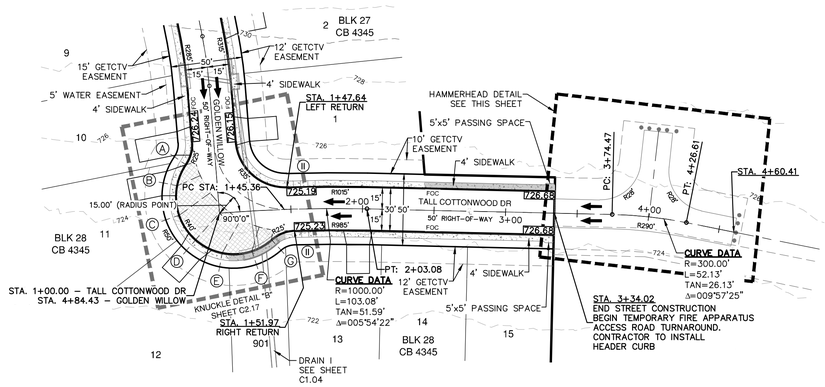
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

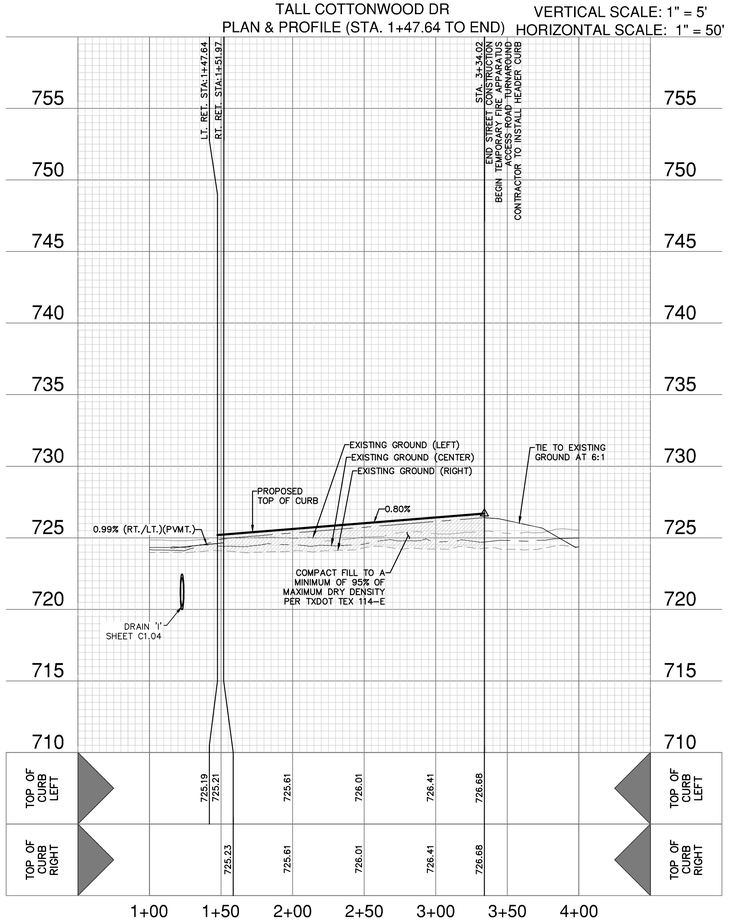
GOLDEN WILLOW
PLAN & PROFILE (STA. 1+50.00 TO 4+35.62)

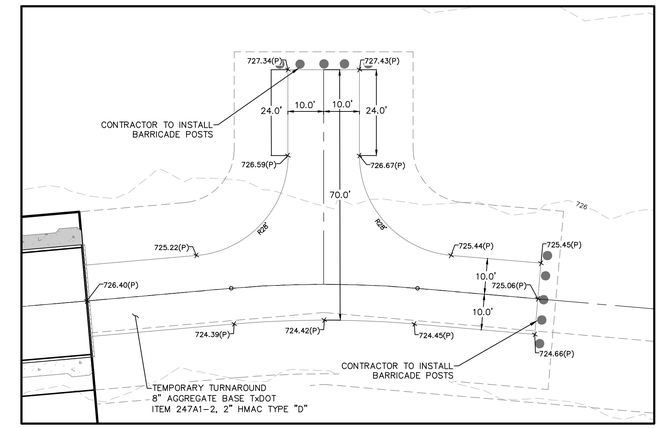
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.17

Date: July 28, 2025, 9:46 AM – User ID: uvillarreal
File: P:\114\V2\V6\Design\Civil\S11141216 GOLDEN WILLOW.dwg

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HAMMERHEAD DETAIL
SCALE: 1" = 20'

SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. 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.
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5. 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.
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NO. REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

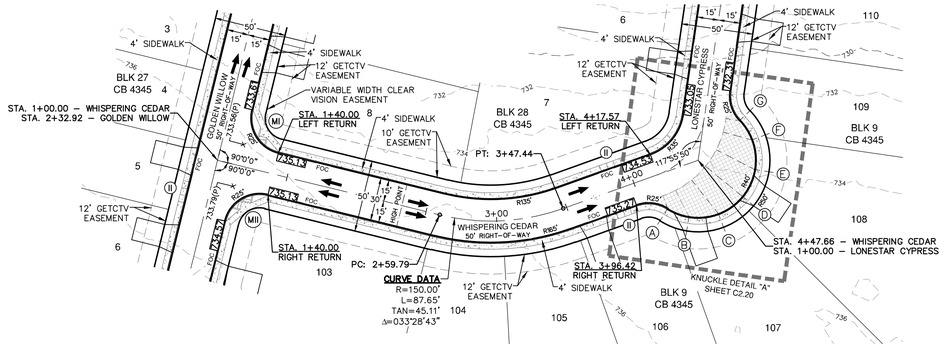
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

TALL COTTONWOOD DR
PLAN & PROFILE (STA. 1+47.64 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.18

Date: July 28, 2025, 9:47 AM – User ID: uvillarea
File: P:\114\12\16\Design\Civil\11141216 TALL COTTONWOOD DR.dwg

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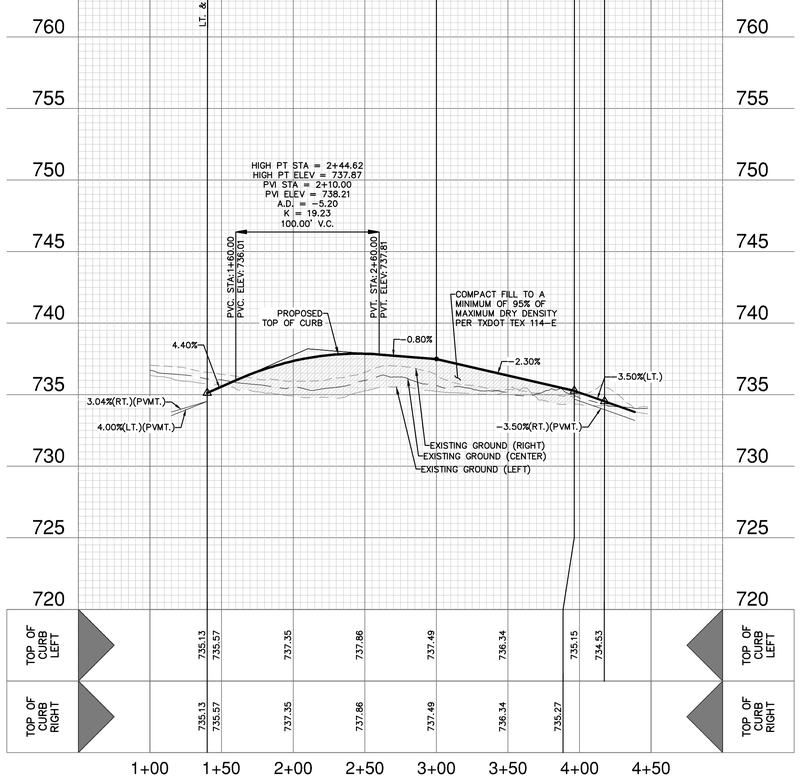


STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

WHISPERING CEDAR
PLAN & PROFILE (STA. 1+40.00 TO 4+17.57)

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



STREET NOTES:

1. 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.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE–IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. 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.
4. 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.
5. 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.
6. 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).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO. REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

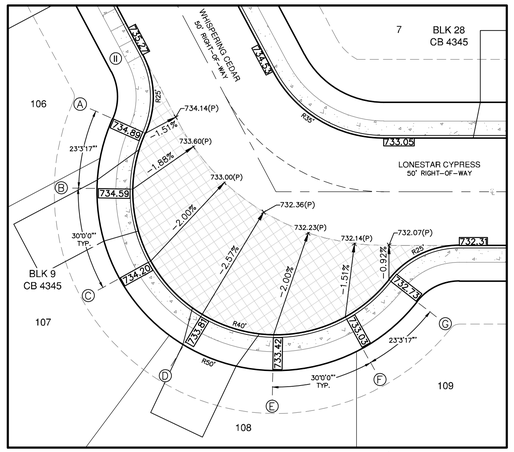
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

WHISPERING CEDAR
PLAN & PROFILE (STA. 1+40.00 TO 4+17.57)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.19

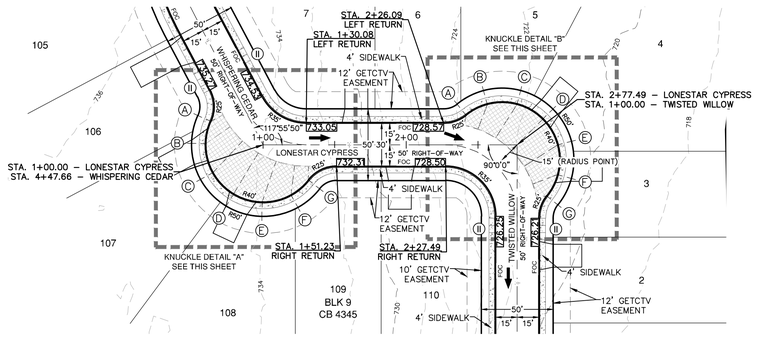
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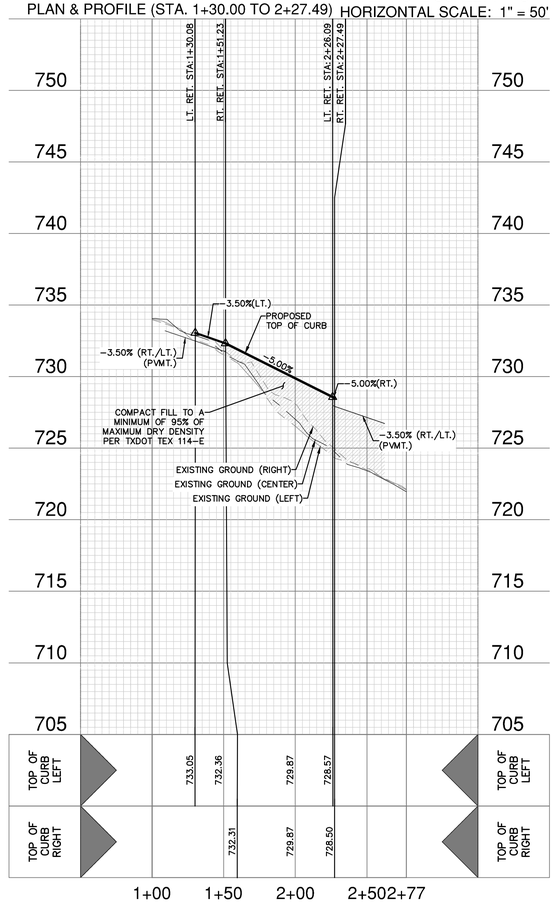
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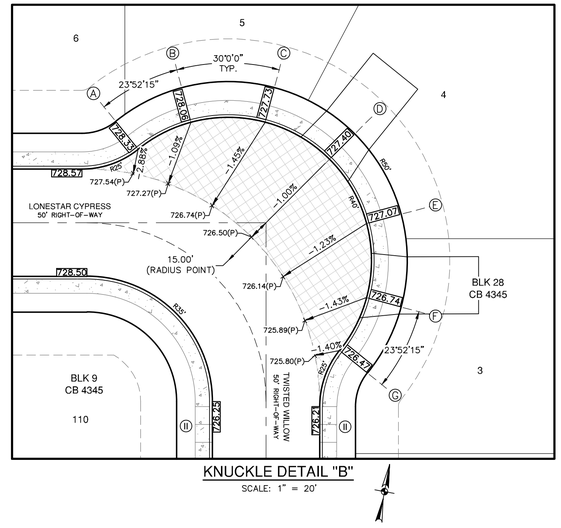


KNUCKLE DETAIL "A"

SCALE: 1" = 20'

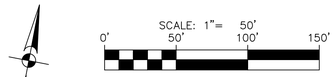






KNUCKLE DETAIL "B"

SCALE: 1" = 20'



STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2

SAN ANTONIO, TEXAS

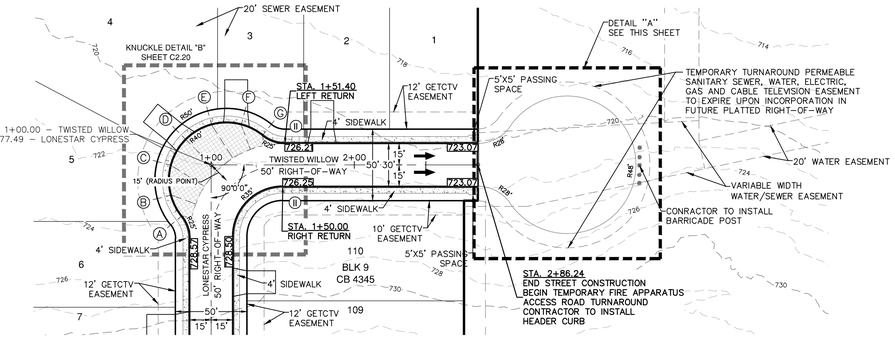
LONESTAR CYPRESS

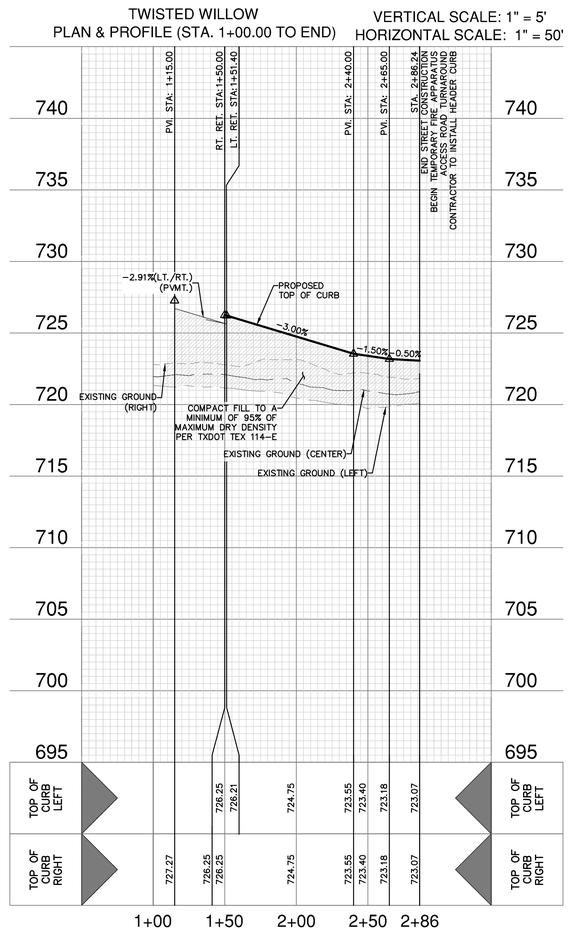
PLAN & PROFILE (STA. 1+30.00 TO 2+27.49)

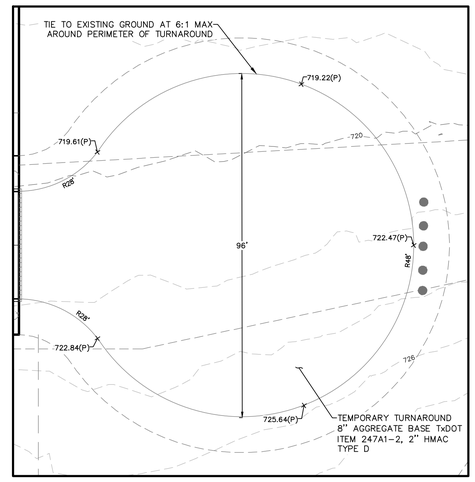
PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.20

Date: July 28, 2025, 9:49 AM – User ID: vallarreal
File: P:\114\2\16\Design\Civil\11141216 LONESTAR CYPRESS.dwg

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DETAIL "A"
SCALE: 1" = 30'

SCALE: 1"= 50'
0' 50' 100' 150'

STREET LEGEND

PROJECT LIMITS	
MAINTAIN GUTTER	
EXISTING CONTOUR	970
WHEELCHAIR RAMP	
CENTERLINE	CL
FACE OF CURB	FOC
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) ×
WASHOUT CROWN SECTION	
SIDEWALK (HOMEOWNER'S RESPONSIBILITY)	
SIDEWALK (DEVELOPER'S RESPONSIBILITY)	
DRIVEWAY	

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NO. REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288000

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

TWISTED WILLOW
PLAN & PROFILE (STA. 1+00.00 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.21

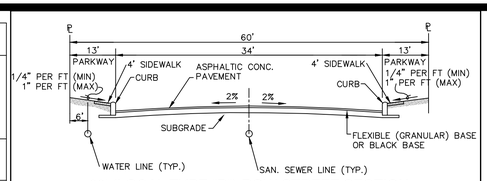
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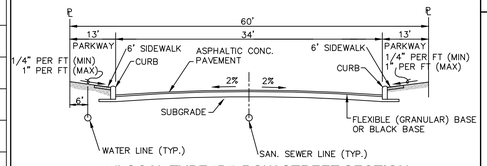
PAVEMENT SECTION DETAIL

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)	45+45.52 TO 52+53.41	1.5"	2.5"	–	21"	8"	NO	5.34
MAPLEWOOD TREE (60' LOCAL B)	1+00.00 TO 11+08.41	1.5"	2.5"	–	18.5"	8"	NO	4.99
MAPLEWOOD TREE (50' LOCAL A)	11+08.41 TO 13+06.00	2.0"	–	–	10"	8"	NO	2.92
HANGING WILLOW (50' LOCAL A)	14+22.53 TO 21+29.23	2.0"	–	–	10"	8"	NO	2.92
REDBUD MEADOW (50' LOCAL A)	1+00.00 TO 7+00.82	2.0"	–	–	10"	8"	NO	2.92
TEXAS RED TRAIL (50' LOCAL A)	1+00.00 TO 5+45.00 5+80.00 TO 16+42.87	2.0"	–	–	10"	8"	NO	2.92
LAUREL TREE DR (50' LOCAL A)	1+00.00 TO 3+50.00	2.0"	–	–	10"	8"	NO	2.92
BLACKHAWK BEND (60' LOCAL B)	15+33.73 TO 20+88.73 21+18.73 TO 27+77.41	1.5"	2.5"	–	18.5"	8"	NO	4.99
GOLDEN PECAN (50' LOCAL A)	1+00.00 TO 5+70.90	2.0"	–	–	10"	8"	NO	2.92
SAGEBRUSH OAK (50' LOCAL A)	1+00.00 TO 4+35.31	2.0"	–	–	10"	8"	NO	2.92
AUTUMN CYPRESS (50' LOCAL A)	1+00.00 TO 6+31.56	2.0"	–	–	10"	8"	NO	2.92
PINE NEEDLE WAY (50' LOCAL A)	1+00.00 TO 4+39.67	2.0"	–	–	10"	8"	NO	2.92
HICKORY TREE BEND (50' LOCAL A)	1+00.00 TO 8+85.06	2.0"	–	–	10"	8"	NO	2.92
LUSH WILLOW BEND (50' LOCAL A)	1+00.00 TO 7+38.24	2.0"	–	–	10"	8"	NO	2.92
SOUTHERN PINE RD (50' LOCAL A)	1+00.00 TO 6+87.33	2.0"	–	–	10"	8"	NO	2.92
GOLDEN WILLOW (50' LOCAL A)	1+00.00 TO 4+84.43	2.0"	–	–	10"	8"	NO	2.92
TALL COTTONWOOD DR (50' LOCAL A)	1+00.00 TO 3+34.02	2.0"	–	–	10"	8"	NO	2.92
WHISPERING CEDAR (50' LOCAL A)	1+00.00 TO 4+47.66	2.0"	–	–	10"	8"	NO	2.92
LONESTAR CYPRESS (50' LOCAL A)	1+00.00 TO 2+27.49	2.0"	–	–	10"	8"	NO	2.92
TWISTED WILLOW (50' LOCAL A)	1+00.00 TO 2+86.24	2.0"	–	–	10"	8"	NO	2.92

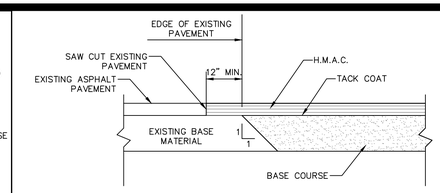
*STRUCTURAL NUMBER FOR LIME STABILIZED SUBGRADE WAS NOT USED IN THE PAVEMENT SECTION CALCULATIONS



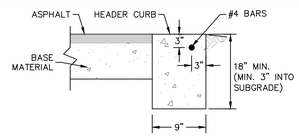
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(HOUSES FRONTING)
NOT-TO-SCALE



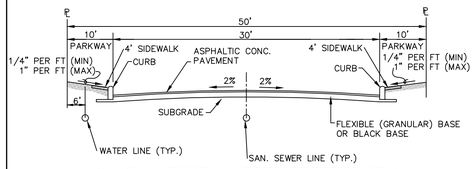
60' (LOCAL TYPE "B") ROW STREET SECTION
NOT-TO-SCALE



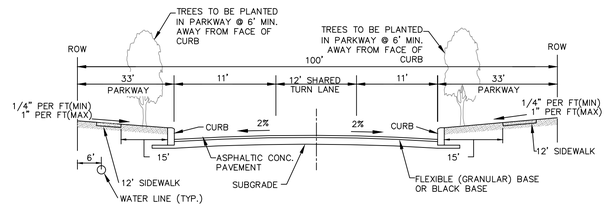
ASPHALT/ASPHALT JUNCTURE DETAIL
NOT-TO-SCALE



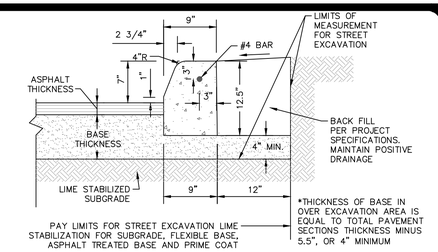
HEADER CURB DETAIL
NOT-TO-SCALE



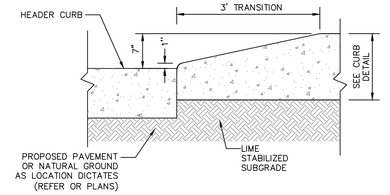
50' (LOCAL TYPE "A") ROW STREET SECTION
NOT-TO-SCALE



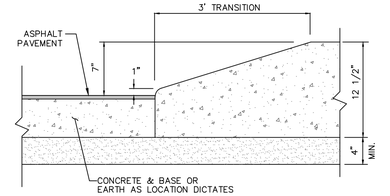
100' (COLLECTOR TYPE "B") ROW STREET SECTION
NOT-TO-SCALE



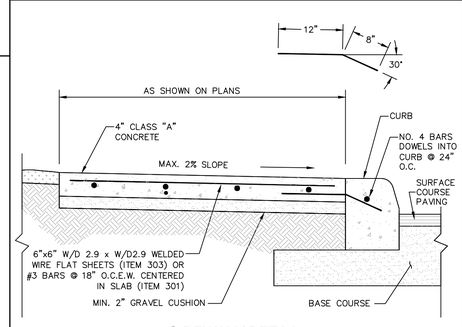
CONCRETE CURB DETAIL
NOT-TO-SCALE



CURB TRANSITION DETAIL
(FROM HEADER CURB TO STANDARD CURB)
NOT-TO-SCALE



CURB TRANSITION DETAIL
(FROM PAVEMENT TO STANDARD CURB)
NOT-TO-SCALE



SIDEWALK DETAIL
NOT-TO-SCALE

GENERAL NOTES:

1. CONTRACTOR SHALL REFERENCE THE PROJECT PAVEMENT DESIGN REPORT PREPARED BY **INTEC L.P. PROJECT NO. S251075** DATED **MARCH 29, 2025** AND **S251075-RI** DATED **APRIL 22, 2025.**
2. 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.
3. GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE.
4. 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.
5. THE FLEXIBLE BASE COURSE SHOULD BE CRUSHED LIMESTONE CONFORMING TO 2014 TXDOT STANDARD SPECIFICATIONS, ITEM 247, TYPE A, GRADES 1 OR 2.
6. 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).
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MATERIAL TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL BE PAID FOR BY THE OWNER.
8. 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 50. 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.
9. 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:

1. IF THE STREET SUBGRADE PLASTICITY INDEX VALUE IS GREATER THAN 20, SUBGRADE STABILIZATION IS NEEDED AS PER BEXAR COUNTY REQUIREMENTS.
2. IF THE SUBGRADE PLASTICITY INDEX VALUE IS 20 OR LESS. SUBGRADE STABILIZATON 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)).
3. LIME APPLICATION RATE OF 43.5 LBS PER SQ YARD FOR 8-INCH DEPTH OF STABILIZATION IS RECOMMENDED.
4. THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO STABILIZATION. IF THE SOIL SULFATE CONTENT IS HIGHER THAN 3000 PPM, AN ALTERNATE PROCEDURE / RECOMMENDATION WILL BE NEEDED
5. LIME STABILIZATION SHOULD MEET BEXAR COUNTY STABILIZATION GUIDELINES (SUCH AS UNCONFINED COMPRESSIVE STRENGTH VALUE OF 160 PSI)
6. APPROVED FILL MATERIAL SHOULD BE USED TO RAISE THE GRADE. THE FILL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 50. 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.
7. THE SUBGRADE SHOULD BE PROOF ROLLED TO IDENTIFY SOFT AREAS BEFORE TREATMENT.

LIME NOTES:

FOR LIME STABILIZATION CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED ON THE FIELD:

1. AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
2. AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE ¾ INCH SIEVE FROM THE SAMPLE):
   - MINIMUM PASSING 1¾" SIEVE 100
   - MINIMUM PASSING ¾" SIEVE 85
   - MINIMUM PASSING NO. 4 SIEVE 60
3. SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED IN THE BEXAR COUNTY FLEXIBLE PAVEMENT DESIGN CRITERIA GUIDE FOR MIXTURE DESIGN.
4. COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED).
5. CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
6. VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

STREET DETAILS
(SHEET 1 OF 3)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.22

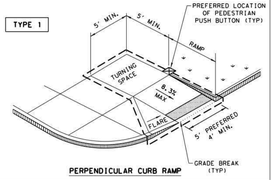
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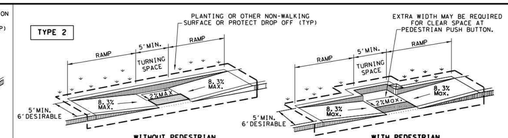
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FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

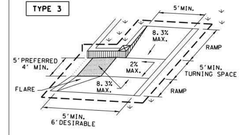


WITHOUT PEDESTRIAN PUSH BUTTON

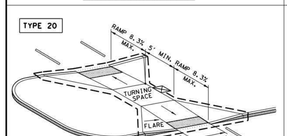
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

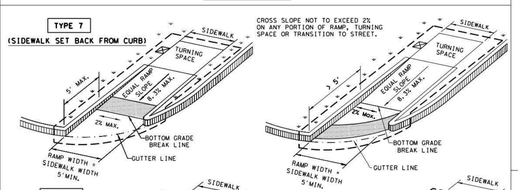


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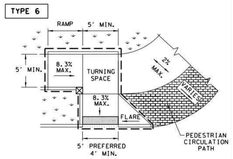


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)



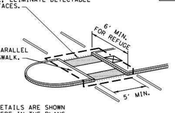
TYPE 6



COMBINATION CURB RAMPS

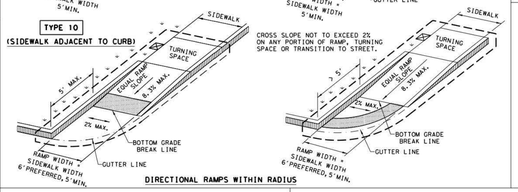
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 21



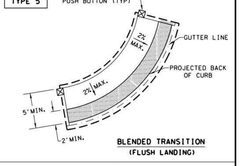
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 10
(SIDEWALK ADJACENT TO CURB)



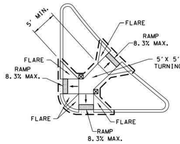
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5

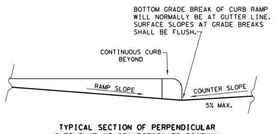


BLENDED TRANSITION (FLUSH LANDING)

TYPE 22



COMBINATION ISLAND RAMPS



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: KM	CK: PK & JG
©TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 06-2013	DIST	COUNTY		SHEET NO.
REVISED 11-2014				

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including sidewalks. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

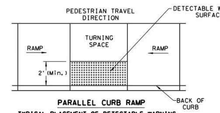
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

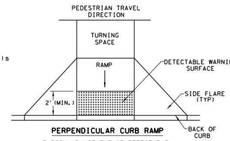
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

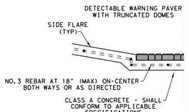
DETECTABLE WARNING SURFACE DETAILS



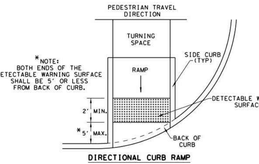
PARALLEL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



* NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: KM	CK: PK & JG
©TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 06-2013	DIST	COUNTY		SHEET NO.
REVISED 11-2014				

NO. | REVISION | DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
4-17-2025

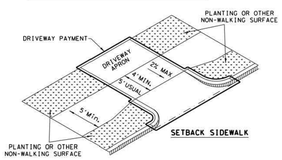
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

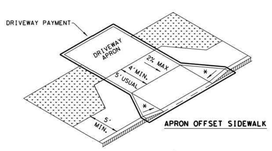
STREET DETAILS
(SHEET 2 OF 3)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE MARCH 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C2.23

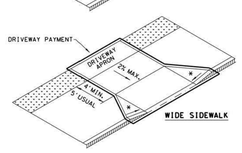
SIDEWALK TREATMENT AT DRIVEWAYS



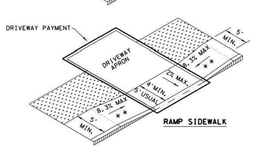
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



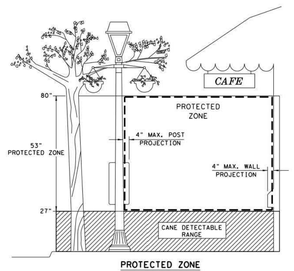
WIDE SIDEWALK



RAMP SIDEWALK

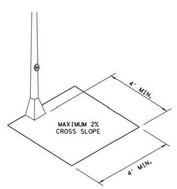
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

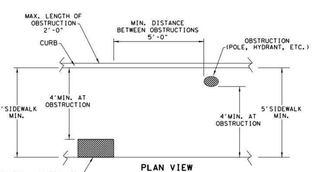


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.

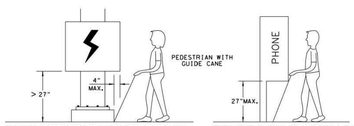


CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW
PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation — Design Division Standard

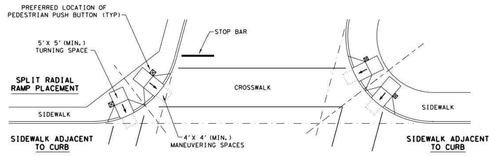
PEDESTRIAN FACILITIES CURB RAMPS

PED-18

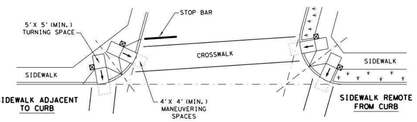
FILE: ped18	DN: TxDOT	CK: VP	CK: KM	CK: PK & JG
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REVISIONS				
REVISED 06-2013	DIST	COUNTY		SHEET NO.
REVISED 11-2014				

TYPICAL CROSSING LAYOUTS

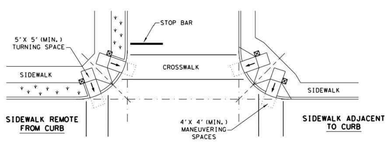
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



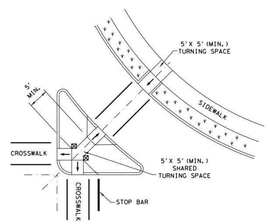
SKEWED INTERSECTION WITH "LARGE" RADIUS



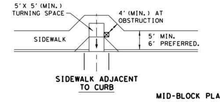
SKEWED INTERSECTION WITH "SMALL" RADIUS



NORMAL INTERSECTION WITH "SMALL" RADIUS



AT INTERSECTION W/FREE RIGHT TURN & ISLAND





MID-BLOCK PLACEMENT PERPENDICULAR RAMPS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation — Design Division Standard

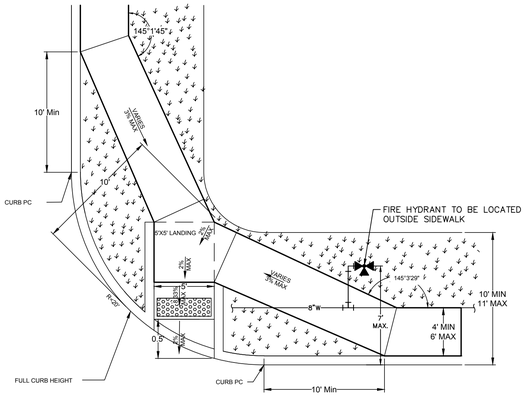
PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: KM	CK: PK & JG
©TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 06-2013	DIST	COUNTY		SHEET NO.
REVISED 11-2014				

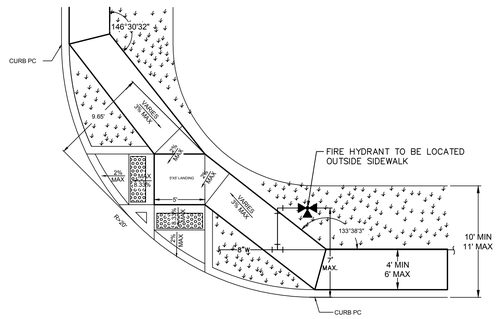
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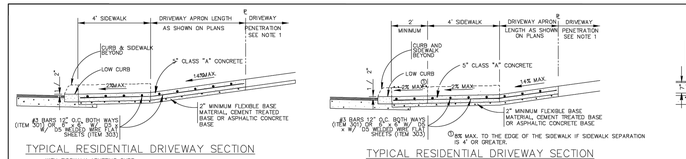
TYPICAL DIRECTIONAL RAMP TYPE "M1" DETAIL

NOT-TO-SCALE



TYPICAL DIRECTIONAL RAMP TYPE "M2" DETAIL

NOT-TO-SCALE

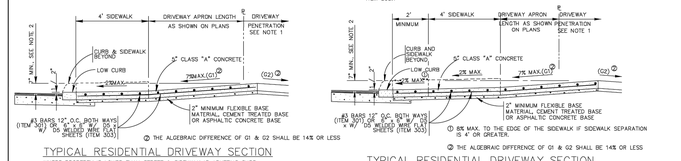


TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB
ITEM 503.1

TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.1

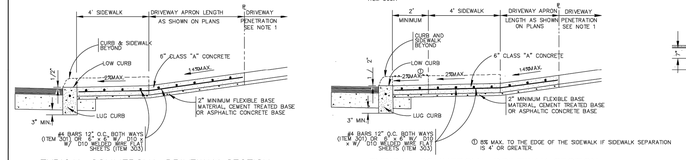


TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB
ITEM 503.1

TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB
ITEM 503.1



TYPICAL COMMERCIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB
ITEM 503.2

TYPICAL COMMERCIAL DRIVEWAY SECTION

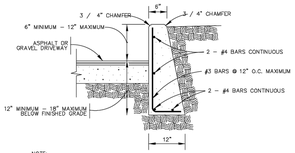
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.2

CONCRETE DRIVEWAY NOTES

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A.) CONCRETE DRIVEWAY PAD FOR UNDER ITEM NO. 503.1 OR 503.2.
   B.) ASPHALTIC CONCRETE DRIVEWAY PAD FOR UNDER ITEM NO. 502.5 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAD FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE COUNTY ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

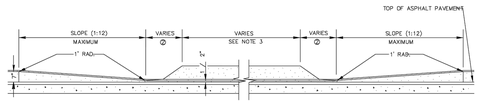
4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
5. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3 /8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
8. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
9. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.



NOTE:
1. COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
2. CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

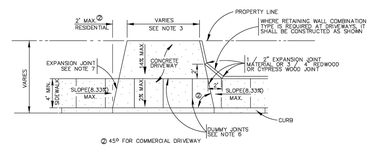
DRIVEWAY – CONCRETE RETAINING WALL

ON COMPACTED SUBGRADE
ITEM 307.1



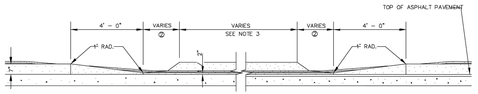
CURB PROFILE AT DRIVEWAY

WITH SIDEWALK ABUTTING CURB



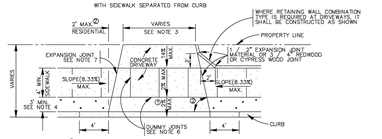
TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK ABUTTING CURB



CURB PROFILE AT DRIVEWAY

WITH SIDEWALK SEPARATED FROM CURB



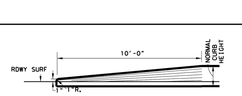
TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK SEPARATED FROM CURB

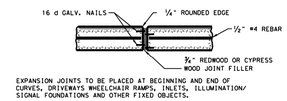
BEXAR COUNTY

CONCRETE DRIVEWAY STANDARDS

DATE: FEBRUARY 2024

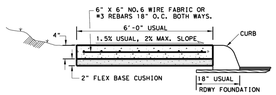


TRANSITION FOR CONCRETE CURB ENDS



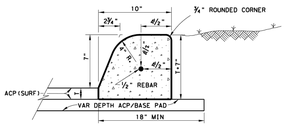
EXPANSION JOINTS TO BE PLACED AT BEGINNING AND END OF CURVES, DRIVEWAYS WHEELCHAIR RAMPS, INLETS, ILLUMINATION/ SIGNAL FOUNDATIONS AND OTHER FIXED OBJECTS.

TYPICAL CURB EXPANSION JOINT DETAIL

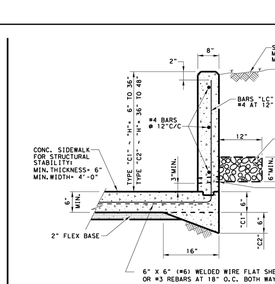


TYPICAL SIDEWALK SECTION

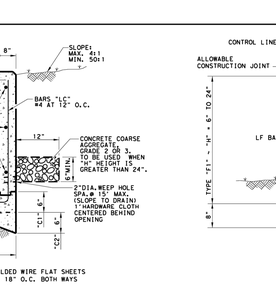
GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE 3/4" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.



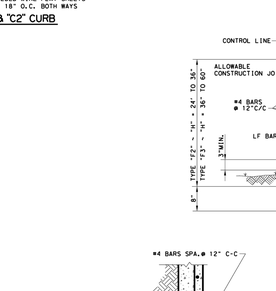
CONCRETE CURB (TYPE I)



TYPE "C1" & "C2" CURB

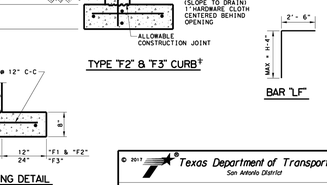


TYPE "F1" CURB‡



TYPE "F2" & "F3" CURB‡

BAR "LC"



FOOTING DETAIL

BAR "LF"

GENERAL NOTES:
All Concrete shall be Class "C".
All Reinforcing Steel shall be Grade 60.
‡Until the sidewalk is complete, lateral support for the "F" curbs will be required.

DESIGN SOIL PARAMETERS:
Soil Unit Wt. = 120 pcf
Phi = 30 Degrees
Cohesion = 50 psf
Min. PI = 15
Max. PI = 30
SURCHARGE:
TYPE F CURB q = 2' Adjacent to sidewalk
Max. slope behind TYPE C Curb = 4:1
Min. Factor of Safety against sliding is 1.5.
Designed in accordance with current AASHTO Standards and Interim Specifications.

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San Antonio District

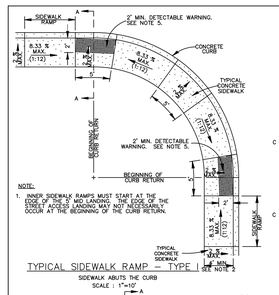
MISCELLANEOUS CURB AND SIDEWALK DETAILS

San Antonio District Standard

I:\Engineering\Standards\MiscCurbSidewalk.dgn	PREPARED BY AND FOR USE OF TxDOT.				
ORIGINAL DRAWING DATE:	STATE	DISTRICT	FEDERAL AID PROJECT		SHEET
REVISIONS					
89-01-00					
08-18-17 sidewalk width equals 6' when	COUNTY		CONTROL	SECTION	JOB	HIGHWAY

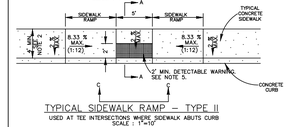
GENERAL NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN, WITH A NOMINAL DOME DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES, A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND MIN. 60 MM. THE DETECTABLE WARNING SURFACE SHALL BE PAVERS CONFORMING TO TXDOT STANDARD PED-18, PEDESTRIAN FACILITIES.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I, OR TYPE II RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 – CONCRETE CURB, GUTTER, AND CONCRETE CURB AND GUTTER" AND / OR "502 – CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH FINISHED.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
10. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
11. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" MINIMUM GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
12. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6" x 6" – W2.9 x W2.9 WIRE MESH.
13. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY. ANY SIDEWALK GRADE EXCEEDING 5% SHALL BE CONSIDERED A RAMP AND SHALL BE DESIGNED AS SUCH. IN THE CASE OF A SIDEWALK THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
14. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
15. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (IE. 8.33%-(-2.67%=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
16. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
17. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES OR SCOPE



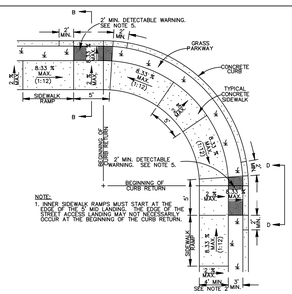
TYPICAL SIDEWALK RAMP – TYPE I

SIDEWALK ABUTS THE CURB
SCALE : 1"=10'



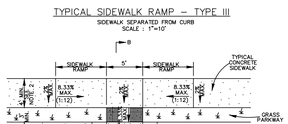
TYPICAL SIDEWALK RAMP – TYPE II

USED AT TEE INTERSECTIONS WHERE SIDEWALK ABUTS CURB
SCALE : 1"=10'



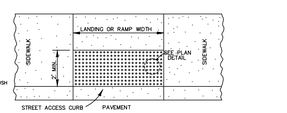
TYPICAL SIDEWALK RAMP – TYPE III

SIDEWALK SEPARATED FROM CURB
SCALE : 1"=10'



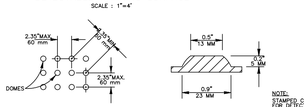
TYPICAL SIDEWALK RAMP – TYPE IV

USED AT TEE INTERSECTIONS WHERE SIDEWALK IS SEPARATED FROM CURB
SCALE : 1"=10'



DETECTABLE WARNING SURFACE

SCALE : 1"=4'

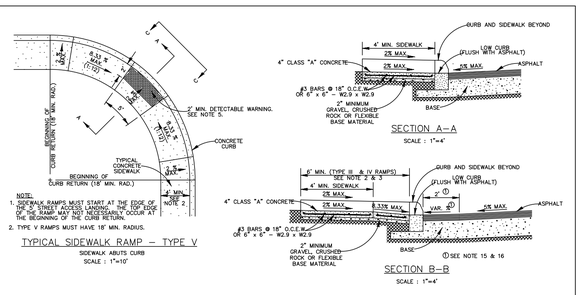


PLAN DETAIL

DOME SECTION

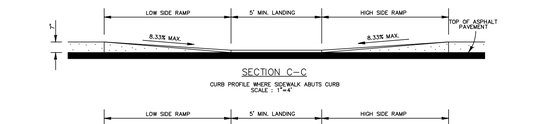
NOTE:
STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DETECTABLE WARNING SURFACE TO THE LISTED CITY OF SAN ANTONIO ITEM NO. REQUIRED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

TABLE 1 (SEE NOTE 4)		
GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-8"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"



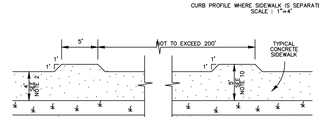
SECTION C–C

CURB PROFILE WHERE SIDEWALK ABUTS CURB
SCALE : 1"=4'



SECTION D–D

CURB PROFILE WHERE SIDEWALK IS SEPARATED FROM CURB
SCALE : 1"=4'



SIDEWALK PASSING SPACE

SCALE : 1"=10'

SECTION A–A

SCALE : 1"=4'

SECTION B–B

SCALE : 1"=4'

MAY 2009

CITY OF SAN ANTONIO

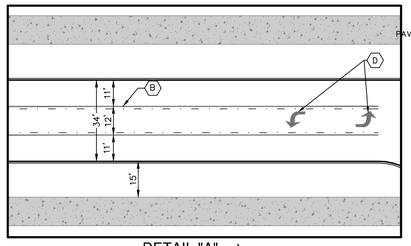
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

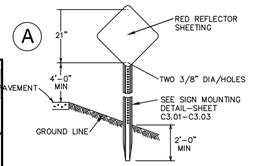
PROJECT NO.	DATE
DSGN BY	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.	OF

GENERAL NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN, WITH A NOMINAL DOME DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES, A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND MIN. 60 MM. THE DETECTABLE WARNING SURFACE SHALL BE PAVERS CONFORMING TO TXDOT STANDARD PED-18, PEDESTRIAN FACILITIES.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I, OR TYPE II RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 – CONCRETE CURB, G



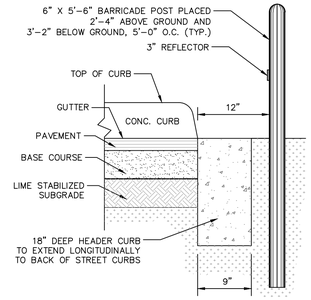
DETAIL "A"
SCALE: 1" = 30'



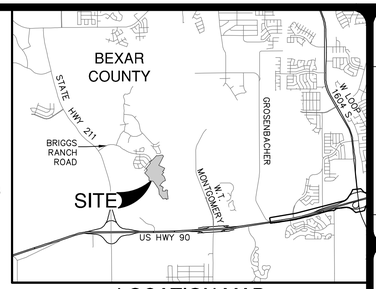
UNITS MOUNTED ON 0.080" THICK SHEET ALUMINUM CONFORMING WITH ASTM B-209 ALLOY 6061-T6.

