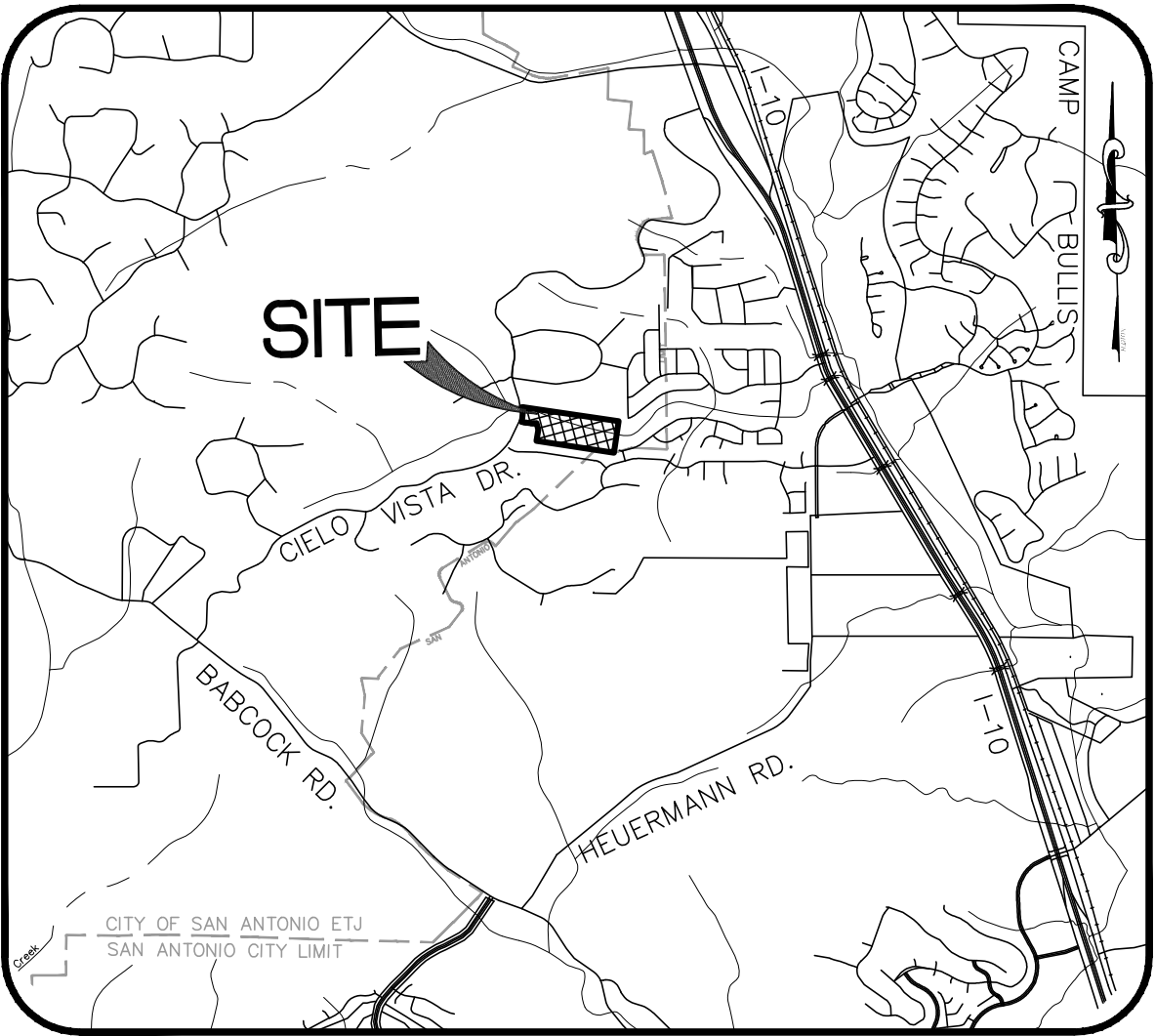


SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085
OWNER/DEVELOPER
K7 HIDEAWAY VILLAGE DEVELOPERS LLC
2025 GUADALUPE STREET SUITE 260
AUSTIN, TX 78705
(210) 771-0861

CONSTRUCTION PLANS FOR

ENCLAVE AT HIDEAWAY VILLAGE



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
DECEMBER 2025

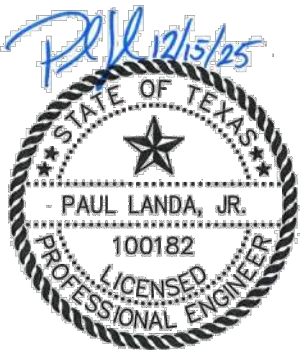
LEGAL DESCRIPTION:

A 22.608 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY NUMBER 326, ABSTRACT NUMBER 717, COUNTY BLOCK 4728, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.539 ACRE TRACT AS CONVEYED TO K7 HIDEAWAY VILLAGE DEVELOPERS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220118856, AND BEING A PORTION OF A 2.570 ACRE TRACT, DESIGNATED AS "TRACT 2", AS CONVEYED TO TTM DEVELOPMENT LLC, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220065432, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Sheet List Table

Sheet Number	Sheet Title
C0.0	OVERALL COVER
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL
C1.2	UTILITY OVERALL
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SEWER OVERALL
C2.3	SANITARY SEWER PLAN & PROFILE LINE A
C2.4	SANITARY SEWER PLAN & PROFILE LINE A
C2.5	SANITARY SEWER PLAN & PROFILE LINE B , C , D
C2.6	SEWER DETAILS SAWS
C3.0	WATER COVER
C3.1	WATER OVERALL SAWS
C3.2	WATER OVERALL SAWS
C3.3	WATER DETAILS SAWS
C3.4	WATER DETAILS SAWS
C4.0	STREET & DRAINAGE COVER
C4.1	OVERALL TRAFFIC PLAN
C4.2	OVERALL TRAFFIC PLAN
C4.3	TRAFFIC DETAILS
C4.4	TRAFFIC DETAILS
C4.5	DAVID BLACKWELL PLAN & PROFILE
C4.6	DAVID BLACKWELL PLAN & PROFILE
C4.6B	DAVID BLACKWELL MEDIAN DETAIL
C4.7	LEE STIFF & JOHN TATE PLAN AND PROFILE
C4.8	STANDARD DETAILS
C4.9	STANDARD DETAILS
C4.10	STANDARD STREET SECTIONS
C4.11	DRAIN "A" PLAN & PROFILE
C4.12	DRAIN "A" PLAN & PROFILE
C4.13	DRAIN "B" PLAN & PROFILE
C4.14	DRAIN "C" PLAN & PROFILE
C4.15	DRAIN DETAILS
C4.16	DRAIN DETAILS
C4.17	DRAIN DETAILS
C4.18	DRAIN DETAILS
C4.19	DRAIN DETAILS
C5.0	GRADING PLAN
C5.1	GRADING PLAN
C6.0	SW3P PLAN
C6.1	SW3P PLAN
C6.2	SW3P DETAILS
C8.0	CZP SITE PLAN
C8.1	CZP DRAIN PLAN
C8.2	CZP DETAILS

BEXAR COUNTY





• Engineers

• Surveyors

• Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051

FAX: (210) 698-5085

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) 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 structural design 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.

1. LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
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4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
 - A. STREET CENTERLINE STAKING FOR CLEARING.
 - B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
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 - E. STAKING FOR DRAINAGE CHANNELS.
 - F. FINAL STREET STAKING.
 - G. METER BOX STAKING.
 - H. CFS STAKING.
 - I. SETTING OF LOT CORNERS.

1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW:

PRIMARY - 2 1/2" HDPE SCHEDULE 40
SECONDARY - 3" PVC SCHEDULE 40
SERVICE STUBS - 2 1/2" PVC SCHEDULE 40

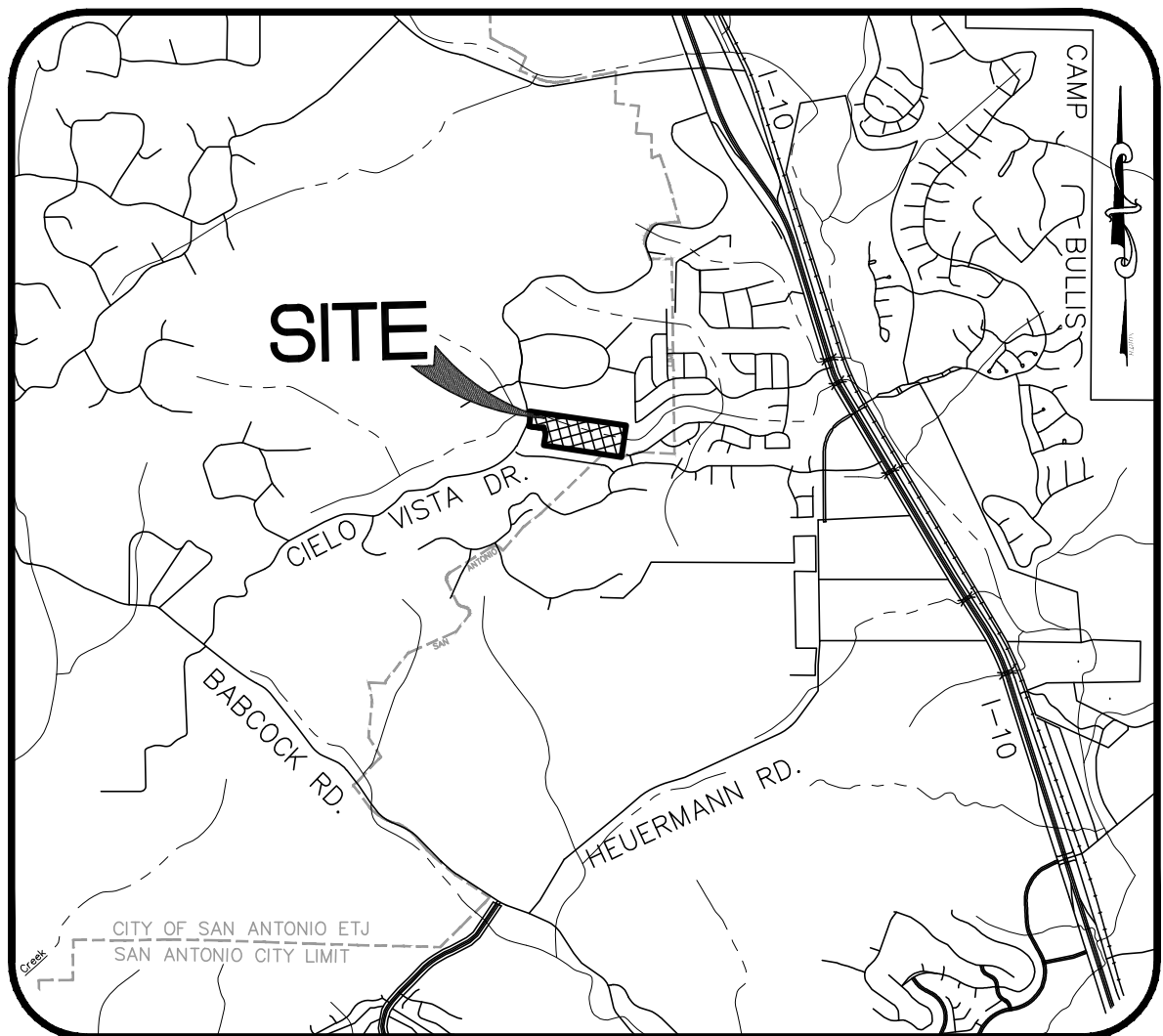
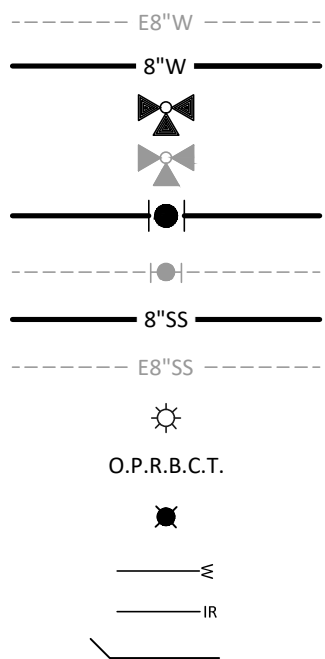
2. 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
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4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE

ENCLAVE AT HIDEAWAY VILLAGE

UTILITY IMPROVEMENTS

EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING STREET LIGHT
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM
PROPOSED WATER SERVICE
PROPOSED IRRIGATION SERVICE
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT



N.T.S.

DECEMBER 2025

2.2608 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY NUMBER 326, ABSTRACT NUMBER 717, COUNTY BLOCK 4728, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.539 ACRE TRACT AS CONVEYED TO K7 HIDEAWAY VILLAGE DEVELOPERS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220118856, AND BEING A PORTION OF A 2.570 ACRE TRACT, DESIGNATED AS "TRACT 2", AS CONVEYED TO TTM DEVELOPMENT LLC, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220065432, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

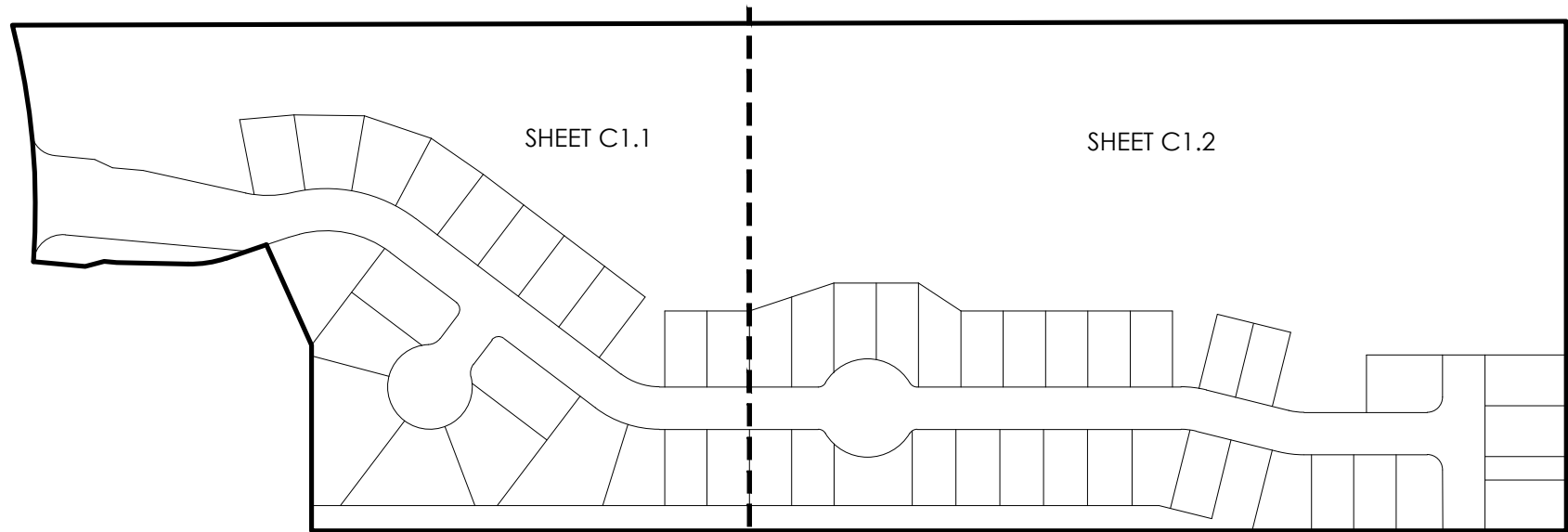
BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

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5723 UNIVERSITY HEIGHTS BLVD., STE. 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
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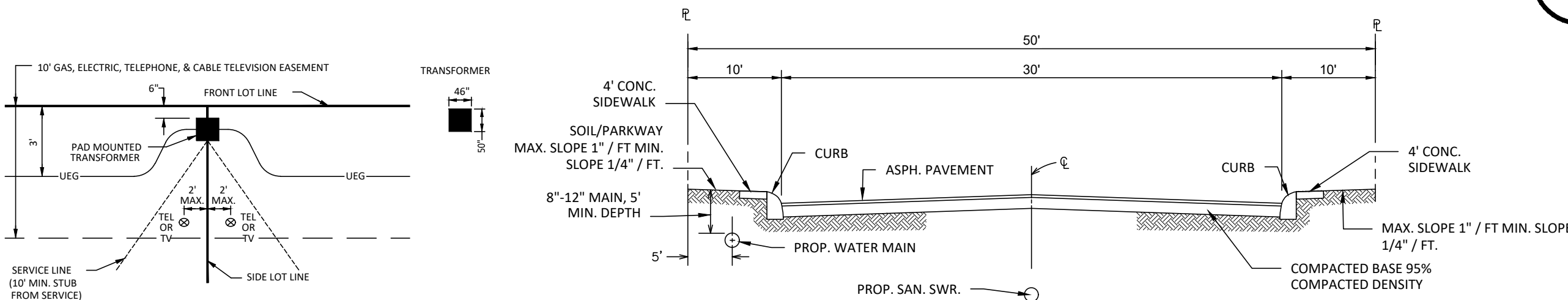


INDEX MAP

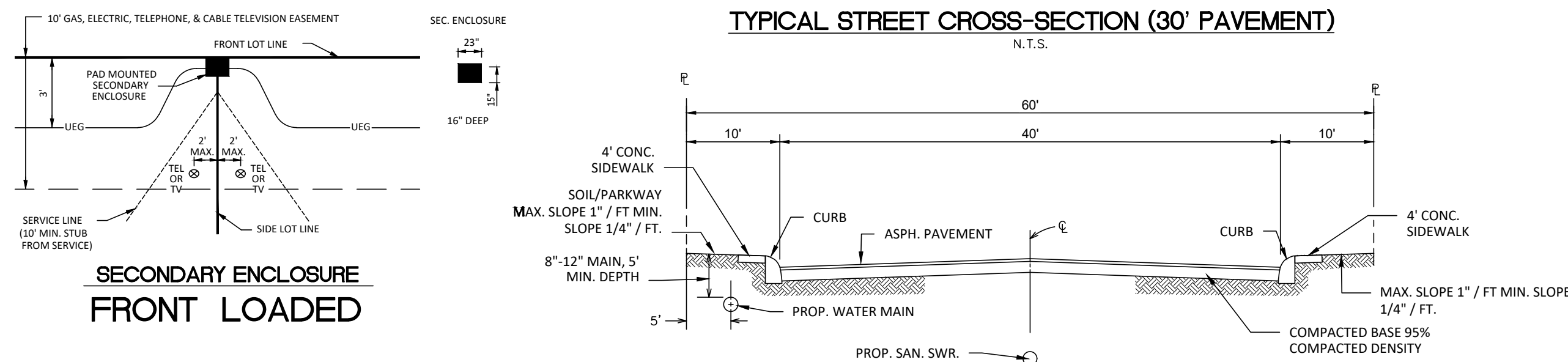
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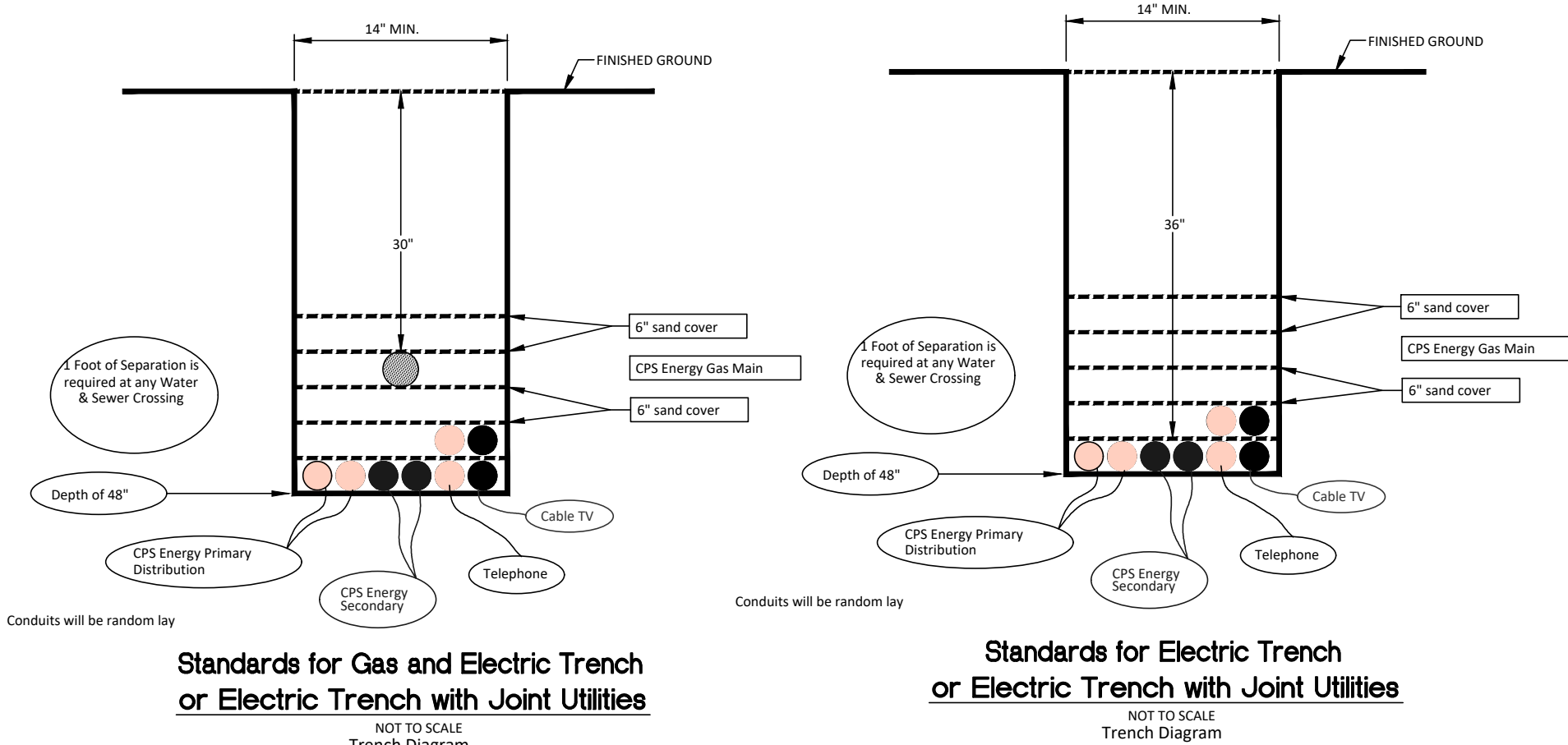
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL
C1.2	UTILITY OVERALL



N.T.S

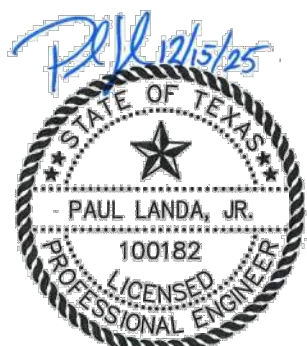


N.T.S



TRENCH DETAILS

BEXAR COUNTY



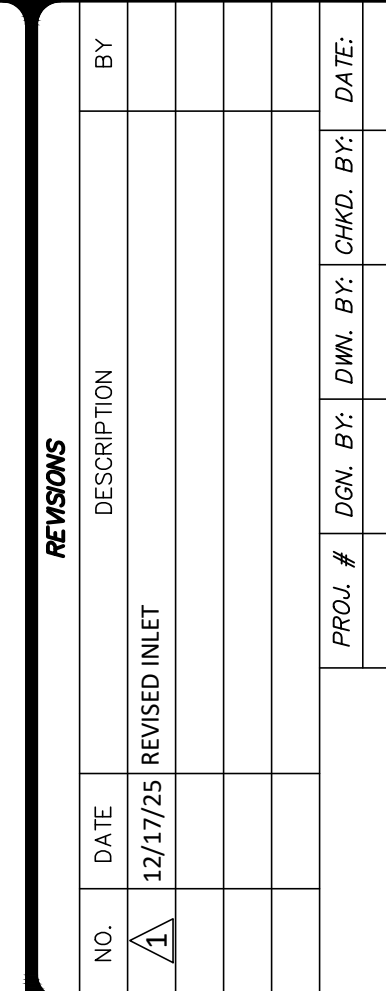
SUBMITTAL SET

TEXAS C1.0

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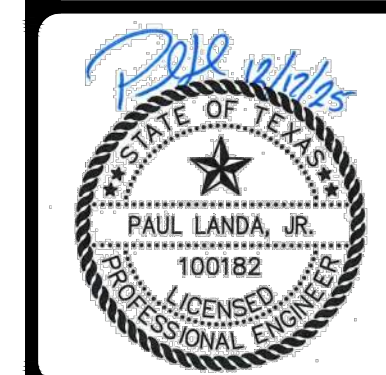
TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

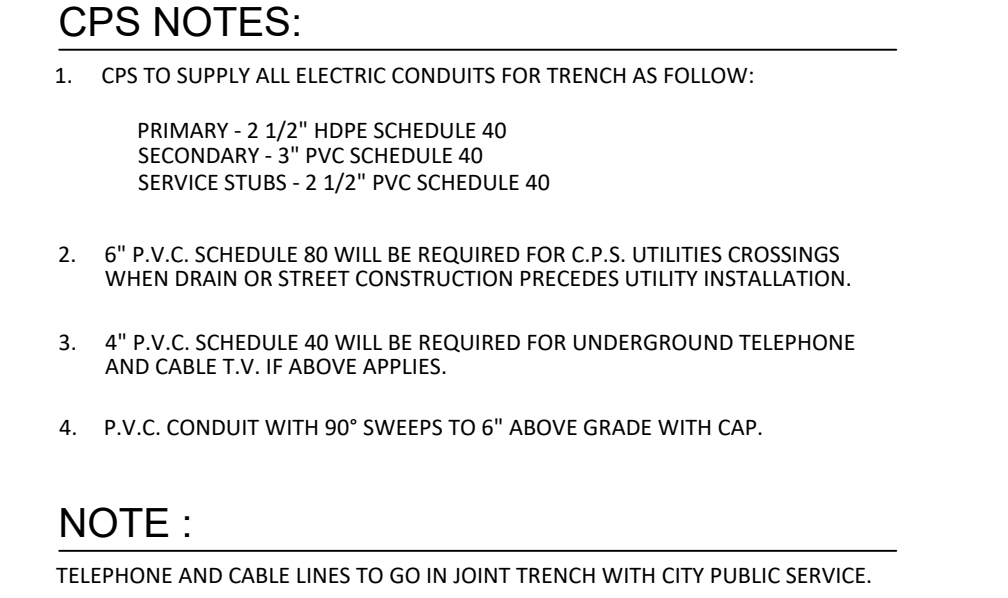
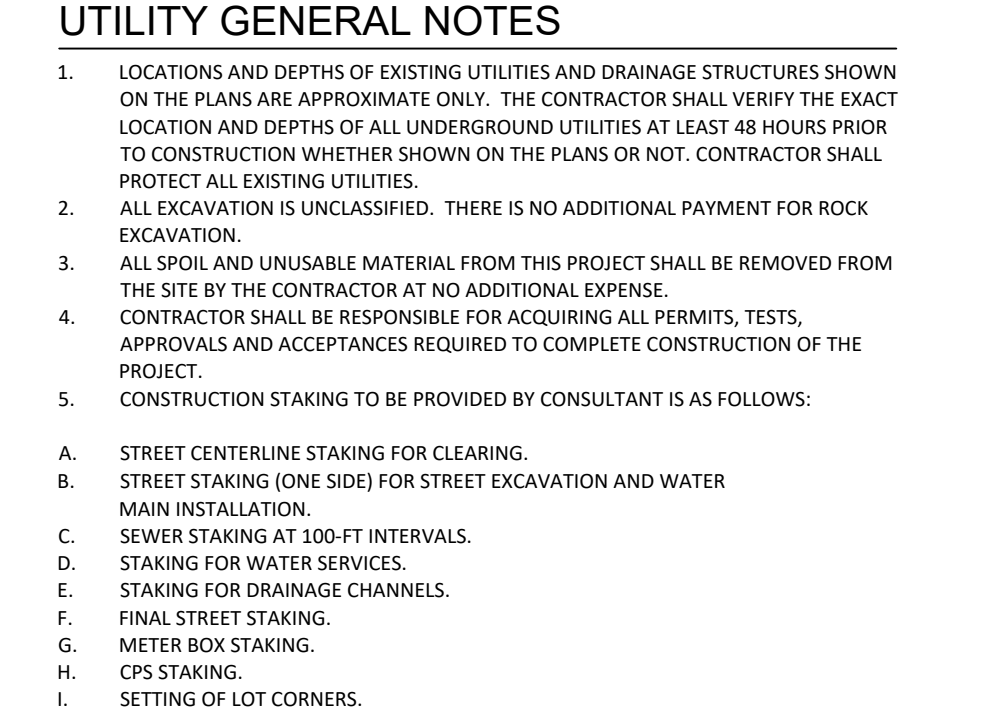
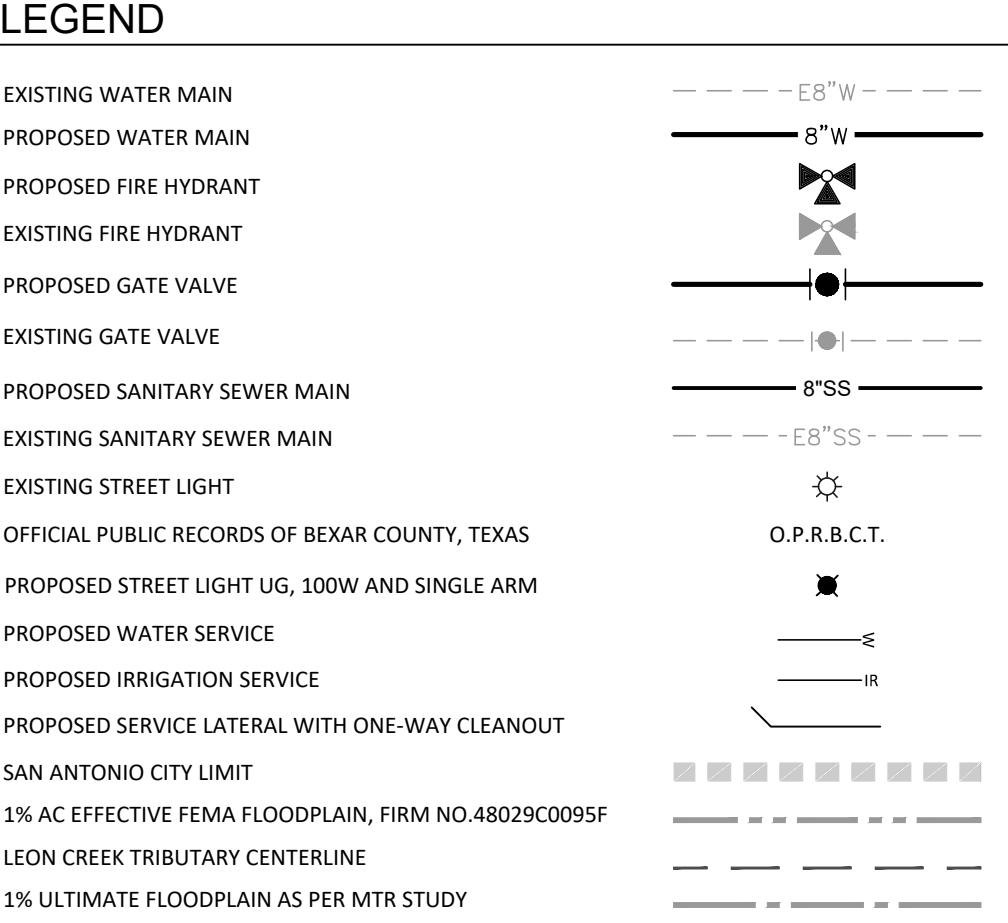
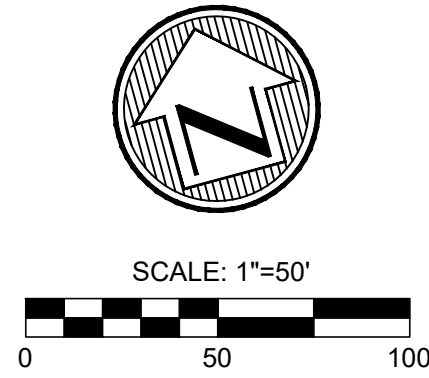
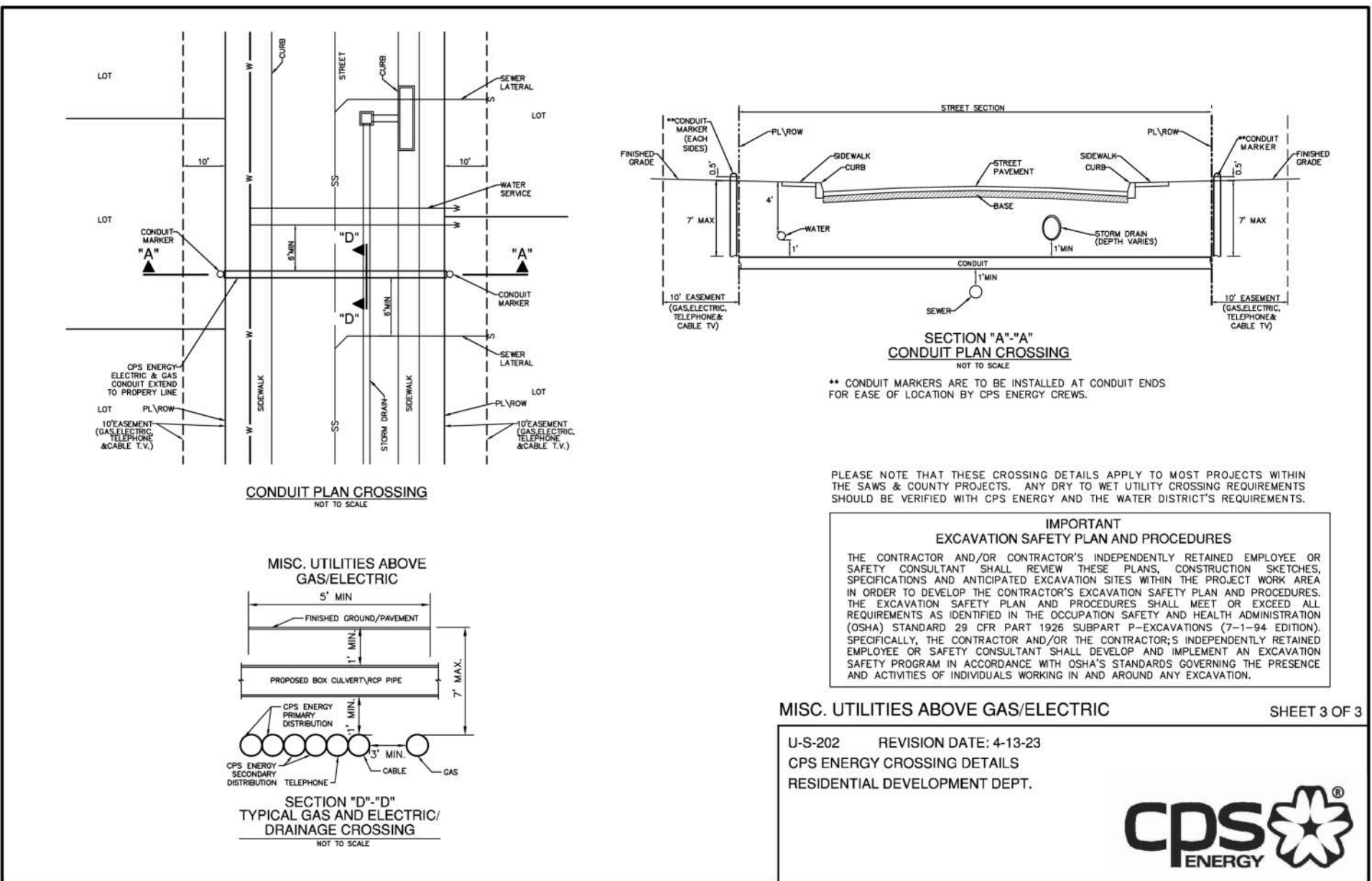
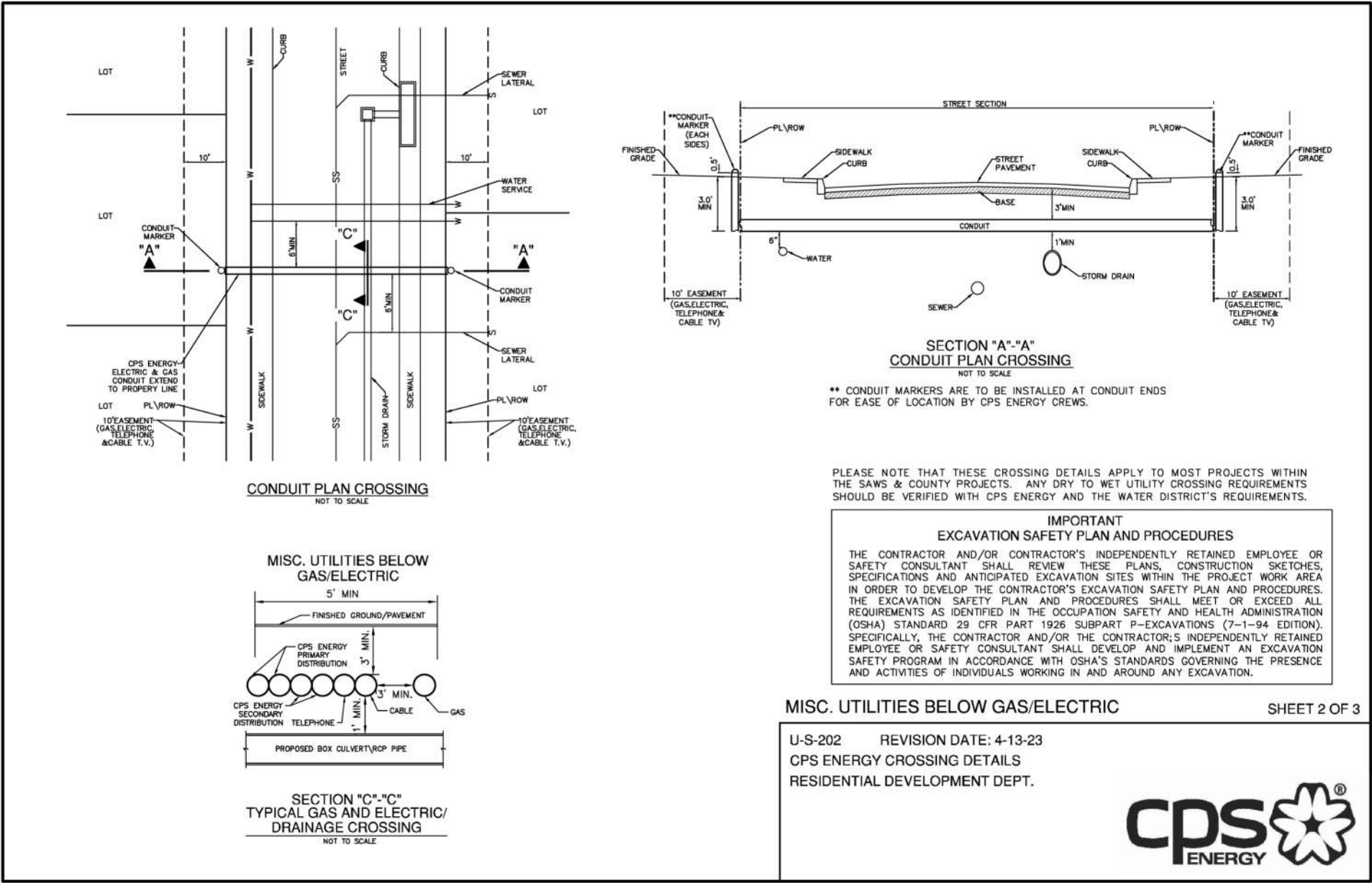
TBPELS: ENGINEERING F-5237/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE OVERALL UTILITY IMPROVEMENTS PLAN

C1.1

Plot Date: April 9, 2021 User ID: Dallas Gardea
 E:\Hidenway Village Quailres\Drawings\Plan Production\Xref\ Tblk-1111.dwg



NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

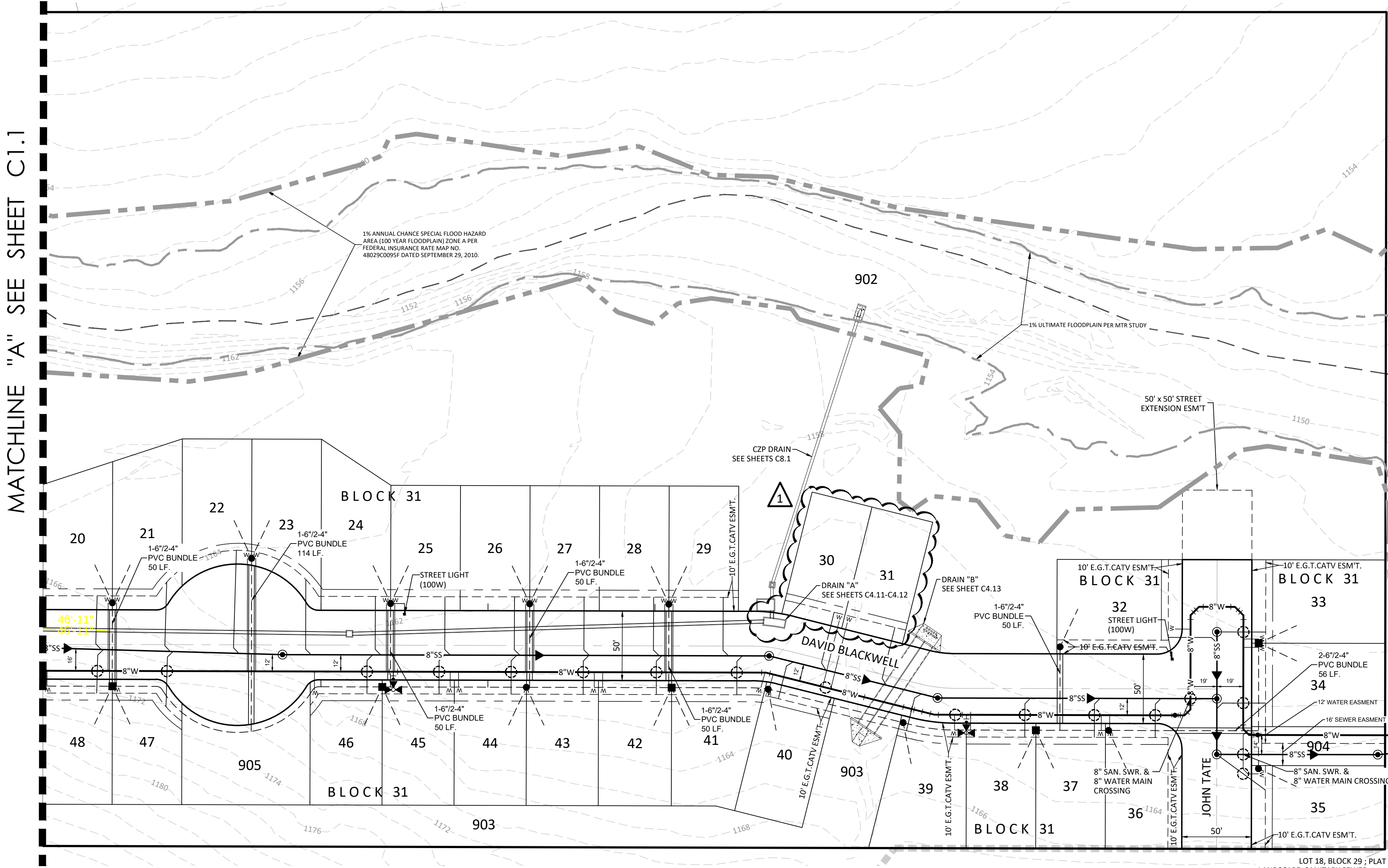
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TRENCH EXCAVATION SAFETY PROTECTION

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BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

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- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.



REVISIONS	DESCRIPTION	BY	DATE
1	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DS	12/17/25

Engineers
Surveyors
Planners

May Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

OVERALL UTILITY IMPROVEMENTS PLAN

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER

INVEST 55 LLC
30 N GOULD ST., SUITE R
SHERIDAN, WY 82801
(210) 771-0861

CONSTRUCTION PLANS FOR

ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER IMPROVEMENTS

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - 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.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- 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.
- 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.
- 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.
- 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.
- 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>
 - CSOA Drainage (210) 207-0724 or (210) 207-6026
 - CSOA Traffic Signal Operations (210) 206-8480
 - CSOA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
- 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.
- 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.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to cnstworkreq@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 cnstworkreq@saws.org.
Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
- 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.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Sewer Notes

- The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
 - 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.
 - Attempt to eliminate the source of the SSO.
 - Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
 - Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
 - Clean the affected sewer mains and remove any debris.
 - 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.
- 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".
- 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.
- 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.
- 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)
- 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.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSES INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

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ADDITIONAL SEWER NOTES

- ~~98% COMPACTION NOTE:~~
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/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.

NOTES:

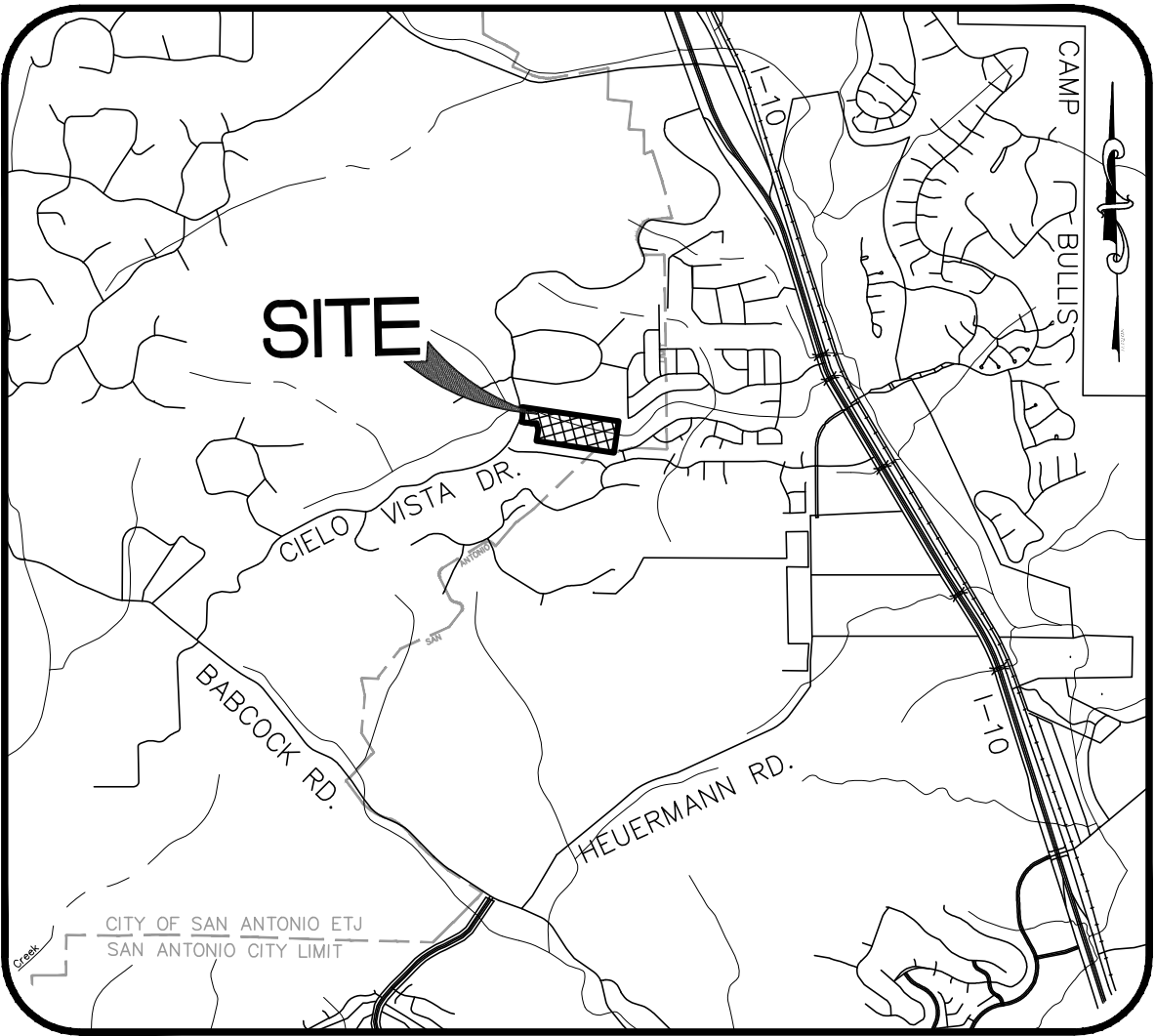
- SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
- PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE FINISHED SUBGRADE ELEVATION. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
- EXTEND ALL SANITARY SEWER LATERALS TO THE PROPERTY LINE OR TO THE EASEMENT LINE AS INDICATED. ALL LATERALS ARE 35' LONG UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINES AND LATERALS WILL BE PVC SDR 26 ASTM D 3034 UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
- SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
- QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.
- ALL MANHOLES TO HAVE WATERTIGHT RING AND COVERS.
- ALL MANHOLES TO BE CONCRETE RING ENCASED.
- MANHOLES TO BE VENTED AS SHOWN ON THE SANITARY SEWER PLANS.
- AN *** DENOTES AN EXISTING TEE.
- ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0 % SLOPE TO THE PROPERTY LINE.
- MINIMUM COVER FROM TOP OF SANITARY SEWER LATERALS TO TOP OF CURB WILL BE:
 - IF LATERALS DO NOT CROSS WATER MAINS, 5' COVER
 - IF LATERALS CROSS WATER MAINS,

WATER MAIN	COVER
6"	5.5'
8"	5.7'
12"	6.0'
16"	7.4'
- ALL MANHOLE OPENINGS SHALL BE 30".

SAN ANTONIO WATER SYSTEM
CRITERIA FOR SEWER MAIN CONSTRUCTION
IN THE VICINITY OF WATER MAINS

- WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET (9') OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
- WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN. SHALL HAVE A SECTION OF SEWER PIPE CENTERED ON THE WATER MAIN. SHALL BE PLACED NO CLOSER THAN SIX INCHES BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.
- WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.

SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
DECEMBER 2025

LEGAL DESCRIPTION:

A 22.608 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY NUMBER 326, ABSTRACT NUMBER 717, COUNTY BLOCK 4728, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.539 ACRE TRACT AS CONVEYED TO K7 HIDEAWAY VILLAGE DEVELOPERS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220118856, AND BEING A PORTION OF A 2.570 ACRE TRACT, DESIGNATED AS "TRACT 2", AS CONVEYED TO TTM DEVELOPMENT LLC, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220065432, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



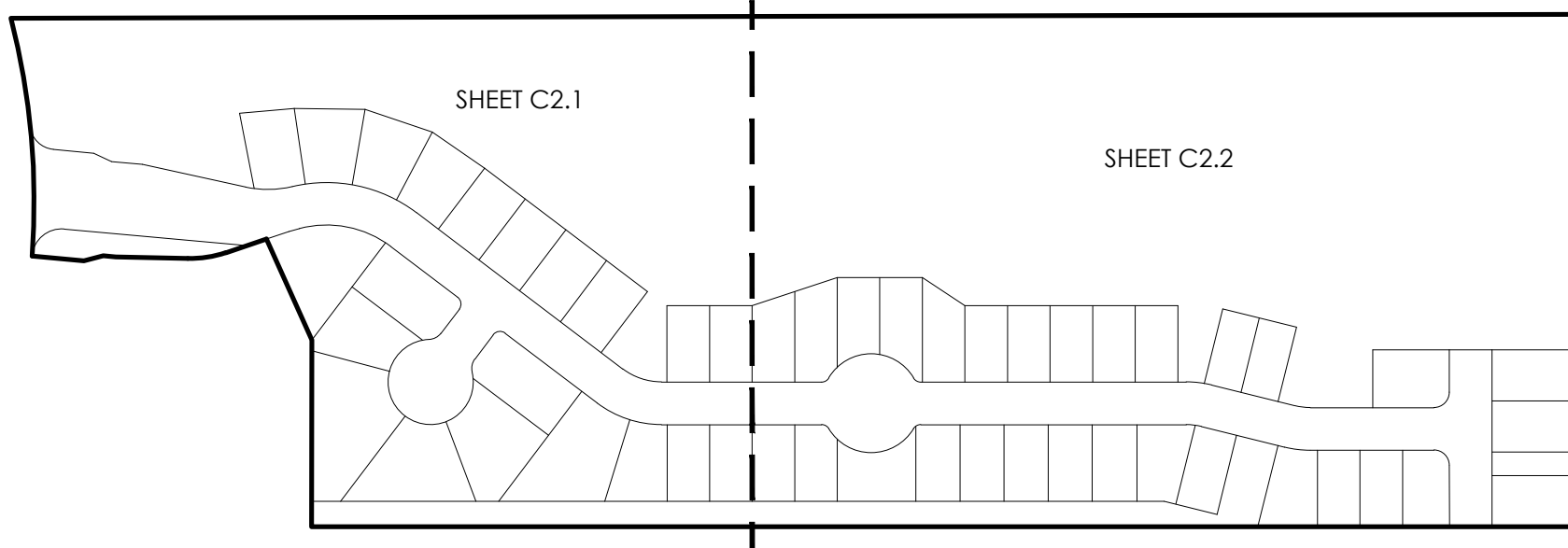
Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



INDEX MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	TITLE
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SEWER OVERALL
C2.3	SANITARY SEWER PLAN & PROFILE LINE A
C2.4	SANITARY SEWER PLAN & PROFILE LINE A
C2.5	SANITARY SEWER PLAN & PROFILE LINE B , C , D
C2.6	SEWER DETAILS SAWS

ESTIMATED SEWER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST QTY
1	TIE INTO EXISTING SANITARY SEWER MAIN	E.A.	1
2	TRENCH EXCAVATION SAFETY PROTECTION	L.F.	1,976
3	8" SANITARY SEWER PIPE, SDR-26 (6'-10")	L.F.	507
4	8" SANITARY SEWER PIPE, SDR-26 (6'-10")	L.F.	1,469
5	STANDARD SANITARY SEWER MANHOLE	E.A.	13
6	EXTRA DEPTH MANHOLE	V.F.	15.1
7	VERTICAL STACK	V.F.	19.9
8	6" SANITARY SEWER LATERALS, SDR-26	L.F.	1,928
9	8" SEWER MAIN TELEVISION INSPECTION	L.F.	1,976

CAUTION!

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, 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

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) 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.

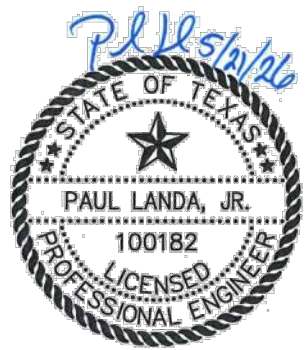


Developer's Name	INVEST 55 LLC
Developer's Address	30 N GOULD ST., SUITE R
City	SHERIDAN
State	WY
Zip	82801
Phone #	(210) 771-0861
Fax #	
SAWS Block Map #	112658
Total EDU's	49
Total Acreage	22.608
Total Linear Footage of Pipe	1,976
Plot No.	24-11800055
Number of Lots	49
SAWS Job No.	24-1520

SUBMITTAL SET

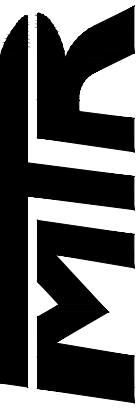
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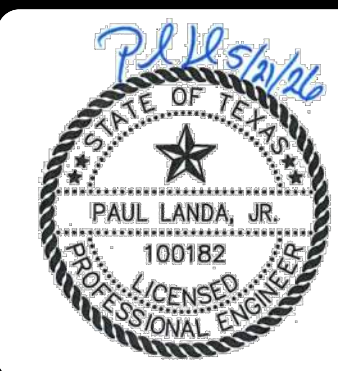
BEXAR COUNTY



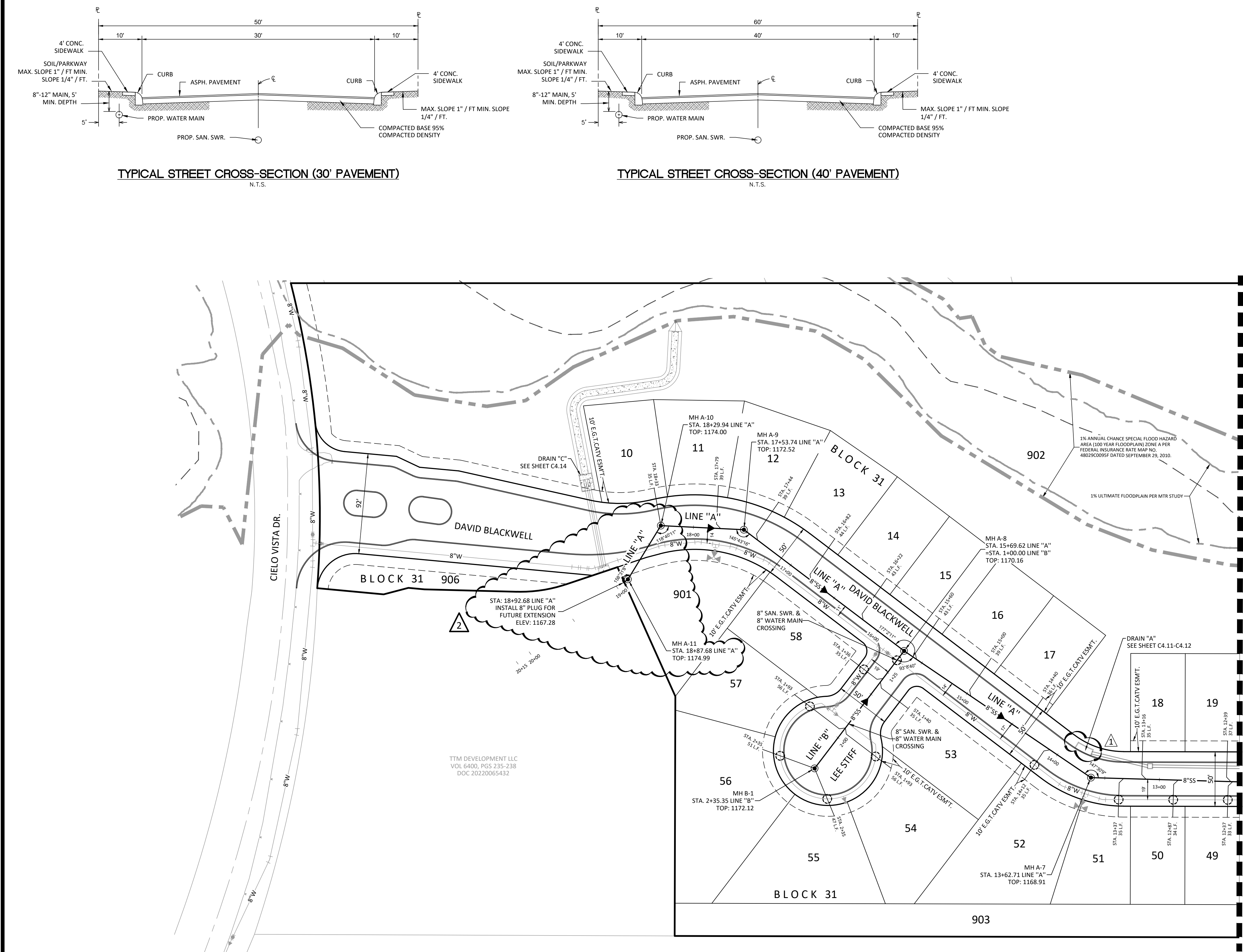
REVISIONS		NO.	DATE	DESCRIPTION
BY	DG	1	12/17/25	REVISED INLET
DG		2	5/12/26	UPDATED SEWER DESIGN
DG		3	5/21/26	UPDATED OWNER INFORMATION
PROJ. #		DGN. BY:		CHKD. BY:
				DATE:

• Engineers
• Surveyors
• Planners

**Moy Tarin Ramirez Engineers, LLC**
TBEPLS: ENGINEERING F-5297 / SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
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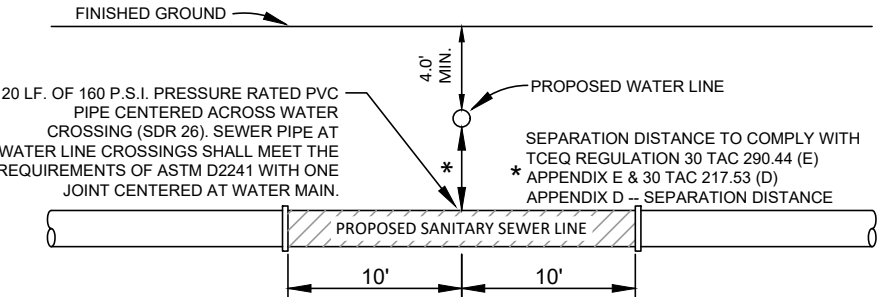


ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER OVERALL PLAN



LEGEND

EXISTING WATER MAIN	---
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED GATE VALVE	⊕
EXISTING GATE VALVE	⊕
PROPOSED SANITARY SEWER MAIN & MANHOLE	8"SS
EXISTING SANITARY SEWER MAIN & MANHOLE	EX 8"SS
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	VS
VERTICAL STACK	VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.CA.
TEMPORARY BENCHMARK	⊕
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	⊕
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
SAN ANTONIO CITY LIMIT	■ ■ ■ ■ ■
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F	---
LEON CREEK TRIBUTARY CENTERLINE	---
1% ULTIMATE FLOODPLAIN AS PER MTR STUDY	---



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

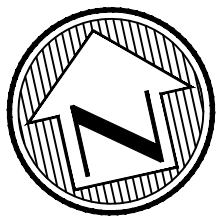
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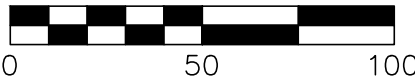
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SCALE: 1"=50'



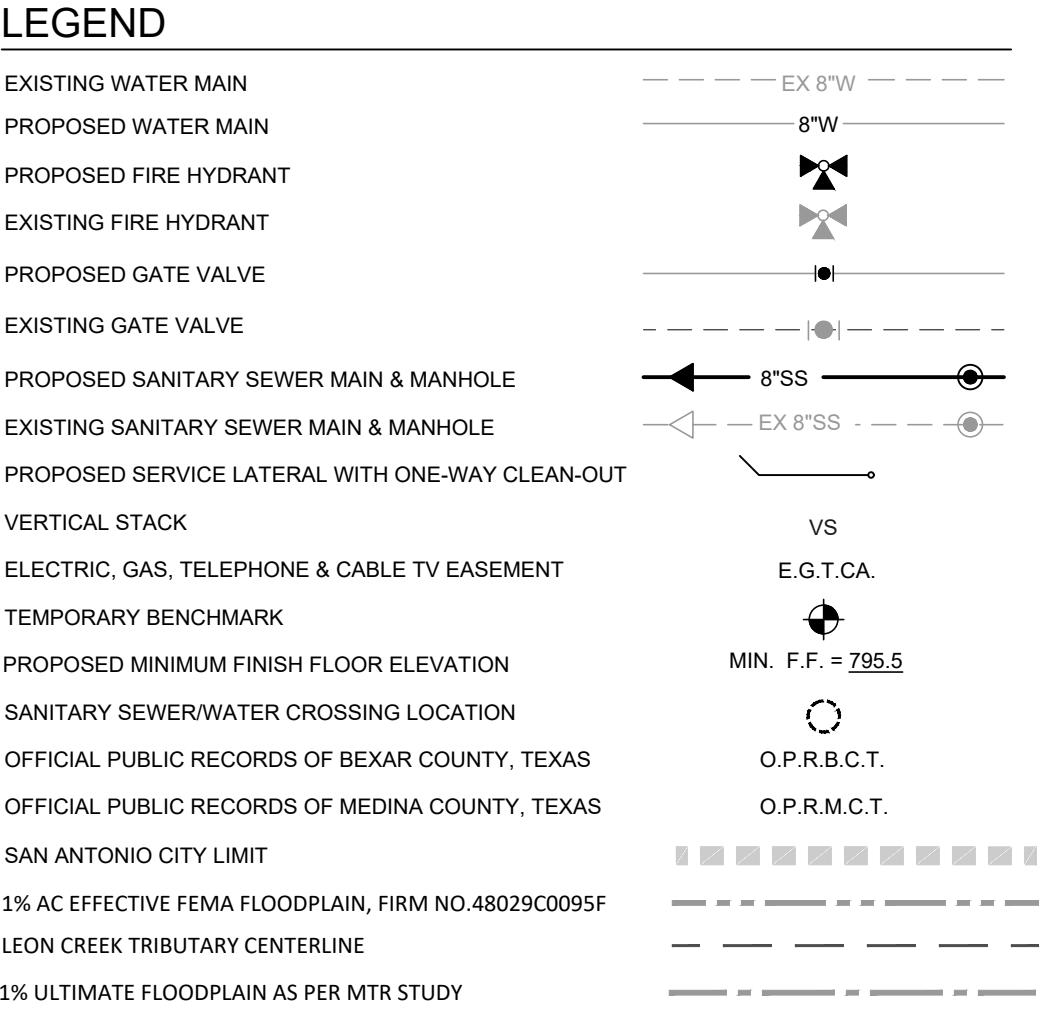
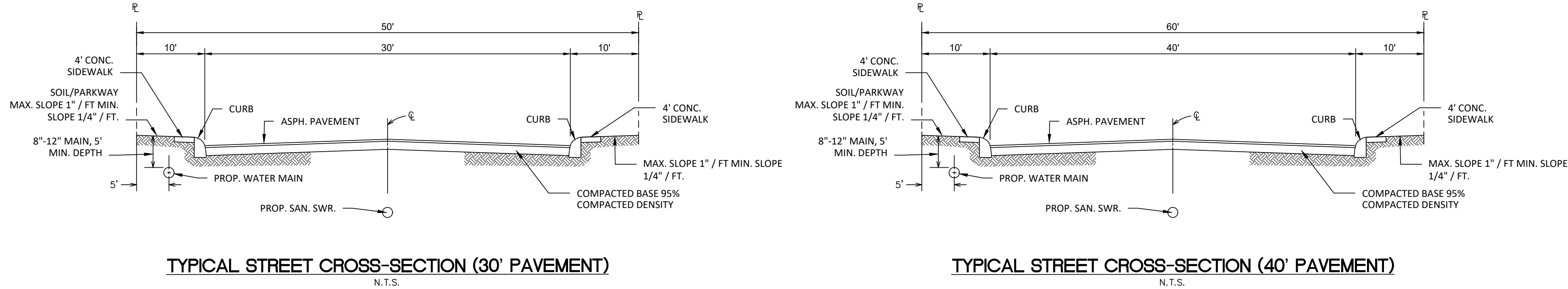
TRENCH EXCAVATION SAFETY PROTECTION

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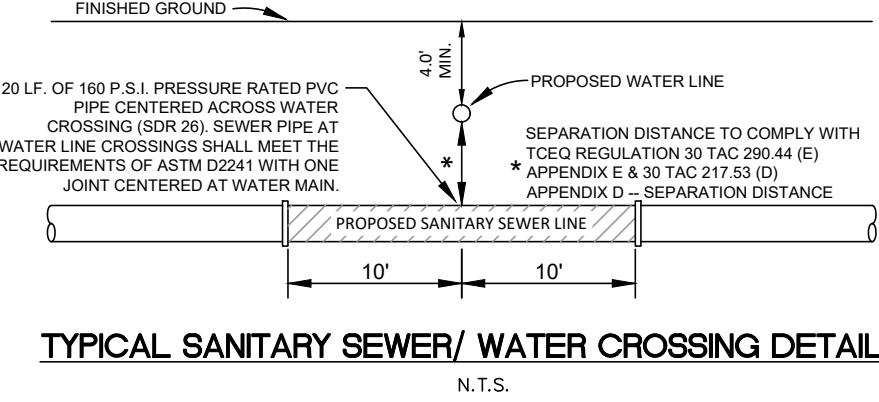
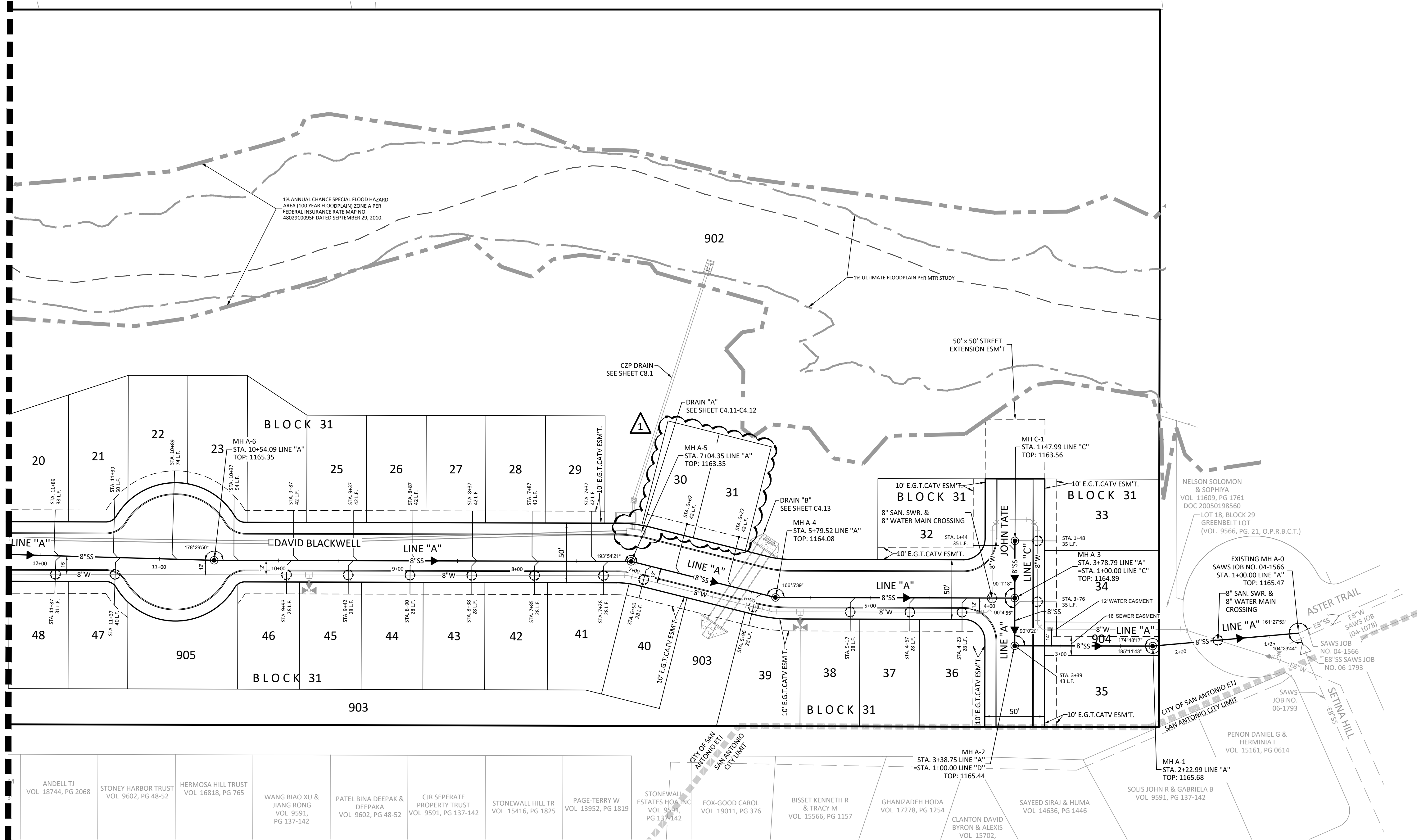
BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

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Plot Date: April 6, 2025 User: G. Tarin Ramirez, G. Ramirez
G:\Villanova\Hillside\Drawings\Hillside\Production\2025\02-12-25 - SANITARY OVERALL.dwg



MATCHLINE "A" SEE SHEET C2.1



CAUTION:

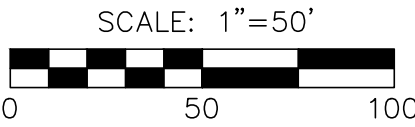
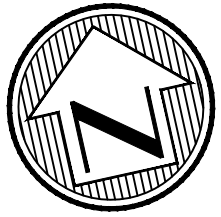
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Developer's Name	INVEST SS LLC		
Developer's Address	30 N GOULD ST., SUITE R		
City	SHERIDAN	State	WY
Phone #	(210) 771-0861	Fax #	
SAWS Block Map #	112658	Total EDU's	49
Total Linear Footage of Pipe	1,976	Plat No.	24-11800055
Number of Lots	49	SAWS Job No.	24-1520

SUBMITTAL SET

REVISIONS	DESCRIPTION	BY	DATE
1	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DG	12/17/25
2	UPDATED OWNER INFORMATION	DG	5/21/26

PROJ. #	DKN. BY:	CHKD. BY:	DATE:

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TPBELS: ENGINEERING F-5297 / SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

SANITARY SEWER OVERALL PLAN

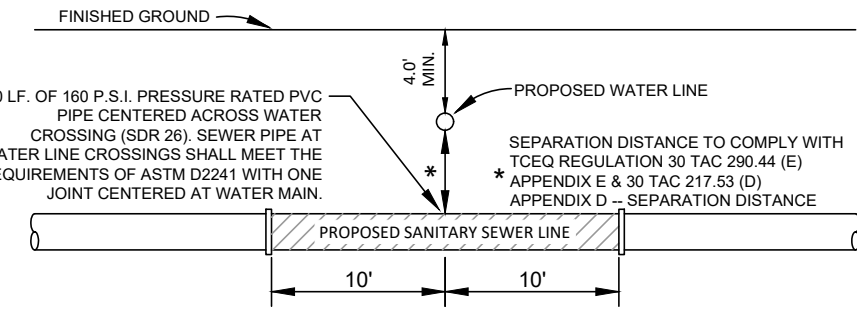
SHEET

C2.2

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2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

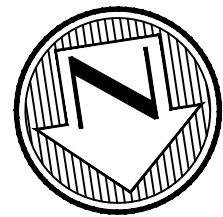
BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.



LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER MAIN & MANHOLE
- EXISTING SANITARY SEWER MAIN & MANHOLE
- PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT
- VERTICAL STACK
- ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- TEMPORARY BENCHMARK
- PROPOSED MINIMUM FINISH FLOOR ELEVATION
- SANITARY SEWER/WATER CROSSING LOCATION
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- SAN ANTONIO CITY LIMIT



SCALE: 1"=50'

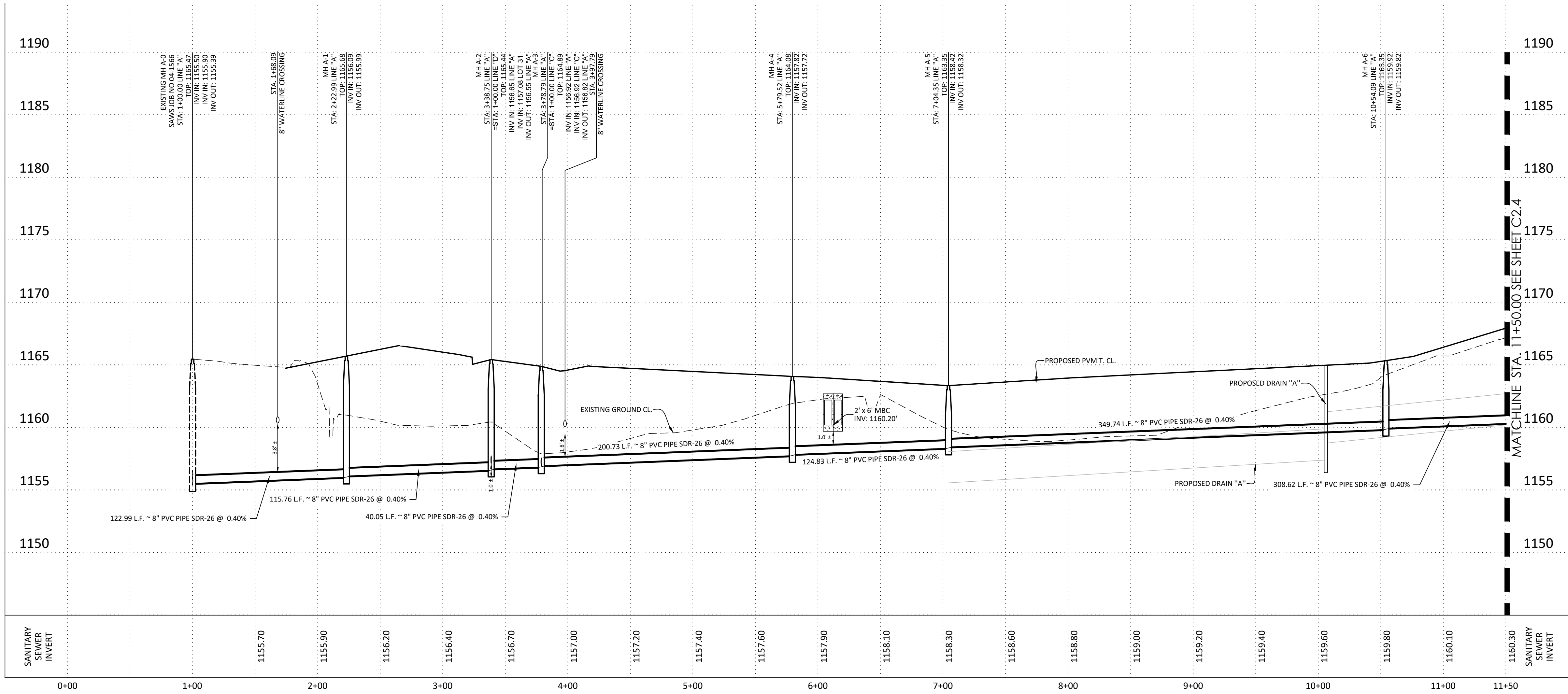
Developer's Name INVEST 55 LLC
Developer's Address 30 N GOULD ST., SUITE R
City SHERIDAN State WY Zip 82801
Phone # (210) 771-0861 Fax #
SAWS Block Map # 112658 Total EDU's 49 Total Acreage 22.608
Total Linear Footage of Pipe 1,976 Plat No. 24-11800055
Number of Lots 49 SAWS Job No. 24-1520

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 available geotechnical information and the anticipated installation site(s) 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.

LINE A

STA. 1+00.00 TO STA. 11+50.00



ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER PLAN & PROFILE
LINE A

SHEET

C2.3

SUBMITTAL SET

NO.	DATE	DESCRIPTION	BY	DATE
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DG	
2	5/21/26	UPDATED OWNER INFORMATION	DG	

• Engineers
• Surveyors
• Planners

MTK

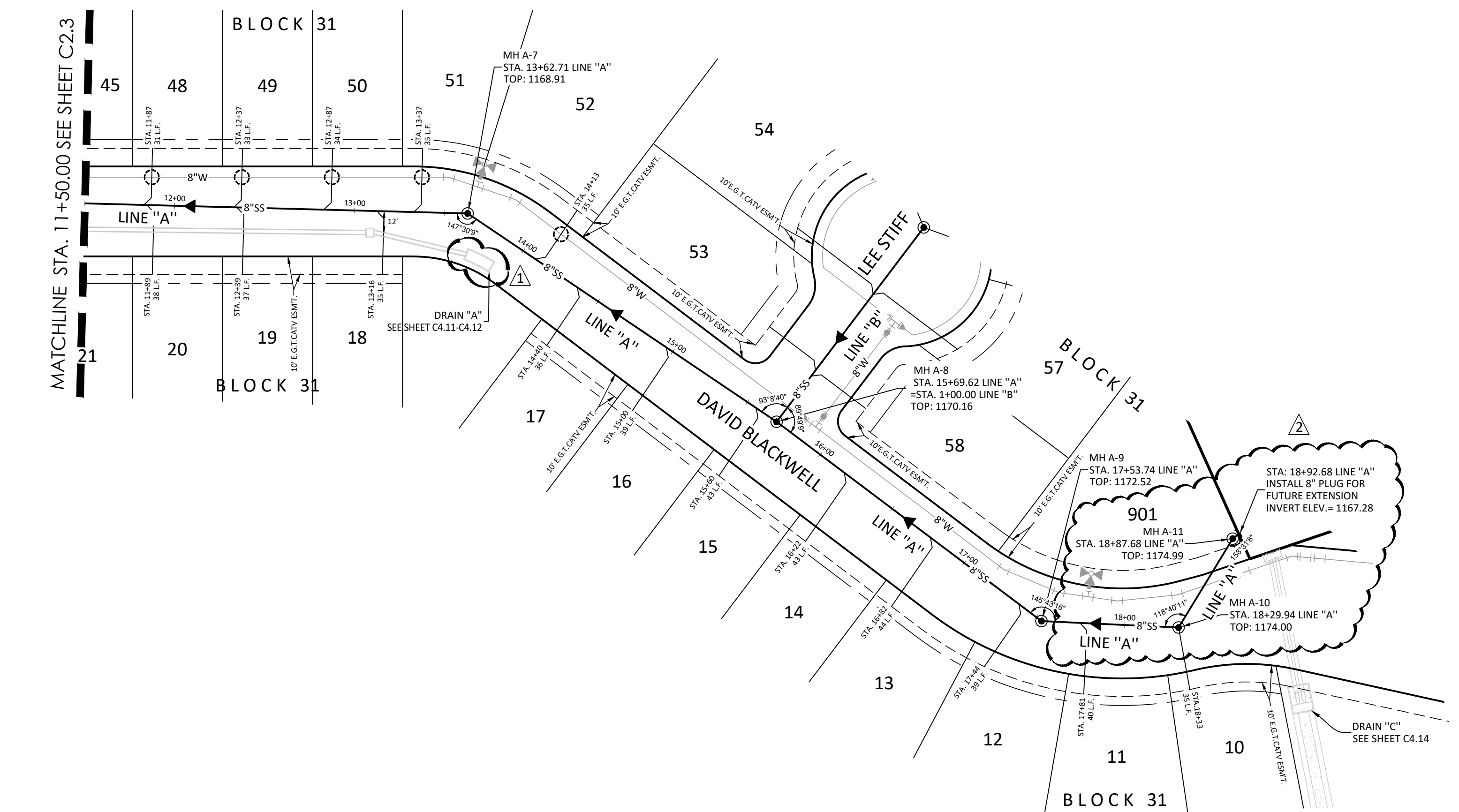
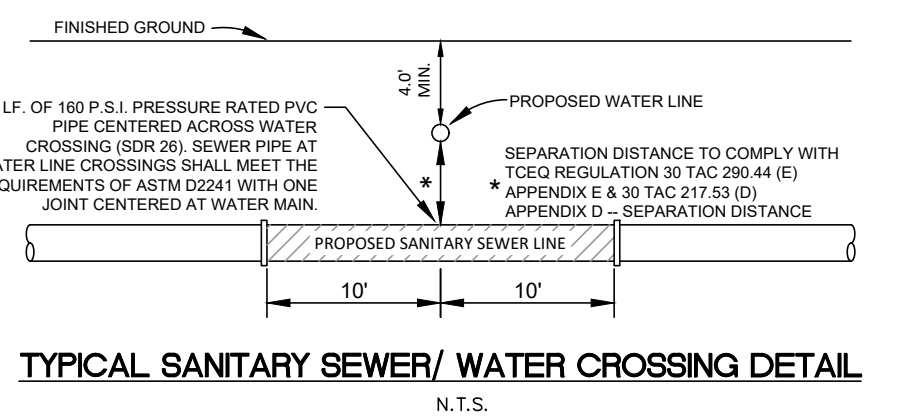
May Tarin Ramirez Engineers, LLC
TPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



STA. 1+00.00 TO STA. 11+50.00

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 available geotechnical information and the anticipated installation site(s) 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 the OSHA standards for trench excavation safety protection. The 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.



LEGEND

EXISTING WATER MAIN

PROPOSED WATER MAIN

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED GATE VALVE

EXISTING GATE VALVE

PROPOSED SANITARY SEWER MAIN & MANHOLE

EXISTING SANITARY SEWER MAIN & MANHOLE

PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT

VERTICAL STACK

ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

TEMPORARY BENCHMARK

PROPOSED MINIMUM FINISH FLOOR ELEVATION

SANITARY SEWER/WATER CROSSING LOCATION

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

SAN ANTONIO CITY LIMIT

EX 8"W

8"W

8"SS

EX 8"SS

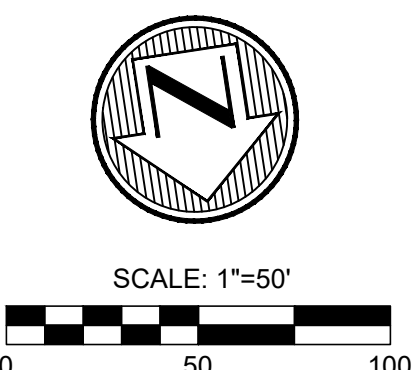
VS

E.G.T.CATV

MIN. F.F. = 795.6

O.P.R.B.C.T.

O.P.R.M.C.T.



Developer's Name INVEST 55 LLC

Developer's Address 30 N GOULD ST., SUITE R

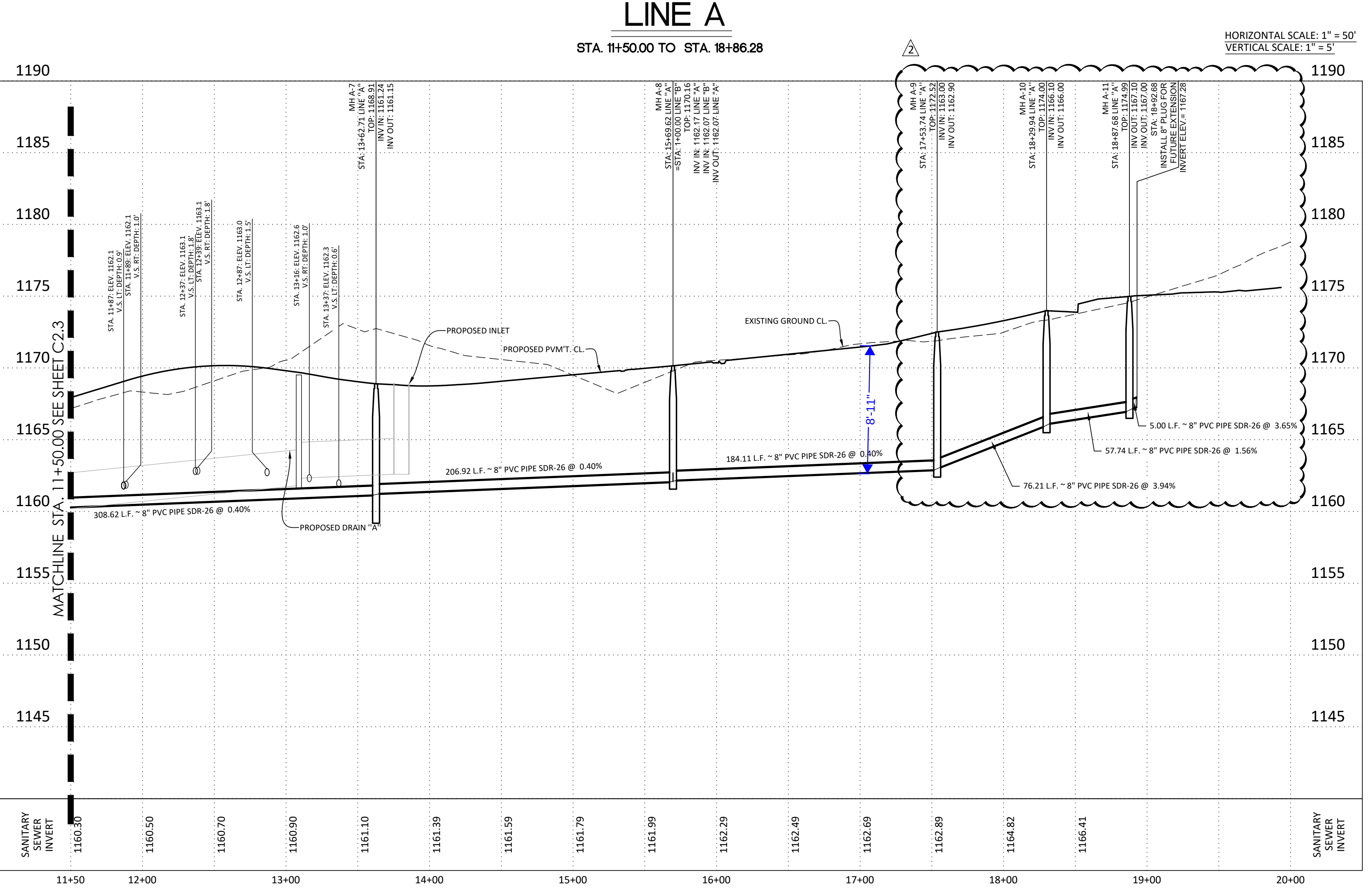
City SHERIDAN State WY Zip 82801

Phone # (210) 771-0861 Fax # _____

SAWS Block Map # 112658 Total EDU's 49 Total Acreage 22.608

Total Linear Footage of Pipe 1,976 Plat No. 24-11800055

Number of Lots 49 SAWS Job No. 24-1520



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/17/25	REVISED INLET	DG
2	5/12/26	UPDATED SEWER DESIGN	DG
3	5/21/26	UPDATED OWNER INFORMATION	DG
PROJ. #		DGN. BY:	CHKD. BY:

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5287/SURVEYING F-101315001
5723 UNIVERSITY HEIGHTS BLVD., STE. 03 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

ENCLAVE AT HIDEAWAY VILLAGE

SANITARY SEWER PLAN & PROFILE

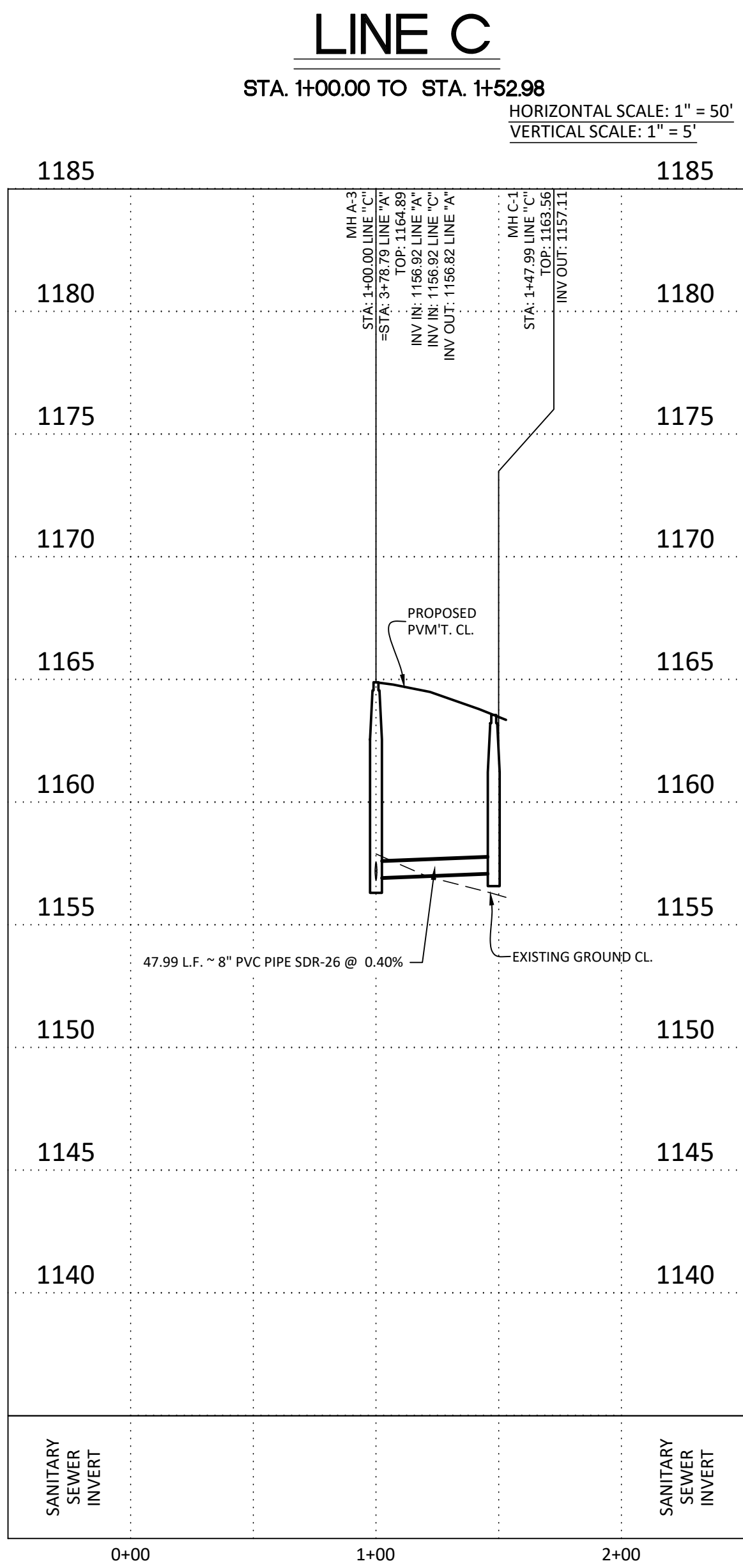
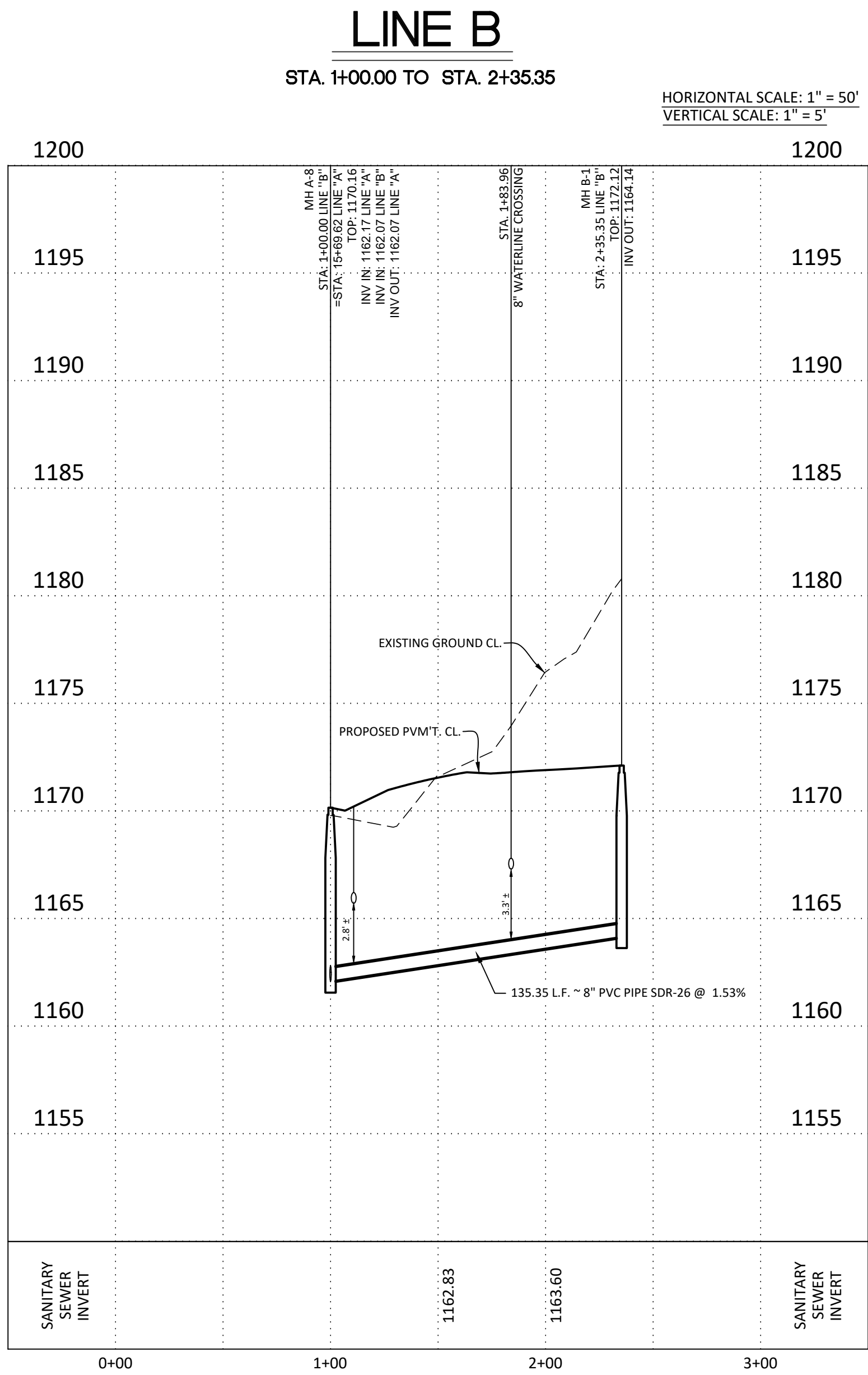
LINE A

STA. 11+50.00 TO STA. 18+86.28

SHEET

C2.4

Plot Date: April 6, 2021 User: D. Estela Corales
R:\Villavieja\1 Village Business Drawings\Plan Production\320977 C2.5 Sanitary Sewer #189 Line B C 5.dwg



PLAT NO. 24-11800055

LEGEND

EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
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TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWER/WATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
SAN ANTONIO CITY LIMIT

EX 8"W
8"W
8"SS
EX 8"SS
VS
E.G.T. CATV
MIN. F.F. = 795.5
O.P.R.B.C.T.
O.P.R.M.C.T.

SCALE: 1"=50'

0 50 100

REVISIONS

NO. DATE DESCRIPTION BY

1 5/21/26 UPDATED OWNER INFORMATION DG

Developer's Name: INVEST 55 LLC
Developer's Address: 30 N GOULD ST., SUITE R
City: SHERIDAN State: WY Zip: 82801
Phone #: (210) 771-0861 Fax #:
SAWS Block Map #: 112658 Total EDU's: 49 Total Acreage: 22.608
Total Linear Footage of Pipe: 1,976 Plat No.: 24-11800055
Number of Lots: 49 SAWS Job No.: 24-1520

CAUTION:
EXISTING UTILITIES:
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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

ENCLAVE AT HIDEAWAY VILLAGE

SANITARY SEWER PLAN & PROFILE

LINE B

STA. 1+00.00 TO STA. 2+35.35

REVISIONS

NO. DATE DESCRIPTION BY

1 5/21/26 UPDATED OWNER INFORMATION DG

Developer's Name: INVEST 55 LLC
Developer's Address: 30 N GOULD ST., SUITE R
City: SHERIDAN State: WY Zip: 82801
Phone #: (210) 771-0861 Fax #:
SAWS Block Map #: 112658 Total EDU's: 49 Total Acreage: 22.608
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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

PROFESSIONAL ENGINEER
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SHEET

C2.5

SUBMITTAL SET

REVISIONS	DESCRIPTION	DATE	BY
1	UPDATED OWNER INFORMATION	5/21/26	DS
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• Engineers
• Surveyors
• Planners

MIR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

SANITARY SEWER DETAILS

SHEET

C2.6

SUBMITTAL SET

TRENCH EXCAVATION SAFETY PROTECTION

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Developer's Address: 30 N GOULD ST., SUITE R
City: SHERIDAN State: WY Zip: 82801
Phone #: (210) 771-0861 Fax #:
SAWS Block Map #: 112658 Total EDU's: 49 Total Acreage: 22.608
Total Linear Footage of Pipe: 1,976 Plat No.: 24-11800055
Number of Lots: 49 SAWS Job No.: 24-1520

SIZE	A	B*	PVC (DPR-36)	PVC (SDR-26)
6"	4.0"	4.5"	5.50	4.79
8"	5.5"	6"	7.37	6.66
10"	7.0"	7.5"	9.21	8.50
12"	8.0"	9"	10.96	10.25
15"	10.0"	11"	13.42	12.71
18"	12.0"	13.5"		
21"	14.0"	16"		
24"	16.0"	18"		
27"	18.0"	20"		

*Minimum Length

CHART

Notes:
PVC Pipes and Fittings 6" to 15" in Diameter shall Conform to ASTM D-2241
PVC Pipes and Fittings 18" to 27" in Diameter shall Conform to ASTM F-679
This information is provided as a reference. All deflection testing shall be done in accordance with TCEQ Chapter 217.

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

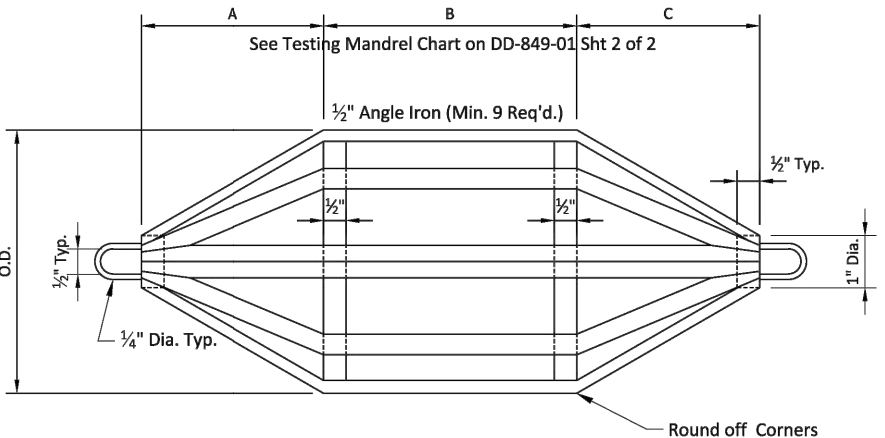
GO, NO GO DEFLECTION
TESTING MANDREL CHART

APPROVED
MARCH 2008

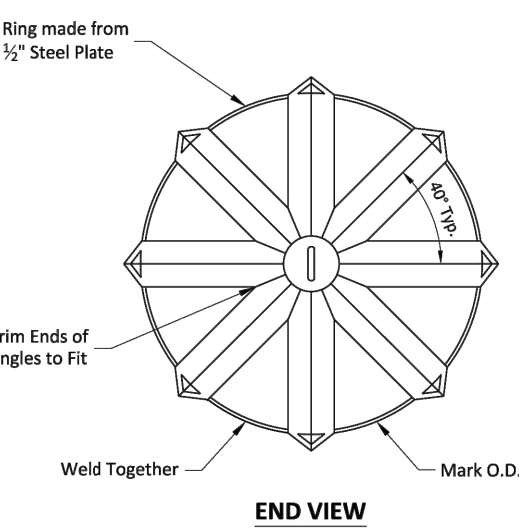
REVISED
DECEMBER 2019

DD-849-01

SHEET
2 OF 2



SIDE OR TOP VIEW



END VIEW

Note:
All Mandrels must be Approved by SAWS Construction Inspection Dept. and Stamped before Use.

