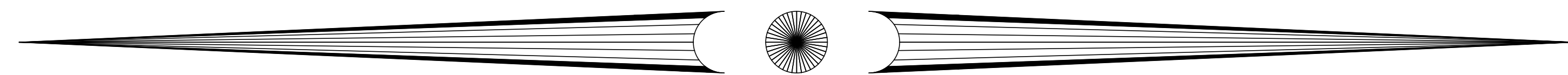


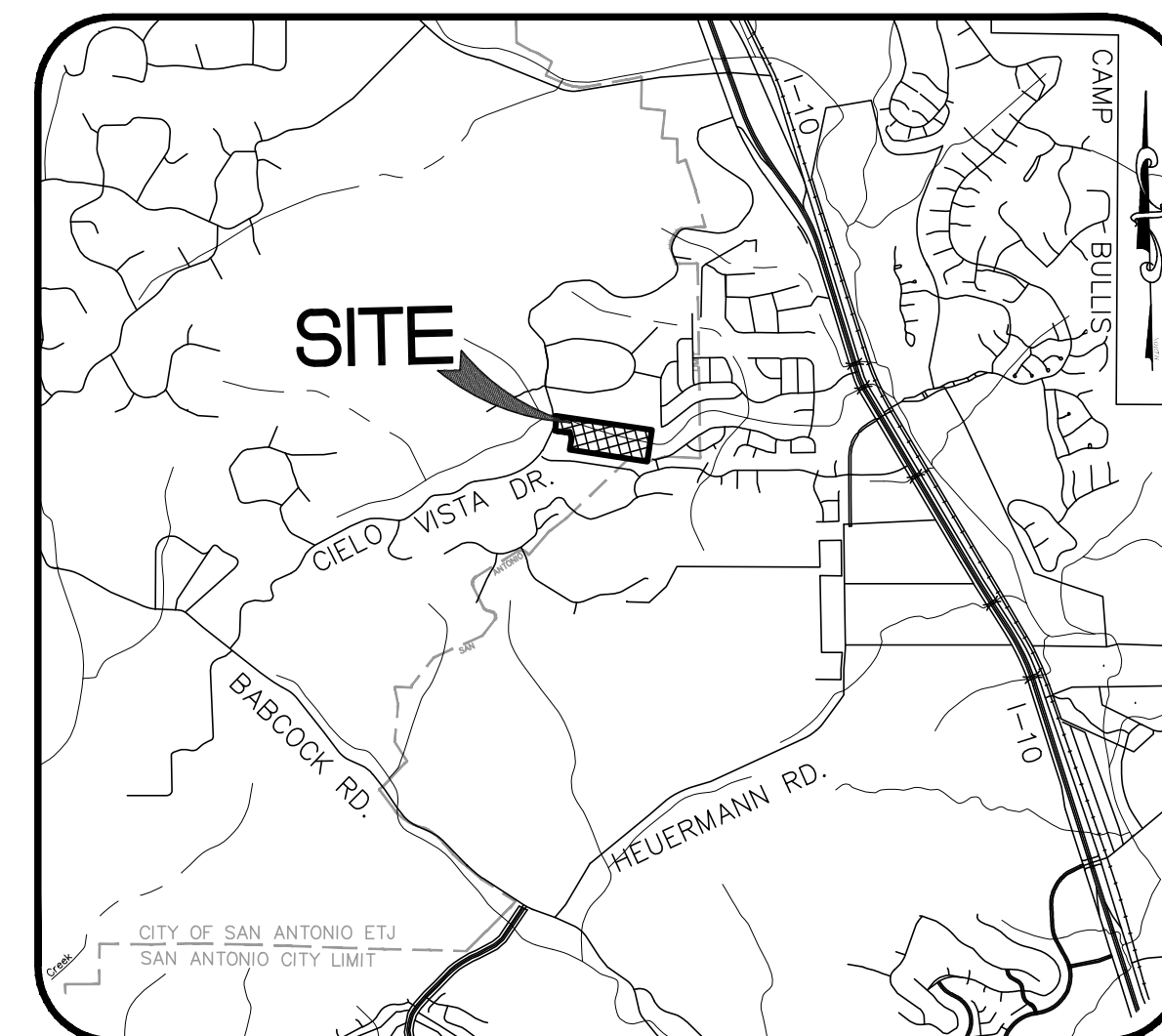
CONSTRUCTION PLANS FOR



ENCLAVE AT HIDEAWAY VILLAGE

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



VICINITY MAP
 N.T.S.

SUBMITTAL DATE:
 DECEMBER 2025

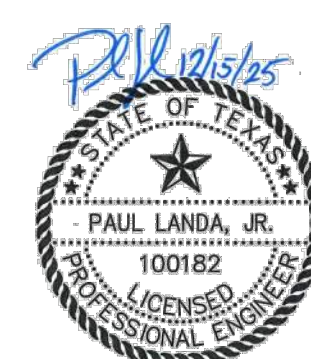
LEGAL DESCRIPTION:

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



MTR
Moy Tarin Ramirez Engineers, LLC
 FIRM TBPELS ENG F-5297 SVY F-10131500

- Engineers
- Surveyors
- Planners

5723 UNIVERSITY HEIGHTS BLVD., STE. 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

SUBMITTAL SET

TEXAS C0.0

SUBMITTED BY:
 MOY TARIN RAMIREZ ENGINEERS, LLC.
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 2025 GUADALUPE STREET SUITE 260
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 (210) 771-0861

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 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.

UTILITY GENERAL NOTES

- 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.
- ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
- ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
- CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
 - STREET CENTERLINE STAKING FOR CLEARING.
 - STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
 - SEWER STAKING AT 100-FT INTERVALS.
 - STAKING FOR WATER SERVICES.
 - STAKING FOR DRAINAGE CHANNELS.
 - FINAL STREET STAKING.
 - METER BOX STAKING.
 - CPS STAKING.
 - SETTING OF LOT CORNERS.

CPS NOTES:

- CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOWS:
 - PRIMARY - 2 1/2" HDPE SCHEDULE 40
 - SECONDARY - 3" PVC SCHEDULE 40
 - SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
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NOTE :

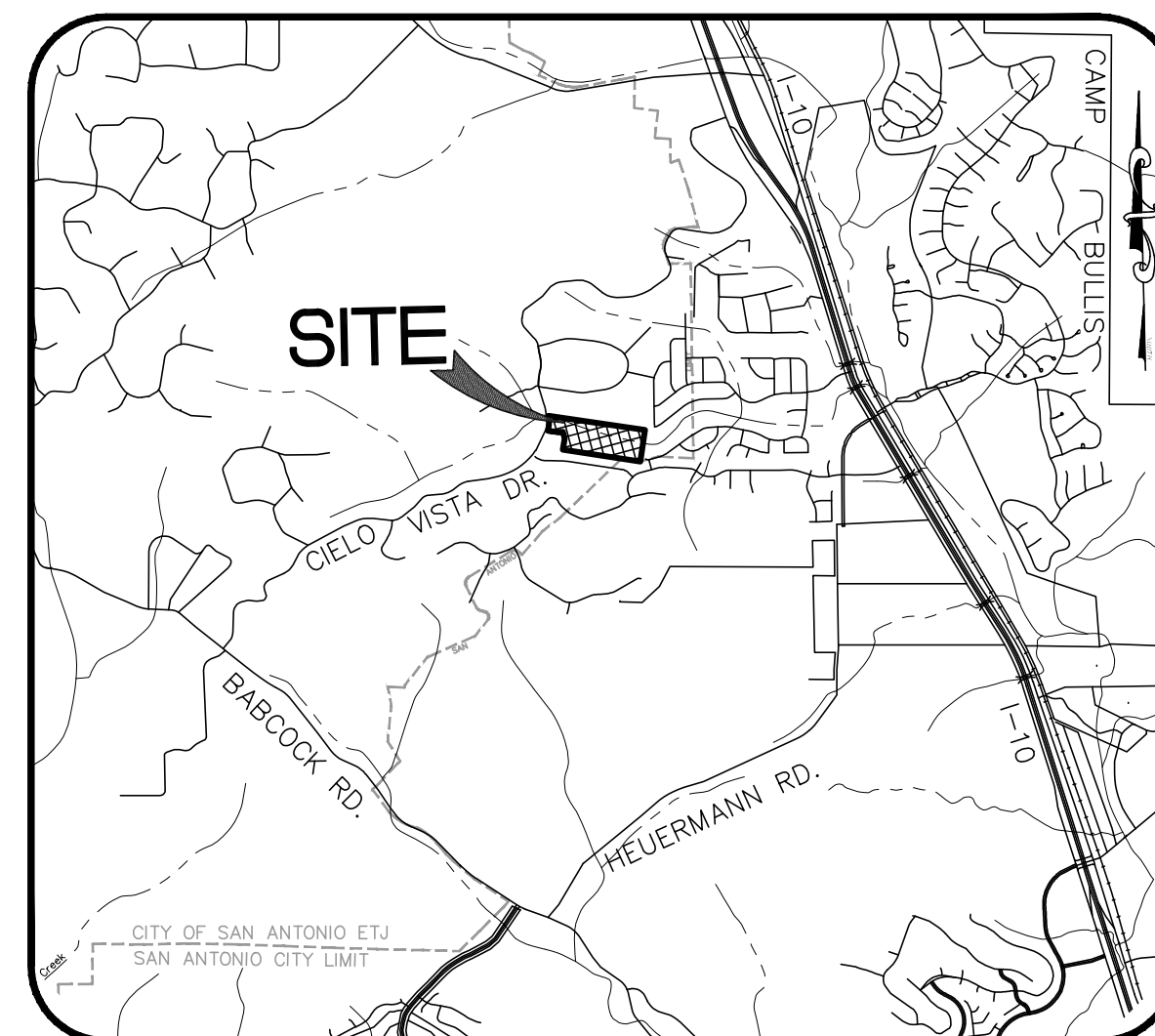
TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

CONSTRUCTION PLANS FOR

ENCLAVE AT HIDEAWAY VILLAGE UTILITY IMPROVEMENTS

LEGEND

- 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



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
DECEMBER 2025

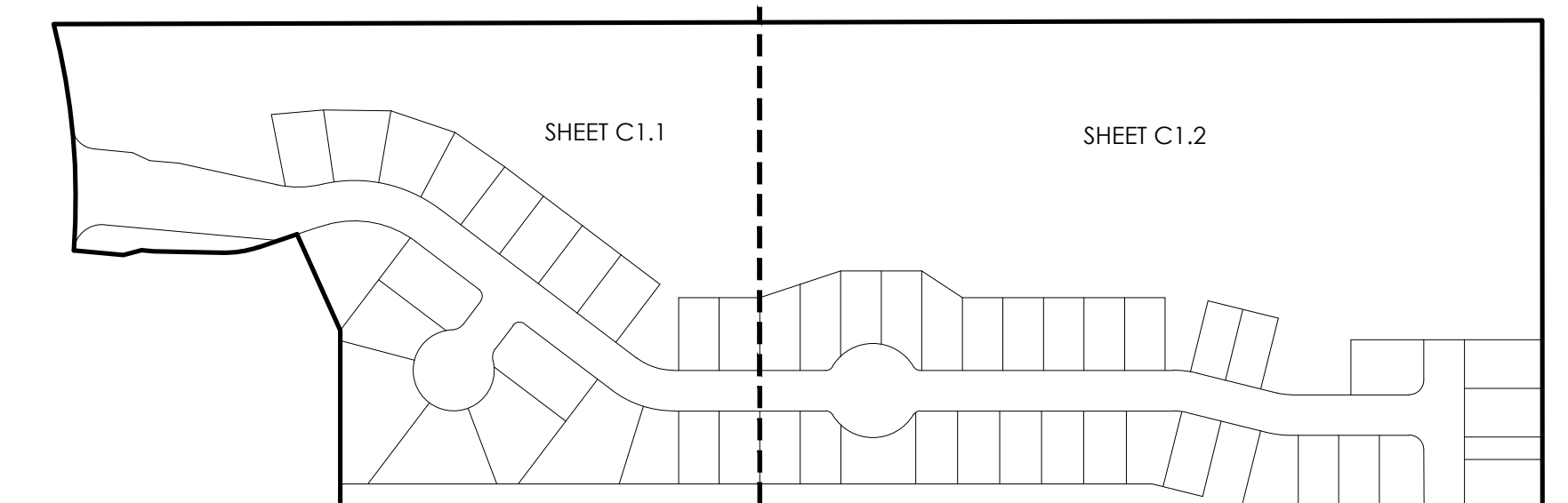
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NOTE TO CONTRACTOR:

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.

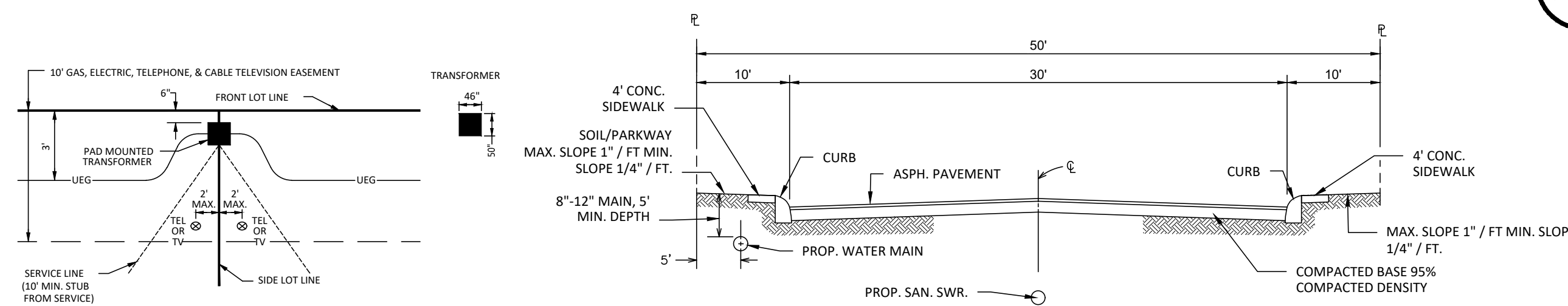
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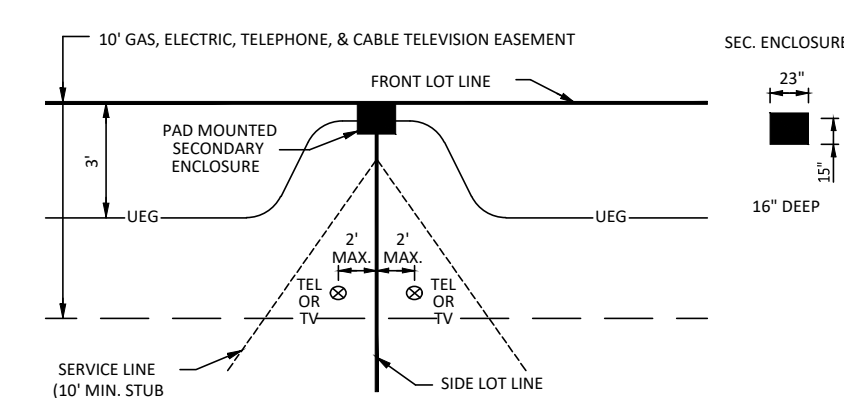
INDEX MAP
NOT TO SCALE

SHEET INDEX

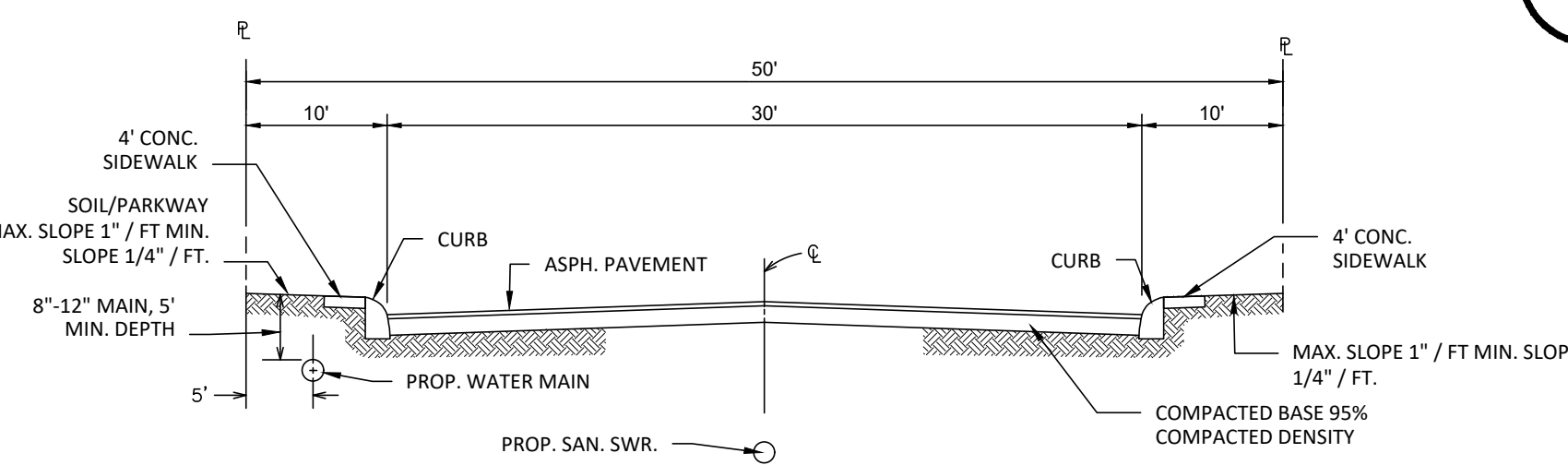
SHEET NO.	TITLE
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL
C1.2	UTILITY OVERALL



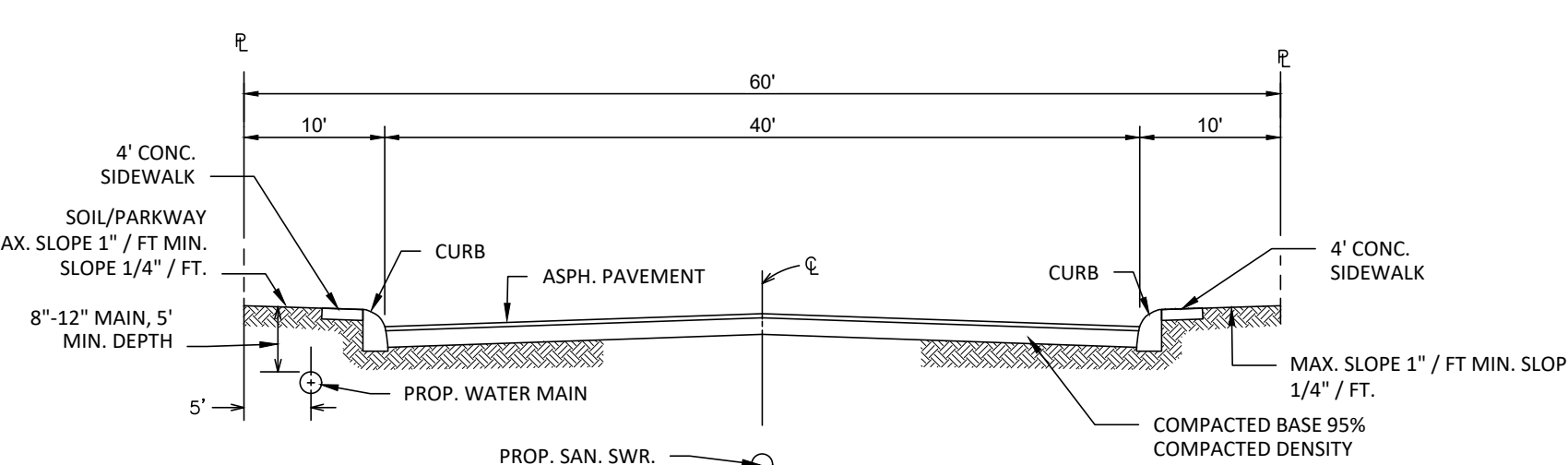
TRANSFORMER



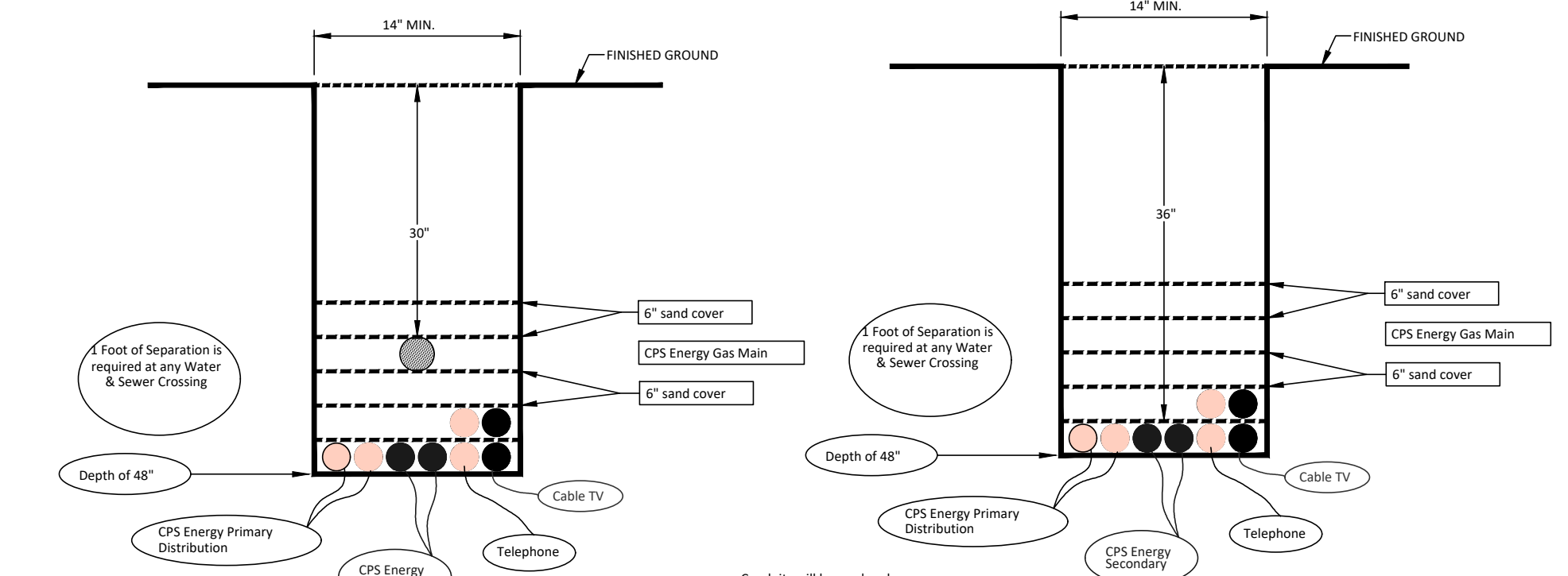
SECONDARY ENCLOSURE FRONT LOADED



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.