TYPE 4 OM4-3
18" x 18"

OBJECT MARKER TYPE 4
NOT-TO-SCALE



HEADER CURB & BARRICADE POST DETAIL
NOT-TO-SCALE



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

CONTRACTOR SHALL REMOVE & RELOCATE END OF ROAD SIGN WITH BRE PHASE 1, UNIT 1 (PLAT NO. 24-11800112) TO THIS UNIT. SEE THIS SHEET FOR LOCATION

ROAD ENDS 500 FT

DETAIL "A" SEE THIS SHEET

18"x18" OBJECT MARKERS (TYPE OM4-3. SEE DETAIL THIS SHEET)

VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC. 20240063223 OPR)

24' SANITARY SEWER EASEMENT

50' DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

20' WATER EASEMENT

VARIABLE WIDTH TURNAROUND, DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

FEMA EFFECTIVE 1% AC FLOODPLAIN (ZONE AE)

30' SANITARY SEWER EASEMENT

CORRECTED EFFECTIVE 1% AC AT14 FLOODPLAIN (BRIGG RANCH EAST UNIT V LOMR-C)

1% AC AT14 POST PROJECT FLOODPLAIN (BRIGGS RANCH EAST UNIT V CLOMR)

MATCHLINE "A" SEE THIS SHEET

BRIGGS RANCH (100' R.O.W.)
HANGING WILLOW (50' R.O.W.)
REDBUD MEADOW DR (50' R.O.W.)
MAPLEWOOD TREE (60' R.O.W.)
TEXAS RED TRAIL (50' R.O.W.)
GOLDEN PECAN ST (50' R.O.W.)
SAGEBRUSH OAK RD (50' R.O.W.)
AUTUMN CYPRESS ST (50' R.O.W.)
BLACKHAW BEND (60' R.O.W.)
PINE NEEDLE WAY (50' R.O.W.)
HICKORY TREE BEND (50' R.O.W.)
LUSH WILLOW BEND (50' R.O.W.)
SOUTHERN PINE RD (50' R.O.W.)
TALL COTTONWOOD DR (50' R.O.W.)
GOLDEN WILLOW (50' R.O.W.)
SOUTHERN PINE RD (50' R.O.W.)
WHISPERING CEDAR (50' R.O.W.)
LONESTAR CYPRESS (50' R.O.W.)
TWISTED WILLOW (50' R.O.W.)
WHIPPING OAK (50' R.O.W.)
LAUREL TREE DR (50' R.O.W.)

BLK 7 CB 4345 904
BLK 18 CB 4345
BLK 17 CB 4345
BLK 22 CB 4345
BLK 21 CB 4345
BLK 24 CB 4345
BLK 9 CB 4345

BRE PHASE 1 UNIT 1 (PLAT #24-11800112)

902 903 904

GOLF CLUB OF TEXAS PARTNERS, LLC 236.376 ACRES (VOL.16964, PGS 1846-1857 O.P.R.)

EXISTING 16' SANITARY SEWER EASEMENT (VOL.8081, PGS. 218-229 O.P.R.)

MATCHLINE "A" SEE THIS SHEET

18"x18" OBJECT MARKERS (TYPE OM4-3. SEE DETAIL THIS SHEET)

50' DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

VARIABLE WIDTH TURNAROUND, DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

KEY NOTES:

1. 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
2. VARIABLE WIDTH CLEAR VISION EASEMENT
3. 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
4. 5' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
5. 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT

A. 8 INCH WIDE WHITE THERMOPLASTIC LINE SOLID (REFL)

B. 6 INCH WIDE YELLOW THERMOPLASTIC SOLID (REFL) & 6 INCH WIDE YELLOW BROKEN THERMOPLASTIC (REFL) W/ TYPE II A-A @ 40' C-C REFL. PVM'T MARKING

C. PAVEMENT MARKING, THERMOPLASTIC BICYCLE SYMBOL AND ARROW

D. WHITE (LT.) THERMOPLASTIC ARROW (REFL)

E. WHITE (RT.) THERMOPLASTIC ARROW (REFL)

F. WHITE SOLID THERMOPLASTIC PAVEMENT MARKING (THE WORD – "ONLY")

G. 8 INCH WIDE WHITE THERMOPLASTIC LINE WITH TYPE I-C REFL. MARKINGS AT 20' O.C.

H. 8 INCH WIDE WHITE THERMOPLASTIC LINE BROKEN (REFL.)

SYMBOL		ITEM NUMBER
	UNIT BOUNDARY	
	CURB INLET	
	PROPOSED DRIVEWAY	
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)	
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)	
	TYPE II BLUE RAISED PAVEMENT MARKERS – NO SEPARATE PAY ITEM (N.T.S.)	
	END OF ROAD MARKER OM4-3	
	HEADER CURB W/ BARRICADE POSTS	
STOP	R1-1 30"X30"	531.3
Street Name	STREET SIGN	531.57
DEAD END	W14-1A DEAD END (36" X 8")	531.58
NO OUTLET	W14-2A NO OUTLET (36" X 8")	531.60
SPEED LIMIT 30	R2-1 (24"X30")	531.6
ROAD ENDS 500 FT	W14-1T	
	W16-2aP	531.63

BEXAR COUNTY ROW 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.

DRIVEWAY NOTE:

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.

TRENCH EXCAVATION SAFETY PROTECTION:

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.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C3.00

Date: July 28, 2025, 8:54 AM – User ID: vallarreal
File: P:\114\2\16\Design\Civil\SIGDA114216.dwg

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DATE: FILE:

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

Post Type

FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
TWT = Thin-Walled Tubing (see SMD(TWT))
10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
SR0 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

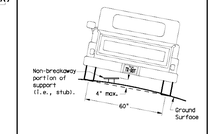
Anchor Type

UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
WS = Wedge Anchor Steel - (see SMD(TWT))
WP = Wedge Anchor Plastic (see SMD(TWT))
SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

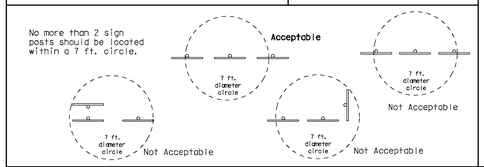
Sign Mounting Designation

P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
If REQUIRED:
1EXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
BW = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
WC = 1-1/2 Ksi Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT

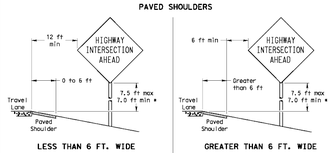


To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).



SIGN LOCATION

PAVED SHOULDERS



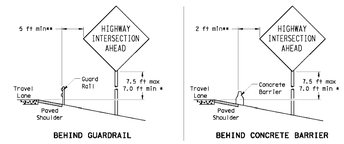
LESS THAN 6 FT. WIDE

When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.

GREATER THAN 6 FT. WIDE

When the shoulder is greater than 6 ft in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

BEHIND BARRIER

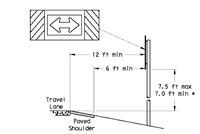


BEHIND GUARDRAIL

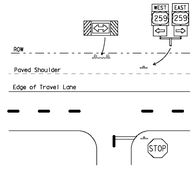
BEHIND CONCRETE BARRIER

**Sign clearance based on distance required for proper guard rail or concrete barrier performance.

T-INTERSECTION



When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.



* Signs shall be mounted using the following condition that results in the greatest sign elevation:

(1) a minimum of 7 ft to a maximum of 7.5 feet above the edge of the travel lane or

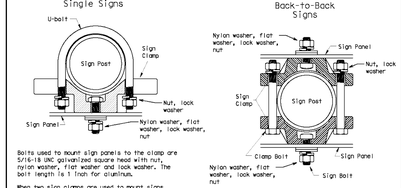
(2) a minimum of 7 ft to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backslope.

The maximum values may be increased when directed by the Engineer.

See the Traffic Operations Division website for detailed drawings of sign clamps, Triangular Slipbase System components and Wedge Anchor System components.

The website address is:
http://www.txdot.gov/publications/traffic.htm

TYPICAL SIGN ATTACHMENT DETAIL



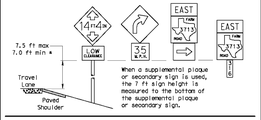
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

Sign clamps may be either the specific size clamp or the universal clamp.

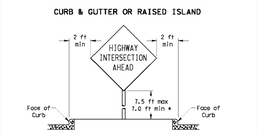
Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES

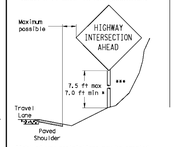


When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY (When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

Texas Department of Transportation
Traffic Operations Division

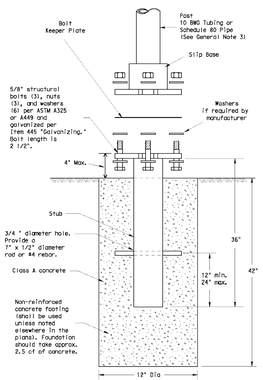
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

© TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	6x4	SIGT	ssb	HIGHWAY
	"SIGT"	6x4(T)		SHEET No.

264

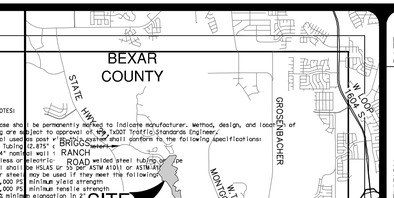
TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



SM RD SGN ASSM TY XXXXX(X)SA(X-XXXX)

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.



GENERAL NOTES:

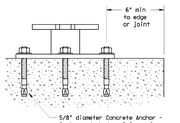
1. Slip base shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to approval of the Traffic Standards Engineer.
2. Material used as post will be BRIDGE/another shall conform to the following specifications:
   10 BWG Tubing (2.875" ± BRIDGE/ between
   0.134" nominal wall ± RANCH
   Seamless or electric ROAD welded steel tubing or pipe
   Steel shall be HSLAS or 55 ksi* ASTM A1011 or ASTM A36
   Other steels may be used if they meet the following:
   55,000 PSI minimum yield strength
   70,000 PSI minimum tensile strength
   20% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.120" to 0.134".
   Outside diameter (uncoated) shall be within the range of 2.867" to 2.880".
   Galvanization per ASTM A123 or ASTM A653/A653M, for precoated steel tubing
   tube cuts be diameter weld seam by metal fusing with zinc wire per ASTM A780
   Schedule 80 Pipe (2.875" outside diameter)
   0.276" nominal wall thickness
   Steel tubing per ASTM A500 Gr C
   Other seamless, electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the followings
   46,000 PSI minimum yield strength
   62,000 PSI minimum tensile strength
   21% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.259" to 0.276".
   Outside diameter (uncoated) shall be within the range of 2.834" to 2.875".
   Galvanization per ASTM A123
3. See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is:
   http://www.txdot.gov/publications/traffic.htm
4. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

Foundation
1. Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
2. The Engineer may permit batches of concrete less than 1 cubic yards to be mixed with a portable, mortar-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by the Engineer. Concrete shall be Class A.
3. Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
4. Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
5. The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support
1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the traveiway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the traveiway. The cut shall be plumb and straight.
2. Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



SM RD SGN ASSM TY XXXXX(X)SB(X-XXXX)

Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

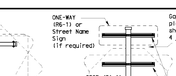
© TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	6x4	SIGT	ssb	HIGHWAY
	"SIGT"	6x4(T)		SHEET No.

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DATE: FILE:



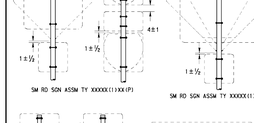
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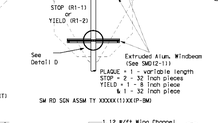
SM RD SGN ASSM TY XXXXX(1)XX(T)

SM RD SGN ASSM TY XXXXX(1)XX(P-BW)





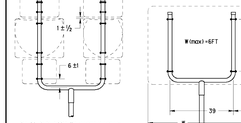
SM RD SGN ASSM TY XXXXX(1)XX(U)



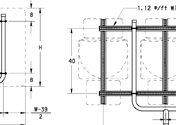
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(See Note 11)



Splices shall only be allowed behind the sign substrate.

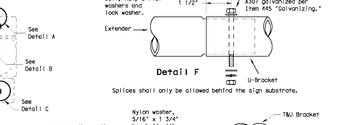


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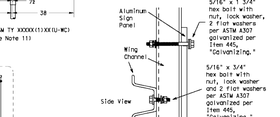


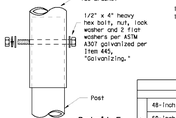
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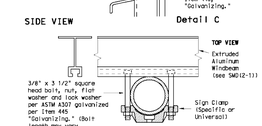


SIDE VIEW





FRICTION CAP DETAIL



Friction caps may be manufactured from hot rolled or cold rolled steel sheets. The minimum sheet metal thickness shall be 24 gauge for all cap sizes.

The rim edges shall be reasonably straight and smooth. Caps shall be sized and formed in such a manner as to produce a drive-on friction fit and have no tendency to rock when seated on the pipe. The depth shall be sufficient to give positive protection against entrance of rainwater. They shall be free of sharp creases or indentations and show no evidence of metal fracture.

Caps shall have an electrodeposited coating of zinc in accordance with the requirements of ASTM B633 Class FE/ZN 8.



SM RD SGN ASSM TY XXXXX(1)XX(T)
(+ - See Note 12)

All dimensions are in english unless detailed otherwise.

GENERAL NOTES:

SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
Sch 80	2	64 SF

2. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
4. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
5. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
9. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
10. Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable amount per Note 1.
11. Additional sign clamps required on the "T-bracket" post for 24 inch high signs. Place the clamp 3 inches above bottom of sign when possible.
12. Post open ends shall be fitted with friction Caps.
13. Sign blanks shall be the sizes and shapes shown on the plans.

REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB0(1)XX(T)
	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	60x60-inch signs	TY SB0(1)XX(T)
Warning	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

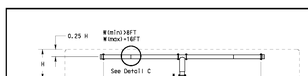
Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

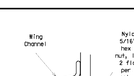
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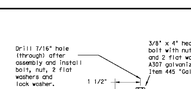
© TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	6x4	SIGT	ssb	HIGHWAY
	"SIGT"	6x4(T)		SHEET No.

266

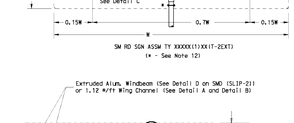


SM RD SGN ASSM TY XXXXX(1)XX(T-2EXT)
(+ - See Note 12)

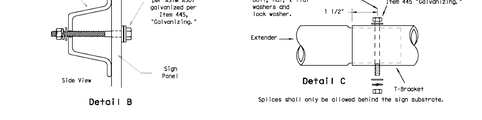


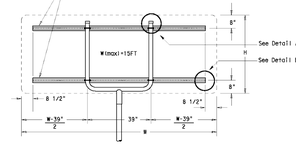


Splices shall only be allowed behind the sign substrate.

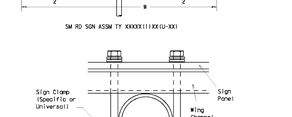


SM RD SGN ASSM TY XXXXX(1)XX(U-XX)









Extruded Aluminum Sign With T Bracket

GENERAL NOTES:

SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
Sch 80	2	64 SF

2. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
4. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
5. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
9. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
10. Sign blanks shall be the sizes and shapes shown on the plans.
11. Additional sign clamps required on the "T-bracket" post for 24 inch high signs. Place the clamp 3 inches above bottom of sign when possible.
12. Post open ends shall be fitted with friction Caps.

REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB0(1)XX(T)
	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	60x60-inch signs	TY SB0(1)XX(T)
Warning	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-3)-08

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9-08 REVISIONS	6x4	SIGT	ssb	HIGHWAY
	"SIGT"	6x4(T)		SHEET No.

265

DATE: FILE:

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM 1470 | TEXAS SURVEYING FIRM #10028800

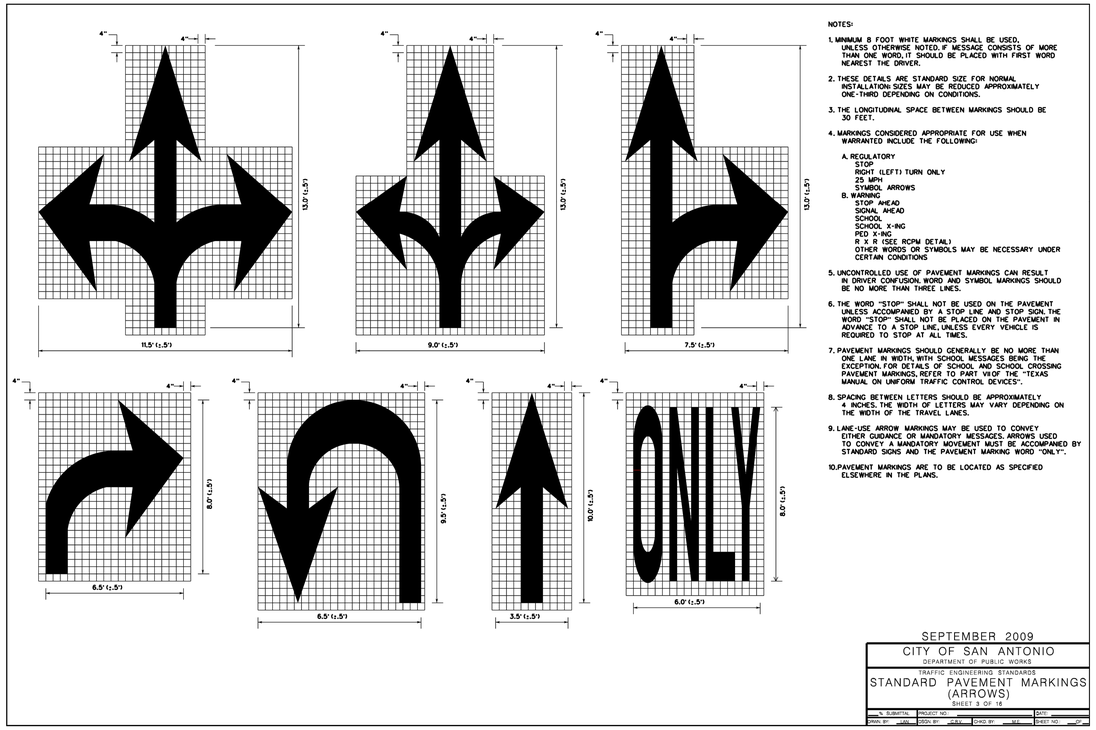
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SIGNAGE DETAILS
(SHEET 1 OF 3)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C3.01

Date: August 12, 2025, 2:30 PM — User ID: vallarreal
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NOTES:

1. MINIMUM 8 FOOT WHITE MARKINGS SHALL BE USED, UNLESS OTHERWISE NOTED. IF MESSAGE CONSISTS OF MORE THAN ONE WORD, IT SHOULD BE PLACED WITH FIRST WORD NEAREST THE DRIVER.
2. THESE DETAILS ARE STANDARD SIZE FOR NORMAL INSTALLATION; SIZES MAY BE REDUCED APPROXIMATELY ONE-THIRD DEPENDING ON CONDITIONS.
3. THE LONGITUDINAL SPACE BETWEEN MARKINGS SHOULD BE 30 FEET.
4. MARKINGS CONSIDERED APPROPRIATE FOR USE WHEN WARRANTED INCLUDE THE FOLLOWING:
   - A. REGULATORY
     - STOP
     - RIGHT (LEFT) TURN ONLY
     - 25 MPH
     - SYMBOL ARROWS
   - B. WARNING
     - STOP AHEAD
     - SIGNAL AHEAD
     - SCHOOL
     - SCHOOL X-ING
     - RED X-ING
     - R X R (SEE RCPM DETAIL)
     - OTHER WORDS OR SYMBOLS MAY BE NECESSARY UNDER CERTAIN CONDITIONS
5. UNCONTROLLED USE OF PAVEMENT MARKINGS CAN RESULT IN DRIVER CONFUSION. WORD AND SYMBOL MARKINGS SHOULD BE NO MORE THAN THREE LINES.
6. THE WORD "STOP" SHALL NOT BE USED ON THE PAVEMENT UNLESS ACCOMPANIED BY A STOP LINE AND STOP SIGN. THE WORD "STOP" SHALL NOT BE PLACED ON THE PAVEMENT IN ADVANCE TO A STOP LINE, UNLESS EVERY VEHICLE IS REQUIRED TO STOP AT ALL TIMES.
7. PAVEMENT MARKINGS SHOULD GENERALLY BE NO MORE THAN ONE LANE IN WIDTH, WITH SCHOOL MESSAGES BEING THE EXCEPTION. FOR DETAILS OF SCHOOL AND SCHOOL CROSSING PAVEMENT MARKINGS, REFER TO PART VI OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
8. SPACING BETWEEN LETTERS SHOULD BE APPROXIMATELY 4 INCHES. THE WIDTH OF LETTERS MAY VARY DEPENDING ON THE WIDTH OF THE TRAVEL LANES.
9. LANE-USE ARROW MARKINGS MAY BE USED TO CONVEY EITHER GUIDANCE OR MANDATORY MESSAGES. ARROWS USED TO CONVEY A MANDATORY MOVEMENT MUST BE ACCOMPANIED BY STANDARD SIGNS AND THE PAVEMENT MARKING WORD "ONLY".
10. PAVEMENT MARKINGS ARE TO BE LOCATED AS SPECIFIED ELSEWHERE IN THE PLANS.

SEPTEMBER 2009

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING STANDARDS
STANDARD PAVEMENT MARKINGS (ARROWS)
SHEET 3 OF 16

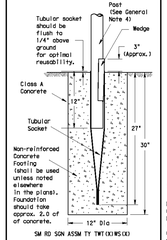
N. SUBMITTAL	PROJECT NO.	DATE
DRAWN BY: MJC	DESIGN BY: JLR	CHKD BY: MJC	SHEET NO. 17

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DISCLAIMER:

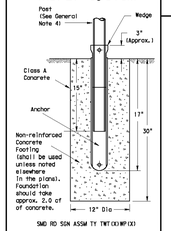
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Wedge Anchor Steel System



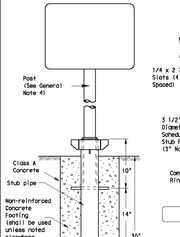
SM RD SGN ASSM TY TWT(X)WS(X)

Wedge Anchor High Density Polyethylene (HDPE) System

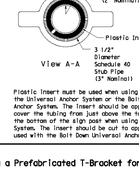


SMD RD SGN ASSM TY TWT(X)WP(X)

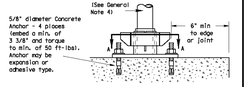
Universal Anchor System with Thin-Walled Tubing Post



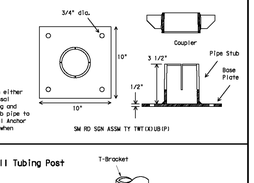
SM RD SGN ASSM TY TWT(X)UA(P)



Plastic insert must be used when using the TWT with either the Universal Anchor System or the Bolt Down Universal Anchor System. The insert should be approx. 10" long and cover the tubing from just above the top of the stub pipe to the bottom of the sign post when using the Universal Anchor System. The insert should be cut to approx. 4 1/2" when used with the Bolt Down Universal Anchor System.

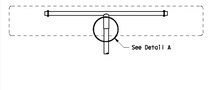


Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. A heavy hex nut per ASTM A563 and hardened washer per ASTM F436. The stud bolt shall have minimum yield and ultimate tensile strengths of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Top of bolt shall extend at least flush with top of nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 3 3/8" minimum embedment, shall have a minimum allowable tension and shear of 2450 and 1525 psi, respectively. Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations.

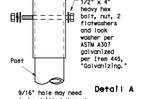


SM RD SGN ASSM TY TWT(X)UB(P)

Sign Installation Using a Prefabricated T-Bracket for Thin-Wall Tubing Post



SM RD SGN ASSM TY TWT(X)X(T)
(* - See General Note 6)



Detail A

NOTE

The devices shall be installed per manufacturer's recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

1. The Wedge Anchor System and the Universal Anchor System with thin wall tubing post may be used to support up to 10 square feet of sign area.
2. The tubular socket, wedge and prefabricated T-bracket shall be permanently marked to indicate manufacturer, Method, design, and location of marking are subject to the approval of the TxDOT Traffic Standards Engineer.
3. Except for posts (13 BWG Tubing), clamps, nuts and bolts, all components shall be prequalified. A list of prequalified vendors may be obtained from the Material Producer List web page. The website address is: http://www.txdot.gov/business/producer_list.htm
4. Material used as post with this system shall conform to the following specifications:
   13 BWG Tubing (2.375" outside diameter) (TWT)
   - 0.095" nominal wall thickness
   - Seamless or electric-resistance welded steel tubing
   - Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
   - Other materials used if they meet the followings
     - 55,000 PSI minimum yield strength
     - 70,000 PSI minimum tensile strength
     - 18% minimum elongation in 2"

   Wall thickness (uncoated) shall be within the range of .083" to .099"
   Outside diameter (uncoated) shall be within the range of 2.369" to 2.381"
   Galvanization per ASTM 123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
5. Sign blanks shall be the sizes and shapes shown on the plans.
6. Additional sign clamp required on the "T-bracket" post for 24" high signs. Place clamp at least 3" above bottom of sign when possible.
7. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
8. See the Traffic Operations Division website for detailed drawings of sign clamps and Wedge Anchor System components. The website address is: http://www.txdot.gov/publications/traffic.htm

WEDGE ANCHOR SYSTEM INSTALLATION PROCEDURE

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(SIGN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Place concrete into hole until it is approximately flush with the ground. Concrete shall be Class A.
3. Insert tubular steel into concrete until top of socket is approximately 1/4 " above the concrete footing.
4. Provide the socket a minimum 4 days for concrete to set, unless otherwise directed by Engineer..
5. Attach the sign to the sign post.
6. Insert the sign post into socket and align sign face with roadway.
7. Drive the wedge into the socket to ensure post. This will leave approximately 3 inches of the wedge exposed.

UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURE

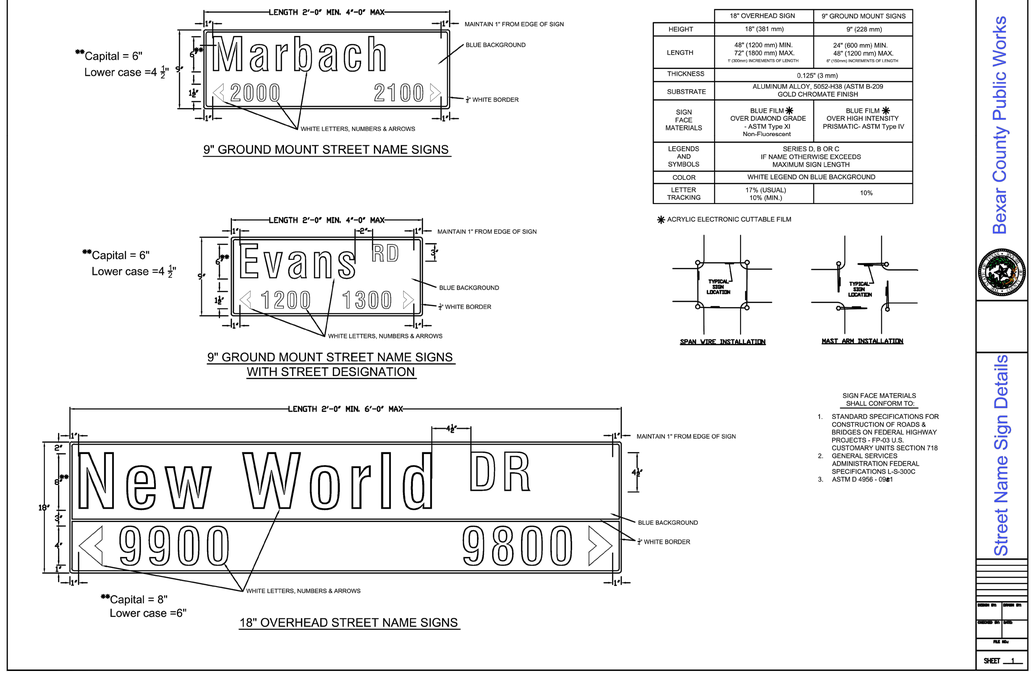
1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(SIGN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. Insert base post in hole to depths shown and backfill hole with concrete.
3. Level and plumb the base post using a torpedo level and allow concrete adequate time to set. The bottom of the slots provided in the stub pipe shall remain above the top of the concrete foundation.
4. Attach the sign to the sign post.
5. Install plastic insert around bottom of post.
6. Insert sign post into base post. Lower until the post comes to rest on steel rod.
7. Seat compression ring using a hammer. Typically, the top of compression ring will be approximately level with top of stub post when optimally installed.
8. Check sign post by hand to ensure it is unable to turn. If loose, increase the tightening of the compression ring.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
WEDGE & UNIVERSAL ANCHOR
WITH THIN WALL TUBING POST
SMD(TWT)-08

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9-08 REVISIONS	CK: TxDOT	DW: TxDOT	CK: TxDOT	DW: TxDOT
	FED.RD. DIV.NO.		HIGHWAY	
	STATE	DISTRICT	COUNTY	SHEET NO.

266



	18" OVERHEAD SIGN	9" GROUND MOUNT SIGNS
HEIGHT	18" (381 mm)	9" (228 mm)
LENGTH	48" (1200 mm) MIN. 72" (1800 mm) MAX. IT SHOWS INCREMENTS OF LENGTH	24" (600 mm) MIN. 48" (1200 mm) MAX. IT SHOWS INCREMENTS OF LENGTH
THICKNESS	0.125" (3 mm)	
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209 GOLD CHROMATE FINISH	
SIGN FACE MATERIALS	BLUE FILM ✱ OVER DIAMOND GRADE - ASTM Type XI Non-Fluorescent	BLUE FILM ✱ OVER HIGH INTENSITY PRISMATIC- ASTM Type IV
LEGENDS AND SYMBOLS	SERIES D, B OR C IF NAME OTHERWISE EXCEEDS MAXIMUM SIGN LENGTH	
COLOR	WHITE LEGEND ON BLUE BACKGROUND	
LETTER TRACKING	17% (USUAL) 10% (MIN.)	10%

✱ ACRYLIC ELECTRONIC CUTTABLE FILM

SPAN WIRE INSTALLATION

MAST ARM INSTALLATION

SIGN FACE MATERIALS SHALL CONFORM TO:

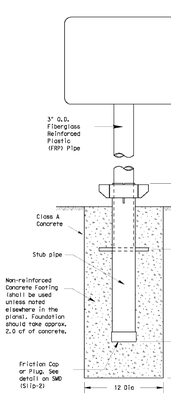
1. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS & BRIDGES ON FEDERAL HIGHWAY PROJECTS - FP-03 U.S. CUSTOMARY UNITS SECTION 718
2. GENERAL SERVICES ADMINISTRATION FEDERAL SPECIFICATIONS L-S-300C
3. ASTM D 4956 - 05a1

Bexar County Public Works

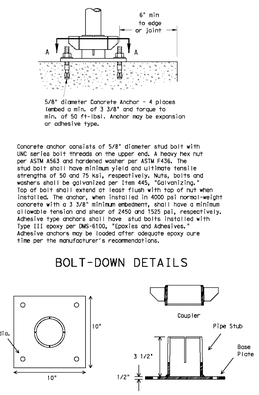
Street Name Sign Details

SHEET 1

Universal Anchor System with Fiberglass Reinforced Plastic (FRP) Post



SM RD SGN ASSM TY FRP(X)UA(P)



SM RD SGN ASSM TY FRP(X)UB(P)

GENERAL NOTES:

1. FRP sign supports for a single type sign support may be used for signs up to and including 16 square feet. Dual post installation may be used for signs up to and including 32 square feet.
2. All nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing."
3. See the Traffic Operations Division website for detailed drawings of sign clamps. The website address is: http://www.txdot.gov/publications/traffic.htm

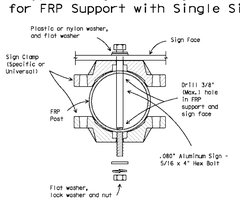
FRP POST REQUIREMENTS

1. Materials shall conform to the requirements of Departmental Material Specification DMS-4410 and will be furnished in a yellow or gray color as specified elsewhere in the plans.
2. Thickness of FRP sign support is 0.125" + 0.031", - 0.0".
3. FRP sign supports are prequalified by the Traffic Operations Division. Prequalification procedures are obtained by writing:
   Texas Department of Transportation
   Traffic Operations Division
   125 East 11th Street
   Austin, Texas 78701-2483

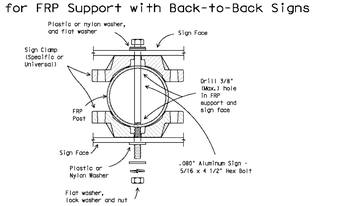
UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURES

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(SIGN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Insert base post from bottom and ensure a minimum of 18" embedment if installed in solid rock.
4. Level and plumb the base post with coupler using a torpedo level and let concrete set a minimum of 4 days, unless otherwise directed by Engineer. Bottom of base post slots shall be above the concrete footing.
5. Attach sign to FRP post.
6. Insert sign post into base post. Lower until the post comes to rest on the steel rod.
7. Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
8. Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

Typical Sign Mounting Detail for FRP Support with Single Sign



Typical Sign Mounting Detail for FRP Support with Back-to-Back Signs



Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
UNIVERSAL ANCHOR SYSTEM
WITH FRP POST
SMD(FRP)-08

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9-08 REVISIONS	CK: TxDOT	DW: TxDOT	CK: TxDOT	DW: TxDOT
	FED.RD. DIV.NO.		HIGHWAY	
	STATE	DISTRICT	COUNTY	SHEET NO.

266

DATE:
FILE:

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
4-17-2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SIGNAGE DETAILS
(SHEET 2 OF 3)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE MARCH 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C3.02

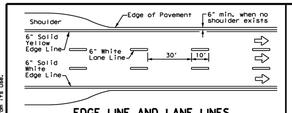
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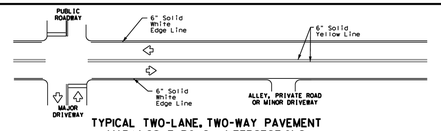
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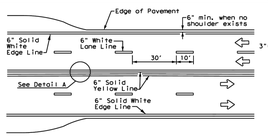
EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS

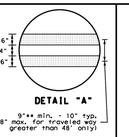


TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



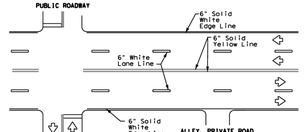
CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS



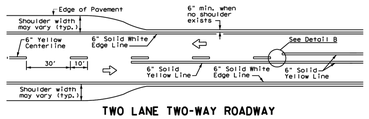


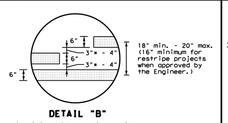
* 2' minimum for restripe projects when approved by the Engineer.
** 8' minimum for restripe projects when approved by the Engineer.

TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS

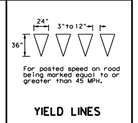


TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

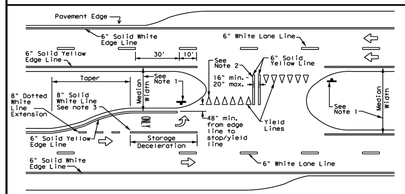




* 2' minimum for restripe projects when approved by the Engineer.



FOUR LANE DIVIDED ROADWAY CROSSOVERS



NOTES

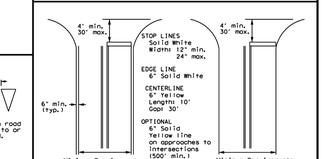
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation — Traffic Safety Division Standard

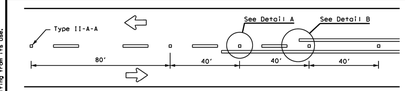
TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

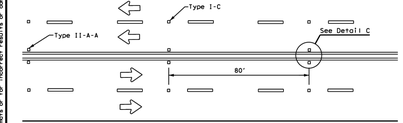
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8-98	3-03 12-22	DIST	COUNTY		SHEET NO.
6-00	2-12				

1 of 3

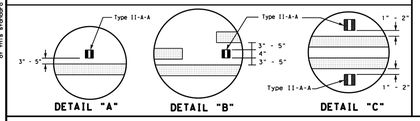
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

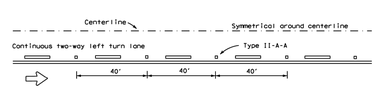


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

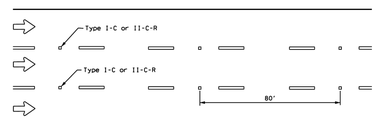


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





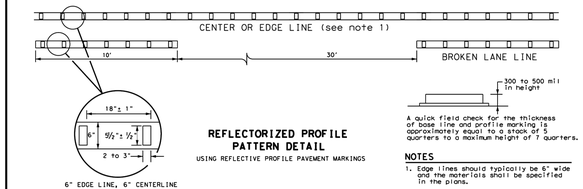
CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



REFLECTORIZED PROFILE PATTERN DETAIL

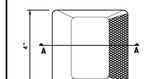
USING REFLECTIVE PROFILE PAVEMENT MARKINGS

NOTES

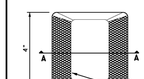
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

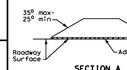
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

GENERAL NOTES

1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

Texas Department of Transportation — Traffic Safety Division Standard

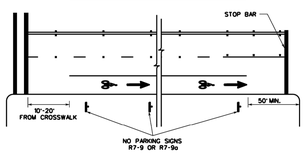
POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS

PM(2)-22

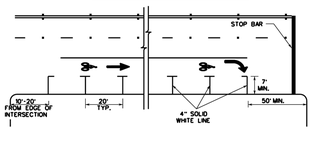
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REVISIONS					
4-77	8-00 6-20				
4-90	3-03 12-22	DIST	COUNTY		SHEET NO.
8-00	2-12				

2 of 3

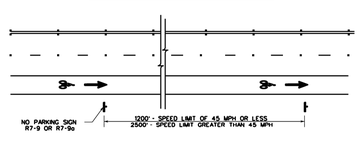
NO PARKING ALONG BICYCLE LANE



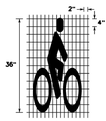
PARKING ALONG BICYCLE LANE

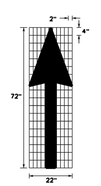


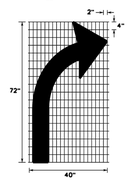
ROADWAYS WITH FEW INTERSECTIONS

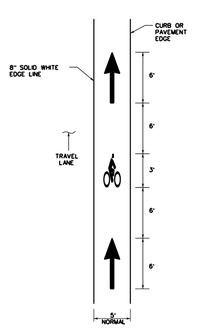


ADJACENT TO TRAVEL LANE



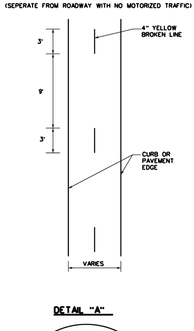




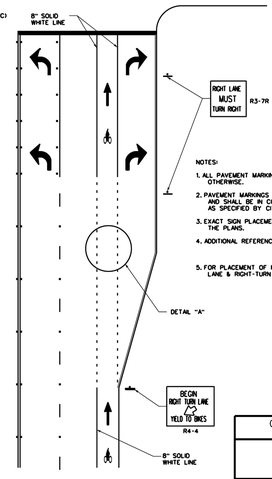


SHARED USE PATH

(SEPERATE FROM ROADWAY WITH NO MOTORIZED TRAFFIC)



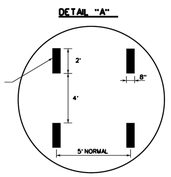
RIGHT-TURN LANE AT INTERSECTION



NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE WHITE EXCEPT WHEN NOTED OTHERWISE.
2. PAVEMENT MARKINGS SHALL BE OF THE MATERIALS SPECIFIED AND SHALL BE IN CONFORMANCE WITH MATERIAL SPECIFICATIONS AS SPECIFIED BY CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
3. EXACT SIGN PLACEMENT AND DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.
4. ADDITIONAL REFERENCES: TMUTCD
   GUIDE FOR THE DEVELOPMENT OF BICYCLES FACILITIES, AASHTO, 1991.
5. FOR PLACEMENT OF PAVEMENT ARROWS AND WORDS SEE LEFT-TURN LANE & RIGHT-TURN LANE DESIGN WORKSHEET.

DETAIL "A"



SEPTEMBER 2009

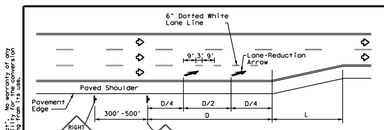
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING STANDARDS

BICYCLE LANE PAVEMENT MARKINGS

SHEET 8 OF 16

W SUBMITTAL	PROJECT NO.	DIV.
DRAWN BY	DESIGN BY	CHKD BY	DATE	SHEET NO.

LANE REDUCTION



NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional RIGHT LANE ENDS (W9-1R) sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. On roads where lane reduction arrow may be added based on engineering judgement, if used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

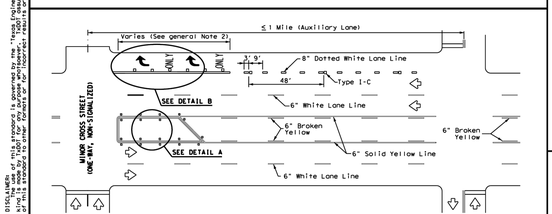
ADVANCED WARNING SIGN DISTANCE (D)		
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L = \frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	
50 MPH	885	L=WS
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	

GENERAL NOTES

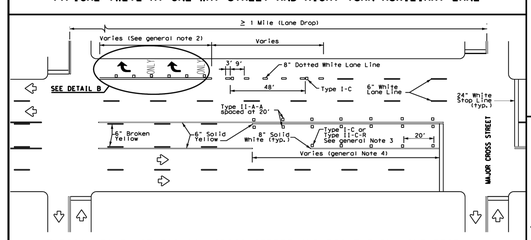
1. Lane use word and arrow markings shall be used where through lanes approaching an intersection become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use arrow markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Highway Sign Designs for Texas.
2. When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a short turn lane, it should be located at or near the upstream end of the full-width turn lane.
3. Use raised pavement marker Type I-C with undivided highways, flush medians and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
4. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

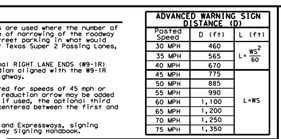
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE

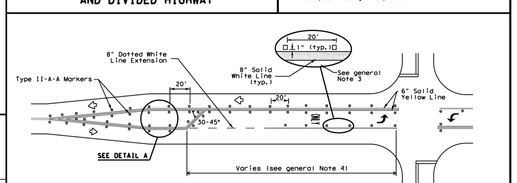


TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP

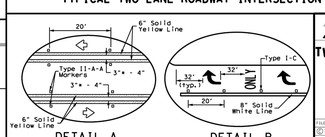


A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

TYPICAL TRANSITION FOR TWLTL AND DIVIDED HIGHWAY



TYPICAL TWO-LANE ROADWAY INTERSECTION WITH LEFT TURN BAYS



* 2' minimum allowed for restripe projects when approved by the Engineer.

Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-22

FILE:	pm3-22.dgn	DN:	CK:	DW:	CK:
©TxDOT	December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS					
4-98	3-03 6-20				
6-00	2-10 12-22	DIST	COUNTY		SHEET NO.
8-00	2-12				

3 of 3

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. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Date: April 24, 2025, 4:11 PM - User ID: rgarza
File: P:\114\12\16\Design\Civil\SD0711141216.dwg

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
4-17-2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2

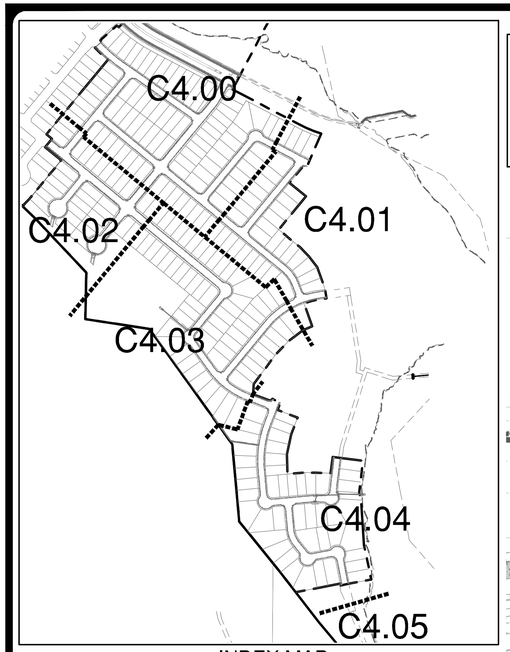
SAN ANTONIO, TEXAS

SIGNAGE DETAILS (SHEET 3 OF 3)

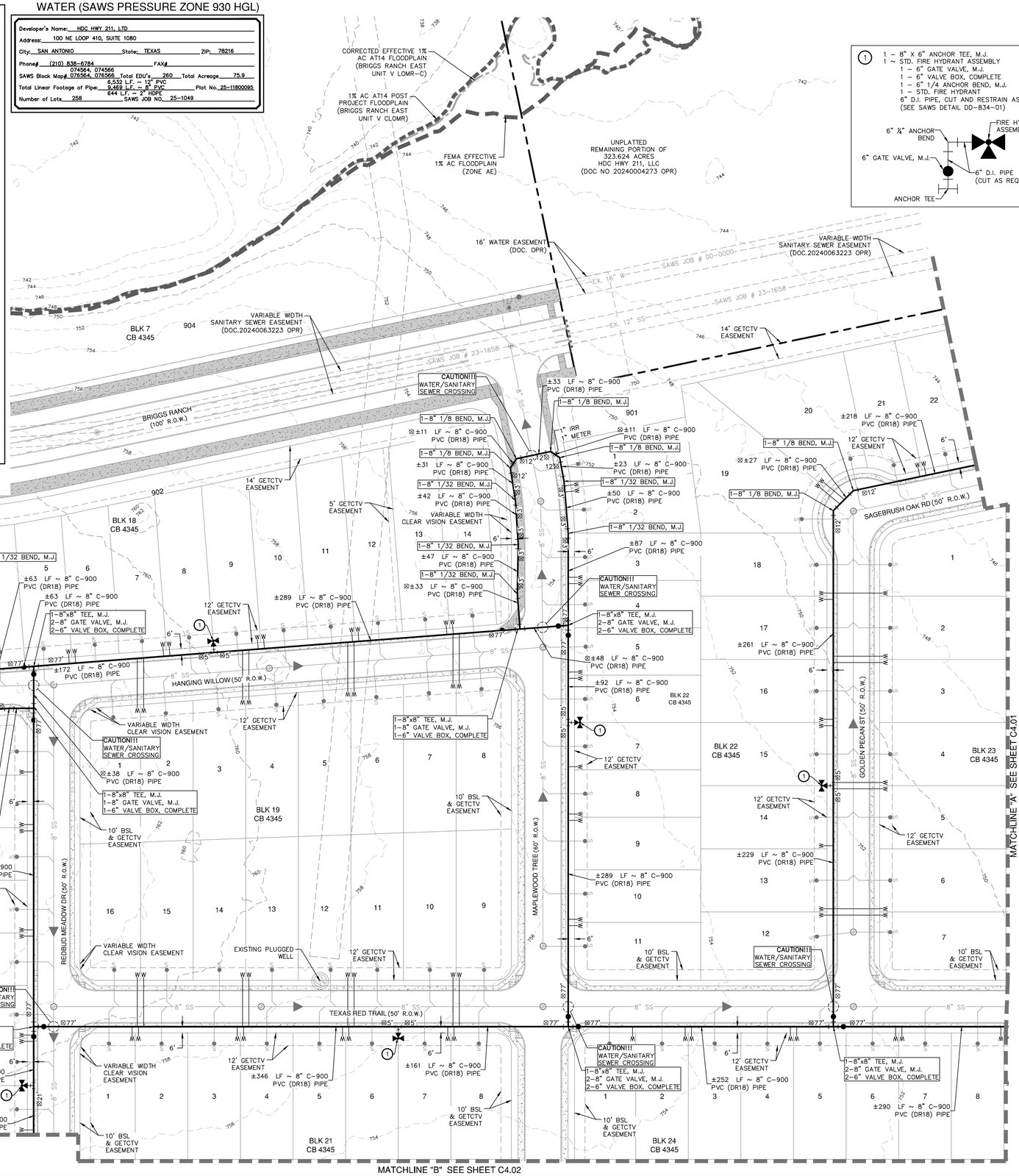
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE MARCH 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C3.03

WATER (SAWS PRESSURE ZONE 930 HGL)

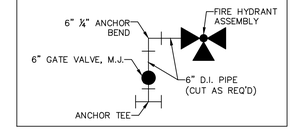
Developer's Name:	HDC HWY 211, LTD
Address:	100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO	State: TEXAS ZIP: 78216
Phone# (210) 638-6784	FAX#
SAWS Block Map# 074564, 074566 074565, 074566	Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe:	6,532 L.F. ~ 12" PVC 9,469 L.F. ~ 8" PVC 644 L.F. ~ 2" HDPE
Plat No. 25-11800095	
Number of Lots 258	SAWS JOB NO. 25-1049

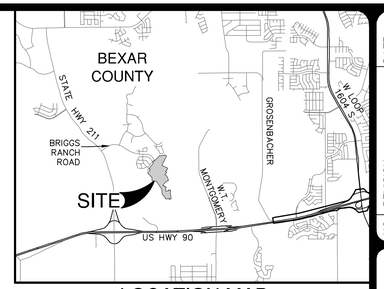


INDEX MAP
NOT TO SCALE



1 – 8" X 6" ANCHOR TEE, M.J.
1 ~ STD. FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE, M.J.
1 – 6" VALVE BOX, COMPLETE
1 – 6" 1/4 ANCHOR BEND, M.J.
1 – STD. FIRE HYDRANT
6" D.I. PIPE, CUT AND RESTRAIN AS REQ'D
(SEE SAWS DETAIL DD-834-01)





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT, W
EXISTING SEWER	SS, MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	FIRE HYDRANT, W
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	M
PROPOSED 1" DUAL SERVICE WITH 5/8" METER	M M
SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE)	IRR
JOINT RESTRAINT	⊠
PRESSURE ZONE LIMITS	

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT; THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PRESSURE REDUCING VALVE NOTE:

PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOMEBUILDER.

PRESSURE NOTE:

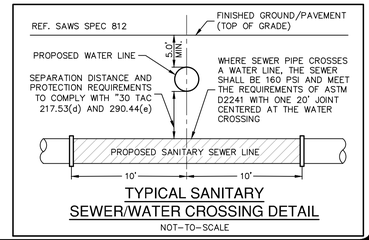
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 765 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED 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).

⊕JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESSES AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

TRENCH EXCAVATION SAFETY PROTECTION:

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.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

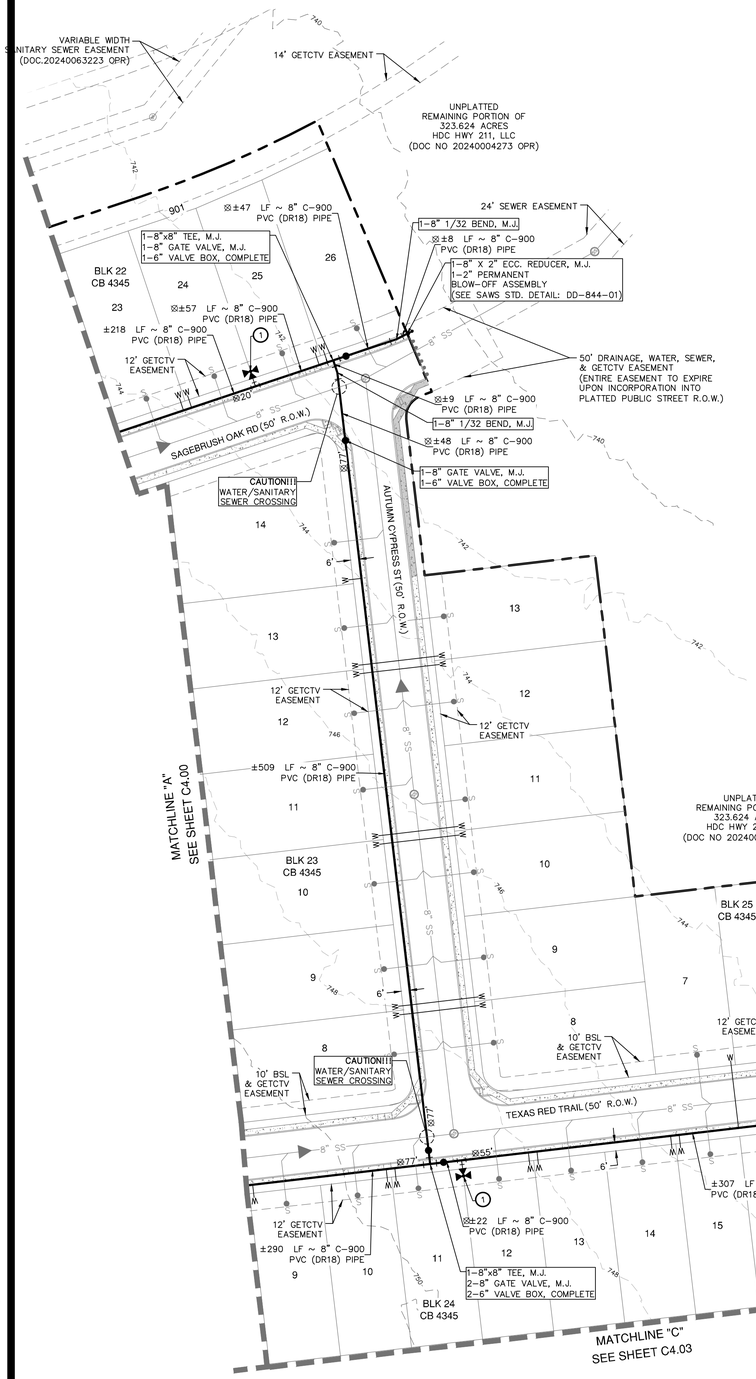
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

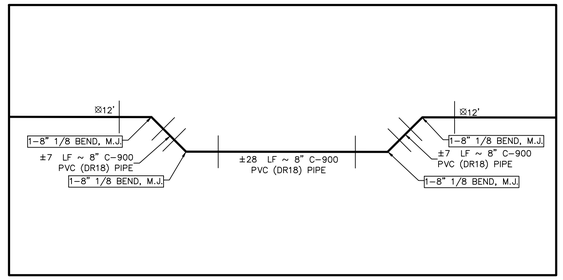
OVERALL WATER DISTRIBUTION PLAN
(SHEET 1 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.00

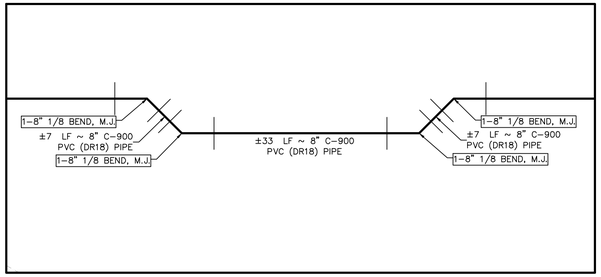
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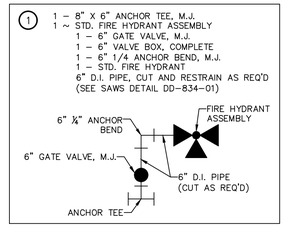


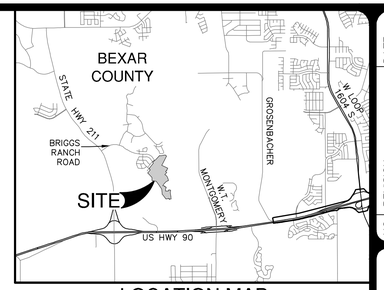


DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT, W
EXISTING SEWER	SS
PROPOSED SEWER	SS, MANHOLE
PROPOSED WATER	FIRE HYDRANT, W
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	W
PROPOSED 1" DUAL SERVICE WITH 5/8" METER	W W
SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE)	IRR
JOINT RESTRAINT	⊠
PRESSURE ZONE LIMITS	

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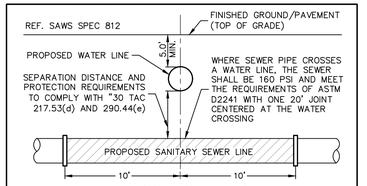
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 765 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED 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.
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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone#: (210) 838-6784 FAX#:
SAWS Block Map#: 074564, 074566, 076564, 076566 Total EDU's: 260 Total Acreage: 75.9
Total Linear Footage of Pipe: 6,530 L.F. ~ 12" PVC; 9,469 L.F. ~ 8" PVC; 644 L.F. ~ 2" HDPE Plat No. 25-11800095
Number of Lots: 258 SAWS JOB NO. 25-1049

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM I-470 | TEXAS SURVEYING FIRM #100288-00

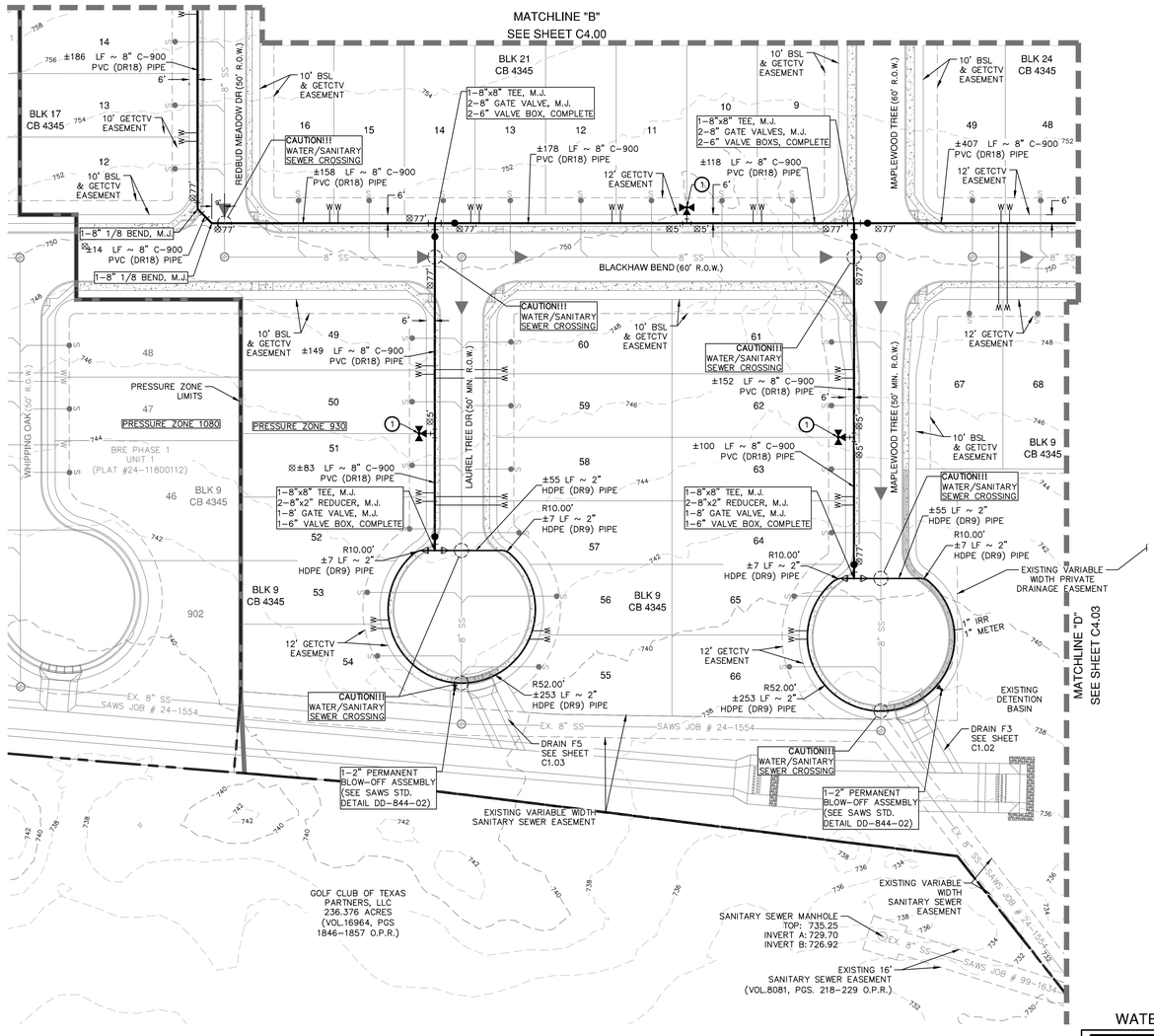
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN
(SHEET 2 OF 7)

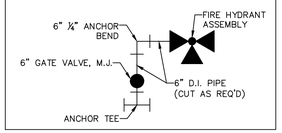
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.01

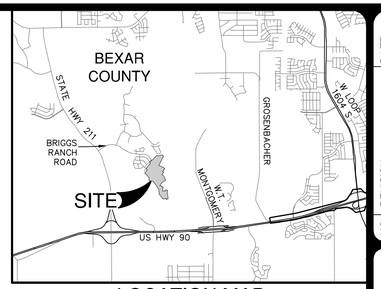
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6" D.I. PIPE, CUT AND RESTRAIN AS REQ'D (SEE SAWS DETAIL DD-834-01)





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT
EXISTING SEWER	MANHOLE
PROPOSED SEWER	
PROPOSED WATER	FIRE HYDRANT
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	
PROPOSED 1" DUAL SERVICE WITH 5/8" METER	
SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE)	IRR
JOINT RESTRAINT	
PRESSURE ZONE LIMITS	

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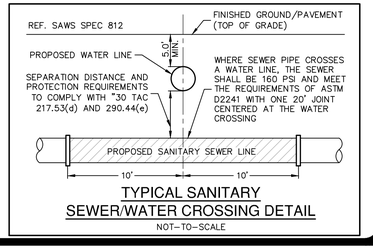
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Number of Lots 258 SAWS JOB NO. 25-1049

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NOT-TO-SCALE

DATE
NO. REVISION

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MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

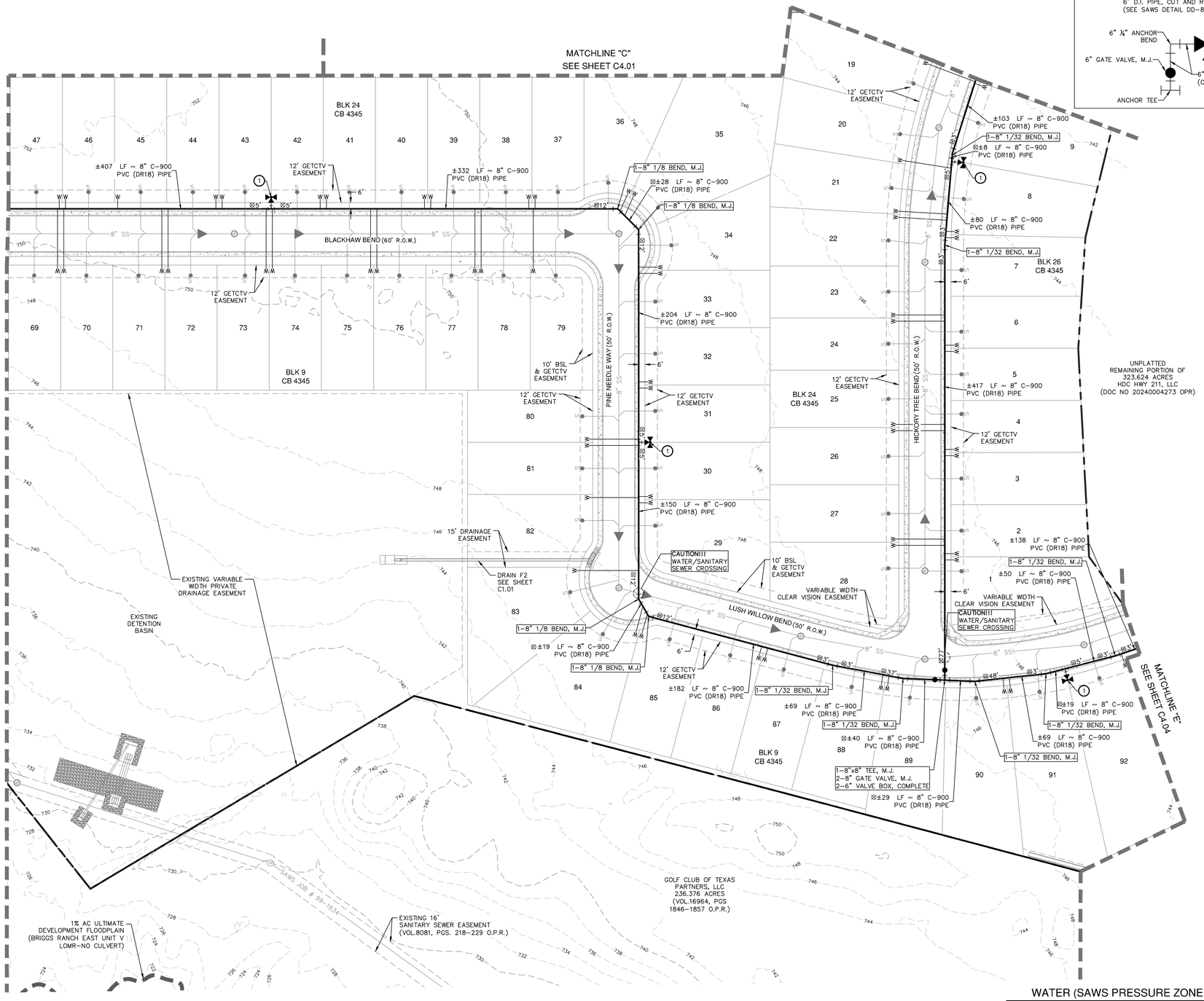
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN
(SHEET 3 OF 7)

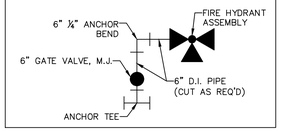
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
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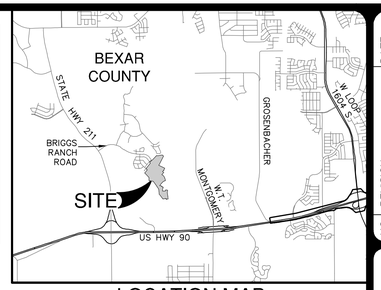
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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT, W
EXISTING SEWER	SS, MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	FIRE HYDRANT, W
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	W
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SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE)	IRR
JOINT RESTRAINT	⊠
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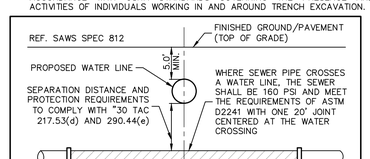
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Number of Lots: 258 SAWS JOB NO. 25-1049

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN
(SHEET 4 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.03

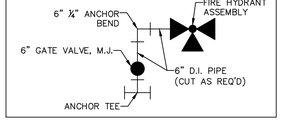
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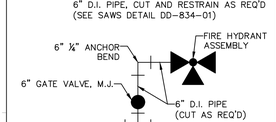
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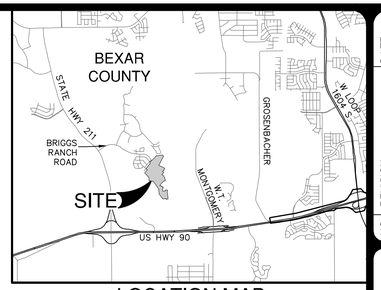
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(SEE SAWS DETAIL DD-834-01)



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LOCATION MAP
NOT-TO-SCALE

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WATER LEGEND

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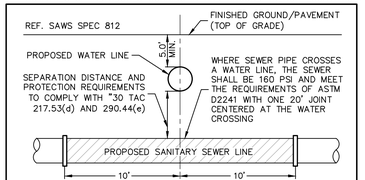
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TRENCH EXCAVATION SAFETY PROTECTION:

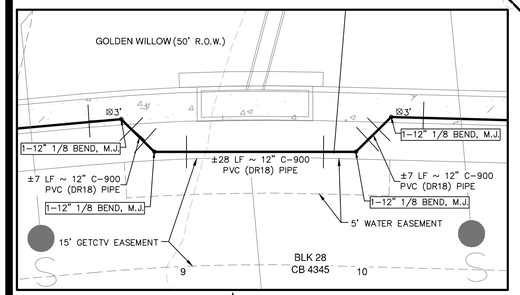
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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.



DETAIL "C"
SCALE: 1" = 10'

MATCHLINE "H" SEE SHEET C4.06
MATCHLINE "E" SEE SHEET C4.03
MATCHLINE "F" SEE SHEET C4.05

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX. 78213 I 210.375.9000
TEXAS ENGINEERING FIRM I-470 I TEXAS SURVEYING FIRM #100288-00

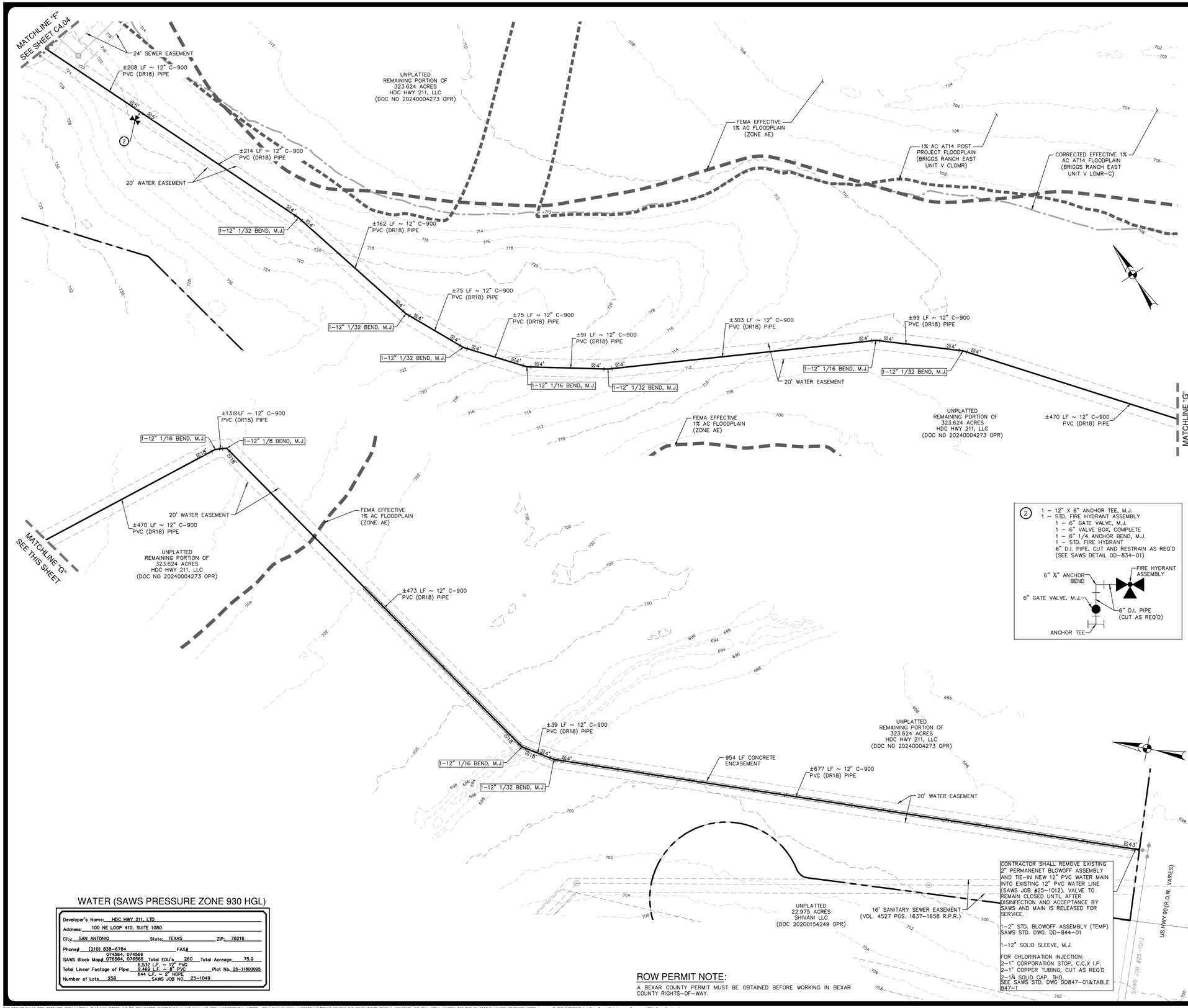
DATE
NO. REVISION

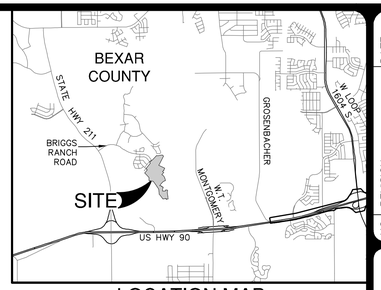
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN
(SHEET 5 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.04

Date: July 28, 2025, 9:57 AM - User ID:: vallarreal
File: P:\114\12\16\Design\Civil\WTOA114216.dwg
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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

- PROJECT LIMITS
- EXISTING WATER (FIRE HYDRANT, W)
- EXISTING SEWER (SS, MANHOLE)
- PROPOSED SEWER (SS)
- PROPOSED WATER (FIRE HYDRANT, W)
- PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER (M)
- PROPOSED 1" DUAL SERVICE WITH 5/8" METER (M M)
- SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE) (IRR)
- JOINT RESTRAINT (⊠)
- PRESSURE ZONE LIMITS

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 076564, 076566 Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe: 6,532 L.F. ~ 12" PVC
9,468 L.F. ~ 8" PVC
644 L.F. ~ 2" HDPE
Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1049

(2) 1 – 12" X 6" ANCHOR TEE, M.J.
1 ~ STD. FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE, M.J.
1 – 6" VALVE BOX, COMPLETE
1 – 6" 1/4 ANCHOR BEND, M.J.
1 – STD. FIRE HYDRANT
6" D.I. PIPE, CUT AND RESTRAIN AS REQ'D
(SEE SAWS DETAIL DD-834-01)

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PRESSURE REDUCING VALVE NOTE:

PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOMEBUILDER.

PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 765 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).

⊕JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESSES AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

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ROW PERMIT NOTE:

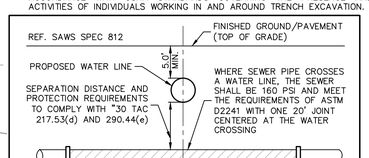
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

CONTRACTOR SHALL REMOVE EXISTING 2" PERMANENET BLOWOFF ASSEMBLY AND TIE-IN NEW 12" PVC WATER MAIN INTO EXISTING 12" PVC WATER LINE (SAWS JOB #25-1012). VALVE TO REMAIN CLOSED UNTIL AFTER DISINFECTION AND ACCEPTANCE BY SAWS AND MAIN IS RELEASED FOR SERVICE.

1-2" STD. BLOWOFF ASSEMBLY (TEMP) SAWS STD. DWG. DD-844-01

1-12" SOLID SLEEVE, M.J.

FOR CHLORINATION INJECTION:
2-1" CORPORATION STOP, C.C.X I.P.
2-1" COPPER TUBING, CUT AS REQ'D
2-1¼ SOLID CAP, THD.
SEE SAWS STD. DWG DD847-01&TABLE 847-1



TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

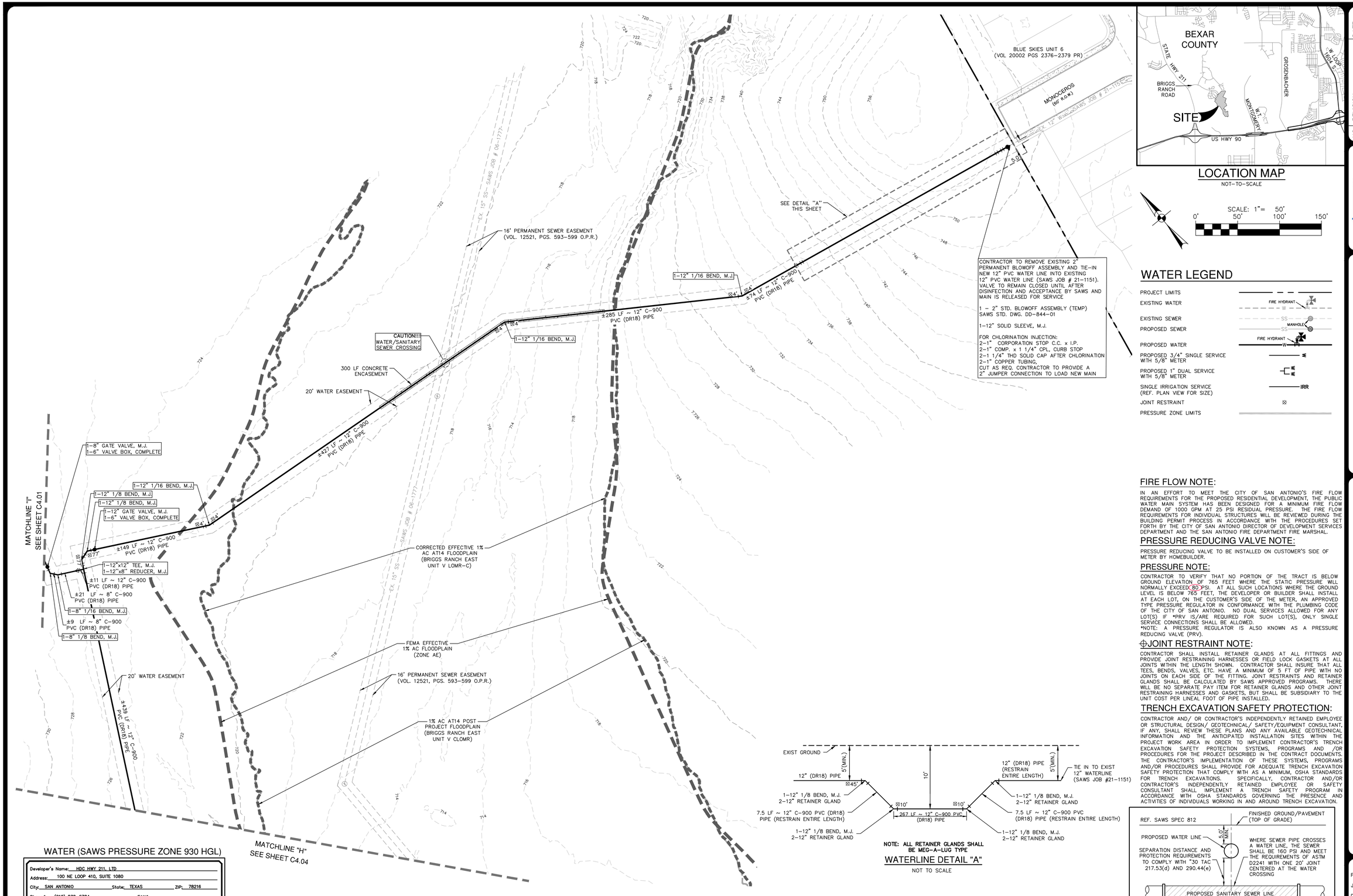
OVERALL WATER DISTRIBUTION PLAN
(SHEET 6 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.05

NO.	REVISION	DATE

Date: July 28, 2025, 5:41 PM – User ID: svillarreal
File: P:\114\12\16\Design\Civil\WTOA114121 6.dwg

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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT, W
EXISTING SEWER	SS, MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	FIRE HYDRANT, W
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	M
PROPOSED 1" DUAL SERVICE WITH 5/8" METER	M M
SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE)	IRR
JOINT RESTRAINT	⊠
PRESSURE ZONE LIMITS	

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 076564, 076566 Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe: 6,532 L.F. ~ 12" PVC, 9,469 L.F. ~ 8" PVC, 644 L.F. ~ 2" HDPE Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1049

NOTE: ALL RETAINER GLANDS SHALL BE MEG-A-LUG TYPE

WATERLINE DETAIL "A"
NOT TO SCALE

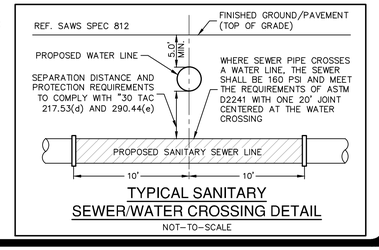
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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

ROW PERMIT NOTE:
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

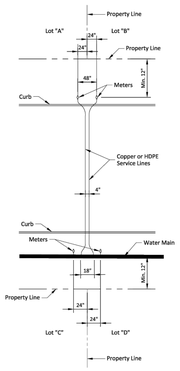
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN
(SHEET 7 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.06

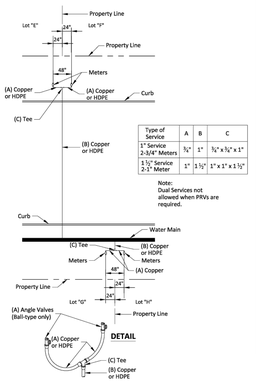
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SINGLE SERVICE LINE - SINGLE METER

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL NEW DEVELOPMENT SERVICE ARRANGEMENT	March 2008	December 2018
	DD-824-05		SHEET 1 OF 3



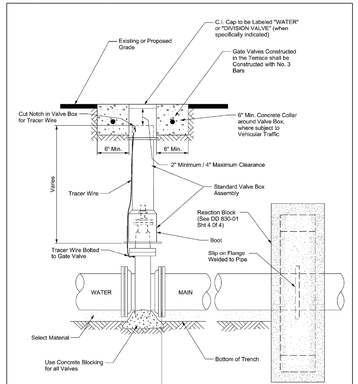
Type of Service	A	B	C
1" Service 2-3/4" Meters	¾"	1"	¾" x ¾" x 1"
1 ½" Service 2-1" Meter	1"	1 ½"	1" x 1" x 1 ½"

Note:
Dual Services not allowed when PRVs are required.

DETAIL

SINGLE SERVICE LINE - DUAL METER

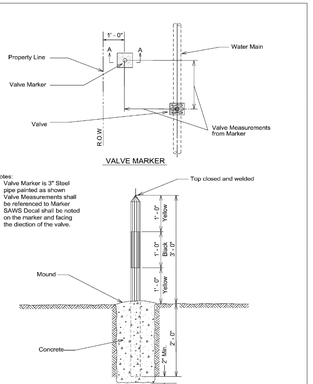
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL SERVICE ARRANGEMENT	March 2008	December 2018
	DD-824-05		SHEET 2 OF 3



NOTE: Tracer Wire for PVC (Typ. for PVC & HDPE)
NOTE: All Concrete to be 3,000 psi

Note: For all work associated with Recycled Water Valves, refer to DD 110-10, Sht. 1 of 1

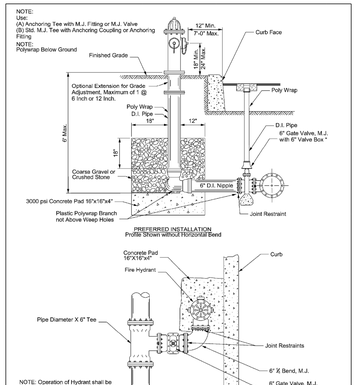
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	INSTALLATION OF NON-GEARED GATE VALVE WITH VALVE BOX AND EXTENSION	MARCH 2008	AUG 2019
	DD 828-01		SHEET 1 OF 1



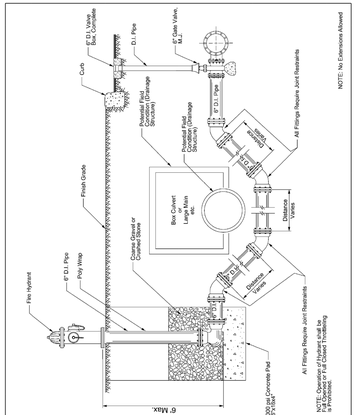
Notes:
1. Valve Marker is 3" Steel pipe painted as shown
2. Valve Measurements shall be referenced to Marker
3. SAWS Decal shall be noted on the marker and facing the direction of the valve.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	VALVE MARKER	MARCH 2008	AUG 2019
	DD-828-04		SHEET 1 OF 1

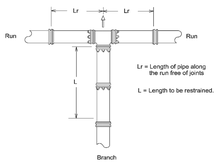
NOTE:
Use:
(A) Anchoring Tee with M.J. Fitting or M.J. Valve
(B) Std. M.J. Tee with Anchoring Coupling or Anchoring Fitting
NOTE:
Polywrap Below Ground



PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	FIRE HYDRANT INSTALLATION (JOINT RESTRAINT)	MAY 2013	AUG 2019
	DD-834-01		SHEET 1 OF 3



PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	FIRE HYDRANT WITH OFFSET	MAY 2013	AUG 2019
	DD-834-01		SHEET 2 OF 3



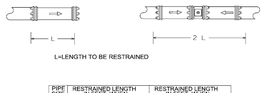
RESTRAINED LENGTH FOR TEES

PIPE SIZE (inch)	BRANCH SIZE (inch)	LENGTH OF RUN (ft.)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	4	0	42	31
6	4	5	7	1
6	4	10	1	1
6	6	0	59	44
6	6	5	35	20
6	6	10	11	1
8	4	0	42	31
8	4	5	7	1
8	4	10	1	1
8	6	0	59	44
8	6	5	35	13
8	6	10	11	1
8	6	0	77	58
8	8	5	53	34
8	8	10	30	11
8	8	15	6	1

RESTRAINED LENGTH DESIGN
Restrained length calculations are for P.V.C pipe bedded in compacted granular material extending to the top of the pipe.The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR TEES	March 2008	AUG 2019
	DD-839-04		SHEET 1 OF 2



L=LENGTH TO BE RESTRAINED

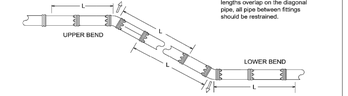
PIPE SIZE (inch)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	59	44
8	77	58
10	93	69
12	109	82

RESTRAINED LENGTH DESIGN

Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR DEAD ENDS / INLINE VALVES	MARCH 2009	AUG 2019
	DD-839-05		SHEET 1 OF 1

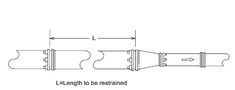


PIPE SIZE (inch)	BEND ANGLE (deg.)	LOW SIDE DEPTH	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200 psi	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi
6	45	5	24	8	18	6
6	22.5	5	12	4	9	3
6	11.25	5	6	2	4	1
6	45	10	24	5	18	4
6	22.5	10	12	2	9	2
6	11.25	10	6	1	4	1
8	45	5	32	11	24	8
8	22.5	5	15	5	11	4
8	11.25	5	8	3	6	2
8	45	10	32	8	24	6
8	22.5	10	15	3	11	2
8	11.25	10	8	2	6	1
12	45	5	45	16	34	12
12	22.5	5	22	7	16	6
12	11.25	5	11	4	8	3
12	45	10	45	10	34	7
12	22.5	10	22	5	16	3
12	11.25	10	11	2	8	2

RESTRAINED LENGTH DESIGN
Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS VERTICAL OFFSETS	MARCH 2009	AUG 2019
	DD-839-06		SHEET 1 OF 1

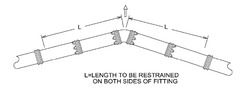


PIPE SIZE (inch)	SMALL SIZE (inch)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	4	50	37
8	6	33	24
12	4	95	71
12	6	80	60
12	8	58	43

RESTRAINED LENGTH DESIGN
Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. Th restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR REDUCERS	MARCH 2009	AUG 2019
	DD-839-07		SHEET 1 OF 1

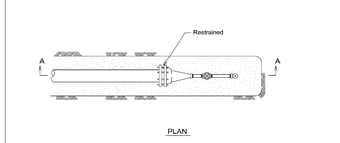


PIPE SIZE (inch)	BEND ANGLE (deg.)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	90	23	17
6	45	9	7
6	22.5	5	3
6	11.25	2	1
8	90	30	22
8	45	12	9
8	22.5	5	4
8	11.25	3	2
12	90	43	32
12	45	18	13
12	22.5	8	6
12	11.25	4	3

RESTRAINED LENGTH DESIGN
Restrained length calculations are for P.V.C pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

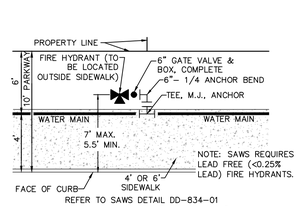
Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR HORIZONTAL BENDS	March 2008	AUG 2019
	DD-839-08		SHEET 1 OF 1

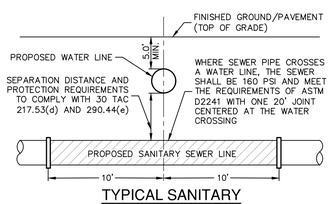


* Cut as required to extend beyond excavation

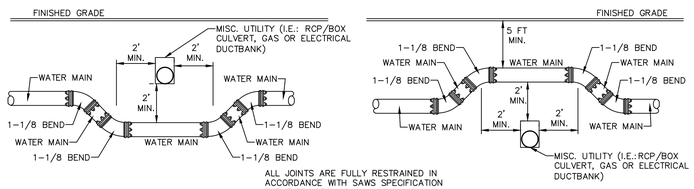
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" TEMPORARY BLOW-OFF ASSEMBLY ON 6" & 8" MAINS	MARCH 2008	AUG 2019
	DD-844-01		SHEET 1 OF 4



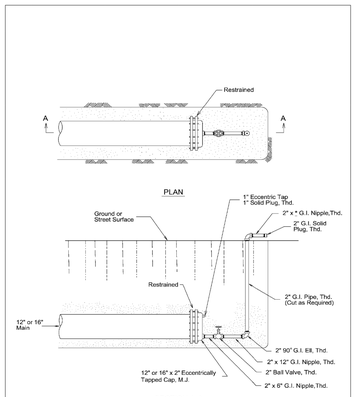
FIRE HYDRANT INSTALLATION
NOT-TO-SCALE



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE



TYPICAL UTILITY/WATER CROSSING DETAIL
NOT-TO-SCALE



* Cut as required to extend beyond excavation.

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" TEMPORARY BLOW-OFF ASSEMBLY ON 12" & 16" MAINS	March 2008	AUG 2019
	DD-844-01		SHEET 2 OF 4

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 074564, 074566, 076564, 076566 Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe: 6,532 L.F. ~ 12" PVC, 9,469 L.F. ~ 8" PVC, 644 L.F. ~ 2" HDPE Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1049

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

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

WATER DISTRIBUTION PLAN DETAILS

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.07

Date: July 28, 2025, 9:58 AM — User ID: uallarreal
File: P:\114\12\16\Design\Civil\WD114121616.dwg

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SAWS CONSTRUCTION NOTES

(LAST REVISED JANUARY 2022)

SAWS GENERAL SECTION

1. 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. 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
   - 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.