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

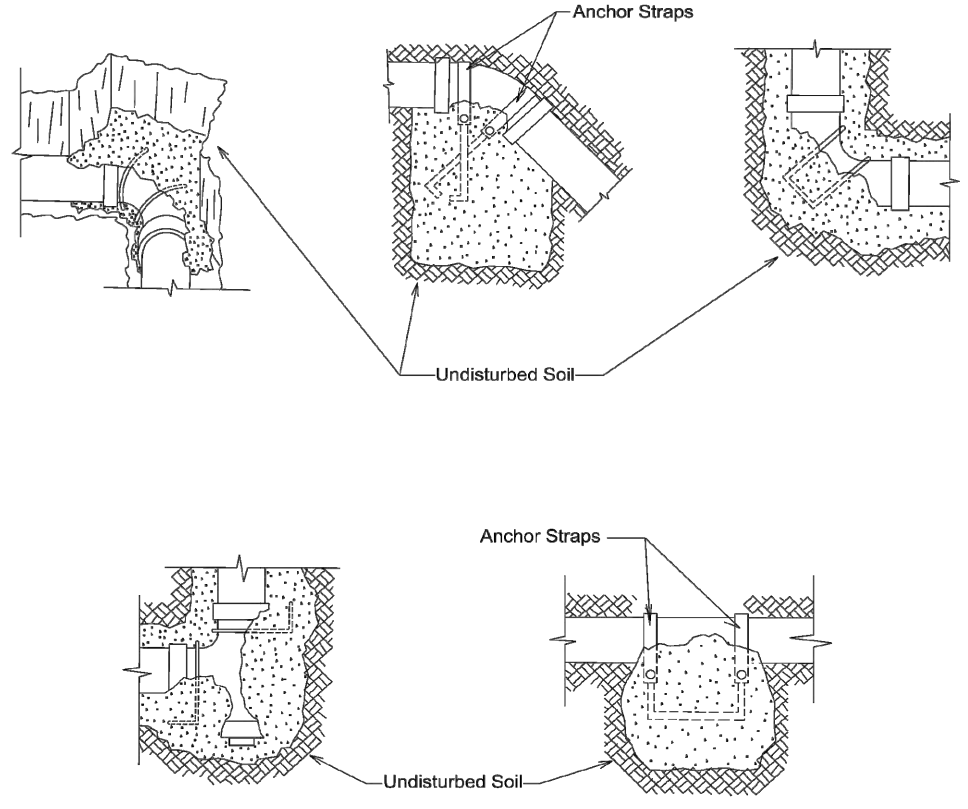
GO, NO GO DEFLECTION
TESTING MANDREL

APPROVED
MARCH 2008

REVISED
DECEMBER 2019

DD-849-01

SHEET
2 OF 2



Note:
All concrete used for thrust blocking shall have a minimum concrete strength of 3,000 psi

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

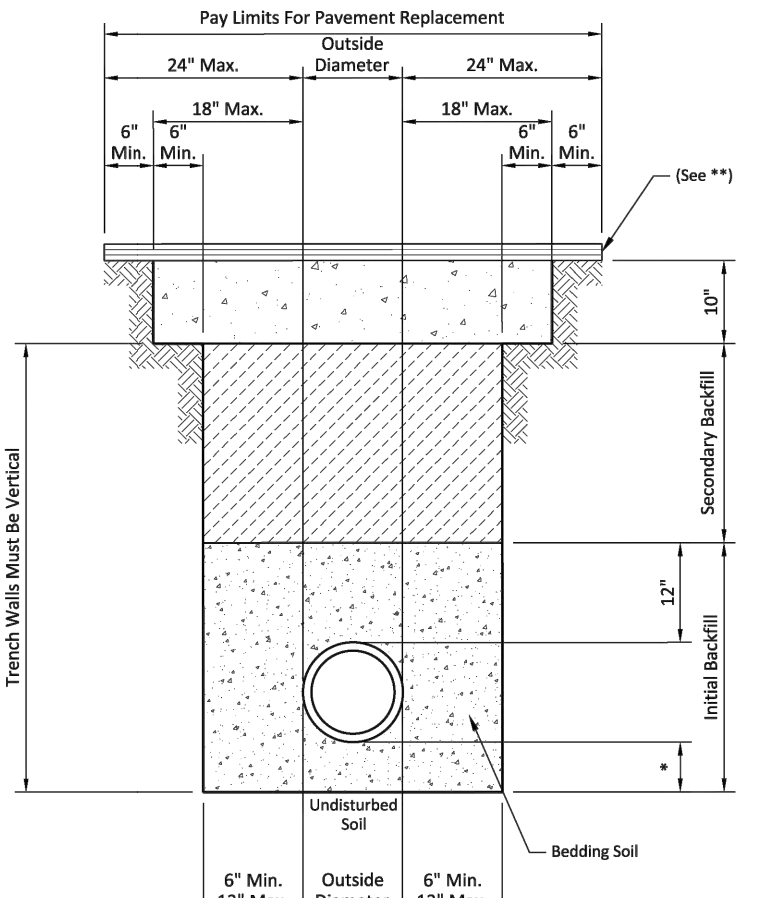
TYPICAL THRUST BLOCKS
(SEWER ONLY)

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-839-03

SHEET
1 OF 1



The Existing Material at the Bearing Level shall be Removed and Replaced to a Minimum Depth of 6-inches or 1/2 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.

* Hot Mix Asphalt Concrete (HMAC)
* Asphalt Treated Base (A.T.B.)

* Sewer Gravel 6" Min. or 1/4 D.O. of the Pipe, whichever is greater.
** Minimum 3" HMAC Type "D" for Trench Repair in Local/Residential Streets.
** Minimum 3" HMAC Type "C" for Trench Repair in Collector/Aerial Streets.

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

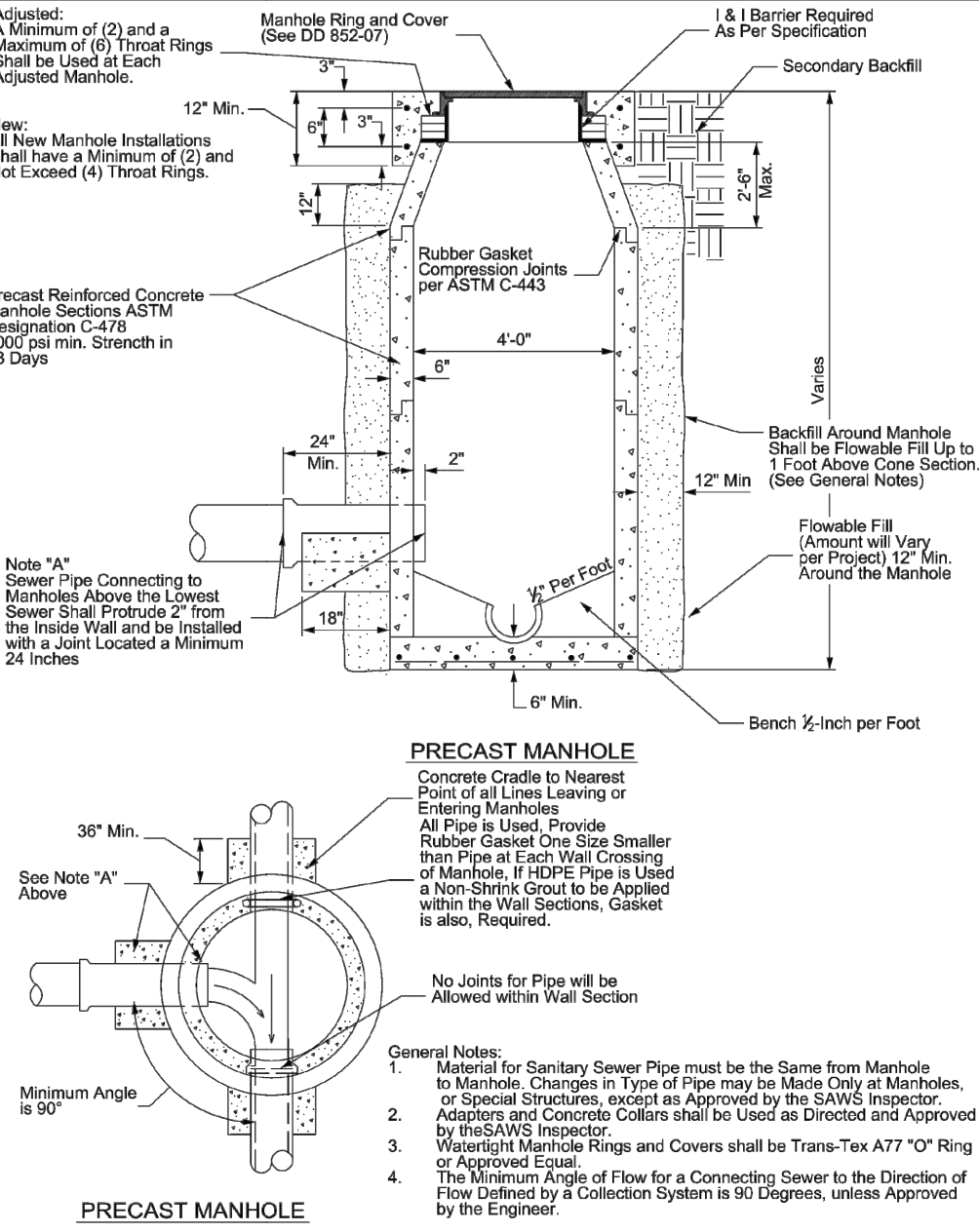
SANITARY SEWER PIPE
LAID IN TRENCH

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-804-01

SHEET
1 OF 1



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

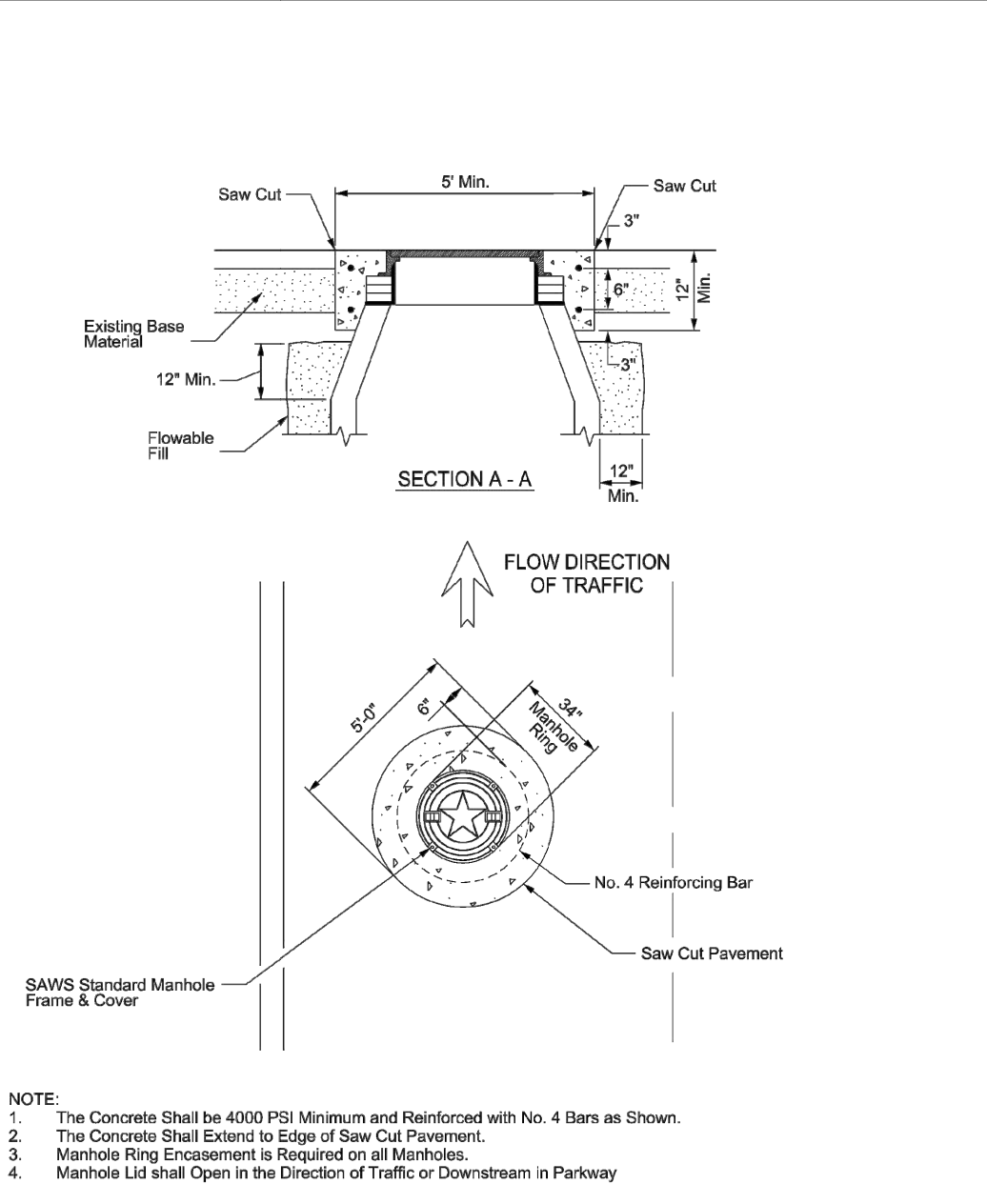
STANDARD
PRECAST MANHOLE

APPROVED
MAY 2013

REVISED
AUGUST 2019

DD-852-01

SHEET
1 OF 2



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

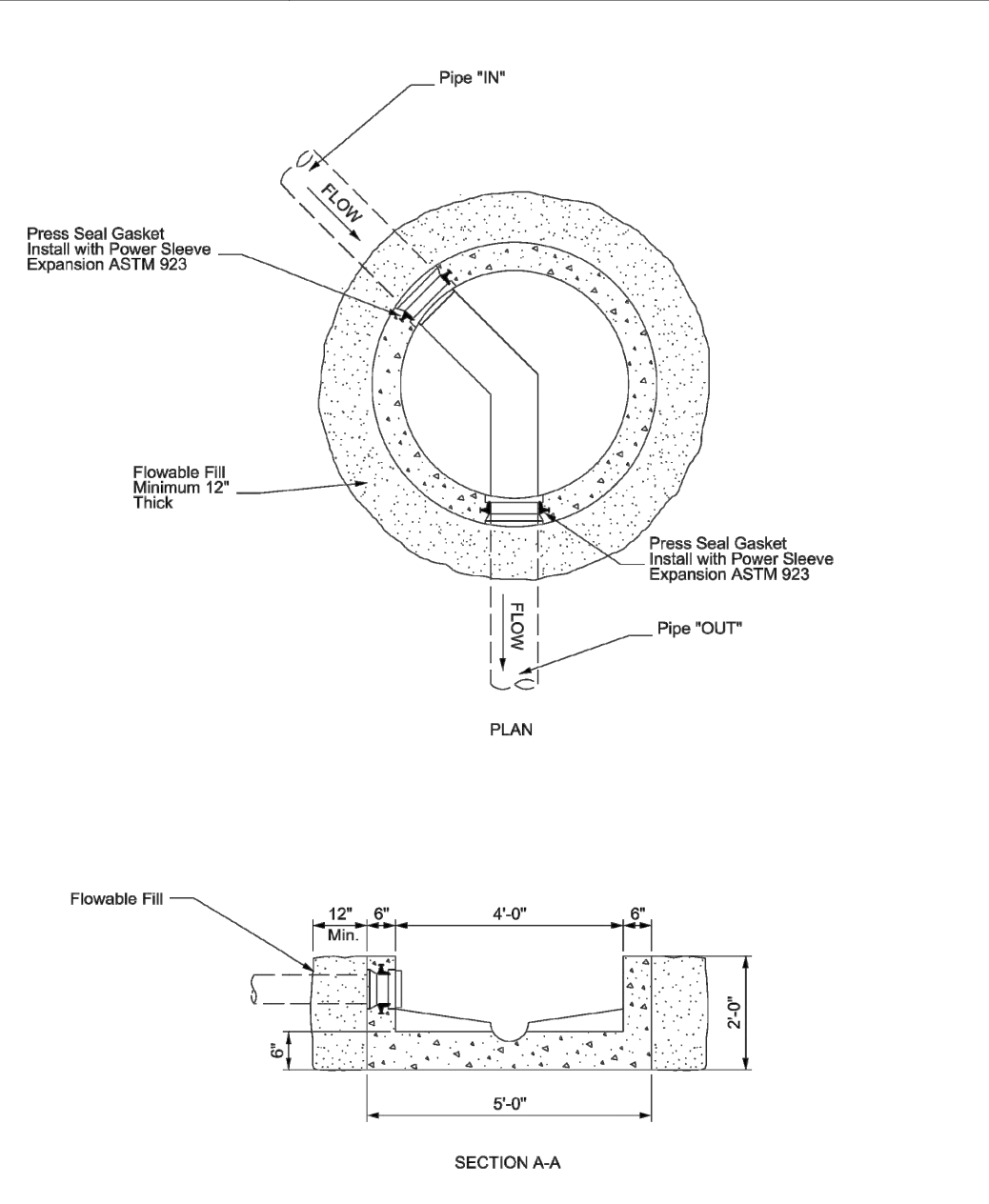
MANHOLE RING
ENCASUREMENT DETAIL

APPROVED
AUGUST 2009

REVISED
AUGUST 2019

DD-852-03

SHEET
1 OF 2



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

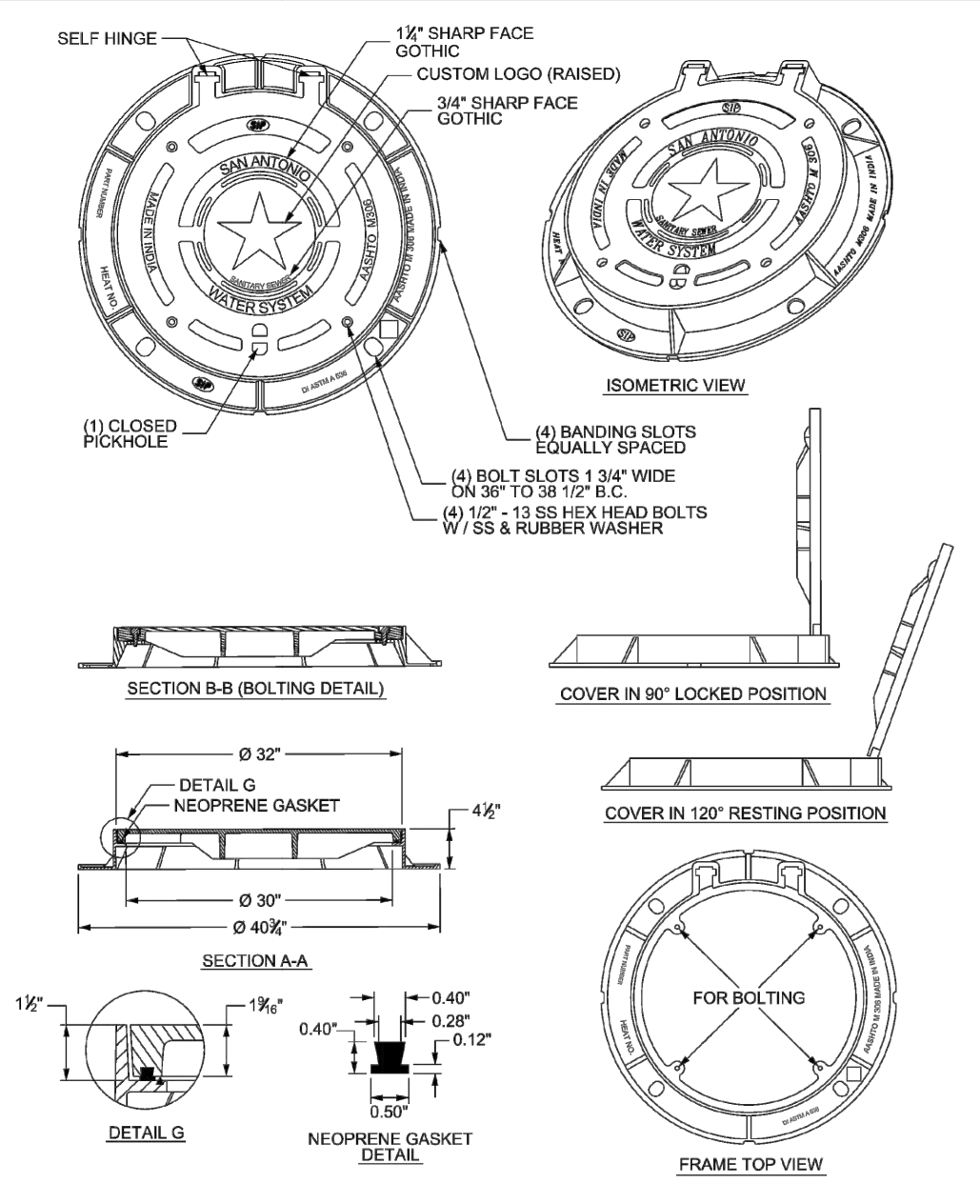
PRECAST MANHOLE BASE
45° ANGLE

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-852-06

SHEET
1 OF 1



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

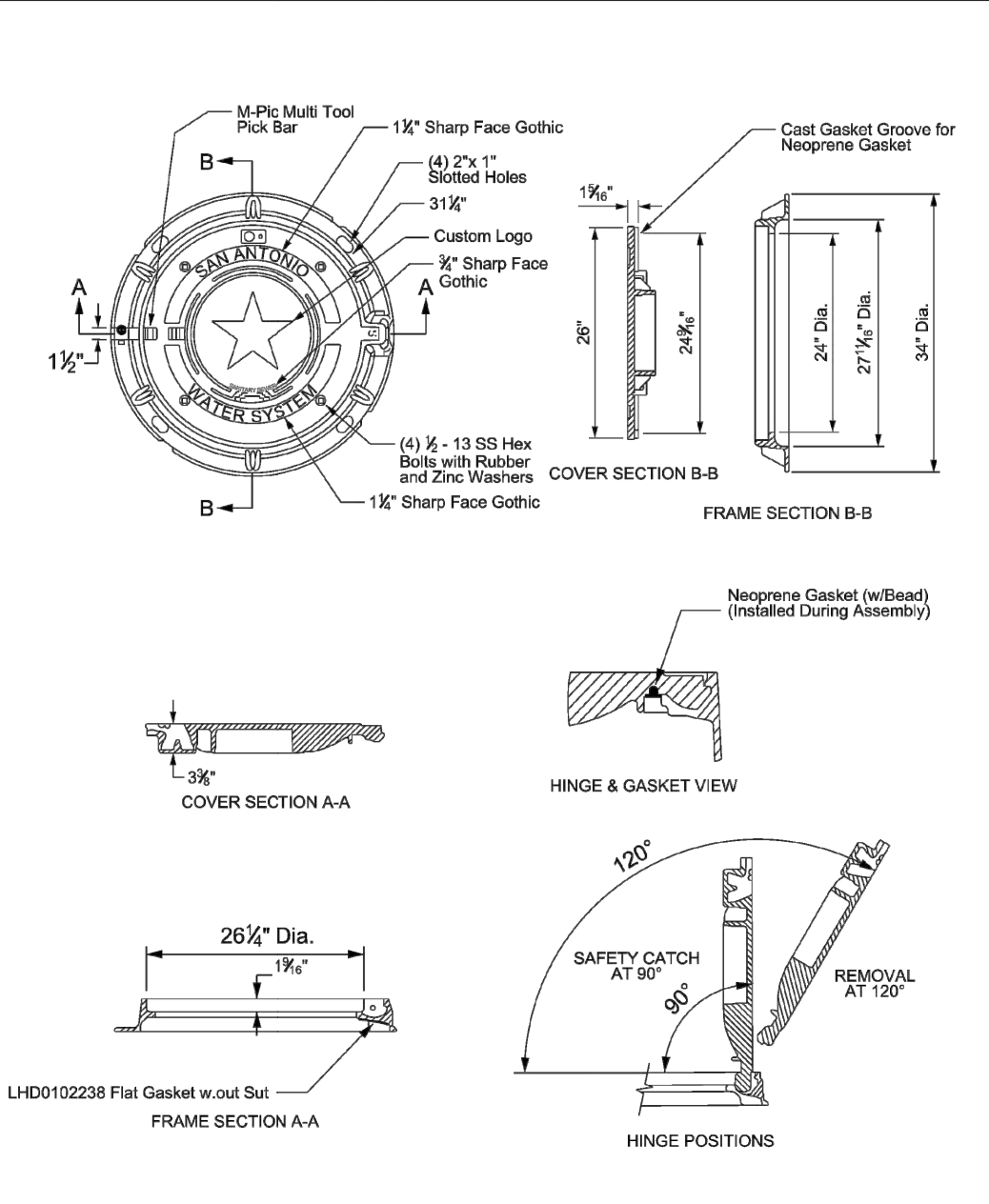
30" MANHOLE RING
AND COVER DETAIL

APPROVED
AUGUST 2019

REVISED
AUGUST 2019

DD-852-07

SHEET
1 OF 5



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

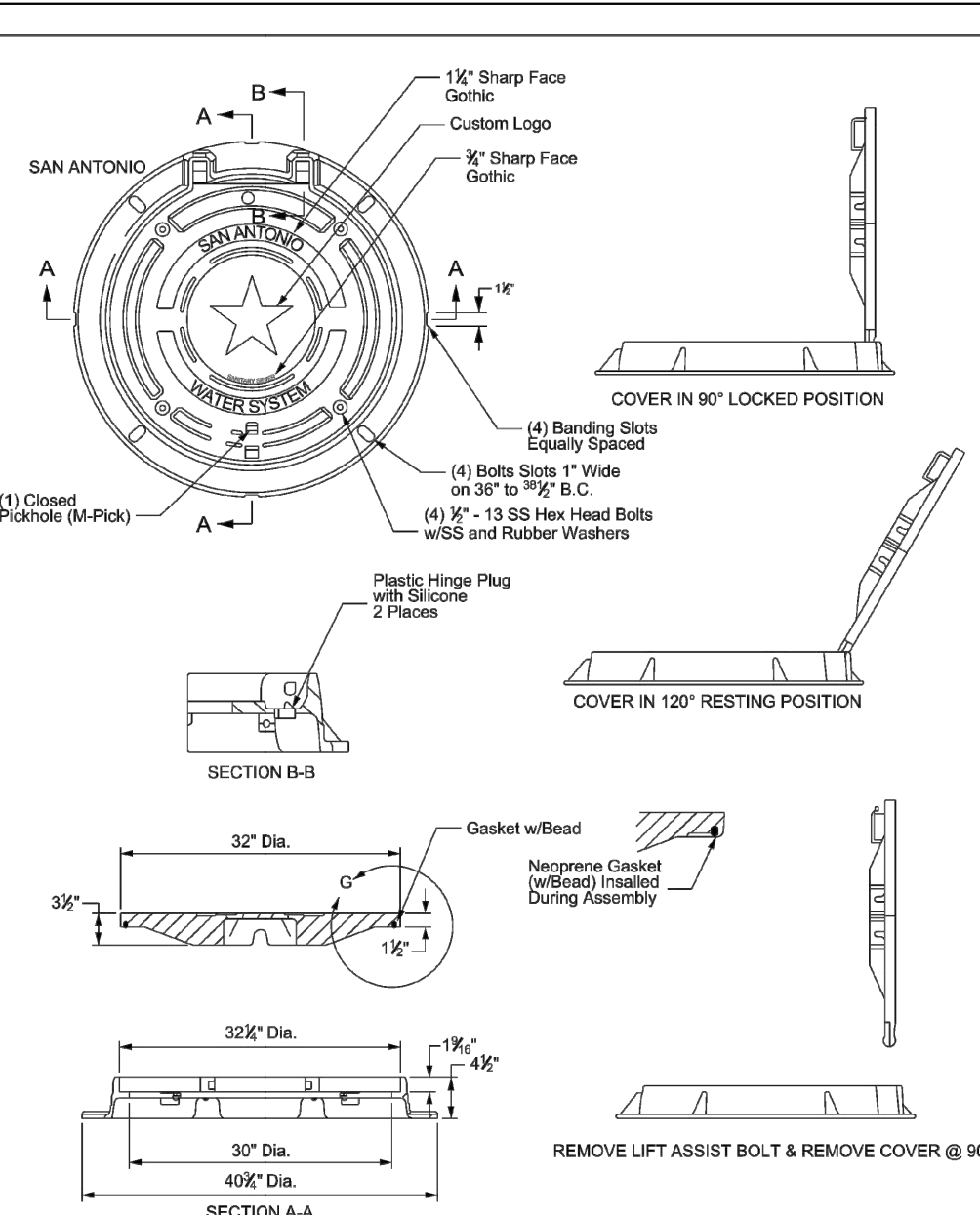
MANHOLE RING
AND COVER DETAIL

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-852-07

SHEET
2 OF 5



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

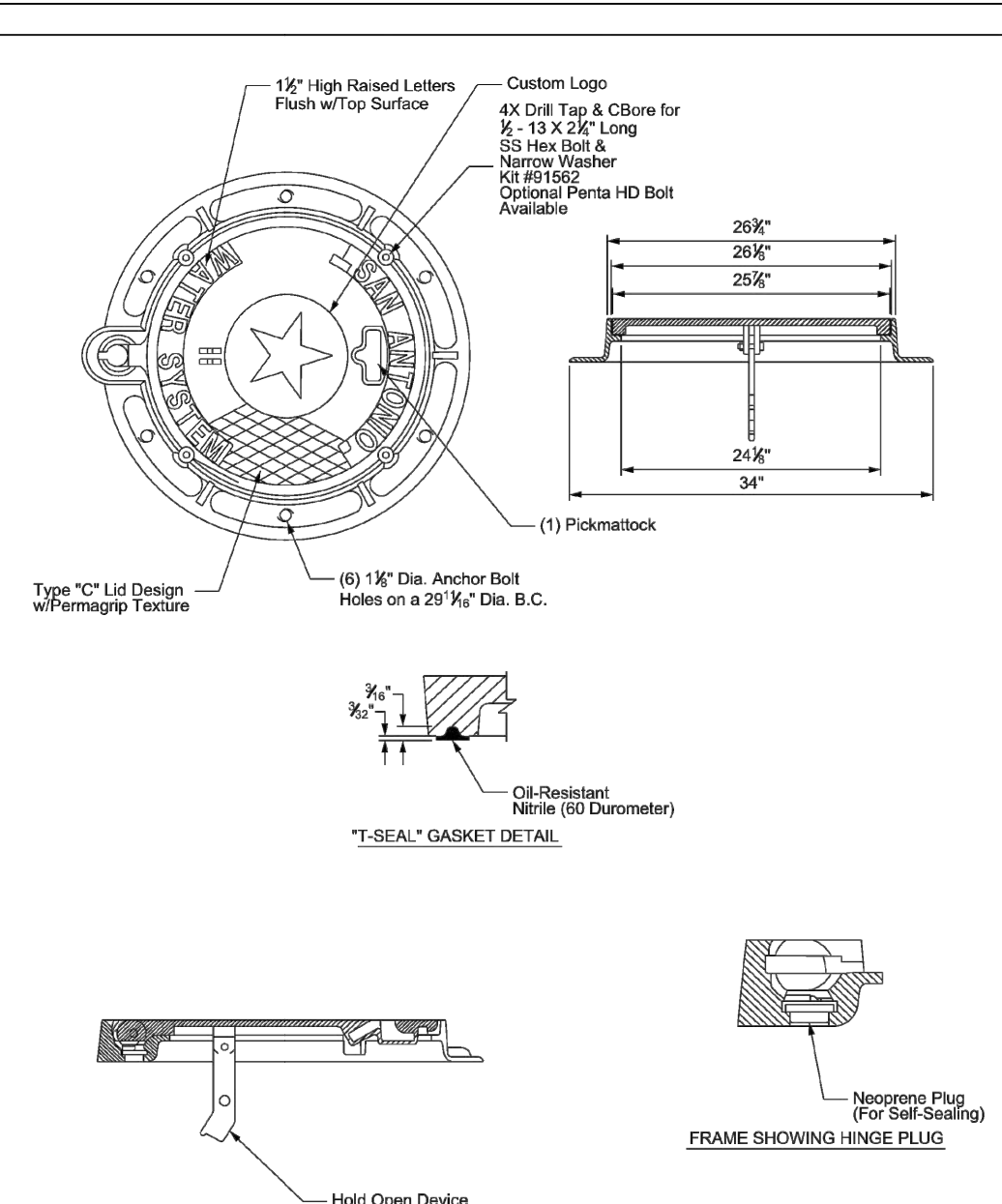
MANHOLE RING
AND COVER DETAIL

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-852-07

SHEET
3 OF 5



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

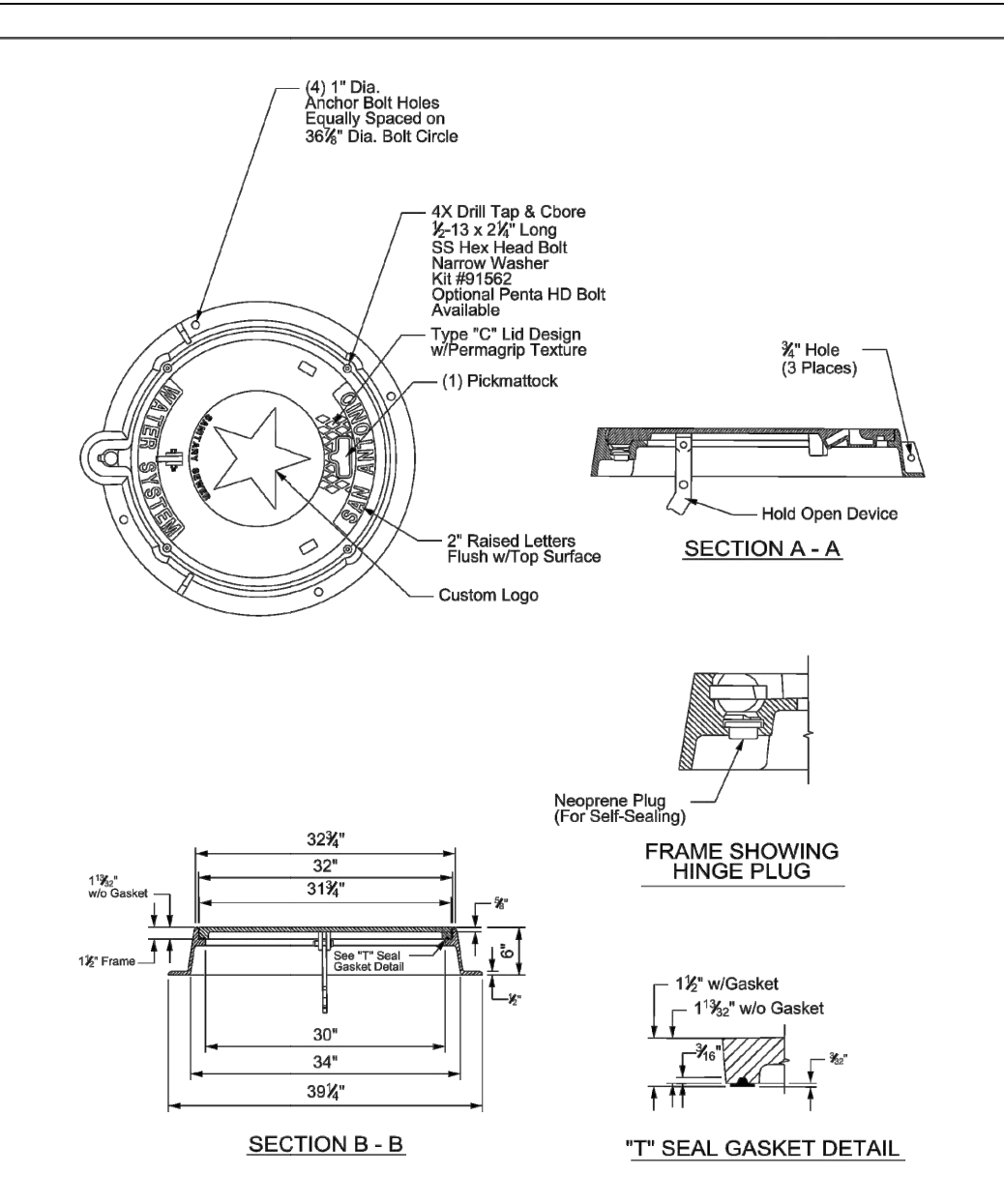
MANHOLE RING
AND COVER DETAIL

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-852-07

SHEET
4 OF 5



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

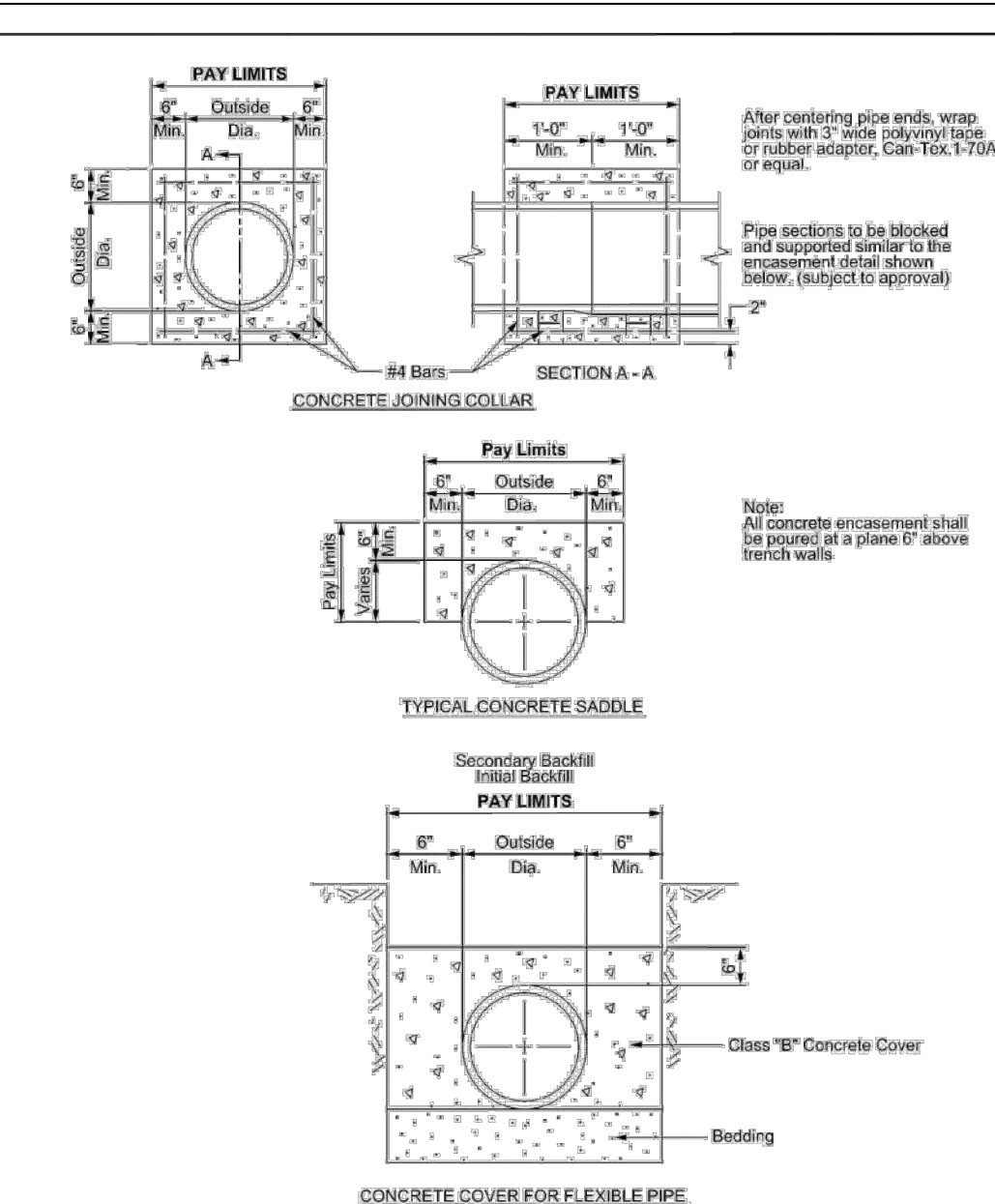
MANHOLE RING
AND COVER DETAIL

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-852-07

SHEET
5 OF 5



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

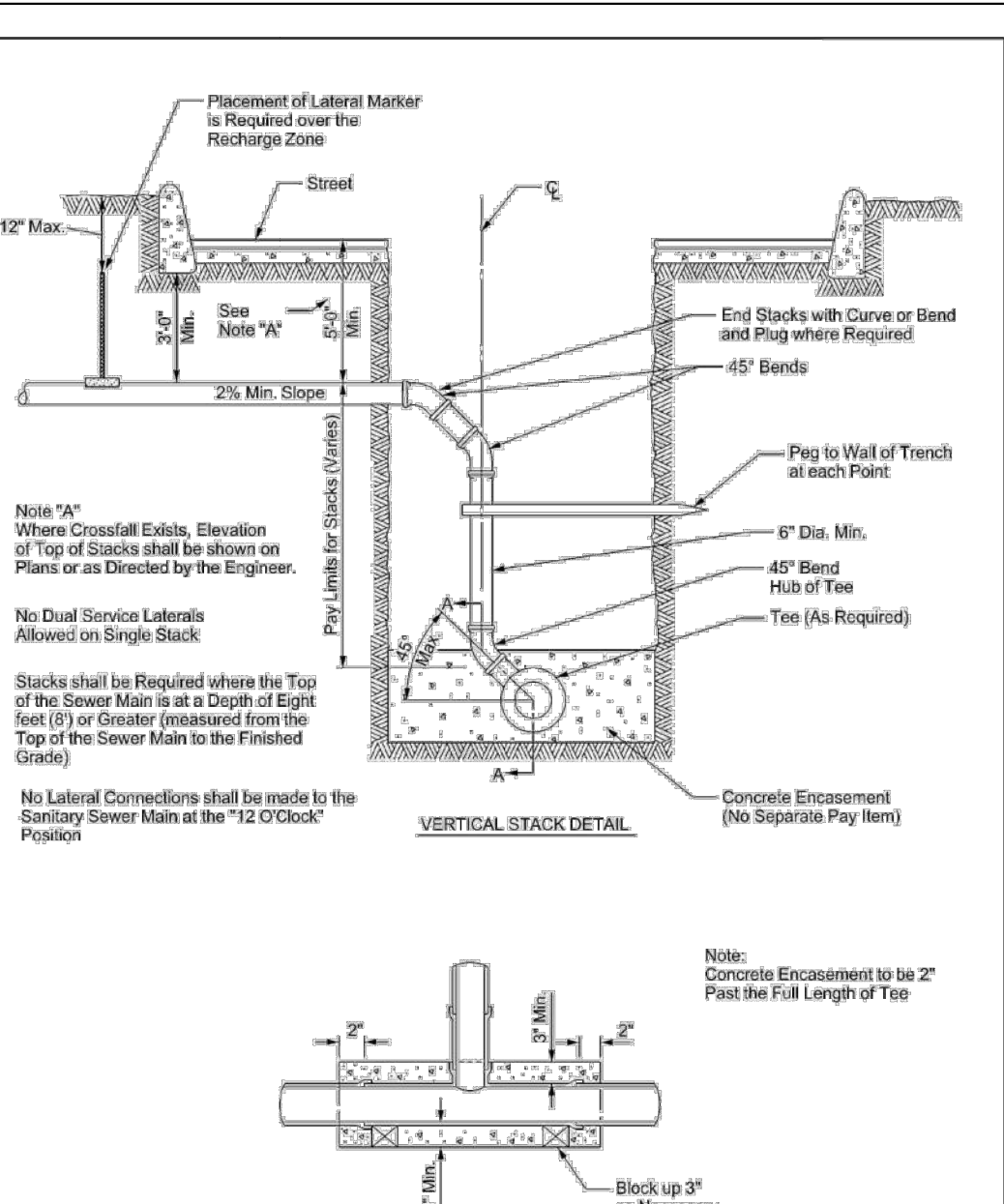
TYPICAL CONCRETE
DETAILS

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-858-02

SHEET
1 OF 1



PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

TYPICAL VERTICAL
STACK DETAIL

APPROVED
MARCH 2008

REVISED
AUGUST 2019

DD-860-01

SHEET
1 OF 1

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER

INVEST 55 LLC
30 N GOULD ST., SUITE R
SHERIDAN, WY 82801
(210) 771-0861

CONSTRUCTION PLANS FOR

ENCLAVE AT HIDEAWAY VILLAGE

WATER IMPROVEMENTS

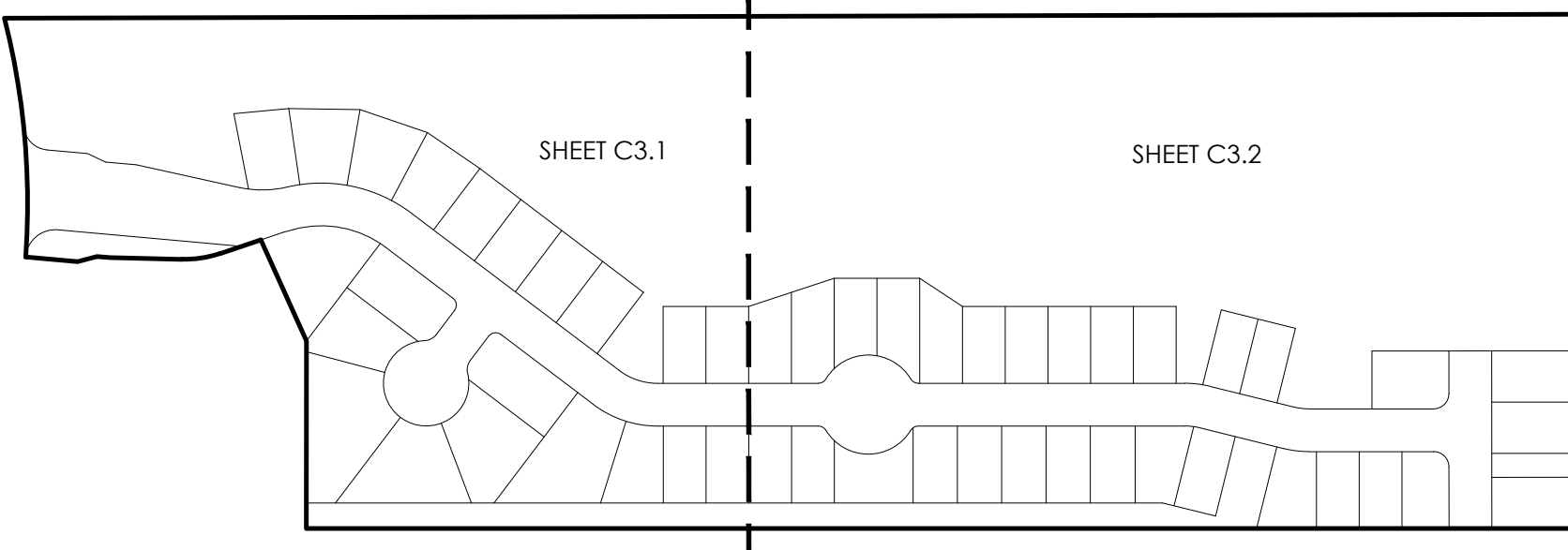
SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - 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.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- All work in Texas Department of Transportation (TxDOT) and/or Bear County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- 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.
- 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.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

- Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
 - For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014
- Asbestos Cement (AC) pipe, also known as transit pipe which is known to contain asbestos- containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item No. 3000, "Special Specification for Handling Asbestos Cement Pipe".
- Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug (NSPI)
- Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction.
- All valves shall read "open right".
- PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 1215 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 1215 feet, the Developer or Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City of San Antonio. No dual services allowed for any lot(s) if
 - *PRV is/are required for such lot(s), only single service connections shall be allowed.
 - *Note: A pressure regulator is also known as a pressure reducing valve (PRV).
- Pipe disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800 feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measure to protect his personnel during disinfection operations.
- Backflow Prevention Devices:
 - All irrigation services within residential areas are required to have backflow prevention devices.
 - All commercial backflow prevention devices must be approved by SAWS prior to installation.
- Final connection to the existing water main shall not be made until the water main has been pressure tested, chlorinated, and SAWS has released the main for tie-in and use.
- 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.



INDEX MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	TITLE
C3.0	WATER COVER
C3.1	WATER OVERALL SAWS
C3.2	WATER OVERALL SAWS
C3.3	WATER DETAILS SAWS
C3.4	WATER DETAILS SAWS

ESTIMATED WATER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QT/Y
1	8" WATER MAIN TIE-IN	L.S.	2
2	TRENCH EXCAVATION PROTECTION	L.F.	3,135
3	8" PIPE, C900 DR 18 PVC CLASS 235	L.F.	2,755
4	2" PIPE, HDPE DR 9	L.F.	276
5	8" DUCTILE IRON PIPE	L.F.	104
6	8" GATE VALVE, M.J.	EA.	10
7	STANDARD FIRE HYDRANT (COMPLETE WITH TEE, VALVE, BENDS AND RESTRAINTS)	EA.	4
8	2" BLOW-OFF (TEMP.)	EA.	2
9	2" BLOW-OFF (PERM.)	EA.	2
10	3/4" SINGLE SERVICE WITH 5/8" METER : SHORT	EA.	28
11	3/4" SINGLE SERVICE WITH 5/8" METER : LONG	EA.	22
12	1" IRRIGATION SERVICE WITH 3/4" METER : LONG	EA.	1
13	D.I. FITTINGS (RESTRAINED)	TON	2.5
14	HYDROSTATIC TESTING	EA.	1
15	METER BOXES	EA.	51

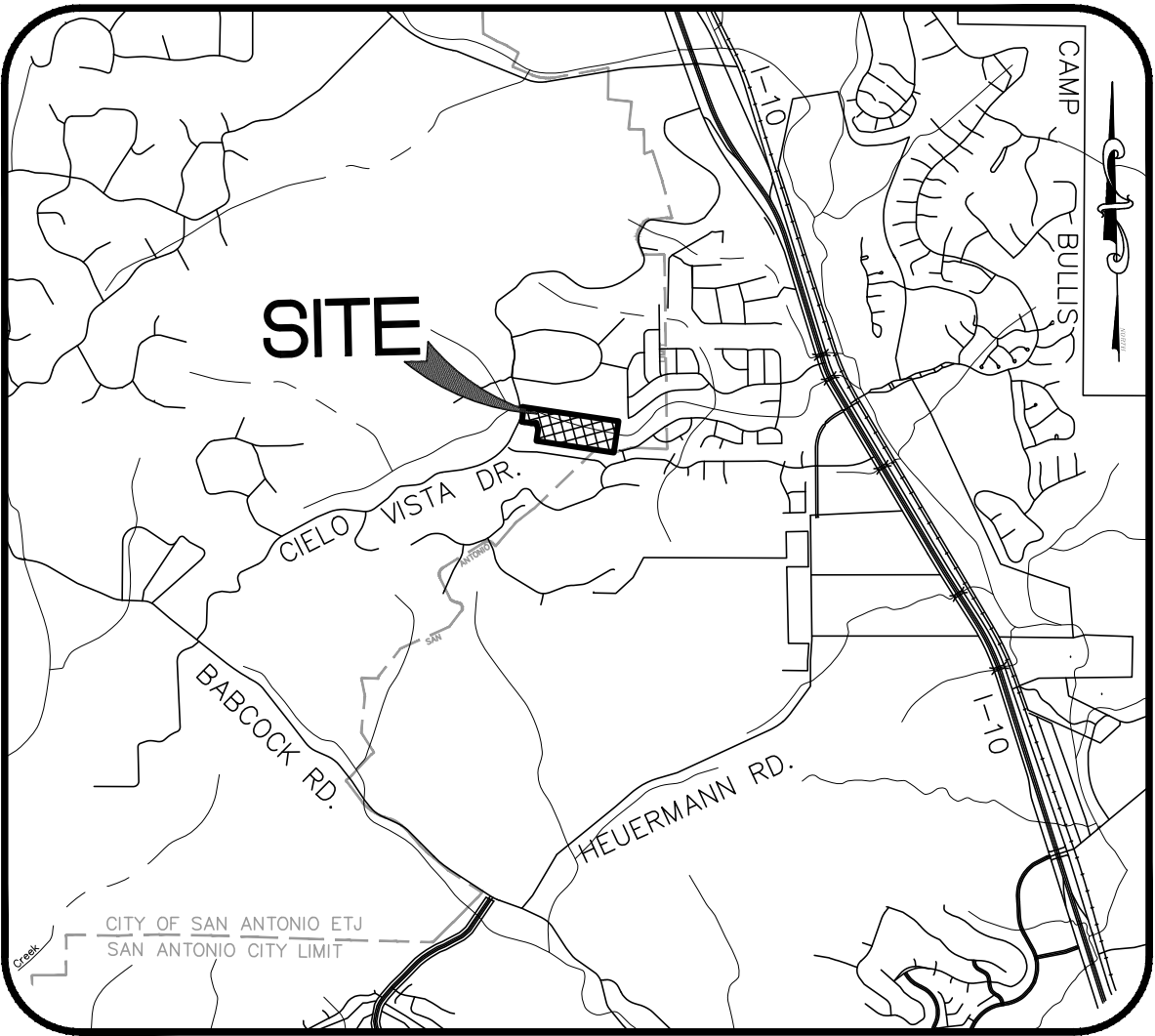
CAUTION!
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TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) 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.