TYPICAL STREET CROSS-SECTION (40' PAVEMENT)
N.T.S.

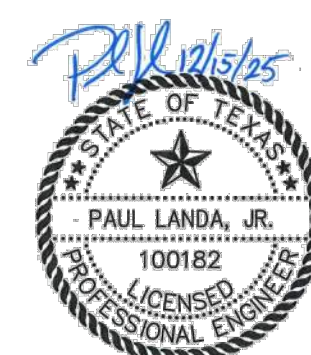


Standards for Gas and Electric Trench or Electric Trench with Joint Utilities
NOT TO SCALE
Trench Diagram

TRENCH DETAILS

Standards for Electric Trench or Electric Trench with Joint Utilities
NOT TO SCALE
Trench Diagram

BEXAR COUNTY



Moy Tarin Ramirez Engineers, LLC

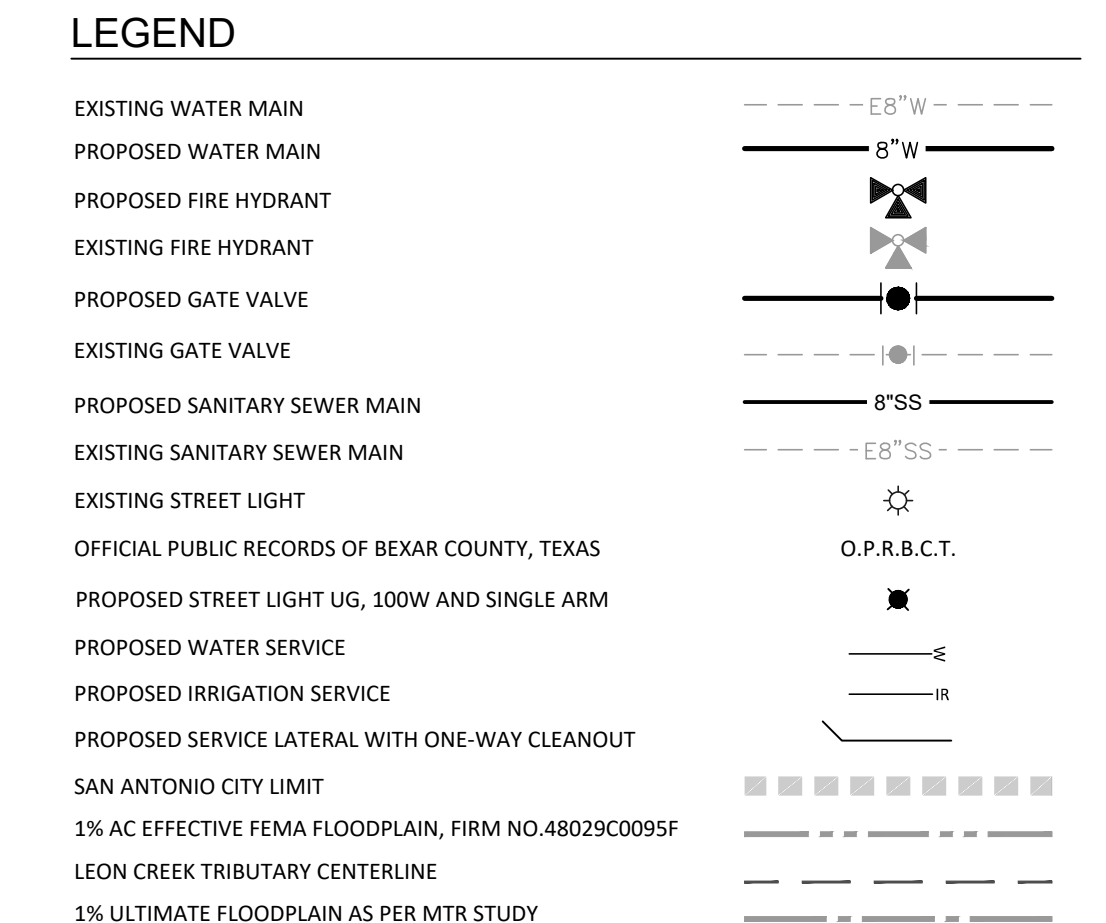
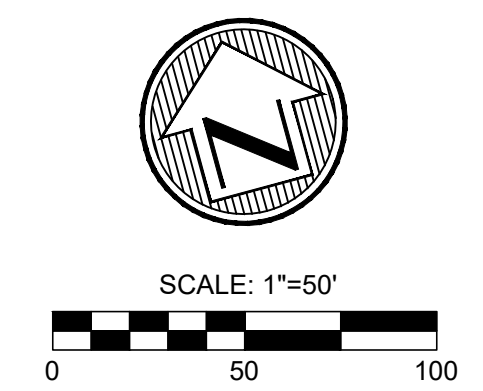
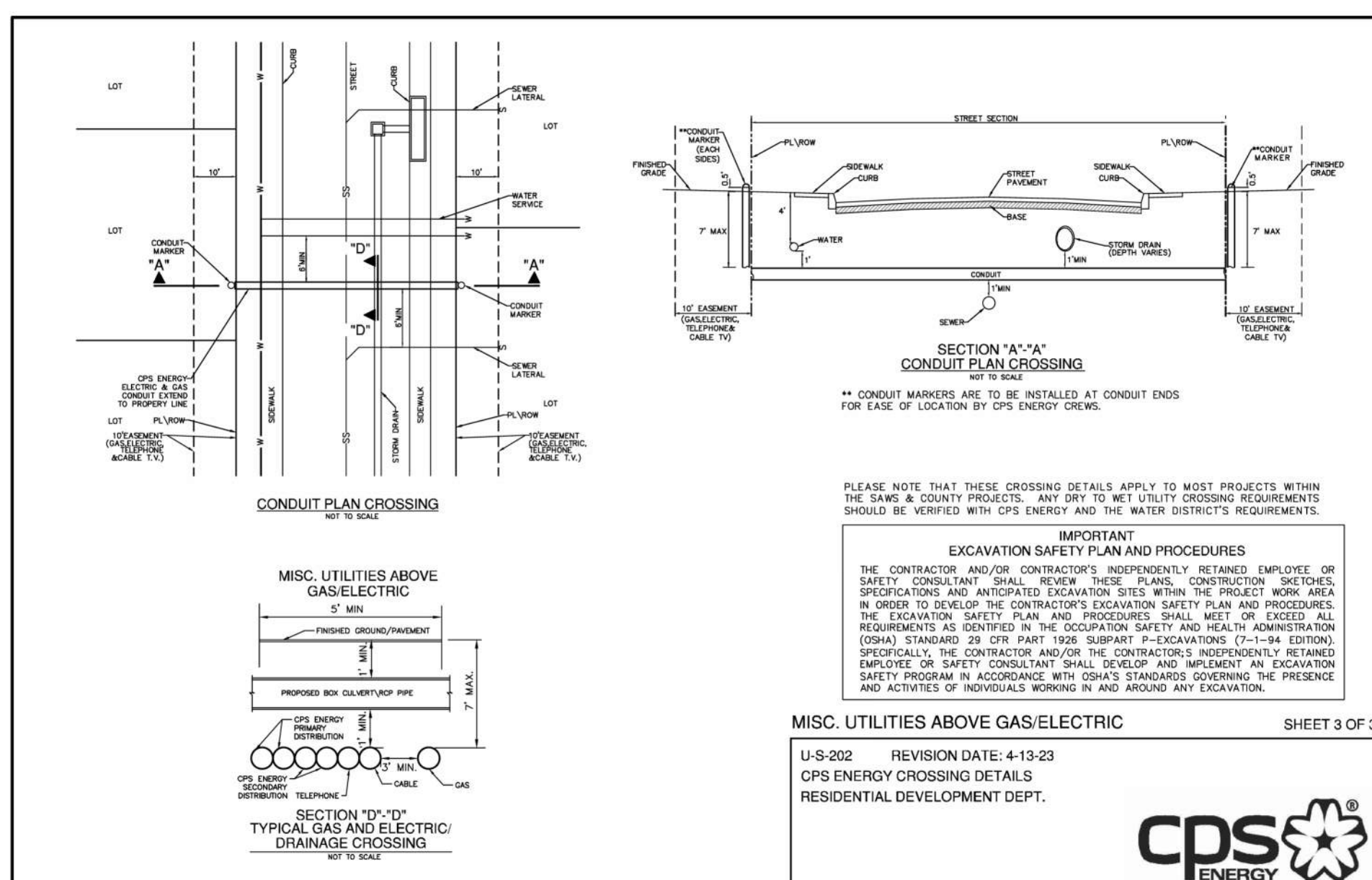
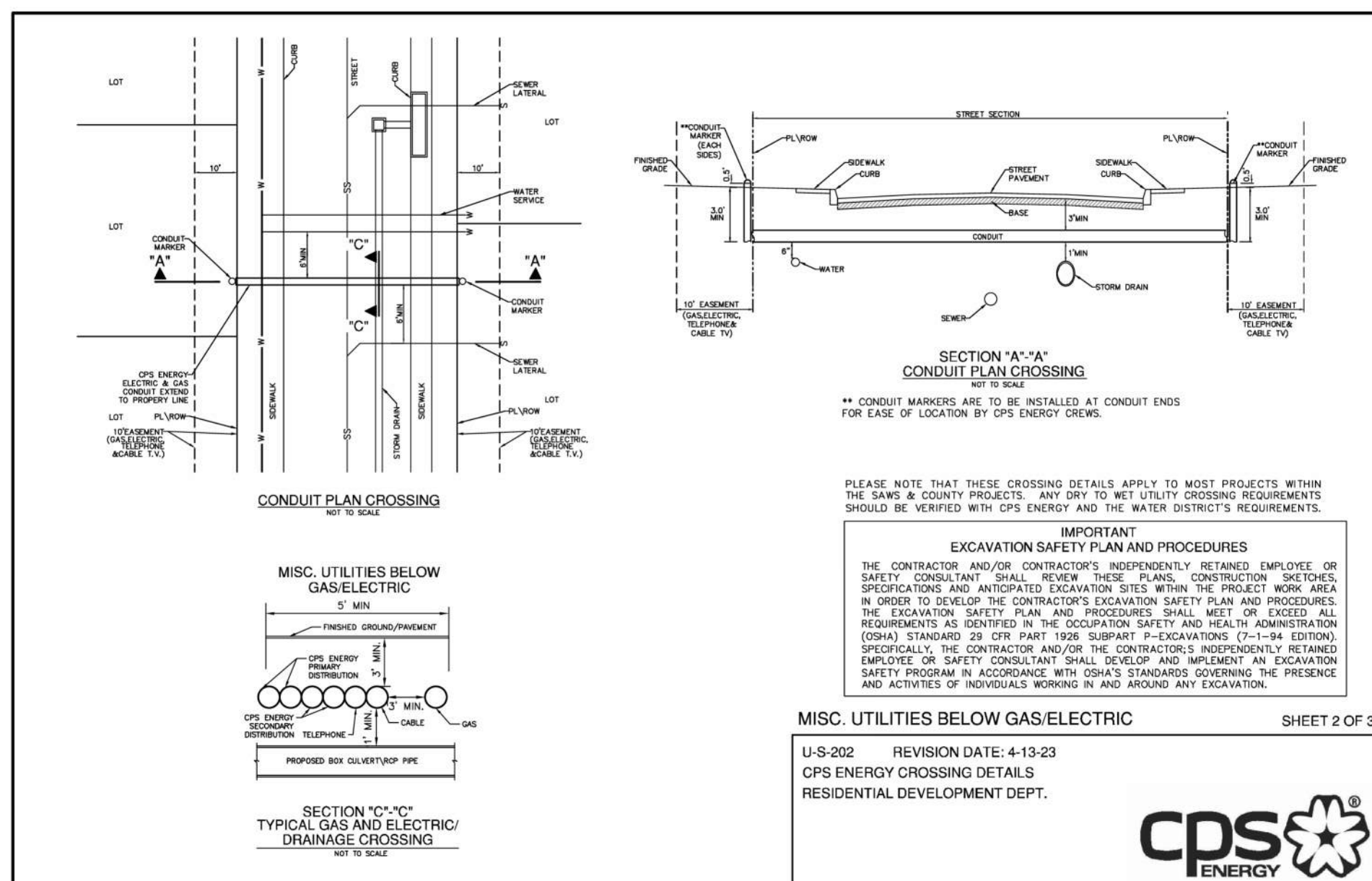
FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

SUBMITTAL SET

TEXAS C1.0

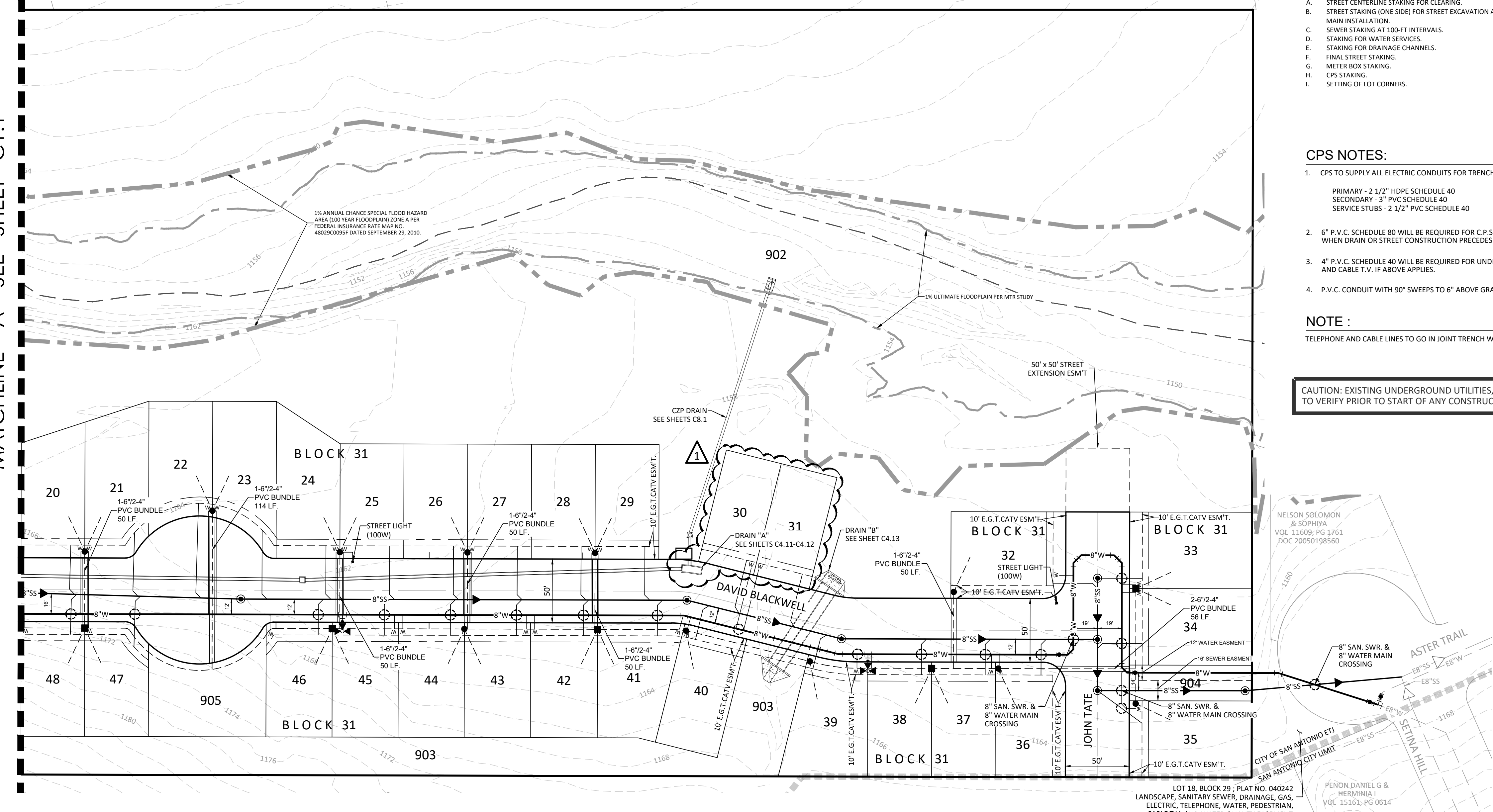


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- NOTE :**
TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

MATCHLINE "A" SEE SHEET C1.1



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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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.

TRENCH EXCAVATION SAFETY PROTECTION

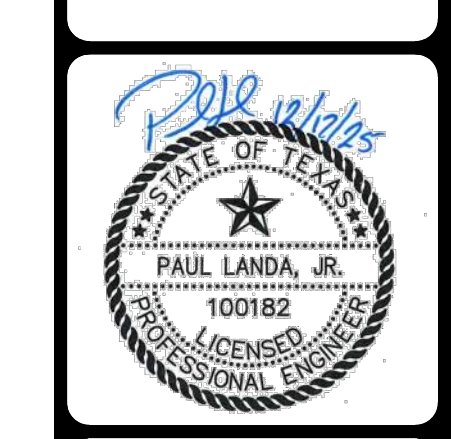
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

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

PROJ. # DGN. BY: DWM. BY: CHD. BY: DATE:

MTI
 • 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

CONSTRUCTION PLANS FOR

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

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 consultants 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>
 - COSEA Drainage (210) 207-6724 or (210) 207-6026
 - COSEA Traffic Signal Operations (210) 206-8480
 - COSEA 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.