    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.

    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.

SAWS WATER NOTES

1. 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".

3. 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)

4. 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-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. ALL VALVES SHALL READ "OPEN RIGHT".

6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 765 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).

7. 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.

8. 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.

9. 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.

10. DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE LID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

PROJECT WATER NOTES

1. MACHINE CHLORINATION BY THE S.A.W.S.
2. ALL 8", 12" AND 16" PIPE SHALL BE P.V.C. C-900 CLASS 235 DR 18.
3. ALL MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, AS PROVIDED FOR IN THE SPECIAL CONDITIONS.
4. THE WATER LINES WILL BE SET FROM THE STREET HUBS BEFORE THIS CONTRACT BEGINS. STREET CUT SHEETS WILL BE SUPPLIED TO THE CONTRACTOR. THERE SHOULD BE NO ADDITIONAL STAKES REQUIRED, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE SITE AND VERIFY THAT ALL STAKES REQUIRED FOR HIS WORK ARE IN PLACE AT THE TIME THE CONSTRUCTION BEGINS. IF ANY STAKES ARE MISSING THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. AFTER CONSTRUCTION BEGINS, ALL CONSTRUCTION STAKES, MARKS, ETC., SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR, AND IN CASE OF DESTRUCTION OR REMOVAL BY THE CONTRACTOR, HIS EMPLOYEE OR ANY OTHER MEANS, SUCH STAKES, MARKS, ETC., SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS, TAPS AND LENGTH OF SERVICE CONNECTIONS.
6. THE LOT CORNERS WILL BE SET BY THE ENGINEER FOR INSTALLATION OF ALL WATER SERVICES. THESE LOT CORNERS SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR SO THE METER BOXES CAN BE SET IN PHASE II. ANY LOT CORNER DESTROYED OR REMOVED BY THE CONTRACTOR, HIS EMPLOYEES, OR BY ANY OTHER MEANS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. STREETS WILL HAVE BEEN EXCAVATED DOWN TO SUBGRADE AND THE PARKWAY WILL BE CUT DOWN TO TOP OF CURB BY THE STREET CONTRACTOR, PRIOR TO CONSTRUCTION OF THE WATER MAINS. IT WILL BE THE UTILITY CONTRACTOR'S RESPONSIBILITY TO PROVIDE A PAD FOR HIS EQUIPMENT.
8. WATER METER BOXES IF APPLICABLE SHALL BE INSTALLED NINE FEET FROM FACE OF CURB TO CENTER OF THE METER BOX.
9. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
10. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED AND THE S.A.W.S. RELEASES THE MAIN FOR TIE-IN AND USE.
11. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6-INCH GATE VALVE AND 6-INCH VALVE BOX COMPLETE, ANCHOR BEND, AND ALL 6-INCH DI PIPE REQUIRED (DI PIPE REQUIRED SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT).
12. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" (1988 OR ANY REVISIONS THERETO).
13. A CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. THIS AREA SHOULD HAVE A MINIMUM DIAMETER OF 3.0' AND BE CLEAN OF VERTICAL OBSTRUCTIONS, VALVES, AND METER BOXES.
14. SAWS REQUIRES LEAD FREE (< 0.25%) FIRE HYDRANTS.
15. UNLESS OTHERWISE NOTED ALL SERVICES SHALL BE 3/4" WITH 5/8" METER.

WATER (SAWS PRESSURE ZONE 930 HGL)

Developer's Name: HDC HWY 211, LTD
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# 074564, 074566 Total EDU's 260 Total Acreage 75.9
Total Linear Footage of Pipe: 6,532 L.F. ~ 12" PVC / 9,469 L.F. ~ 8" PVC / 644 L.F. ~ 2" HDPE Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1049

NO.	REVISION	DATE

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

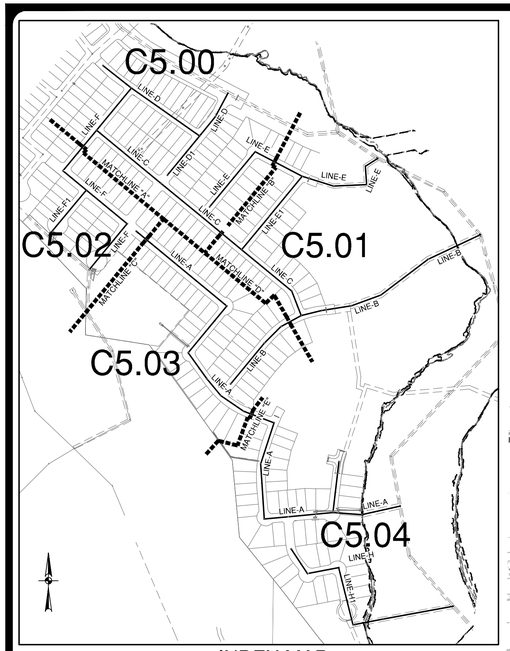
STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS
WATER DISTRIBUTION PLAN NOTES

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C4.08

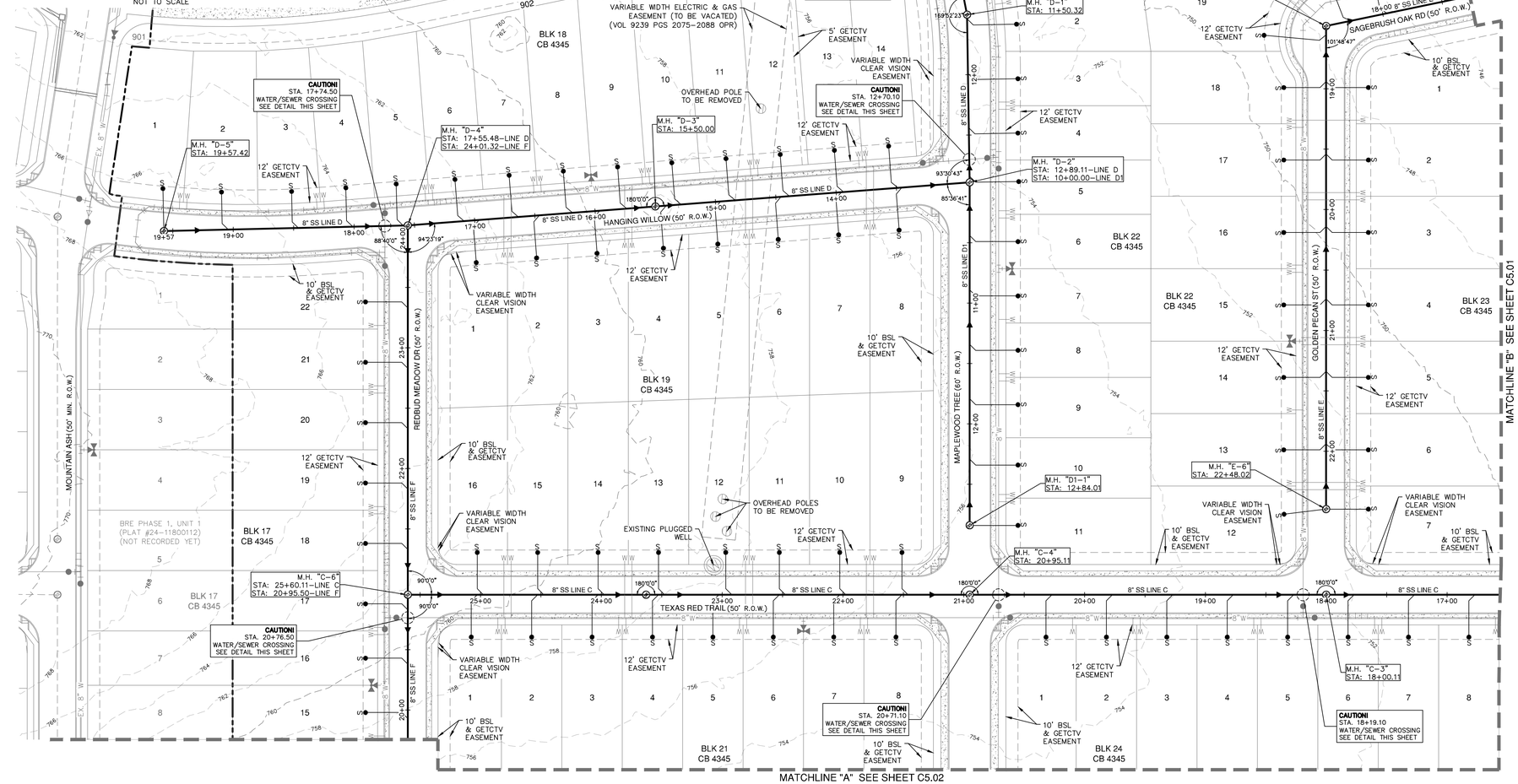
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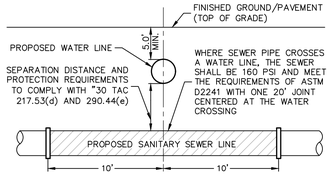
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INDEX MAP

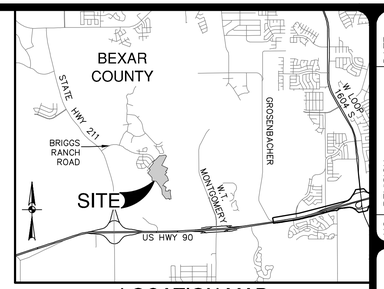
NOT TO SCALE





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING OVERHEAD LINE (OHE)
- EXISTING WATER (W)
- EXISTING SEWER (SS, MANHOLE)
- PROPOSED SEWER (SS)
- PROPOSED WATER (FIRE HYDRANT, W)
- PROPOSED WYE & 6" LATERAL
- SINGLE WATER SERVICE
- GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (GETCTV)
- WATER WELL/WATER MILL

OPEN SPACE

LOTS 901–902, BLOCK 7, LOT 901, BLOCK 18, AND LOT 901, BLOCK 22, CB 4345, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

FINISHED FLOOR NOTES:

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.
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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

NO.	REVISION	DATE

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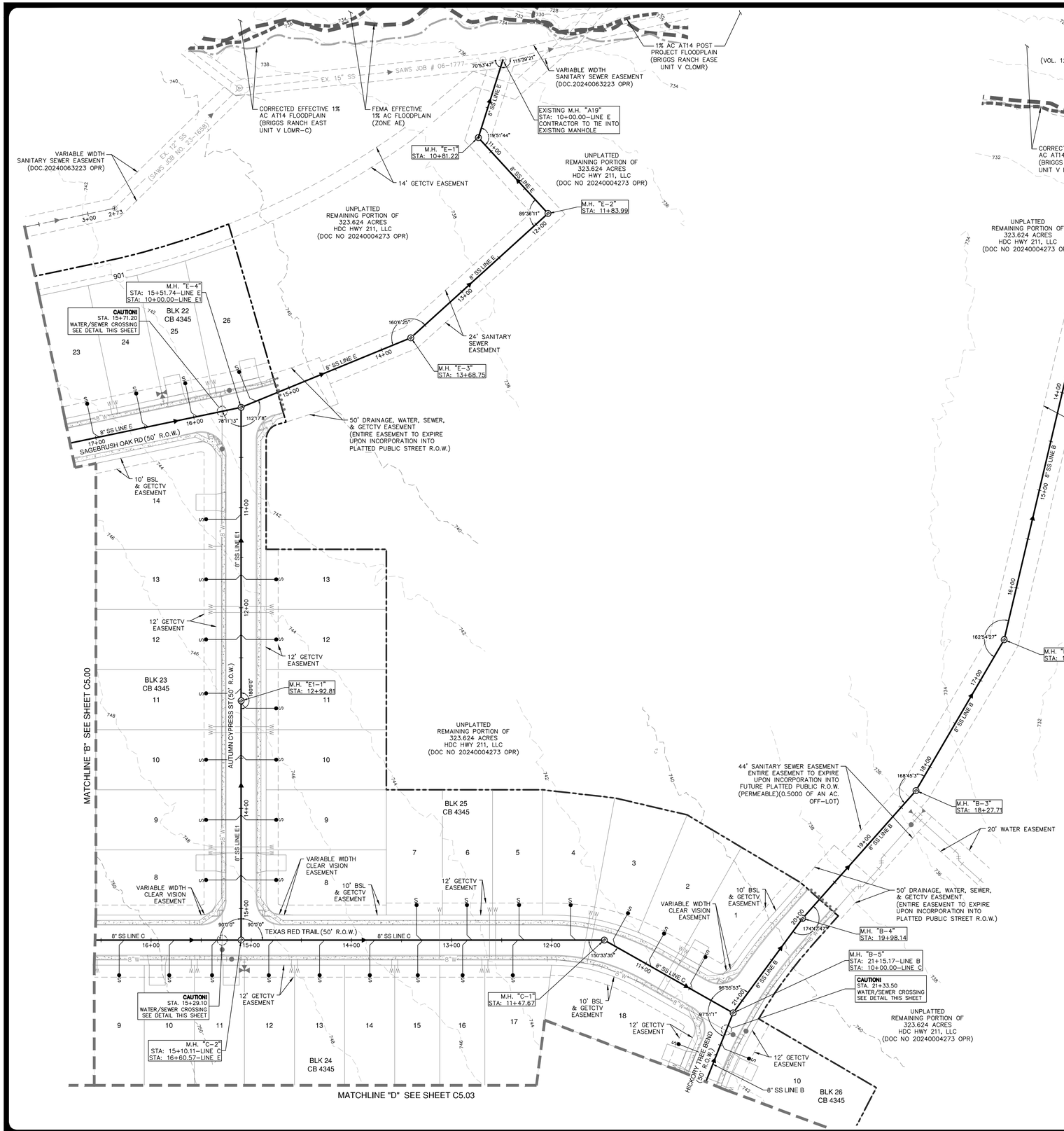
SAN ANTONIO, TEXAS

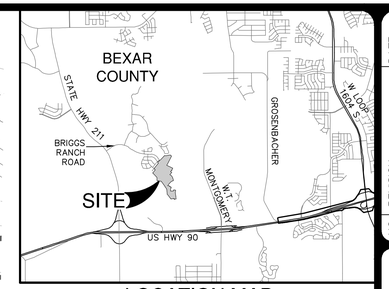
OVERALL SANITARY SEWER PLAN (SHEET 1 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.00

Date: August 12, 2025, 3:30 PM – User ID: uvillarreal
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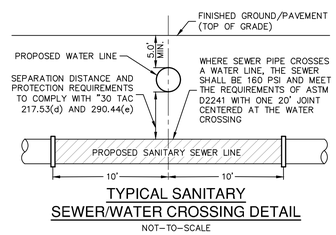
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Number of Lots: 258	SAWS JOB NO.: 25-1543

DATE
NO. REVISION

STATE OF TEXAS
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118861
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8-12-2025

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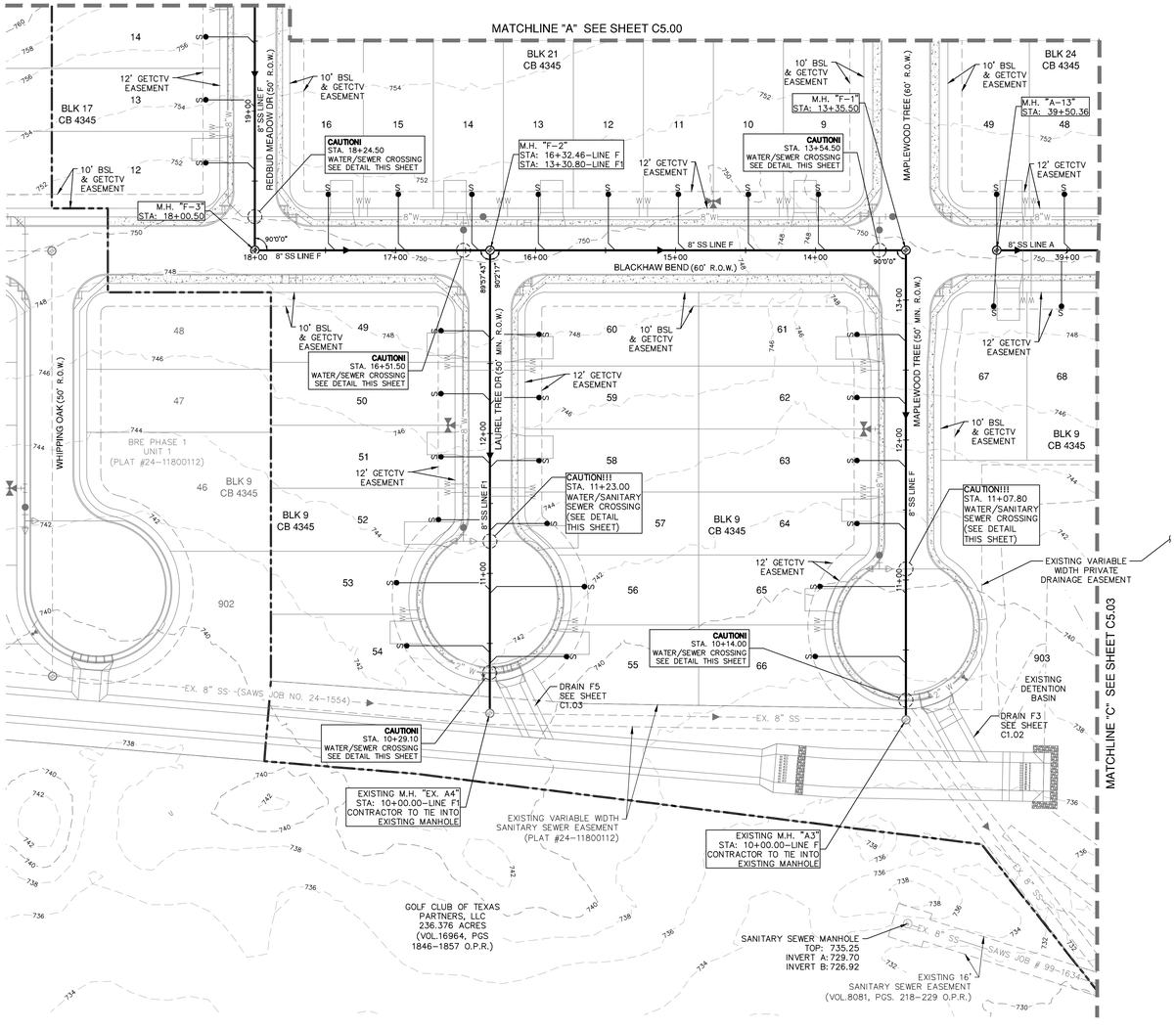
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

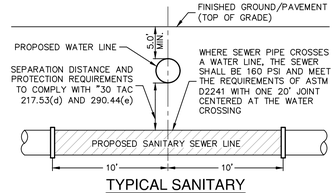
OVERALL SANITARY SEWER PLAN
(SHEET 2 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.01

Date: August 12, 2025, 3:30 PM - User ID: williarreal
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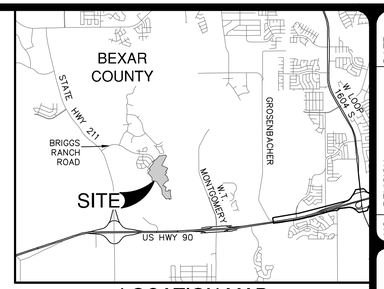
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Number of Lots 258 SAWS JOB NO. 25-1543

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISWEIDT
116801
LICENSED PROFESSIONAL ENGINEER
7/25/2025

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

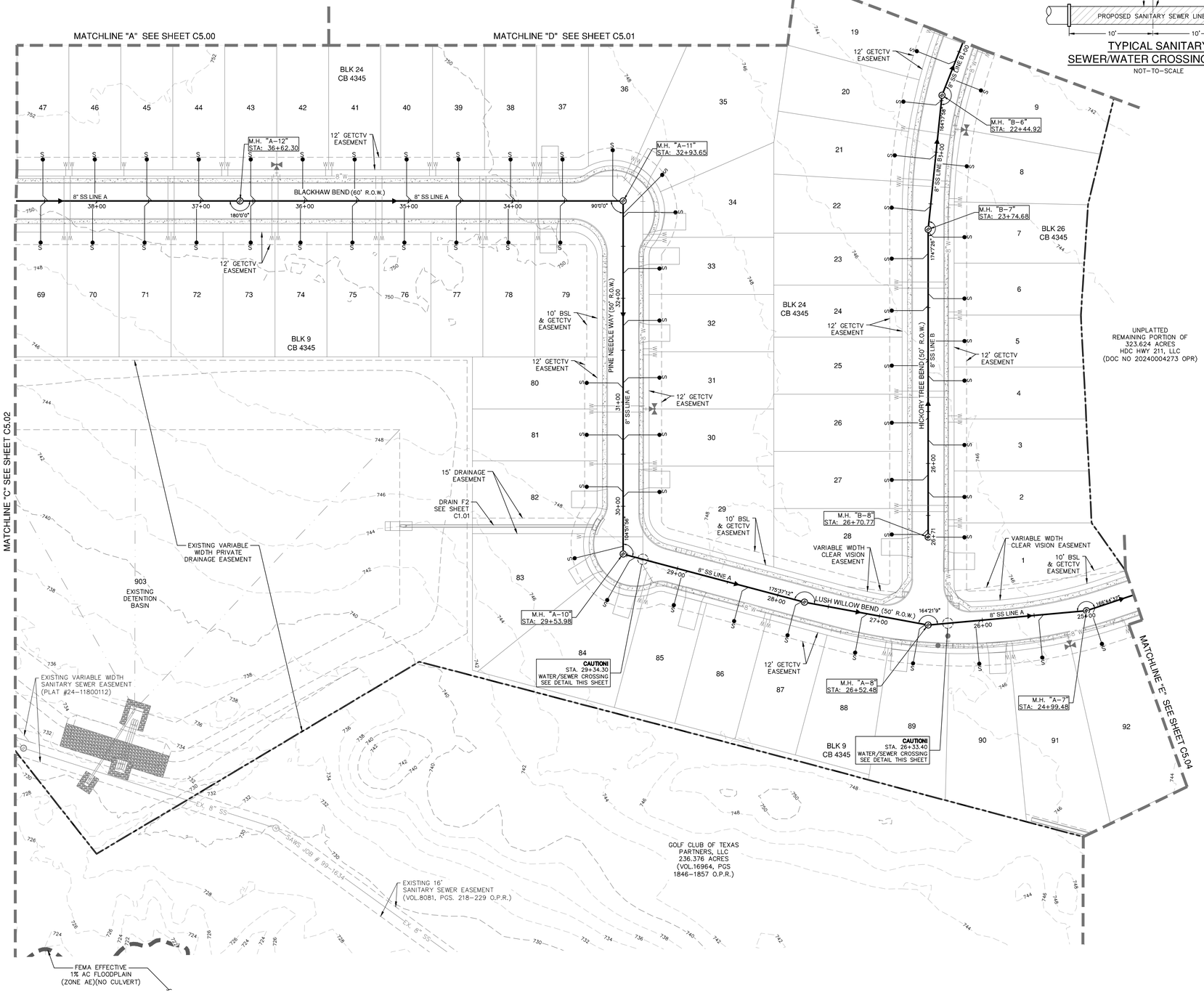
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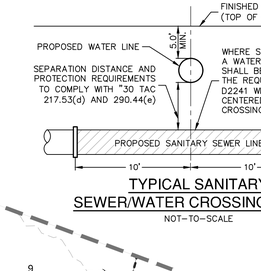
OVERALL SANITARY SEWER PLAN
(SHEET 3 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.02

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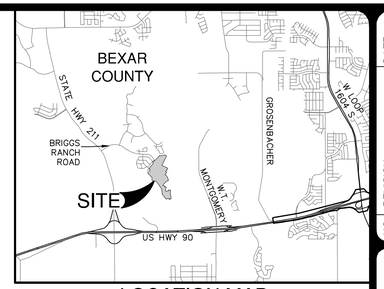
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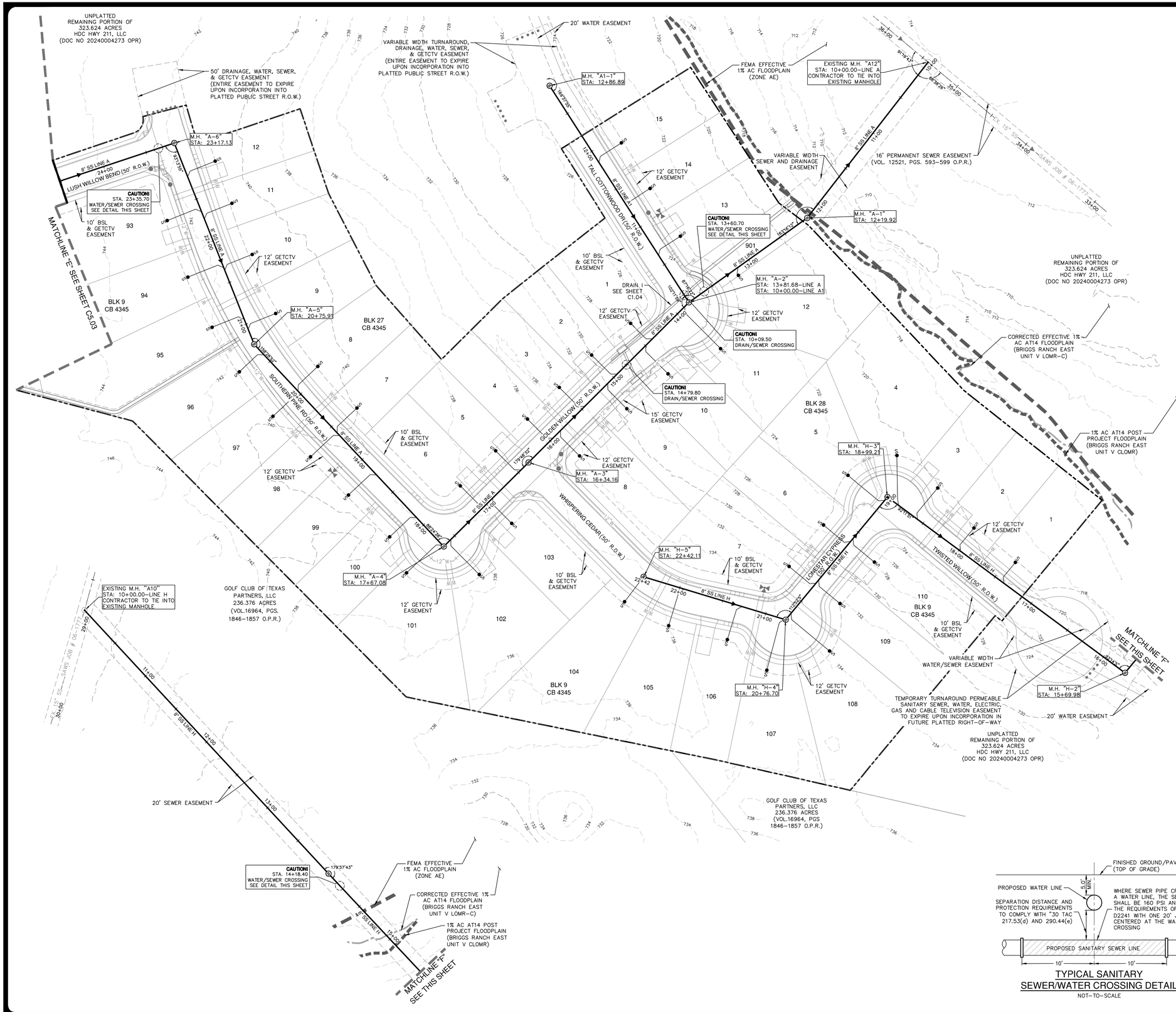
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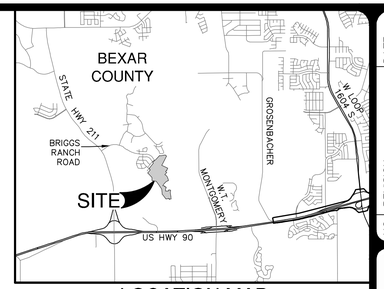
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(SHEET 4 OF 5)

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DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.03

Date: July 28, 2025, 7:47 PM — User ID: uvillarreal
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LOCATION MAP
NOT–TO–SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING OVERHEAD LINE (OHE)
- EXISTING WATER (W)
- EXISTING SEWER (SS)
- PROPOSED SEWER (SS, MANHOLE)
- PROPOSED WATER (FIRE HYDRANT, W)
- PROPOSED WYE & 6" LATERAL (S)
- SINGLE WATER SERVICE (W)
- GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (GETCTV)
- WATER WELL/WATER MILL (W)

OPEN SPACE

LOTS 901–902, BLOCK 7, LOT 901, BLOCK 18, AND LOT 901, BLOCK 22, CB 4345, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

FINISHED FLOOR NOTES:

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS–BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

ROW PERMIT NOTE:

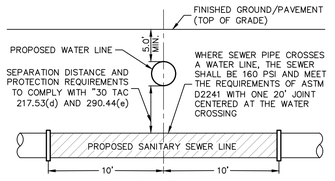
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS–OF–WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT–TO–SCALE

Developer's Name: HDC HWY 211, LTD 45	
Address: 100 NE LOOP 410, SUITE 1080	
City: SAN ANTONIO	State: TEXAS ZIP: 78216
Phone# (210) 838–6784	FAX#
SAWS Block Map#: 8 078566, 076566	Total EDU's: 258 Total Acreage: 75.989
Total Linear Footage of Pipe: 12,461 LF – 8"	Plat No. 25–11800095
Number of Lots: 258	SAWS JOB NO.: 25–1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISWEIDT
116861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING F-FIRM 1470 | TEXAS SURVEYING F-FIRM #10028800

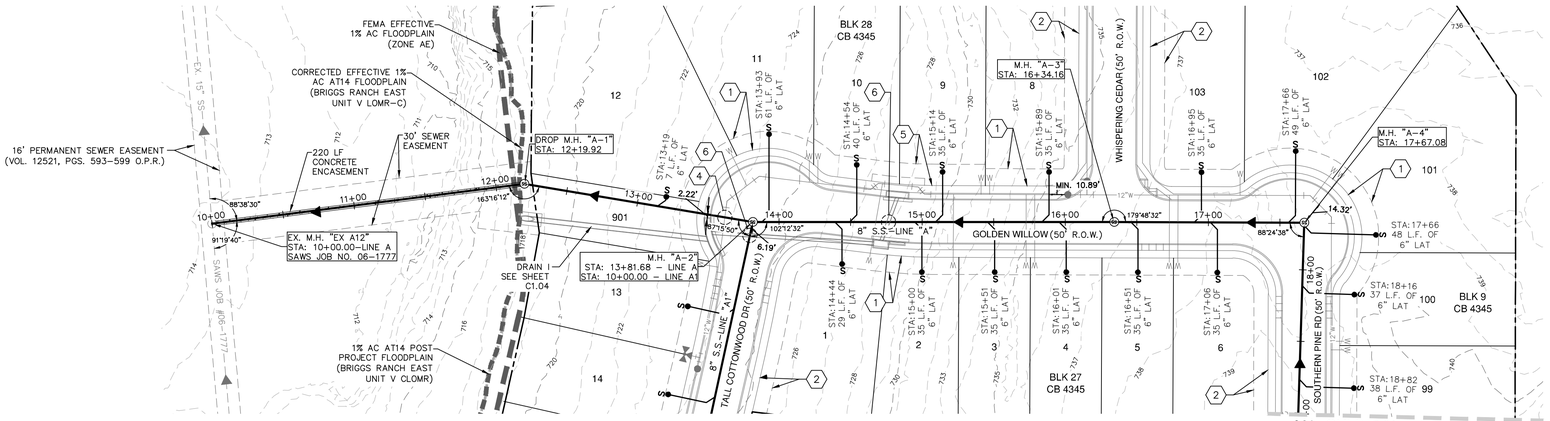
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL SANITARY SEWER PLAN
(SHEET 5 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.04

Date: July 28, 2025, 7:47 PM – User ID: williarreal
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MATCHLINE "A" - STA. 19+00.00
SEE SHEET C5.06

SCALE: 1"= 50'
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

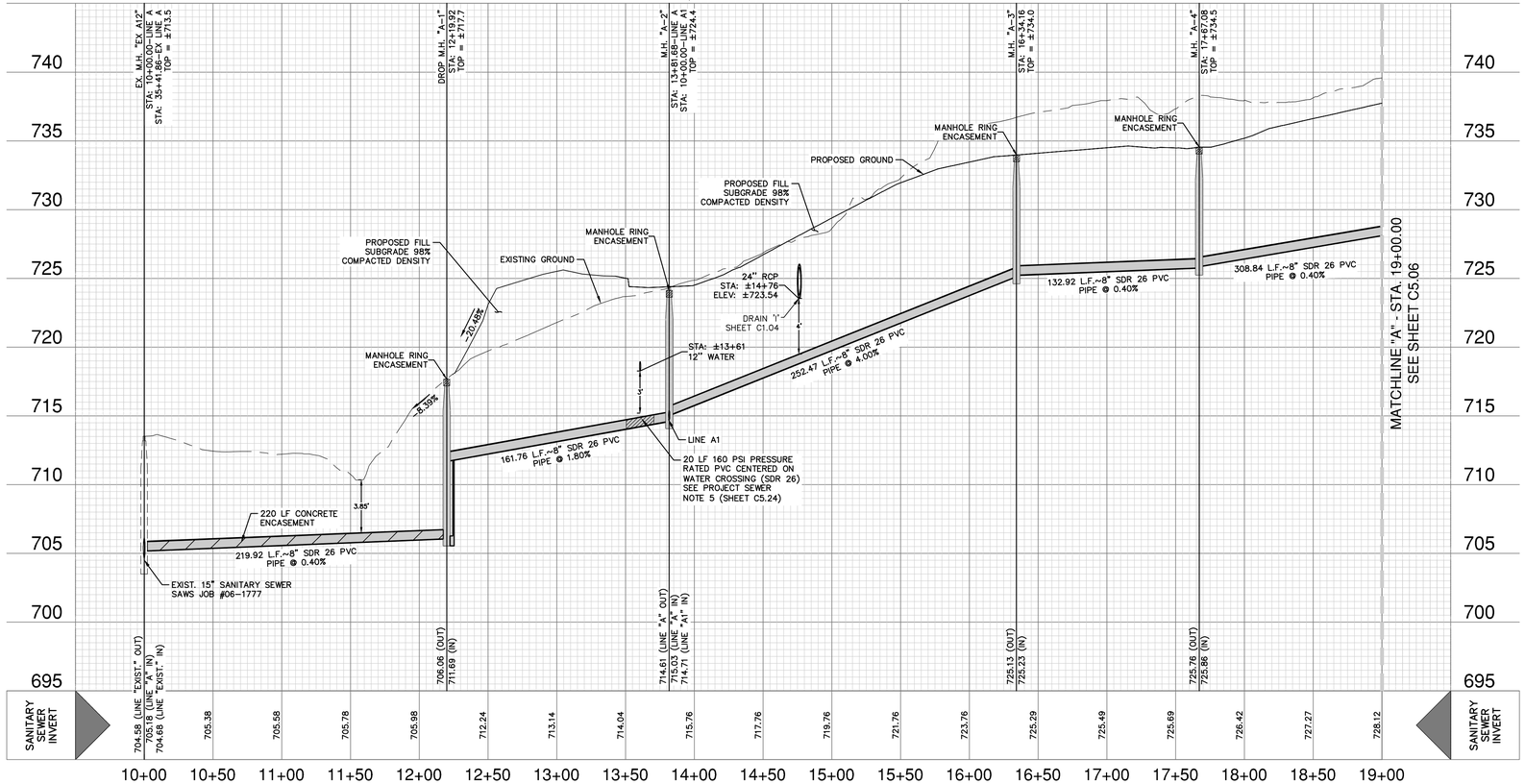
MANHOLE
FIRE HYDRANT

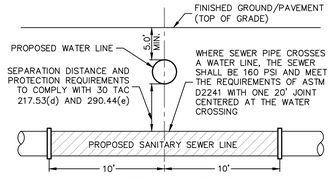
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE A
PLAN & PROFILE (STA. 10+00.00 TO STA. 19+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

CAUTION!!

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

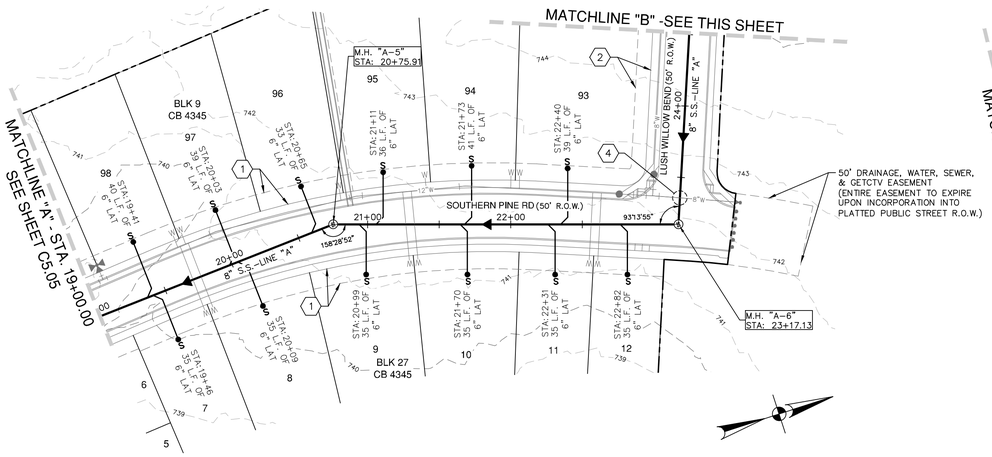
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

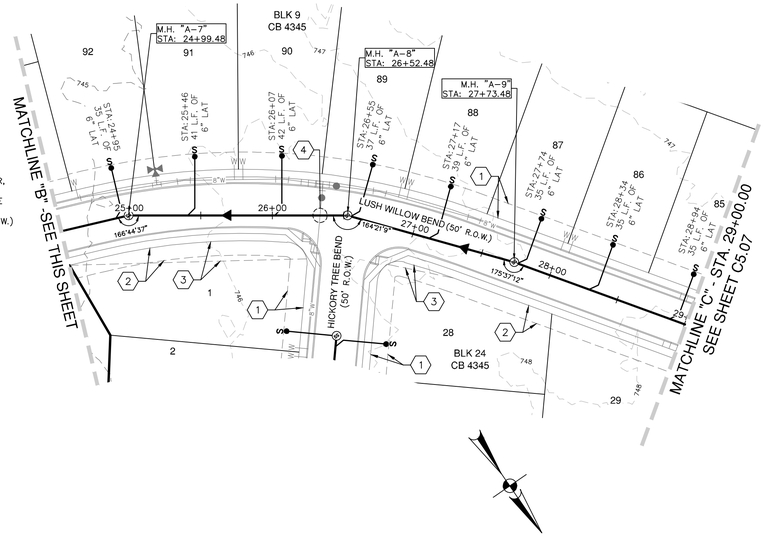
SANITARY SEWER LINE A
PLAN & PROFILE (STA. 10+00.00 TO STA. 19+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.05

Date: August 12, 2025, 3:31 PM – User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

MANHOLE

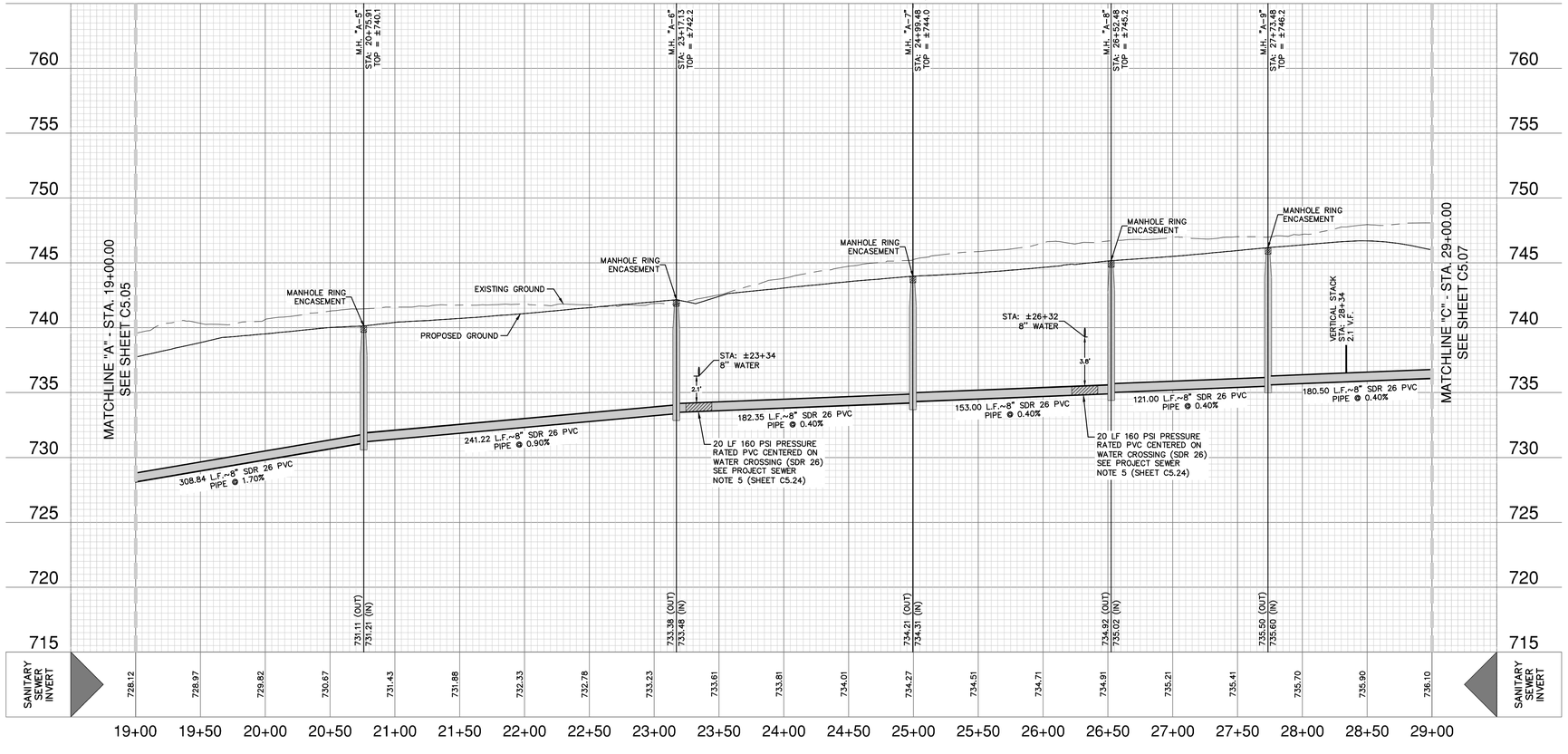
FIRE HYDRANT

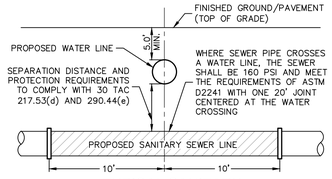
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE A
PLAN & PROFILE (STA. 19+00.00 TO STA. 29+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

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SEWERSHED : DOS RIOS / LEON CREEK WRC.