PRESSURE ZONE 1400

Developer's Name	INVEST 55 LLC
Developer's Address	30 N GOULD ST., SUITE R
City	SHERIDAN
State	WY
Zip	82801
Phone #	(210) 771-0861
Fax #	
SAWS Block Map #	112658
Total EDU's	49.5
Total Acreage	22.608
Total Linear Footage of Pipe	3135
Plat No.	24-11800055
Number of Lots	49
SAWS Job No.	24-1026



VICINITY MAP
N.T.S.

SUBMITTAL DATE:

DECEMBER 2025

LEGAL DESCRIPTION:

A 22.608 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY NUMBER 326, ABSTRACT NUMBER 717, COUNTY BLOCK 4728, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.539 ACRE TRACT AS CONVEYED TO K7 HIDEAWAY VILLAGE DEVELOPERS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220118856, AND BEING A PORTION OF A 2.570 ACRE TRACT, DESIGNATED AS "TRACT 2", AS CONVEYED TO TTM DEVELOPMENT LLC, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220065432, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

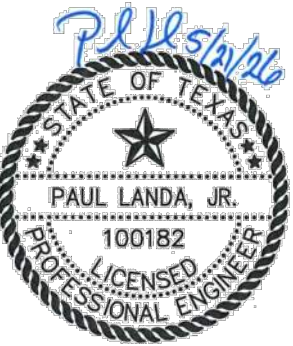
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

TRAFFIC CONTROL NOTE:

NECESSARY TRAFFIC CONTROL, FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY. UNLESS DIRECTED OTHERWISE BY THE PLANS, IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS, THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS. DURING ALL NON-WORKING HOURS A MINIMUM OF TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC. CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

MISCELLANEOUS GENERAL NOTES

- MACHINE CHLORINATION BY THE SAN ANTONIO WATER SYSTEM FOR NEW WATER MAINS GREATER THAN 800 FEET. CONTRACTOR SHALL CHLORINATE NEW MAINS WITH HTH FOR NEW WATER MAINS 750 FEET AND LESS.
- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- ALL MAINS ARE ON-SITE.
- FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
- CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION, REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.
- MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND.
WATER LINE DIA. MIN. DEPTH
8"-12" 4"
24" 5"



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249

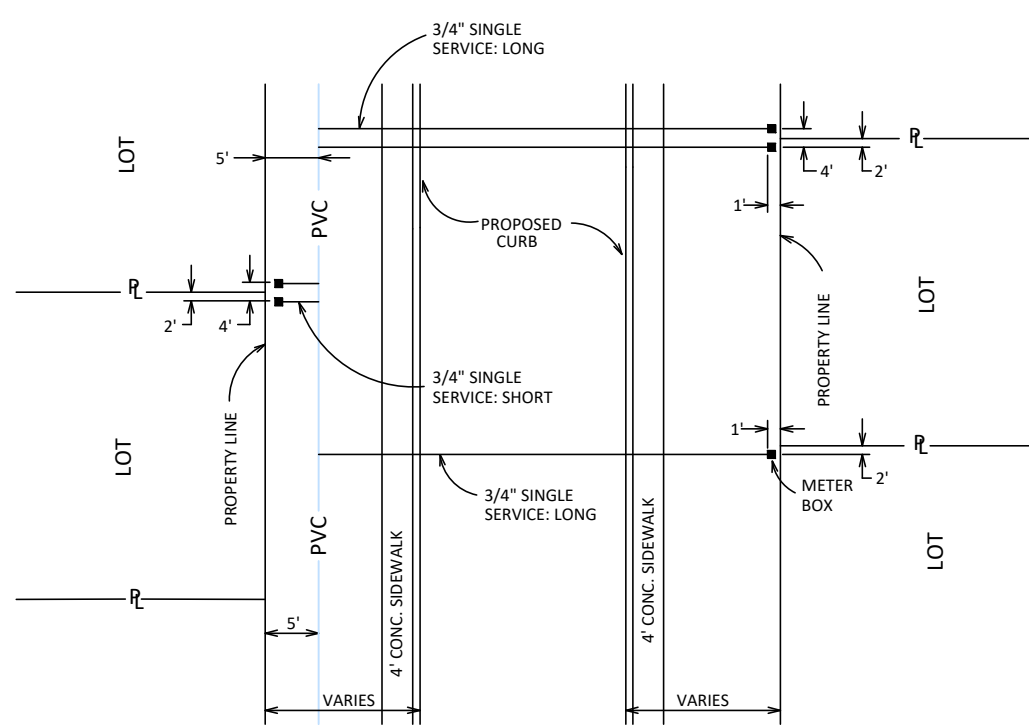
TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

BEXAR COUNTY

SUBMITTAL SET

TEXAS C3.0



TYPICAL METER BOX DETAIL

- EXISTING WATER MAIN
PROPOSED WATER MAIN
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING GATE VALVE
PROPOSED GATE VALVE
3/4" SINGLE SERVICE
ELEC. GAS, TELE. CABLE TV ESM.T.
EXISTING IRRIGATION CONTROL VALVE
EXISTING WATER METER
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
SAN ANTONIO CITY LIMIT
1" AC EFFICIENT FEMA FLOODPLAIN, FIRM NO.48029C0095
LEON CREEK TRIBUTARY CENTERLINE
1" ULTIMATE FLOODPLAIN AS PER MTR STUDY

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1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.



SCALE: 1"=50'

Developer's Name	INVEST 55 LLC				
Developer's Address	30 N GOULD ST., SUITE R				
City	SHERIDAN	State	WY	Zip	82801
Phone #	(210) 771-0861	Fax #			
SAWS Block Map #	112658	Total EDU's	49.5	Total Acreage	22.608
Total Linear Footage of Pipe	3135	Plat No.	24-11800055		
Number of Lots	49	SAWS Job No.	24-1026		

SUBMITTAL SET

ENCLAVE AT HIDEAWAY VILLAGE

C3.1

MR

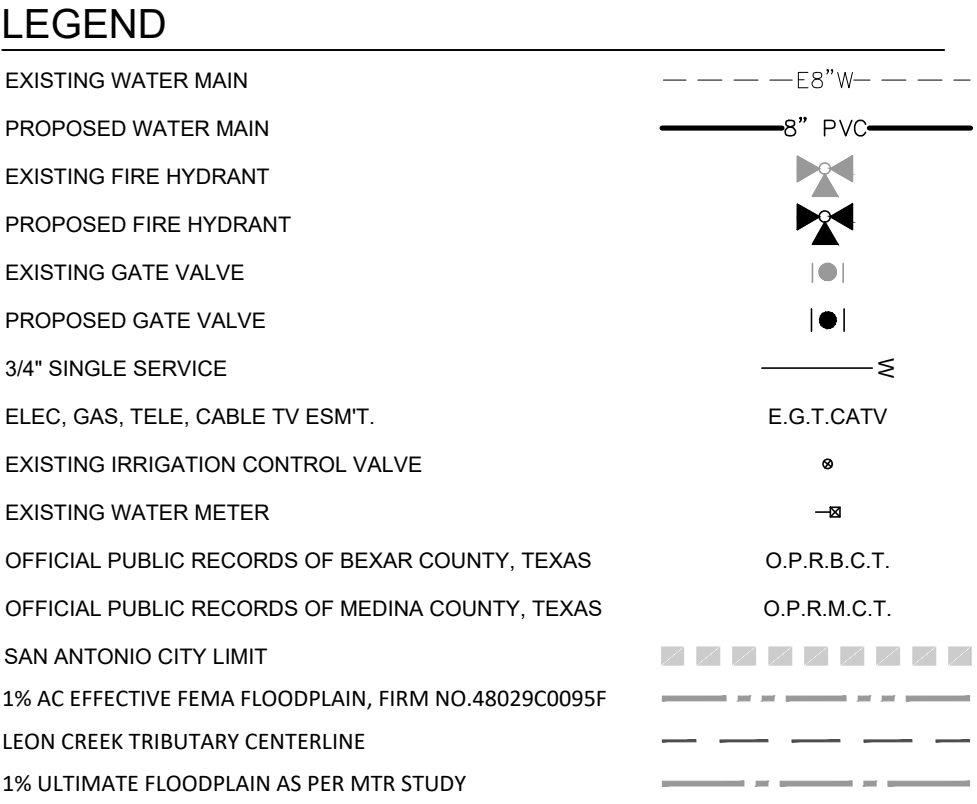
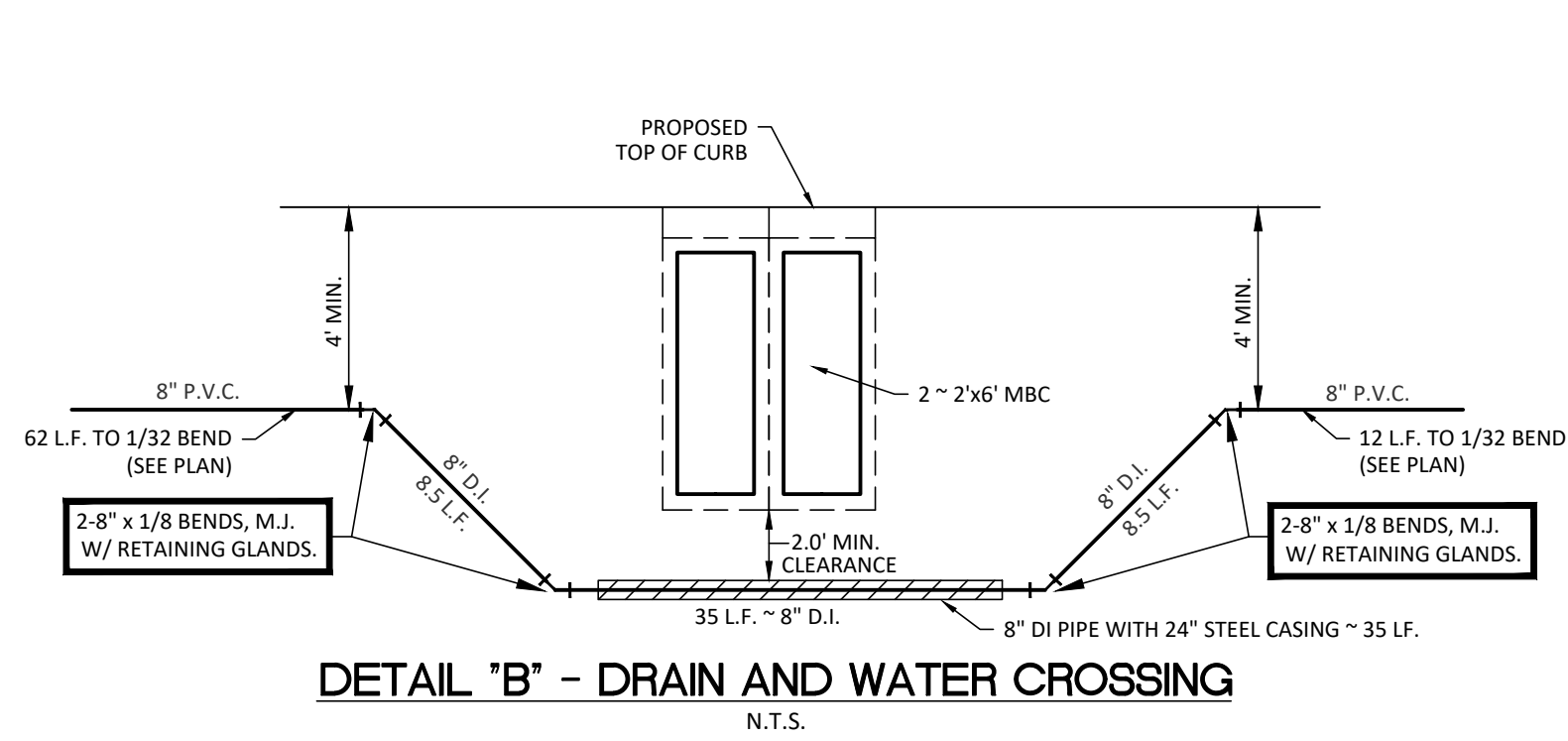
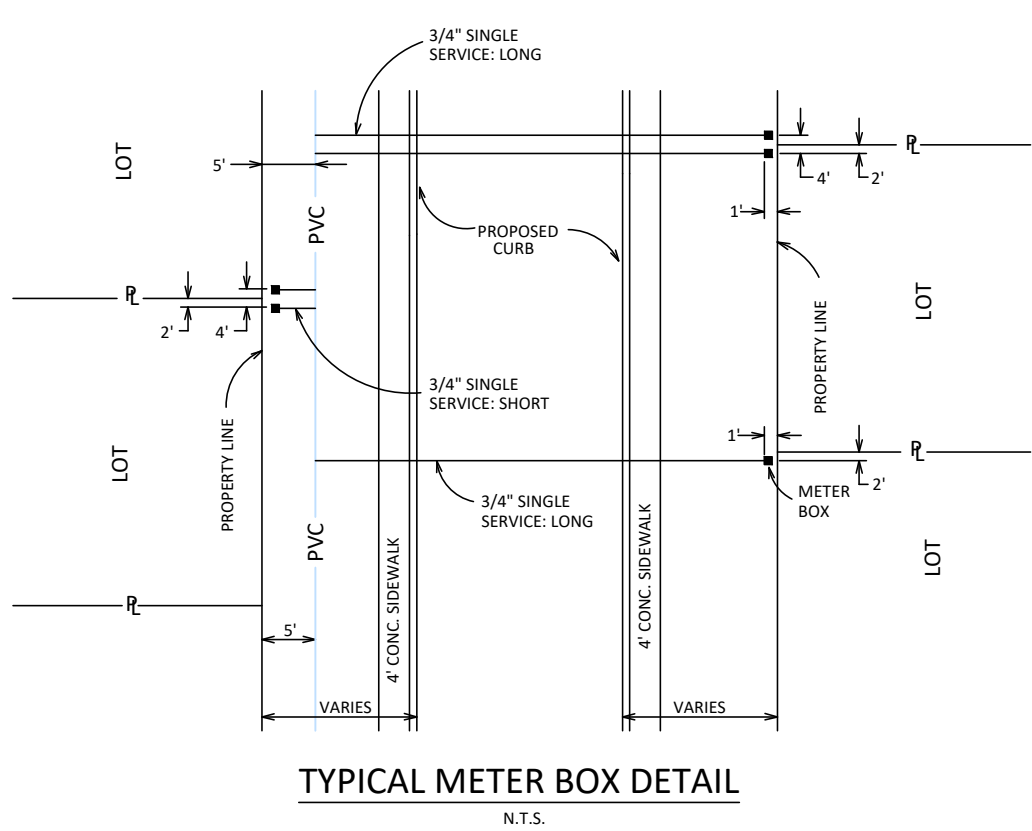
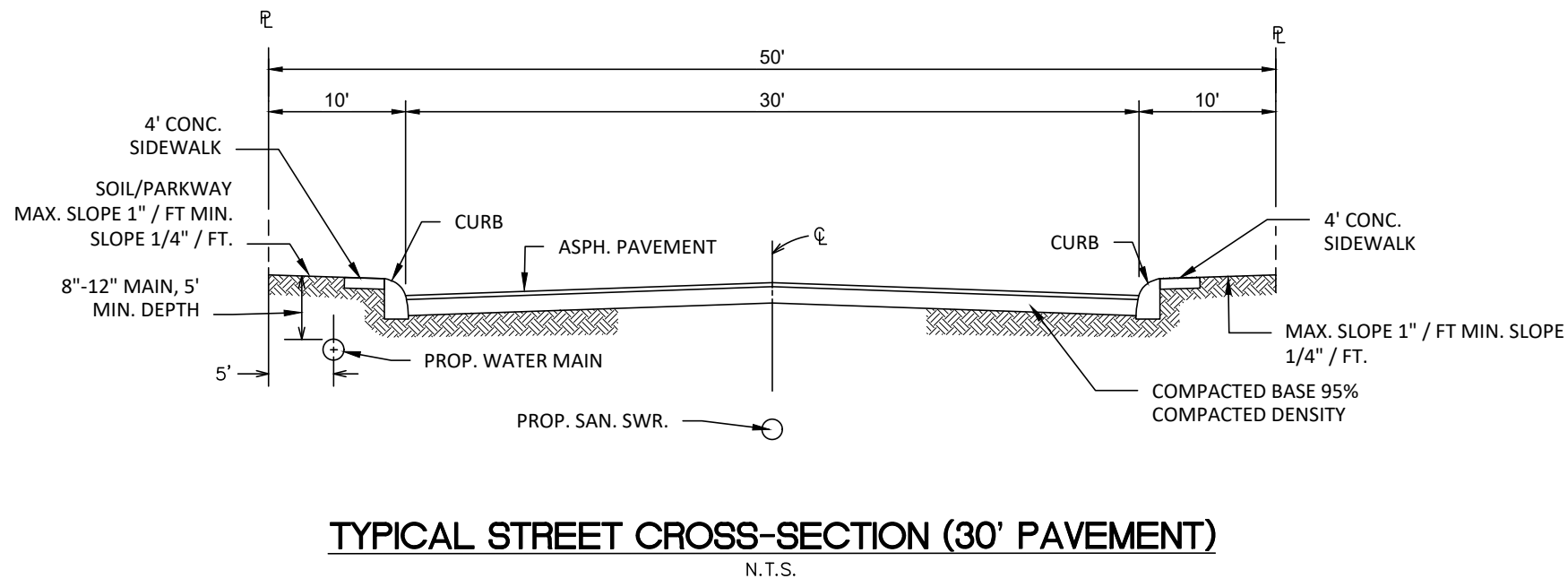
- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

MAPPLS: ENGINEERING F-5297/SURVEYING: F-101315000
3 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
ANTONIO, TEXAS 78249 FAX: (210) 698-5085



Plot Date: April 9, 2021 User ID: Dallas Gordao
 R:\Highway Village\Utilities\Drawings\Plan Production\23077 C3.1 - 3.2 - WATER OVERLAP.dwg

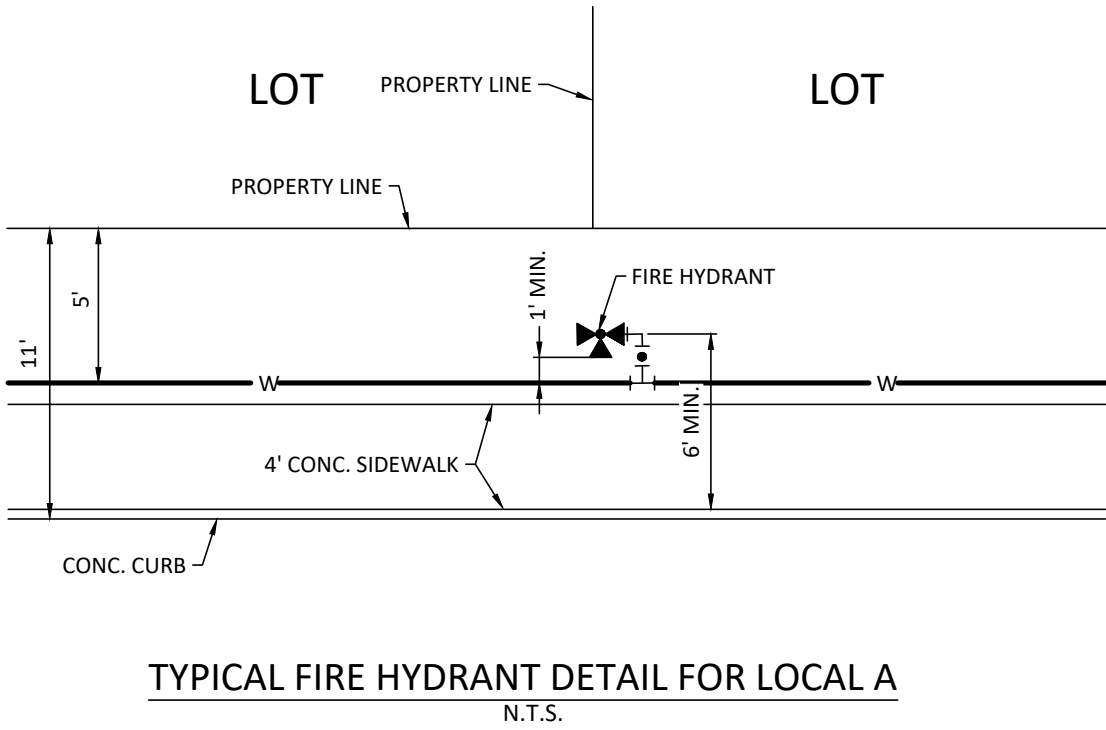


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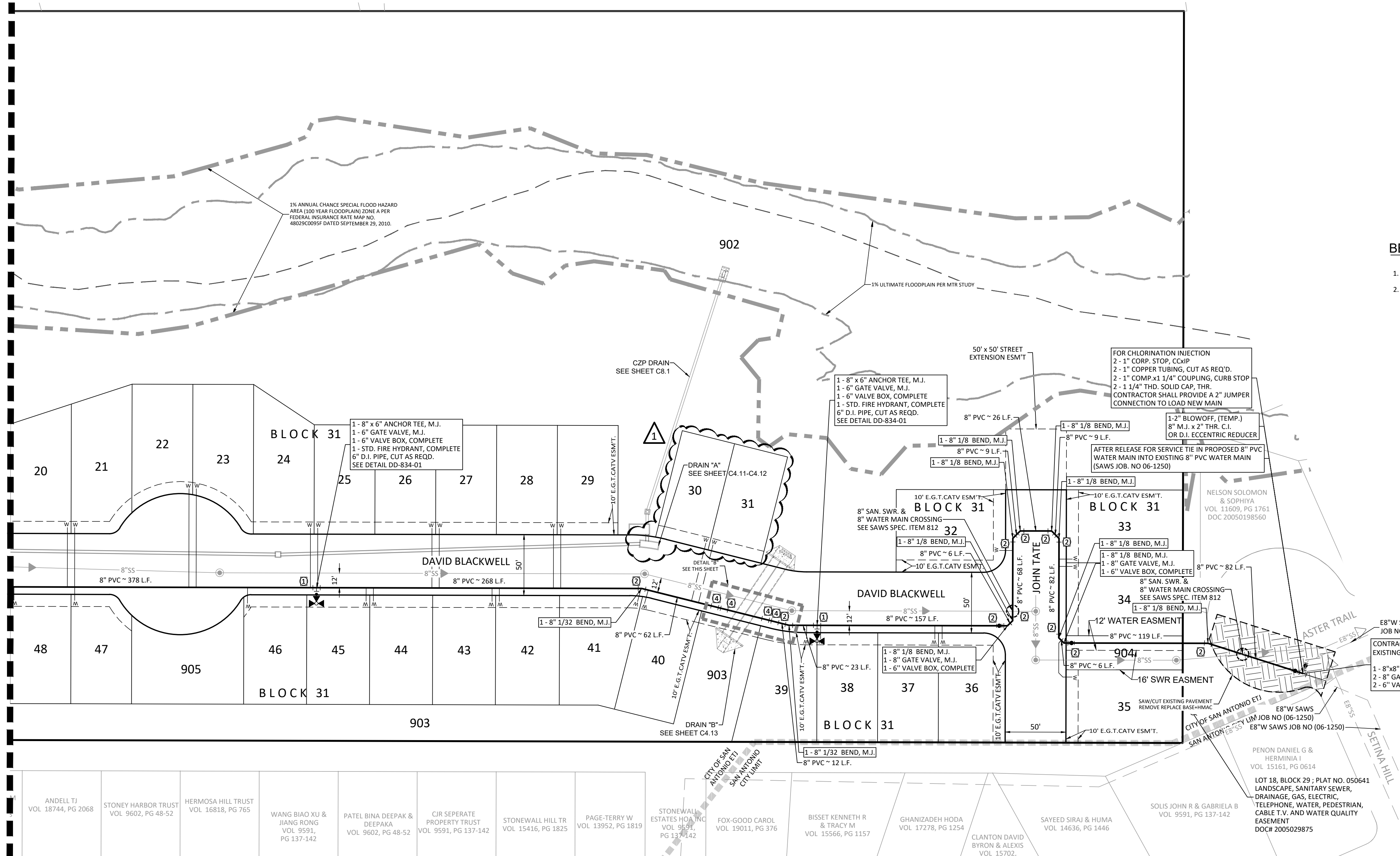
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BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

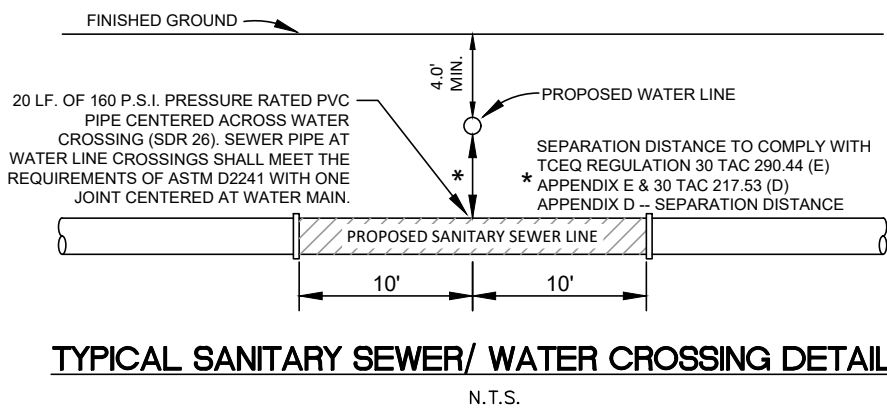
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MATCHLINE "A" SEE SHEET C3.1



RESTRAINT JOINTS	
1	ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
2	ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
3	ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD839-05
4	ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06



PRESSURE ZONE 1400

Developer's Name	INVEST 55 LLC		
Developer's Address	30 N GOULD ST., SUITE R		
City	SHERIDAN	State	WY
Zip	82801		
Phone #	(210) 771-0861	Fax #	
SAWS Block Map #	112658	Total EDU's	49.5
Total Linear Footage of Pipe	3135	Plat No.	24-11800055
Number of Lots	49	SAWS Job No.	24-1026

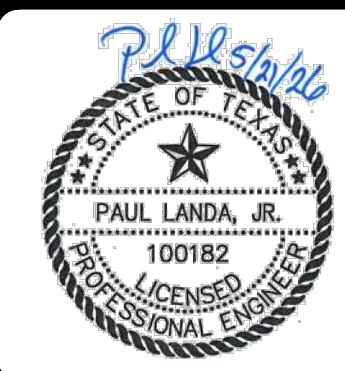
REVISIONS		DESCRIPTION	BY	DATE
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DS	
2	5/21/26	UPDATED OWNER INFORMATION	DS	

PROJ. #	DSK. BY	CHKD. BY	DATE

Engineers
Surveyors
Planners

MTK

Moy Tarin Ramirez Engineers, LLC
TBBELS: ENGINEERING F-5297 / SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

WATER OVERALL DISTRIBUTION PLAN

NO.	DATE	DESCRIPTION	BY
1	5/21/26	UPDATED OWNER INFORMATION	DG
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Engineers
Surveyors
Planners

May Tarin Ramirez Engineers, LLC

TEPELS: ENGINEERING F-5297 / SURVEYING: F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE,
WATER DETAILS

Property Line

Varies

Retaining Wall

Sch80 PVC Coupling
(See Material Spec)

Sidewalk

Varies

Curb

Street

Customer
Cut-Off Valve

Varies

4'-0"

Main In Terrace

2'-0" Min

Insert bends to prevent
stress resulting from
movement of the soil

Main In Street

Insulation Coupling
Component
579- 3/4"
1580- 1"

METER/METER BOX SCHEDULE

Meter Size

Meter Box

3/4", 1/2" & 1"

C.I. Oval, S.A.W.S. Material
Specification 10-30

Sch. 80 Insulation Coupling
(See Material Spec)

Customer
Cut-Off Valve

2'-0" MAX.

For Main in the
street or on
opposite side

Varies

Curb

Template pipe to be a solid
steel bar, tube plugged with
concrete, or 1" diagonal cut
along pipe

Sch 80 Coupling

Brass Nipple,
4" Long

Cap or Plug

Tubing

IMPROVED STREET
5/8" THRU 1" SERVICE

RELOCATE SERVICE OF
CUSTOMER'S YARD PIPING

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
MARCH 2008

REVISED
August 2020

DD-824-01

SHEET
1 OF 3

Property Line

Lot "A"

24"

Property Line

Lot "B"

24"

48"

Meters

Min. 12"

Curb

Copper or HDPE
Service Lines

4"

Property Line

Lot "C"

24"

Lot "D"

Property Line

Curb

Meters

Water Main

18"

Min. 12"

SINGLE SERVICE LINE - SINGLE METER

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
March 2008

REVISED
December 2018

DD-824-05

SHEET
1 OF 3

Sides of trench

PLAN

Hydrant Drain

ELEVATION

Select Material

PLAN

ELEVATION

Concrete blocking required for
all 12" & larger, except in
high pressure distribution system
where blocking is required for
all valves

PLAN

ELEVATION

PROPERTY OF
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
March 2008

REVISED
AUG 2019

DD-839-01

SHEET
1 OF 2

Run

Lr

Branch

Lr = Length of pipe along
the run free of joints

L = Length to be restrained.

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	1	1
8	6	0	59	44
8	6	5	28	13
8	6	10	1	1
8	8	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
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
March 2008

REVISED
AUG 2019

DD-839-04

SHEET
1 OF 2

L

2 L

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
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
MARCH 2008

REVISED
AUG 2019

DD-839-05

SHEET
1 OF 1

L

L

L=LENGTH TO BE RESTRAINED
ON BOTH SIDES OF FITTING

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
8	90	30	22
8	45	12	9
8	22.5	6	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
SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS

APPROVED
MARCH 2008

REVISED
AUG 2019

DD-839-08

SHEET
1 OF 1

Ground Or
Street Surface

2" G.I. Solid Plug, Thd.

2" G.I. Pipe, Thd.
(Cut As Required)

2" x 12" G.I. Nipple, Thd.

2" Ball Valve, Thd.

2" x 6" G.I. Nipple, Thd.

2" x 90° G.I. El., Thd.

2" x 12" G.I. Nipple, Thd.

2" Ball Valve, Thd.

2" x 6" G.I. Nipple, Thd.

2" x 90° G.I. El., Thd.

Joint Restraint

D.I. Or P.V.C.

D.I. Or P.V.C.

Restrained Lengths To Be
Determined By Engineer

2" x 6" G.I. Nipple, Thd.

2" x 12" G.I. Nipple, Thd.

2" Ball Valve, Thd.

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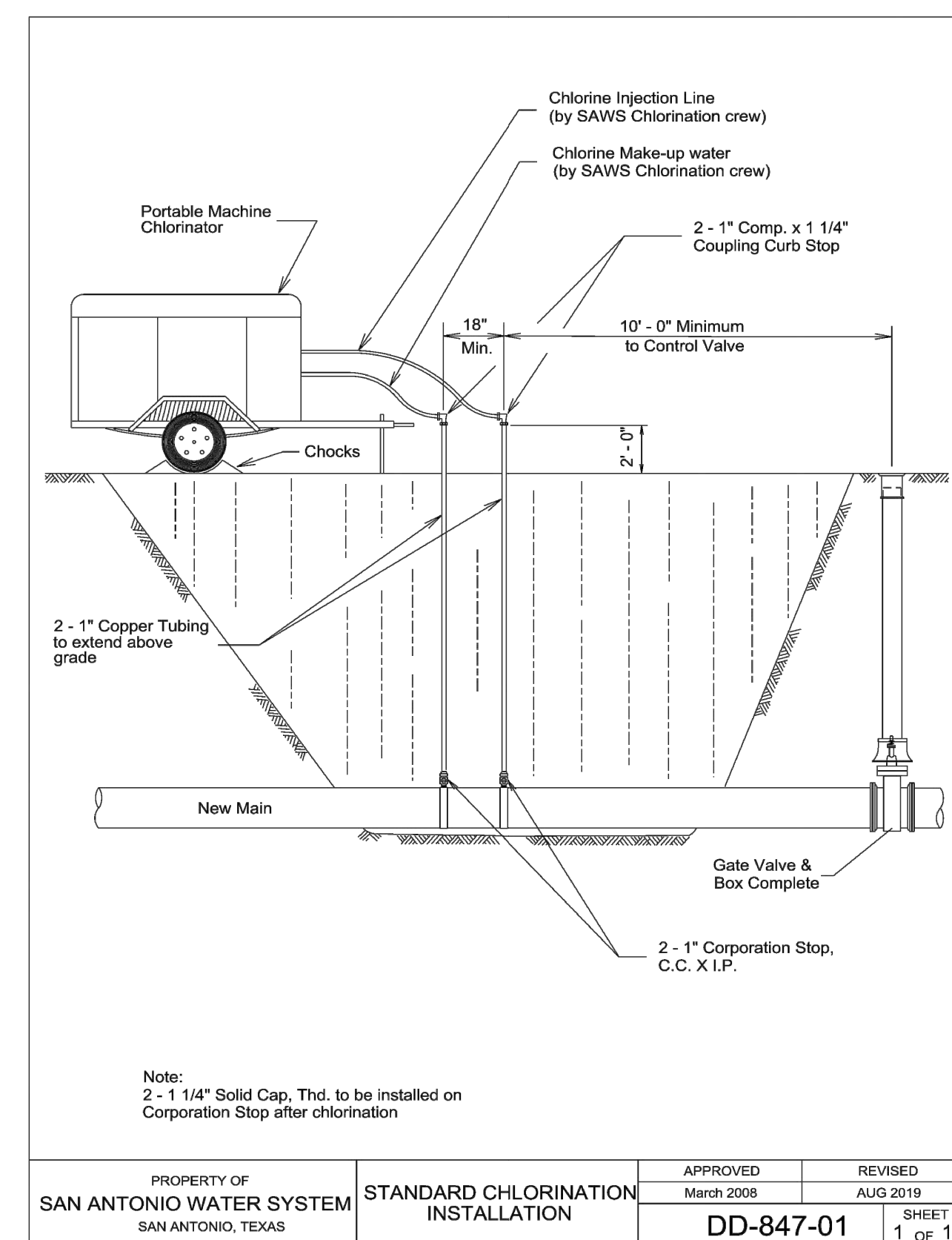
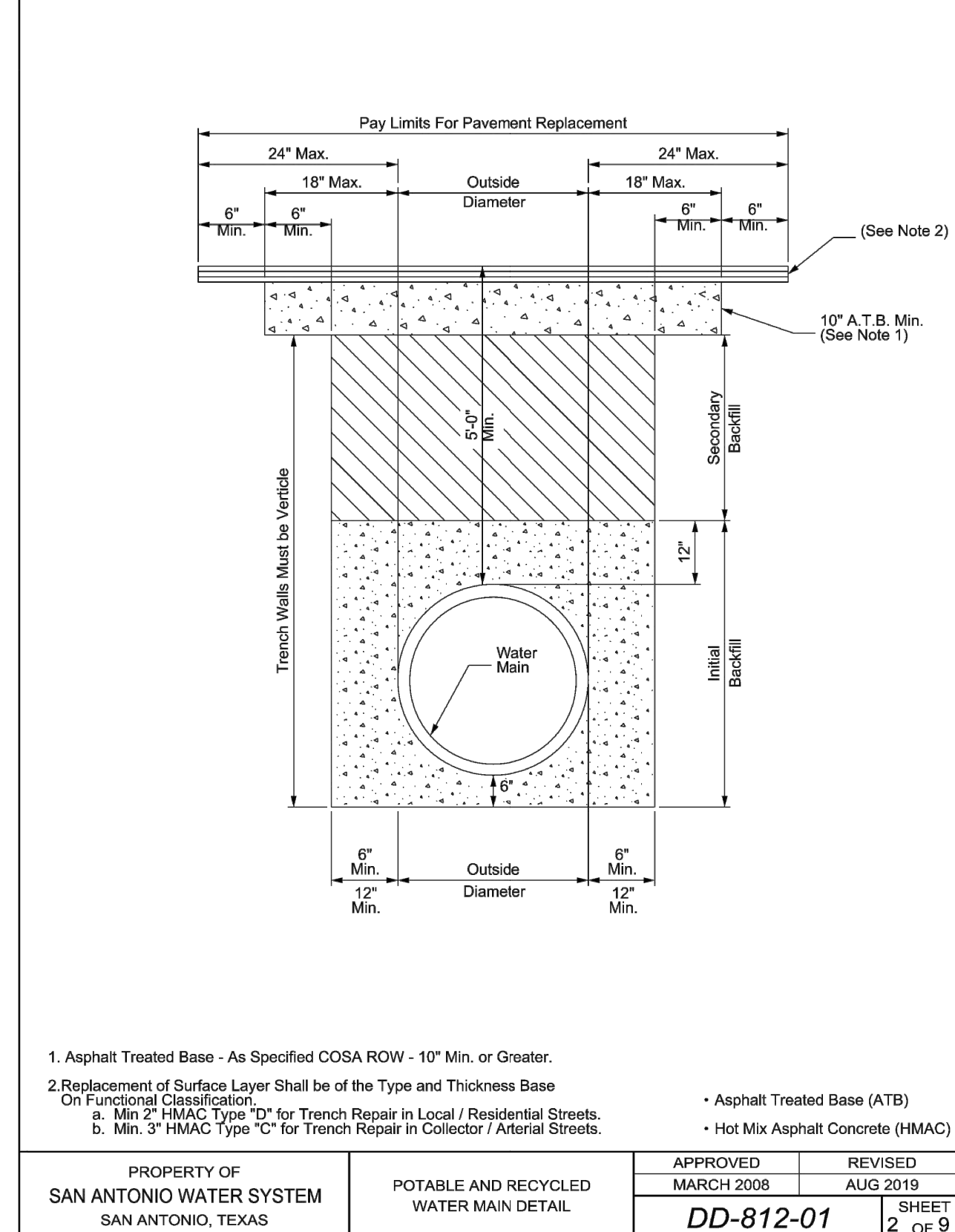
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2" x 12" G.I. Nipple, Thd.

2" Ball Valve, Thd.

2" x 6



PRESSURE ZONE 1400			
Developer's Name <u>INVEST 5S LLC</u>			
Developer's Address <u>30 N GOULD ST., SUITE R</u>			
City <u>SHERIDAN</u>	State <u>WY</u>	Zip <u>82801</u>	
Phone # <u>(210) 771-0861</u>	Fax # _____		
SAWS Block Map # <u>112658</u>	Total EDU's <u>49.5</u>	Total Acreage <u>22.608</u>	
Total Linear Footage of Pipe <u> 3135 </u>		Plat No. <u>24-11800055</u>	
Number of Lots <u>49</u>	SAWS Job No.		<u>24-1026</u>

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
K7 HIDEAWAY VILLAGE DEVELOPERS LLC
2025 GUADALUPE STREET SUITE 260
AUSTIN, TX 78705
(210) 771-0861

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN ANTONIO.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

SAN ANTONIO WATER SYSTEM
TEXAS STATE WIDE ONE CALL LOCATOR
CITY PUBLIC SERVICE
AT&T
TIME WARNER CABLE

TELE. NO.: 210-704-7109
TELE. NO.: 800-545-6005
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT THE TELEPHONE COMPANY DURING CONSTRUCTION.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGE DONE TO THE EXISTING PAVEMENT, STRUCTURES OR FENCES (NO SEPARATE PAY ITEM).
- MATERIAL SPECIFICATIONS:

CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON PLANS

REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
(2" COVER UNLESS OTHERWISE NOTED ON PLANS)

PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501

STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36
- CONTRACTOR TO COORDINATE CONCRETE CURB DEPRESSIONS WITH THE DEVELOPER (NO SEPARATE PAY ITEM).
- TRANSITION TO/FROM WASHOUT CROWNS IN TWENTY-FIVE FEET (25').
- IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CANNEL FOR MAINTENANCE. REFER TO 16.2.1 OF THE CITY OF SAN ANTONIO STORM WATER DESIGN CRITERIA MANUAL. NO EXTRA PAY ITEM.

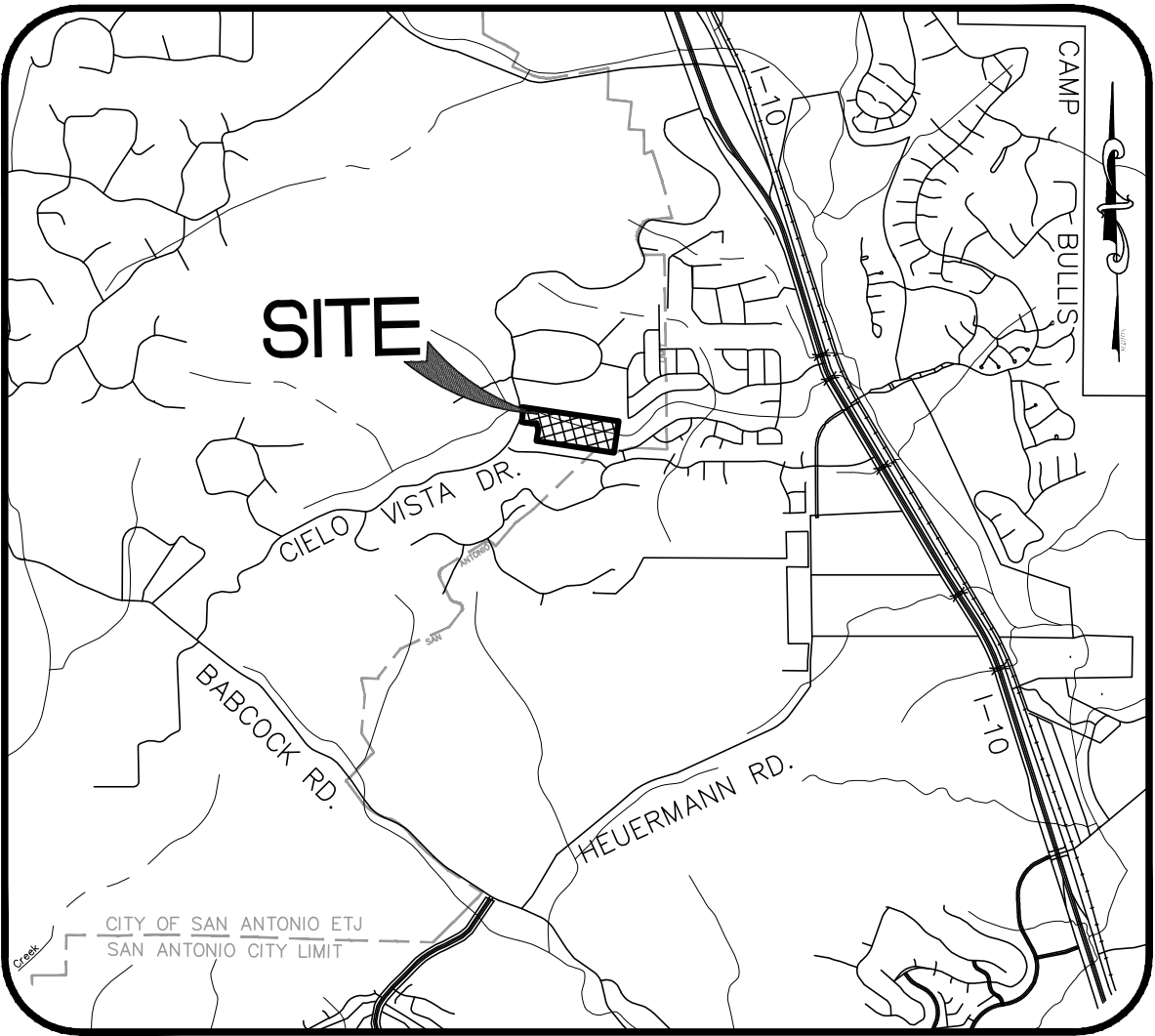
LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	①
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)	A
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL)	B
SIDEWALK WHEELCHAIR RAMP - TYPE II	C
EXISTING TOP OF CURB ELEVATION	805.81(C)
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 4' SIDEWALK	
DEVELOPER INSTALLED 4' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	---
EXISTING CONTOUR	- - - - 1120 - - - -
PROPOSED CONTOUR	— 1120 —
PROPOSED CONCRETE CURB	=====
FLOW ARROW	→

CONSTRUCTION PLANS FOR

ENCLAVE AT HIDEAWAY VILLAGE

STREET AND DRAINAGE IMPROVEMENTS

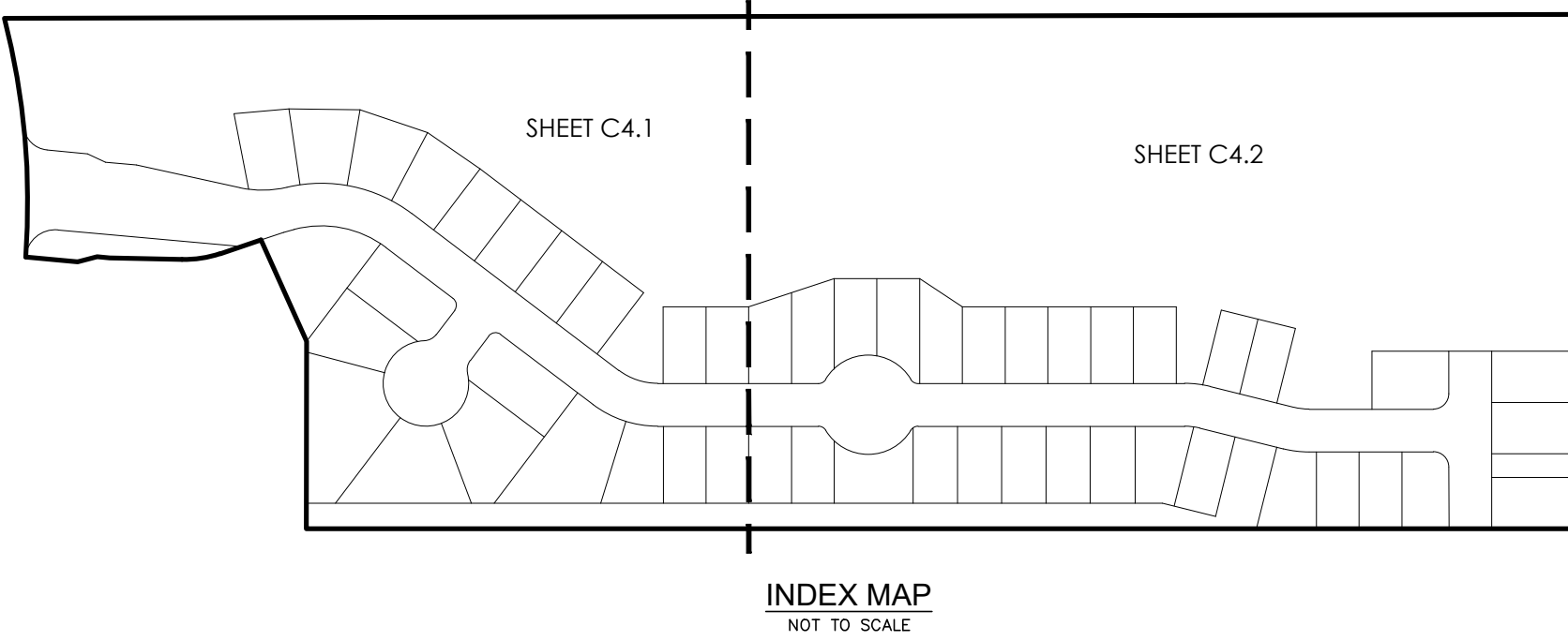


VICINITY MAP
N.T.S.

SUBMITTAL DATE:
DECEMBER 2025

LEGAL DESCRIPTION:

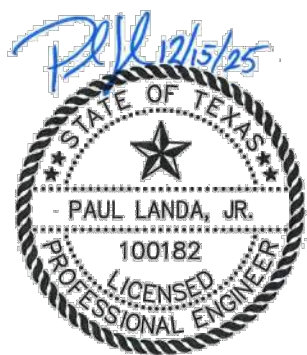
A 22.608 ACRE TRACT OF LAND SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY NUMBER 326, ABSTRACT NUMBER 717, COUNTY BLOCK 4728, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 22.539 ACRE TRACT AS CONVEYED TO K7 HIDEAWAY VILLAGE DEVELOPERS LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220118856, AND BEING A PORTION OF A 2.570 ACRE TRACT, DESIGNATED AS "TRACT 2", AS CONVEYED TO TTM DEVELOPMENT LLC, BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220065432, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SHEET INDEX

SHEET NO.	TITLE
C4.0	STREET & DRAINAGE COVER
C4.1	OVERALL TRAFFIC PLAN
C4.2	OVERALL TRAFFIC PLAN
C4.3	TRAFFIC DETAILS
C4.4	TRAFFIC DETAILS
C4.5	DAVID BLACKWELL PLAN & PROFILE
C4.6	DAVID BLACKWELL PLAN & PROFILE
C4.6B	DAVID BLACKWELL MEDIAN DETAIL
C4.7	LEE STIFF & JOHN TATE PLAN AND PROFILE
C4.8	STANDARD DETAILS
C4.9	STANDARD DETAILS
C4.10	STANDARD STREET SECTIONS
C4.11	DRAIN "A" PLAN & PROFILE
C4.12	DRAIN "A" PLAN & PROFILE
C4.13	DRAIN "B" PLAN & PROFILE
C4.14	DRAIN "C" PLAN & PROFILE
C4.15	DRAIN DETAILS
C4.16	DRAIN DETAILS
C4.17	DRAIN DETAILS
C4.18	DRAIN DETAILS
C4.19	DRAIN DETAILS

BEXAR COUNTY



MTR

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 100
SAN ANTONIO, TEXAS 78249

• **Engineers**

• **Surveyors**

• **Planners**

TEL: (210) 698-5051

FAX: (210) 698-5085

SUBMITTAL SET

TEXAS C4.0

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR STREET
TIE-IN & INTERSECTION PAVEMENT
REPLACEMENT AND/OR ANY WORK BEING
DONE IN BEXAR COUNTY R.O.W.

-

A horizontal progress bar representing 100% completion. It consists of two rows of segments. The top row has segments of black, white, black, white, black, white, black, white, black, and black. The bottom row has segments of white, black, white, black, white, black, white, black, white, and white. The segments are of varying widths, but together they fill the entire bar. Below the bar, the numbers 0, 50, and 100 are marked at the beginning, middle, and end respectively.