ADDITIONAL SEWER NOTES

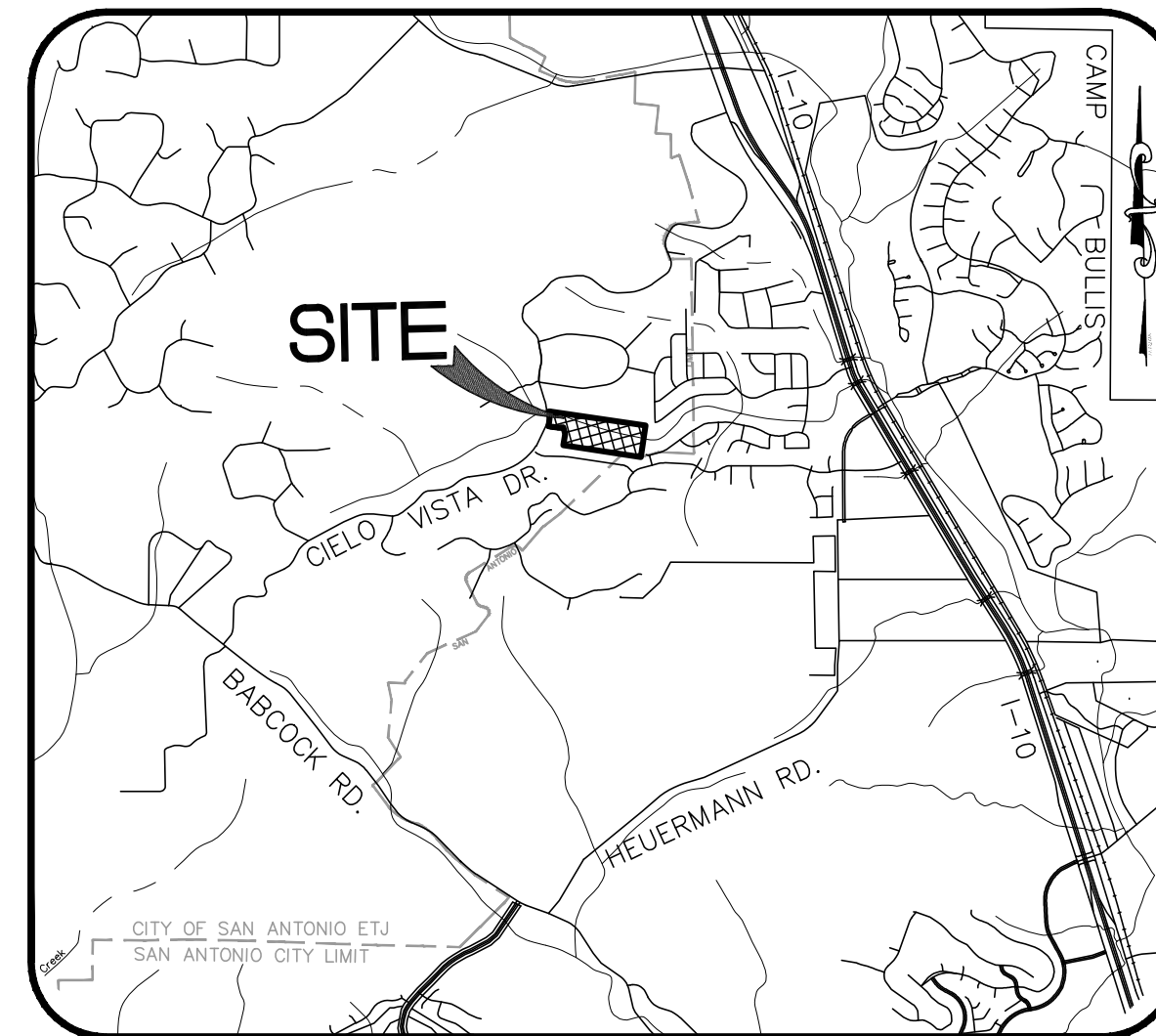
- ~~98% COMPACTION NOTE:~~
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR,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

WATER MAIN	COVER
6"	5.5'
8"	5.7'
12"	6.0'
16"	7.4'

 A. IF LATERALS DO NOT CROSS WATER MAINS, 5' COVER
 B. IF LATERALS CROSS WATER MAIN,
- ALL MANHOLE OPENINGS SHALL BE 30".



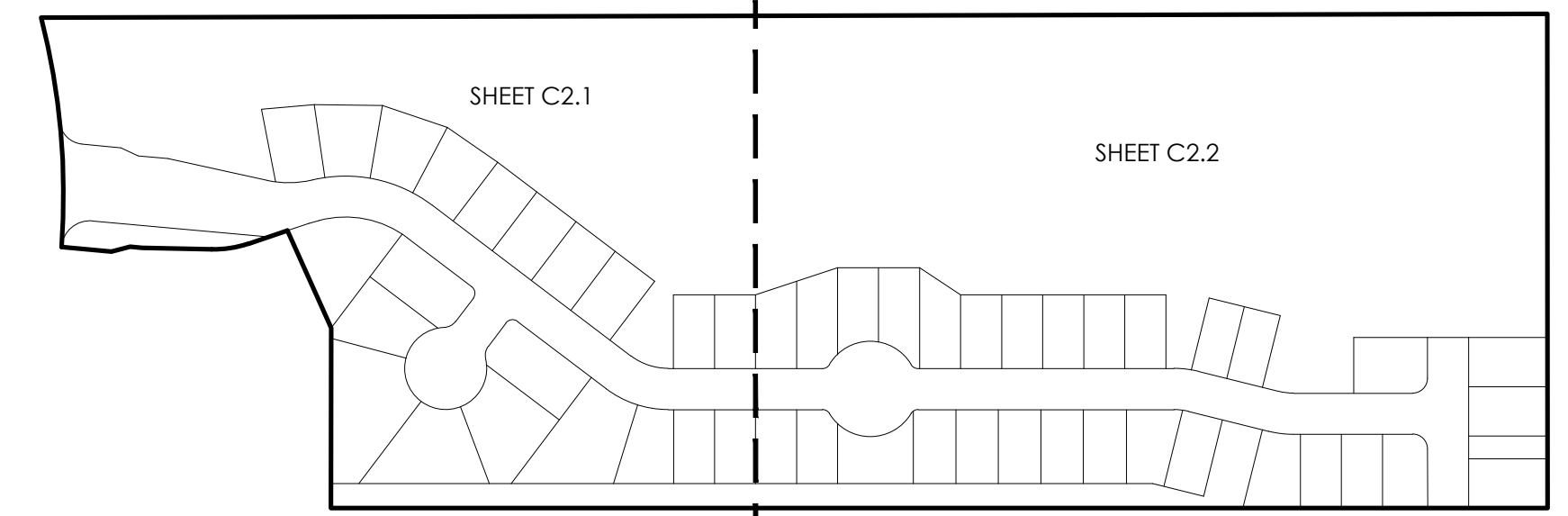
VICINITY MAP
 N.T.S.

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.

- 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 BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH 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 OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
 - 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.



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	ESTQTY
1	TEE 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	EA.	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	Plat No.	24-1180055
Number of Lots	49	SAWS Job No.	24-1520

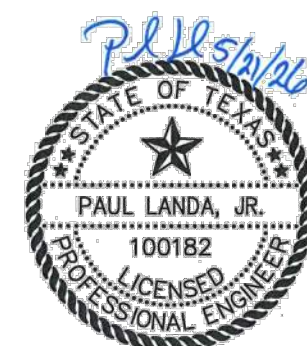
Sewer Notes

- 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 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.



MTR
Moy Tarin Ramirez Engineers, LLC
 FIRM TBPELS ENG F-5297 SVY F-10131500

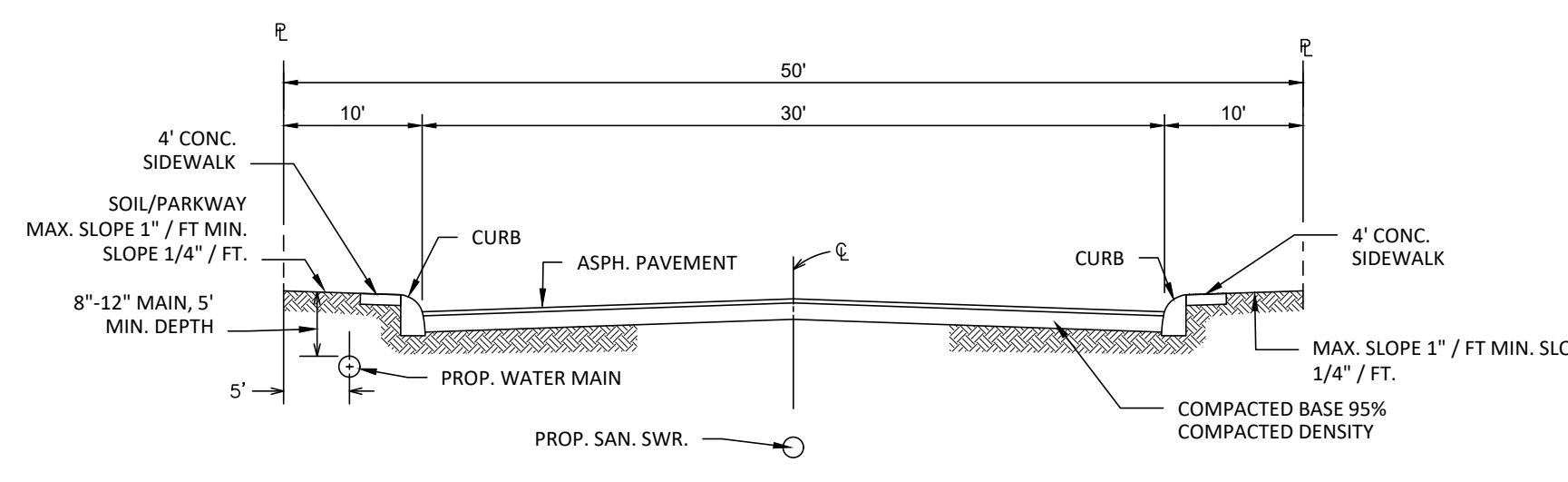
- Engineers
- Surveyors
- Planners

5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

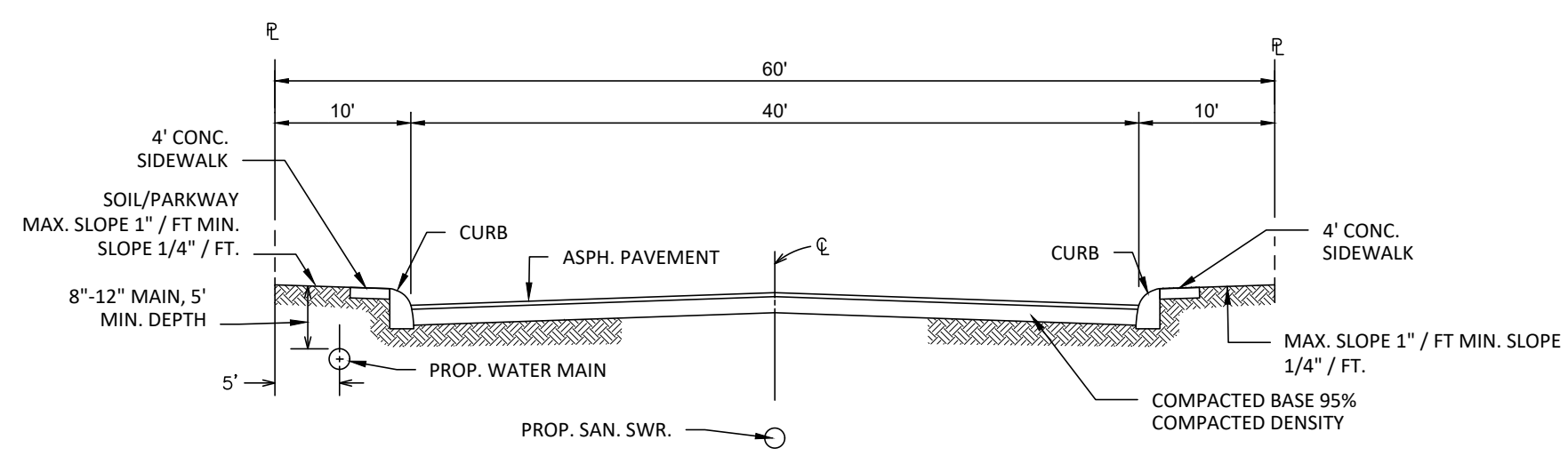
BEXAR COUNTY

SUBMITTAL SET

TEXAS C2.0



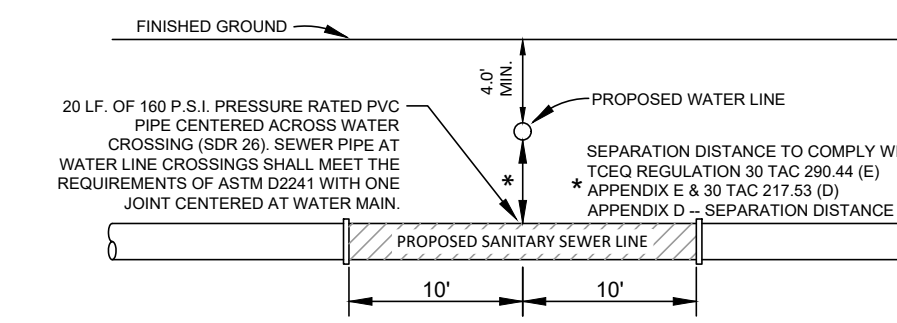
TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.



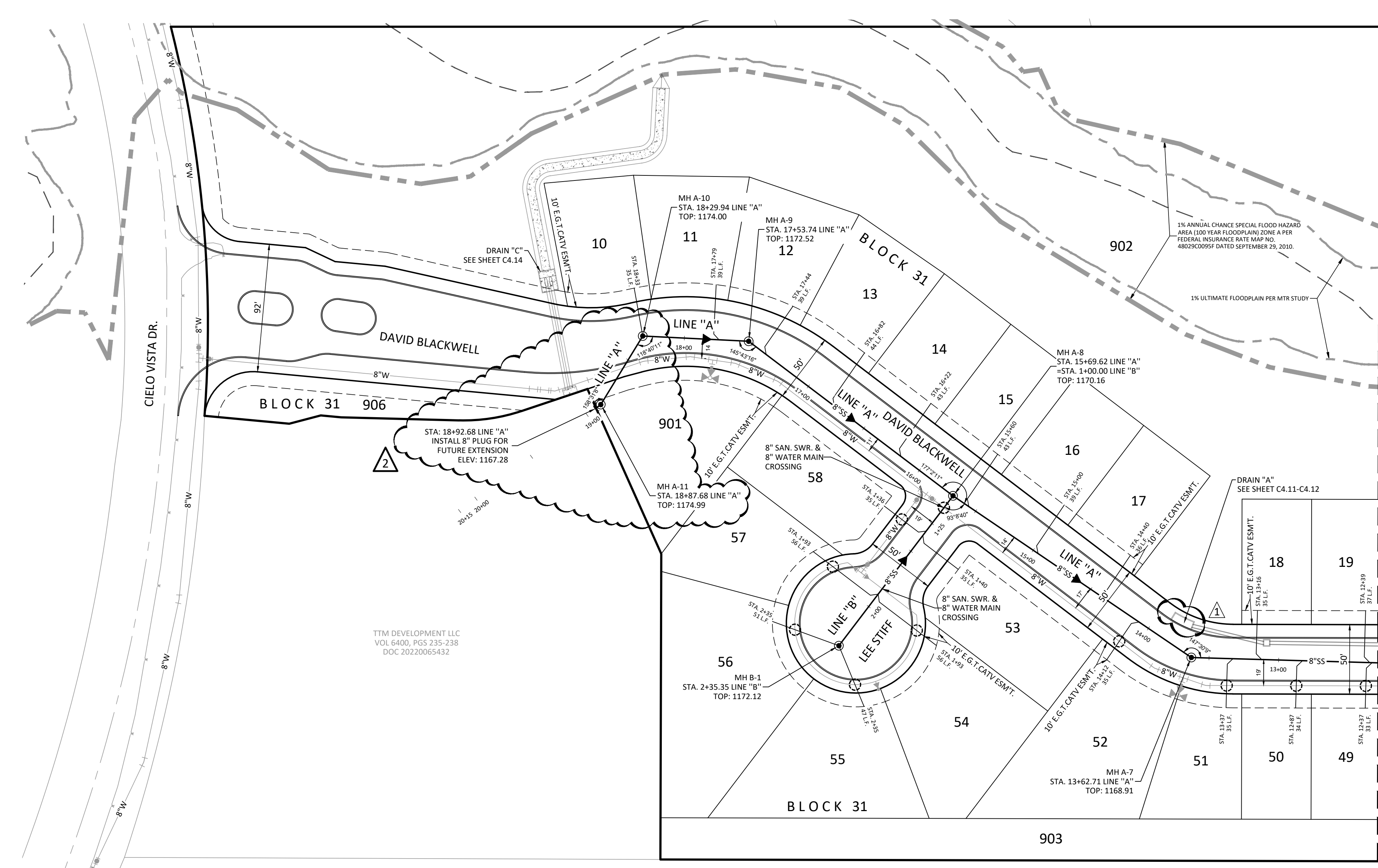
TYPICAL STREET CROSS-SECTION (40' PAVEMENT)
N.T.S.

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
N.T.S.



MATCHLINE "A" SEE SHEET C2.2

CAUTION:

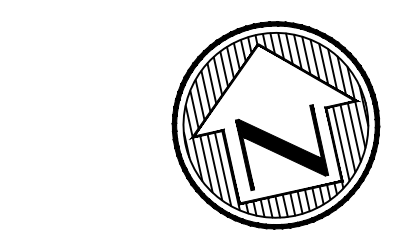
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SCALE: 1"=50'
0 50 100

TRENCH EXCAVATION SAFETY PROTECTION

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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.

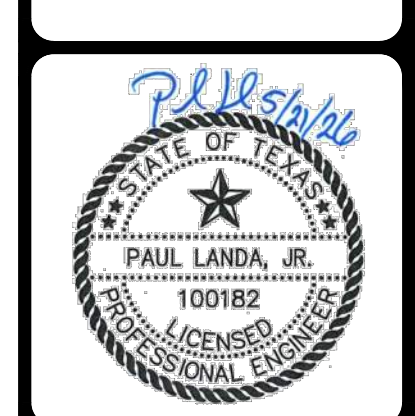
Developer's Name: INVEST 55 LLC
 Developer's Address: 30 N GOULD ST., SUITE R
 City: SHERIDAN State: WY Zip: 82801
 Phone #: (210) 771-0861 Fax #: _____
 SAWS Block Map #: 112658 Total EDU's: 49 Total Acreage: 22.608
 Total Linear Footage of Pipe: 1,976 Plat No.: 24-11800055
 Number of Lots: 49 SAWS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

SUBMITTAL SET

REVISIONS		DESCRIPTION	DATE	BY
1	A	REVISED INLET	12/17/25	DG
2	A	UPDATED SEWER DESIGN	5/12/26	DG
3	A	UPDATED OWNER INFORMATION	5/21/26	DG

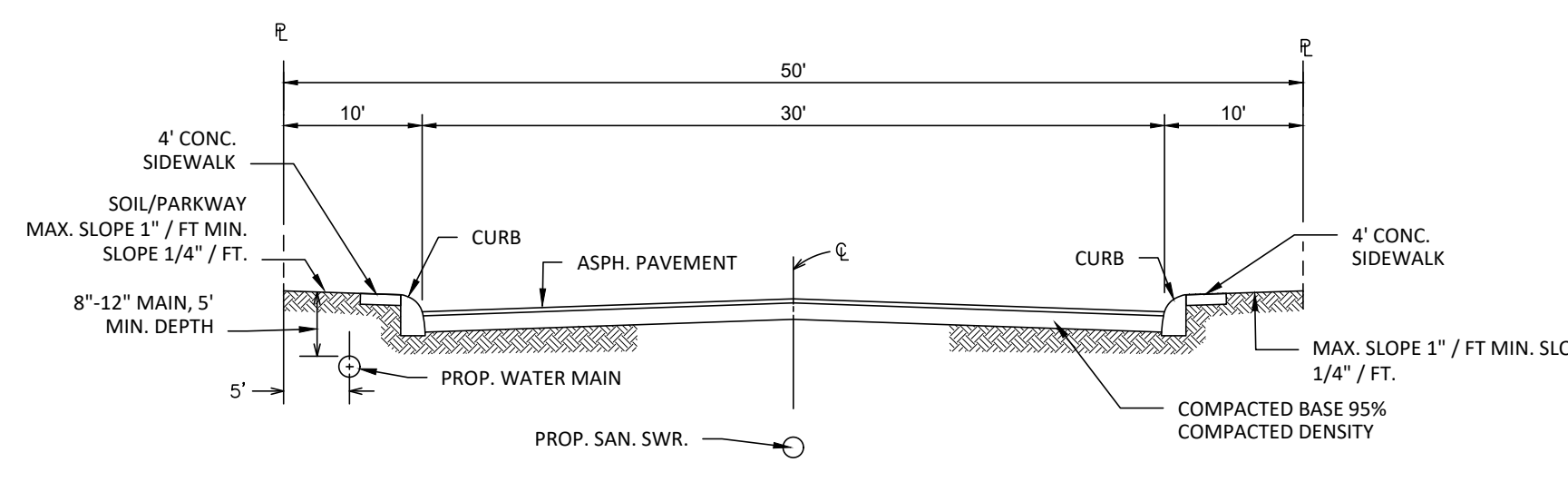
MTR
 Engineers
 Surveyors
 Planners

Moy Tarin Ramirez Engineers, LLC
 5723 UNIVERSITY HEIGHTS BLVD., STE. 03 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