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Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots: 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

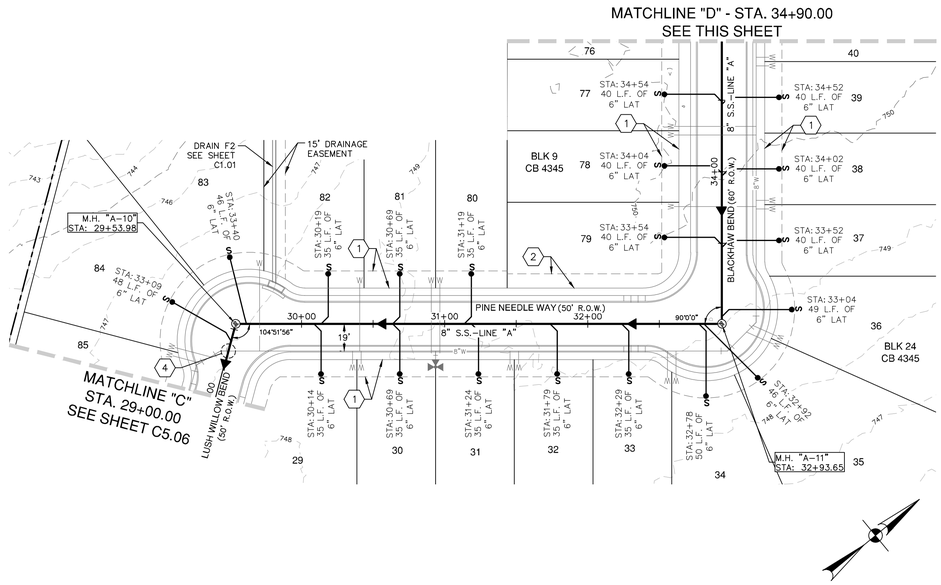
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

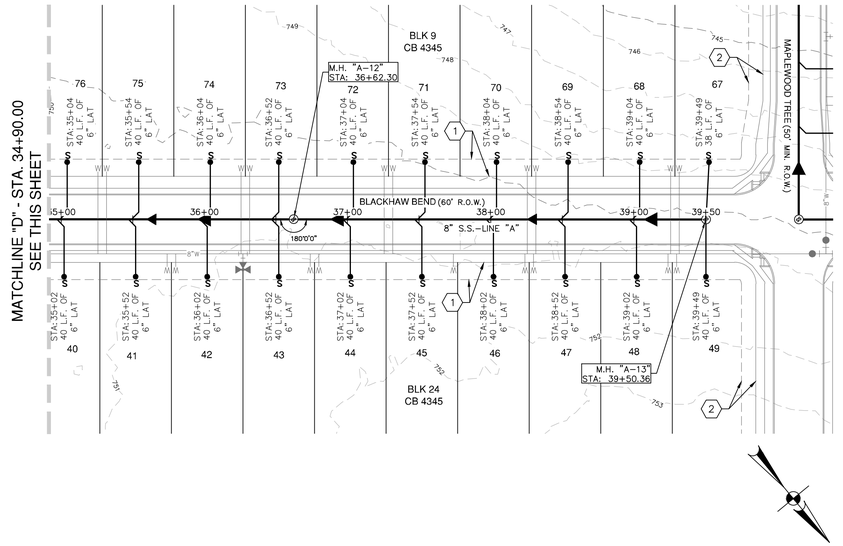
SANITARY SEWER LINE A
PLAN & PROFILE (STA. 19+00.00 TO STA. 29+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.06

Date: August 12, 2025, 3:32 PM – User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER

MANHOLE

FIRE HYDRANT

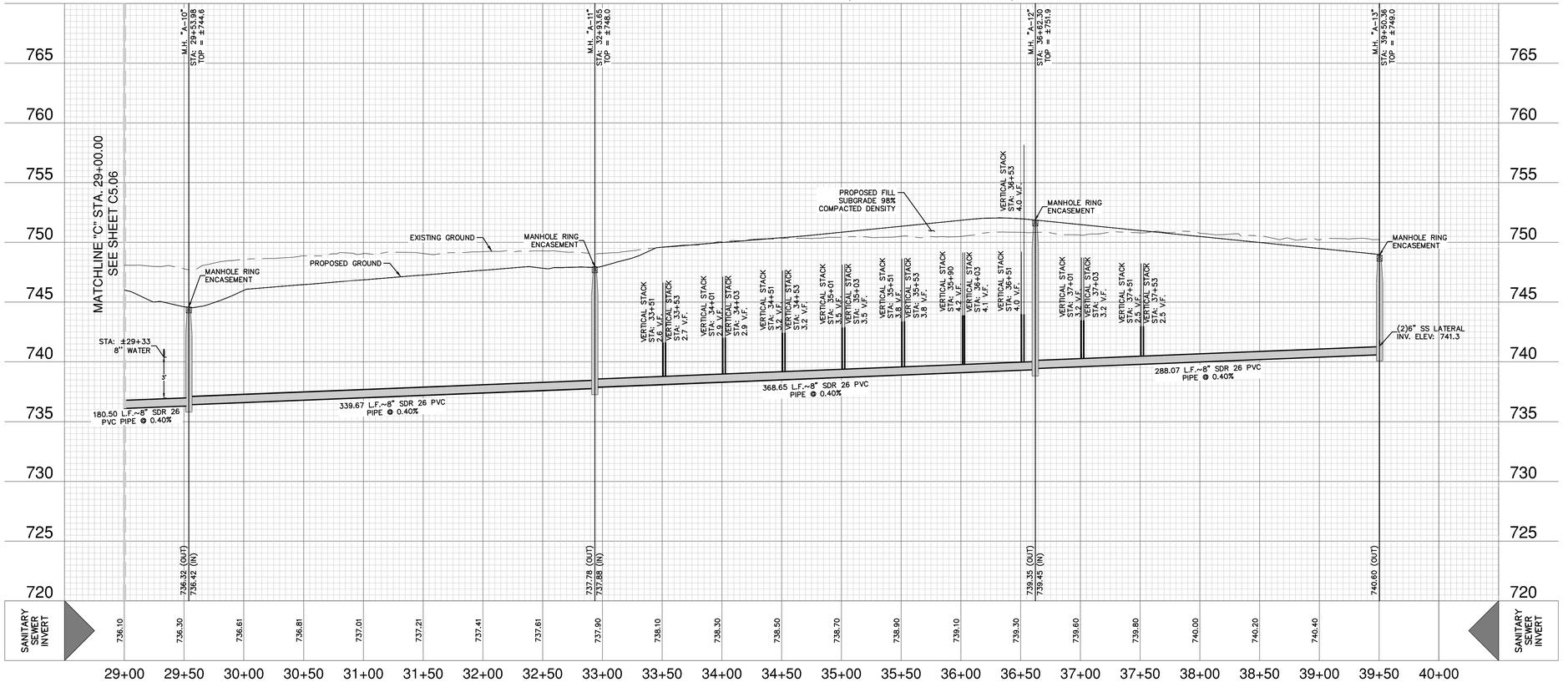
FF = XXXX.XX

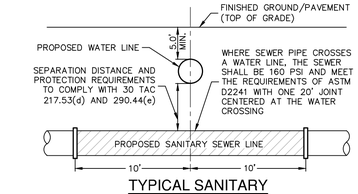
KEYED NOTES

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15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE A
PLAN & PROFILE (STA. 29+00.00 TO THE END)

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





TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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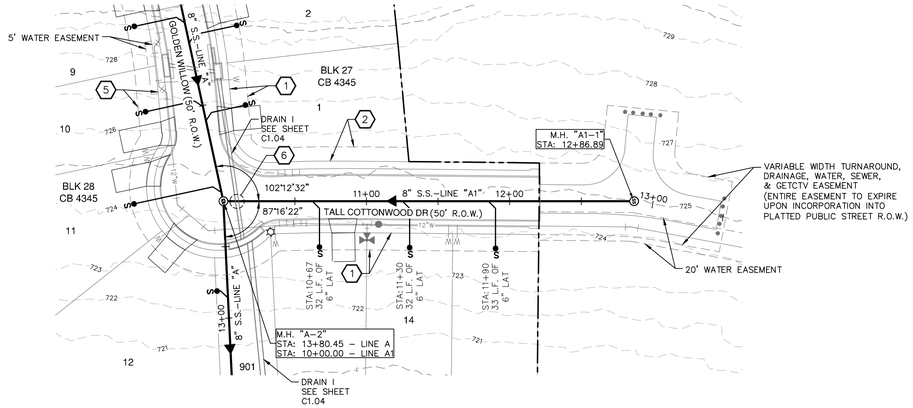
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE A
PLAN & PROFILE (STA. 29+00.00 TO THE END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.07

Date: August 12, 2025, 3:32 PM - User ID: uvillarreal
File: P:\114\2\16\Design\Civil\SSA114216.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

PROJECT LIMITS

EXISTING WATER — W —

EXISTING SEWER — SS — MANHOLE

PROPOSED SEWER — SS — MANHOLE

PROPOSED WATER — FIRE HYDRANT — W

PROPOSED SEWER LATERAL — S

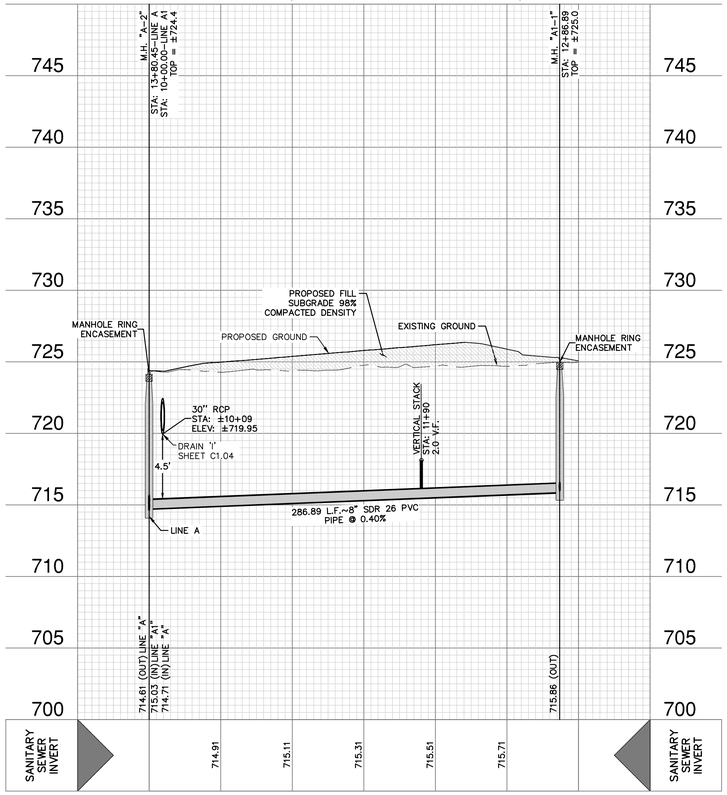
FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

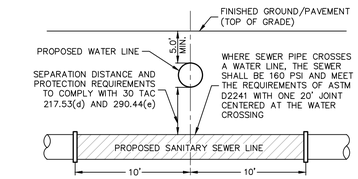
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
SEWER/UTILITY CROSSING	4
15' GETCTV EASEMENT	5
SEWER/DRAIN CROSSING	6

SANITARY SEWER LINE A1
PLAN & PROFILE (STA. 10+00.00 TO STA. 12+86.89)

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





TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

CAUTION!!

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45

Address: 100 NE LOOP 410, SUITE 1080

City: SAN ANTONIO State: TEXAS ZIP: 78216

Phone# (210) 838–6784 FAX#

SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989

Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25–11800095

Number of Lots 258 SAWS JOB NO. 25–1543

NO. REVISION DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8·12·2025

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

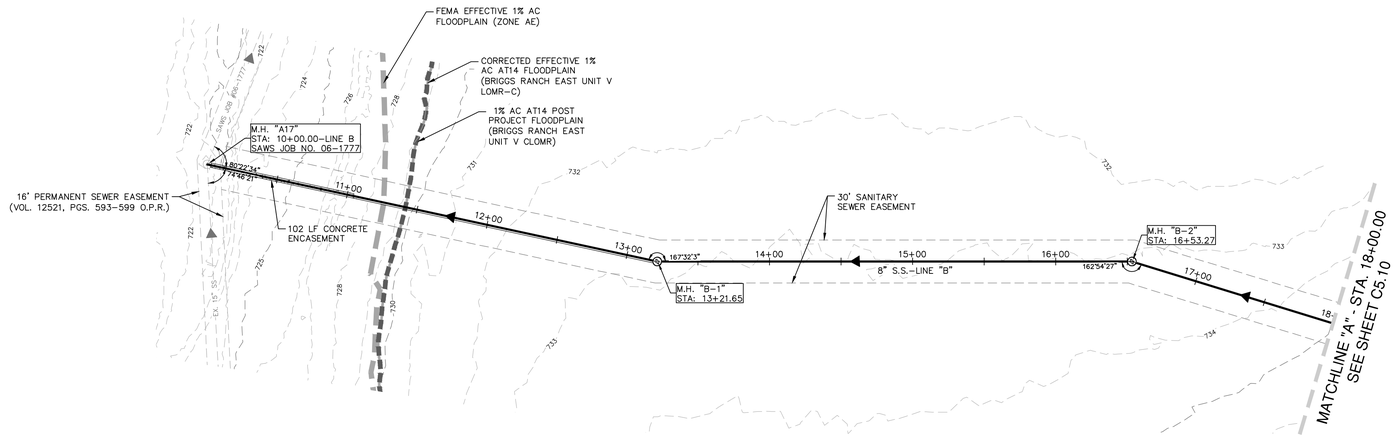
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE A1
PLAN & PROFILE (STA. 10+00.00 TO STA. 12+86.89)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.08

Date: August 12, 2025, 3:33 PM – User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

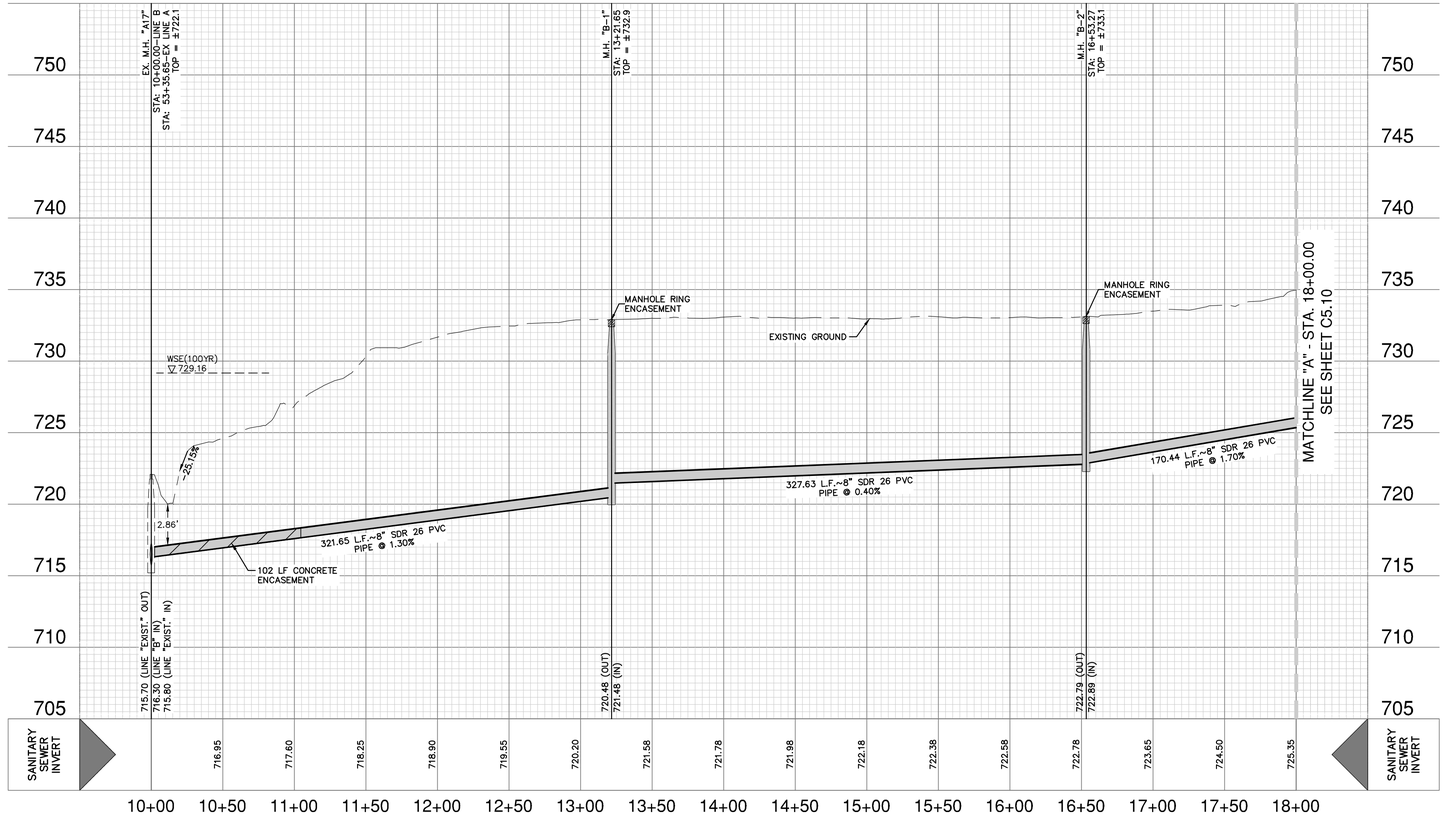
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

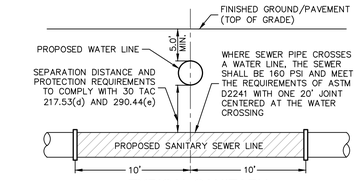
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE B
PLAN & PROFILE (STA. 10+00.00 TO STA. 18+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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SEWERSHED : DOS RIOS / LEON CREEK WRC.

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Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF - 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

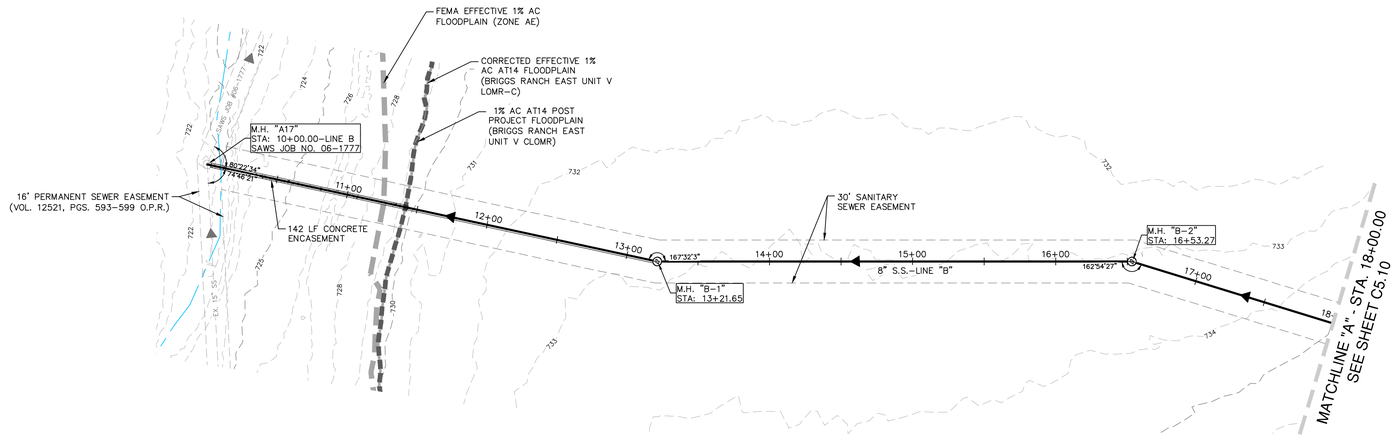
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE B
PLAN & PROFILE (STA. 10+00.00 TO STA. 18+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.09

Date: August 12, 2025, 3:34 PM - User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

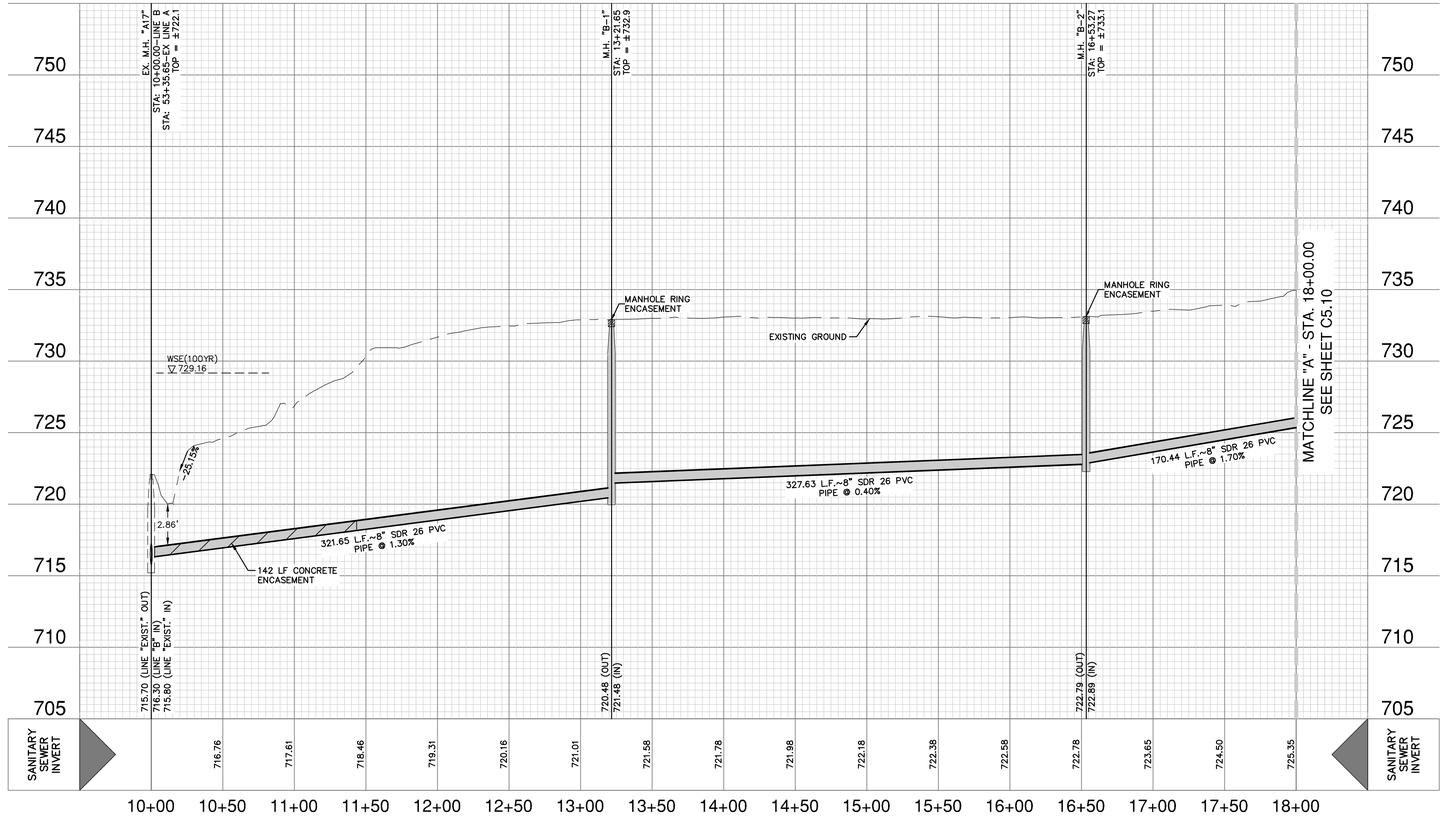
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

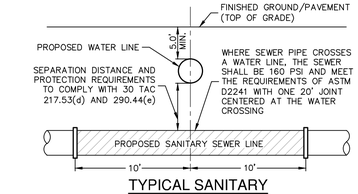
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
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SANITARY SEWER LINE B
PLAN & PROFILE (STA. 10+00.00 TO STA. 18+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
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City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF - 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISWEIDT
116801
LICENSED PROFESSIONAL ENGINEER
7/25/2025

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

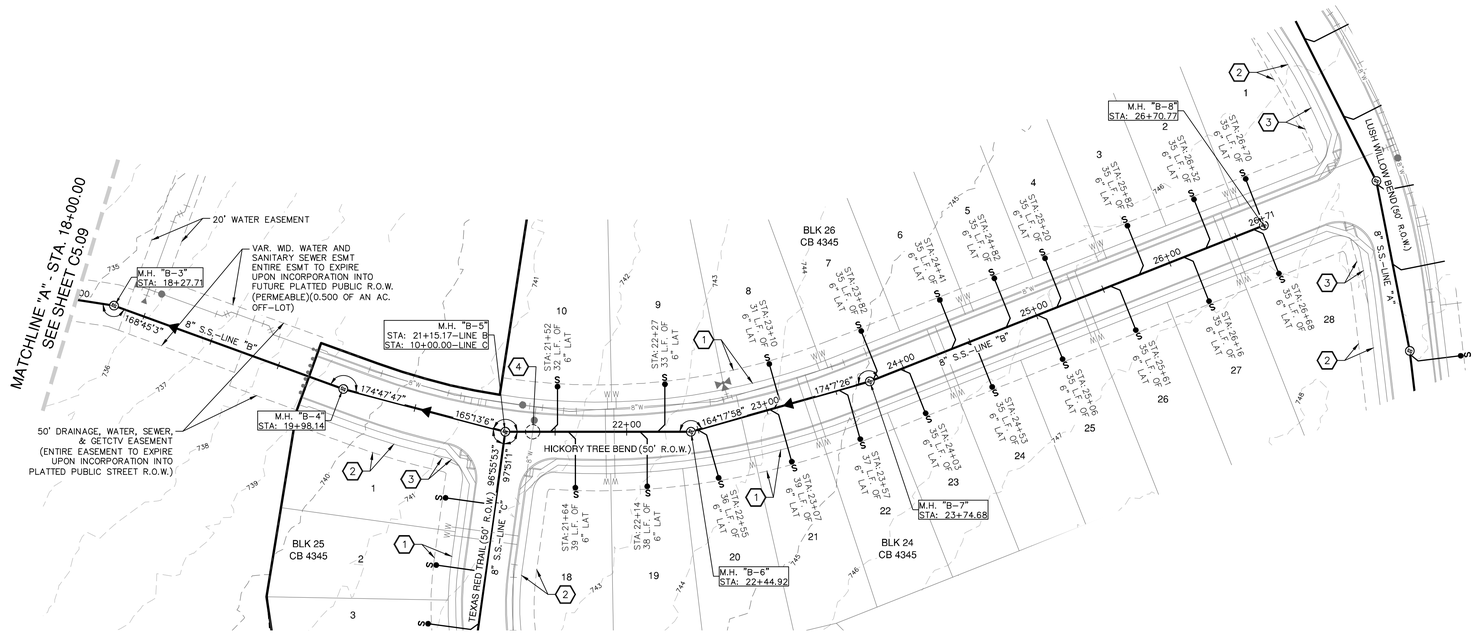
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE B
PLAN & PROFILE (STA. 10+00.00 TO STA. 18+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.09

Date: July 28, 2025, 7:53 PM — User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

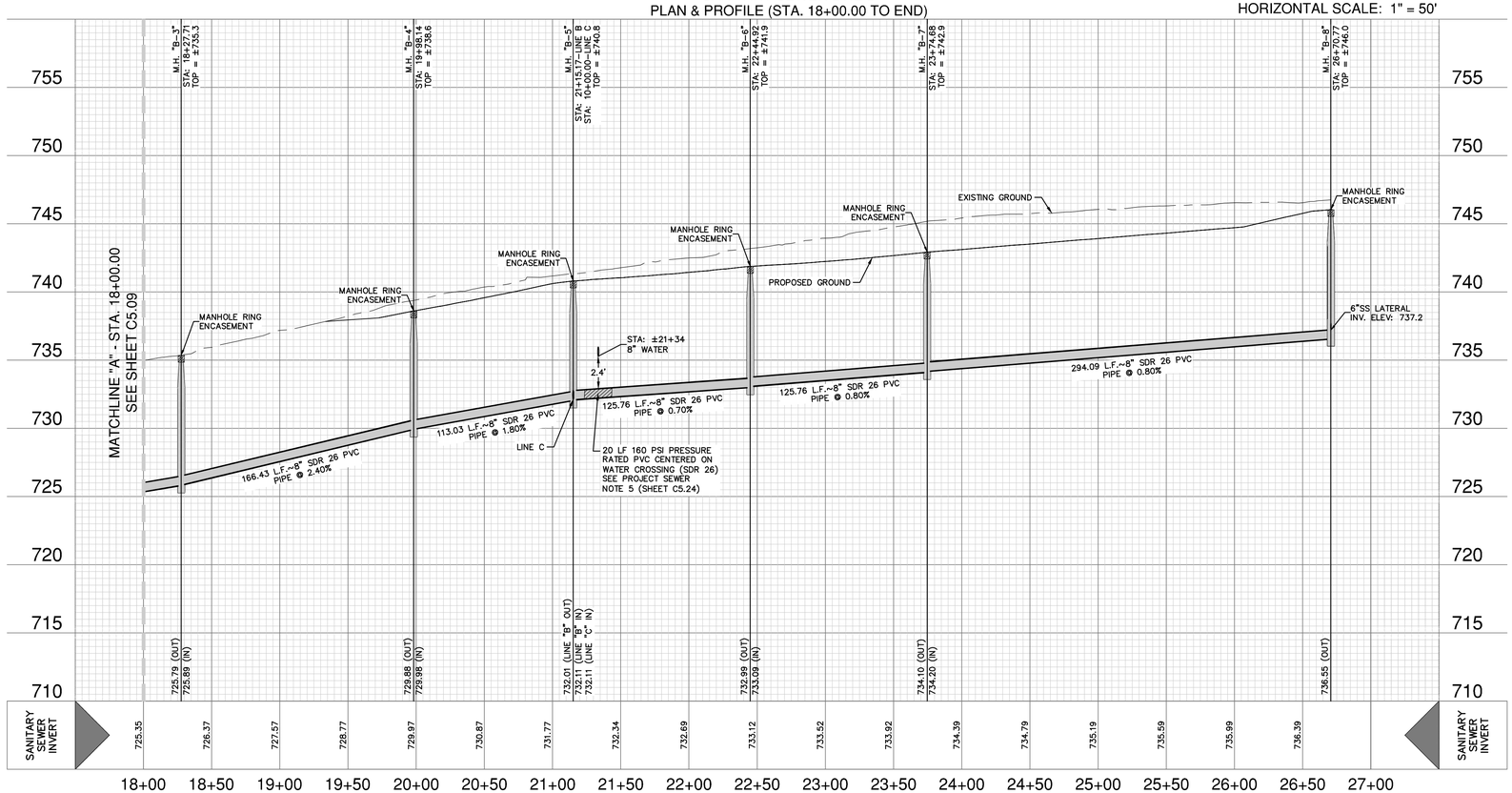
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER

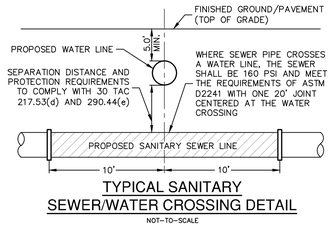
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE B
PLAN & PROFILE (STA. 18+00.00 TO END)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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SEWER: UPPER MEDINA

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STATE OF TEXAS
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118861
LICENSED
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8-12-2025

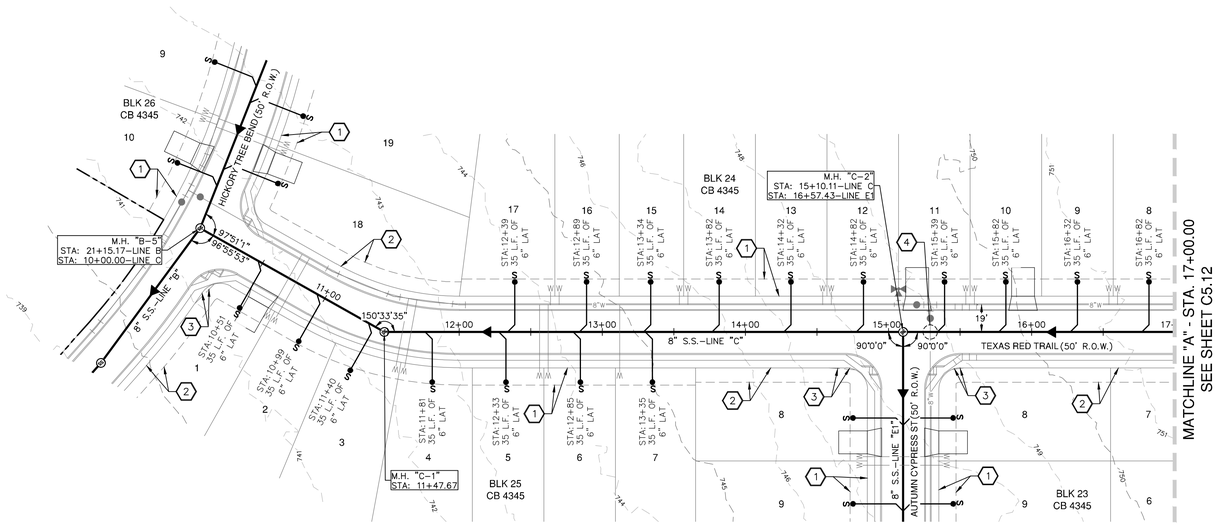
PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE B
PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.10

Date: August 12, 2025, 3:35 PM - User ID: uvillarreal
File: P:\114\V2\16\Design\Civil\SSB114216.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

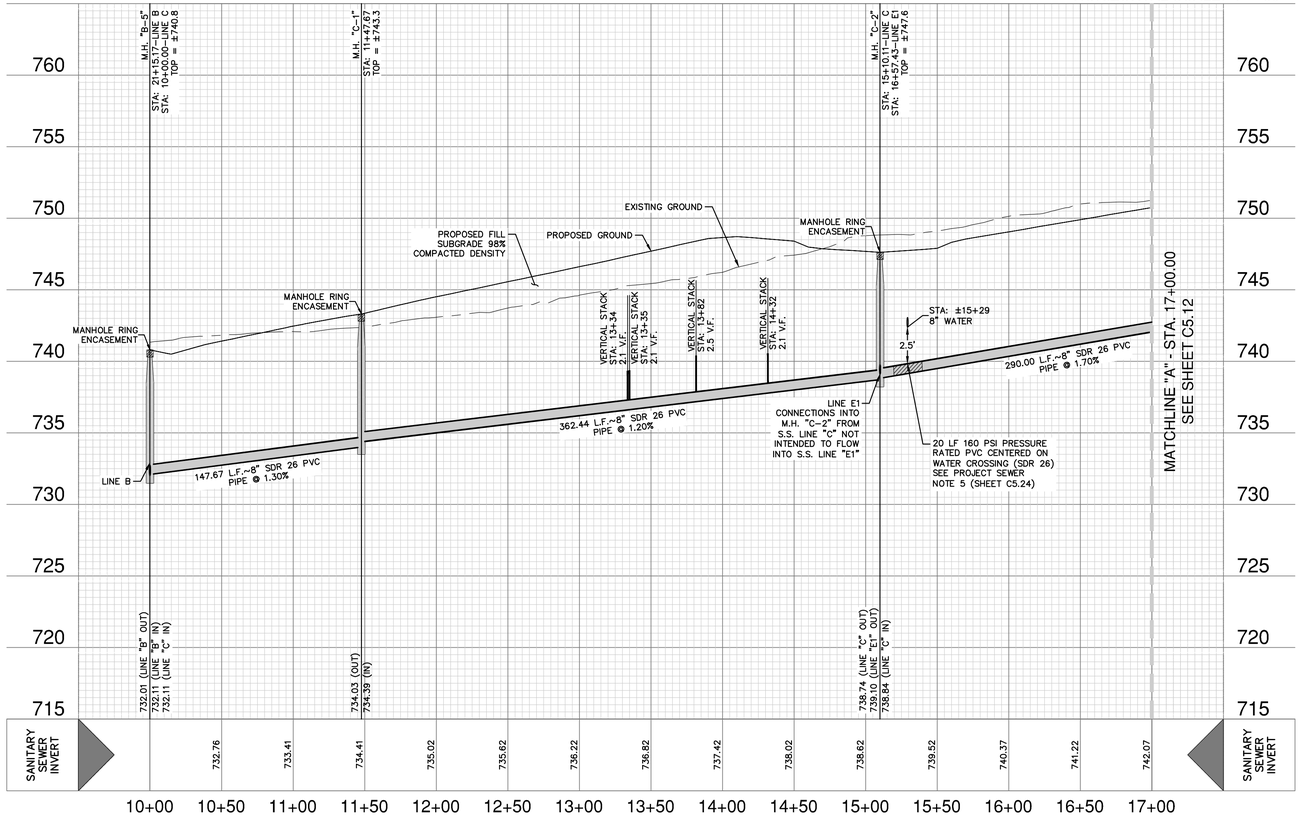
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- MANHOLE
- PROPOSED WATER
- FIRE HYDRANT
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

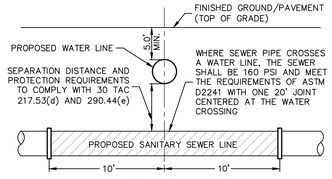
KEYED NOTES

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2. 10' BSL & GETCTV EASEMENT
3. VARIABLE WIDTH CLEAR VISION EASEMENT
4. WATER/SEWER UTILITY CROSSING
5. 15' GETCTV EASEMENT
6. DRAIN/SEWER UTILITY CROSSING

SANITARY SEWER LINE C
PLAN & PROFILE (STA. 10+00.00 TO STA. 17+00.00)

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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8·12·2025

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

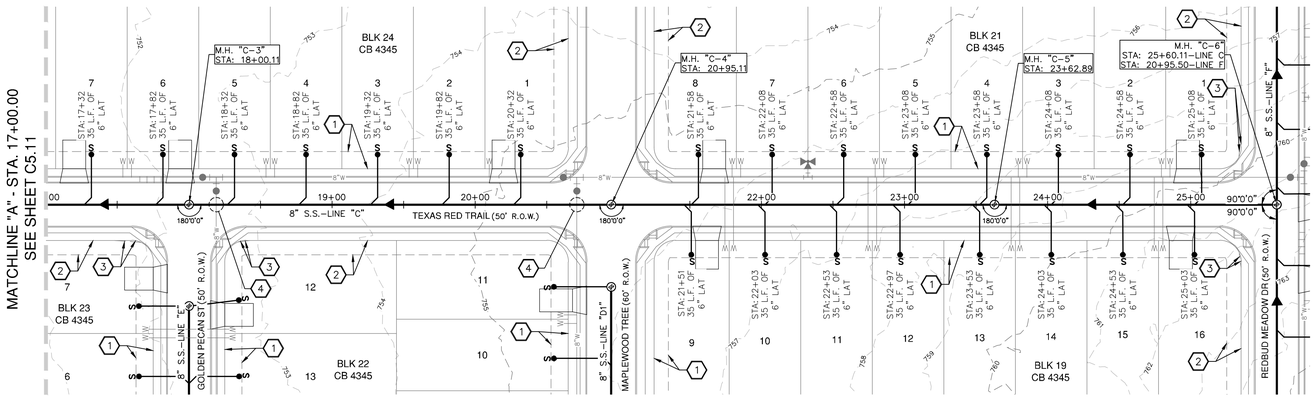
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE C
PLAN & PROFILE (STA. 10+00.00 TO STA. 17+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.11

Date: August 12, 2025, 3:36 PM – User ID: uvillarreal
File: P:\114\12\16\Design\Civil\SSC114216.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

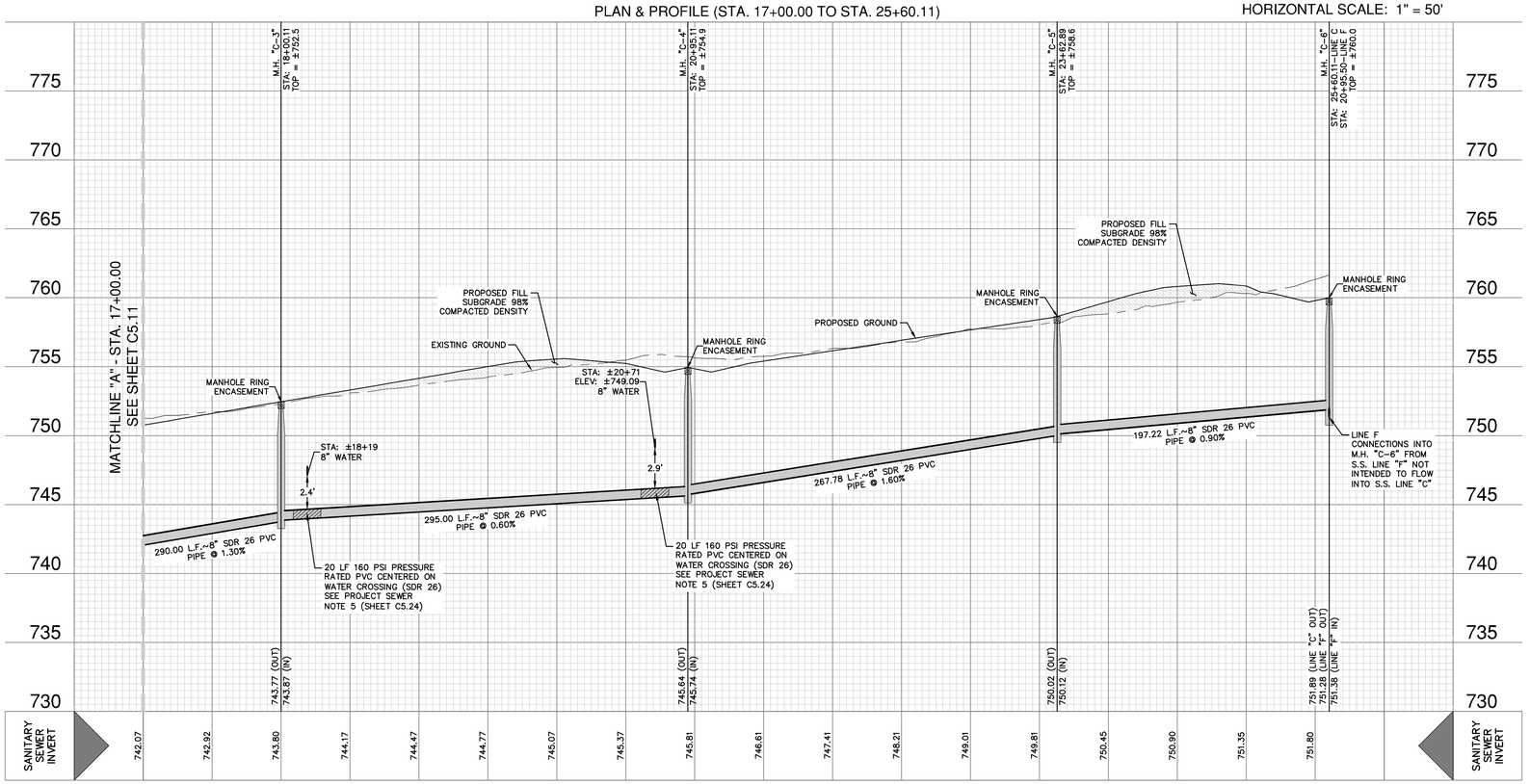
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- MANHOLE
- PROPOSED WATER
- FIRE HYDRANT
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

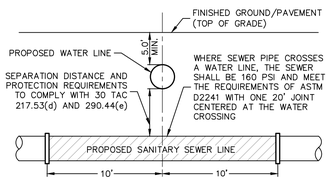
KEYED NOTES

1. 12' GETCTV EASEMENT
2. 10' BSL & GETCTV EASEMENT
3. VARIABLE WIDTH CLEAR VISION EASEMENT
4. WATER/SEWER UTILITY CROSSING
5. 15' GETCTV EASEMENT
6. DRAIN/SEWER UTILITY CROSSING

SANITARY SEWER LINE C
PLAN & PROFILE (STA. 17+00.00 TO STA. 25+60.11)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

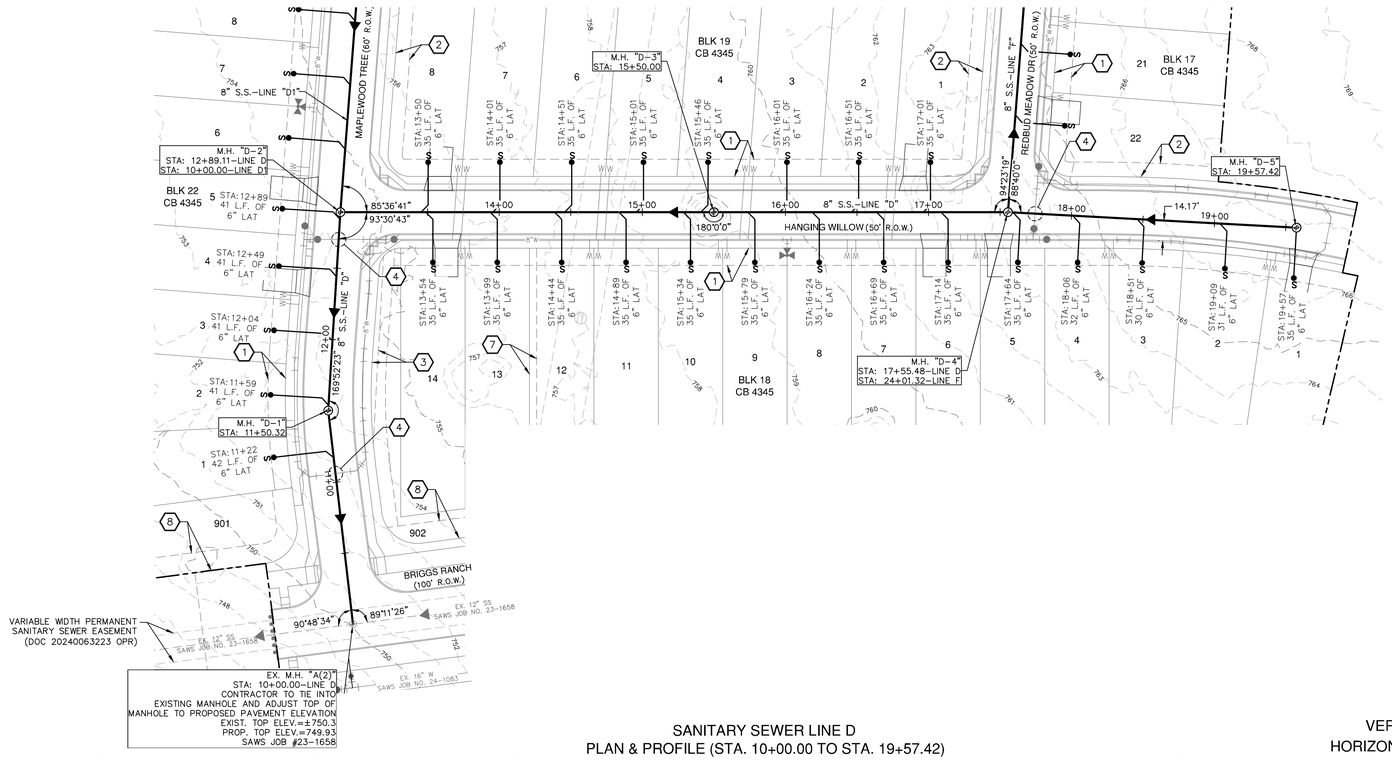
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE C
PLAN & PROFILE (STA. 17+00.00 TO STA. 25+60.11)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.12

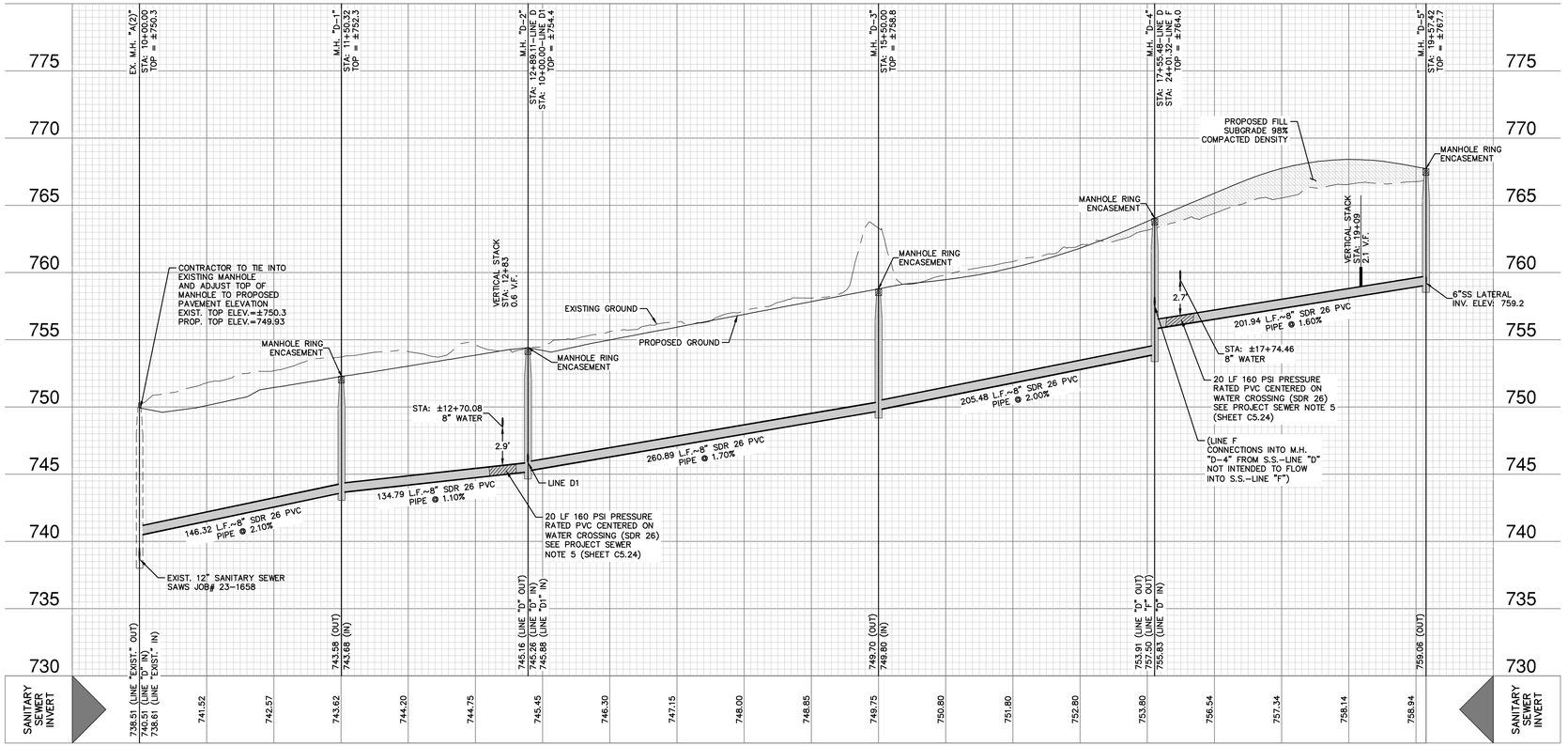
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SANITARY SEWER LINE D
PLAN & PROFILE (STA. 10+00.00 TO STA. 19+57.42)

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



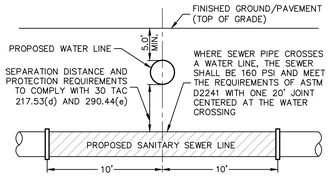
SCALE: 1"= 50'
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)
- MANHOLE
- FIRE HYDRANT

KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6
5' GETCTV EASEMENT	7
14' GETCTV EASEMENT	8



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

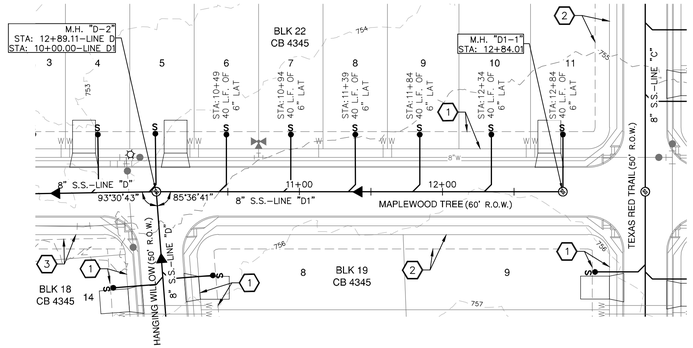
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE D
PLAN & PROFILE (STA. 10+00.00 TO STA. 19+57.42)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.13

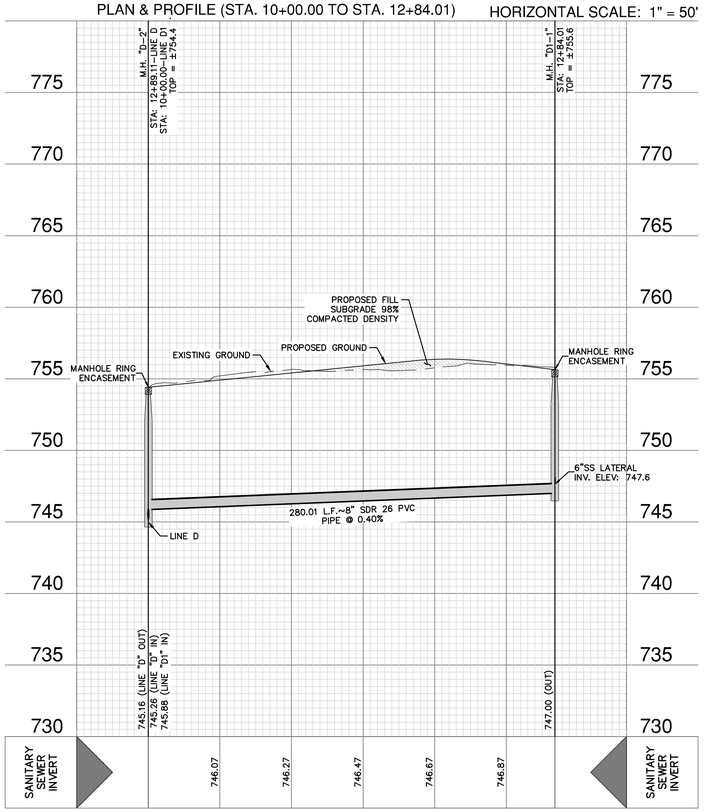
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SANITARY SEWER LINE D1
PLAN & PROFILE (STA. 10+00.00 TO STA. 12+84.01)

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



SCALE: 1"= 50'

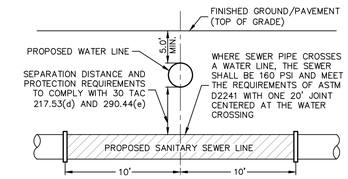
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER (W)
- EXISTING SEWER (SS) — MANHOLE (S)
- PROPOSED SEWER
- PROPOSED WATER — FIRE HYDRANT (W)
- PROPOSED SEWER LATERAL (S)
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6



TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

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SEWERSHED : DOS RIOS / LEON CREEK WRC.