	R1-1 STOP SIGN (30" X 30")
	D-3 STREET NAME
	R2-1 SPEED LIMIT SIGN
	DOUBLE LINE
	PROPOSED SIGN LOCATION
	PROPOSED STREET LIGHT LOCATION
	PROPERTY LINE
	TYPE II BLUE RAISED PAVEMENT MARKERS
	EXISTING SIGN LOCATION
	EXISTING STREET NAME SIGN
	EXISTING STOP SIGN
	HOME BUILDER INSTALLED SIDEWALK
	DEVELOPER INSTALLED SIDEWALK
	ADA RAMP- DEVELOPER INSTALLED
	POSSIBLE DRIVEWAY LOCATION
	SAN ANTONIO CITY LIMIT
	1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.
	LEON CREEK TRIBUTARY CENTERLINE
	1% ULTIMATE FLOODPLAIN AS PER MTR STUDY

ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

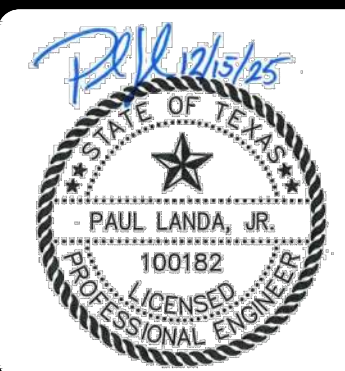
1. ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
2. INSTALL SIGNS SUCH THAT THEIR VIEW IS NOT BLOCKED BY LOW HANGING VEGETATION, UTILITY POLES, OTHER TRAFFIC SIGNS, ETC.. REFER TO CITY OF SAN ANTONIO TRAFFIC SIGNAL DETAILS.
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. "DEAD END" WITH ARROW AND "NO OUTLET" WITH ARROW SHALL BE ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
5. FINAL SIGN INSTALLATION LOCATIONS TO BE DETERMINED BY CITY OF SAN ANTONIO (INSIDE CITY LIMITS) AND/OR BEYAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

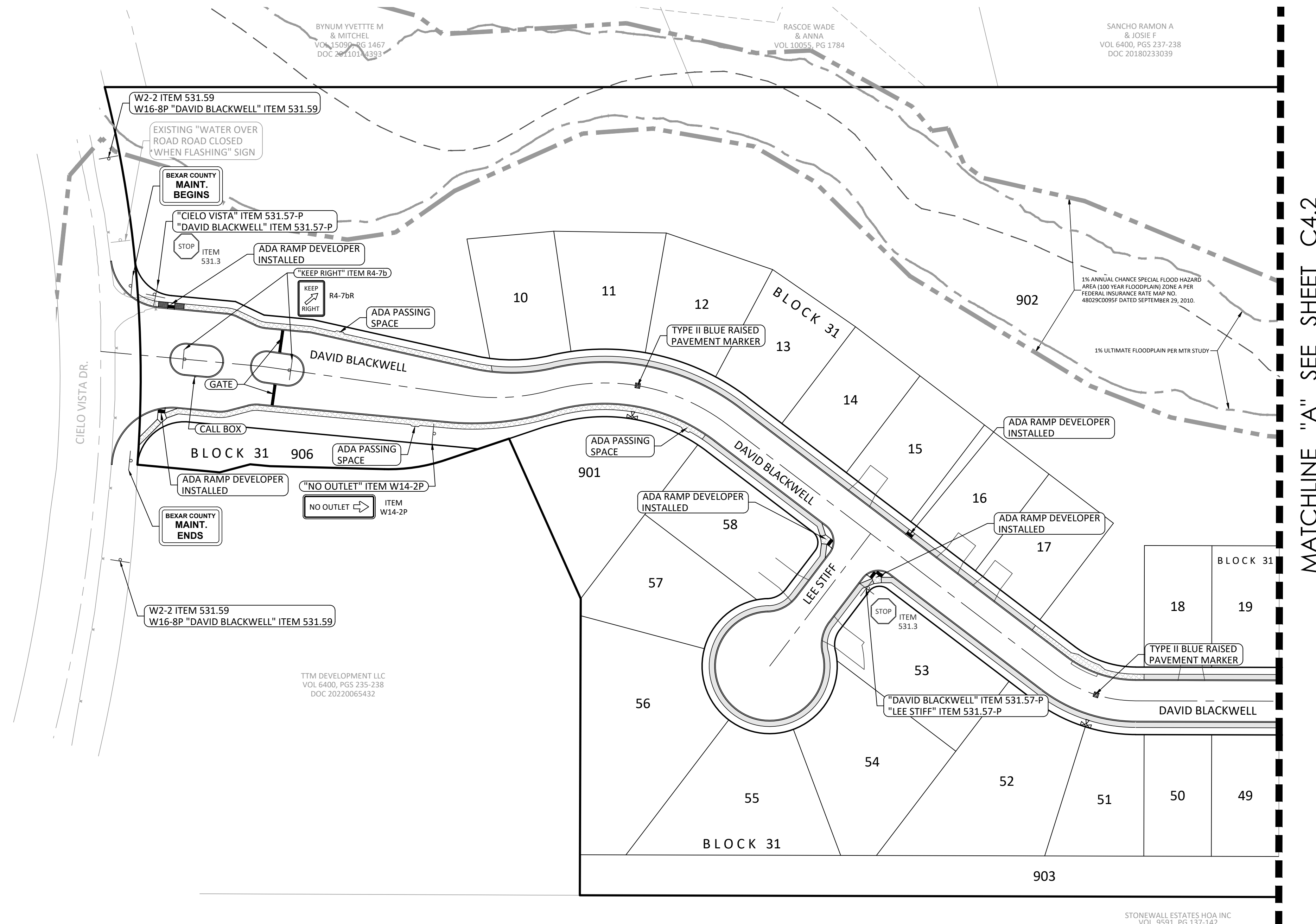
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE OVERALL TRAFFIC PLAN

C4.1

SUBMITTAL SET



MATCHLINE "A" SEE SHEET C4.2

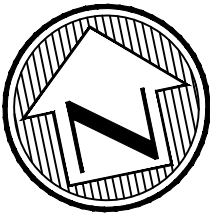
STONEWALL ESTATES HOA INC
VOL 9591, PG 137-142

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.



LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
- DOUBLE LINE
- PROPOSED SIGN LOCATION
- PROPOSED STREET LIGHT LOCATION
- PROPERTY LINE
- TYPE II BLUE RAISED PAVEMENT MARKERS
- EXISTING SIGN LOCATION
- EXISTING STREET NAME SIGN
- EXISTING STOP SIGN
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER INSTALLED SIDEWALK
- ADA RAMP- DEVELOPER INSTALLED
- POSSIBLE DRIVEWAY LOCATION
- SAN ANTONIO CITY LIMIT
- 1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F
- LEON CREEK TRIBUTARY CENTERLINE
- 1% ULTIMATE FLOODPLAIN AS PER MTR STUDY

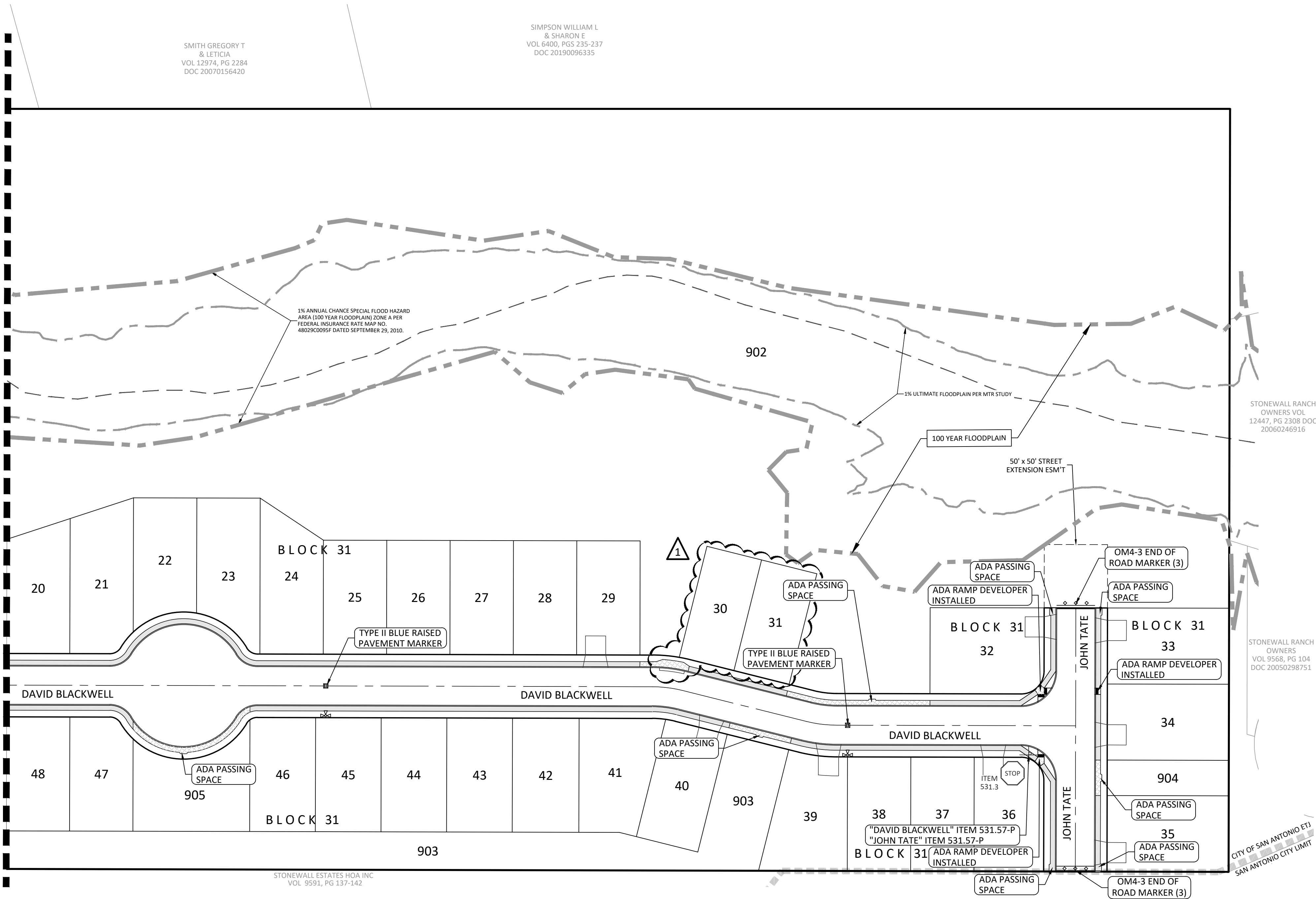
NOTE:

ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

GENERAL NOTES:

1. ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
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MATCHLINE "A" SEE SHEET C4.1



ENCLAVE AT HIDEAWAY VILLAGE
OVERALL TRAFFIC PLAN

SHEET

C4.2

SUBMITTAL SET

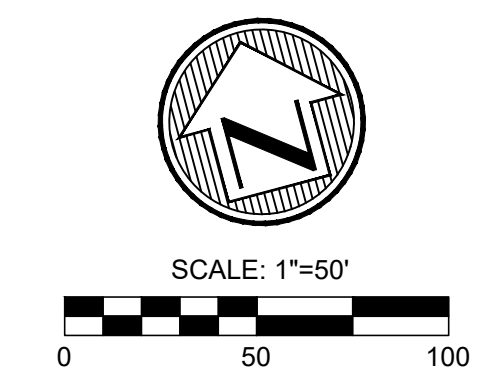
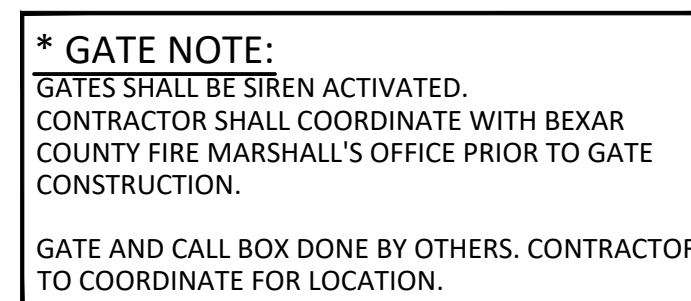
Engineers
Surveyors
Planners

MTR

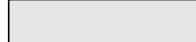
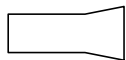
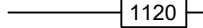
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 / SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



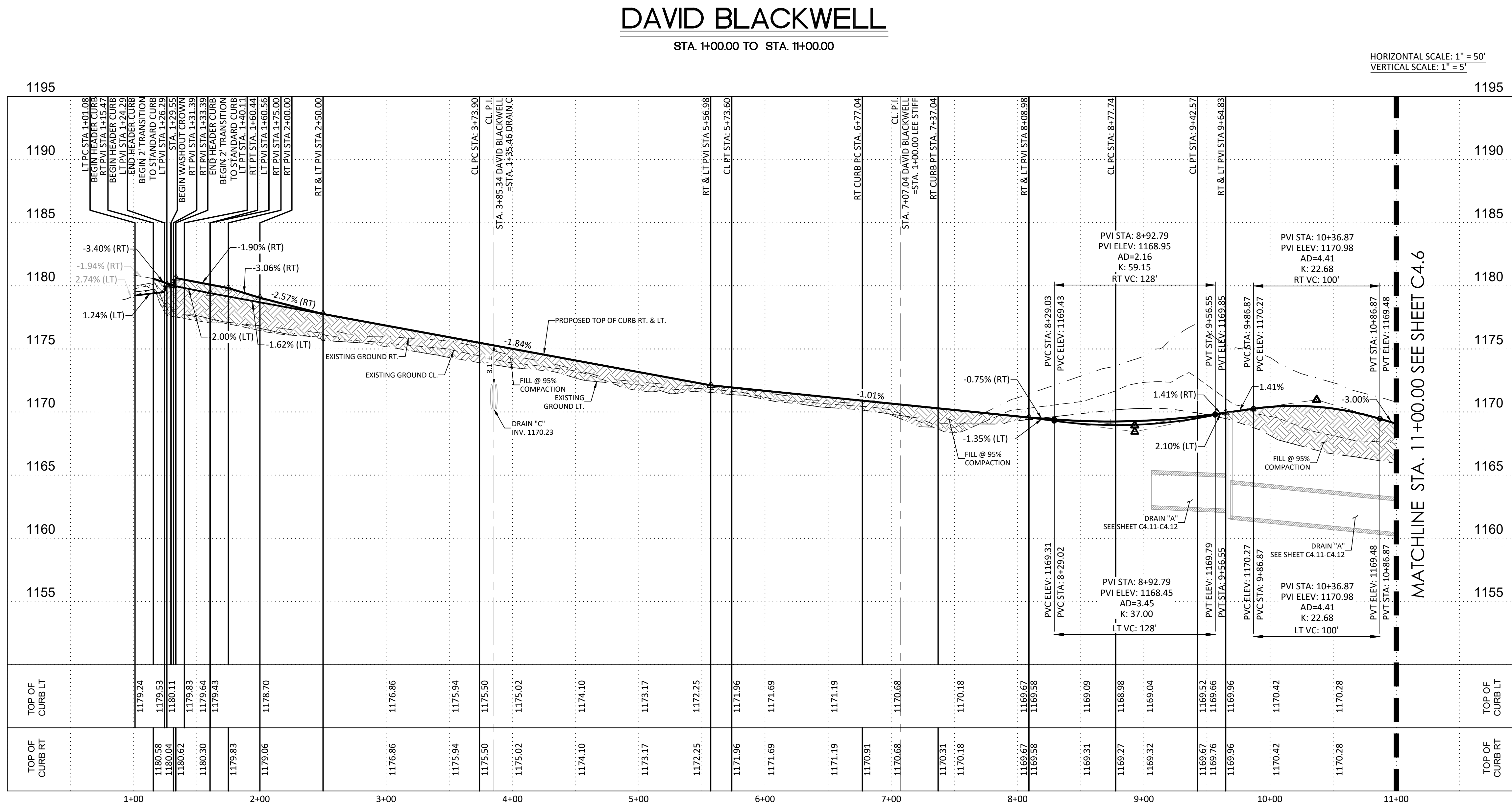
Plot Date: April 9, 2021 User ID: Dallas Cardoza
 Plot Path: R:\Highway Village Duplexes\Drawings\Plan Production\23077 C4.1 - C4.4 OVERALL TRAFFIC PLAN.dwg



LEGEND

SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE) (DEVELOPER INSTALLED)	(A)
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) (DEVELOPER INSTALLED)	(B)
SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED)	(C)
SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED)	(D)
SIDEWALK PASSING SPACE	(F)
EXISTING TOP OF CURB ELEVATION	805.81 TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED SIDEWALK	
DEVELOPER INSTALLED SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED CONCRETE CURB	
FLOW ARROW	
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F	
1% ULTIMATE FLOODPLAIN AS PER MTR STUDY	

CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION
IF ANY DISCREPANCIES NOTIFY
ENGINEER



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	61.62'	149.37'	23°38'20"	31.26'	61.19'
C2	138.08'	150.00'	52°44'33"	74.37'	133.26'
C3	64.83'	100.00'	37°08'41"	33.60'	63.70'

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

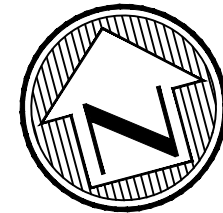
1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
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Plot Date: April 6, 2021 User: D. E. Torres, G. Torres
R:\Village\Hillside\Drawings\Plan Production\DAVID_BLACKWELL.dwg

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

1% ANNUAL CHANCE SPECIAL FLOOD HAZARD
AREA (100 YEAR FLOODPLAIN) ZONE A PER
FEDERAL INSURANCE RATE MAP NO.
48029C0095F DATED SEPTEMBER 29, 2010.



SCALE: 1"=50'
0 50 100

LEGEND

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

SIDEWALK PASSING SPACE

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

FLOW ARROW

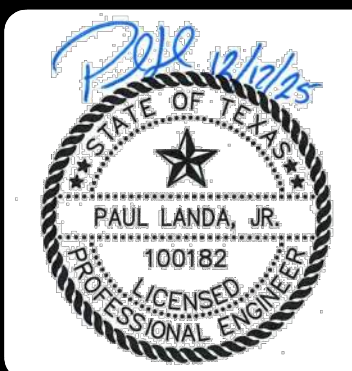
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F

1% ULTIMATE FLOODPLAIN AS PER MTR STUDY

PLAT NO. 24-11800055

REVISIONS		DESCRIPTION	BY	DATE
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DS	

Engineers
Surveyors
Planners
MTR
Moy Tarin Ramirez Engineers, LLC
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5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
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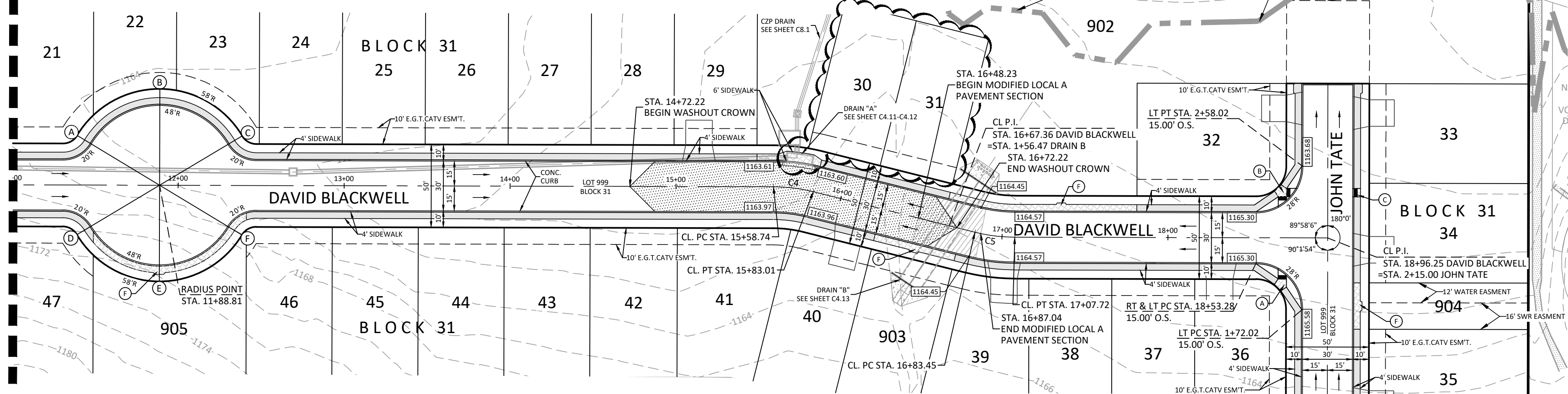


ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
DAVID BLACKWELL
STA. 11+00.00 TO STA. 18+96.25

SHEET
C4.6

SUBMITTAL SET

MATCHLINE STA:11+00.00
SEE SHEET C4.5

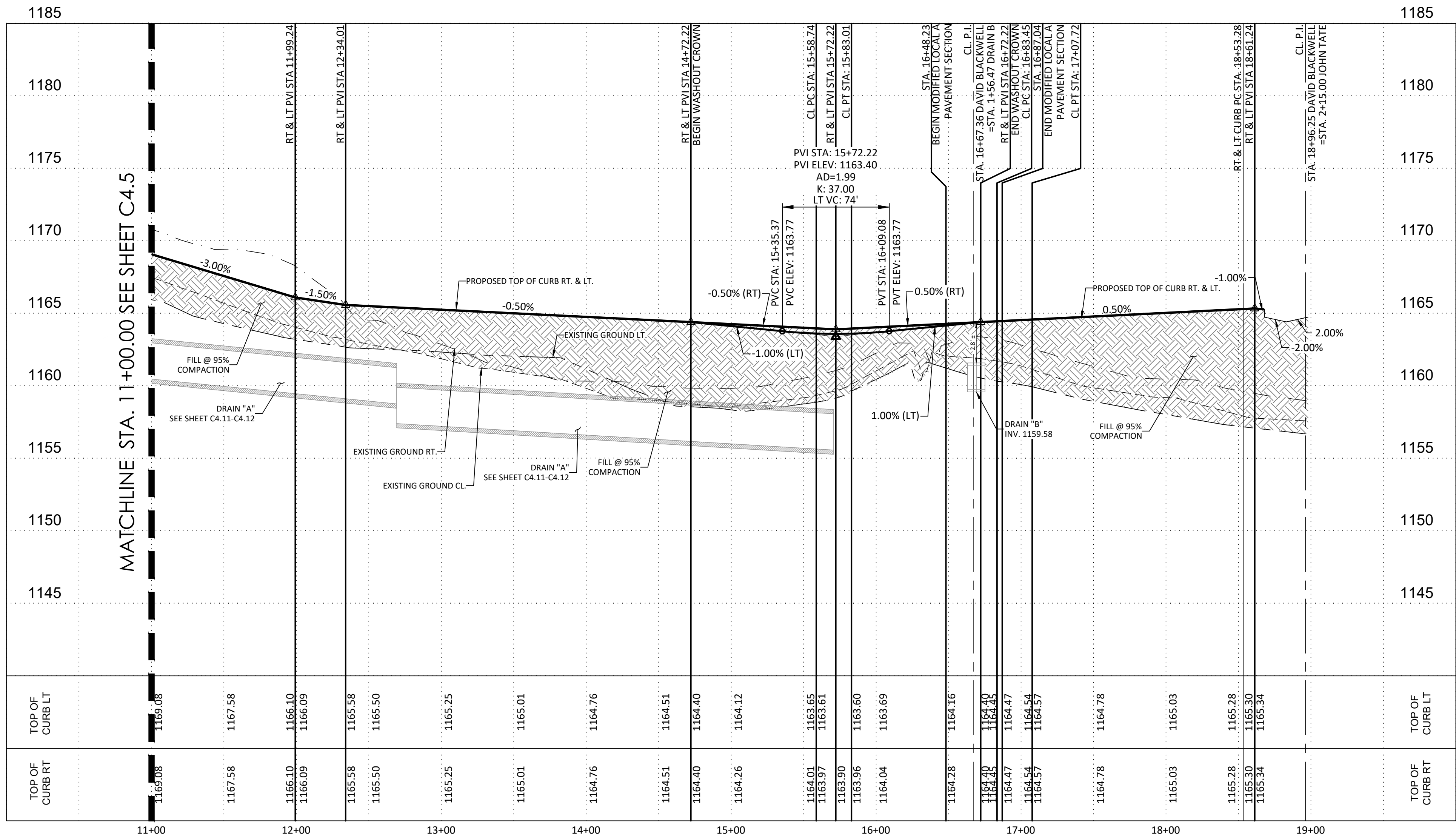


KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
A	1167.83	1167.25
B	1166.95	1166.37
C	1165.82	1165.24
D	1167.83	1167.25
E	1167.81	1167.23
F	1165.82	1165.24

DAVID BLACKWELL

STA. 11+00.00 TO STA. 18+96.25

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C4	24.27'	100.00'	13°54'21"	12.20'	24.21'
C5	24.27'	100.00'	13°54'21"	12.20'	24.21'

CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

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SCALE: 1"=20'



A graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '10' in the middle, and '20' at the right end.

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE
(DEVELOPER INSTALLED)

SIDEWALK PASSING SPACE

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CO

FLOW ARROW

1% AC EFFECTIVE FEMIA FLOODPLAIN, FIRM NO.48029C0093F

CURVE TABLE						
	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	61.62°	149.37'	23°38'20"	31.76'	61.19'	
C2	138.08°	150.00'	52°44'33"	74.37'	133.26'	
C6	54.01°	40.00'	77°21'41"	32.02'	50.00'	
C7	8.72°	25.00'	19°59'00"	4.40'	8.68'	
C8	8.72°	25.00'	19°59'00"	4.40'	8.68'	
C9	3.17°	25.00'	7°15'30"	1.59'	3.16'	
C10	59.17°	135.00'	25°20'30"	30.35'	59.22'	
C11	37.70°	12.00'	180°00'05"	934716.22"	24.00'	
C12	37.70°	12.00'	180°00'04"	1220428.01"	24.00'	
C13	37.70°	12.00'	180°00'00"00"	INFINITY	24.00'	
C14	37.70°	12.00'	180°00'00"00"	INFINITY	24.00'	
C15	72.32°	45.00'	92°04'41"	46.66'	64.78'	
C16	8.72°	25.00'	19°58'59"	4.40'	8.68'	
C17	8.72°	25.00'	19°58'59"	4.40'	8.68'	
C18	77.53°	200.00'	22°12'37"	39.26'	77.04'	

CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

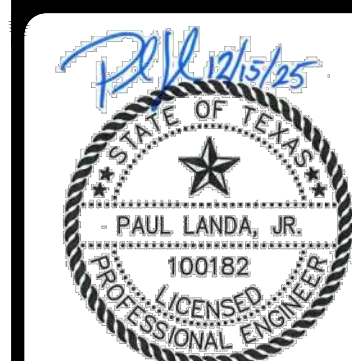
<i>REVISIONS</i>					
No.	Date	Description	By		
		<i>PROJ. #</i>	<i>DGN. BY:</i>	<i>DWN. BY:</i>	<i>CHECK BY:</i>
					<i>DATE:</i>

MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-1013/151000
27273 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-4051
DALLAS, TEXAS 75249 FAX: (210) 698-5068



ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
DAVID BLACKWELL
STA. 1+00.00 TO STA. 4+26.04

SHEET

C4.6B

SUBMITTAL SET



SCALE: 1"=50'

LEGEND

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)
(DEVELOPER INSTALLED)

A

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)
(DEVELOPER INSTALLED)

B

SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

C

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

D

SIDEWALK PASSING SPACE

F

EXISTING TOP OF CURB ELEVATION

805.81TC

PROPOSED TOP OF CURB ELEVATION

805.81

HOME BUILDER INSTALLED SIDEWALK



DEVELOPER INSTALLED SIDEWALK



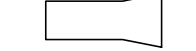
SIDEWALK WHEEL CHAIR RAMP



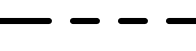
WASH-OUT CROWN



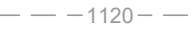
POSSIBLE DRIVEWAY LOCATION



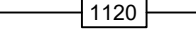
PROPERTY LINE



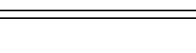
EXISTING CONTOUR



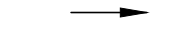
PROPOSED CONTOUR



PROPOSED CONCRETE CURB



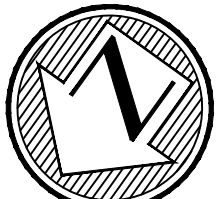
FLOW ARROW



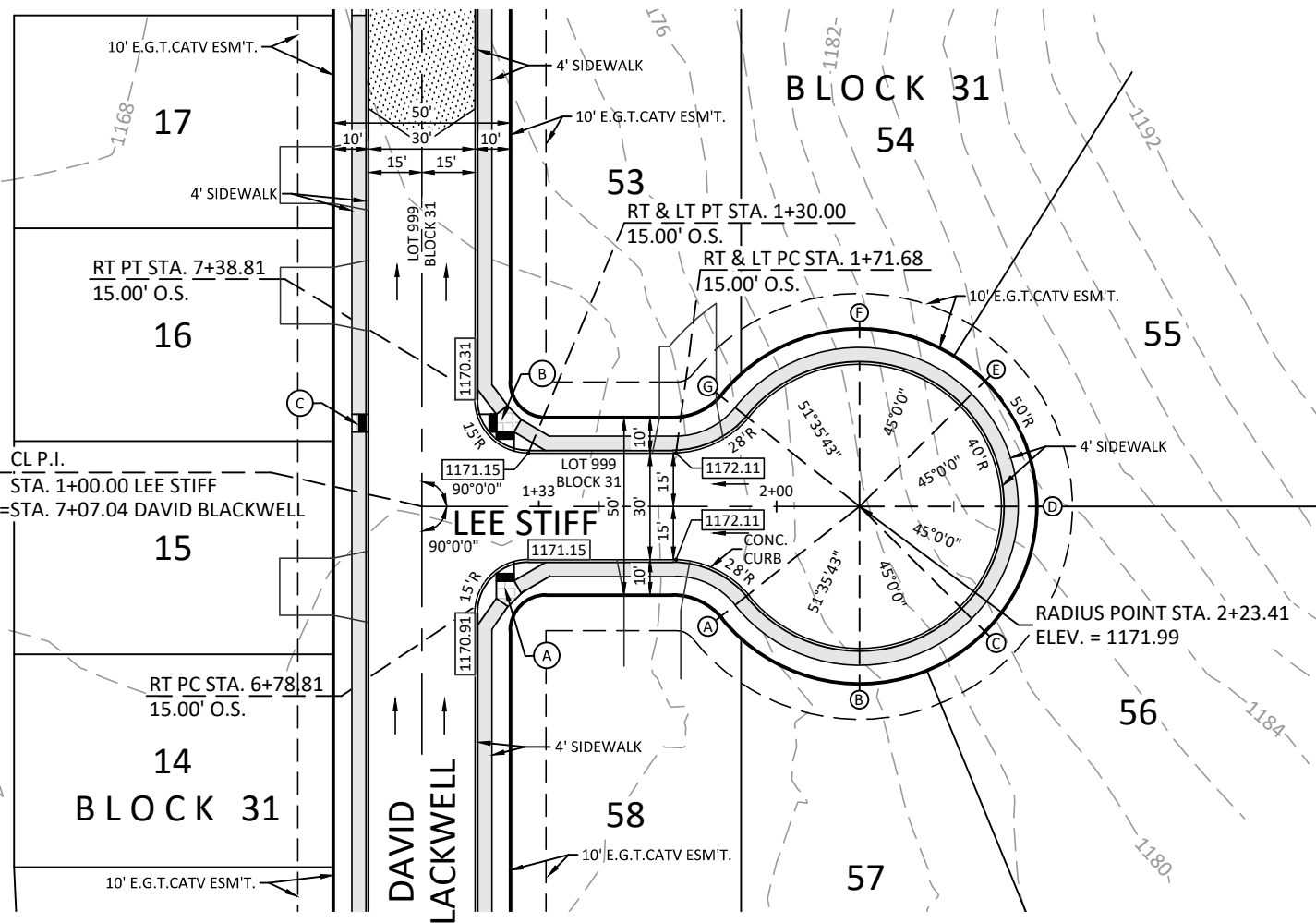
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F



1% ULTIMATE FLOODPLAIN AS PER MTR STUDY



SCALE: 1"=50'

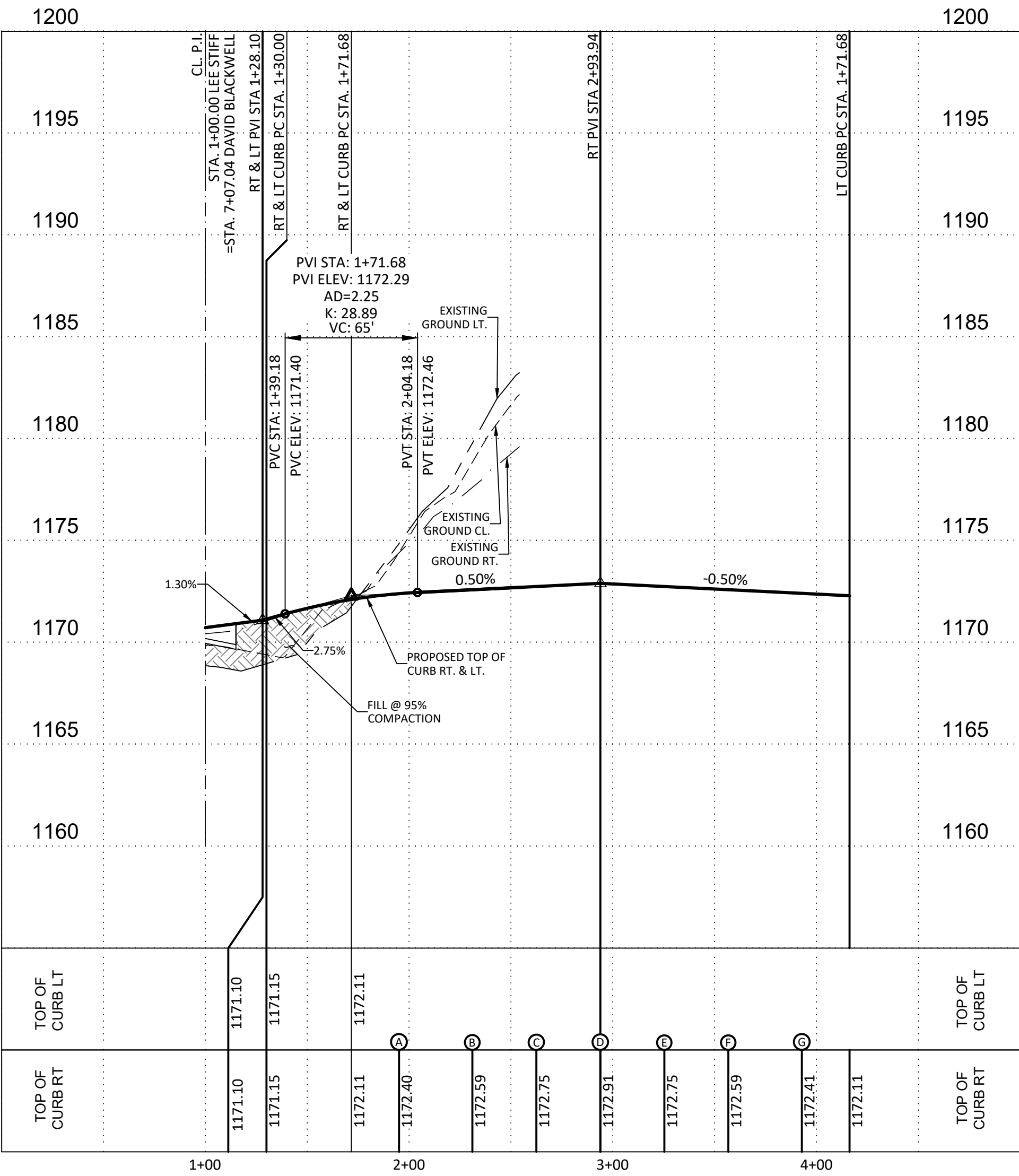


LEE STIFF

STA. 1+00.00 TO STA. END

CUL-DE-SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PC STA 1+71.68	1172.11	1171.53
A	1172.40	1172.98
B	1172.59	1173.17
C	1172.75	1173.33
D	1172.91	1173.49
E	1172.75	1173.33
F	1172.59	1173.17
G	1172.41	1172.99
LT PC STA 1+71.68	1172.11	1171.53

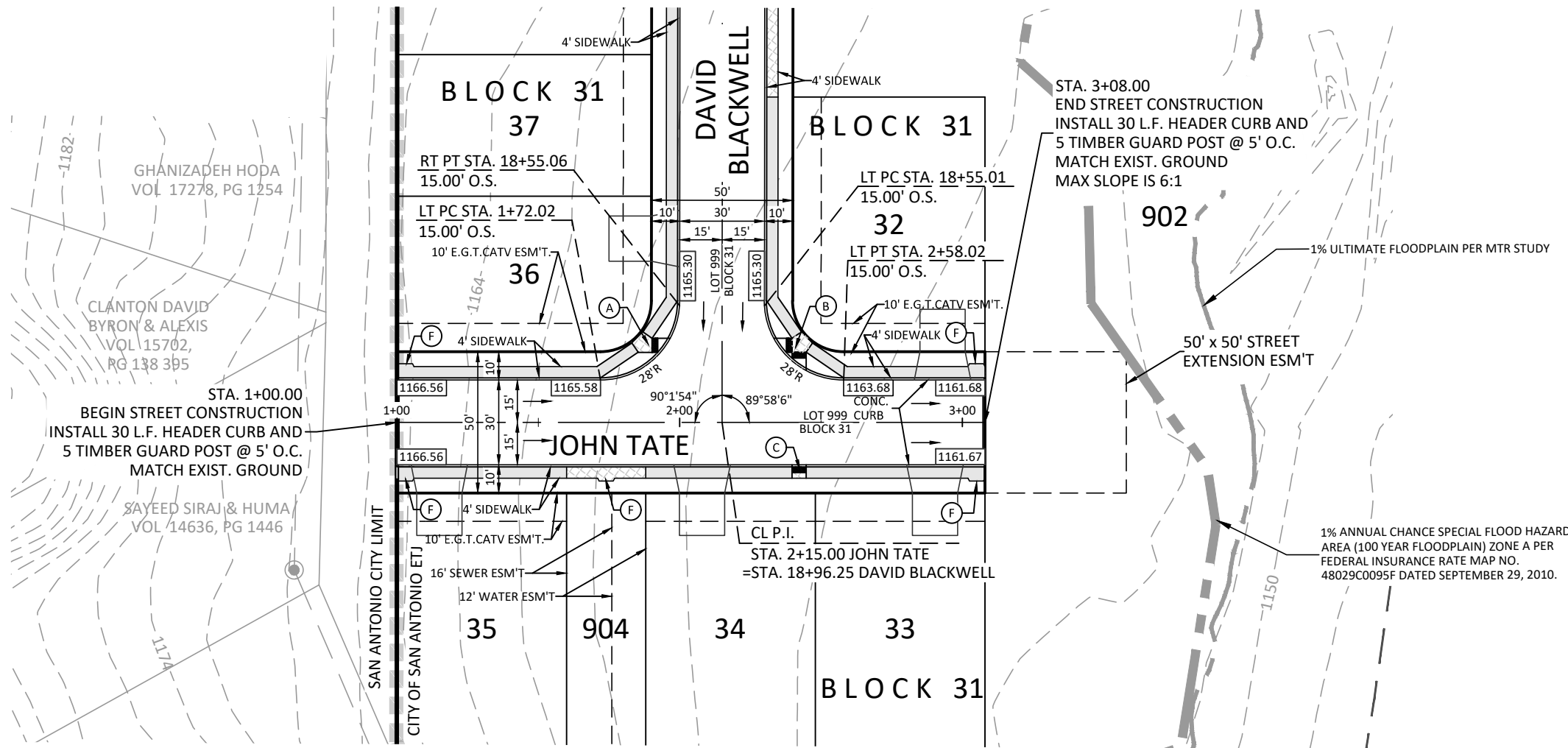
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



JOHN TATE

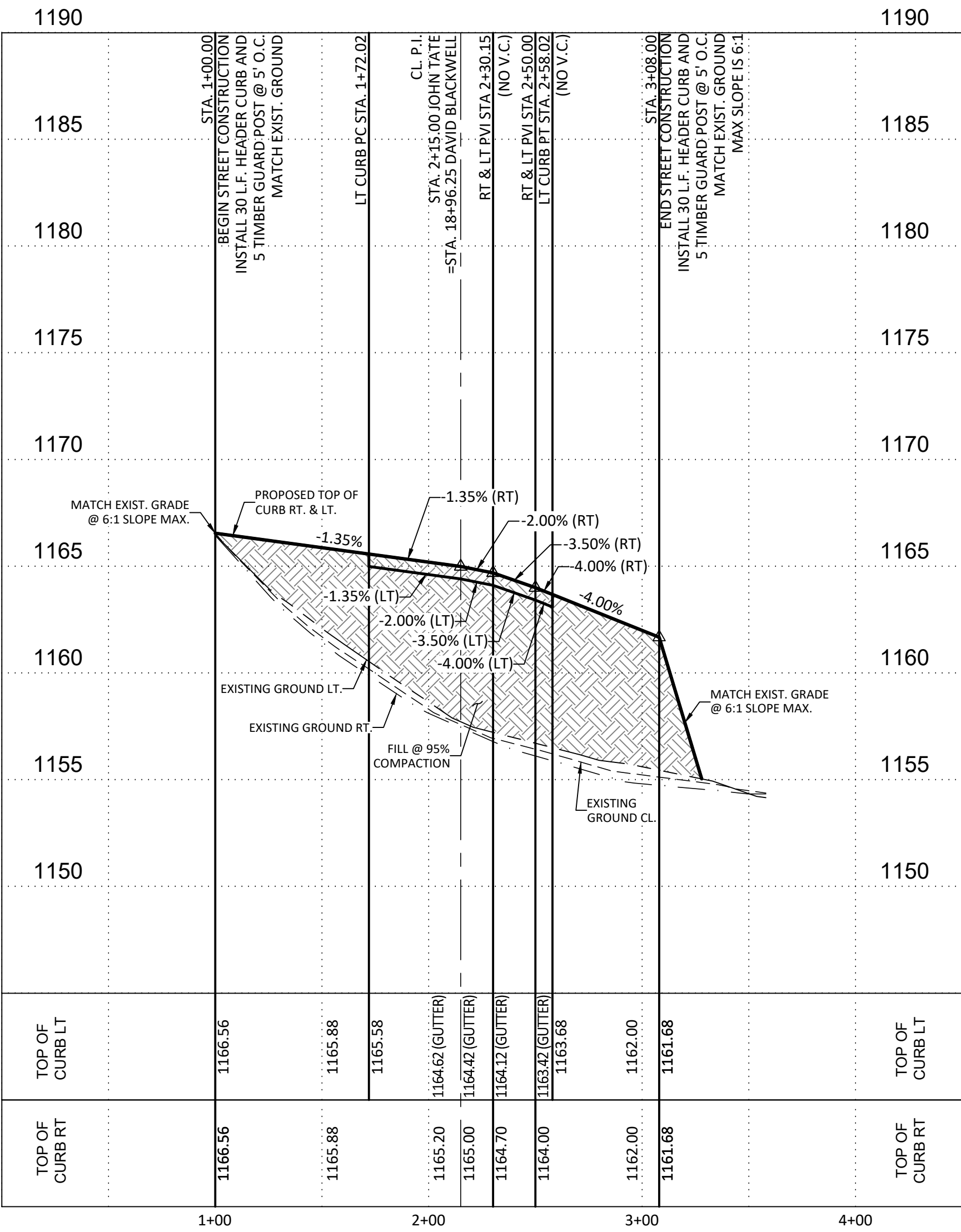
STA. 1+00.00 TO STA. END

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



JOHN TATE

STA. 1+00.00 TO STA. END



CAUTION!!!

CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

REVISIONS		BY	DATE
NO.	DESCRIPTION		

Engineers
Surveyors
Planners

MTR

May Tarin Ramirez Engineers, LLC

TEPERS: ENGINEERING F-5297 (SURVEYING: F-10131500)
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

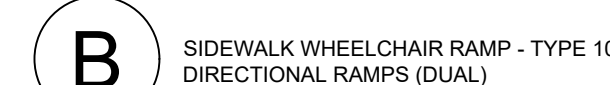
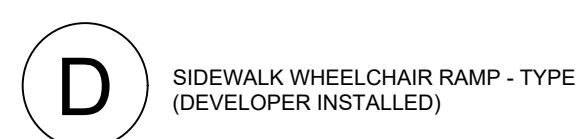


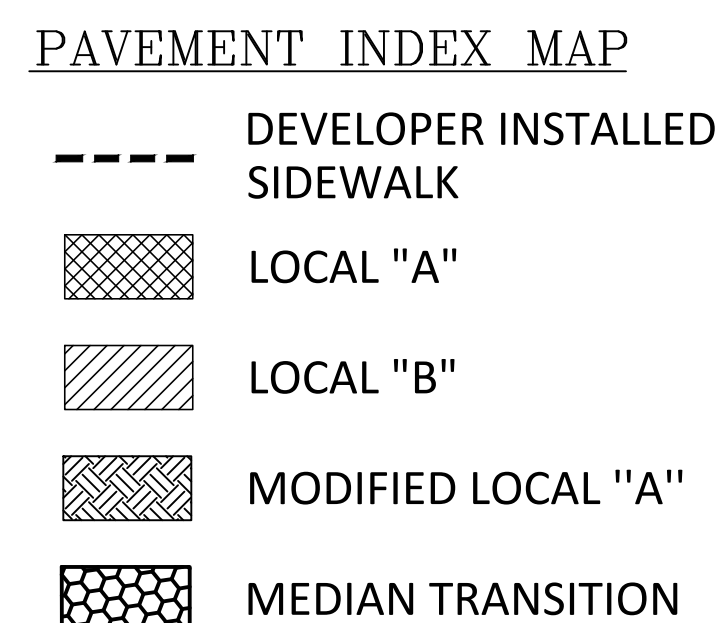
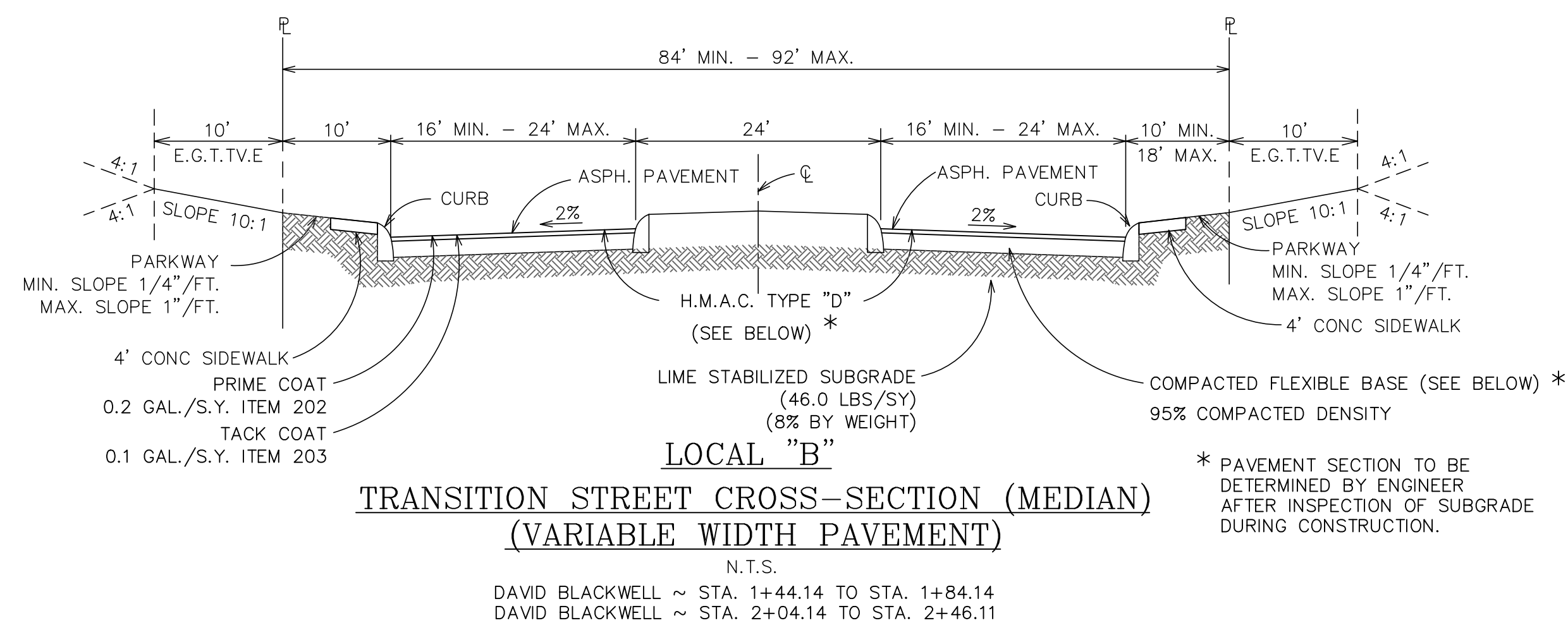
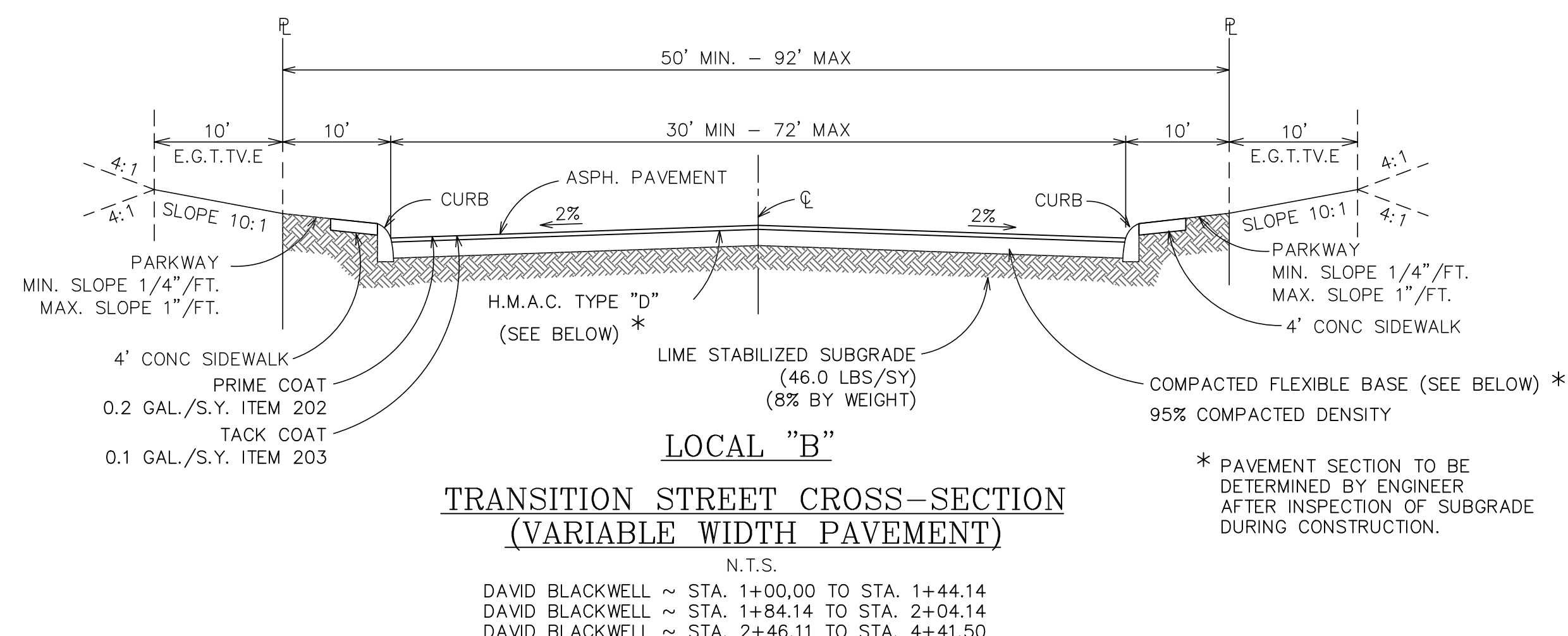
ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
LEE STIFF & JOHN TATE PLAN AND PROFILE
STA. 1+00.00 TO STA. END

SHEET

C4.7

SUBMITTAL SET





- ## NOTES:
1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION" - JUNE 2008
 - 200 - FLEXIBLE BASE
 - 202 - PRIME COAT
 - 203 - TACK COAT
 - 205 - HOT MIX ASPHALT CONCRETE PAVEMENT
 2. REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. "SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS FOR PROPOSED NEW STREETS - HIDEAWAY VILLAGE DUPLEX, SAN ANTONIO, TEXAS, DATED JANUARY 03, 2025."
 3. CONTRACTOR TO COORDINATE ALL MATERIAL TESTING

FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

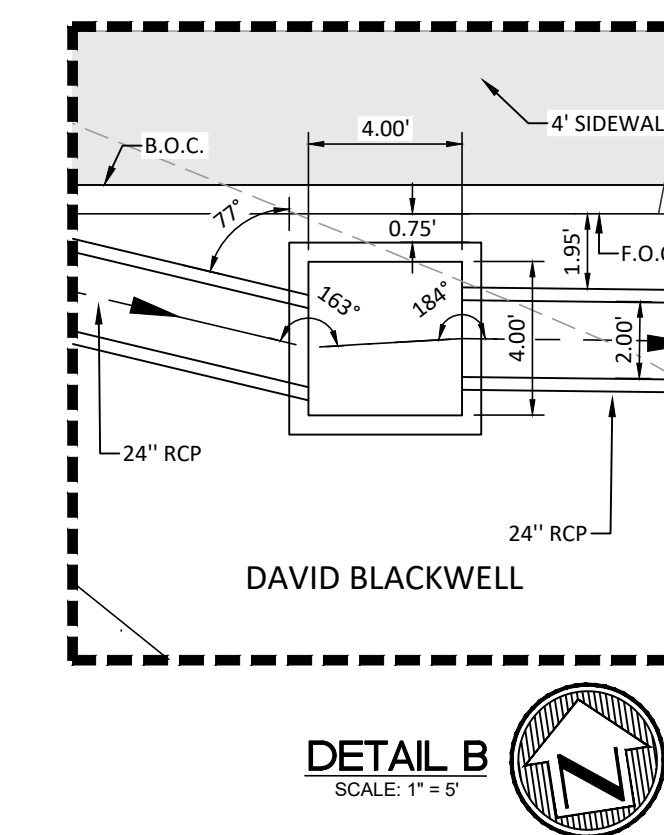
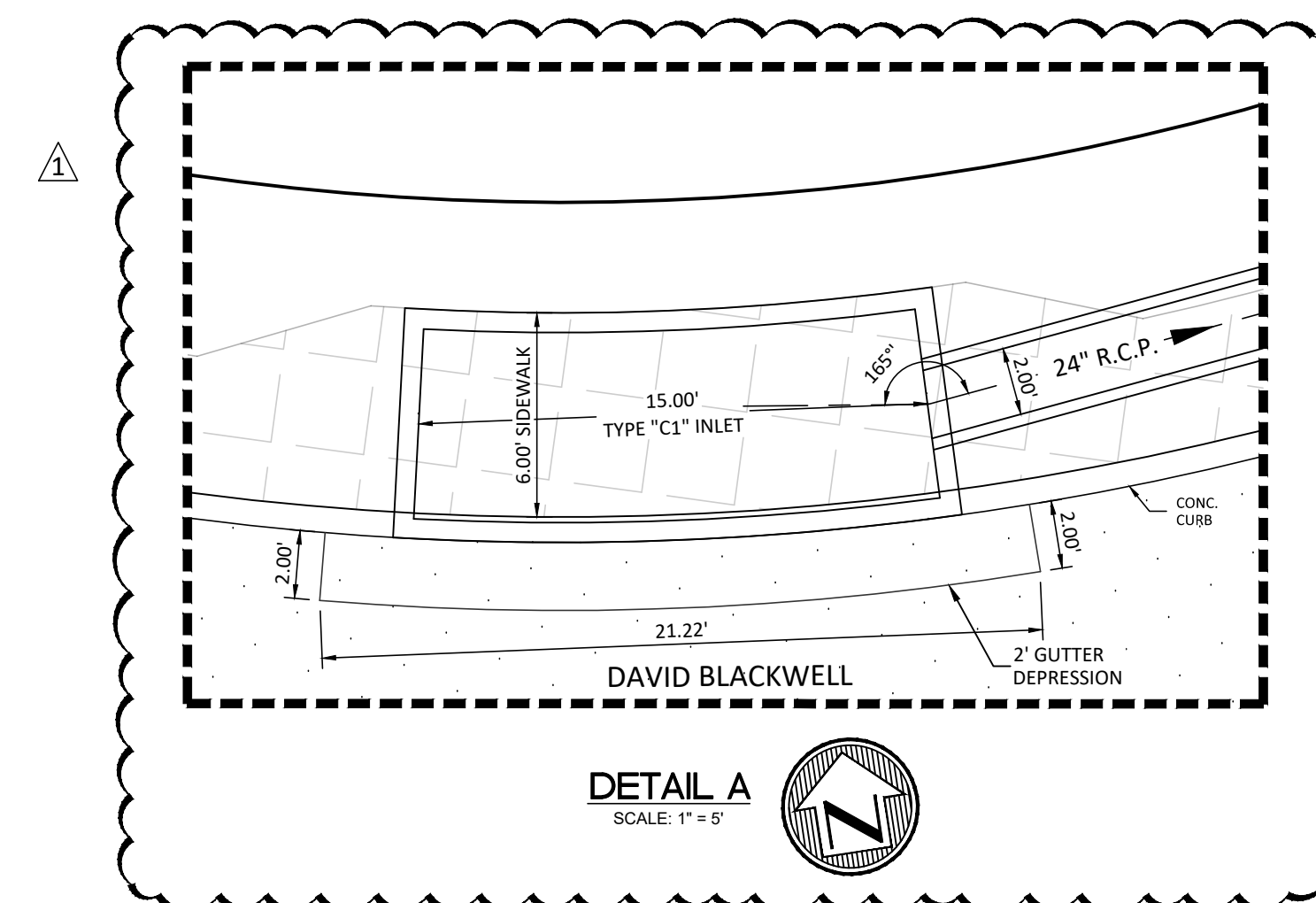
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING;
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE ¾ INCH SIEVE FROM THE SAMPLE):
 - MINIMUM PASSING 1½ SIEVE 100
 - MINIMUM PASSING ¾ SIEVE 85
 - MINIMUM PASSING NO. 4 SIEVE 60
- 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 ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN ±1.0 INCH.