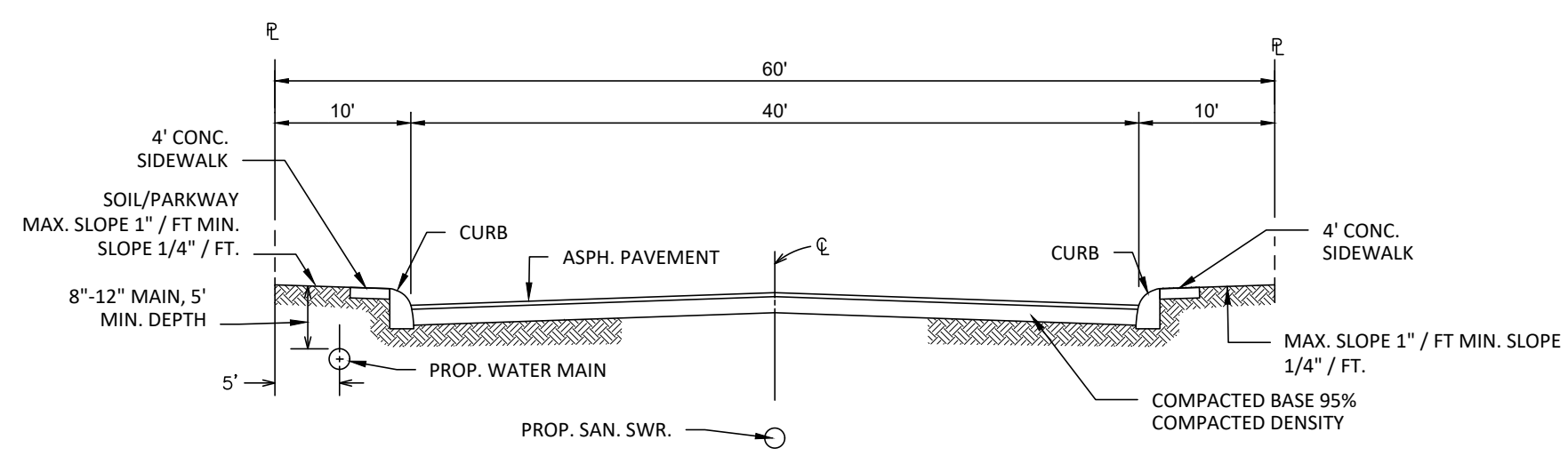


ENCLAVE AT HIDEAWAY VILLAGE
 SANITARY SEWER OVERALL PLAN

SHEET
 C2.1



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

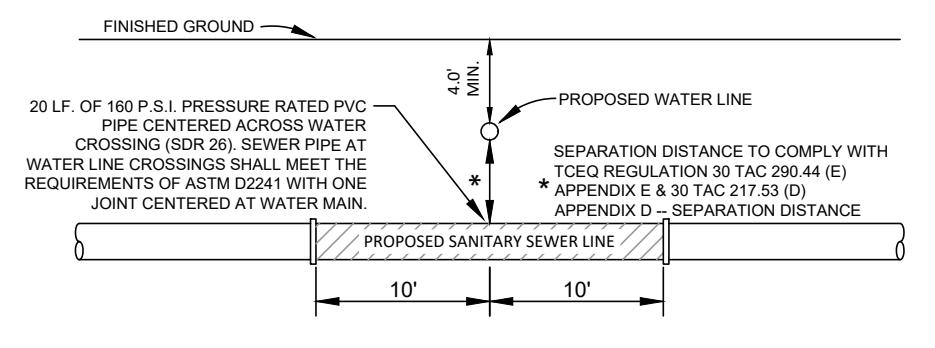
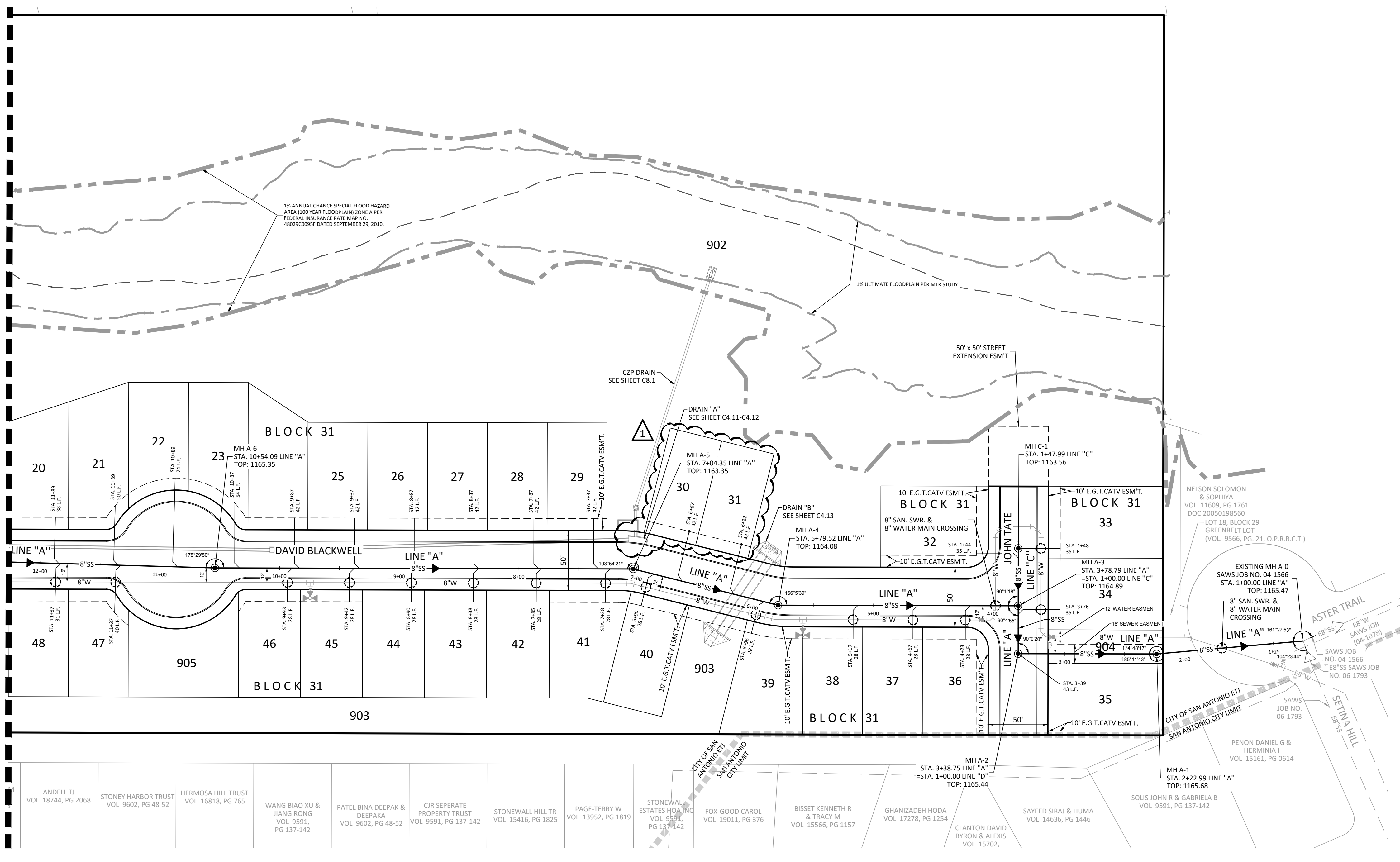


TYPICAL STREET CROSS-SECTION (40' PAVEMENT)
N.T.S.

LEGEND

EXISTING WATER MAIN	--- EX 8"W
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	--- F.H.
EXISTING FIRE HYDRANT	--- EX F.H.
PROPOSED GATE VALVE	--- G.V.
EXISTING GATE VALVE	--- EX G.V.
PROPOSED SANITARY SEWER MAIN & MANHOLE	--- 8"SS
EXISTING SANITARY SEWER MAIN & MANHOLE	--- EX 8"SS
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	--- S.L.
VERTICAL STACK	VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.C.A.
TEMPORARY BENCHMARK	--- B.M.
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	--- S.S. / W.W.
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	--- S.A.C.L.
1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO.48029C0095F	--- FEMA
LEON CREEK TRIBUTARY CENTERLINE	--- L.C.T.
1% ULTIMATE FLOODPLAIN AS PER MTR STUDY	--- MTR

MATCHLINE "A" SEE SHEET C2.1



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

CAUTION:

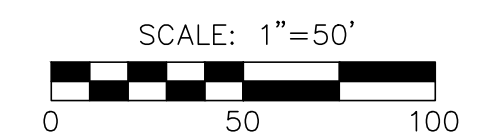
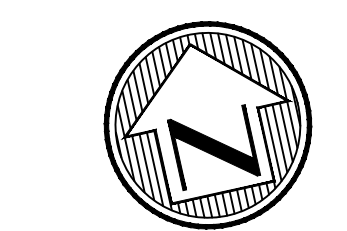
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Developer's Name: INVEST SS LLC
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 Phone #: (210) 771-0861 Fax #: _____
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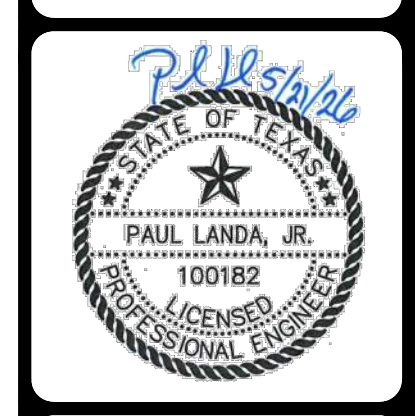
REVISIONS

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

PROJ. # _____ DGN. BY: _____ CHKD. BY: _____ DATE: _____

MTI
 Engineers
 Surveyors
 Planners

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

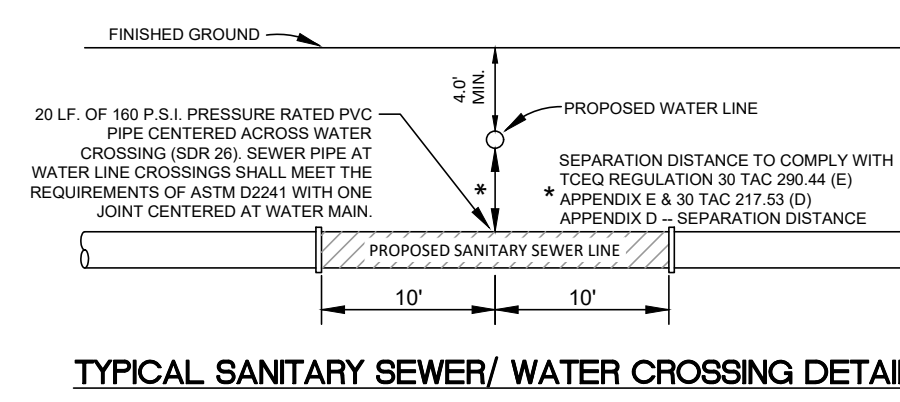


ENCLAVE AT HIDEAWAY VILLAGE
 SANITARY SEWER OVERALL PLAN

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

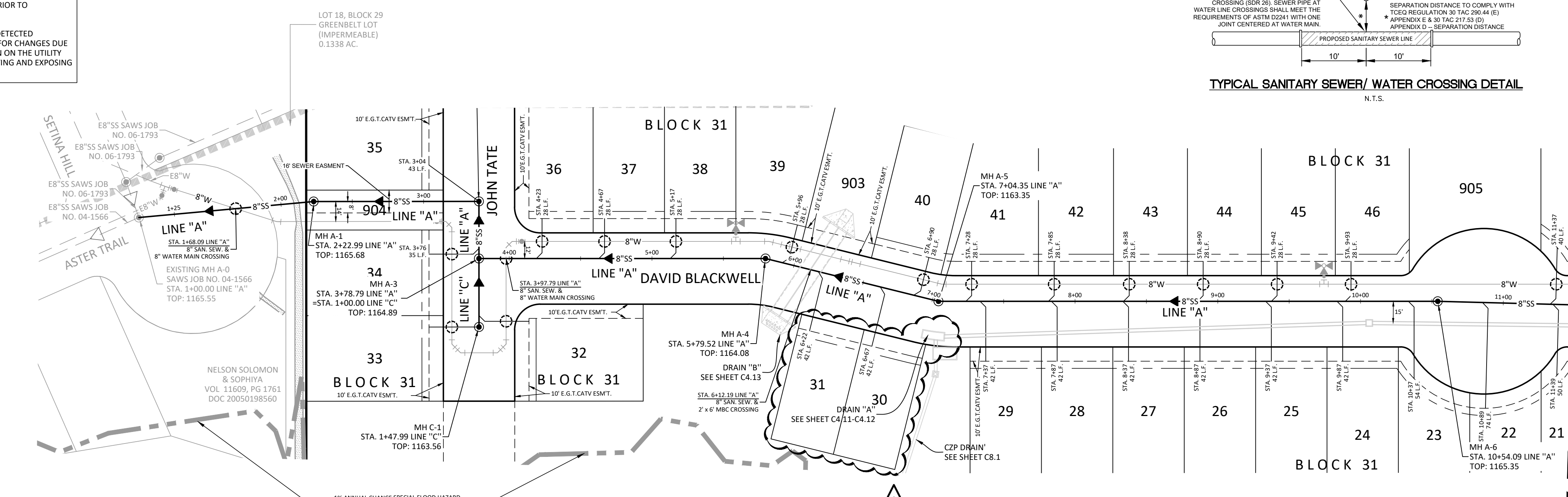
- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING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

CAUTION: EXISTING UTILITIES:
 1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
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LEGEND

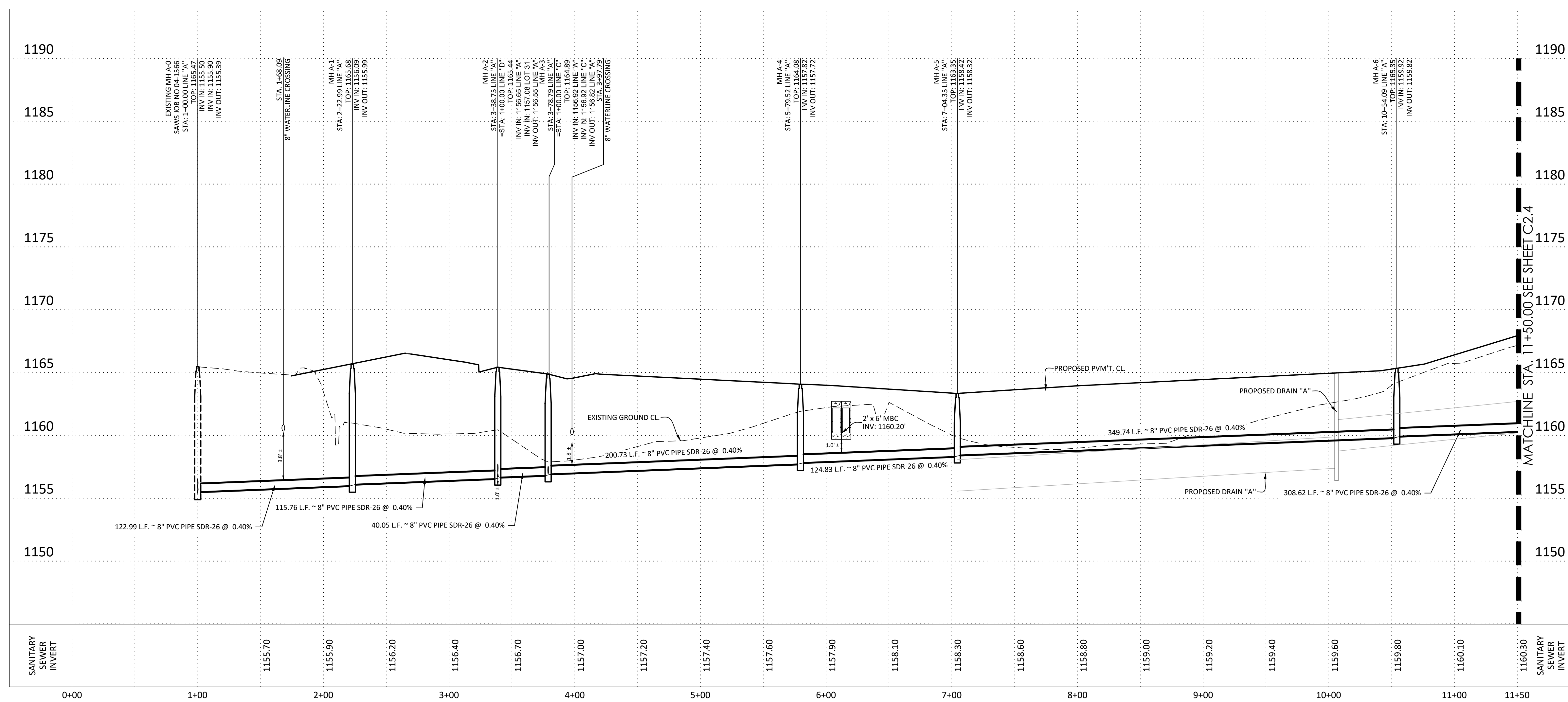
EXISTING WATER MAIN	--- EX 8"W
PROPOSED WATER MAIN	--- 8"W
EXISTING FIRE HYDRANT	--- 8"SS
PROPOSED FIRE HYDRANT	--- 8"SS
EXISTING GATE VALVE	--- EX 8"SS
PROPOSED GATE VALVE	--- 8"SS
EXISTING SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	--- VS
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	--- VS
VERTICAL STACK	--- VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	--- E.G.T. CATV
TEMPORARY BENCHMARK	MIN. F.F. = 795.5
PROPOSED MINIMUM FINISH FLOOR ELEVATION	--- MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	--- O.P.R.B.C.T.
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	--- SAN ANTONIO CITY LIMIT



LINE A
 STA. 1+00.00 TO STA. 11+50.00

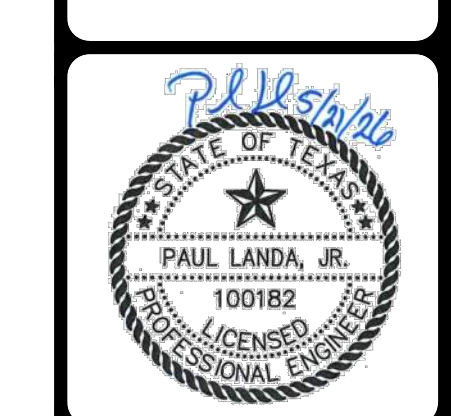
TRENCH EXCAVATION SAFETY PROTECTION
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Developer's Name: INVEST 55 LLC
 Developer's Address: 30 N GOULD ST., SUITE R
 City: SHERIDAN State: WY Zip: 82801
 Phone #: (210) 771-0861 Fax #:
 SAWS Block Map #: 112658 Total EDU's: 49 Total Acreage: 22.608
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



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

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



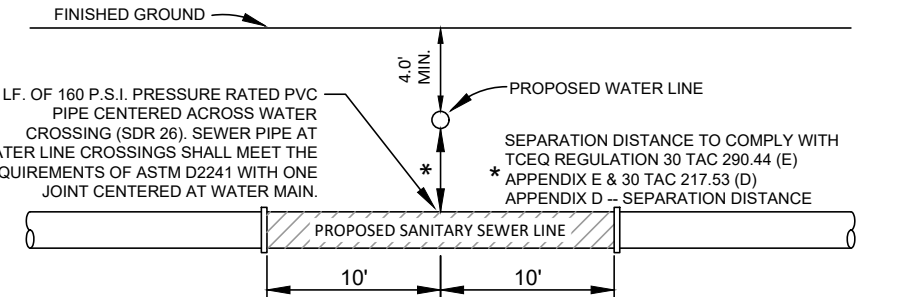
ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER PLAN & PROFILE
 LINE A
 STA. 1+00.00 TO STA. 11+50.00

Plot Date: April 6, 2025 User: D. Balala D:\Bala\Drawings\32077 C2.3 Sanitary Sewer.dwg Plot Date: 4/6/25