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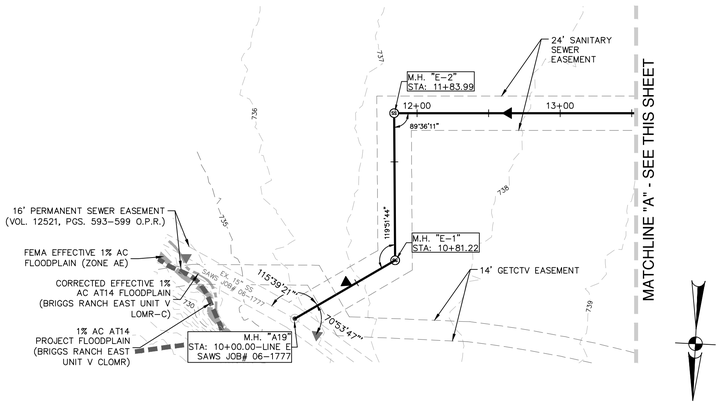
BRE PHASE 1, UNIT 2
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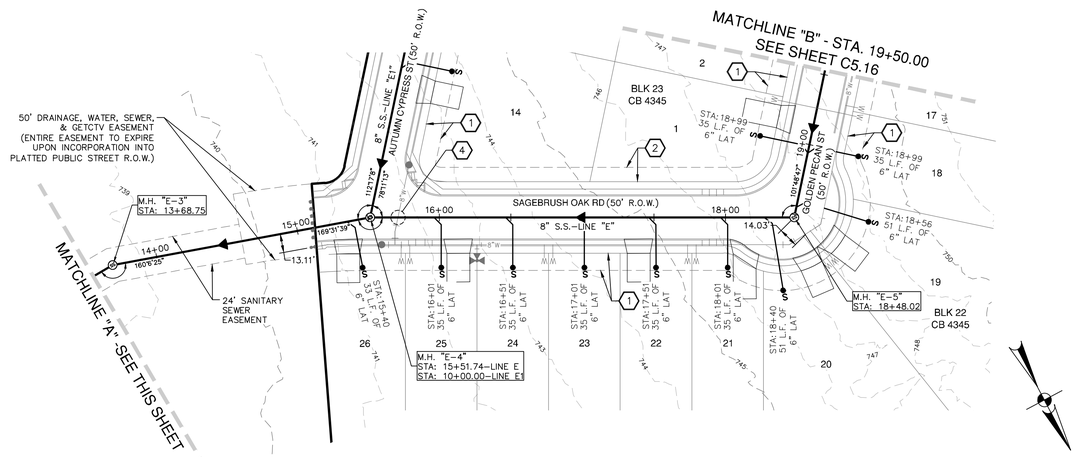
SANITARY SEWER LINE D1
PLAN & PROFILE (STA. 10+00.00 TO STA. 12+84.01)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.14

Date: August 12, 2025, 3:38 PM - User ID: uvillarreal
File: P:\114\2\16\Design\Civil\SSD1-114216.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER

MANHOLE

FIRE HYDRANT

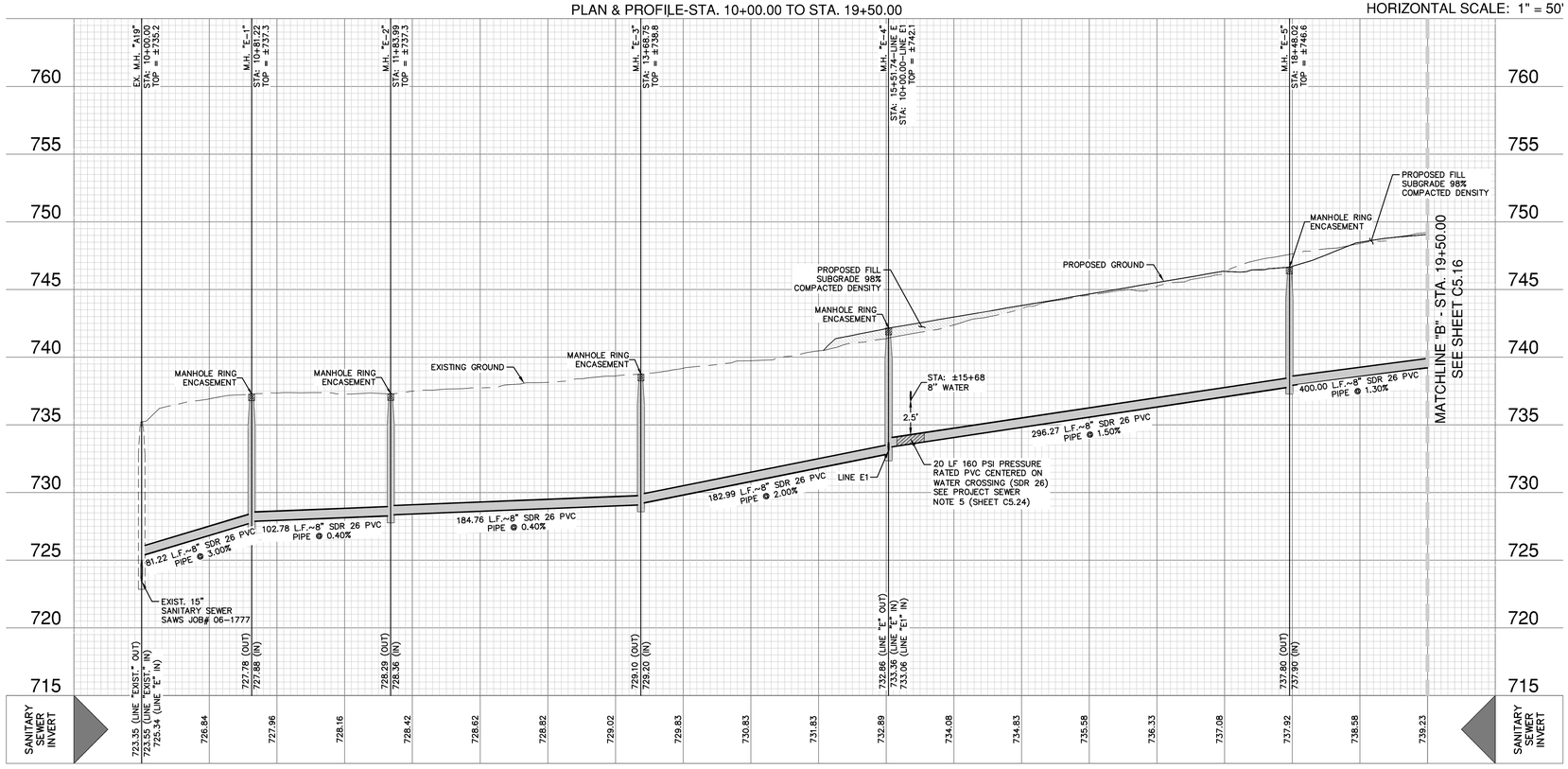
FF = XXXX.XX

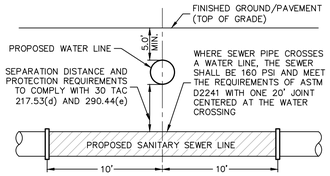
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SANITARY SEWER LINE E
PLAN & PROFILE-STA. 10+00.00 TO STA. 19+50.00

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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

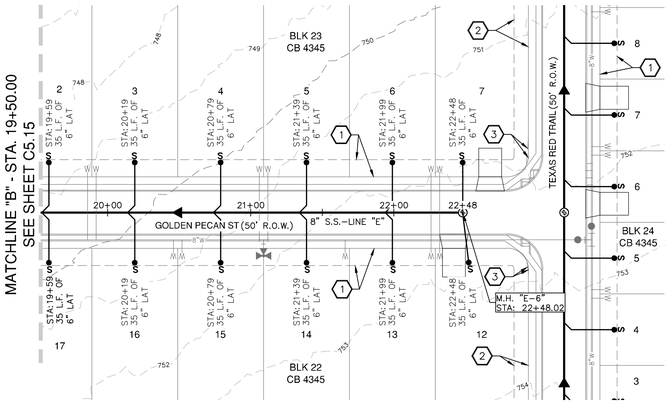
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE E
PLAN & PROFILE-STA. 10+00.00 TO STA. 19+50.00

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.15

Date: August 12, 2025, 3:39 PM - User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

PROJECT LIMITS

EXISTING WATER — W —

EXISTING SEWER — SS — MANHOLE

PROPOSED SEWER — SS — MANHOLE

PROPOSED WATER — W — FIRE HYDRANT

PROPOSED SEWER LATERAL — S

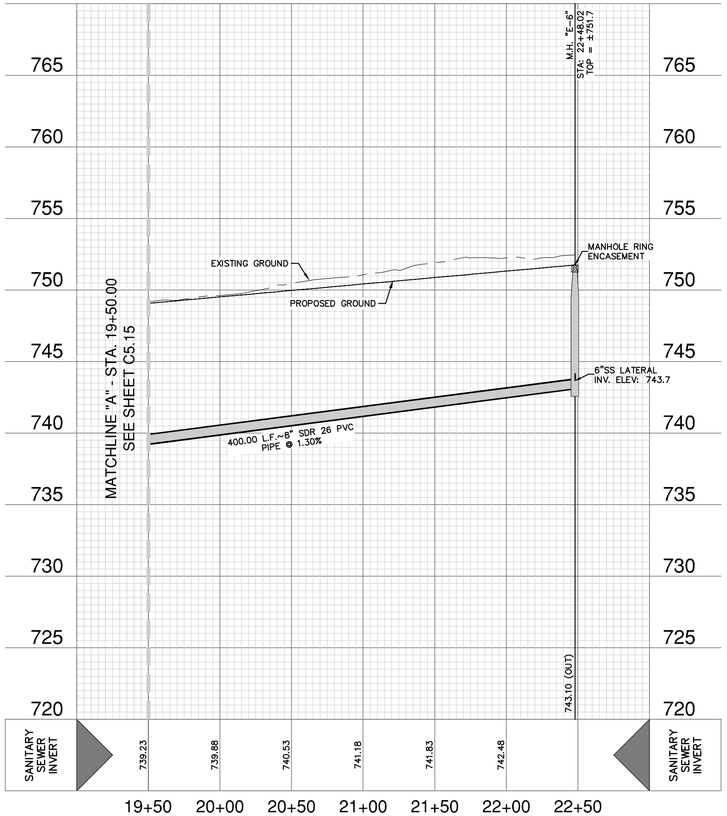
FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

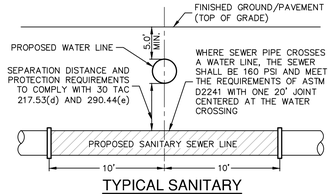
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE E
PLAN & PROFILE (STA. 19+50.00 TO STA. 22+44.39)

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





TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL

NOT–TO–SCALE

CAUTION!!

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838–6784 FAX#
SAWS Block Map# & 078566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25–11800095
Number of Lots 258 SAWS JOB NO. 25–1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8·12·2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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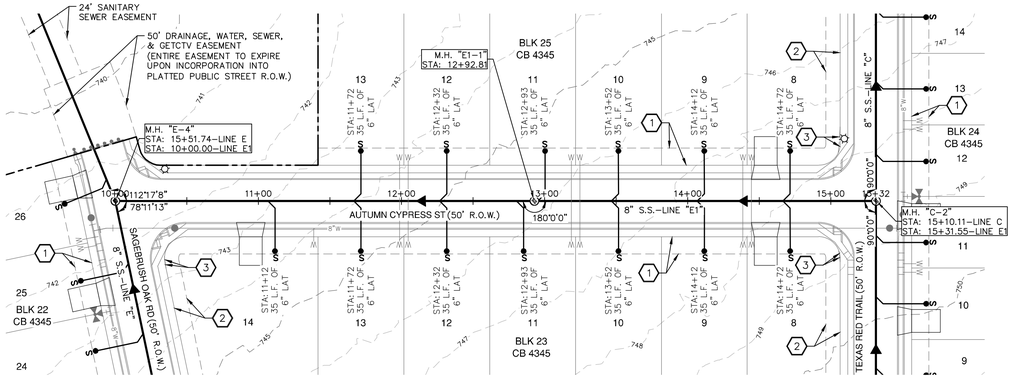
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE E
PLAN & PROFILE (STA. 19+50.00 TO STA. 22+44.39)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.16

Date: August 12, 2025, 3:39 PM – User ID: uvillarreal
File: P:\114\12\16\Design\Civil\SSE11412I6.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

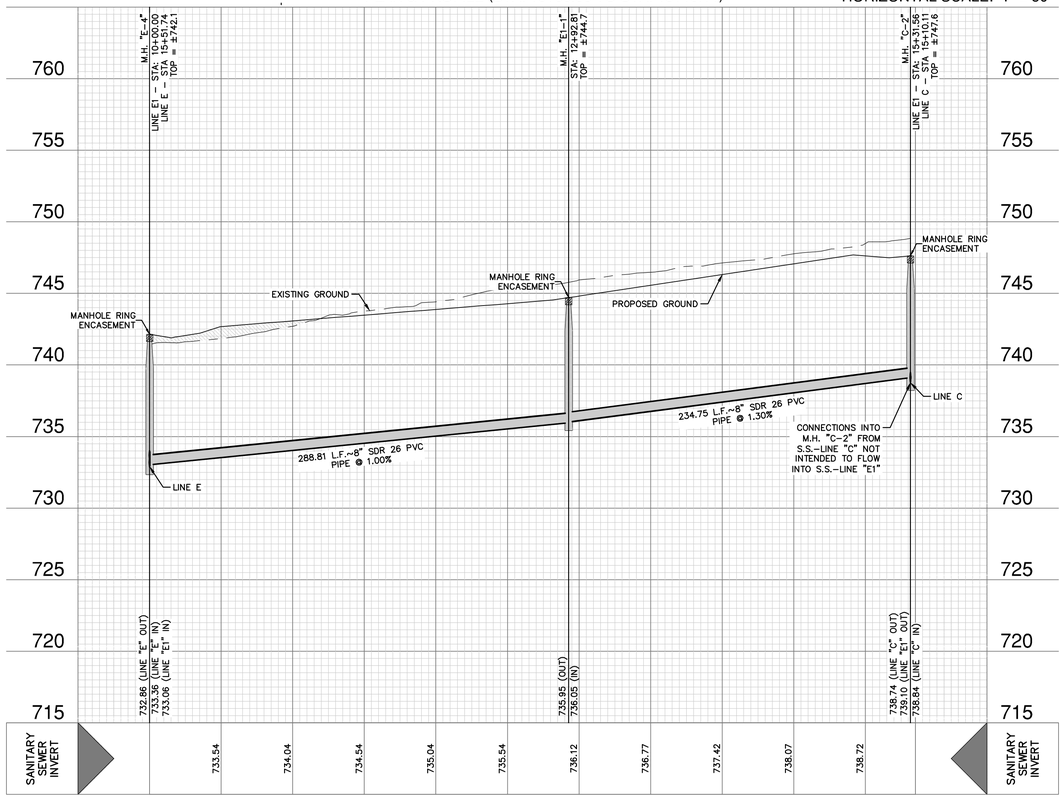
- PROJECT LIMITS
- EXISTING WATER (W)
- EXISTING SEWER (SS) — MANHOLE (S)
- PROPOSED SEWER
- PROPOSED WATER — FIRE HYDRANT (W)
- PROPOSED SEWER LATERAL (S)
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

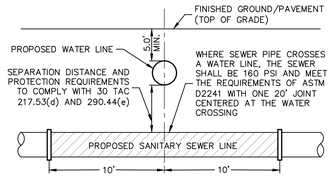
KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6

SANITARY SEWER LINE E1
PLAN & PROFILE (STA. 10+00.00 TO STA. 15+10.11)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

CAUTION!!

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

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Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

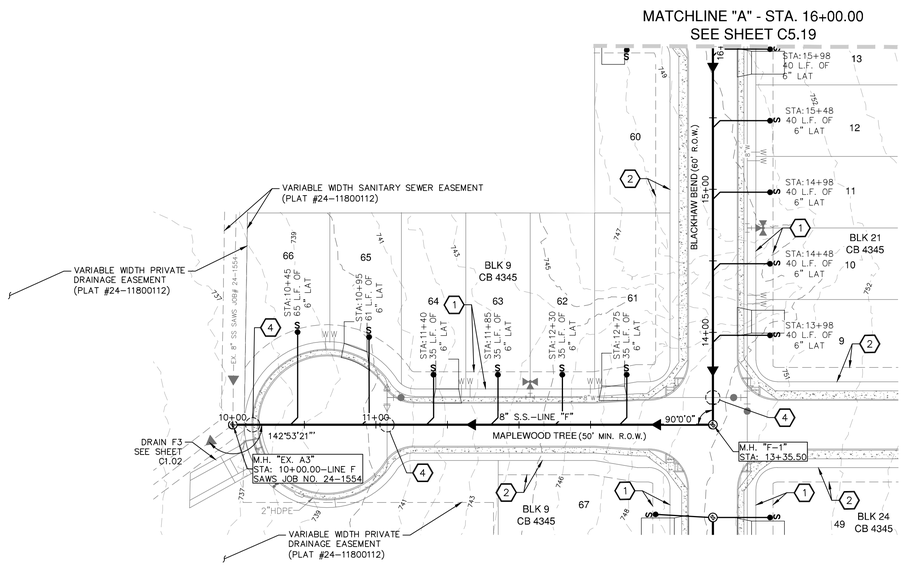
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE E1
PLAN & PROFILE (STA. 10+00.00 TO STA. 15+10.11)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.17

Date: August 12, 2025, 3:40 PM - User ID: uvillarreal
File: P:\114\2\16\Design\Civil\SSE1-1141216.dwg

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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

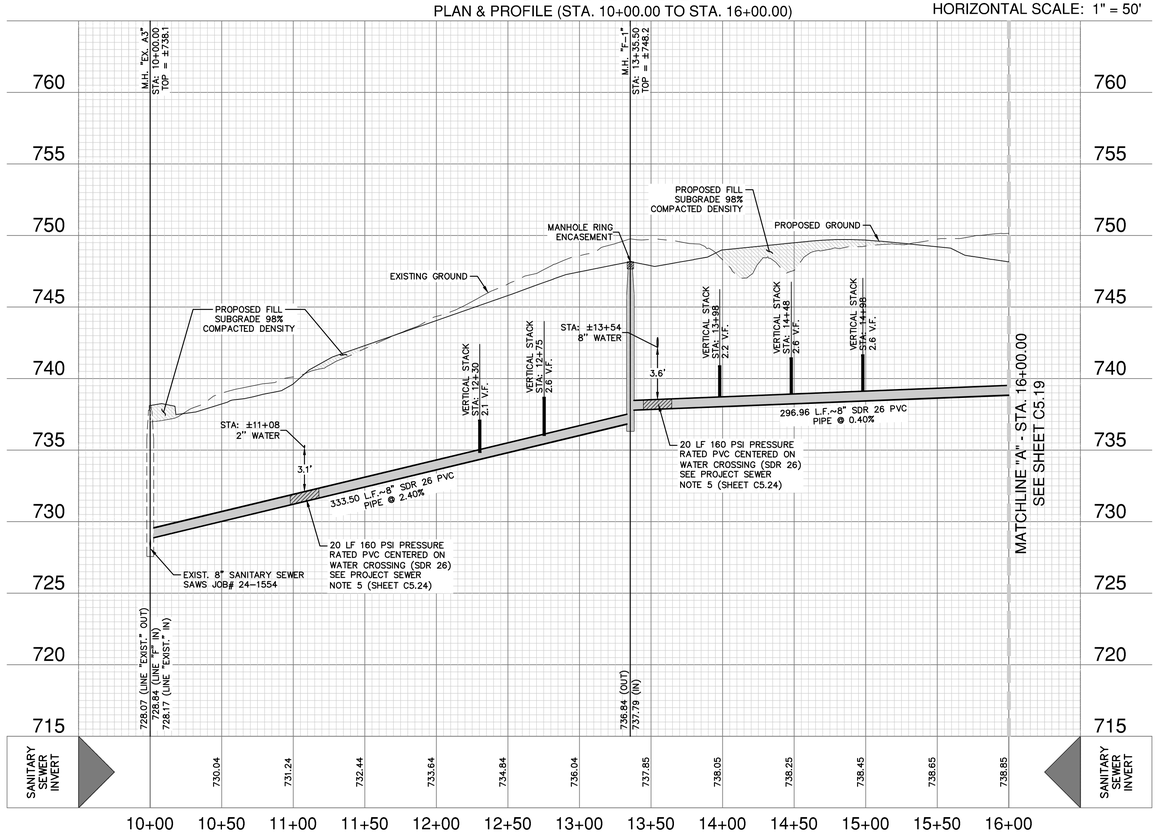
- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)
- MANHOLE
- FIRE HYDRANT

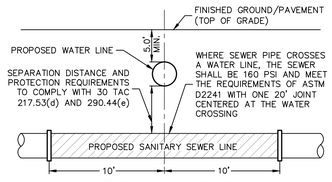
KEYED NOTES

12' GETCTV EASEMENT	1
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SANITARY SEWER LINE F
PLAN & PROFILE (STA. 10+00.00 TO STA. 16+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

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Total Linear Footage of Pipe: 12,461 LF - 8" Plat No. 25-11800095
Number of Lots: 258 SAWS JOB NO. 25-1543

STATE OF TEXAS
MATTHEW GEISTWEIDT
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PROFESSIONAL ENGINEER
8-12-2025

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

NO. REVISION DATE

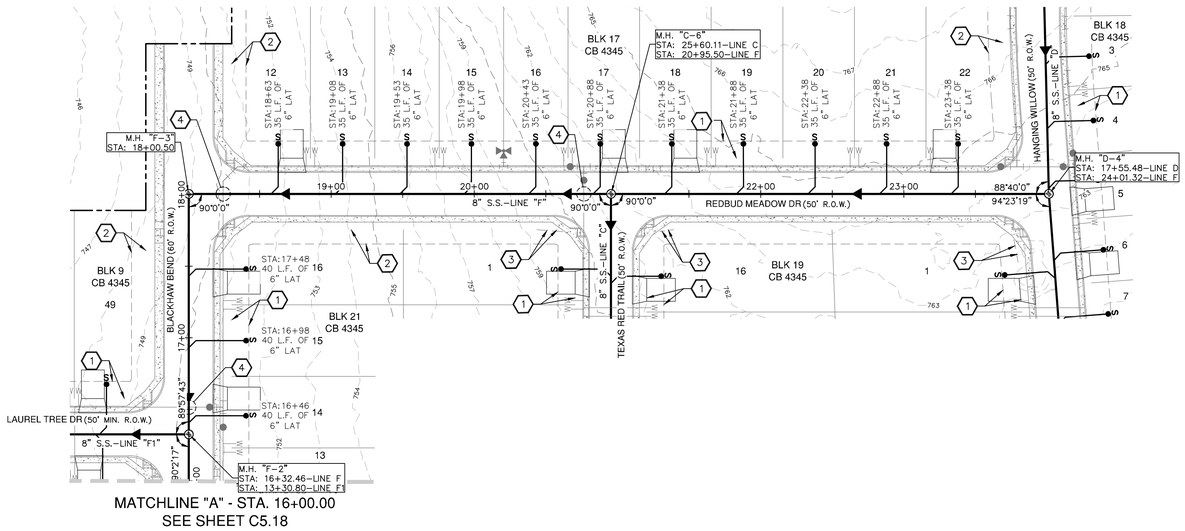
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE F
PLAN & PROFILE (STA. 10+00.00 TO STA. 16+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.18

Date: August 12, 2025, 3:41 PM - User ID: uvillarreal
File: P:\114\2\16\Design\Civil\SSF114216.dwg

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MATCHLINE "A" - STA. 16+00.00
SEE SHEET C5.18

SCALE: 1"= 50'
0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER

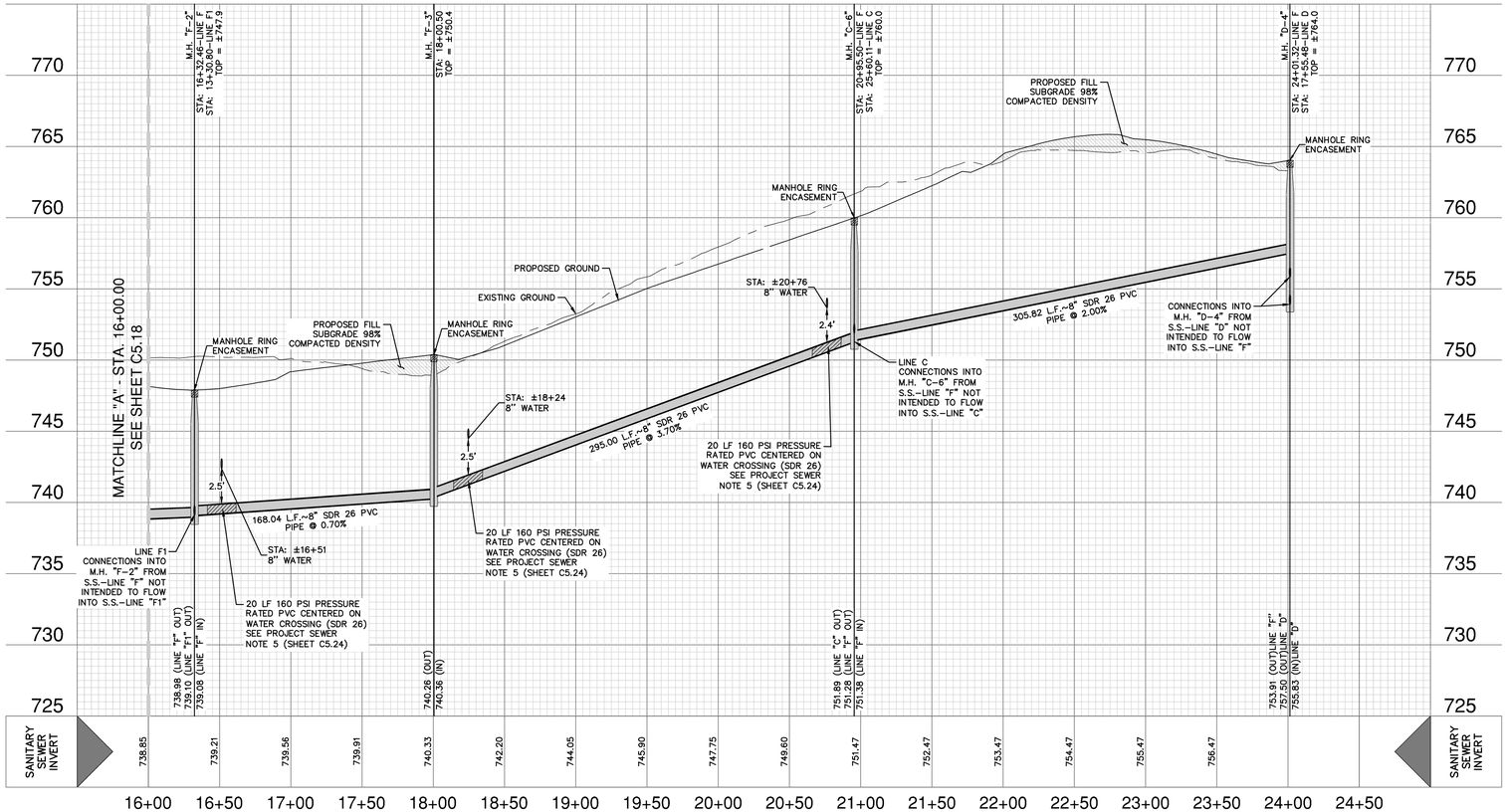
MANHOLE
FIRE HYDRANT
FF = XXXX.XX

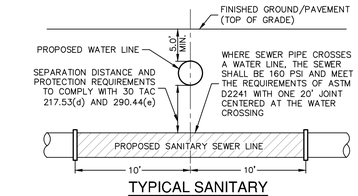
KEYED NOTES

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10' BSL & GETCTV EASEMENT	2
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SANITARY SEWER LINE F
PLAN & PROFILE (STA. 16+00.00 TO STA. 24+01.32)

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HORIZONTAL SCALE: 1" = 50'





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
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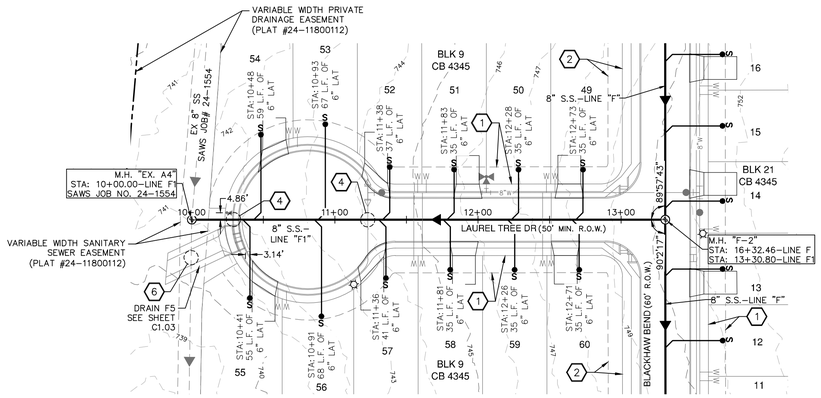
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE F
PLAN & PROFILE (STA. 16+00.00 TO STA. 24+01.32)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.19

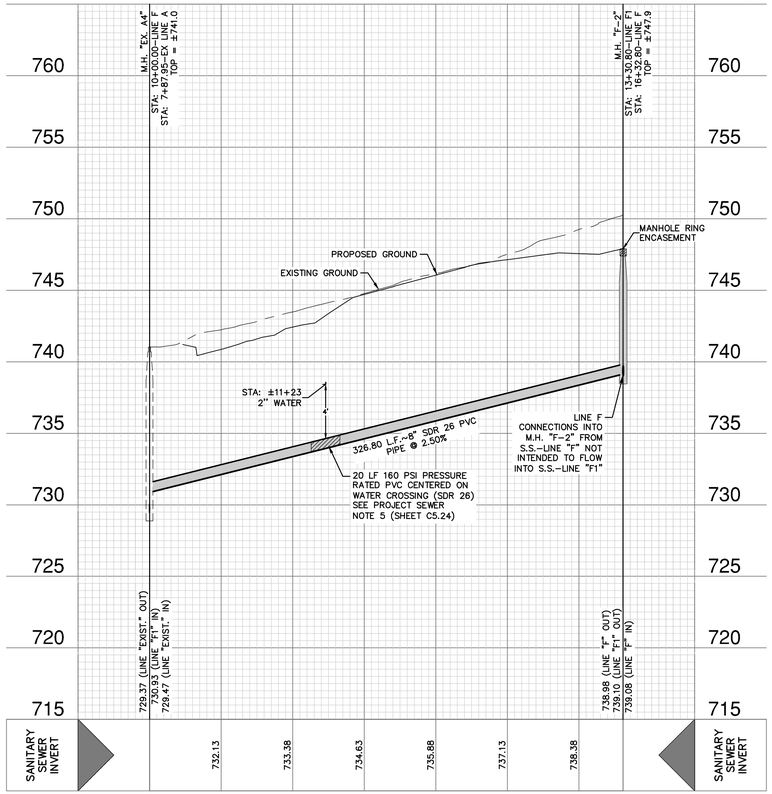
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File: P:\114\2\16\Design\Civil\SS\114216.dwg

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SANTARY SEWER LINE F1
PLAN & PROFILE (STA. 10+00.00 TO STA. 13+30.80)

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



SCALE: 1"= 50'

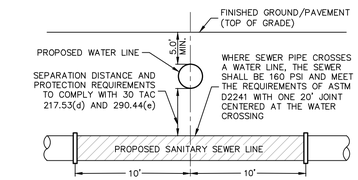
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SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER (W)
- EXISTING SEWER (SS)
- PROPOSED SEWER (SS) MANHOLE
- PROPOSED WATER (W) FIRE HYDRANT
- PROPOSED SEWER LATERAL (S)
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

KEYED NOTES

12' GETCTV EASEMENT	1
10' BSL & GETCTV EASEMENT	2
VARIABLE WIDTH CLEAR VISION EASEMENT	3
WATER/SEWER UTILITY CROSSING	4
15' GETCTV EASEMENT	5
DRAIN/SEWER UTILITY CROSSING	6



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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:

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SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 078566 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF - 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #100288-00

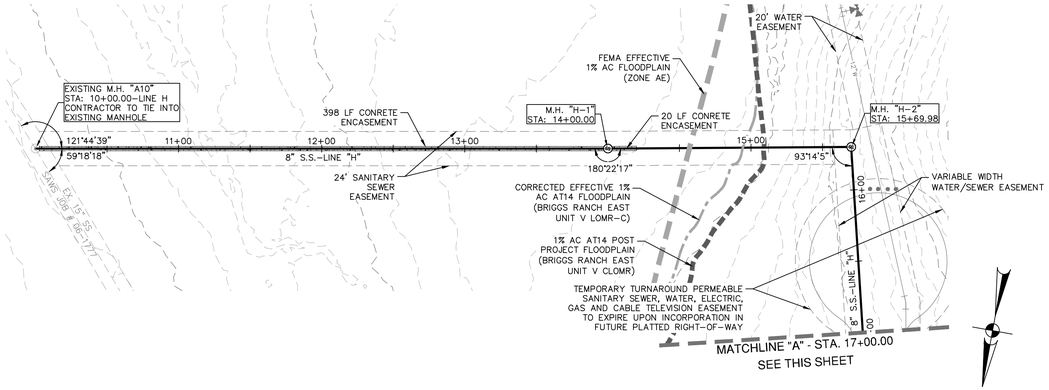
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

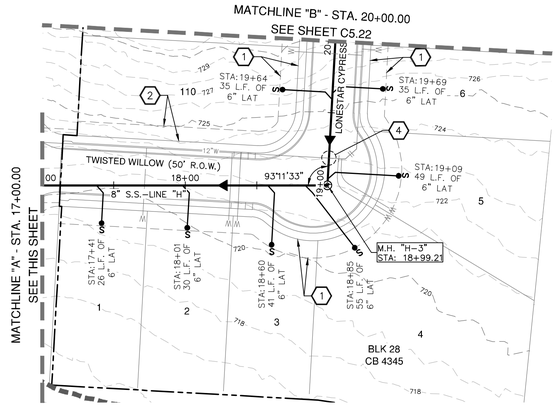
SANTARY SEWER LINE F1
PLAN & PROFILE (STA. 10+00.00 TO STA. 13+30.80)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.20

Date: August 12, 2025, 3:42 PM - User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)

MANHOLE

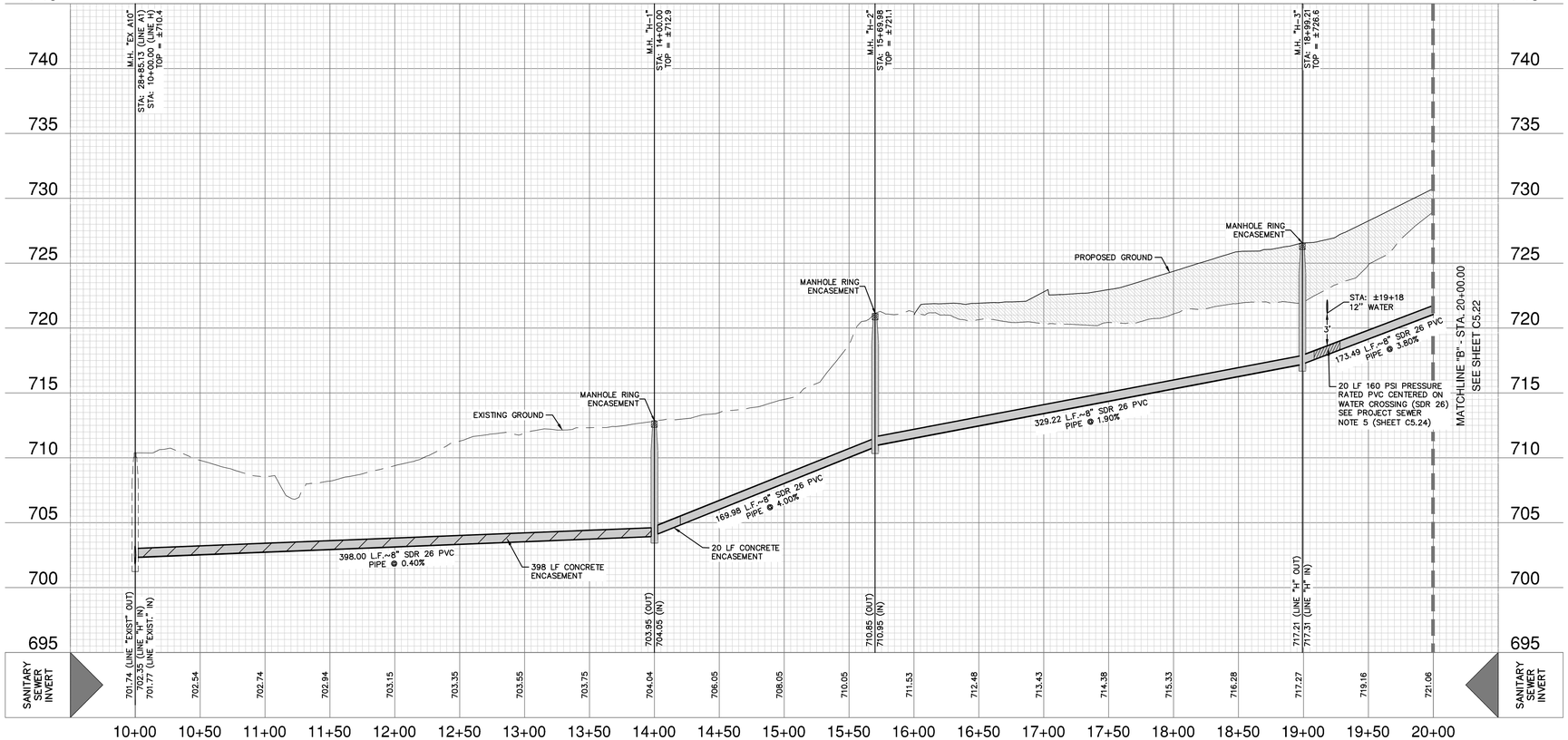
FIRE HYDRANT

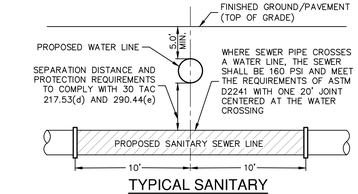
KEYED NOTES

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SANITARY SEWER LINE H
PLAN & PROFILE (STA. 10+00.00 TO STA. 20+00.00)

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





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT–TO–SCALE

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

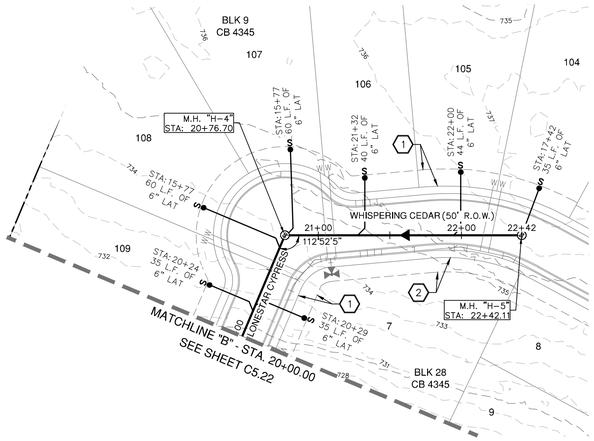
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE H
PLAT & PROFILE (STA. 10+00.00 TO STA. 20+00.00)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.21

Date: August 12, 2025, 3:43 PM – User ID: uvillarreal
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SCALE: 1"= 50'

0' 50' 100' 150'

SEWER LEGEND

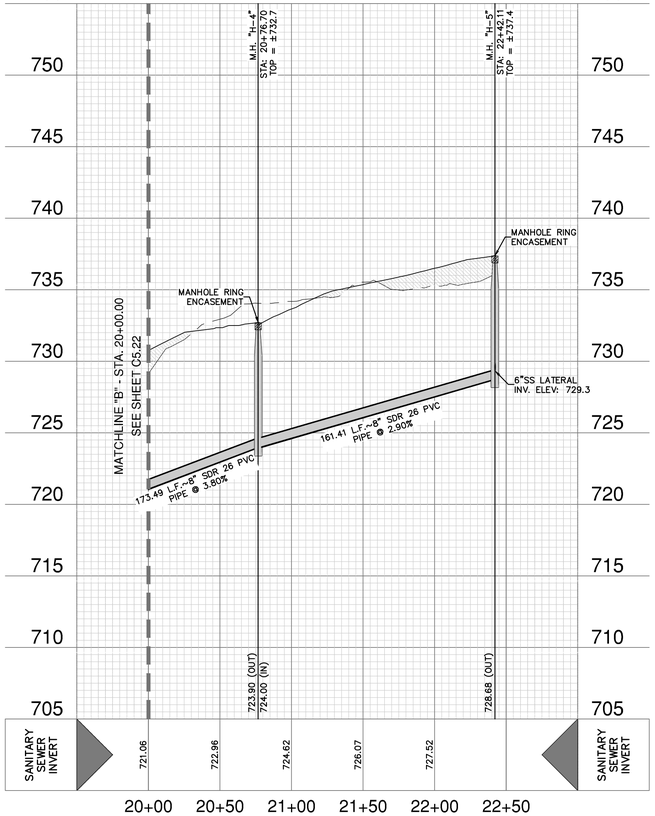
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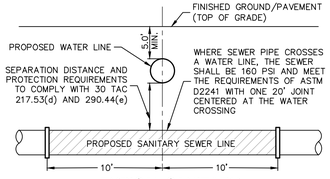
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SANITARY SEWER LINE H
PLAN & PROFILE (STA. 20+00.00 TO END)

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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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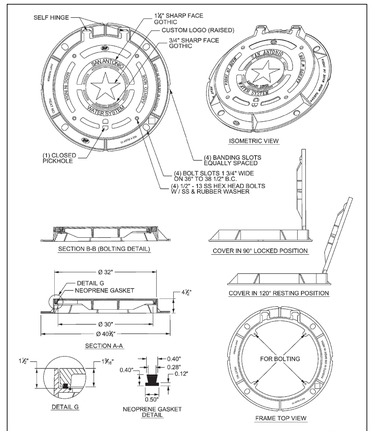
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

SANITARY SEWER LINE H
PLAT & PROFILE (STA. 20+00.00 TO END)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.22

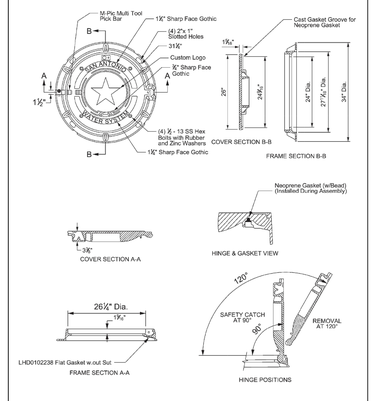
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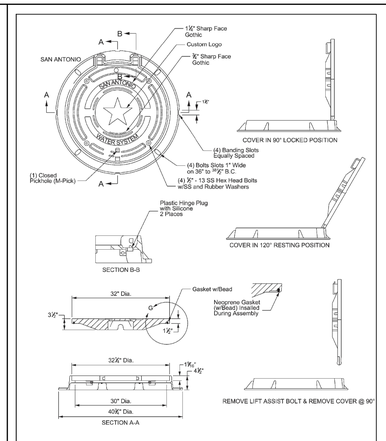
SJP Industries

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	30" MANHOLE RING AND COVER DETAIL	MARCH 2019	AUG 2019
		DD 852-07	SHEET 1 OF 5



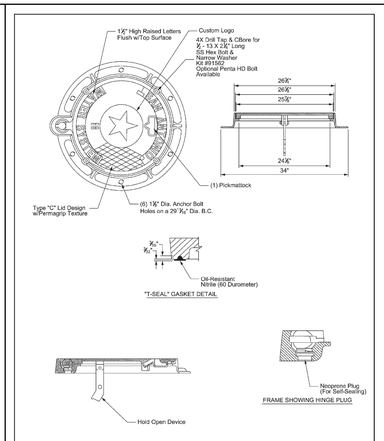
ERGO Assembly

PROPERTY OF		APPROVED	REVISED
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		DD 852-07	SHEET 2 OF 5



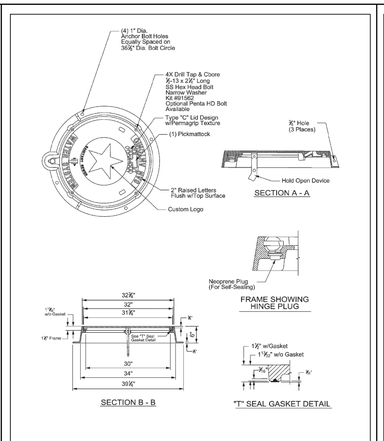
ERGO XL Assembly

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	MARCH 2008	AUG 2019
		DD 852-07	SHEET 3 OF 5



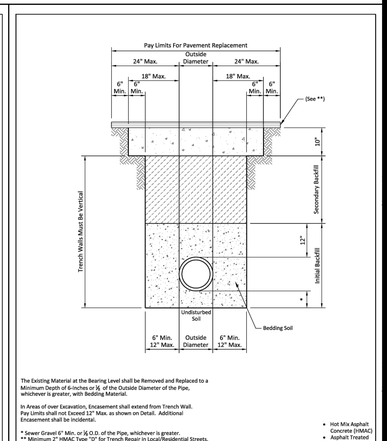
NEENAH FOUNDRY

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	MARCH 2008	AUG 2019
		DD 852-07	SHEET 4 OF 5



NEENAH FOUNDRY

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	MARCH 2008	AUG 2019
		DD 852-07	SHEET 5 OF 5



The Existing Material at the Bearing Level shall be Removed and Replaced to a Minimum Depth of 6-inches or ¼ of the Outside Diameter of the Pipe, whichever is greater, with Bedding Material.