NOTE:
THE SUBGRADE SOILS SHOULD BE TESTED
FOR SOLUBLE SULPHATE CONTENT PRIOR
TO INSTALLATION OF LIME OR CEMENT

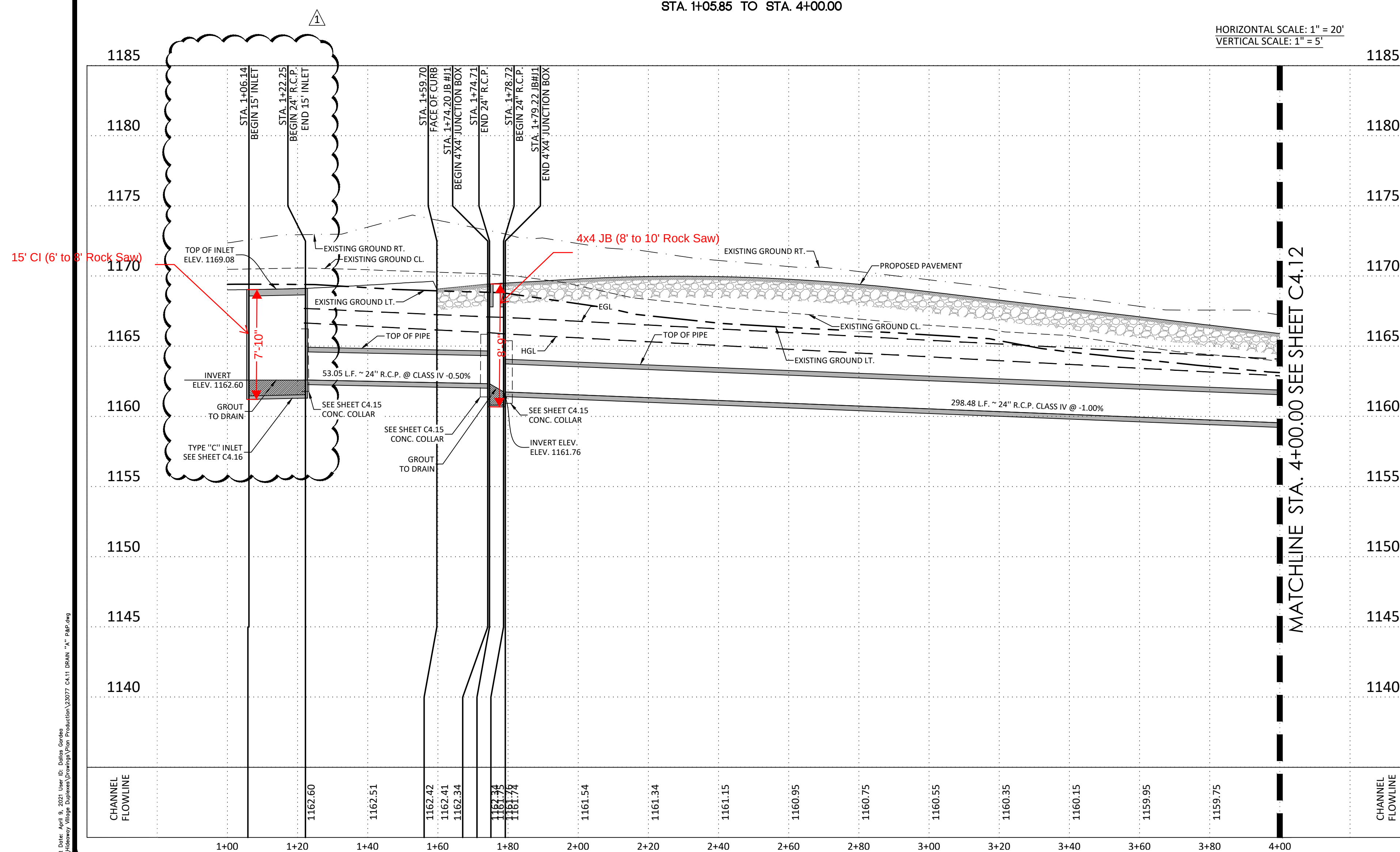
NOTE:
SELECT FILL MATERIAL SHALL HAVE
A MAXIMUM PLASTICITY INDEX OF
60 AND A CALIFORNIA BEARING
RATIO (CBR) OF AT LEAST 2.0

GEOTECHNICAL REPORT::
INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P.
PROPOSED NEW STREETS HIDEAWAY VILLAGE DUPLEX
INTEC PROJECT NO. S241364 (JANUARY 03, 2025)

* <u>PAVEMENT SECTIONS</u>			
<u>PAVEMENT MATERIAL</u>	<u>LOCAL A</u>	<u>CLAY SUBGRADE (CBR 3.0)</u> <u>LOCAL B</u>	<u>LOCAL A (MODIFIED)</u>
TYPE D ASPHALTIC CONCRETE	3.0 IN.	1.5 IN.	2.0 IN.
TYPE C ASPHALTIC CONCRETE	---	2.5 IN.	---
TYPE B ASPHALTIC CONCRETE	---	---	4.0 IN.
FLEXIBLE BASE (TxDOT ITEM 247 TYPE A GRADE 2)	8.0 IN.	18.50 IN.	5.0 IN.
LIME STABILIZED SUBGRADE (34.50 LBS/SY)	6.0 IN.	---	---
LIME STABILIZED SUBGRADE (46.0 LBS/SY) (8% BY WEIGHT)	---	8 IN.	---



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

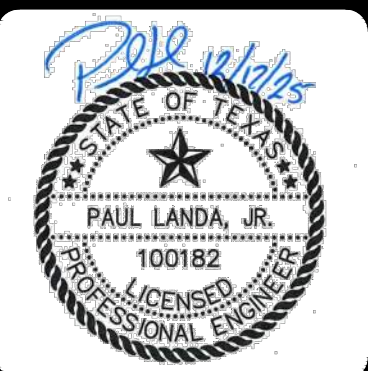


- NOTES:**
1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
 4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 5. PROVIDE CONCRETE APRONS ON ALL INLETS. REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
 6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
 8. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.

REVISIONS		NO.	DATE	DESCRIPTION
		1	12/17/25	REVISED INLET
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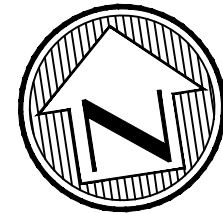
Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

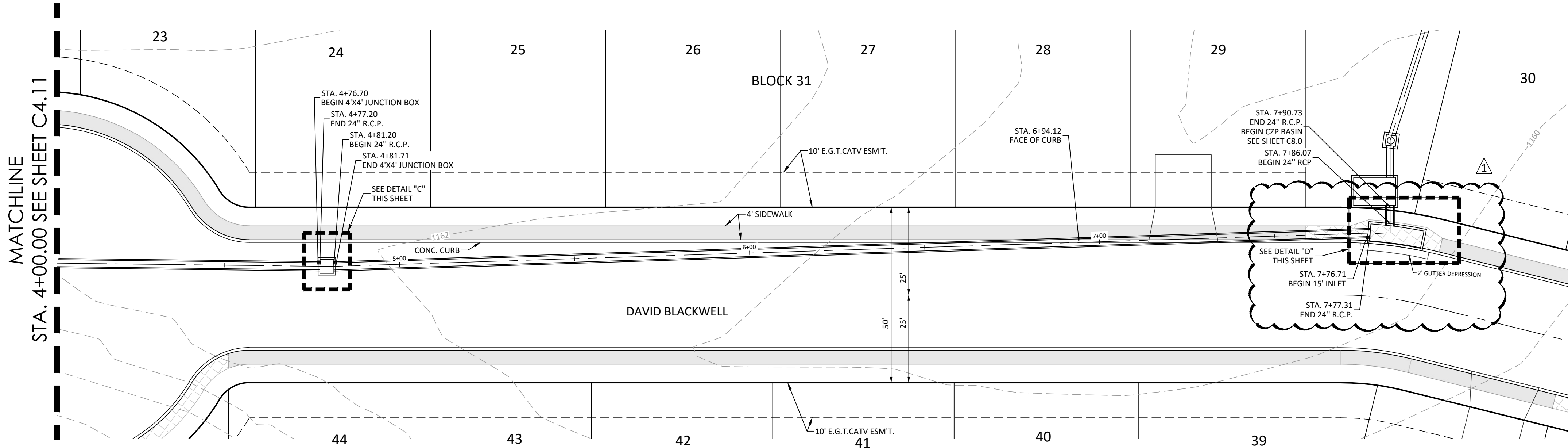


ENCLAVE AT HIDEAWAY VILLAGE
DRAIN PLAN & PROFILE
DRAIN "A"
STA: 4+00.00 TO STA: 7+90.74

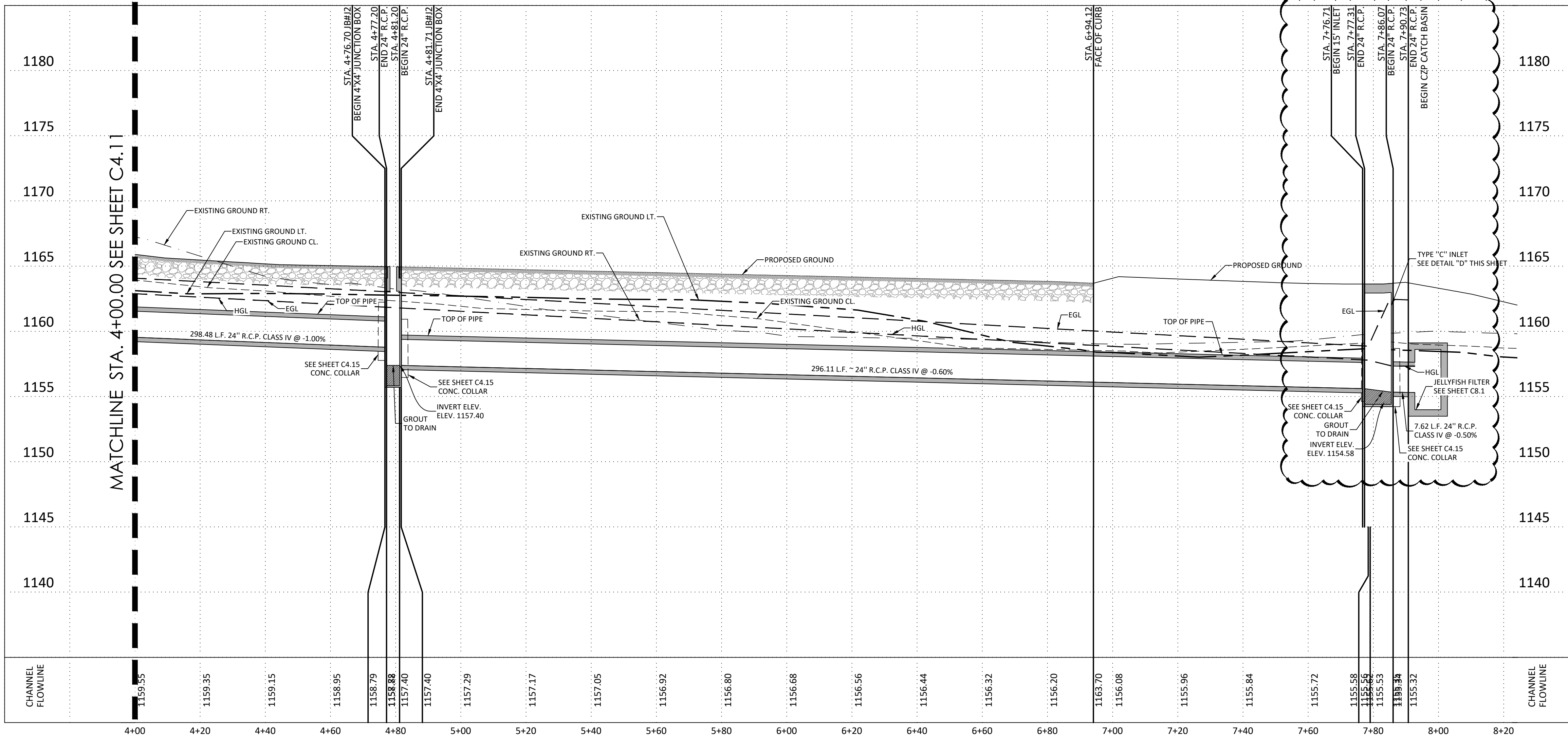
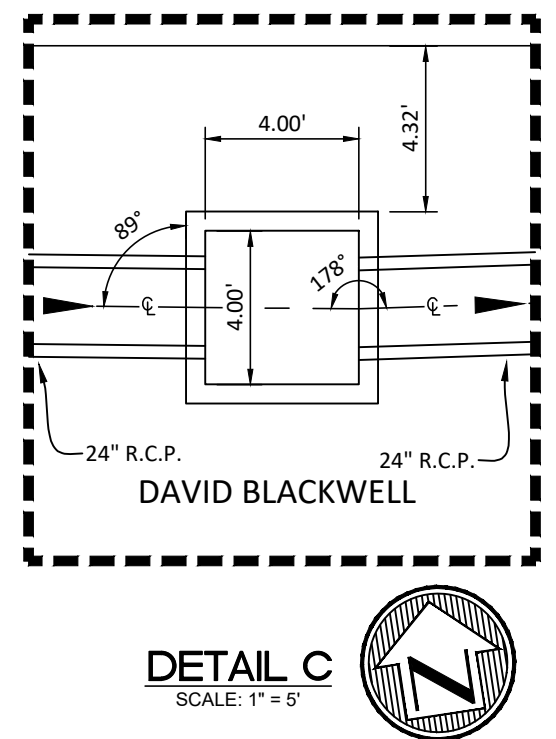
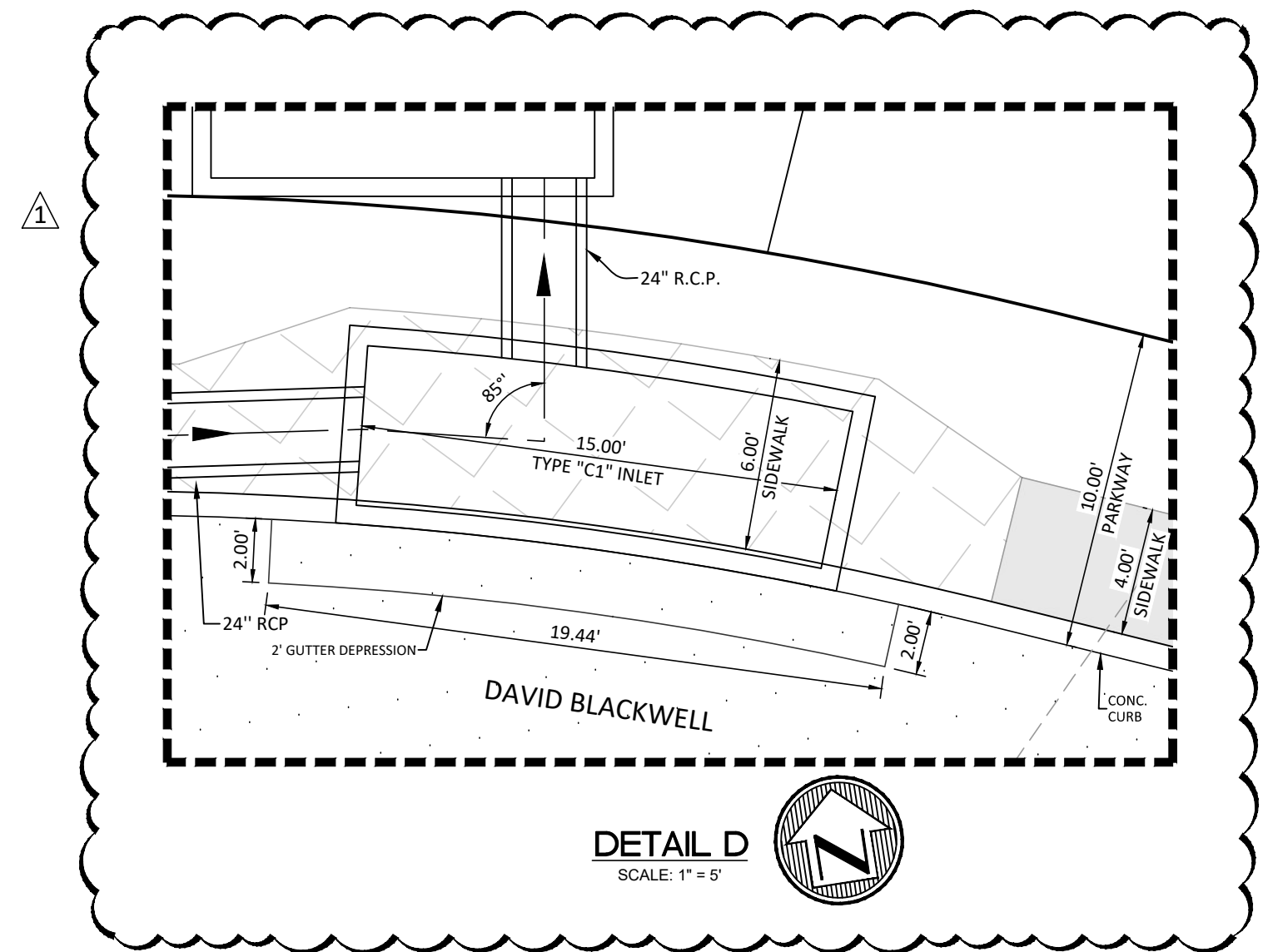
SHEET
C4.12



SCALE: 1"=20'

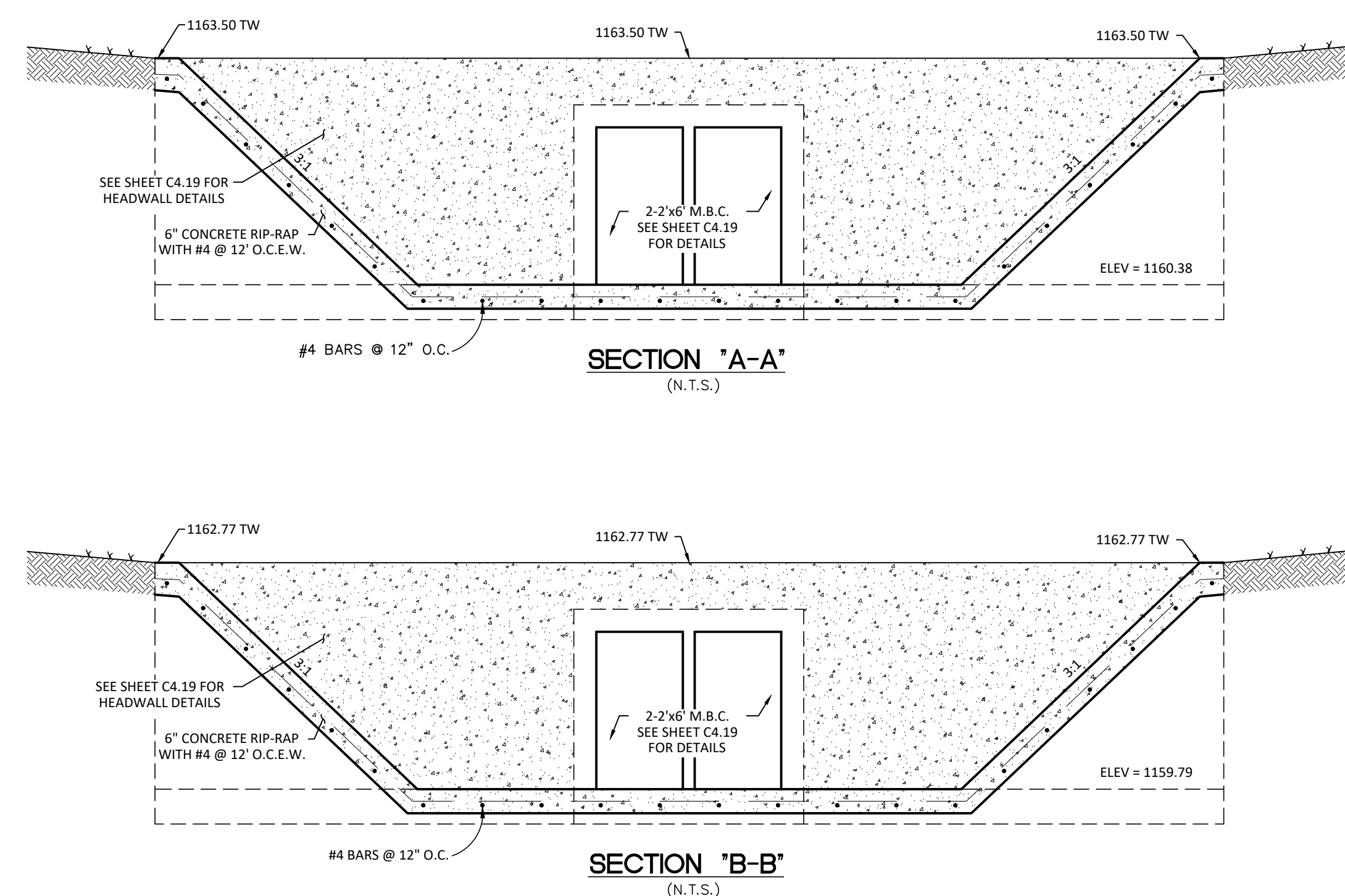
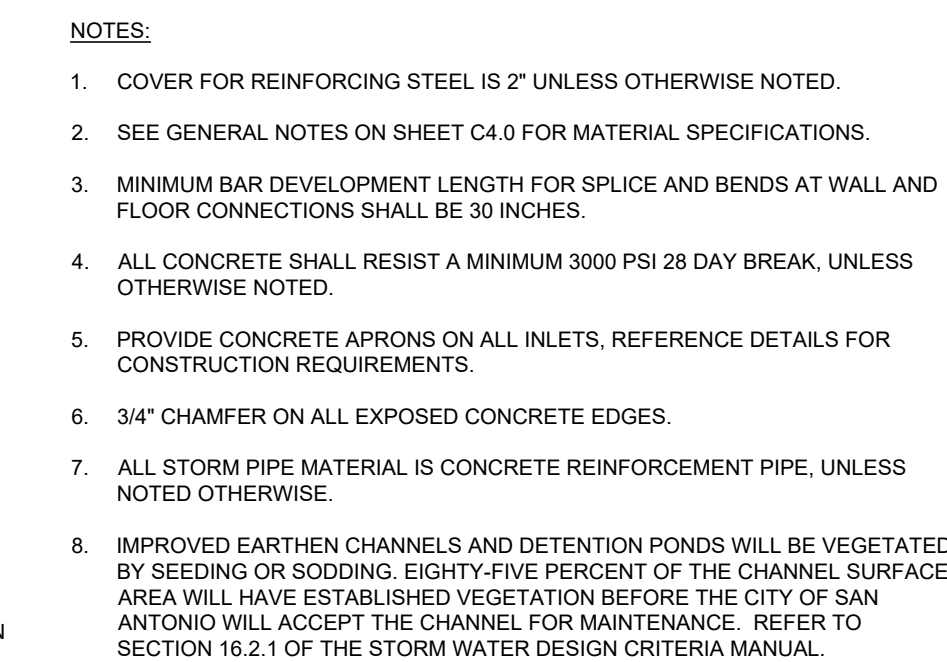
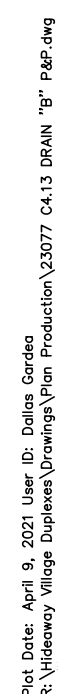


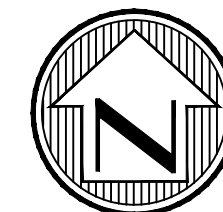
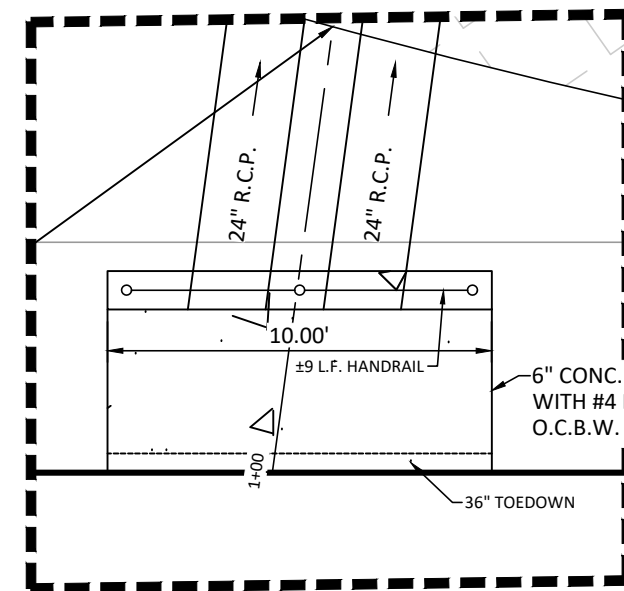
DRAIN "A"
STA. 4+00.00 TO STA. 7+90.74



- NOTES:
- COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
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 - PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
 - 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 - ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
 - IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.

SUBMITTAL SET



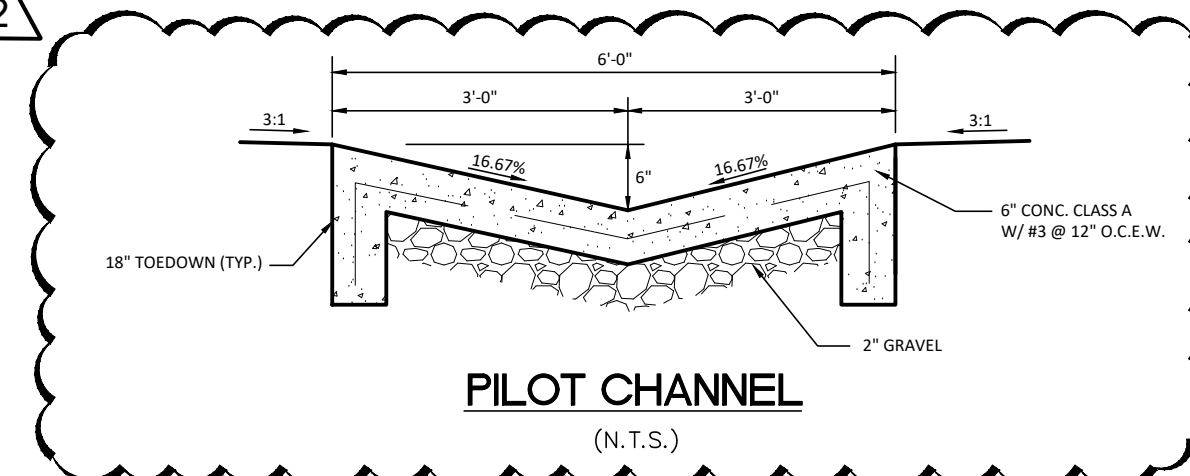


SCALE: 1"=20'

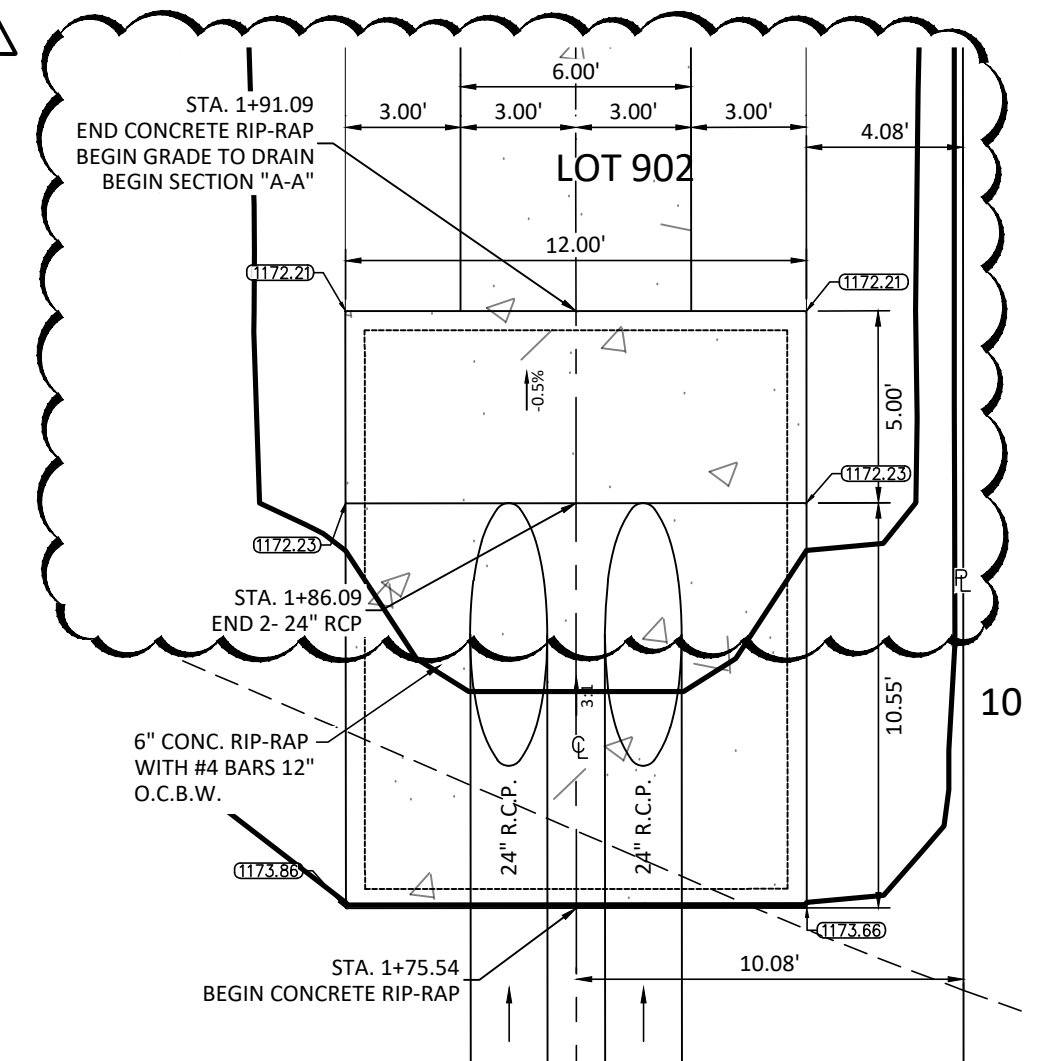
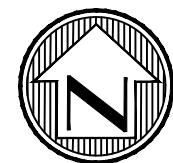
A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 20, and 40.

NOTES:

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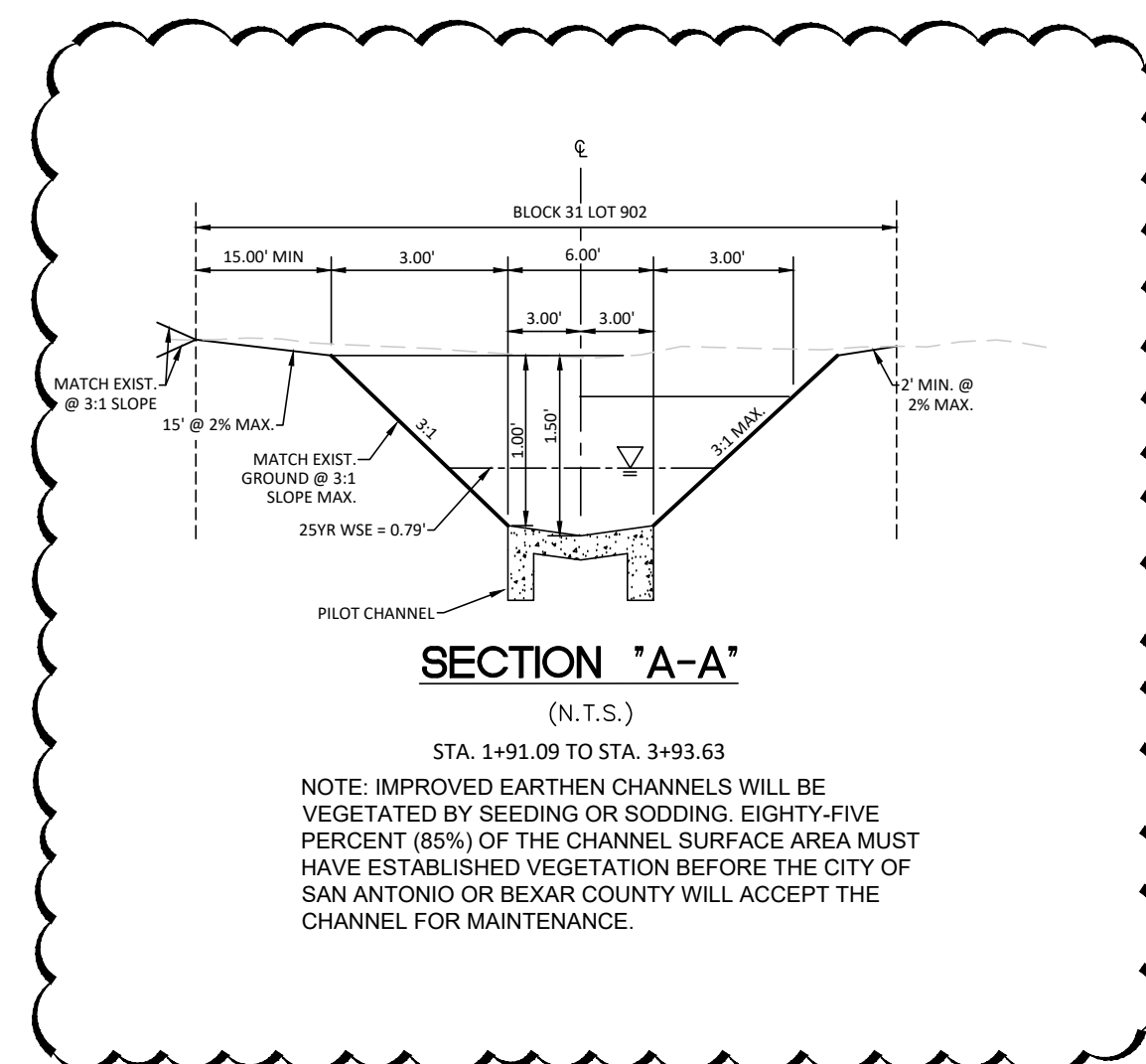
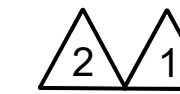


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	24.33'	15.00'	92°55'38"	15.79'	21.75'
C2	20.70'	15.00'	79°03'49"	12.38'	19.10'



STA. 1+00.00 TO STA. 4+03.63

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



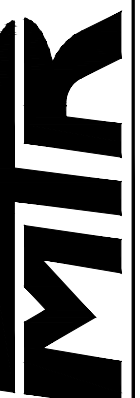
STA. 1+91.09 TO STA. 3+93.63

NOTE: IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

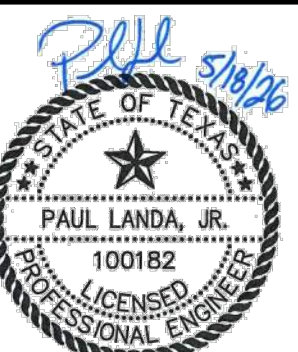
[illegible]

• **Engineers**
• **Surveyors**
• **Planners**

Engineers, LLC
NG: F-101315000
EL: (210) 698-5000
X: (210) 698-5000



Moy Tarin Ramirez Engineers, LLC
 TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5100
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5100



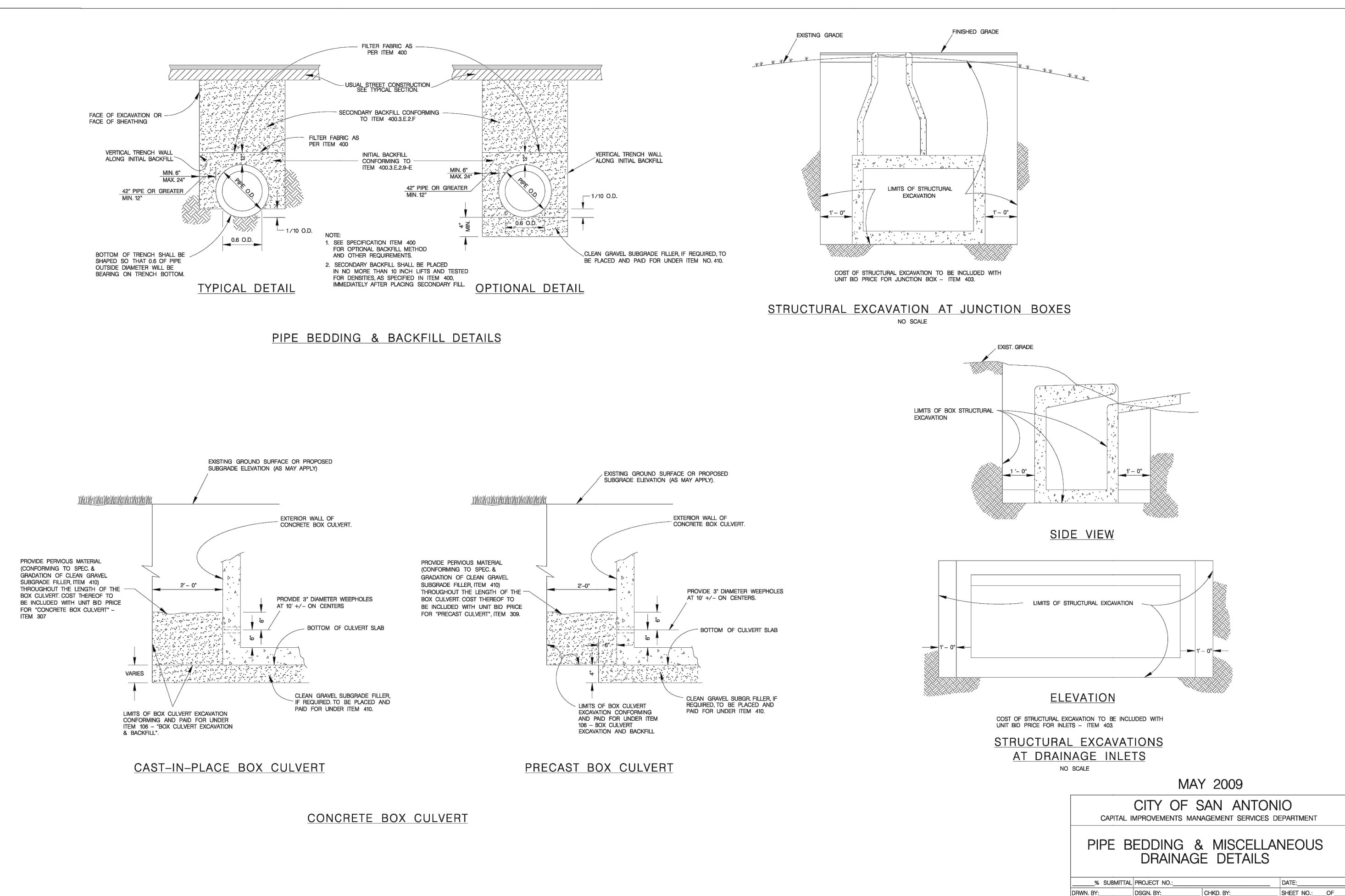
ENCLAVE AT HIDEAWAY VILLAGE

DRAIN "C"
STA. 1+00.00 TO STA. 4+03.63

SHEET

C4.14

SUBMITTAL SET



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).

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.

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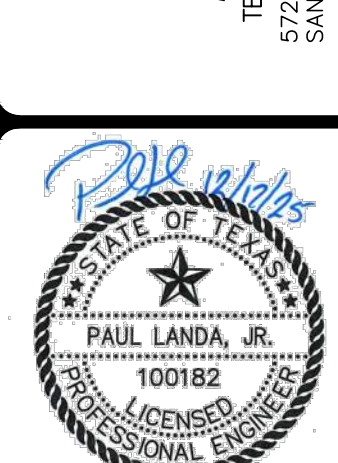
CONCRETE COLLAR DETAIL
(NOT TO SCALE)

REVISIONS	DESCRIPTION	DATE	BY
1	REVISED DETAIL	12/17/25	DG

NO.	DATE	BY
1	12/17/25	DG

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 03 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