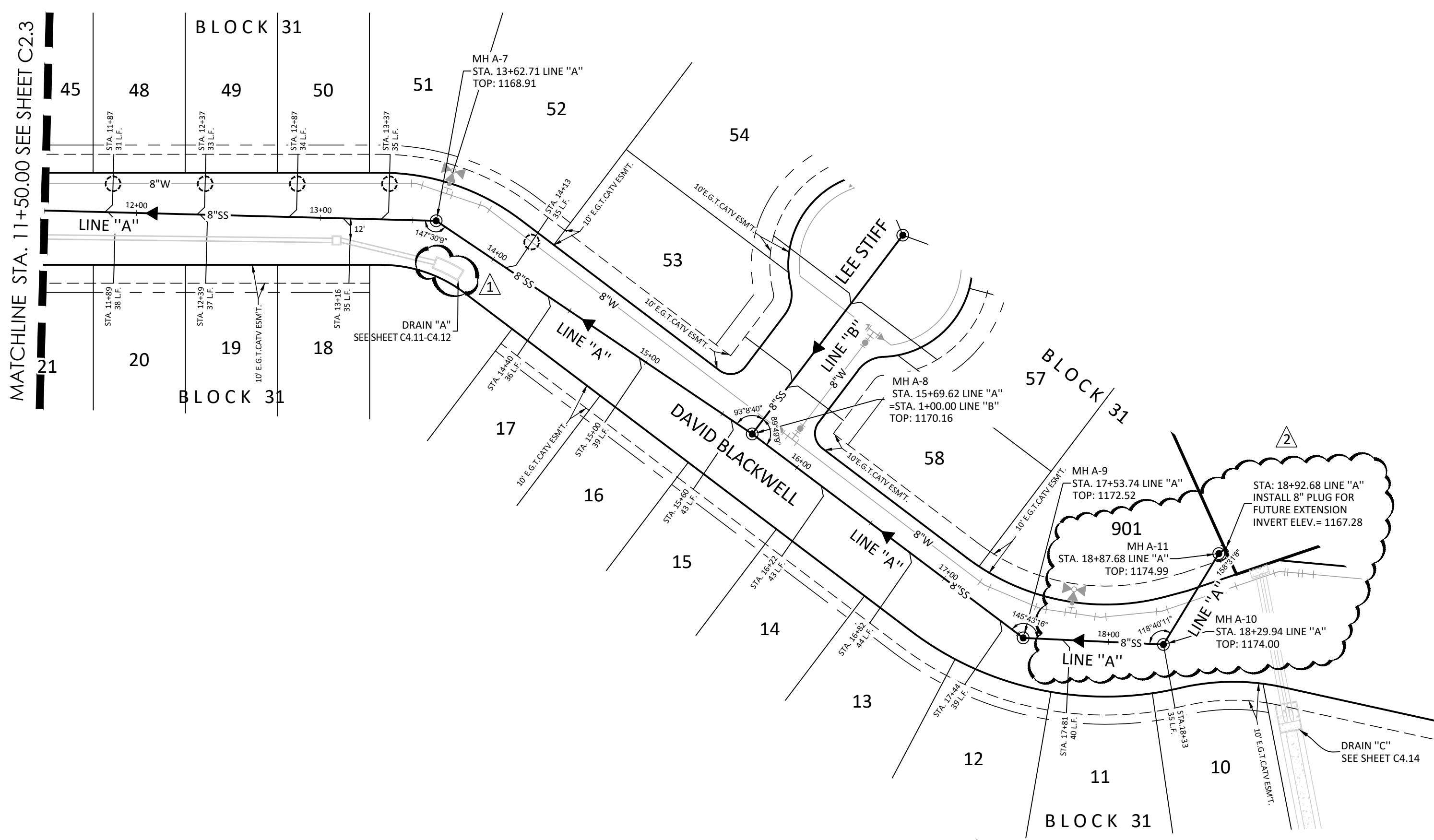
CAUTION:
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TRENCH EXCAVATION SAFETY PROTECTION

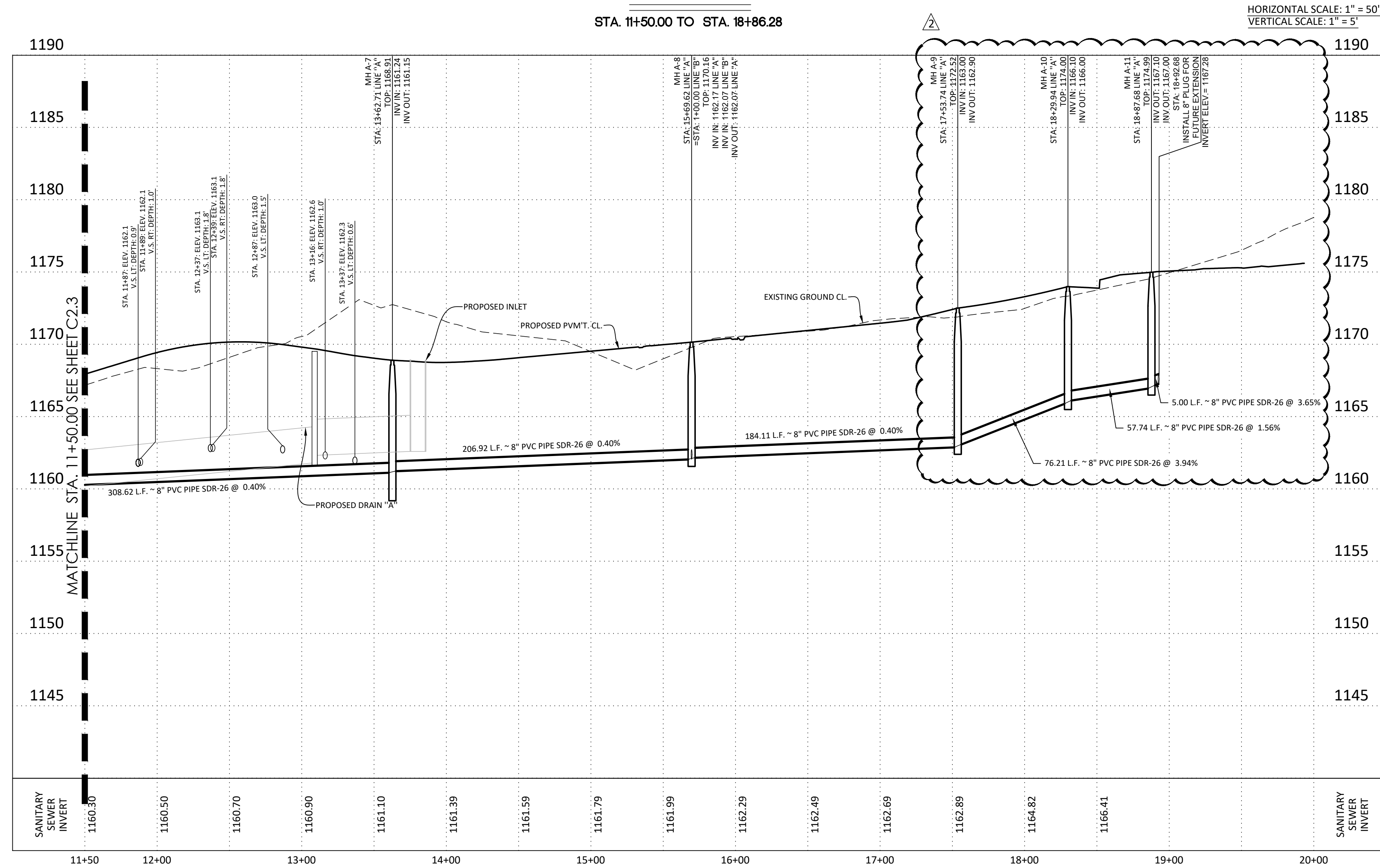
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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

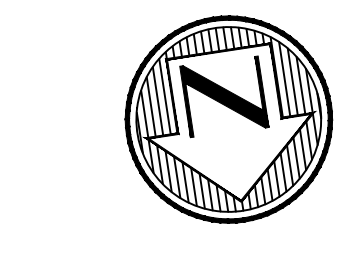


LINE A
STA. 11+50.00 TO STA. 18+86.28



LEGEND

EXISTING WATER MAIN	--- EX 8"W
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.CATV
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SANITARY SEWER/WATER CROSSING LOCATION	O.P.R.B.C.T.
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	-----



SCALE: 1"=50'
0 50 100

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	DS	DATE
1	12/17/25	REVISED INLET		DS	
2	5/12/26	UPDATED SEWER DESIGN		DS	
3	5/21/26	UPDATED OWNER INFORMATION		DS	

PROJ. # : _____ DESK. BY : _____ DWG. BY : _____ CHKD. BY : _____ DATE: _____

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

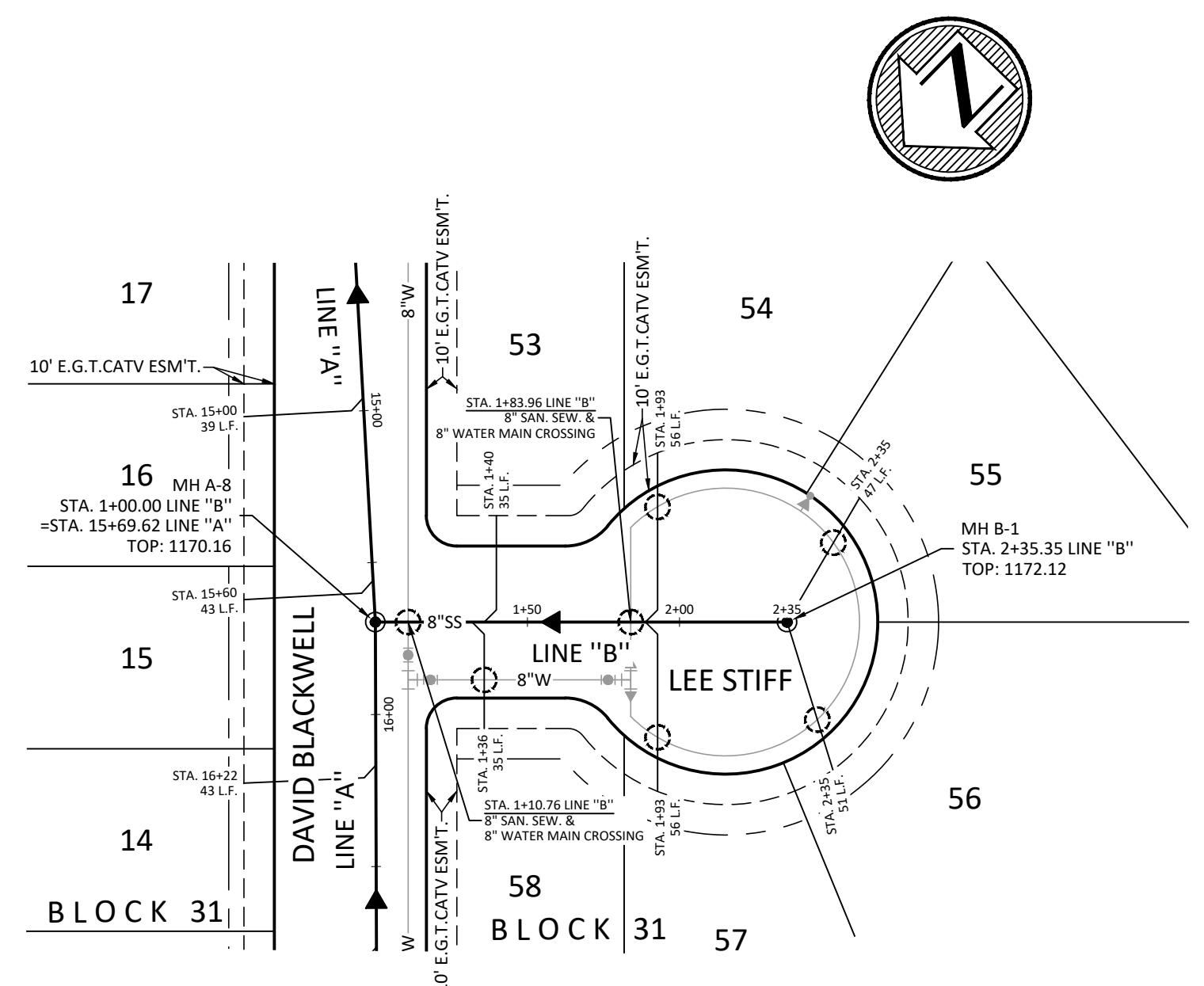


ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER PLAN & PROFILE
 LINE A
 STA. 11+50.00 TO STA. 18+86.28

Plot Date: April 8, 2025 User ID: Edoles Garcia
 C:\Users\edoc\OneDrive\Documents\32027 C2.3 Sanitary Sewer.dwg User: A-148

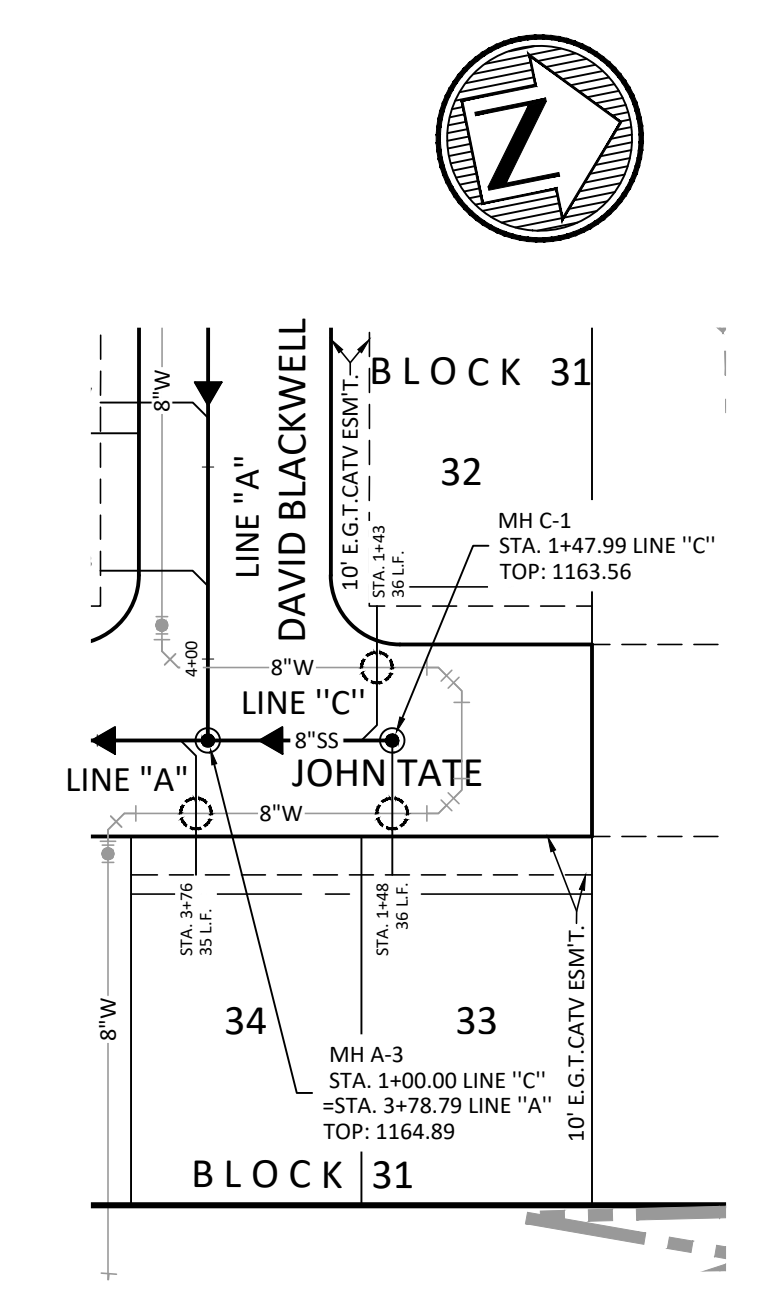
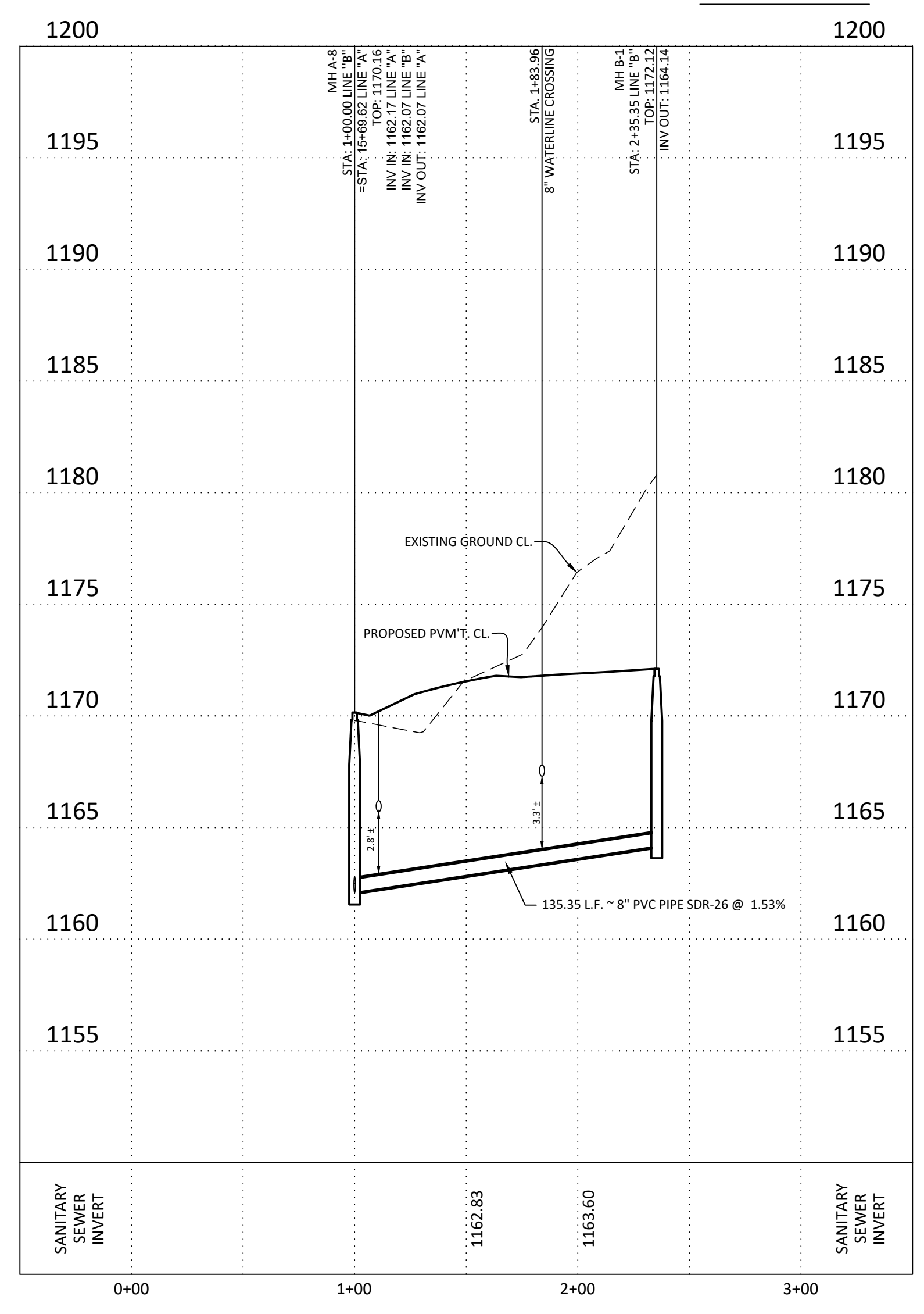
NO.	DATE	DESCRIPTION
1	5/21/26	UPDATED OWNER INFORMATION