In Areas of over Excavation, Encasement shall extend from Trench Wall. Pay Limits shall not Exceed 12" Max. as shown on Detail. Additional Encasement shall be incidental.

* Sewer Gravel 6" Min. or ¼ O.D. of the Pipe, whichever is greater.
** Minimum 2" HMAC Type "D" for Trench Repair in Local/Residential Streets.
** Minimum 3" HMAC Type "C" for Trench Repair in Collector/Arterial Streets.

- Hot Mix Asphalt Concrete (HMAC)
- Asphalt Treated Base (A.T.B.)

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	SANITARY SEWER PIPE LAID IN TRENCH	MARCH 2008	AUG 2019
		DD-804-01	SHEET 1 OF 1

Bevel Pipe Ends to Match Slope
Backfill around Manhole or Structure with Flowable Fill Within Close Backfill Slot, Typ.
Test Only when Necessary
Backfill Around Manhole from Bottom of Slot to Top of Pipe with Flowable Fill, Typ.
Backfill Around Manhole from 684-Excavation, Trenching and Backfill
+/- 600 L.F.
Backfill Around Manhole to Structure Close Backfill Slot, Typ.
12" Crown Lift
12" Crown Lift
12" Crown Lift
12" Crown Lift
Every 1500'
Every 1500'
Every 1500'
Every 1500'
Manhole Number
Manhole Number
For Manhole, Refer to SAWS Specification Item 653 Sanitary Sewer Manholes
Pipe Material
Pipe Material
Pipe Material

SAWS CONSTRUCTION NOTES

(LAST REVISED JANUARY 2022)

SAWS GENERAL SECTION

1. 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. 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
   - 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.

    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.

    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.

SAWS SEWER NOTES

1. 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 TELEVISING 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.

PROJECT SEWER NOTES

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND SHALL BE EXTENDED TO 10' PAST THE PROPERTY LINE AND CAPPED AND SEALED. CONTRACTOR SHALL INSTALL A 2" X 4" STAKE, FOUR (4) FEET LONG, TWO (2) FEET DEEP INTO THE GROUND AT THE END OF EACH SERVICE. NO SEPARATE PAY ITEM.
2. CONTRACTOR TO INSTALL CLEANOUTS AT THE END OF ALL SEWER LATERALS, PER LATERAL DETAIL SHEET C5.23
3. NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
4. ALL 6" SEWER LATERALS WILL BE SET AT 2% GRADE FROM THE MAIN TO THE PROPERTY LINE.
5. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FOOT OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 160 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAWS CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
6. CONTRACTOR SHALL ENSURE THAT MANHOLES OUTSIDE OF PAVED AREAS ARE SET WITH TOP ELEVATIONS 6" ABOVE FINISHED GRADE WITH CONCRETE RING ENCASEMENT.
7. ALL SEWER PIPES SHALL BE 8" PVC (SDR 26), UNLESS OTHERWISE NOTED.
8. CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
9. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. ANY FENCE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING 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.
11. CONCRETE RING ENCASEMENT TO BE INSTALLED ON ALL MANHOLES AND, WITHIN LIMITS OF PAVEMENT, BE INSTALLED TO THE TOP OF THE BASE LAYER WITH A MINIMUM OF 2" OF ASPHALT ON TOP OF THE RING ENCASEMENT.
12. MANHOLE OPENING INCREASED TO 30" AS PER TAC CHAPTER 217.55.
13. ALL SEWER PIPE LATERALS SHALL BE SDR 26 (CLASS 160) PVC PIPE.
14. IF THE GIVEN TOP OF MANHOLE ELEVATION DOES NOT AGREE ON ACTUAL GROUND SURFACE OR FINISH PAVEMENT, THE CONTRACTOR SHALL ADJUST ELEVATIONS SUCH THAT THE TOP OF MANHOLE SHALL BE 0.5' ABOVE EXISTING GROUND, OR FLUSH TO FINISH ASPHALT PAVEMENT.
15. ALL MANHOLES CONSTRUCTED OVER THE EDWARDS AQUIFER RECHARGE ZONE SHOULD BE WATERTIGHT.

SEWER: UPPER MEDINA

SEWERSHED : DOS RIOS / LEON CREEK WRC.

Developer's Name: HDC HWY 211, LTD 45
Address: 100 NE LOOP 410, SUITE 1080
City: SAN ANTONIO State: TEXAS ZIP: 78216
Phone# (210) 838-6784 FAX#
SAWS Block Map# & 074566, 076566 Total EDU's 258 Total Acreage 75.989
Total Linear Footage of Pipe: 12,461 LF – 8" Plat No. 25-11800095
Number of Lots 258 SAWS JOB NO. 25-1543

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW REISWEIDT
116801
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

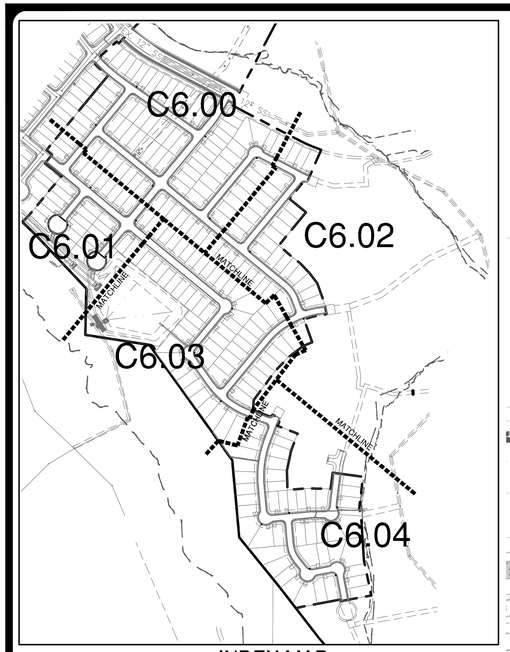
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SANITARY SEWER NOTES

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C5.24

Date: July 28, 2025, 8:01 PM – User ID: uvillarreal
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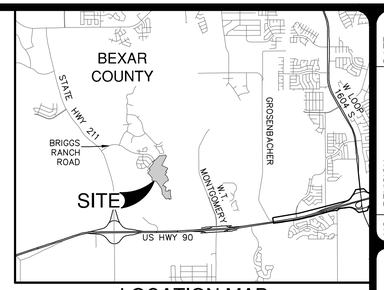
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INDEX MAP

NOT TO SCALE





LOCATION MAP

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SCALE: 1"= 50'

0' 50' 100' 150'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	W FIRE HYDRANT
PROPOSED WYE & LATERAL	W S
SINGLE WATER SERVICE	W
DUAL WATER SERVICE	WW
STREET LIGHTS	SL
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	GETCTV

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STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

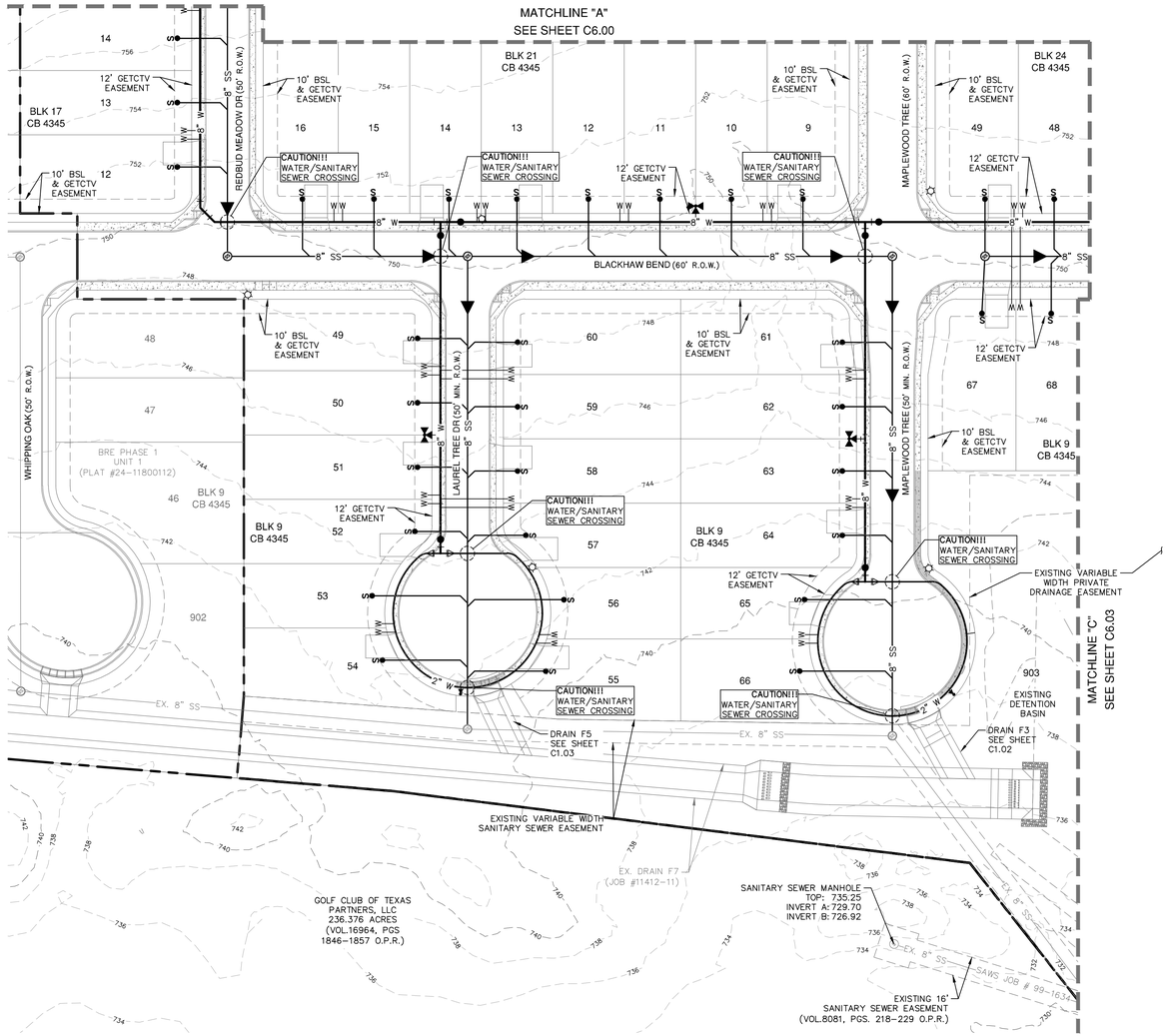
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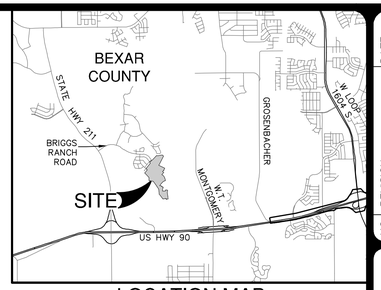
OVERALL UTILITY PLAN
(SHEET 1 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.00

Date: July 28, 2025, 10:18 AM — User ID: uvillarreal
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0' 50' 100' 150'

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PROPOSED WYE & LATERAL	S
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118861
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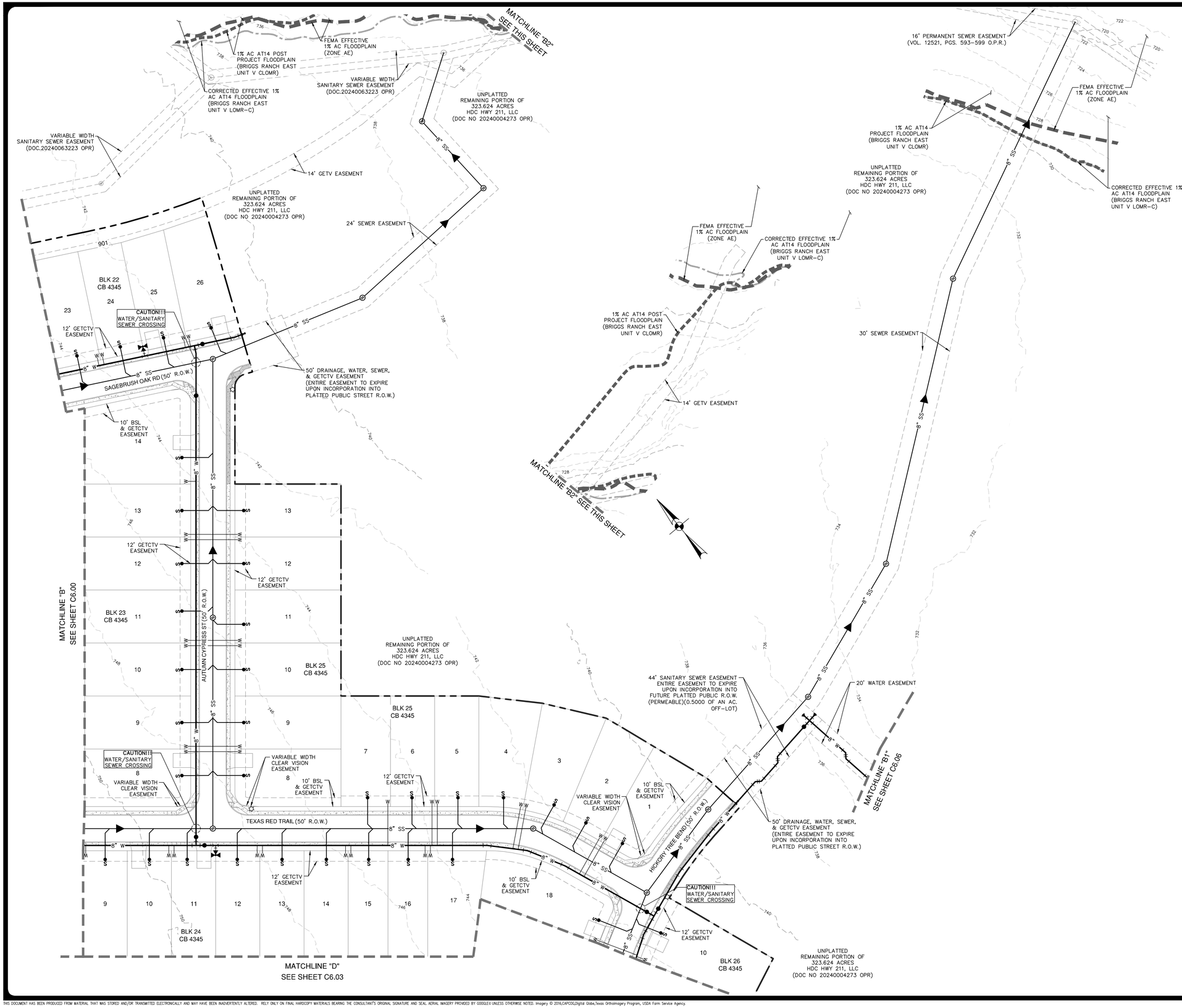
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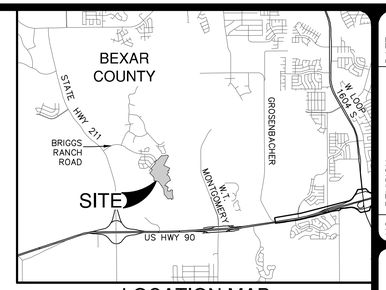
OVERALL UTILITY PLAN
(SHEET 2 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.01

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LOCATION MAP
NOT-TO-SCALE

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0' 50' 100' 150'

UTILITY LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED WYE & LATERAL
- SINGLE WATER SERVICE
- DUAL WATER SERVICE
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MANHOLE
FIRE HYDRANT
GETCTV

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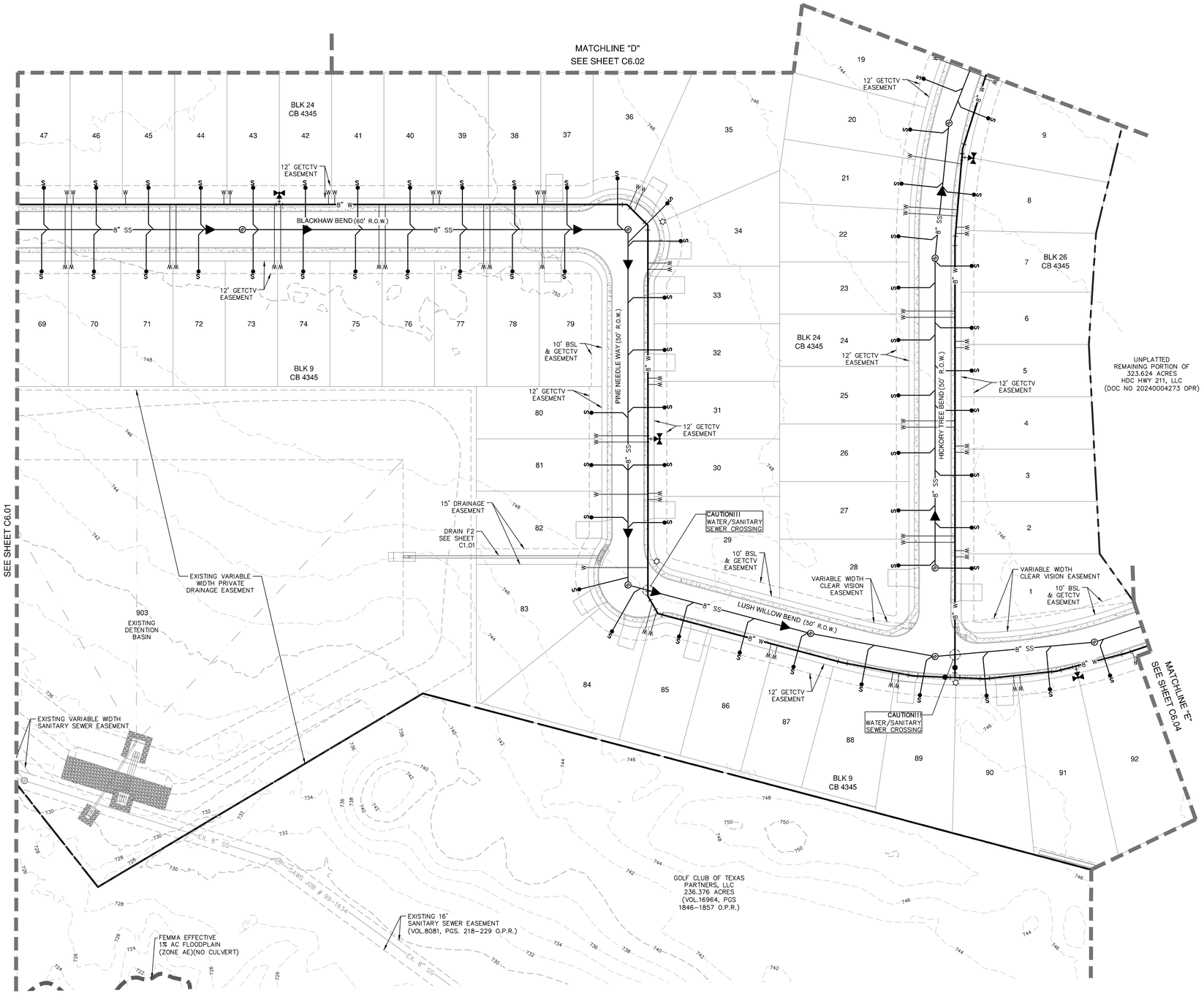
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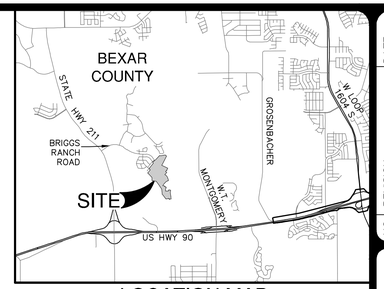
OVERALL UTILITY PLAN
(SHEET 3 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
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UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	FIRE HYDRANT W
PROPOSED WYE & LATERAL	S
SINGLE WATER SERVICE	W
DUAL WATER SERVICE	W W
STREET LIGHTS	SL
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	GETCTV

CONDUIT NOTES:

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
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TRENCH EXCAVATION SAFETY PROTECTION:

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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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL UTILITY PLAN
(SHEET 4 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.03

Date: July 28, 2025, 10:19 AM - User ID: uwilarreal
File: P:\114\V2\V6\Design\Civil\VTOA114121G.dwg

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MATCHLINE "H"
SEE SHEET C6.06

UNPLATTED
REMAINING PORTION OF
323.624 ACRES
HDC HWY 211, LLC
(DOC NO 20240004273 OPR)

20' WATER EASEMENT

VARIABLE WIDTH TURNAROUND, DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

50' DRAINAGE, WATER, SEWER, & GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)

FEMA EFFECTIVE 1% AC FLOODPLAIN (ZONE AE)

30' SANITARY SEWER/DRAINAGE EASEMENT

16' PERMANENT SEWER EASEMENT (VOL. 12521, PGS. 593–599 O.P.R.)

CAUTION!!! WATER/SANITARY SEWER CROSSING

LUSH WILLOW BEND (50' R.O.W.)

8" SS

8" W

10' BSL & GETCTV EASEMENT

12" GETCTV EASEMENT

SOUTHERN PINE RD (50' R.O.W.)

TALL COTTONWOOD DR (50' R.O.W.)

DRAIN 1
SEE SHEET C1.04

CAUTION!!! WATER /STORM DRAIN CROSSING

CAUTION!!! SANITARY SEWER/ STORM DRAIN CROSSING

CAUTION!!! WATER/SANITARY SEWER CROSSING

1% AC AT14 POST PROJECT FLOODPLAIN (BRIGGS RANCH EAST UNIT V CLOMR)

CORRECTED EFFECTIVE 1% AC AT14 FLOODPLAIN (BRIGGS RANCH EAST UNIT V LOMR–C)

GOLDEN WILLOW (50' R.O.W.)

WHISPERING CEDAR (50' R.O.W.)

LONGSTAR CYPRESS (50' R.O.W.)

TWISTED WILLOW (50' R.O.W.)

TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION IN FUTURE PLATTED RIGHT–OF–WAY

24' SEWER EASEMENT

VARIABLE WATER/SEWER EASEMENT

MATCHLINE "E"
SEE SHEET C6.03

MATCHLINE "F1"
SEE THIS SHEET

MATCHLINE "F"
SEE SHEET C6.05

BLK 9 CB 4345
BLK 27 CB 4345
BLK 28 CB 4345

UNPLATTED
REMAINING PORTION OF
323.624 ACRES
HDC HWY 211, LLC
(DOC NO 20240004273 OPR)

GOLF CLUB OF TEXAS PARTNERS, LLC
236.376 ACRES
(VOL.16964, PGS. 1846–1857 O.P.R.)

SAWS JOB # 06–1777

EX. 15" SS

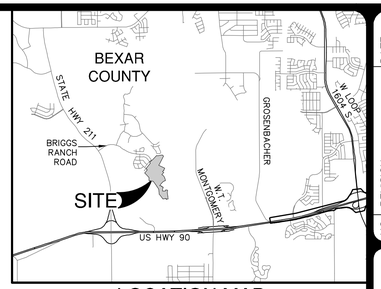
20' WATER/SEWER EASEMENT

FEMA EFFECTIVE 1% AC FLOODPLAIN (ZONE AE)

CORRECTED 1% AC AT14 FLOODPLAIN (BRIGGS RANCH EAST UNIT V LOMR–C)

1% AC AT14 POST PROJECT FLOODPLAIN (BRIGGS RANCH EAST UNIT V CLOMR)

MATCHLINE "F1"
SEE THIS SHEET



LOCATION MAP
NOT–TO–SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	W FIRE HYDRANT
PROPOSED WYE & LATERAL	
SINGLE WATER SERVICE	
DUAL WATER SERVICE	
STREET LIGHTS	SL
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

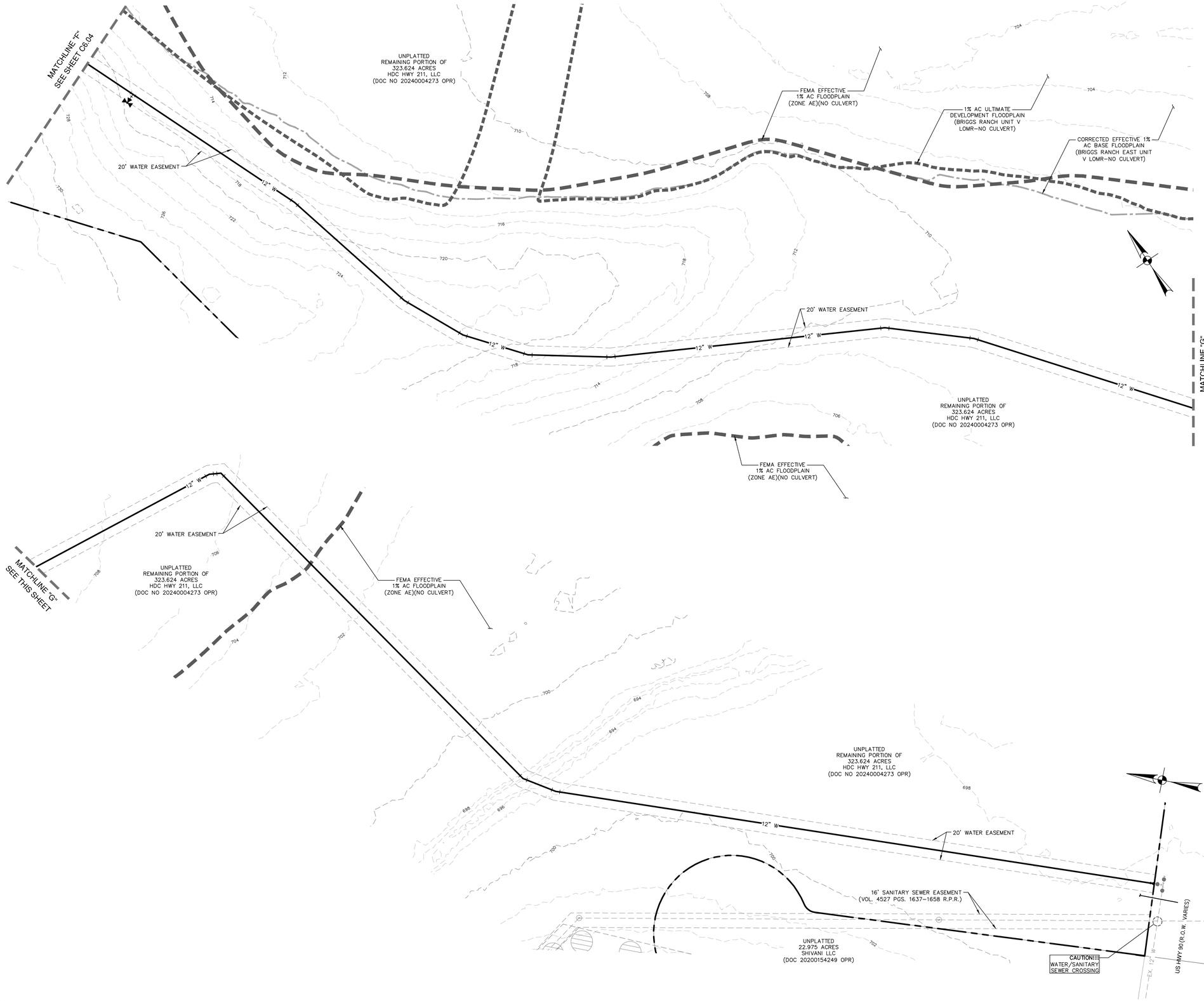
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

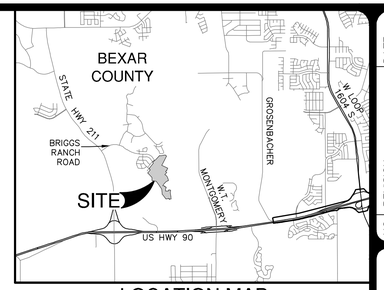
OVERALL UTILITY PLAN
(SHEET 5 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.04

Date: July 28, 2025, 10:19 AM — User ID: williarreal
File: P:\114\12\16\Design\Civil\UTOA114121616.dwg

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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS, MANHOLE
PROPOSED SEWER	SS
PROPOSED WATER	W, FIRE HYDRANT
PROPOSED WYE & LATERAL	W, S
SINGLE WATER SERVICE	W
DUAL WATER SERVICE	W W
STREET LIGHTS	SL
GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	GETCTV

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118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

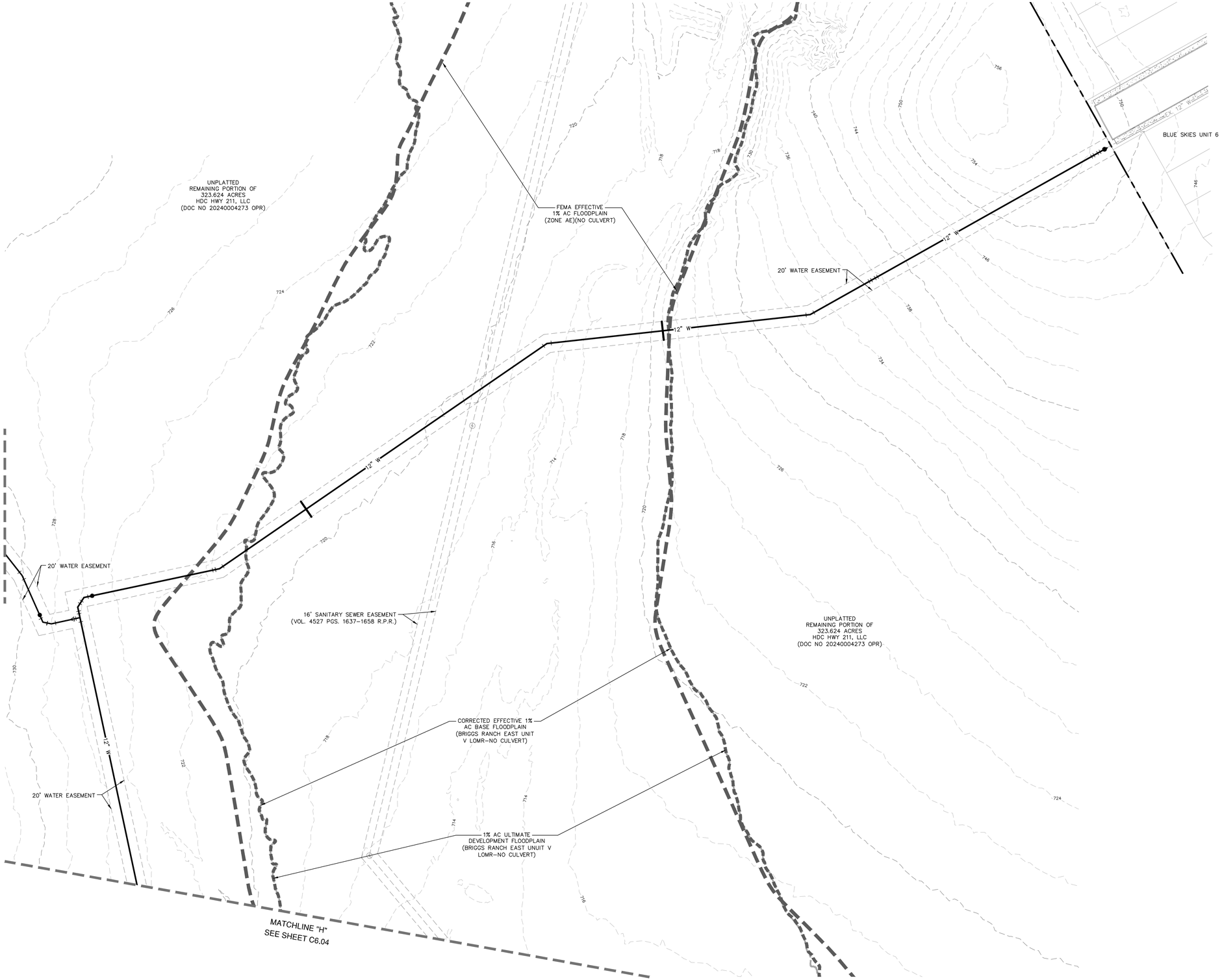
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

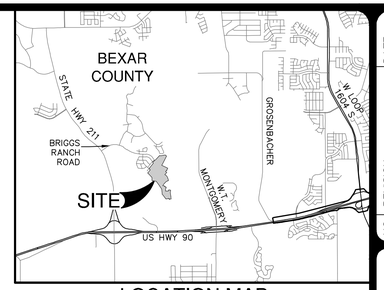
OVERALL UTILITY PLAN
(SHEET 6 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.05

Date: July 28, 2025, 10:20 AM - User ID: uvillarreal
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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

UTILITY LEGEND

PROJECT LIMITS	
EXISTING WATER	W
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	W FIRE HYDRANT
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SINGLE WATER SERVICE	W
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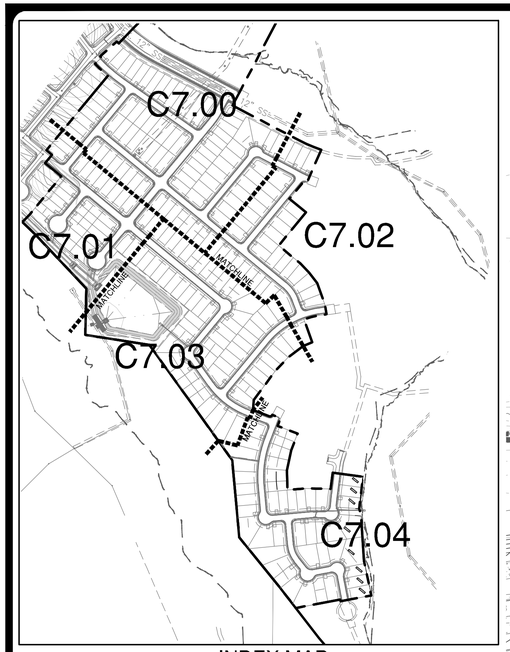
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL UTILITY PLAN
(SHEET 7 OF 7)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C6.06

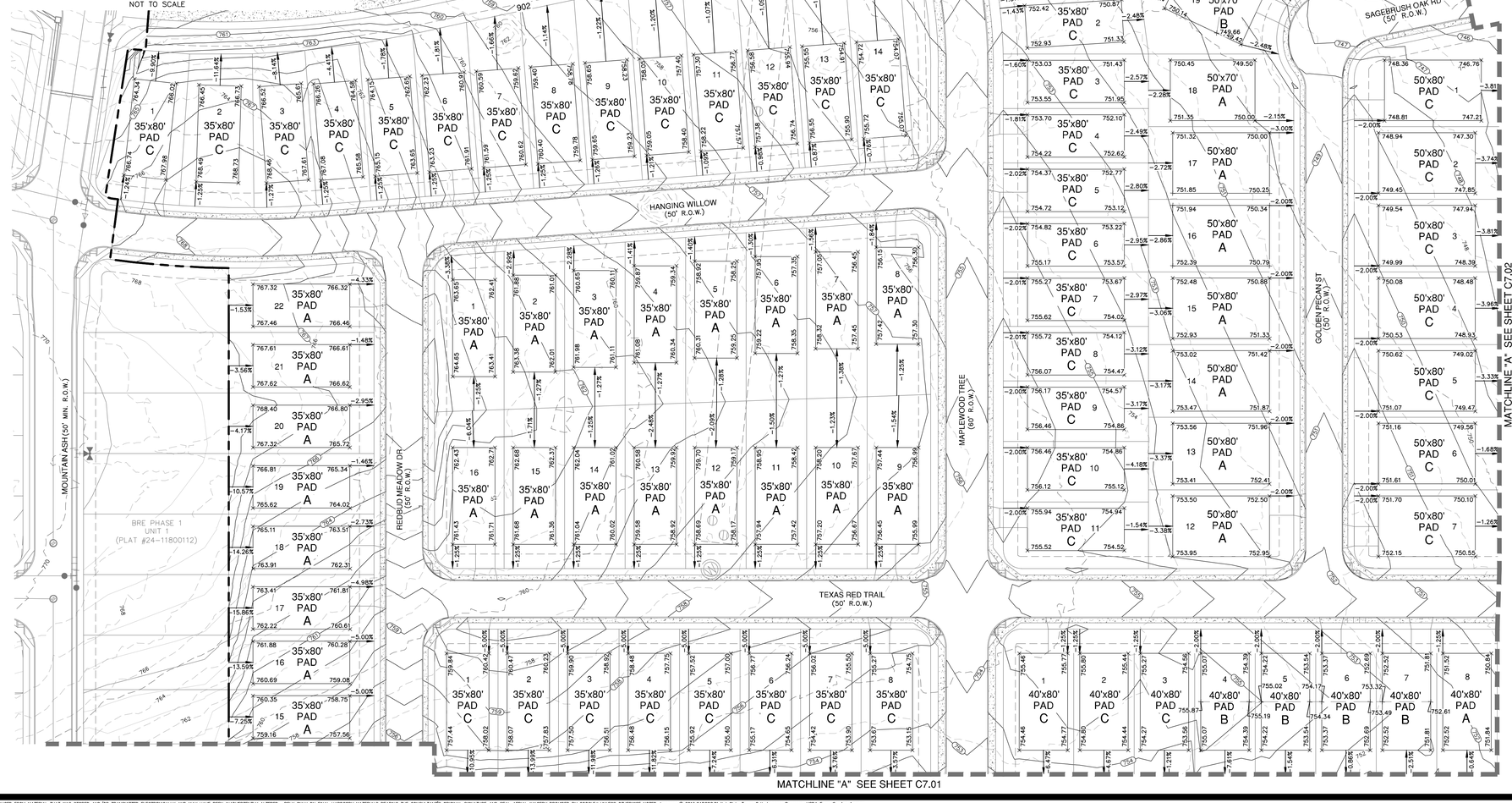
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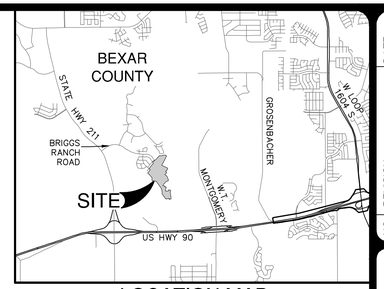
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INDEX MAP

NOT TO SCALE





LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

GRADING LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- MINIMUM FINISHED FLOOR ELEVATION — FF = XXXX.XX
- TREES TO REMAIN
- HIGH POINT

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE 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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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