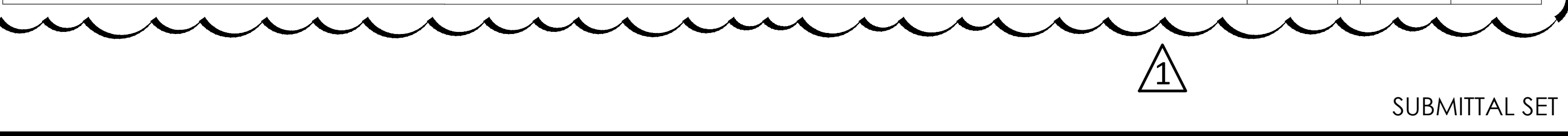
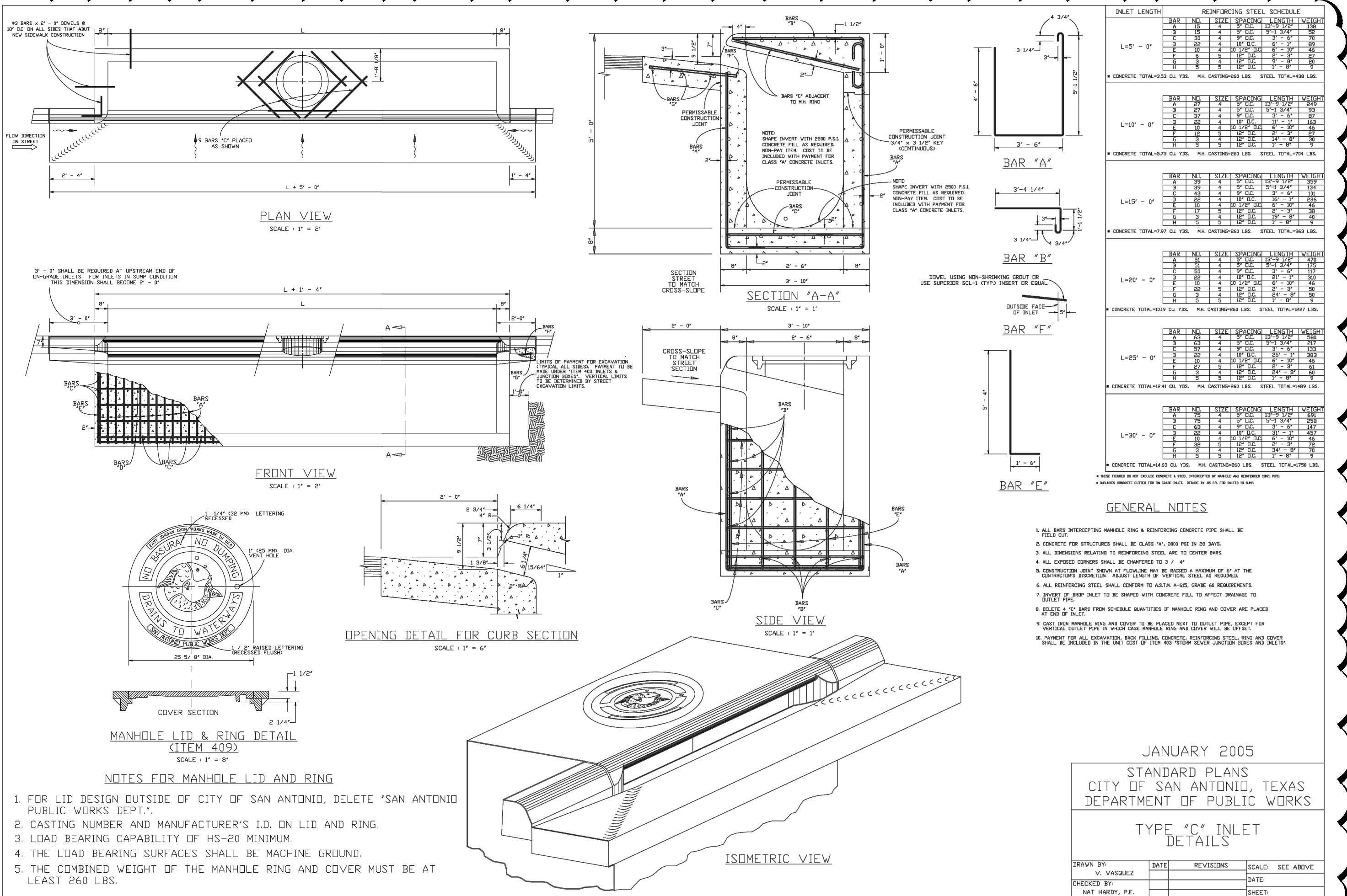
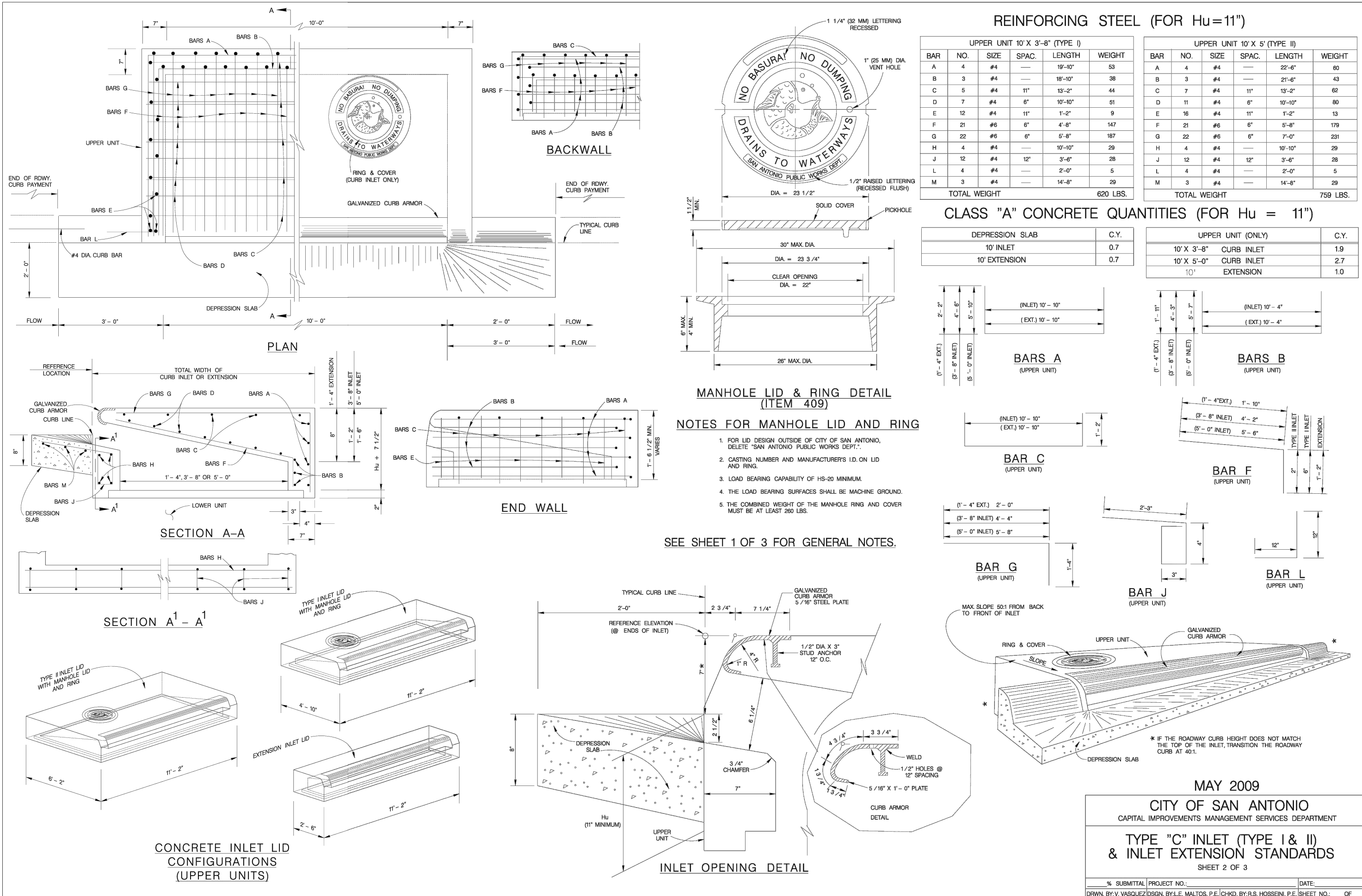
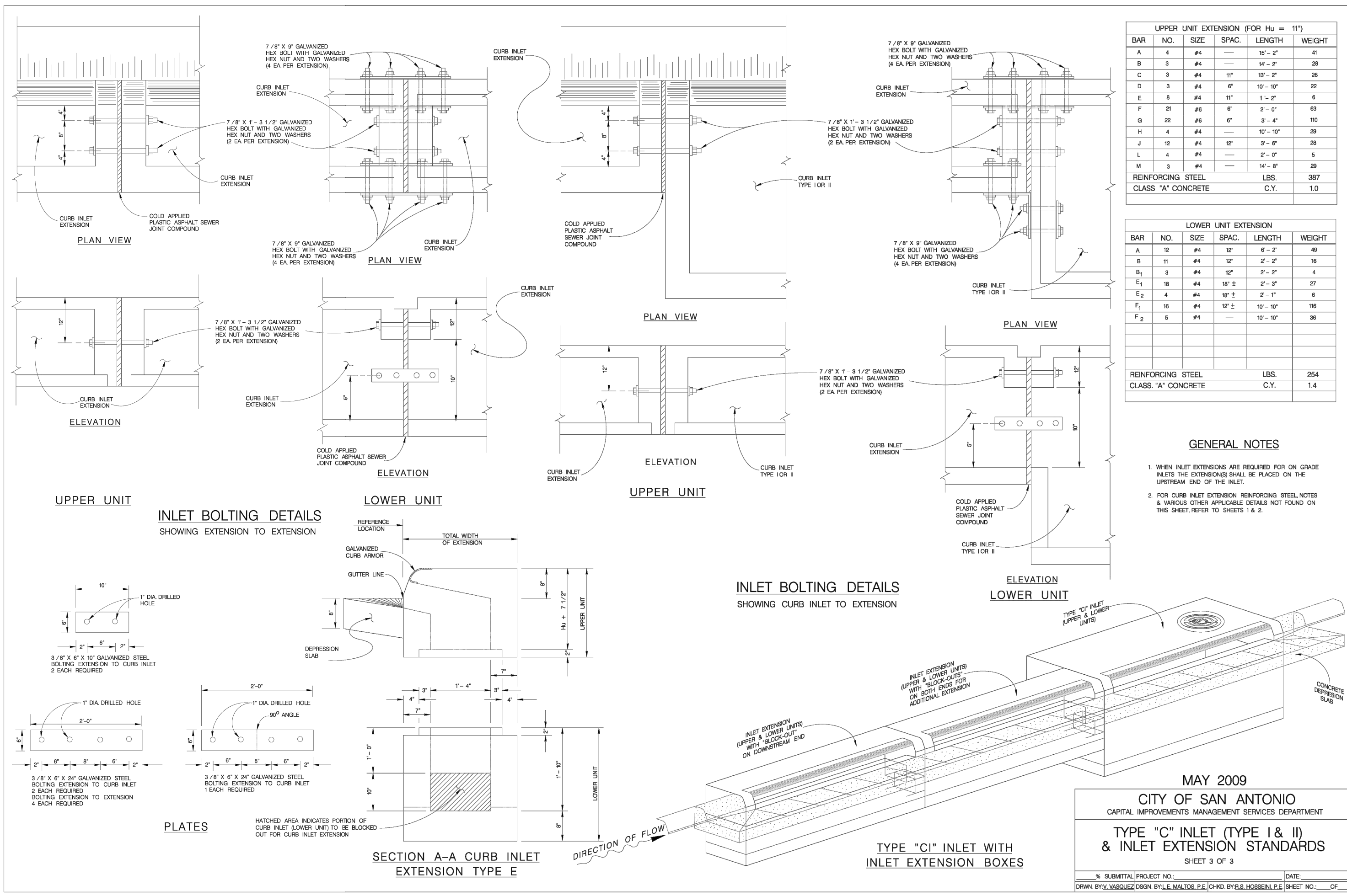
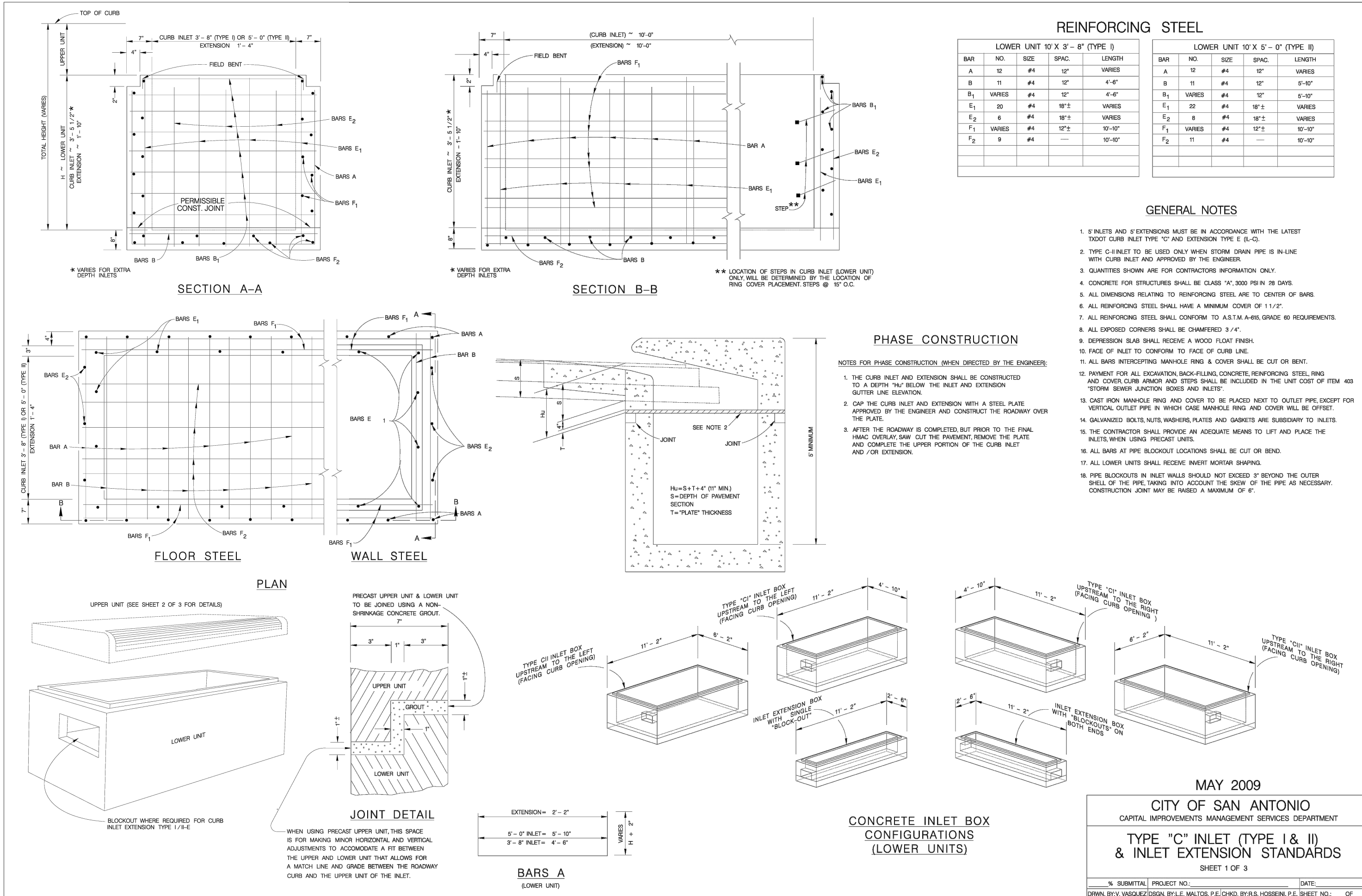


ENCLAVE AT HIDEAWAY VILLAGE

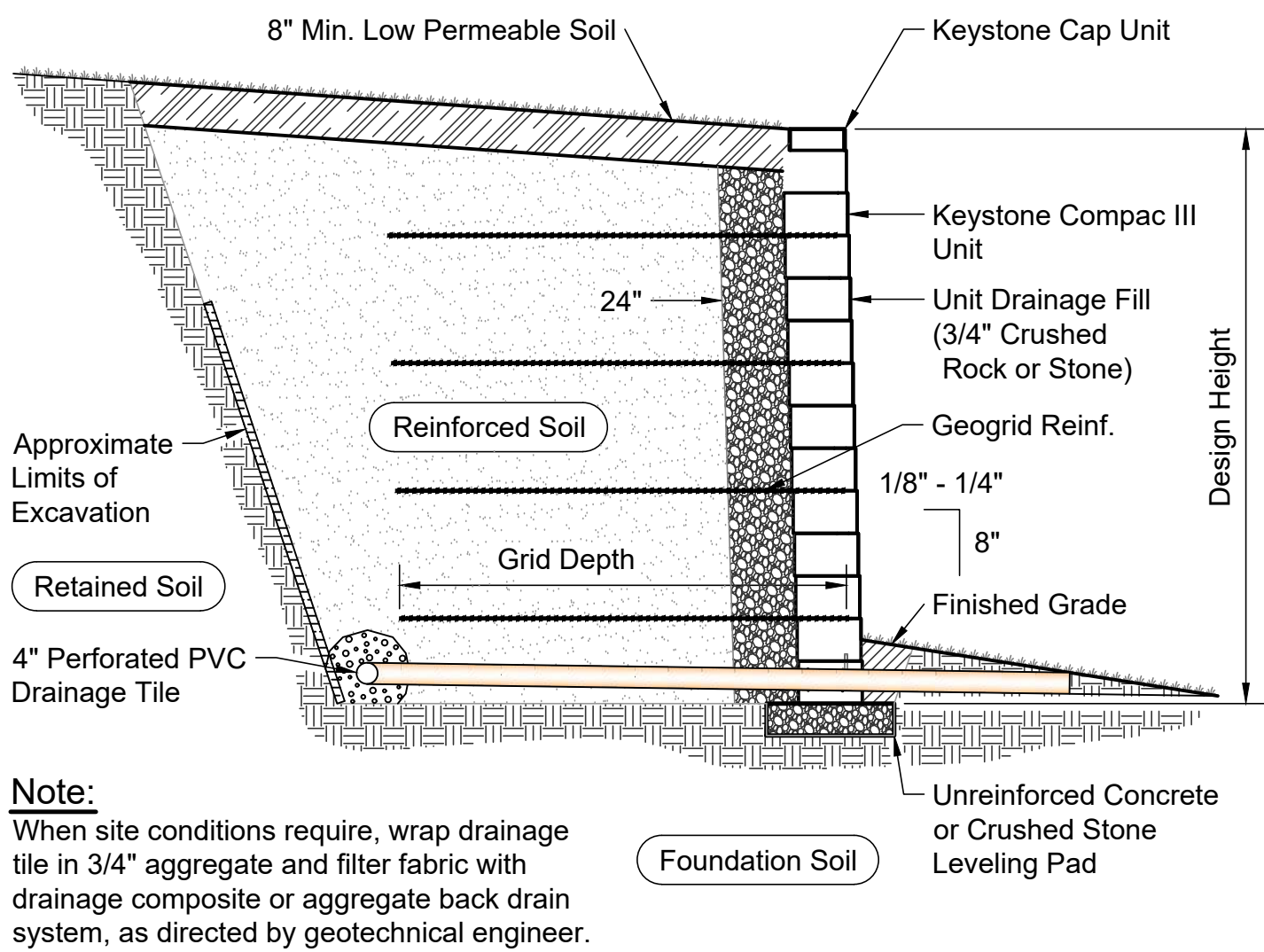
DRAIN DETAILS

SHEET

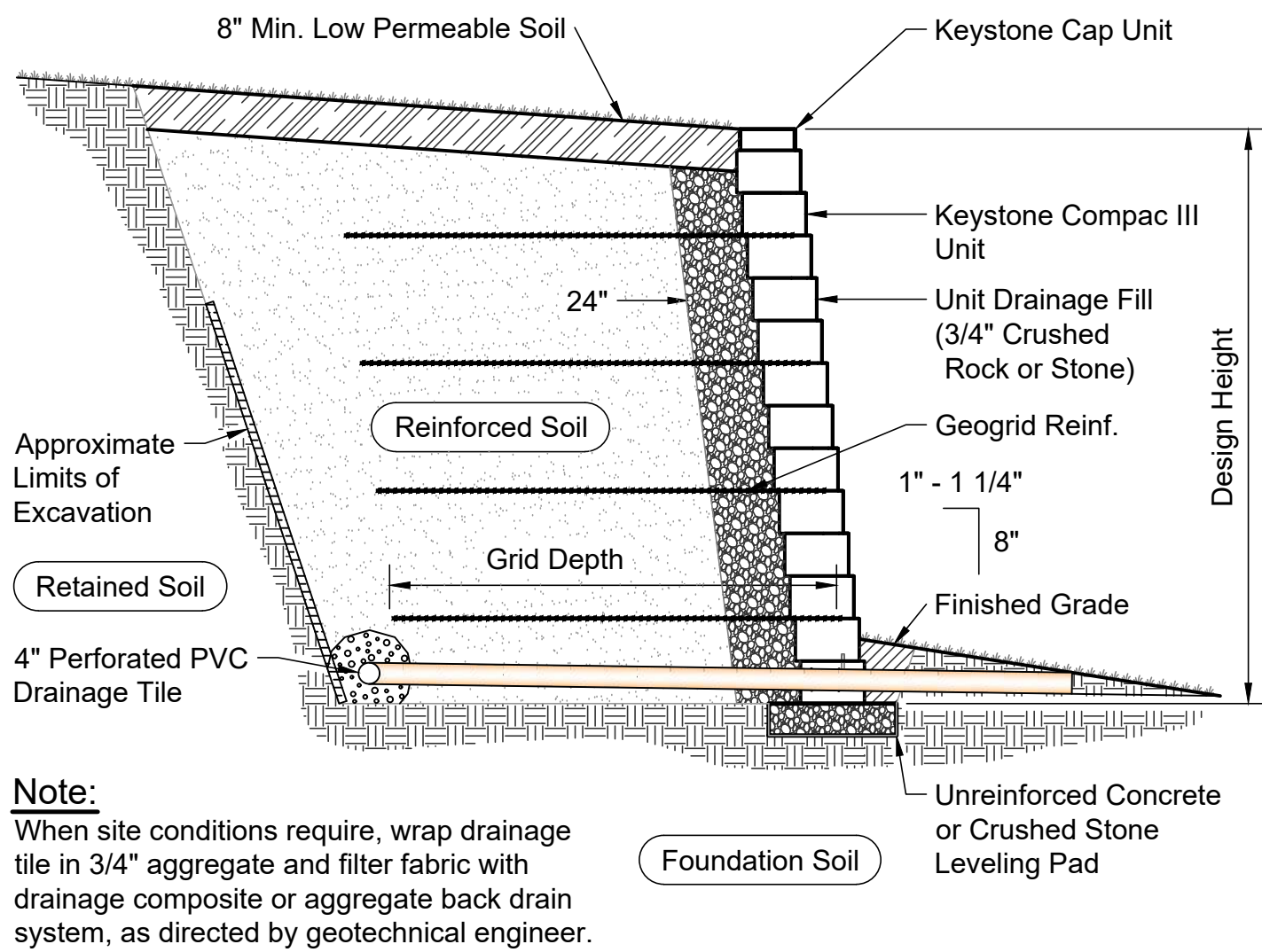
C4.16



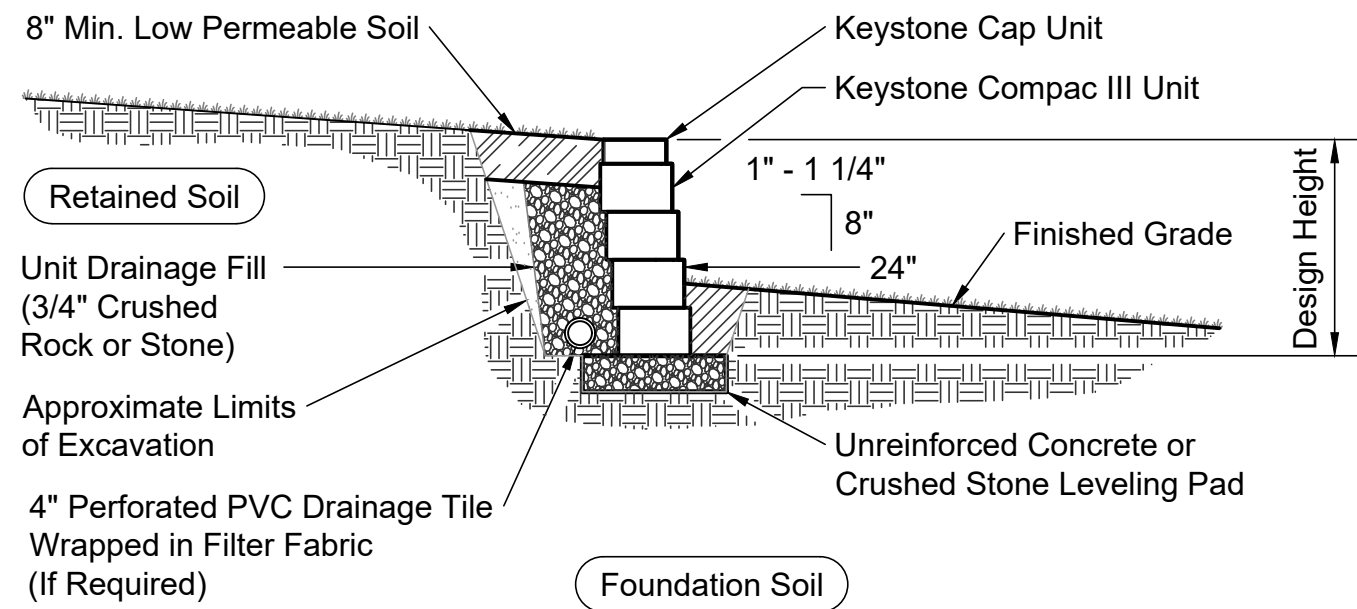
NOTE:
MODULAR RETAINING WALL DETAILS SHOWN ON THIS DRAWING ARE FOR REFERENCE PURPOSES ONLY. MODULAR BLOCK MANUFACTURER WILL BE REQUIRED TO SUBMIT SHOP DRAWINGS AND ENGINEERED PLAN.



Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback



Typical Reinforced Wall Section
Compac III Unit - 1" Setback

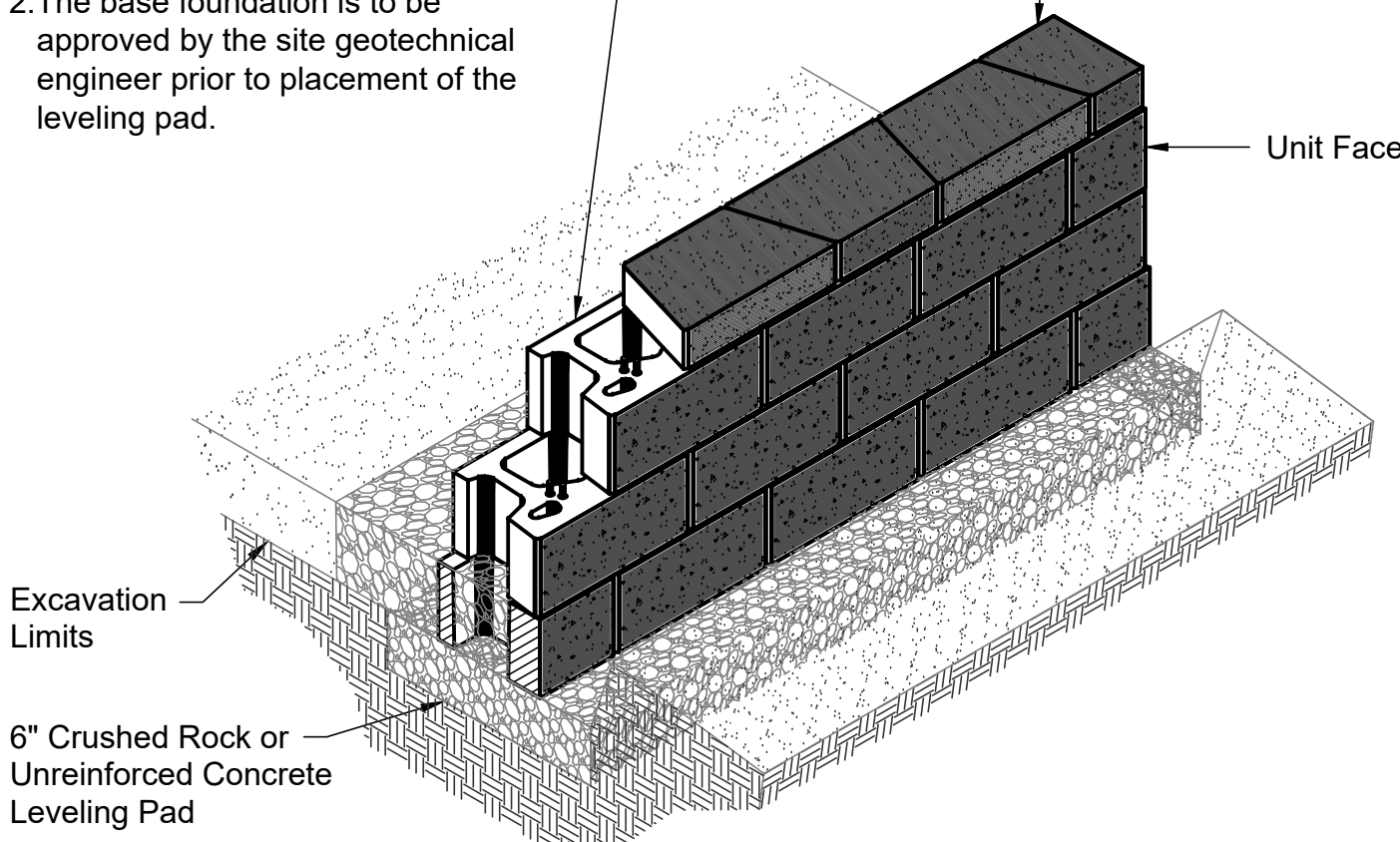


Typical Gravity Wall Section
Compac III Unit - 1" Setback

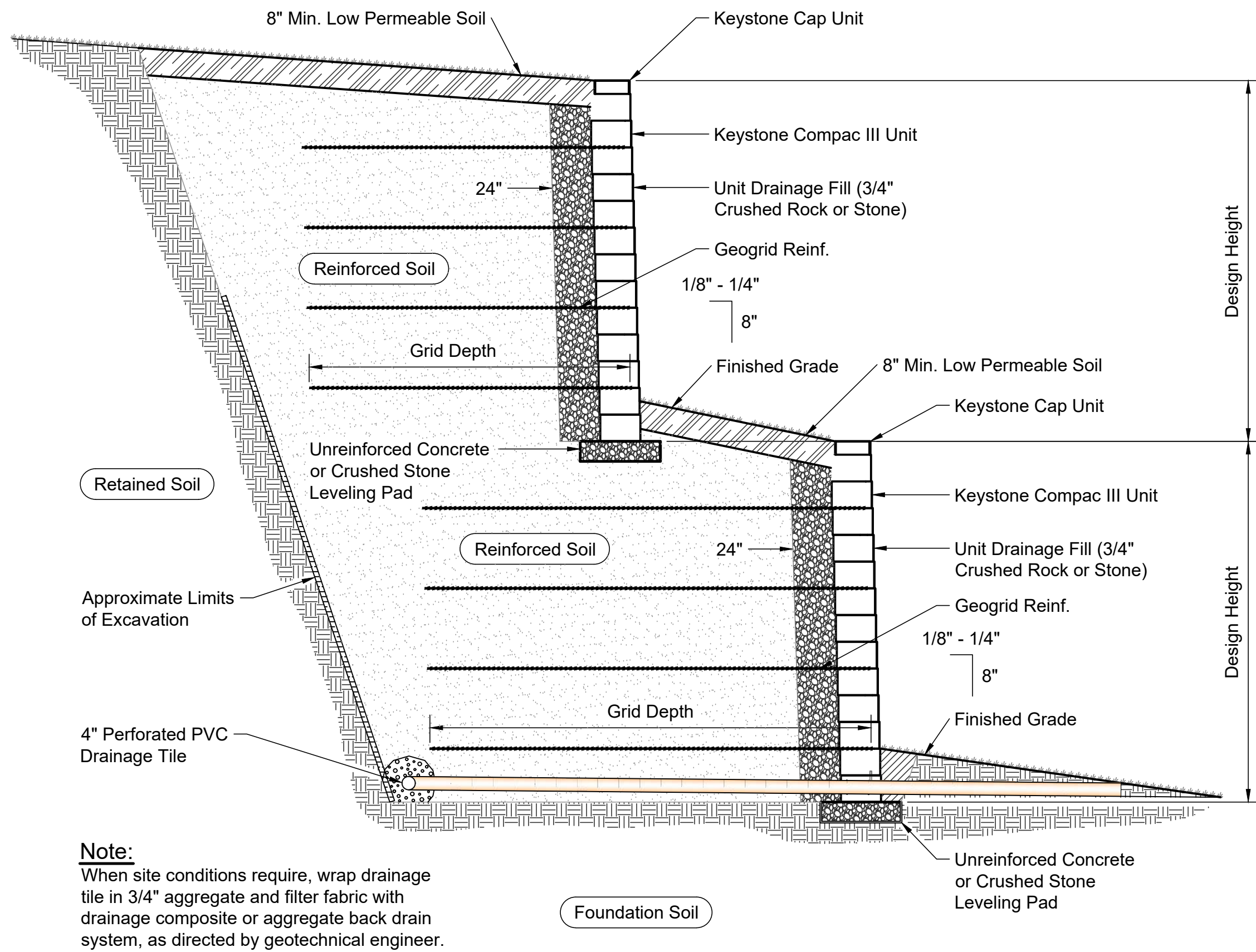
Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

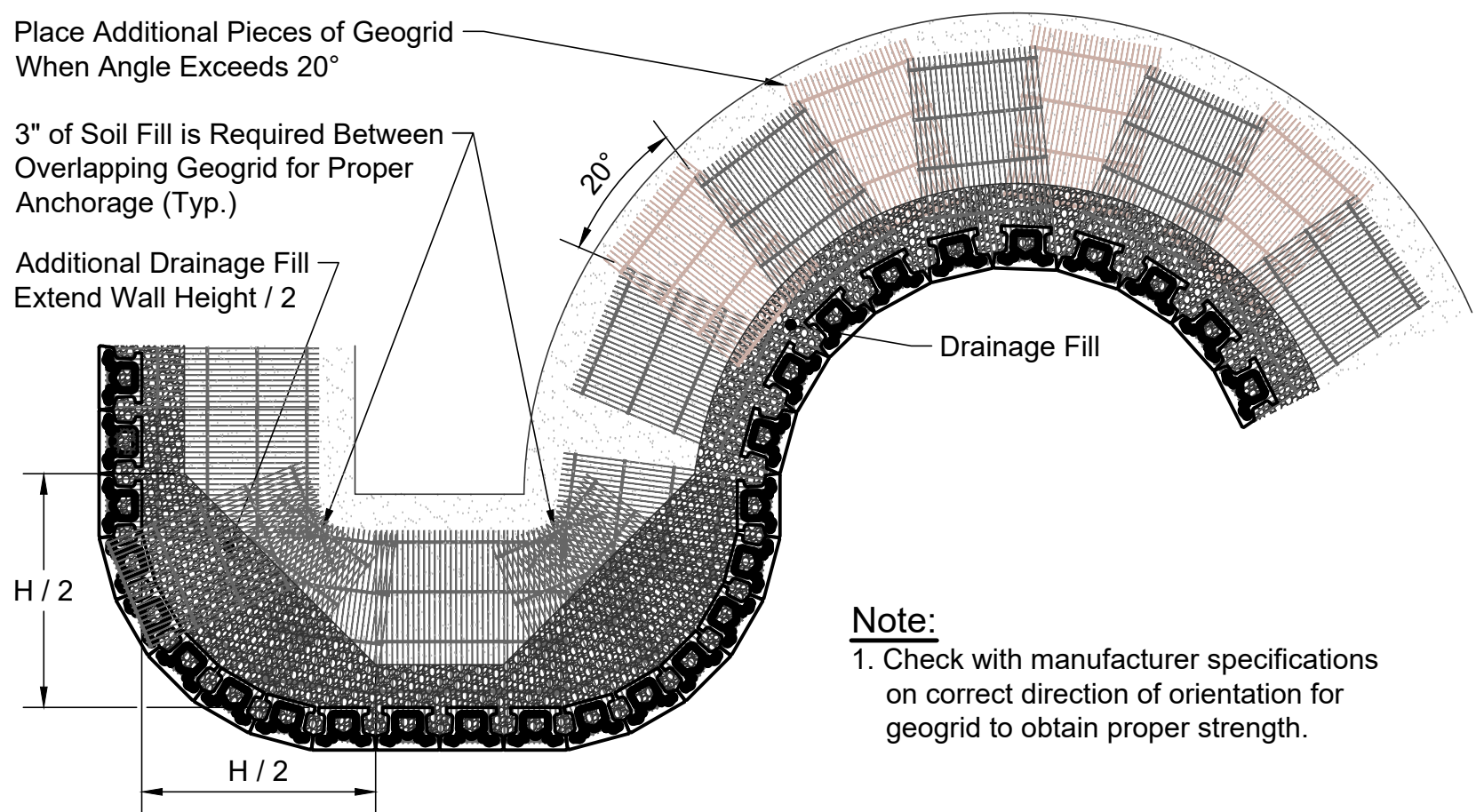
Compac III Unit		Universal Cap Unit	
Width:	18"	Width:	18"/12"
*Depth:	12"	*Depth:	10 1/2"
Height:	8"	Height:	4"
*Weight:	75 lbs	*Weight:	49 lbs



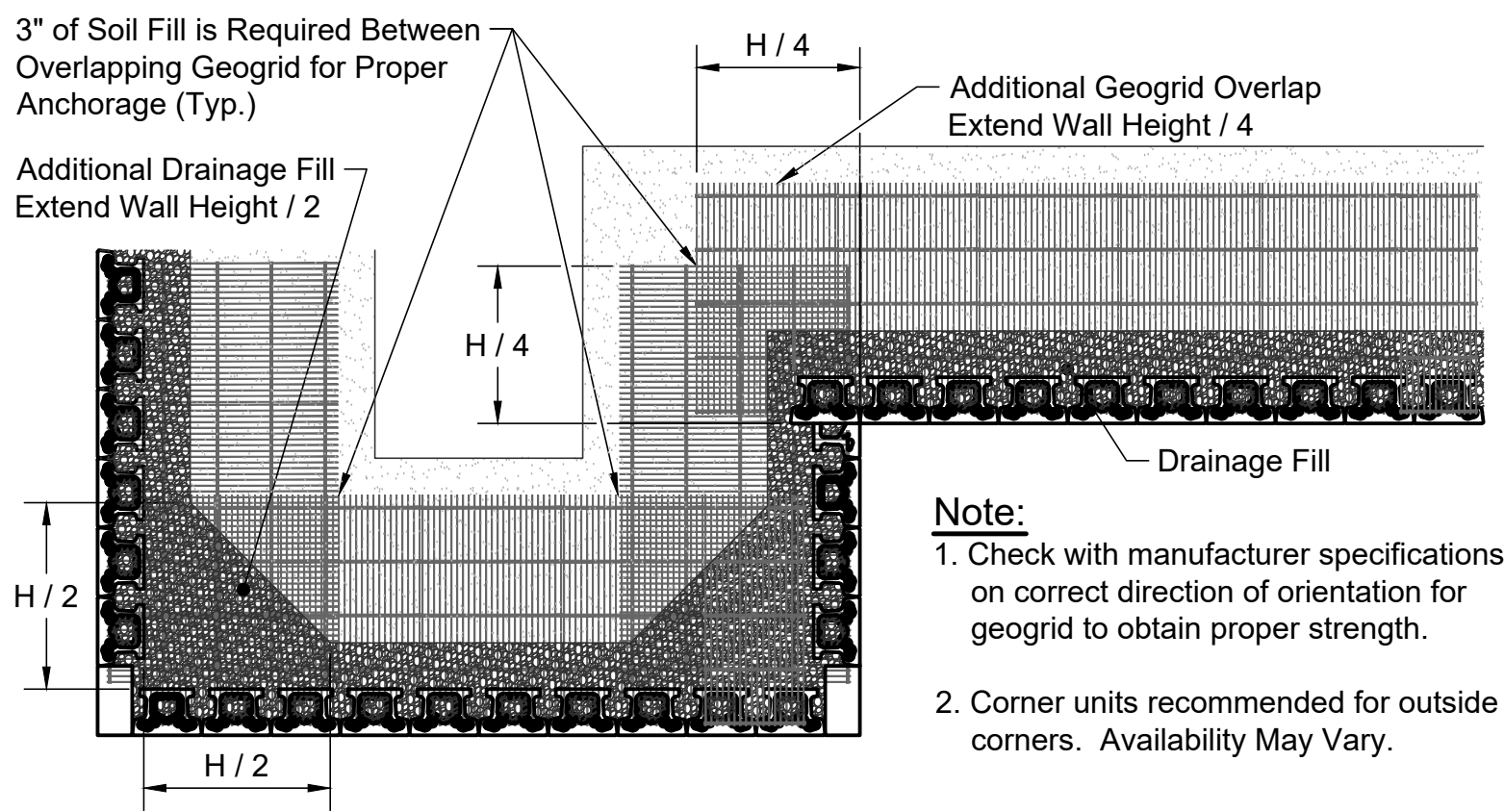
Compac III Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



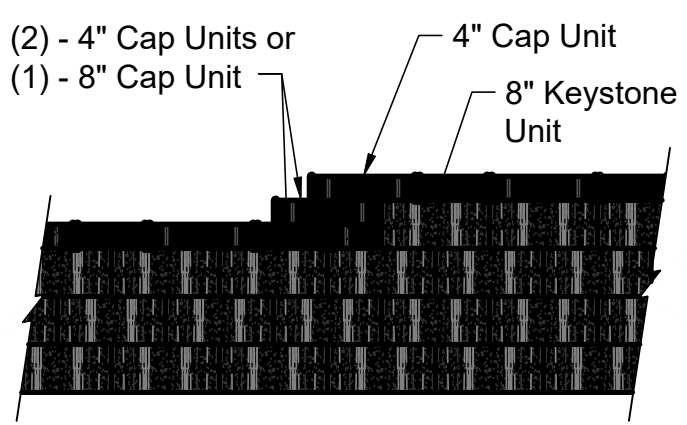
Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback



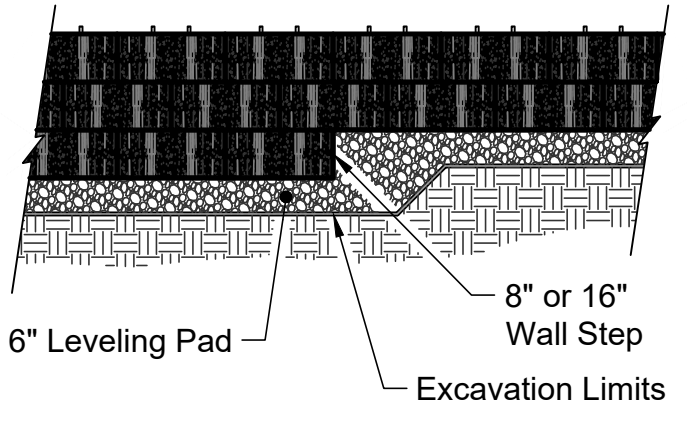
Geogrid Installation on Curves



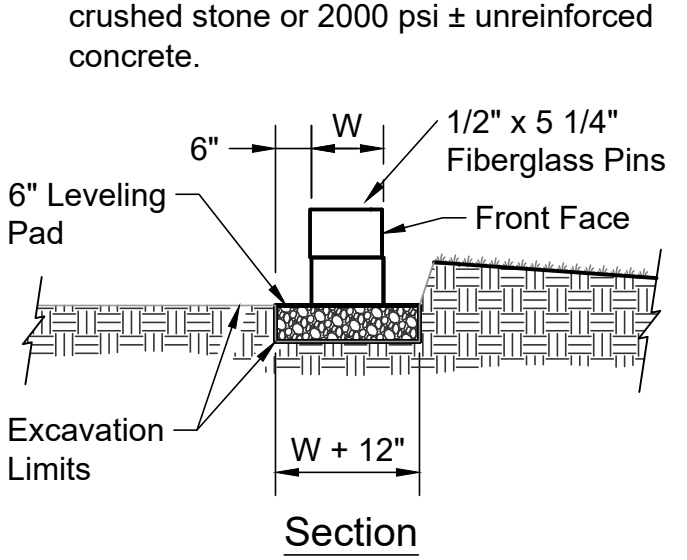
Geogrid Installation at Corners



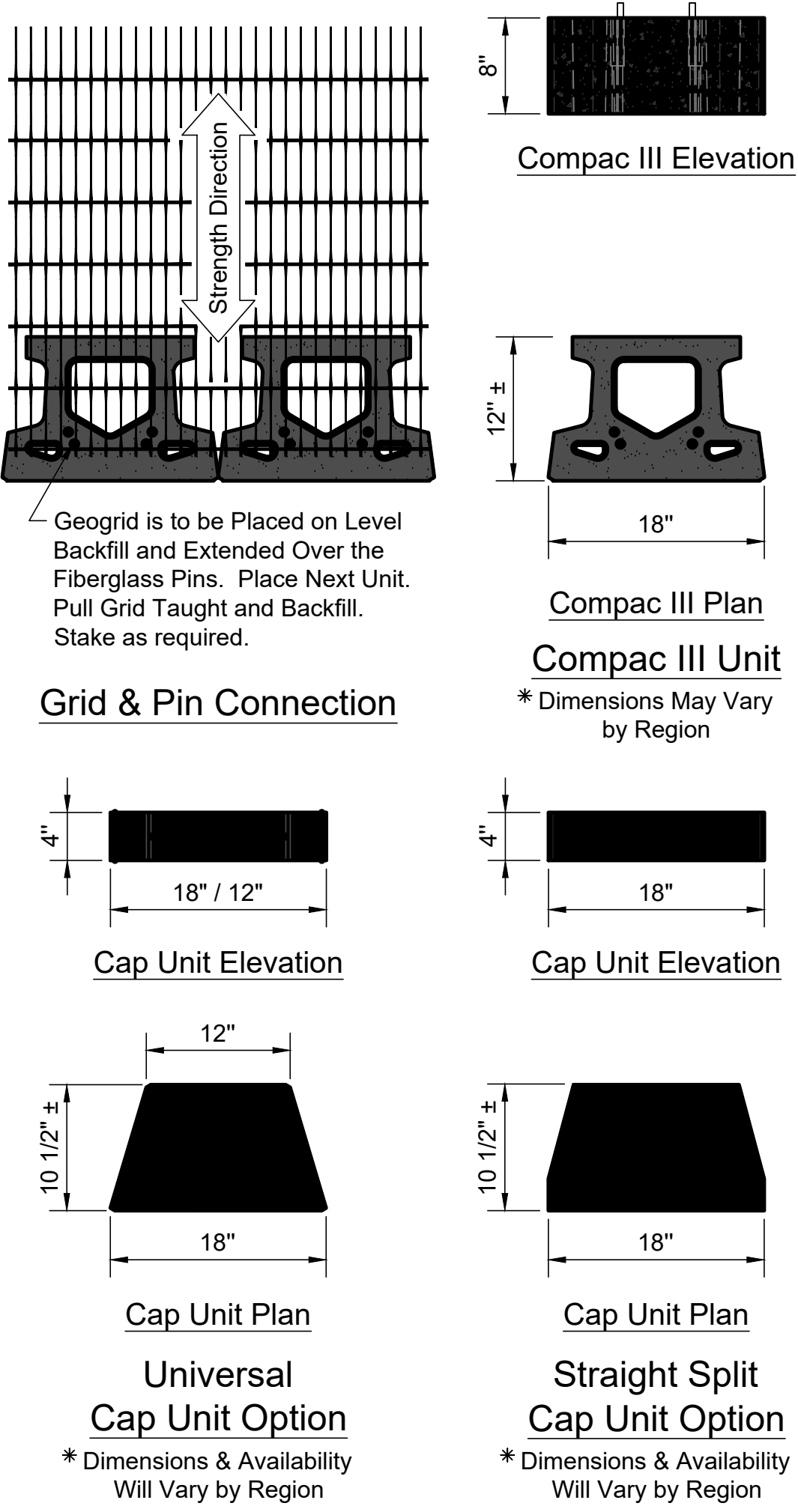
Top of Wall Steps



Leveling Pad Detail



Leveling Pad Detail



REVISIONS

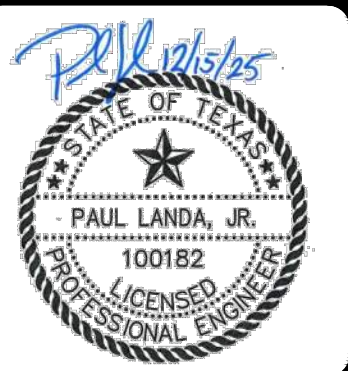
NO.	DATE	DESCRIPTION

• Engineers
• Surveyors
• Planners

MIR

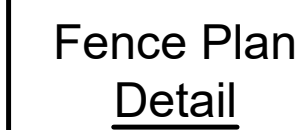
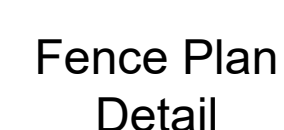
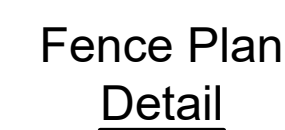
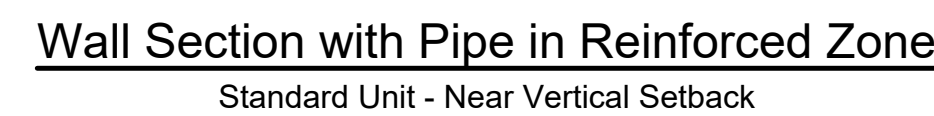
Moy Tarin Ramirez Engineers, LLC

TEPELS: ENGINEERING F-5927/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



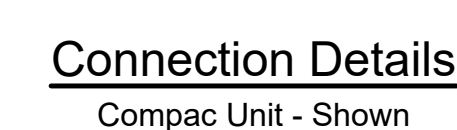
ENCLAVE AT HIDEAWAY VILLAGE

DRAIN DETAILS



Note:

- 1.) Corner units will need to be cut to size for each course to maintain proper batter and alignment.
- 2.) Secure corner with Keystone Kapseal adhesive or other bonding agent, or by drilling pin holes in each adjoining unit.
- 3.) Place geogrid reinforcement every other course from the top down.

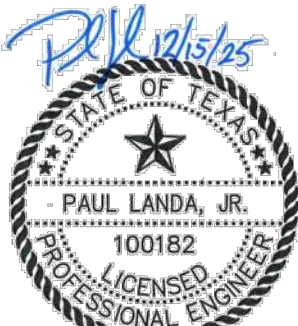


REVISIONS	DESCRIPTION	DATE	BY

Engineers
Surveyors
Planners

MIR

May Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 03 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

STANDARD DRAINAGE DETAILS

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL

Slope (ft)	Values for One Pipe			Values To Be Added For Each Additional Pipe		
	W	Reinf. (CY)	Cost (\$)	W	Reinf. (CY)	Cost (\$)
12"	9'-0"	122.1	1.1	1'-0"	15.0	0.2
15"	10'-3"	136.1	1.3	2'-0"	16.0	0.2
18"	11'-6"	163.1	1.5	2'-0"	19.0	0.3
21"	12'-9"	200.1	1.8	3'-0"	31.0	0.4
24"	14'-0"	217.1	2.1	3'-0"	34.0	0.4
27"	15'-3"	254.1	2.4	3'-0"	37.0	0.5
30"	16'-6"	272.1	2.7	4'-0"	40.0	0.6
33"	17'-9"	314.1	3.1	4'-0"	43.0	0.6
36"	19'-0"	371.1	3.9	5'-0"	46.0	0.8
42"	21'-6"	442.1	4.9	5'-0"	52.0	1.0
48"	25'-0"	569.1	6.4	6'-0"	59.0	1.3
54"	27'-6"	701.1	7.5	7'-0"	82.0	1.6
60"	30'-0"	794.1	8.8	8'-0"	90.0	1.8
66"	32'-6"	894.1	10.2	8'-0"	96.0	2.0
72"	35'-0"	1,055.1	11.7	9'-0"	103.0	2.3

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (ft)	G	K	H	T	E
12"	0'-9"	1'-0"	2'-8"	0'-9"	1'-9"
15"	1'-2"	1'-0"	3'-2"	0'-9"	1'-9"
21"	1'-4"	1'-0"	3'-3"	0'-9"	2'-0"
24"	1'-7"	1'-0"	3'-8"	0'-9"	2'-0"
27"	1'-8"	1'-0"	3'-11"	0'-9"	2'-3"
30"	1'-10"	1'-0"	4'-2"	0'-9"	2'-3"
33"	1'-11"	1'-0"	4'-3"	0'-9"	2'-6"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-6"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-9"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-3"	1'-0"	3'-3"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-6"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-9"
72"	3'-4"	1'-3"	7'-11"	1'-0"	4'-0"

TABLE OF REINFORCING STEEL

Bar	Size	Spa	No.
A1	#5	-	2
A2	#5	1'-0"	-
E	#5	-	2
F	#3	1'-0"	-

ELEVATION

PLAN OF NON-SKEWED PIPES

SECTION AT CENTER OF PIPE

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

CH-PW-0

Rev	CD-CH-PW-0-01	Rev	CD-CH-PW-0-02	Rev	CD-CH-PW-0-03	Rev	CD-CH-PW-0-04
1	February 2020	2	February 2020	3	February 2020	4	February 2020

DESIGNER'S NOTE: This standard is intended for use on structures with a maximum height of 72 feet. For structures with a maximum height greater than 72 feet, the designer should consult with the manufacturer for additional information.

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1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"). ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE REMOVED. WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 HORIZONTAL TO 1 VERTICAL SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTON OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

[illegible]

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS NOT COVERED BY PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHERE AVAILABLE. HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

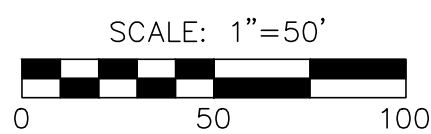
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

MINIMUM SLAB EXPOSURE IS 1.0'

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.



SUBMITTAL SET



BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g, HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"). ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

7. ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

8. COMPACTION OF FILL LAYER

THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTION OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LOT OR HEIGHT OF FILL, AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR. WHEN POSSIBLE, HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

NOTES:

MINIMUM SLAB EXPOSURE IS 1.0'.

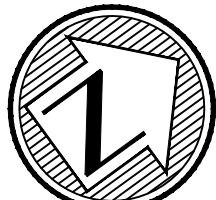
ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.