BY	DATE	DESCRIPTION
DS		
CHD		
BY		
DATE		



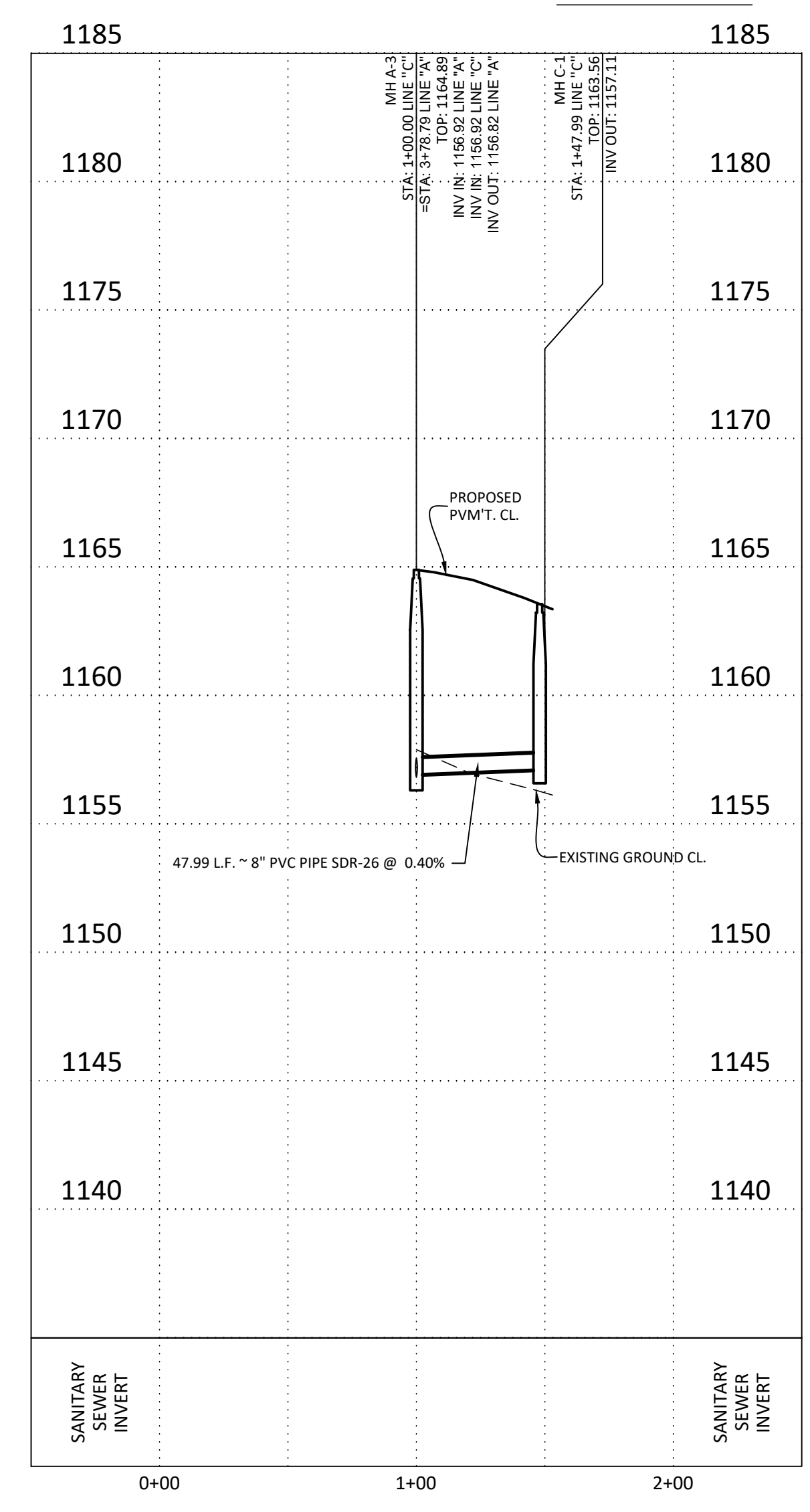
LINE B
STA. 1+00.00 TO STA. 2+35.35

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



LINE C
STA. 1+00.00 TO STA. 1+52.98

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

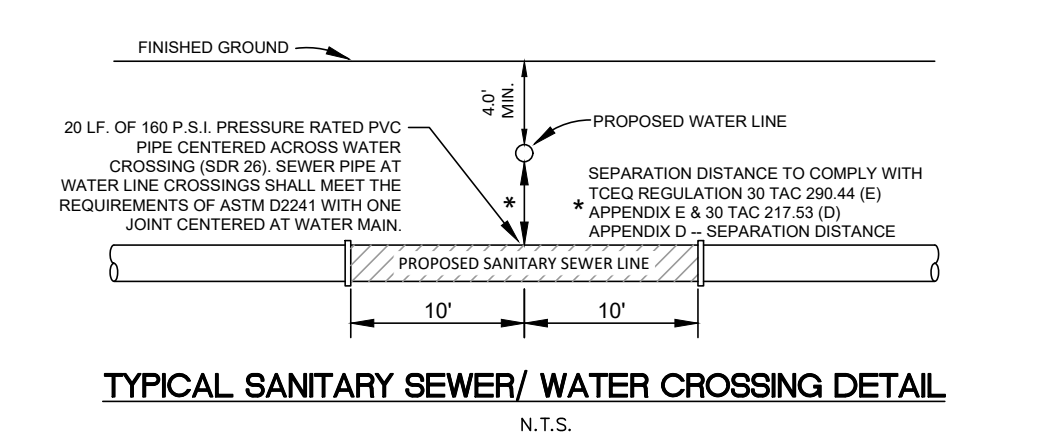


SCALE: 1"=50'

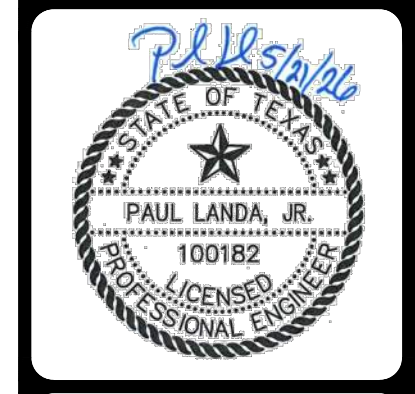
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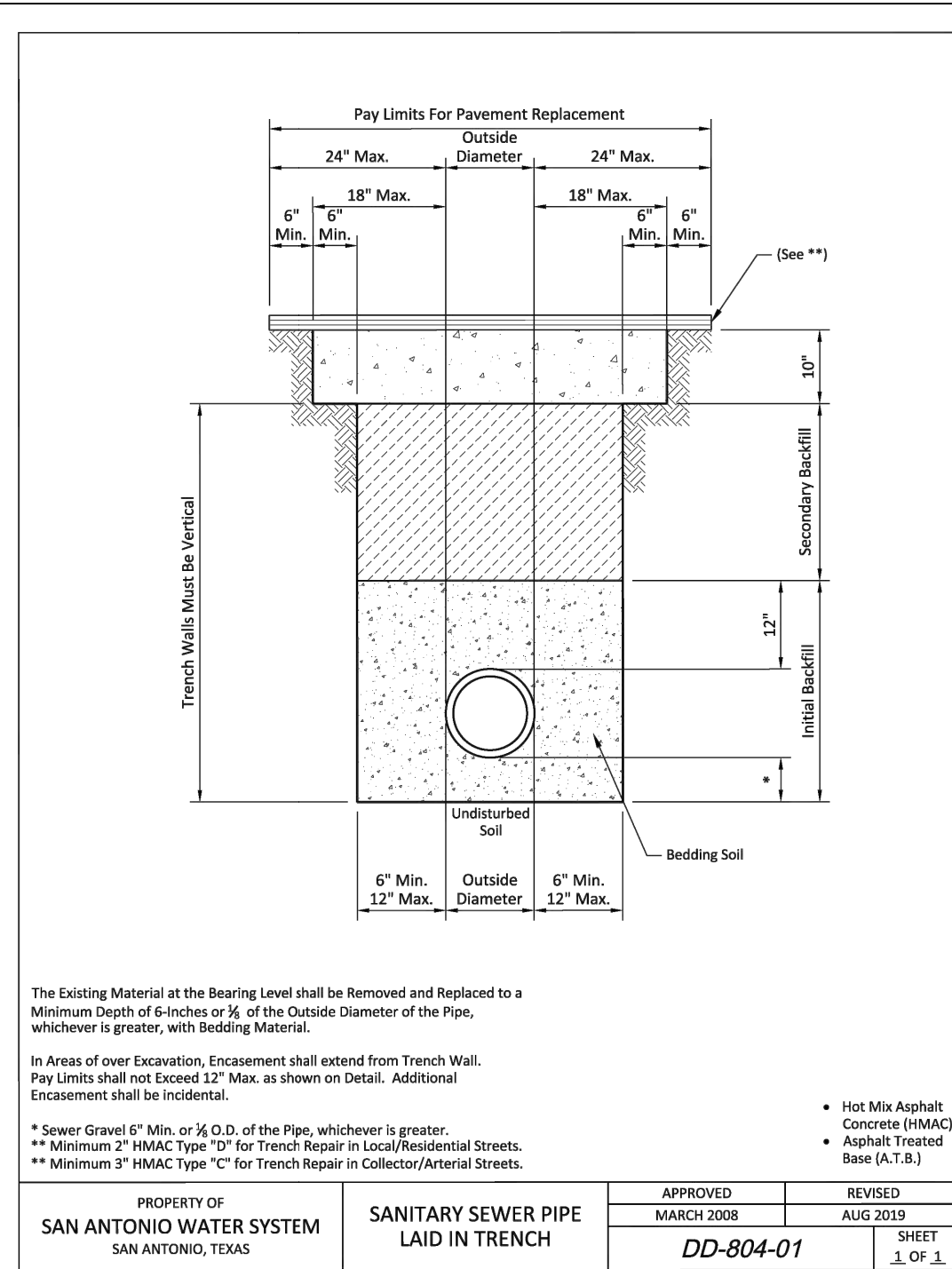


MTK
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 TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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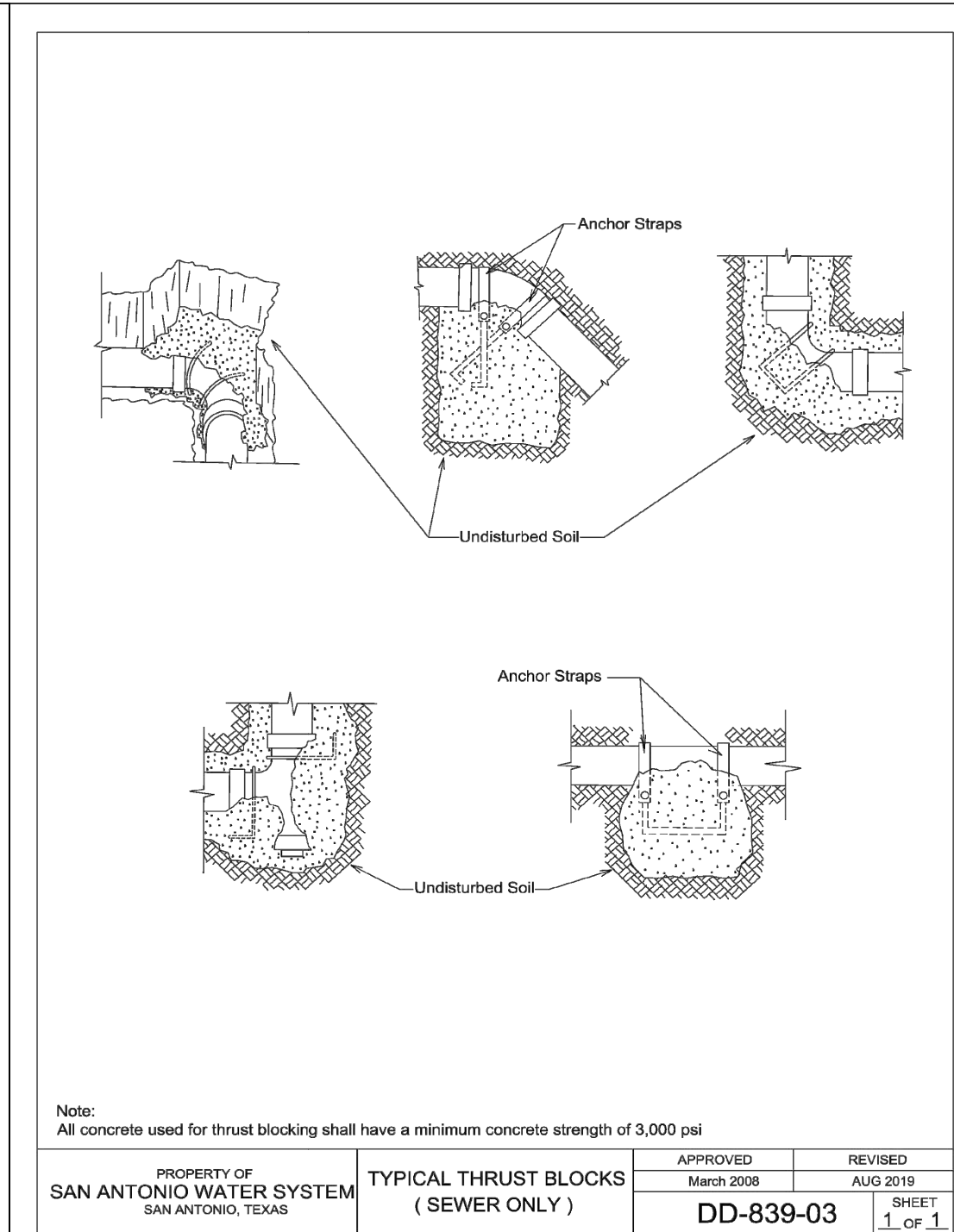


ENCLAVE AT HIDEAWAY VILLAGE
SANITARY SEWER PLAN & PROFILE
 LINE B
 STA. 1+00.00 TO STA. 2+35.35

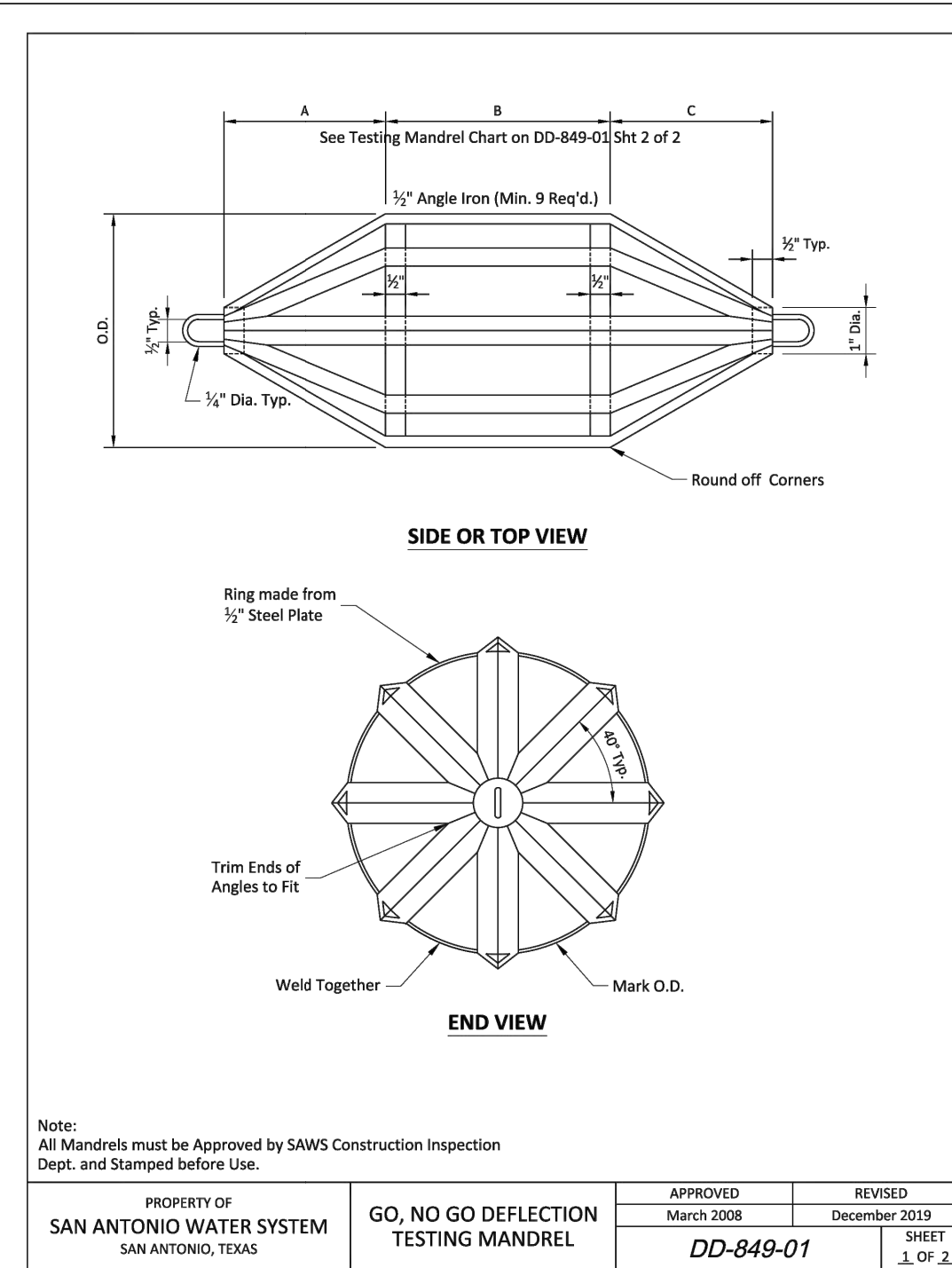
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PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
TYPICAL THRUST BLOCKS (SEWER ONLY)
APPROVED MARCH 2008 REVISED AUG 2019
DD-804-01 SHEET 1 OF 1



PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
GO, NO GO DEFLECTION TESTING MANDREL
APPROVED MARCH 2008 REVISED AUG 2019
DD-839-03 SHEET 1 OF 1



PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
GO, NO GO DEFLECTION TESTING MANDREL CHART
APPROVED MARCH 2008 REVISED AUG 2019
DD-849-01 SHEET 2 OF 2

SIZE	MANDREL O.D.		RING O.D.	
	PVC (508-26)	PVC (508-26)	PVC (508-26)	PVC (508-26)
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

Notes:
PVC Pipes and Fittings 6" to 36" 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 AUG 2019
DD-849-01 SHEET 2 OF 2