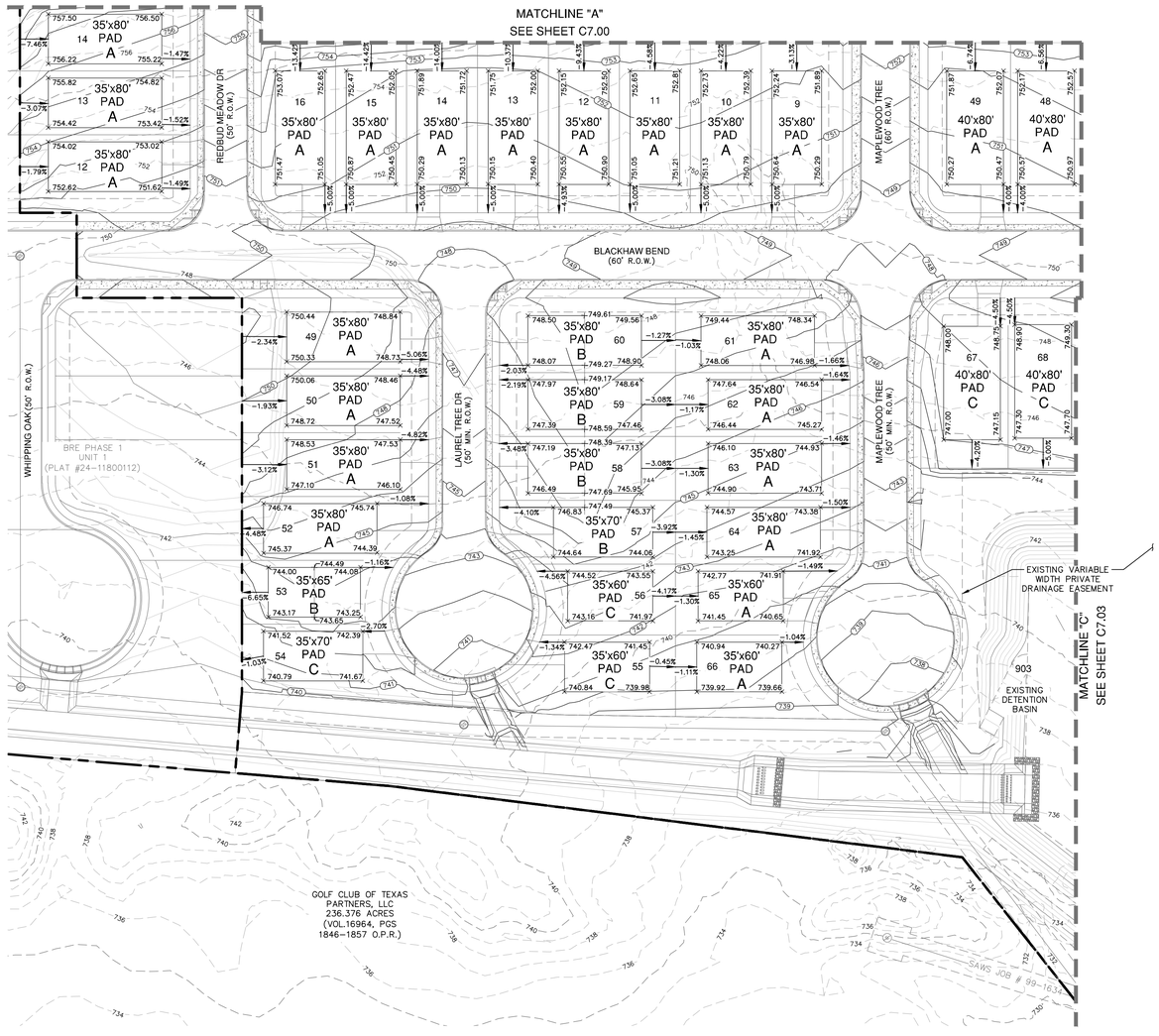
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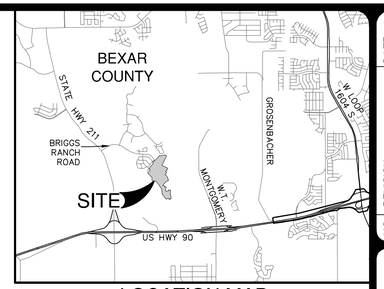
OVERALL GRADING PLAN
(SHEET 1 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C7.00

Date: August 12, 2025, 2:45 PM - User ID: ullorrel
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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

GRADING LEGEND

PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR 976
PROPOSED CONTOUR 970
FLOW ARROW (EXISTING)
FLOW ARROW (PROPOSED)
MINIMUM FINISHED FLOOR ELEVATION FF = XXXX.XX
TREES TO REMAIN
HIGH POINT

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DATE
NO. REVISION

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

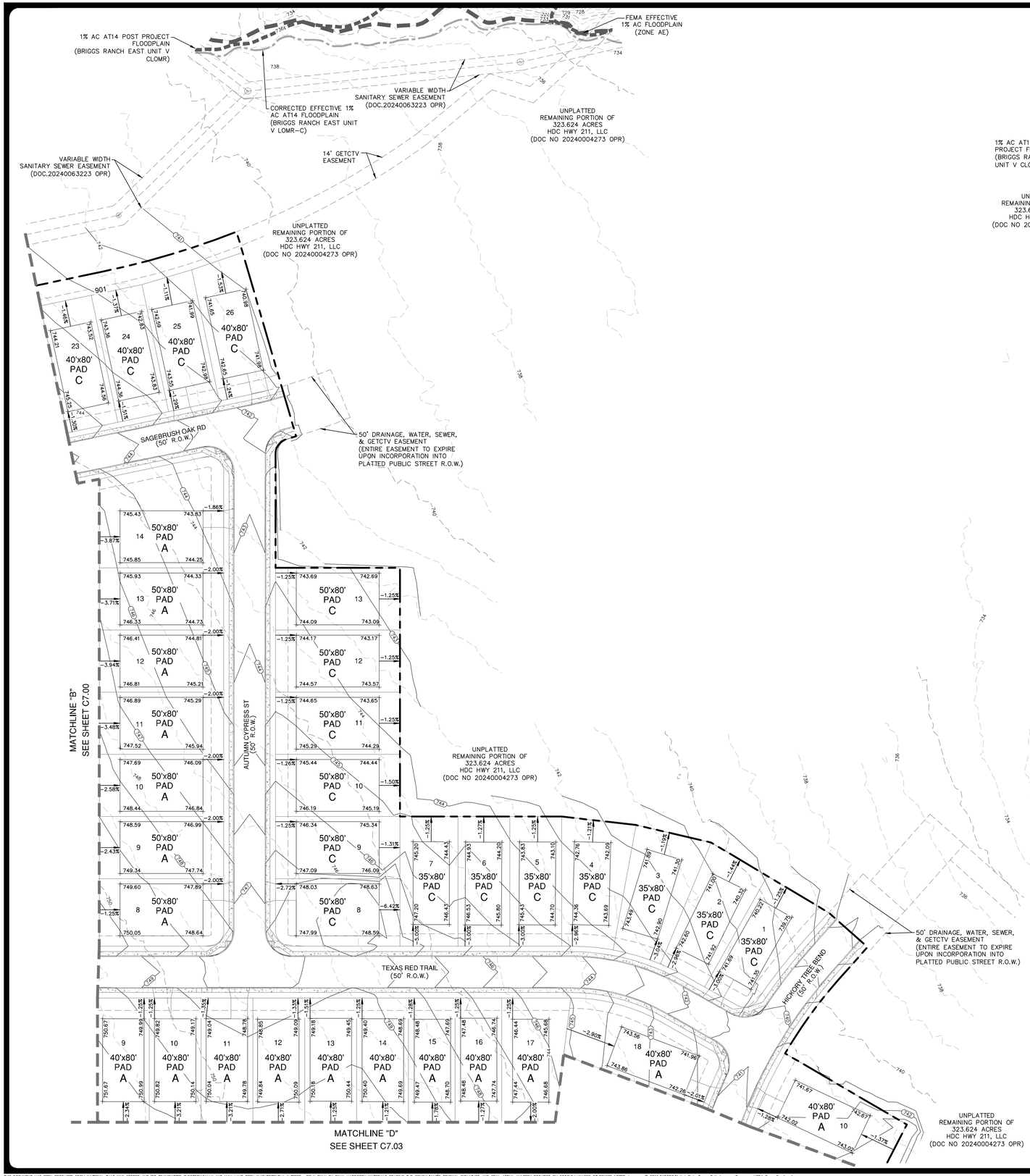
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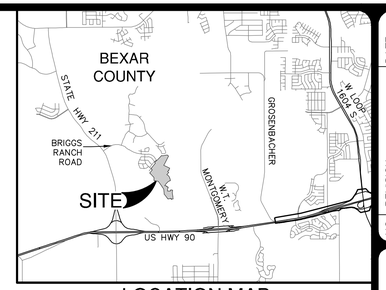
OVERALL GRADING PLAN
(SHEET 2 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C7.01

Date: August 12, 2025, 2:46 PM - User ID: uvillarreal
File: P:\114\2\16\Design\Civil\GRDA114216.dwg

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LOCATION MAP
NOT-TO-SCALE

0' 50' 100' 150'

SCALE: 1"= 50'

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EXISTING CONTOUR 976
PROPOSED CONTOUR 970
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NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

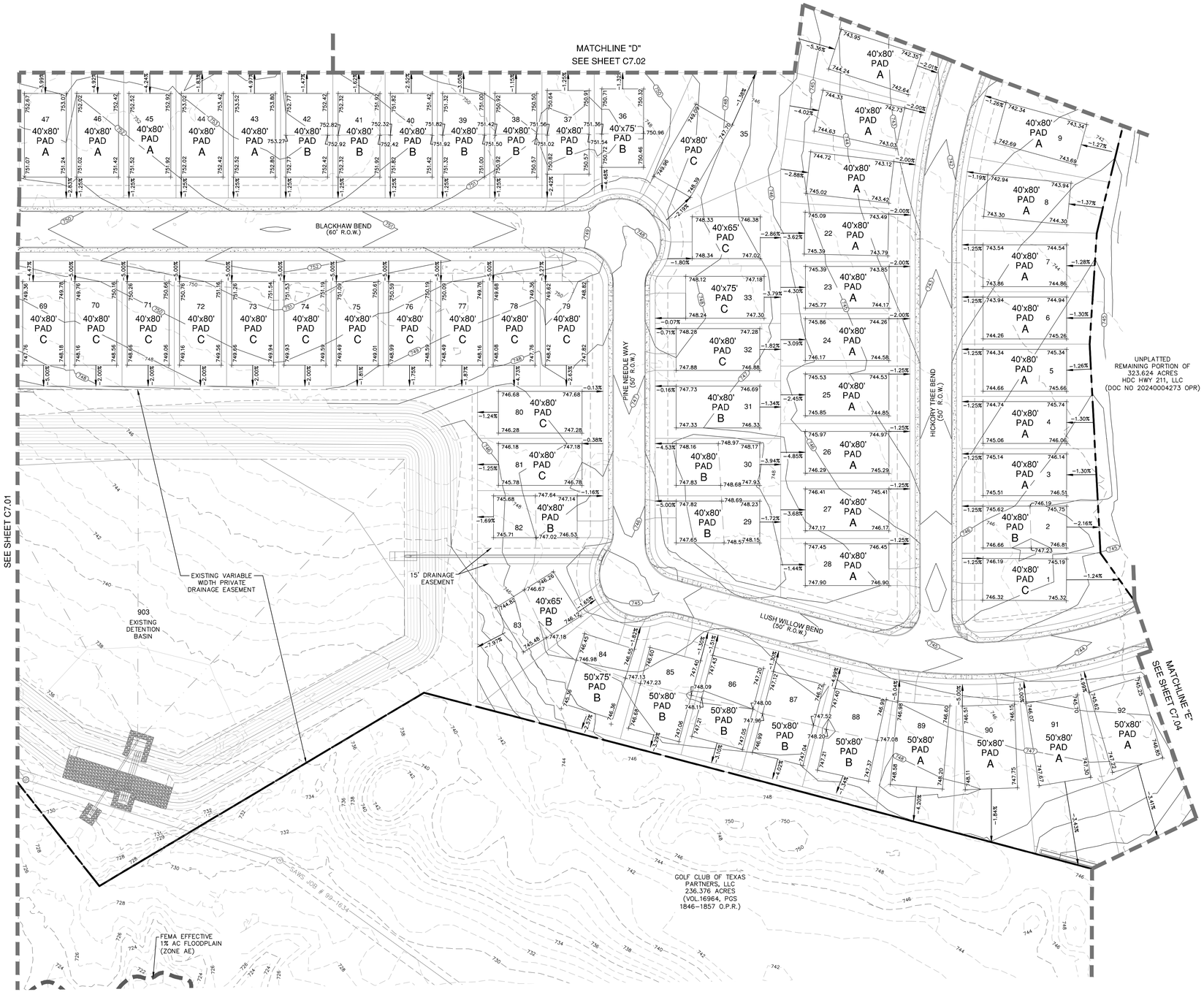
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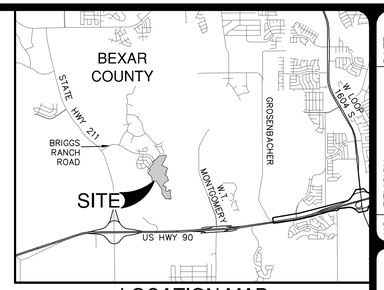
OVERALL GRADING PLAN
(SHEET 3 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C7.02

Date: August 12, 2025, 2:46 PM — User ID: uvillarreal
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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

GRADING LEGEND

PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR 976
PROPOSED CONTOUR 970
FLOW ARROW (EXISTING)
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8-12-2025

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TEXAS ENGINEERING FIRM 470 | TEXAS SURVEYING FIRM #10028800

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

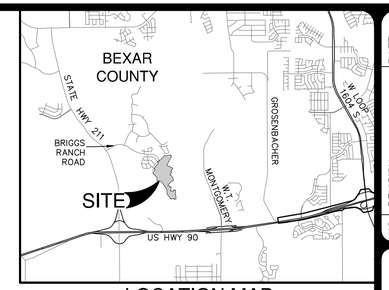
OVERALL GRADING PLAN
(SHEET 4 OF 5)

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
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SHEET C7.03

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LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

GRADING LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- MINIMUM FINISHED FLOOR ELEVATION — FF = XXXX.XX
- TREES TO REMAIN
- RETAINING WALL

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.

3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

5. THE 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.

6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.

9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.

10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).

11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.

12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.00% UNLESS OTHERWISE SHOWN.

13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).

15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.

16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND 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 CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.

17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.

19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
8-12-2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

OVERALL GRADING PLAN
(SHEET 5 OF 5)

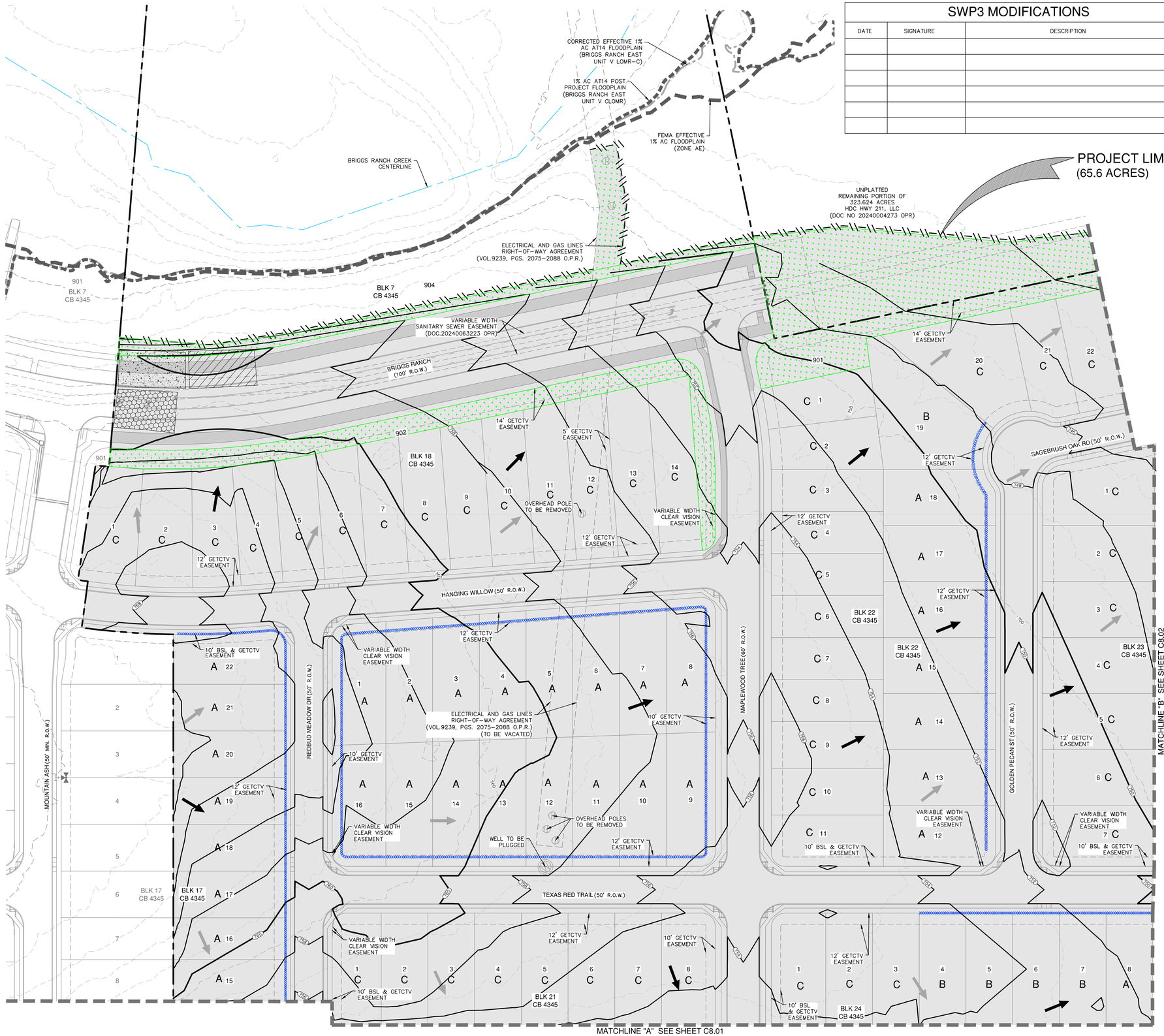
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JOB NO. 11412-16
DATE JUNE 2025
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SHEET C7.04

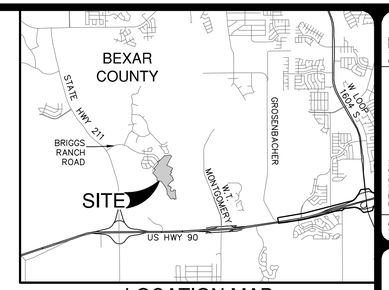
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SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION





LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

SWPPP LEGEND

- PLAT BOUNDARY
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- EXISTING CREEK CENTERLINE
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- SILT FENCE PHASE II
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- AREA TO BE PERMANENTLY STABILIZED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA ▭ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

16. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY BEXAR COUNTY ROW.

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EXHIBIT 2

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

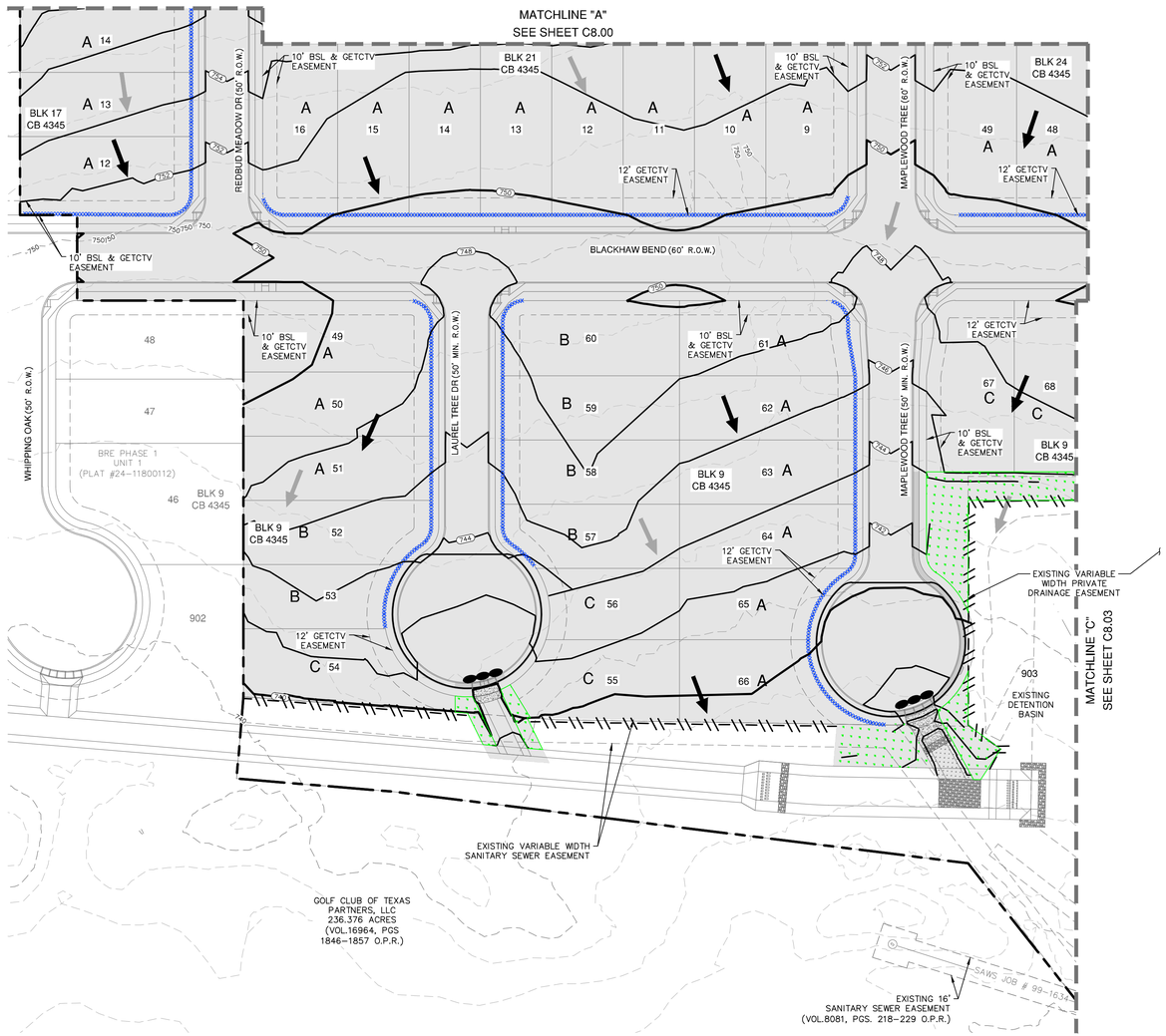
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SAN ANTONIO, TEXAS

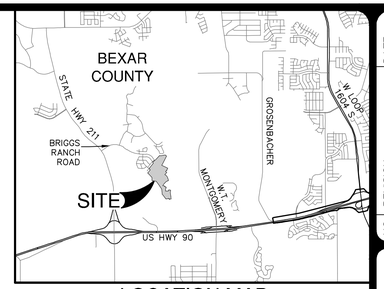
STORMWATER POLLUTION PREVENTION PLAN
SHEET 1 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.00

Date: July 28, 2025, 10:24 AM - User ID: uvillarreal
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EXHIBIT 2

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX. 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

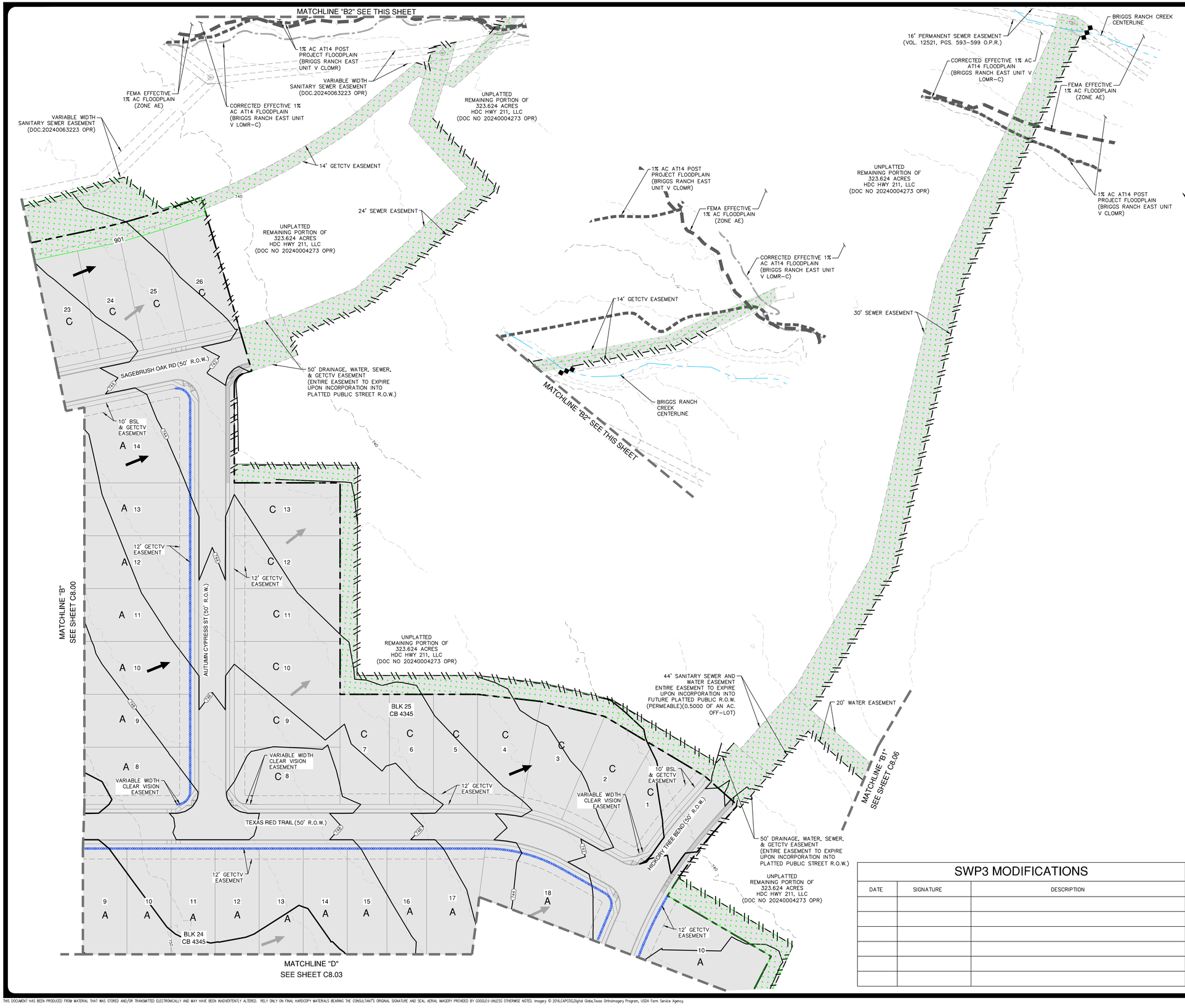
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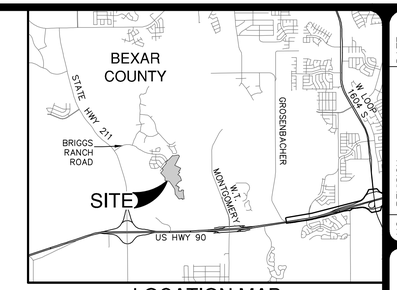
STORMWATER POLLUTION PREVENTION PLAN
SHEET 2 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.01

Date: July 28, 2025, 10:25 AM — User ID: uvillarreal
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SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

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EXHIBIT 2

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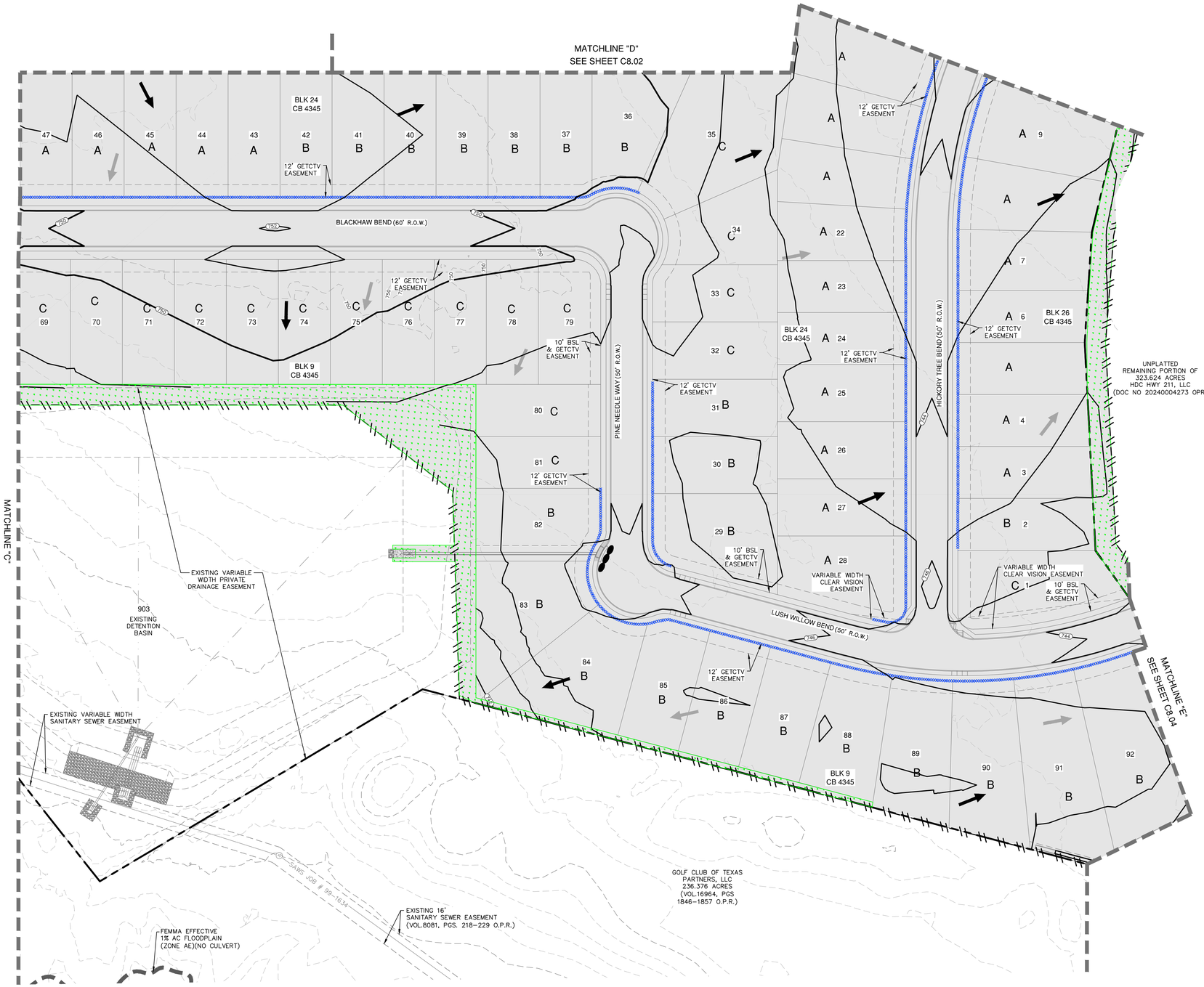
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SAN ANTONIO, TEXAS

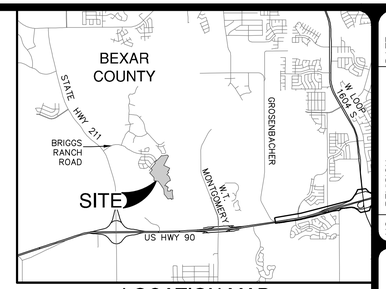
STORMWATER POLLUTION PREVENTION PLAN
SHEET 3 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.02

Date: July 28, 2025, 10:25 AM - User ID: vvillarreal
File: P:\114\12\16\Design\Civil\SWPPP114216.dwg

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LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

SWPPP LEGEND

- PLAT BOUNDARY
- EXISTING CONTOUR (976)
- PROPOSED CONTOUR (970)
- EXISTING CREEK CENTERLINE
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- SILT FENCE PHASE II
- LIMITS OF DISTURBED AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- AREA TO BE PERMANENTLY STABILIZED

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

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DATE	SIGNATURE	DESCRIPTION

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EXHIBIT 2

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

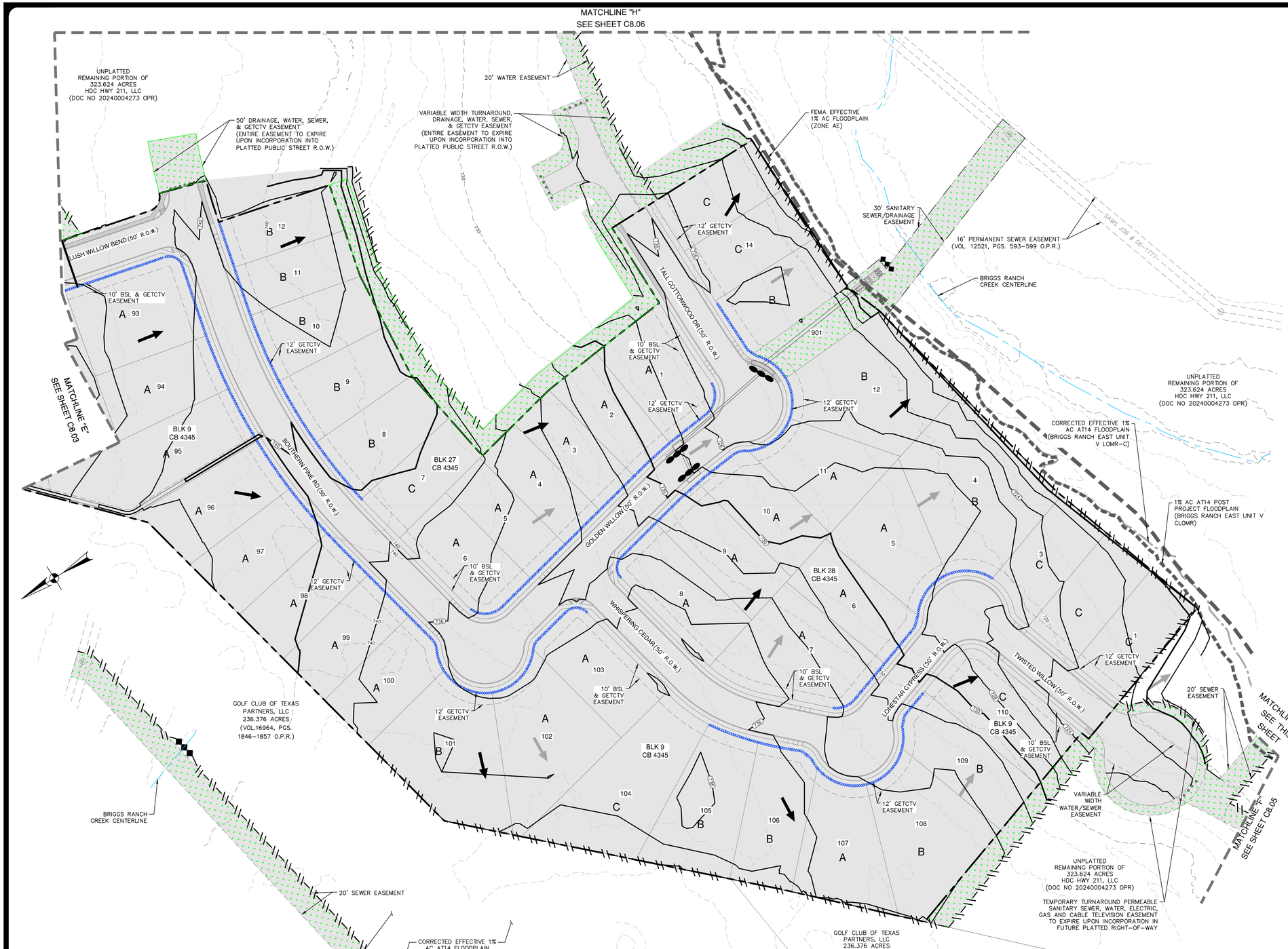
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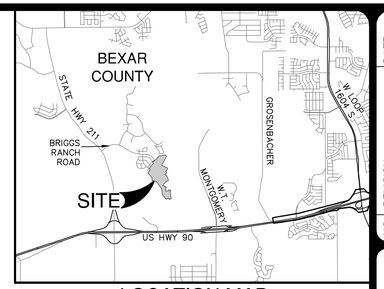
STORMWATER POLLUTION PREVENTION PLAN
SHEET 4 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.03

Date: July 28, 2025, 10:26 AM — User ID: uvillarreal
File: P:\114\12\16\Design\Civil\SWPPP114I216.dwg

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EXHIBIT 2

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

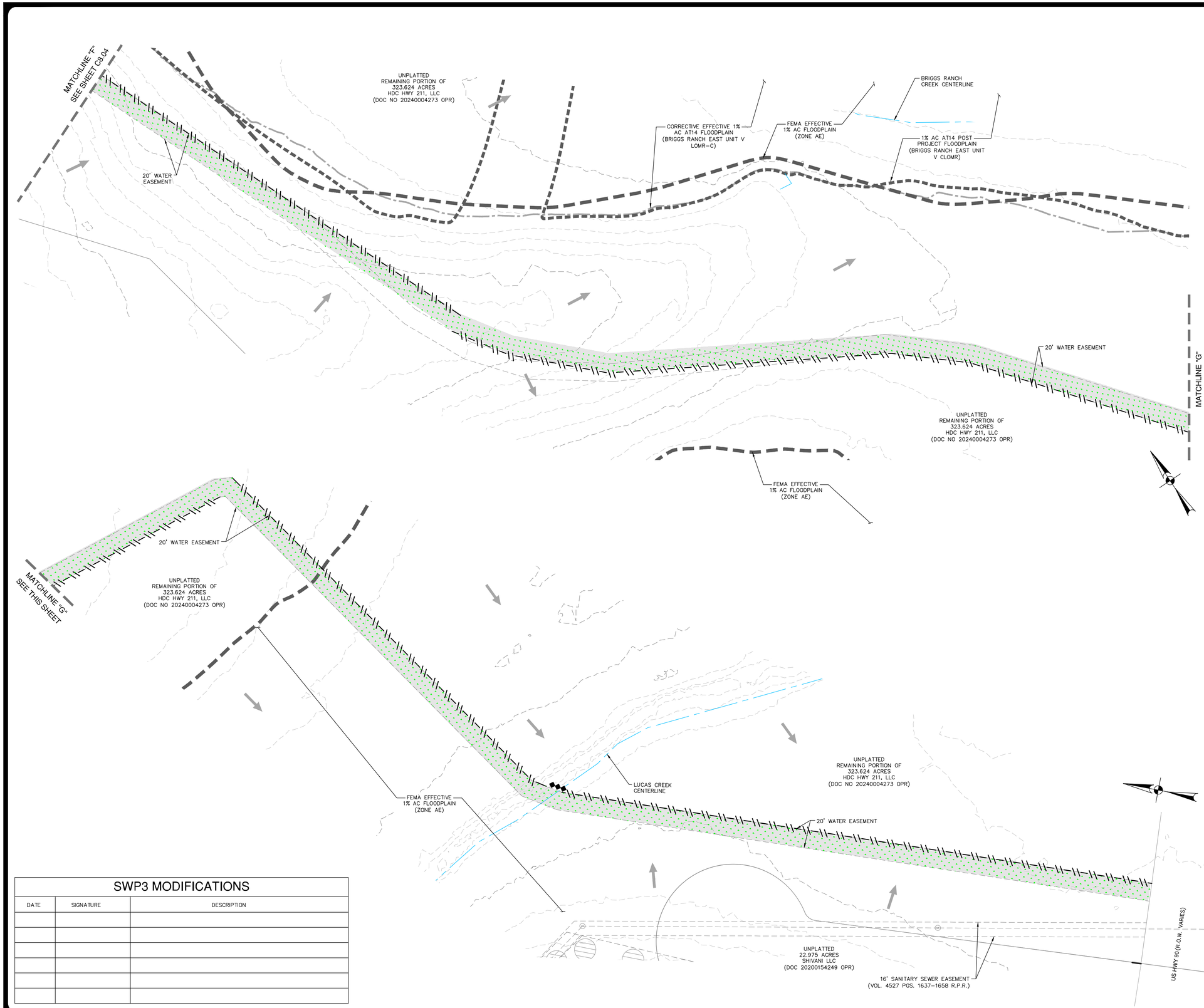
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

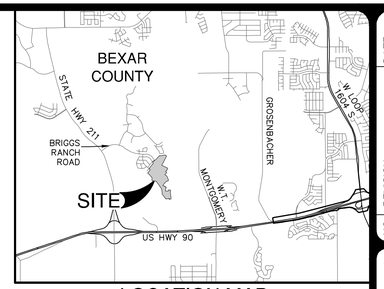
STORMWATER POLLUTION PREVENTION PLAN
SHEET 5 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.04

Date: July 28, 2025, 10:26 AM - User ID: uvillarreal
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LOCATION MAP

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SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

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EXHIBIT 2

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN
SHEET 6 OF 7

PLAT NO. 25-11800095
JOB NO. 11412-16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.05

Date: July 28, 2025, 10:27 AM — User ID: uvillarreal
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SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

UNPLATTED
REMAINING PORTION OF
323.624 ACRES
HDC HWY 211, LLC
(DOC NO 20240004273 OPR)

FEMA EFFECTIVE
1% AC FLOODPLAIN
(ZONE AE)

BRIGGS RANCH
CREEK CENTERLINE

20' WATER EASEMENT

BLUE SKIES UNIT 6

MATCHLINE "B1"
SEE SHEET C8.02

20' WATER EASEMENT

16' SANITARY SEWER EASEMENT
(VOL. 4527 PGS. 1637–1658 R.P.R.)

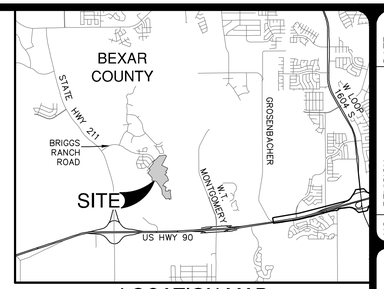
UNPLATTED
REMAINING PORTION OF
323.624 ACRES
HDC HWY 211, LLC
(DOC NO 20240004273 OPR)

CORRECTED EFFECTIVE 1%
AC AT14 FLOODPLAIN
(BRIGGS RANCH EAST UNIT
V LOMR–C)

20' WATER EASEMENT

1% AC AT14 POST
PROJECT FLOODPLAIN
(BRIGGS RANCH EAST UNIT V
CLOMR)

MATCHLINE "H"
SEE SHEET C8.04



LOCATION MAP

NOT–TO–SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

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

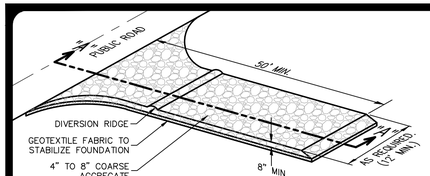
BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN
SHEET 7 OF 7

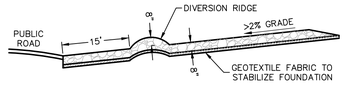
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DESIGNER NA
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SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

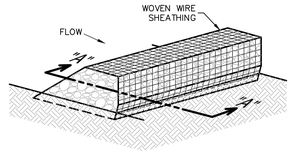
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

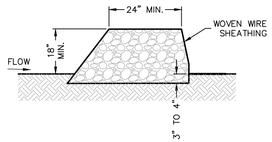
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

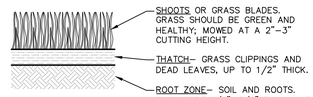
ROCK BERM DETAIL

NOT–TO–SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

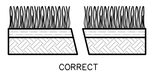


APPEARANCE OF GOOD SOD

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").



SOD INSTALLATION

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

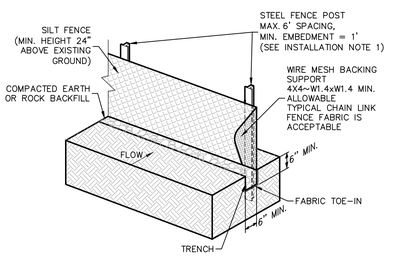
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE, WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

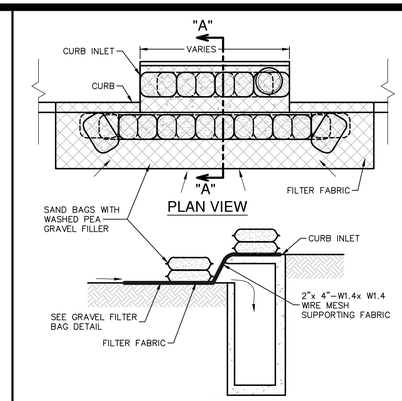
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

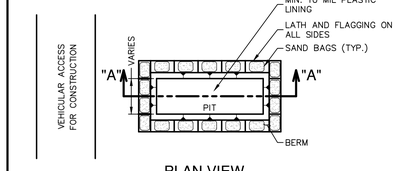
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

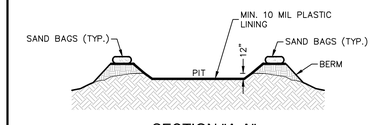
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

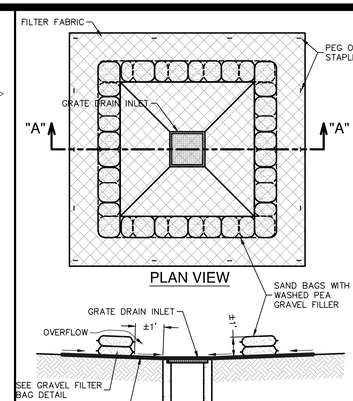
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MATTER THAT IT WILL NOT ERODE.

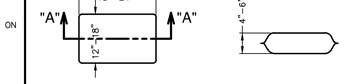
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

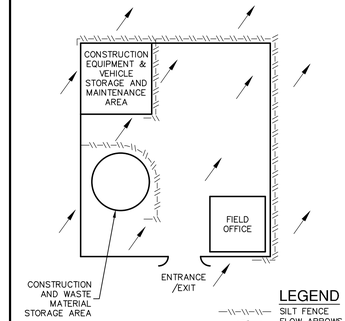
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE



CONSTRUCTION STAGING AREA

NOT–TO–SCALE

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.

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.

EXHIBIT 3

NO.	REVISION	DATE

STATE OF TEXAS
MATTHEW GEISTWEIDT
118861
LICENSED
PROFESSIONAL ENGINEER
7/25/2025

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

BRE PHASE 1, UNIT 2
SAN ANTONIO, TEXAS
STORMWATER POLLUTION PREVENTION DETAILS

PLAT NO. 25-11800095
JOB NO. 11412–16
DATE JUNE 2025
DESIGNER NA
CHECKED JH DRAWN NA
SHEET C8.07

Date: July 28, 2025, 10:27 AM – User ID: vallarreal
File: P:\114\12\16\Design\Civil\SWPPP\DT\141216.dwg

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