LEGEND

- A** = DRAINAGE TO FRONT OF LOT
B = DRAINAGE TO BOTH FRONT AND REAR LOT
C = DRAINAGE TO REAR OF LOT
- × (1170.00) = PROPOSED ELEVATION
⊠ 1170.00E = EXISTING ELEVATION
- 1024 --- = EXISTING CONTOUR
--- 1172 --- = PROPOSED CONTOUR
- = PROPERTY LINE
--- = FLOW DIRECTION
- ■ ■ ■ ■ SAN ANTONIO CITY LIMIT
- 1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F
- LEON CREEK TRIBUTARY CENTERLINE
- 1% ULTIMATE FLOODPLAIN AS PER MTR STUDY
- ■ ■ ■ ■ RETAINING WALL
- GRADE BREAK
- TW TOP OF WALL
--- BW BOTTOM OF WALL



SCALE: 1"=50'

0 50 100

SUBMITTAL SET

NO.	DATE	DESCRIPTION	BY
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET	DG

PROJ. #	CHKD. BY	DATE

• Engineers
• Surveyors
• Planners

MTM

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

GRADING PLAN

SHEET

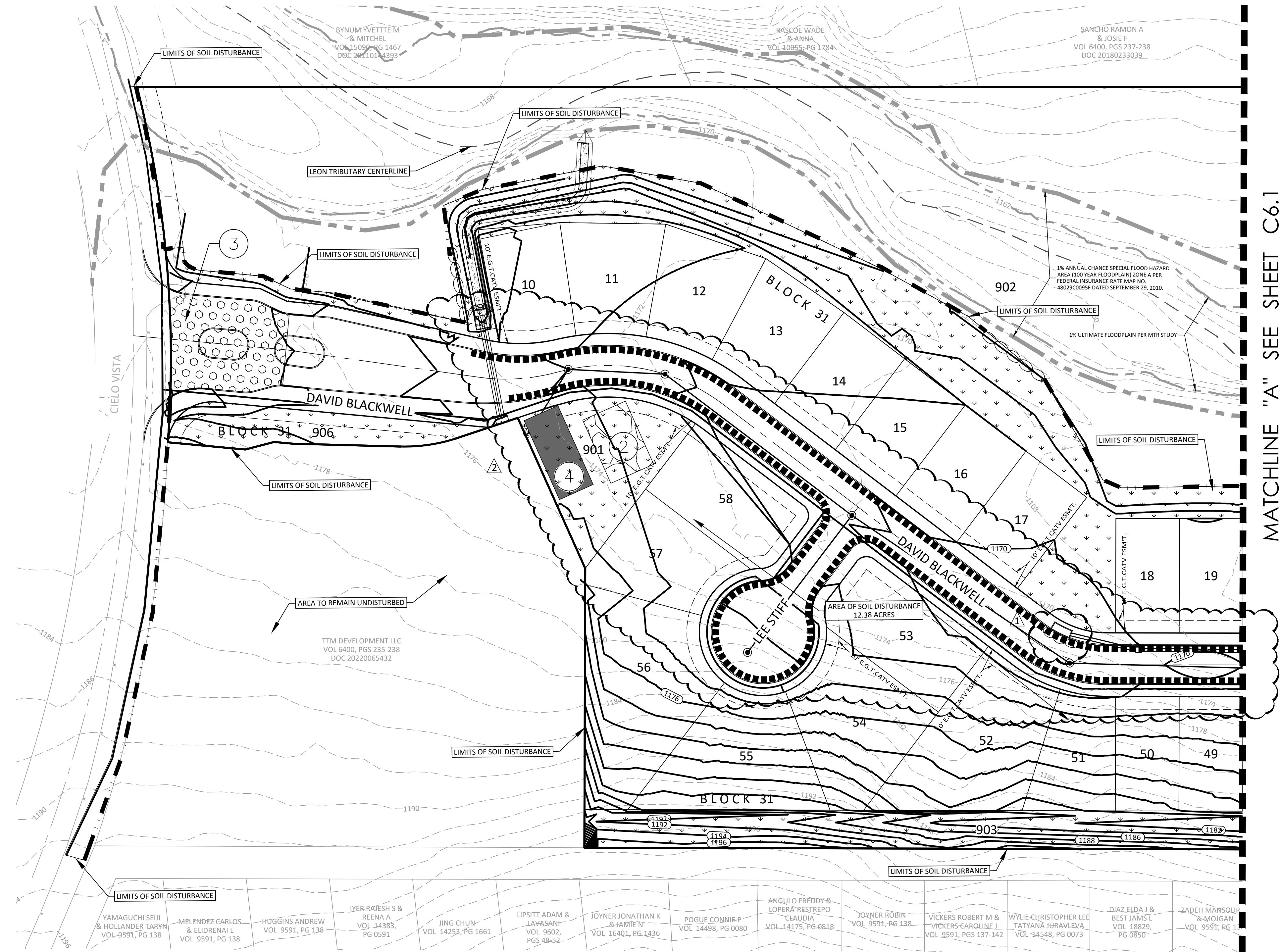
C5.1

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

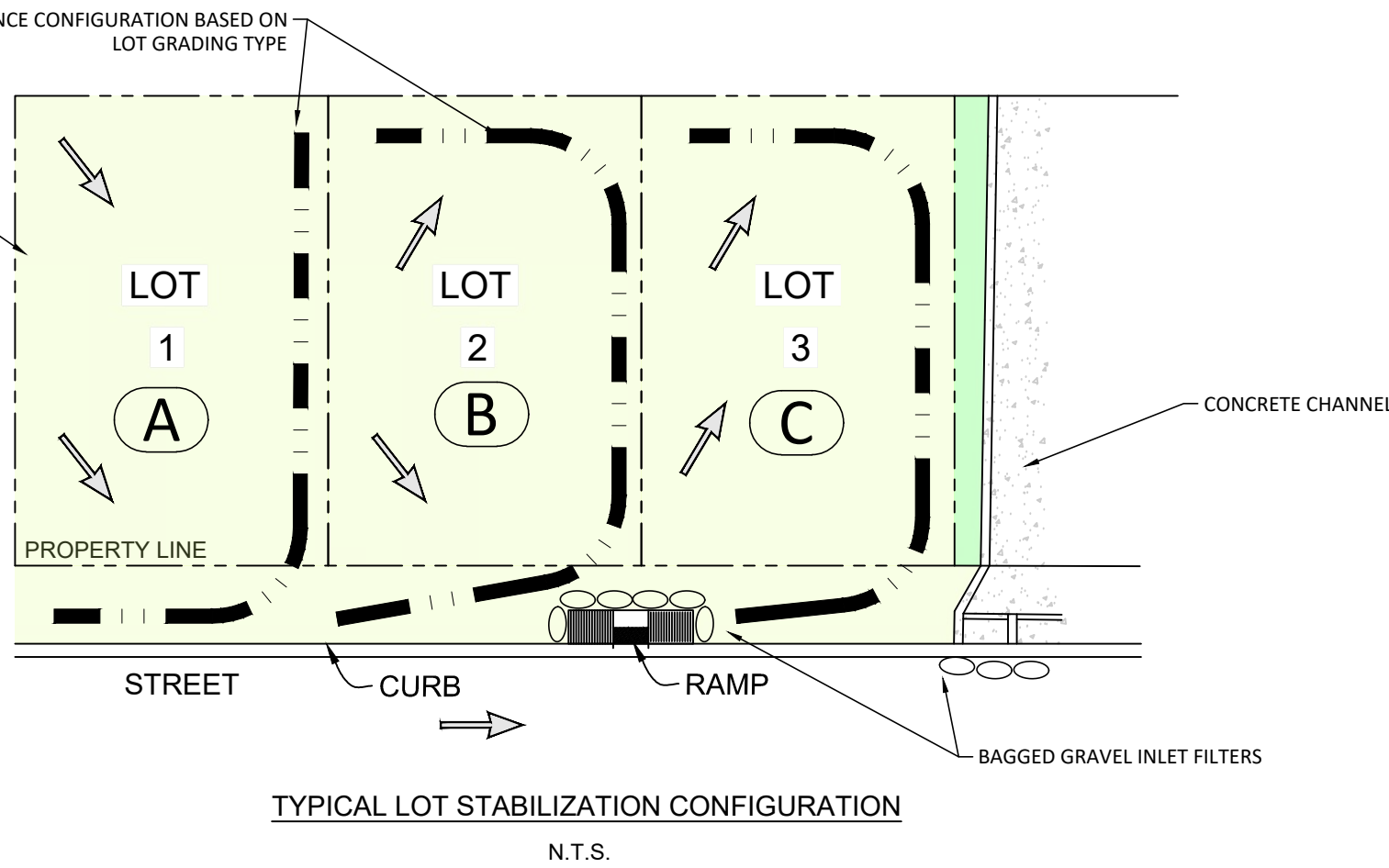
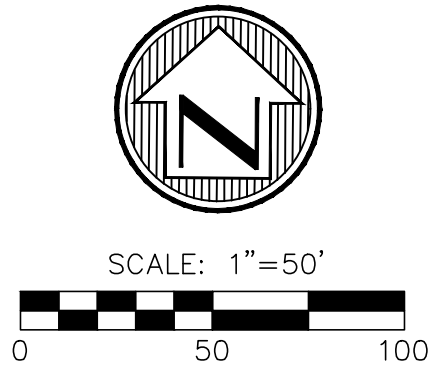
ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
1	STABILIZED CONSTRUCTION ENT./EXIT	EA.	1
2	SILT FENCE (PHASE I)	L.F.	2,577
3	SILT FENCE (PHASE II)	L.F.	3,325
4	ROCK BERM - TYPE II	L.F.	77
5	BAGGED GRAVEL INLET FILTER AND/OR APPROPRIATE SUBSTITUTE	L.F.	260
6	CONSTRUCTION STAGING AREA	EA.	1
7	CONCRETE WASHOUT PIT	EA.	1



POST CONSTRUCTION BMPS AND STABILIZATION

PLAT NO. 24-11800055



TYPICAL LOT EROSION CONTROL NOTES:

- INSTALL AND MAINTAIN SILT FENCE TO PREVENT RUN-OFF OF SEDIMENTATION INTO STREETS AND DRAINAGE SYSTEMS.
- LINE SIDEWALK RAMP WITH BAGGED GRAVEL INLET FILTERS TO PREVENT SEDIMENT RUNOFF INTO THE STREET.
- LINE CURB INLET GUTTERS WITH BAGGED GRAVEL INLET FILTERS TO PREVENT SEDIMENT RUNOFF.

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---100---
PROPOSED CONTOUR	---100---
SILT FENCE (PHASE I)	---
SILT FENCE (PHASE II)	---
ROCK BERM	①
CONSTRUCTION STAGING AREA	②
STABILIZED CONSTRUCTION ENTRANCE/EXIT	③
CONCRETE WASHOUT PIT	④
SOIL DISTURBANCE AREA	---
GRASS	---
BAGGED GRAVEL INLET FILTER	---
SAN ANTONIO CITY LIMIT	---
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F	---
LEON CREEK TRIBUTARY CENTERLINE	---
1% ULTIMATE FLOODPLAIN AS PER MTR STUDY	---

GENERAL NOTES:

- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.
- CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.
- CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.
- ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.
- IF THE BOUNDARY OF THE 100 YEAR-YEAR FLOODPLAIN FALLS WITHIN THE DEVELOPMENT THE CONTRACTOR MUST STAKE THE BOUNDARY AND ENSURE NO CONSTRUCTION INCLUDING MATERIAL STORAGE OCCURS INSIDE THE FLOODPLAIN AREA.

NO.	DATE	REVISION	DESCRIPTION
1	12/17/25	REVISED INLET	
2	5/19/26	ADDED SILT FENCE & UPDATED QUANTITIES	

Engineers
Surveyors
Planners

MTR

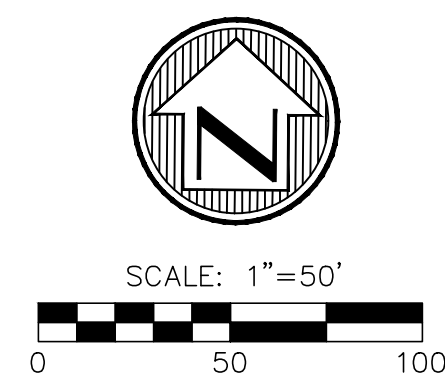
May Tarin Ramirez Engineers, LLC
TPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

OVERALL STORM WATER POLLUTION PREVENTION PLAN

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.



PROPERTY LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
SILT FENCE (PHASE I)	
SILT FENCE (PHASE II)	
ROCK BERM	
CONSTRUCTION STAGING AREA	
STABILIZED CONSTRUCTION ENTRANCE/EXIT	
CONCRETE WASHOUT PIT	
SOIL DISTURBANCE AREA	
GRASS	
BAGGED GRAVEL INLET FILTER	
SAN ANTONIO CITY LIMIT	
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F	
LEON CREEK TRIBUTARY CENTERLINE	
1% ULTIMATE FLOODPLAIN AS PER MTR STUDY	

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.

CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.

CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.

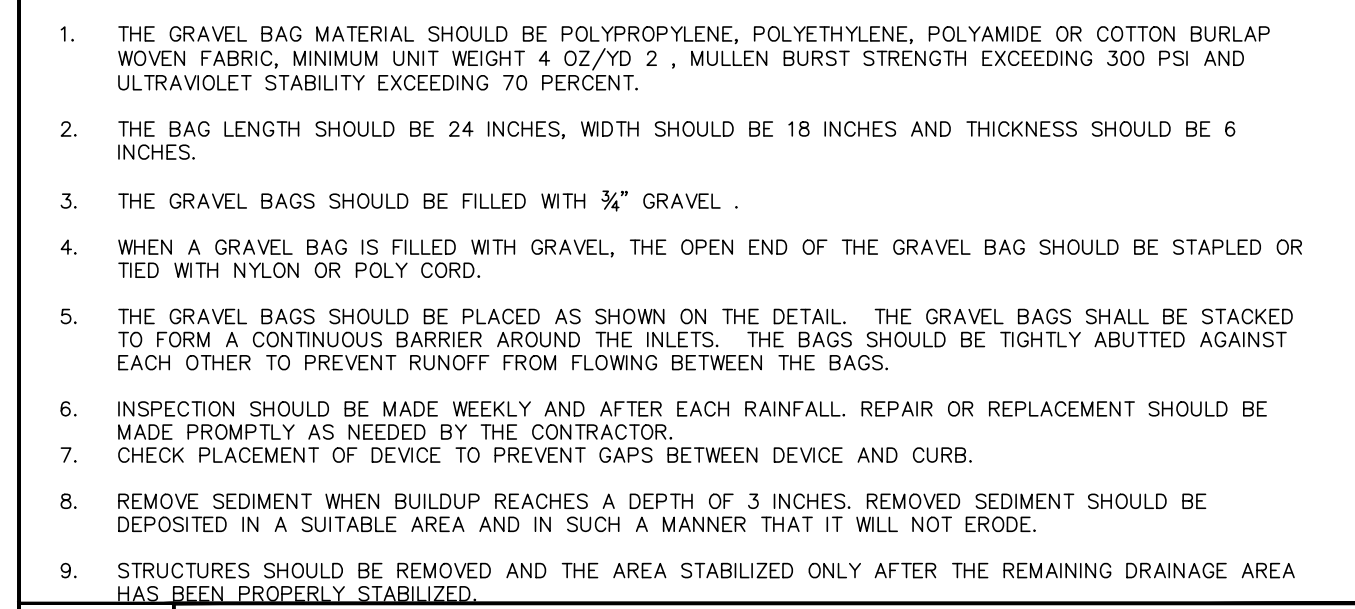
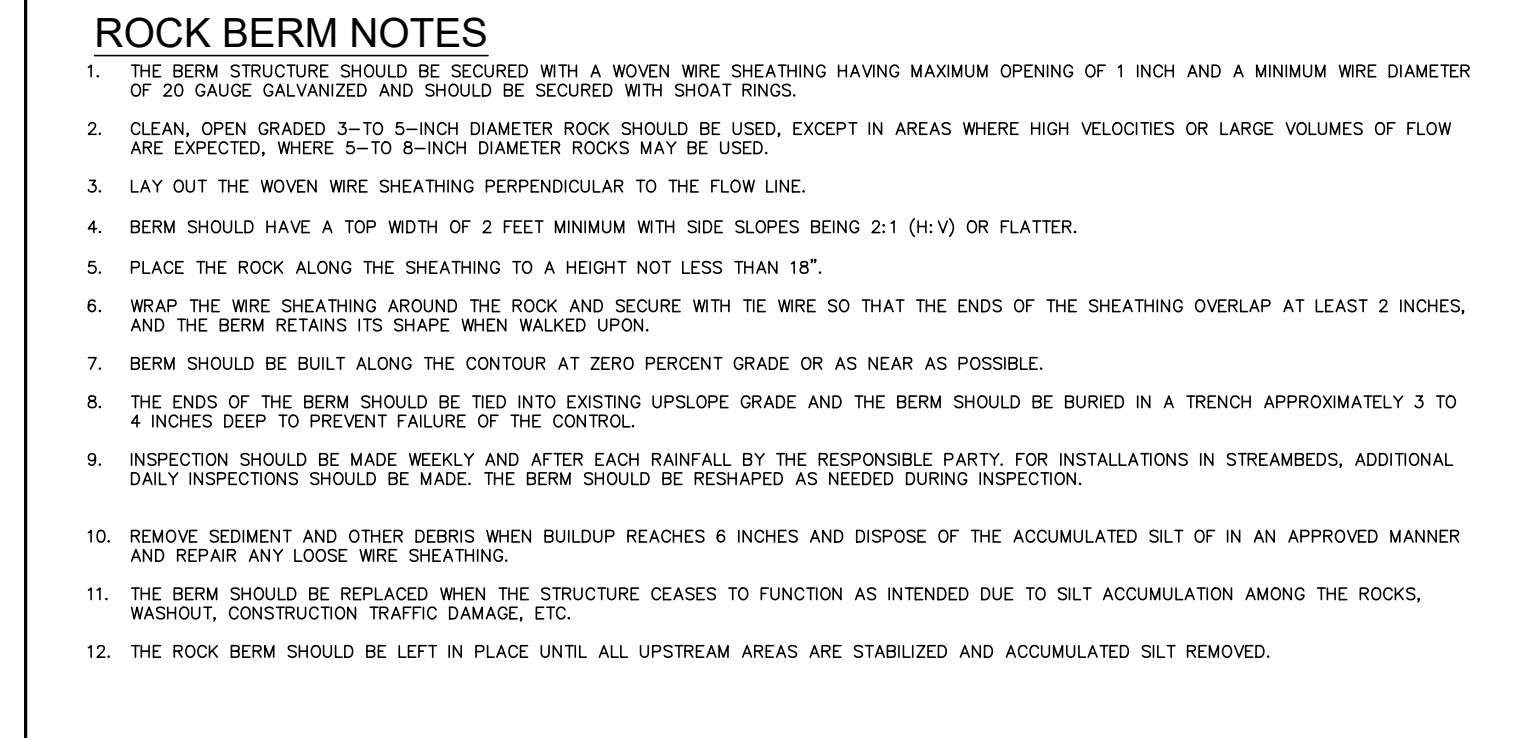
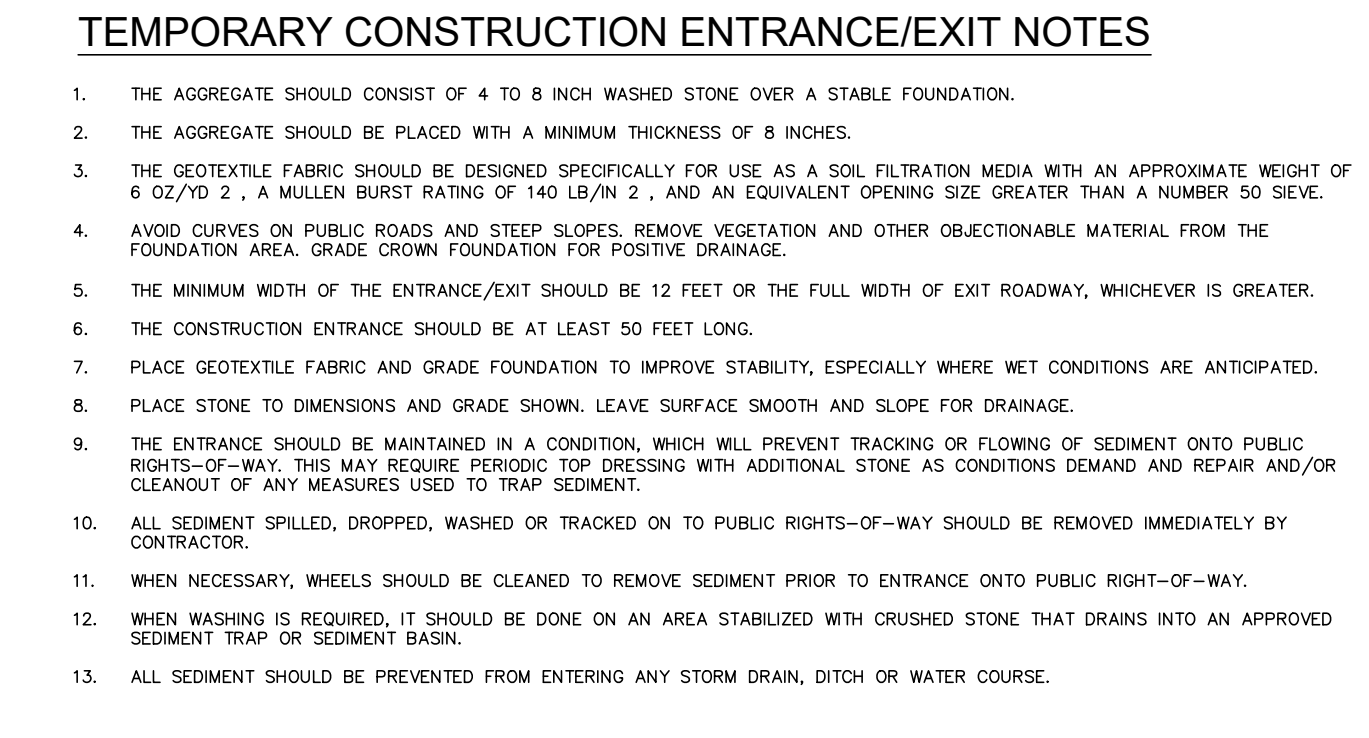
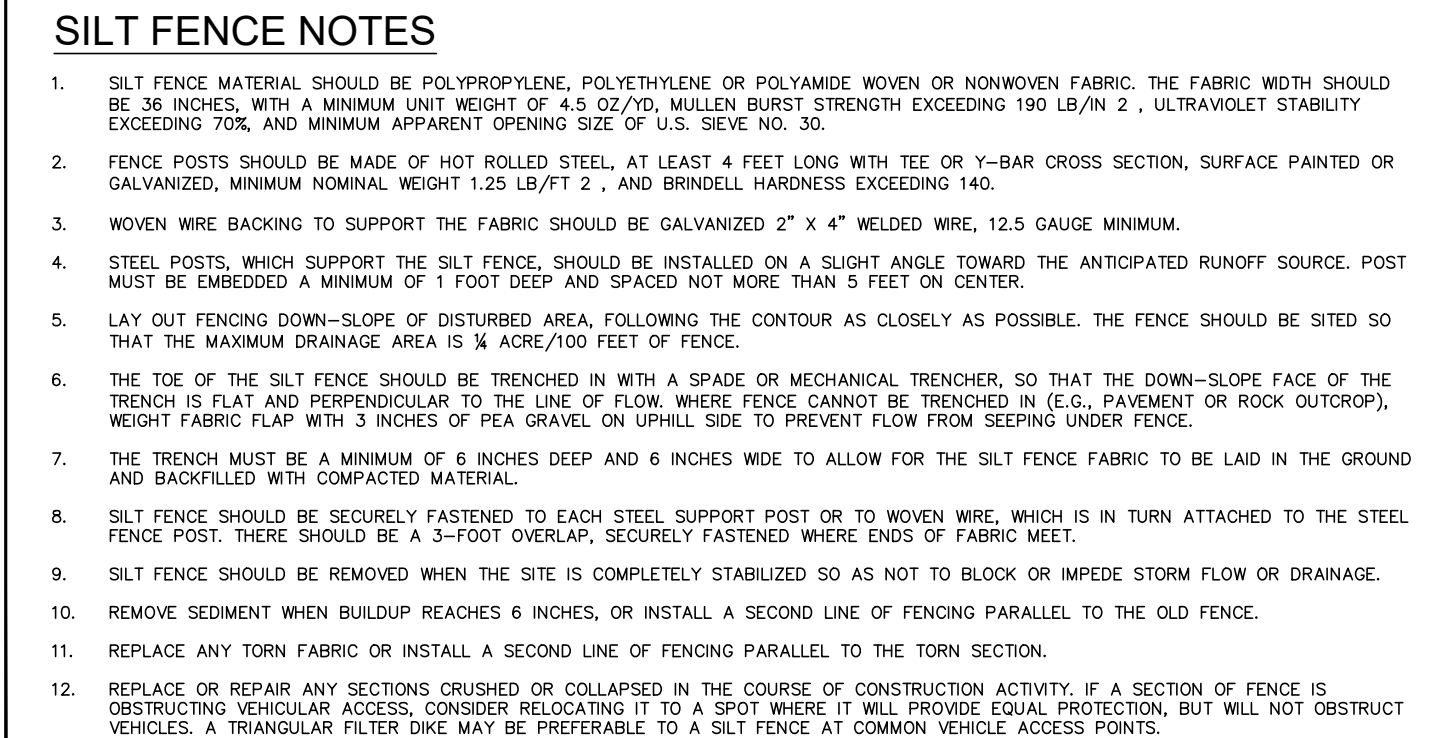
ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

IF THE BOUNDARY OF THE 100 YEAR-YEAR FLOODPLAIN FALLS WITHIN THE DEVELOPMENT THE CONTRACTOR MUST STAKE THE BOUNDARY AND ENSURE NO CONSTRUCTION INCLUDING MATERIAL STORAGE OCCURS INSIDE THE FLOODPLAIN AREA.

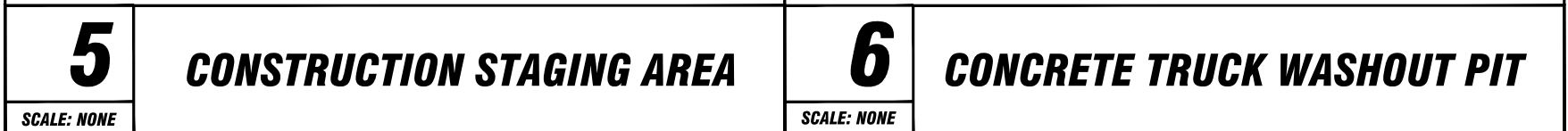
ITEM	DESCRIPTION	UNIT	QUANTITY
1	STABILIZED CONSTRUCTION ENT./EXIT	EA.	1
2	SILT FENCE (PHASE I)	L.F.	2,577
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4	ROCK BERM - TYPE II	L.F.	77
5	BAGGED GRAVEL INLET FILTER AND/OR APPROPRIATE SUBSTITUTE	L.F.	260
6	CONSTRUCTION STAGING AREA	EA.	1
7	CONCRETE WASHOUT PIT	EA.	1

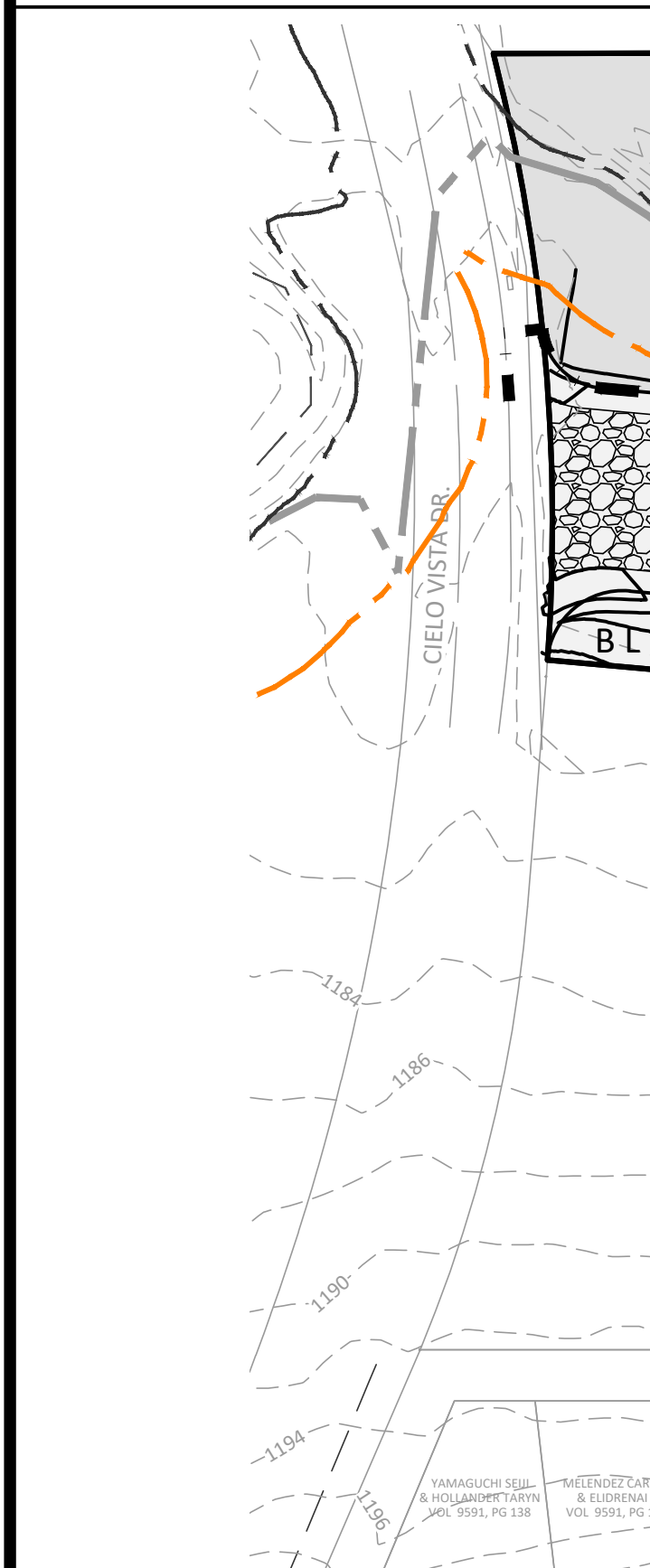
C6.1

Plot Date: April 9, 2021 User ID: Dallas Gardens
 Plot: \\Hideway Village Duplexes\\Drawings\\Plan Production\\Xref_Trk-SW3P.dwg



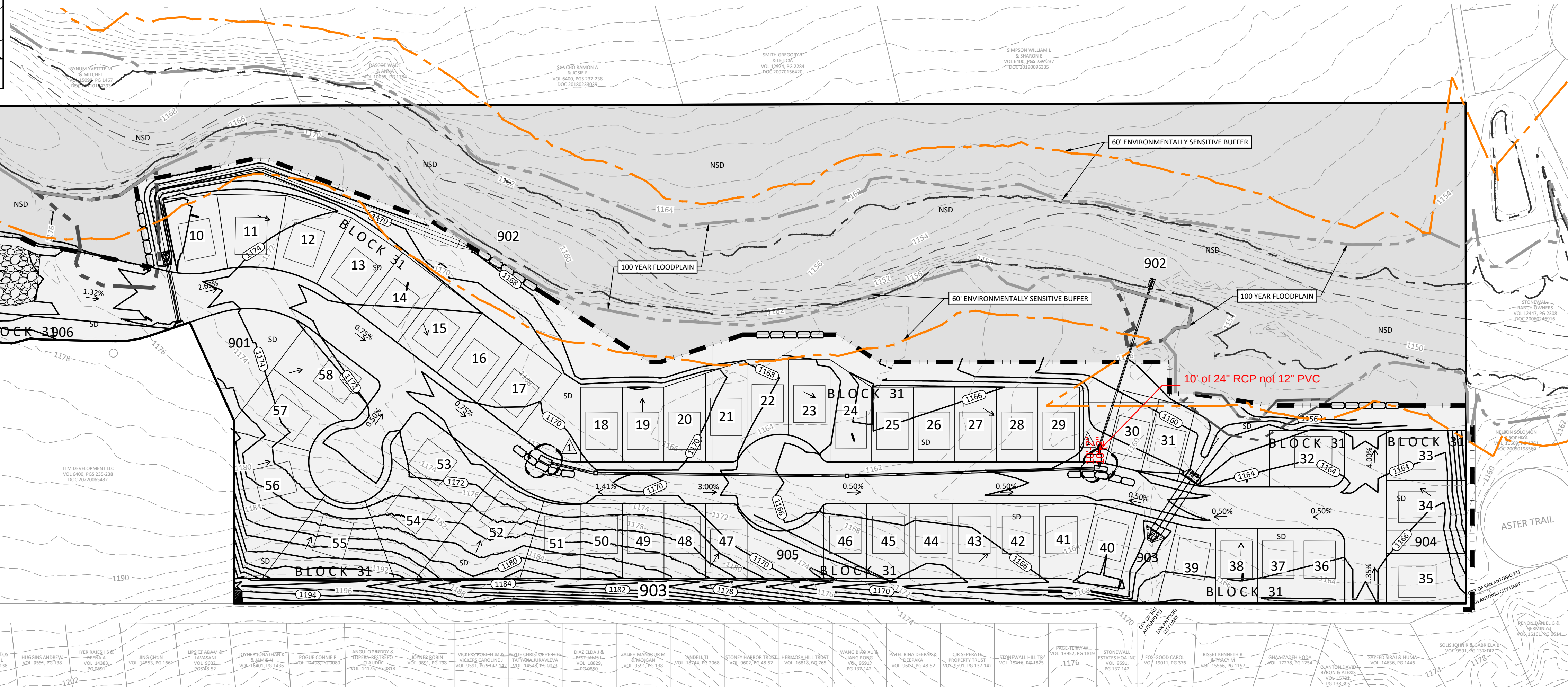
4 BAGGED GRAVEL INLET FILTER





1. Written construction notification should be provided to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information should include the date on which the regulated activity commences, the name of the applicant, the name of the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
2. All contractors conducting regulated activities associated with this project should be provided with copies of the approved Contributing Zone Plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should be provided with the approved plan of the approved plan for the regulated activity.
3. No temporary aboveground hydrocarbon and hazardous substance storage tank system may be installed within 150 feet if a domestic, industrial, irrigation, or public water supply well.
4. Prior to commencing construction, all temporary erosion and sediment control (TESC) controls must be installed, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. Controls specified in the SWPPP section of the approved plan for the Contributing Zone must be installed. If the controls are not installed, inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the area is no longer permeable.
5. If sediment exceeds the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts to water quality (e.g., fugitive sediment in street being washed into surface water) or sedimentation.
6. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake must be provided that can indicate when the sediment occupies 50% of the design volume.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outlets, picked up daily).
8. All spills (oil/water mixtures) must be generated from the project site and stored on-site and have proper 55-gallon drums installed.
9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will resume within 21 days. When initiated, stabilization measures shall be initiated on the 14th day and, under weather conditions, stabilization measures shall be initiated as soon as practicable.
10. The following records should be maintained and made available to the TCEQ upon request: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; and the dates when stabilization measures are initiated.
11. The holder of any approved Contributing Zone plan must notify the appropriate regional office of any change in the approved plan to the executive director prior to initiating any of the following:
 - A. any physical or operational modification of any best management practices or structures), including but not limited to temporary or permanent ponds, sediment traps, litter fences or other structures;
 - B. any change in the nature or character of the regulated activity from that which was originally approved;
 - C. any change that would significantly impact the ability to prevent pollution of the waters of the Aquifer and hydrologically connected surface water; or
 - D. any development of and previously identifying a contributing zone plan as developed.

neers, LLC
O. 10131500
: (210) 698-5051
: (210) 698-5085



— — — — —
800
EXISTING CONTOUR

———
PROPOSED CONTOUR

— | | | — | | | —
SILT FENCE OR FIBER ROLL

[Cross-hatched box]
ROCK BERM

[Gravel pattern box]
GRAVEL INLET FILTER

[Bag pattern box]
SAND/GRAVEL BAG

[Stippled box]
NEW CONCRETE SIDEWALK/FLATWORK

[Diagonal hatching box]
CONSTRUCTION STAGING AREA

[Brick pattern box]
STABILIZED CONSTRUCTION ENTRANCE/EXIT

[Grid pattern box]
CONCRETE TRUCK WASHOUT PIT

[Dotted box]
SOIL DISTURBANCE AREA

[Solid grey box]
NO SOIL DISTURBANCE AREA

→
DRAINAGE FLOW ARROW

NSD
SD

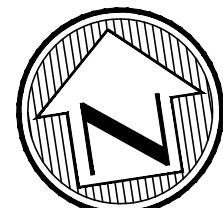
— — — — —
SAN ANTONIO CITY LIMIT

~~~~~  
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO. 48029C0095

- - - - -  
LEON CREEK TRIBUTARY CENTERLINE

—————  
1% ULTIMATE FLOODPLAIN PER MTR STUDY

—————  
ENVIRONMENTALLY SENSITIVE BUFFER



SCALE: 1"=80'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings: 80, 40, 0, and 80. The bar is divided into segments of 20 feet each, with the central segment (0 to 20 feet) being white and the others being black.

1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING FLOOD PLAIN.

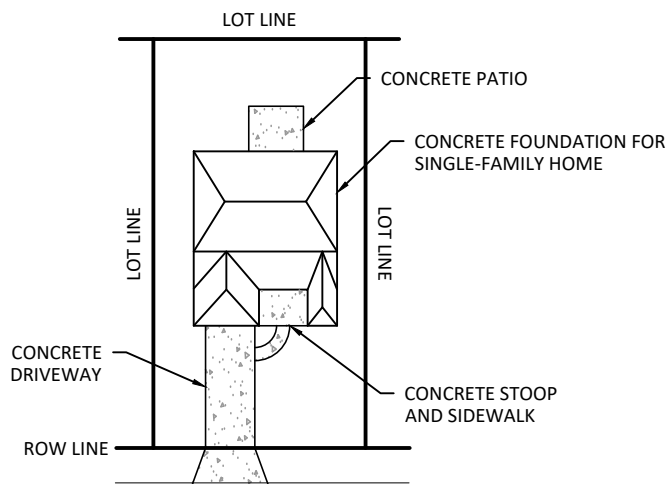
1. SIZE - 22.608  
2. LOT - 49  
3. OWNER - K7 HIDEAWAY VILLAGE DEVELOPERS LLO

DATA ON INDICATED SUBSURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY BETWEEN SOIL BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER, ARCHITECT, AND/OR STRUCTURAL, CIVIL OR MECHANICAL, PLUMBING OR ELECTRICAL ENGINEER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY CONTRACTOR. DATA ARE MADE AVAILABLE FOR CONVENIENCE OF CONTRACTOR ONLY AND AS SUCH, THE SOIL BORINGS ARE NOT CONSIDERED TO BE A PART OF THESE CONTRACT DOCUMENTS. THE CONTRACTOR MAY, AT HIS OPTION, OBTAIN A COPY OF THE GEOTECHNICAL REPORT.

CONTRACTOR IS TO COORDINATE WITH TREE PRESERVATION  
PLAN FOR FINAL TREE REMOVAL INSTRUCTIONS.

CONTRACTOR SHALL IMPLEMENT STORM WATER POLLUTION PREVENTION MEASURES AS NECESSARY TO COMPLIMENT THE CONSTRUCTION SEQUENCE.

## SUBMITTAL SET



TYPICAL LOT SITE PLAN

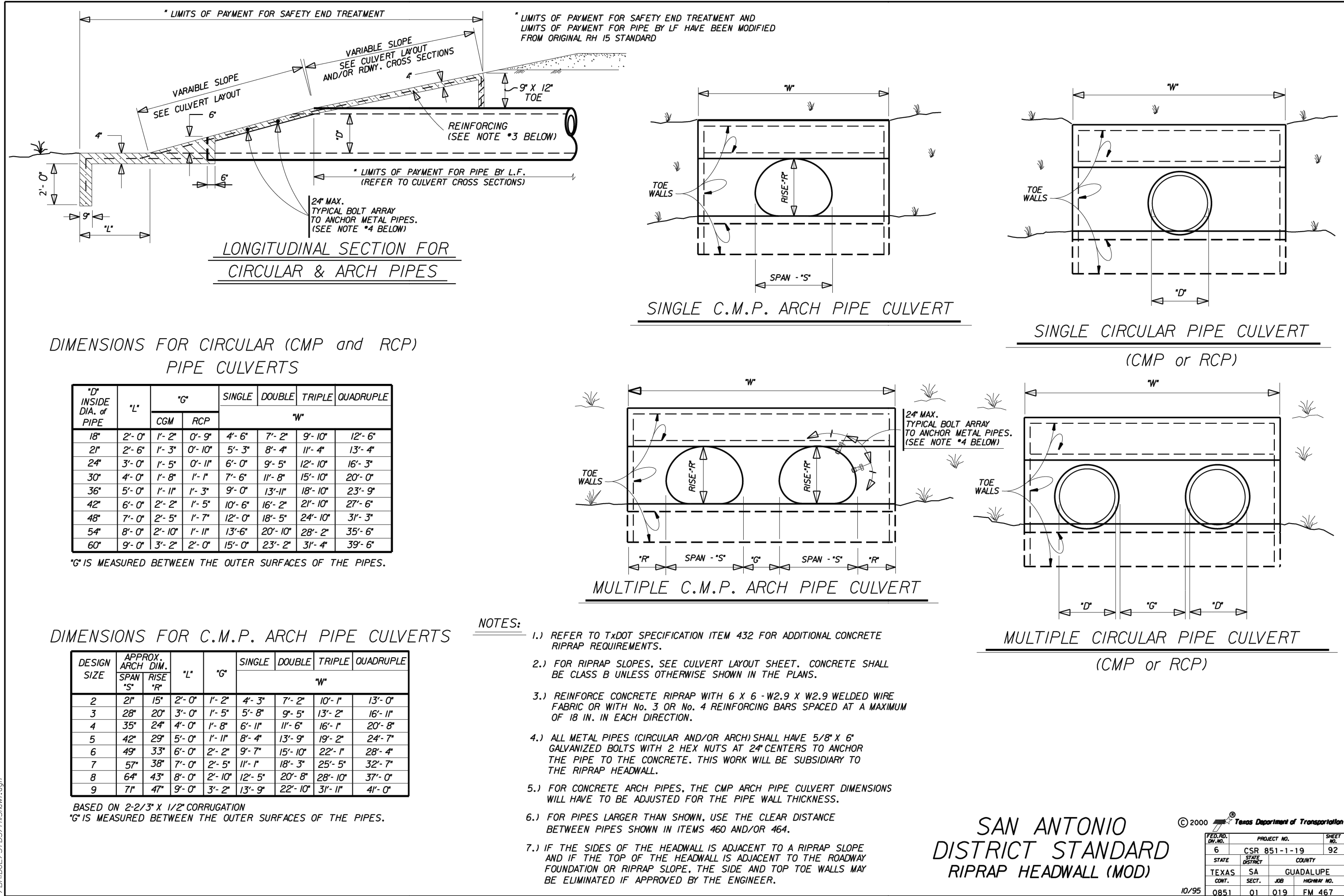
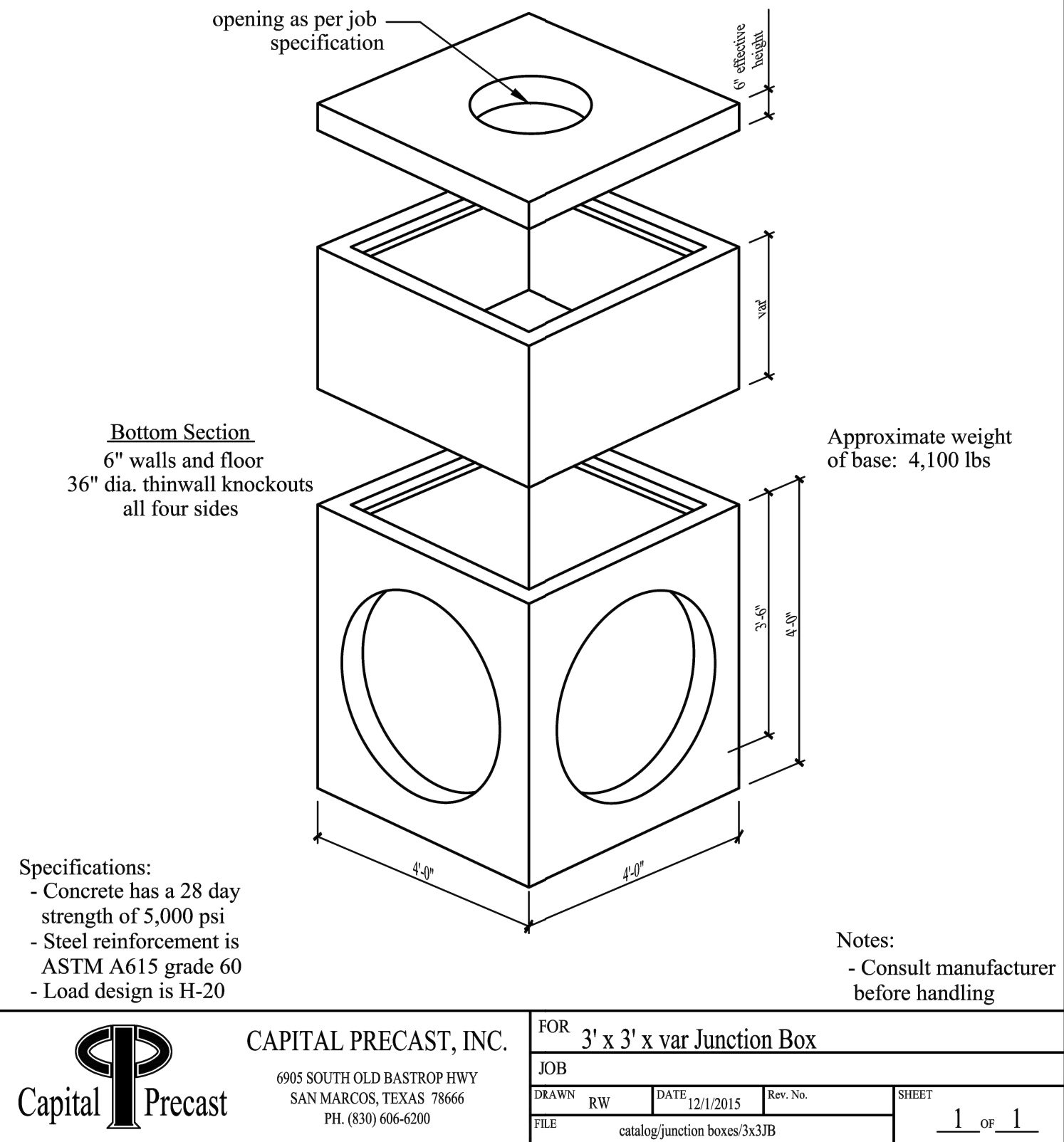
N.T.S.

\*\*\* NOTE \*\*\*  
THE AVERAGE IMPERVIOUS COVER  
ASSUMED FOR EACH LOT IS 2,100 S.F.

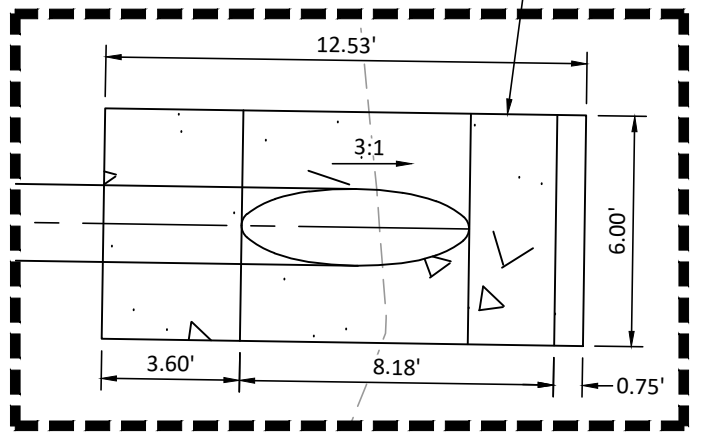
THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. SOME OF THE LOCATIONS SHOWN WERE OBTAINED FROM RECORDS AND INFORMATION AVAILABLE AND ARE NOT GUARANTEED. UTILITIES NOT SHOWN ON THIS DRAWING MAY EXIST. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES AND CALL 811 FOR FIELD VERIFICATION AND IS RESPONSIBLE FOR ANY DAMAGES TO, AND FOR MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY OF FIELD VERIFYING EACH UTILITY LOCATION AND COORDINATING AND NOTIFYING UTILITY COMPANIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION. **CONTRACTOR SHALL CALL 811 (TEXAS811) FOR UTILITY LOCATES AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.**



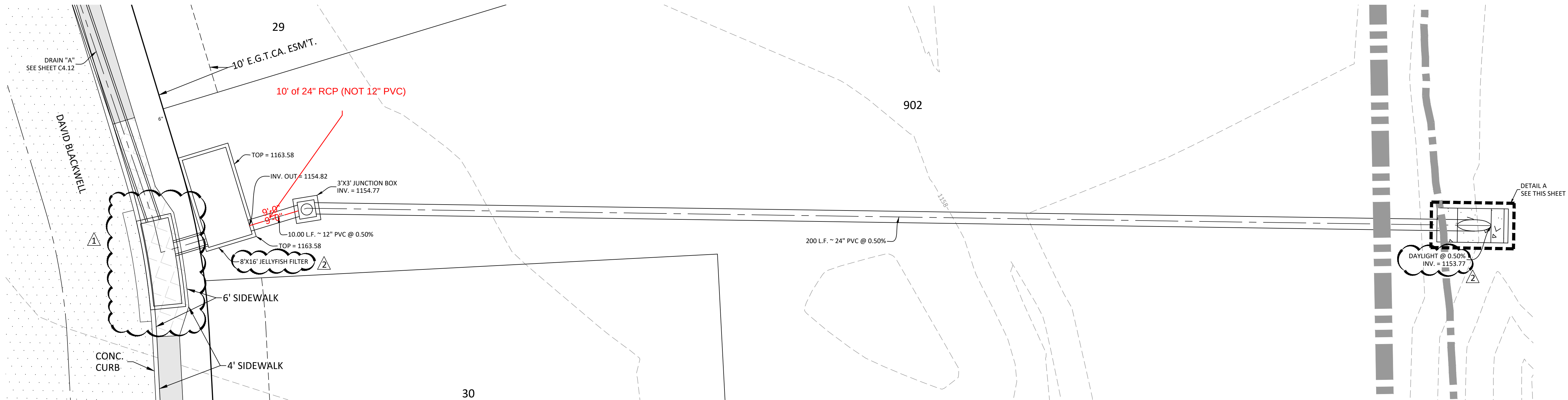
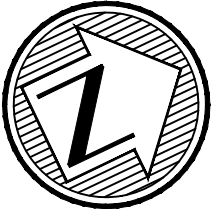
3' x 3' x var Junction Box



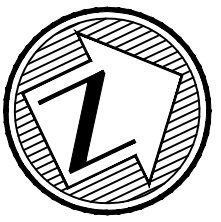
- NOTES:
1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
  2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
  3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
  4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
  5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
  6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
  7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
  8. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SOODING EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.



DETAIL A  
SCALE: 1" = 5'



CZP DRAIN



SCALE: 1" = 20'



HIDEAWAY VILLAGE SUBDIVISION  
DRAIN PLAN & PROFILE  
CZP DRAIN PLAN

SHEET

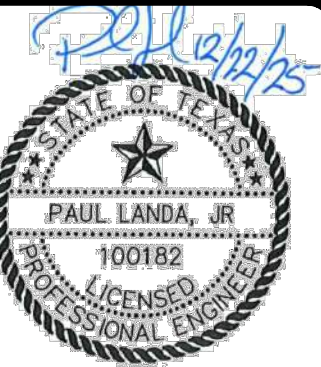
C8.1

SUBMITTAL SET

Engineers  
Surveyors  
Planners

Moy Tarin Ramirez Engineers, LLC

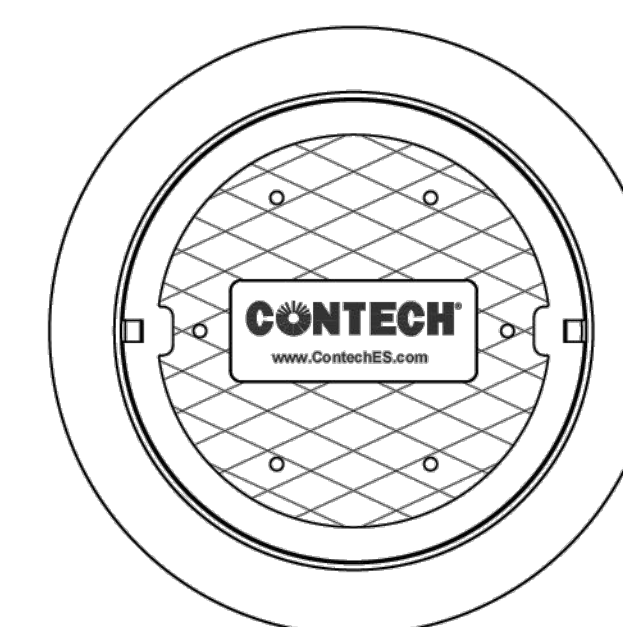
TEPELS: ENGINEERING F-5957/SURVEYING: F-0131500  
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



| REVISIONS |  | NO.      | DATE                                                  | DESCRIPTION |
|-----------|--|----------|-------------------------------------------------------|-------------|
| 1         |  | 12/17/25 | REVISED INLET                                         |             |
| 2         |  | 12/22/25 | REVISED JELLYFISH FILTER SIZE AND OUTFALL INVERT ELEV |             |

|    |      |         |         |          |      |
|----|------|---------|---------|----------|------|
| BY | DATE | PROJ. # | DWN. BY | CHKD. BY | DATE |
|    |      |         |         |          |      |





| <b><u>SITE SPECIFIC</u></b>                                                   |          |       |       |         |         |
|-------------------------------------------------------------------------------|----------|-------|-------|---------|---------|
| <b><u>DATA REQUIREMENTS</u></b>                                               |          |       |       |         |         |
| STRUCTURE ID                                                                  |          |       |       | JF      |         |
| WATER QUALITY FLOW RATE (cfs)                                                 |          |       |       | 6.52    |         |
| PEAK FLOW RATE (cfs)                                                          |          |       |       | 58.98   |         |
| RETURN PERIOD OF PEAK FLOW (yrs)                                              |          |       |       | 25      |         |
| # OF CARTRIDGES REQUIRED (HF / DD)                                            |          |       |       | 34 / 7  |         |
| CARTRIDGE LENGTH                                                              |          |       |       | 54"     |         |
| PIPE DATA:                                                                    | I.E.     | MAT'L | DIA   | SLOPE % | HGL     |
| INLET #1                                                                      | 1155.32' | RCP   | 24"   | *       | *       |
| INLET #2                                                                      | *        | *     | *     | *       | *       |
| OUTLET                                                                        | 1154.82' | PVC   | 24"   | *       | *       |
| SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS. |          |       |       |         |         |
| RIM ELEVATION                                                                 |          |       |       |         | 1163.58 |
| ANTI-FLOTATION BALLAST                                                        |          |       | WIDTH | HEIGHT  |         |
|                                                                               |          |       | *     | *       |         |
| NOTES/SPECIAL REQUIREMENTS:                                                   |          |       |       |         |         |
| * PER ENGINEER OF RECORD                                                      |          |       |       |         |         |



GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. [www.ContechES.com](http://www.ContechES.com)
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

**INSTALLATION NOTES**

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.

C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).

D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

|                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>CONTECH</b><br/>ENGINEERED SOLUTIONS LLC</p> <p><a href="http://www.ContechES.com">www.ContechES.com</a></p> <p>9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069</p> <p>800-338-1122    513-645-7000    513-645-7993 FAX</p> | <p>8' x 16' JELLYFISH - 861388 - 010</p> <p>HIDEAWAY VILLAGE SUBDIVISION</p> <p>SAN ANTONIO, TX</p> <p>SITE DESIGNATION: WQU</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|



**7. Jellyfish**  
Designed as Required in RG-348  
Section 3.2.22

| Flow Through Jellyfish Size                                                      | Vault                     |
|----------------------------------------------------------------------------------|---------------------------|
| Jellyfish Size for Flow-Based Configuration =<br>Jellyfish Treatment Flow Rate = | JFPD0816-34-7<br>6.68 cfs |