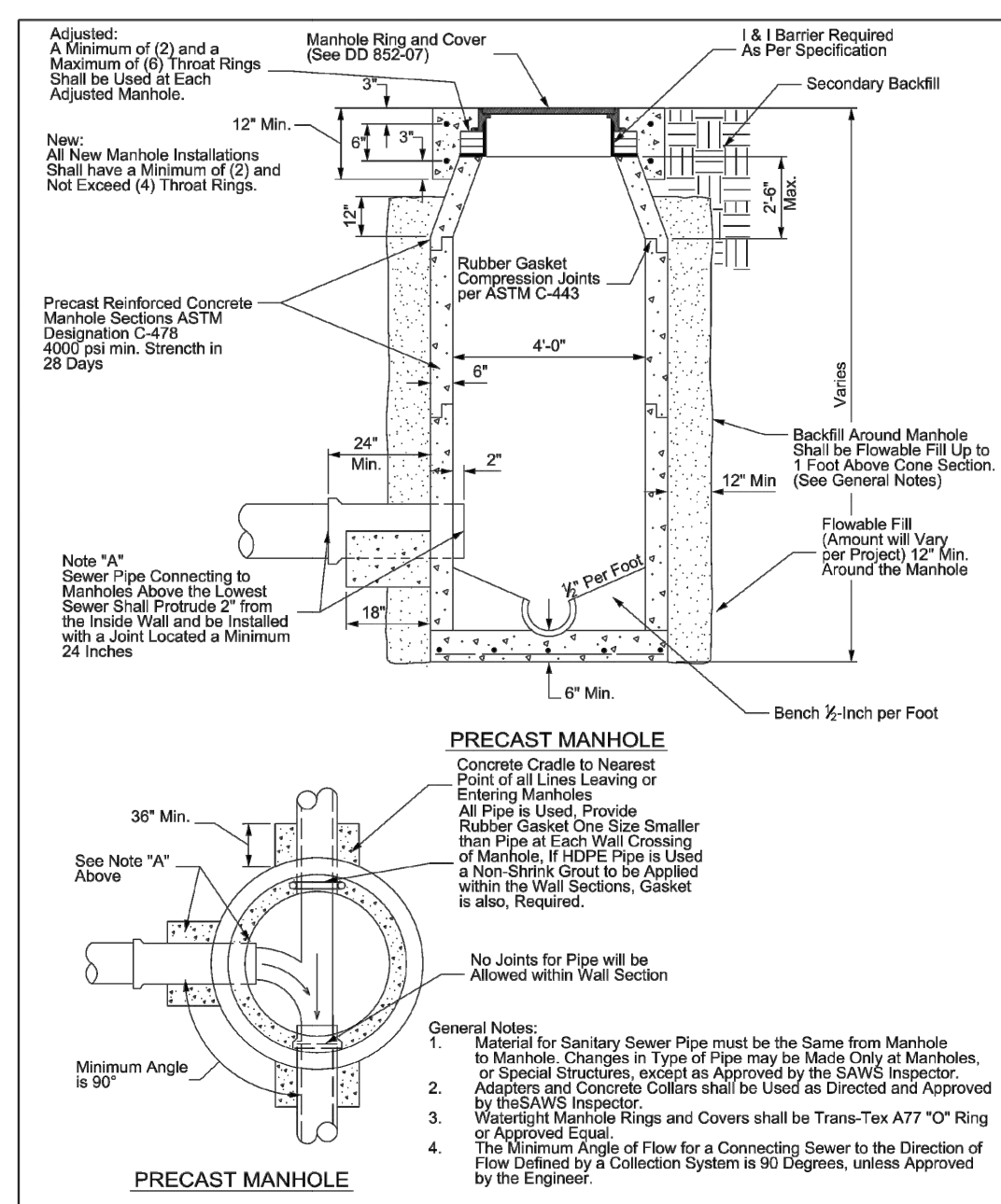
TRENCH EXCAVATION SAFETY PROTECTION

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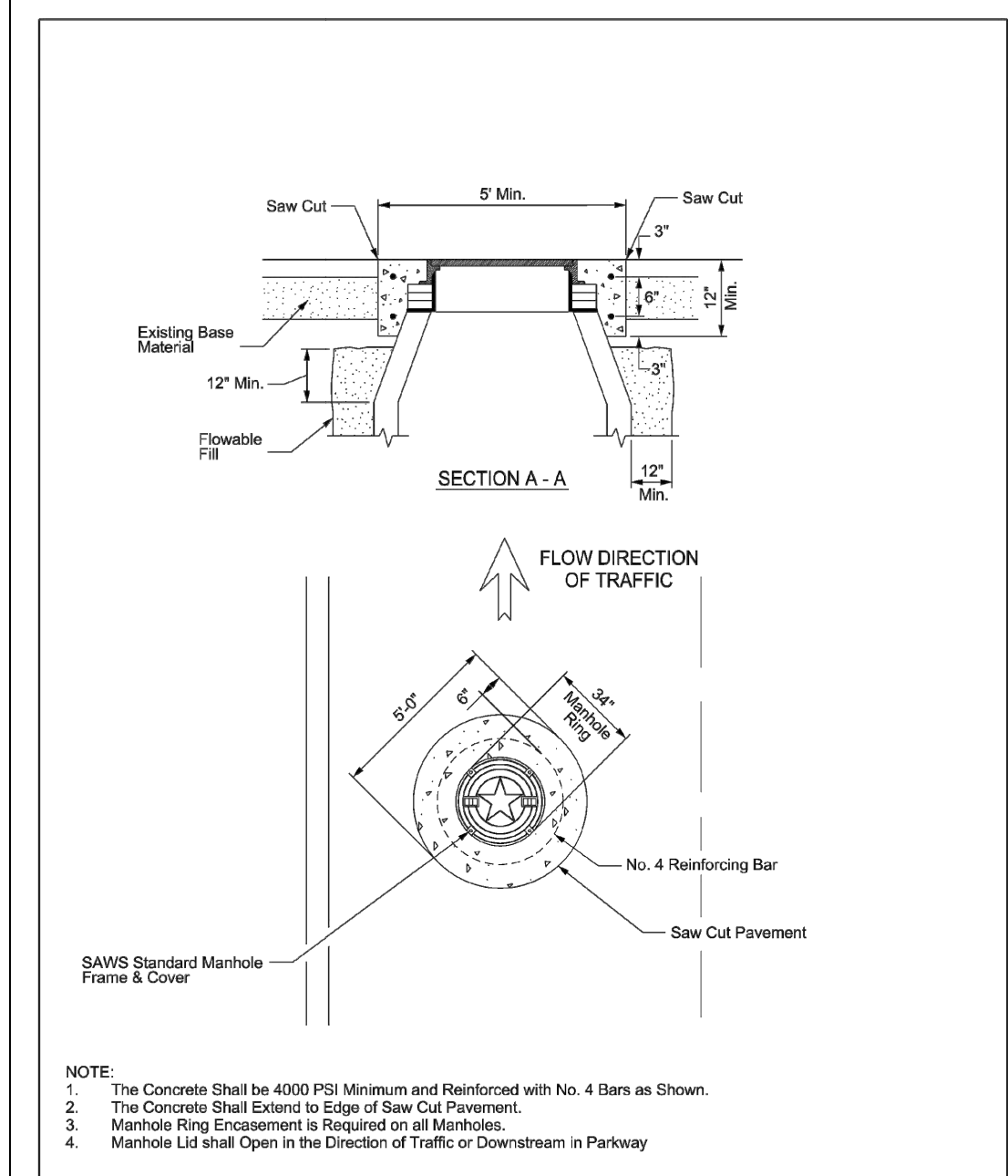
Developer's Name: INVEST 55 LLC
Developer's Address: 30 N GOULD ST., SUITE R
City: SHERIDAN State: WY Zip: 82801
Phone #: (210) 771-0861 Fax #: _____
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Total Linear Footage of Pipe: 1,976 Plat No.: 24-1180055
Number of Lots: 49 SAWS Job No.: 24-1520

NO.	DATE	DESCRIPTION	BY	DS
1	5/21/26	UPDATED OWNER INFORMATION		

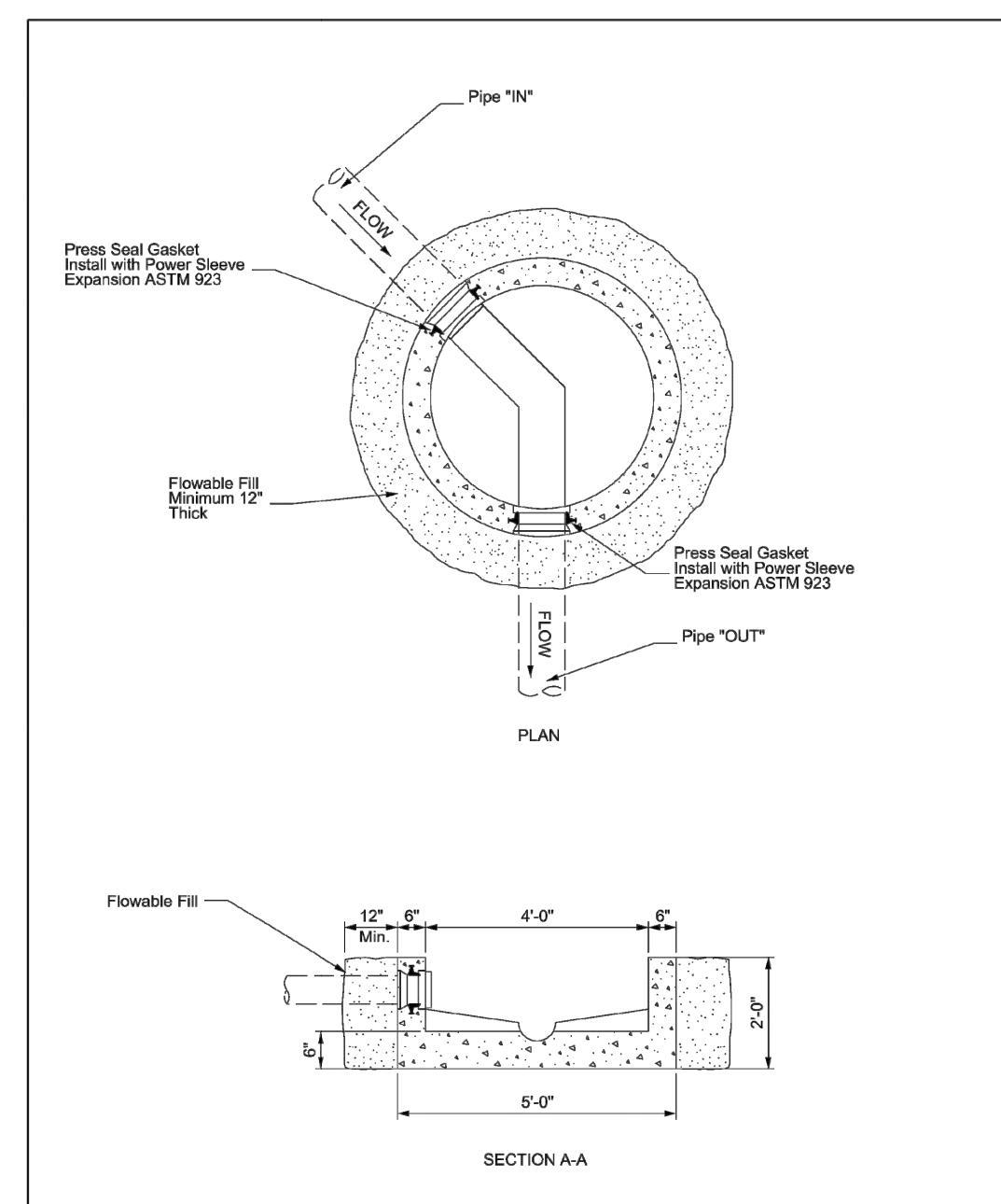
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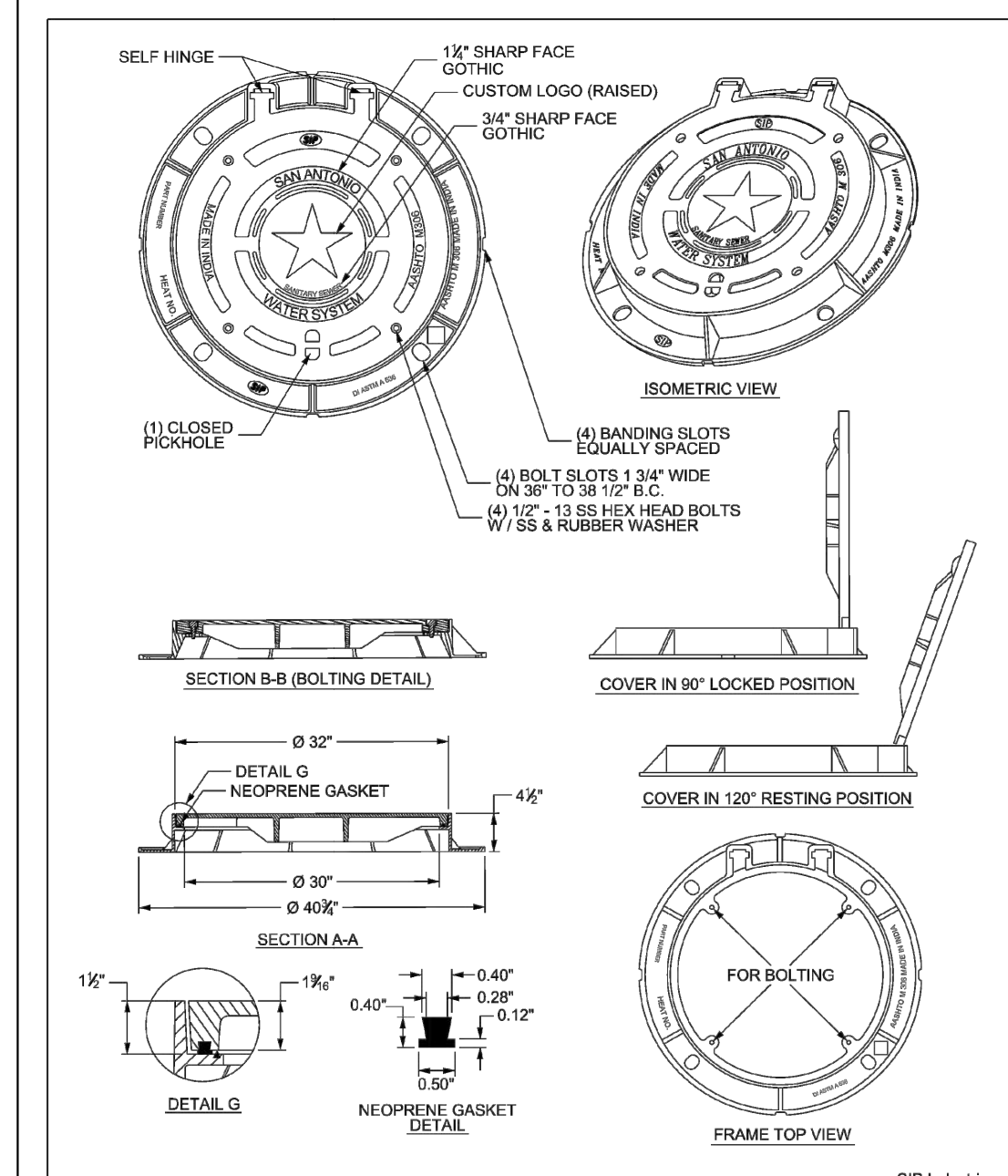
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
MANHOLE RING ENCASUREMENT DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-852-03 SHEET 1 OF 2



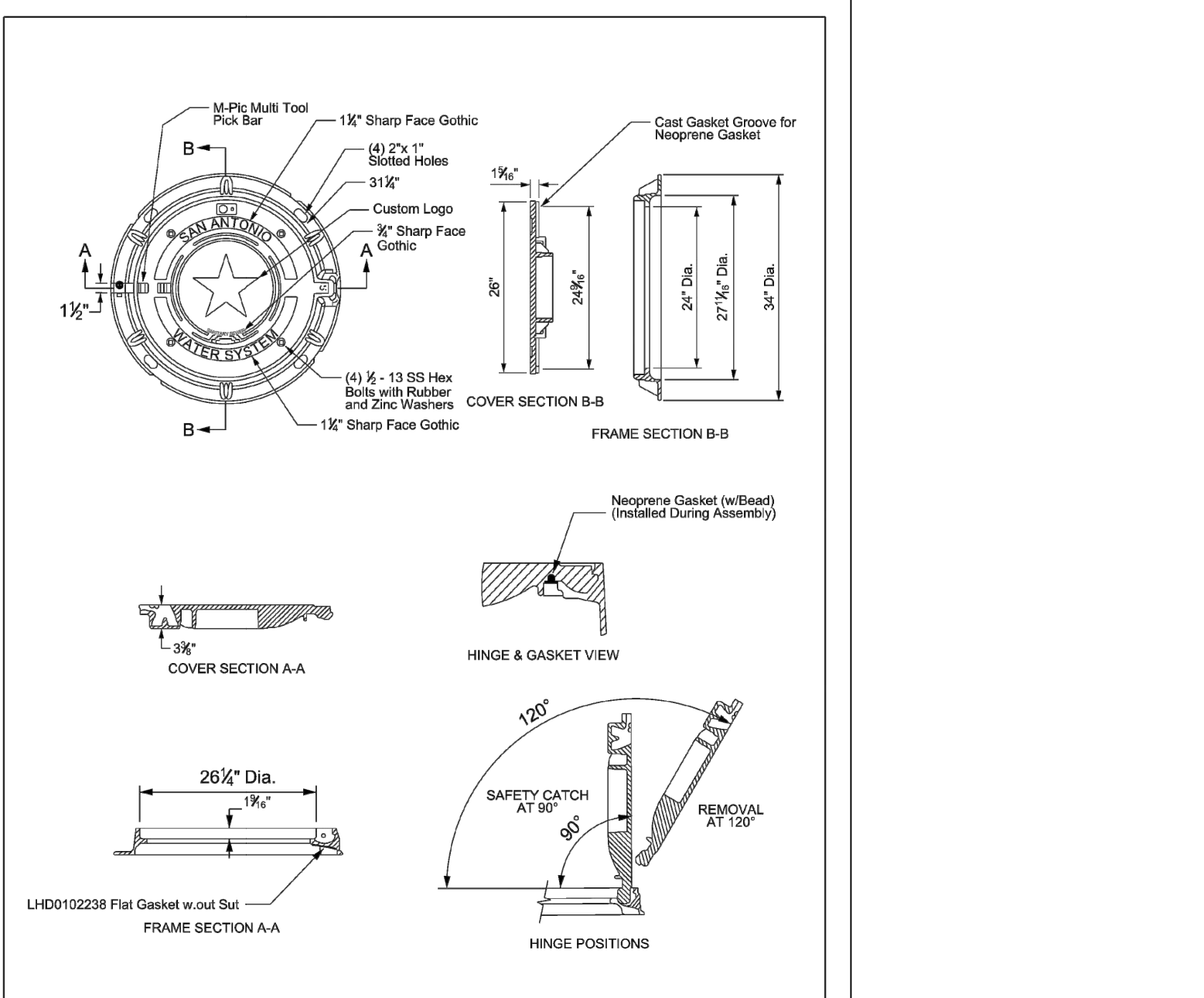
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
PRECAST MANHOLE BASE 45\"/>



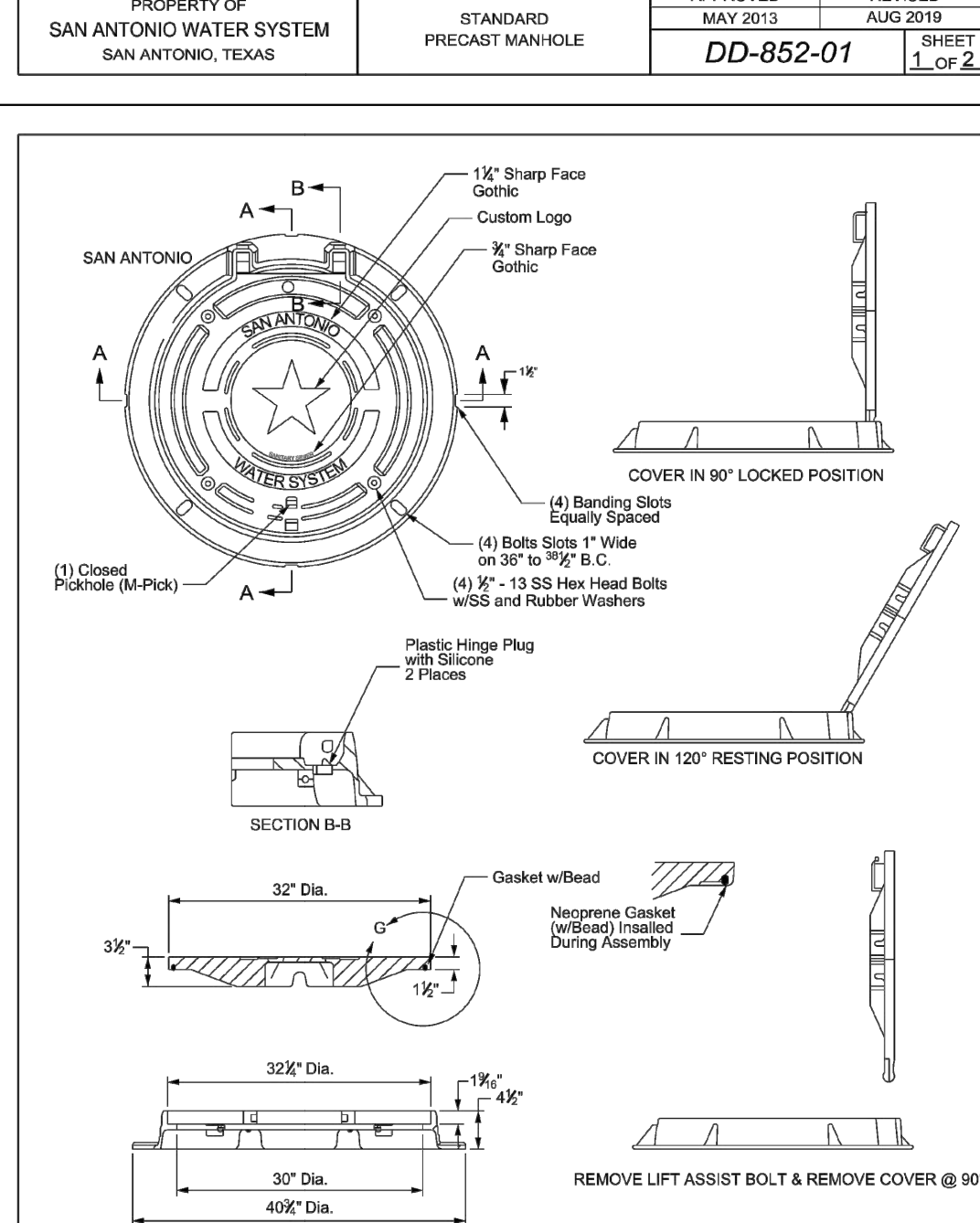
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
30\"/>



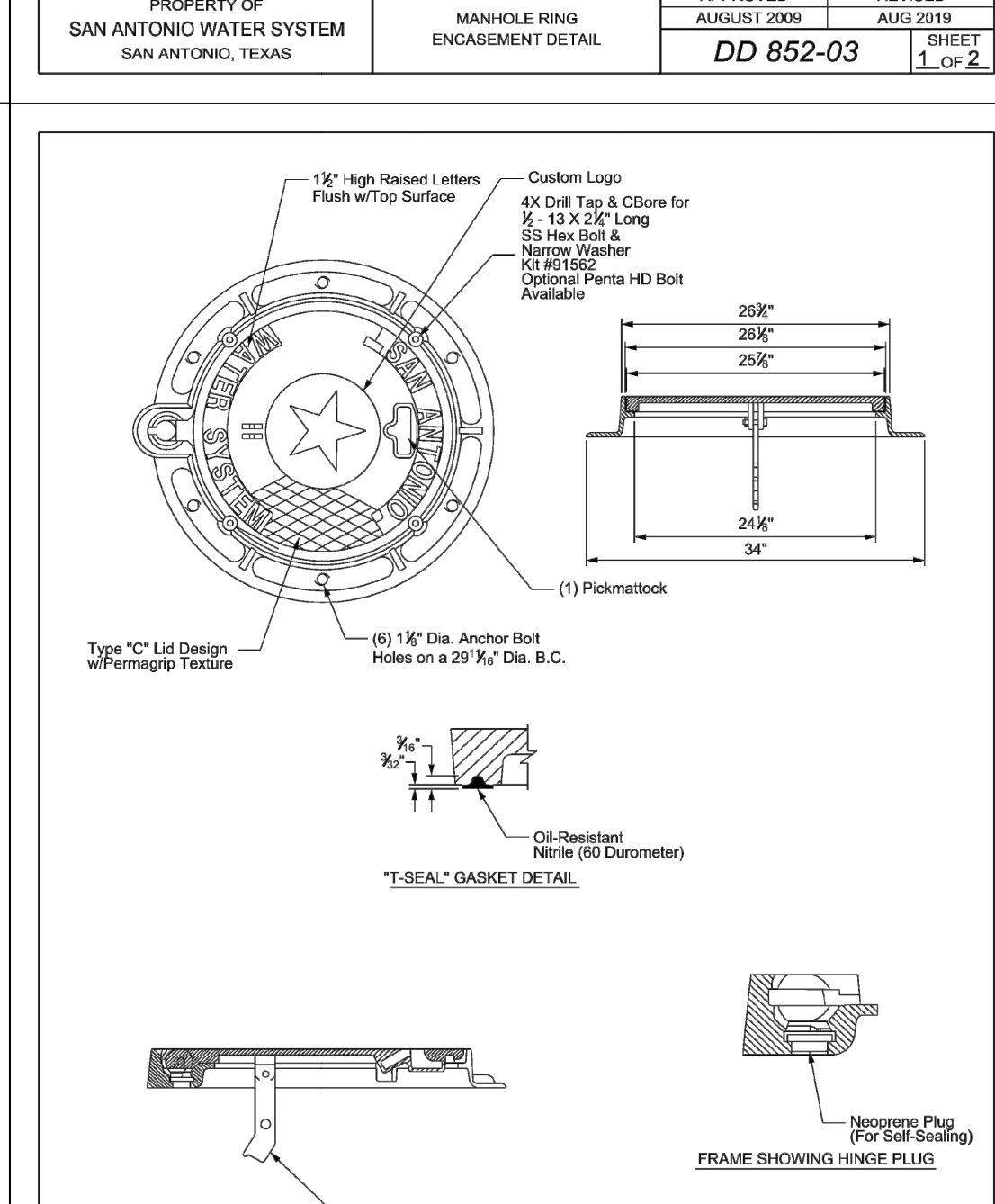
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
MANHOLE RING AND COVER DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-852-07 SHEET 2 OF 5



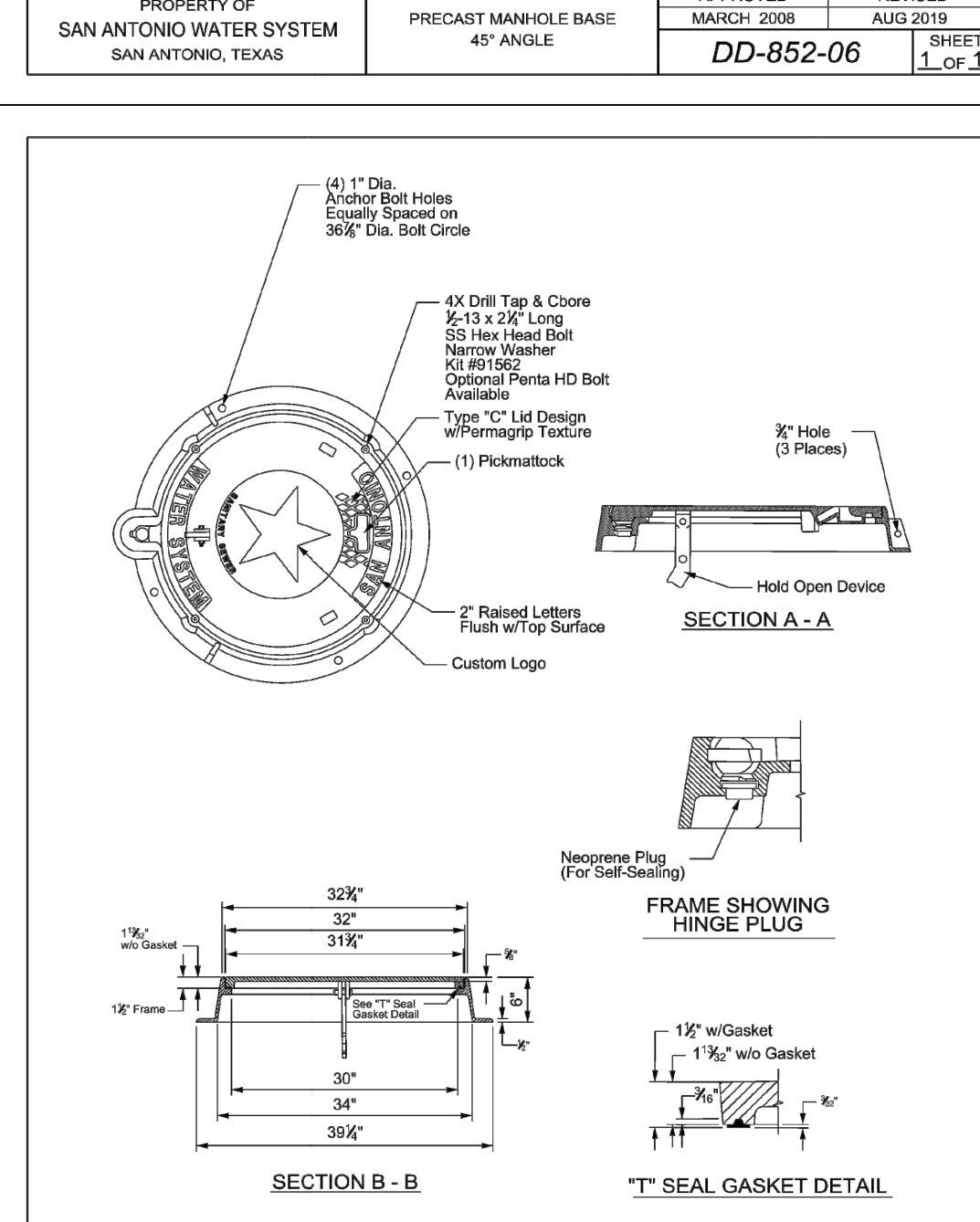
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
TYPICAL CONCRETE SADDLE
APPROVED MARCH 2008 REVISED AUG 2019
DD-858-02 SHEET 1 OF 1



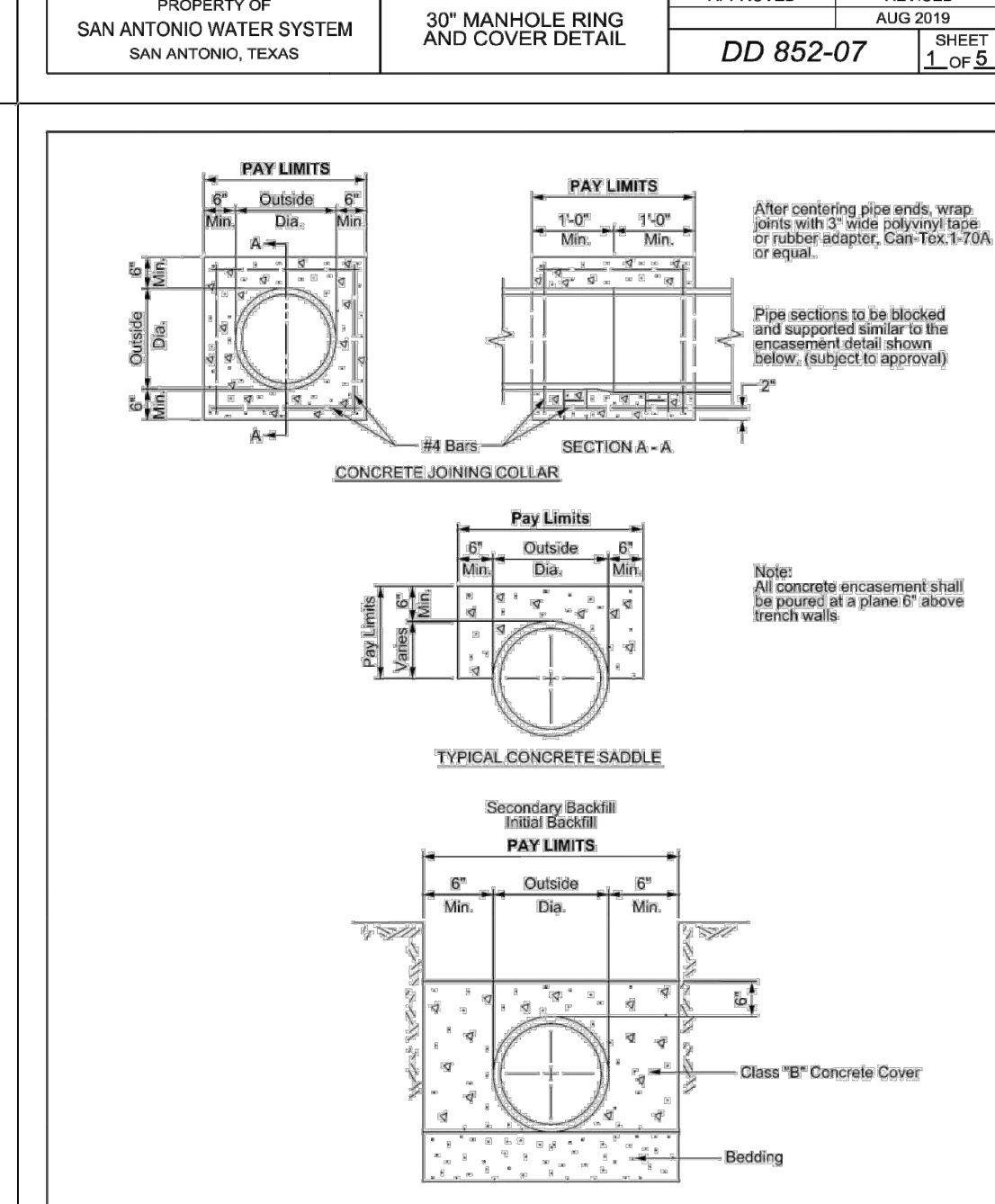
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
MANHOLE RING AND COVER DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-852-07 SHEET 3 OF 5



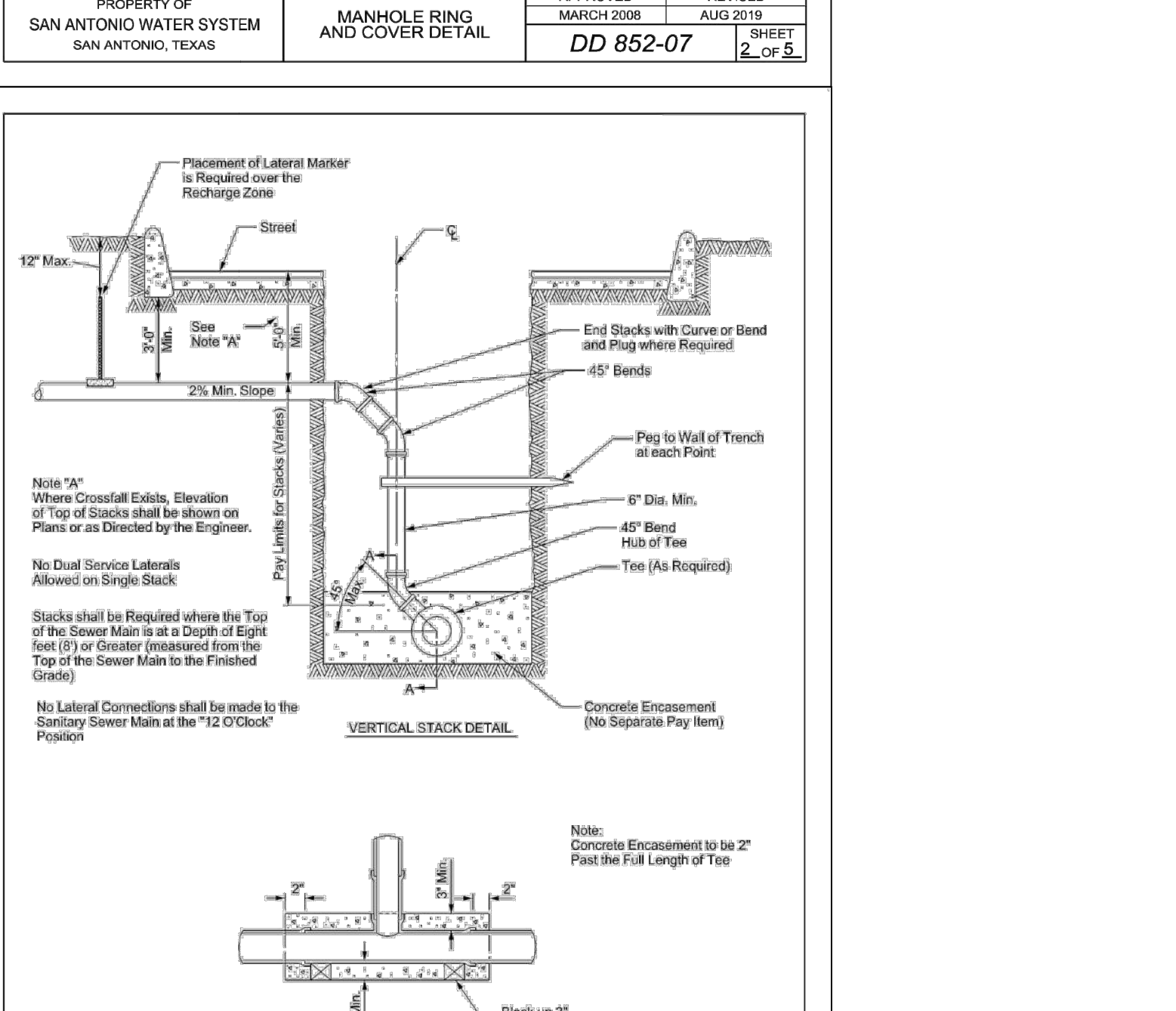
PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
MANHOLE RING AND COVER DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-852-07 SHEET 4 OF 5



PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
MANHOLE RING AND COVER DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-852-07 SHEET 5 OF 5



PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
TYPICAL VERTICAL STACK DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-860-01 SHEET 1 OF 1



PROPERTY OF SAN ANTONIO WATER SYSTEM
SAN ANTONIO, TEXAS
TYPICAL VERTICAL STACK DETAIL
APPROVED MARCH 2008 REVISED AUG 2019
DD-860-01 SHEET 1 OF 1

Engineers
Surveyors
Planners

MIR
Moy Tarin Ramirez Engineers, LLC
100182 LICENSED PROFESSIONAL ENGINEER
PAUL LANDA, JR.
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

CONSTRUCTION PLANS FOR

PLAT NO. 24-1180055

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

ENCLAVE AT HIDEAWAY VILLAGE WATER IMPROVEMENTS

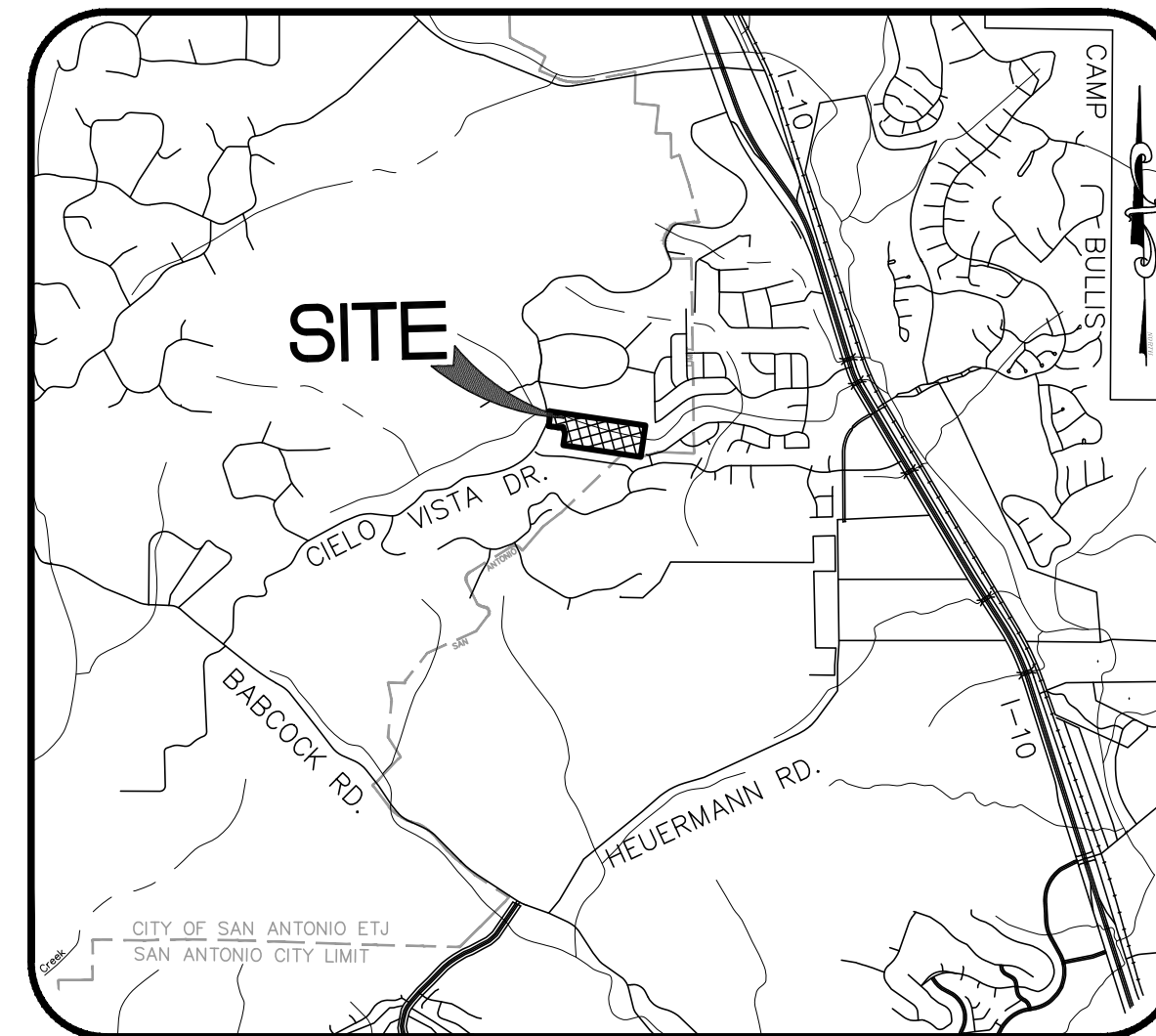
**SAWS CONSTRUCTION NOTES
 COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
 JANUARY 2022**

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 is 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 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 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 of 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 transite pipe which is known to contain asbestos-containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item No. 3000, "Special Specification for Handling Asbestos Cement Pipe".
- Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug (NSPI)
- Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-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.



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.

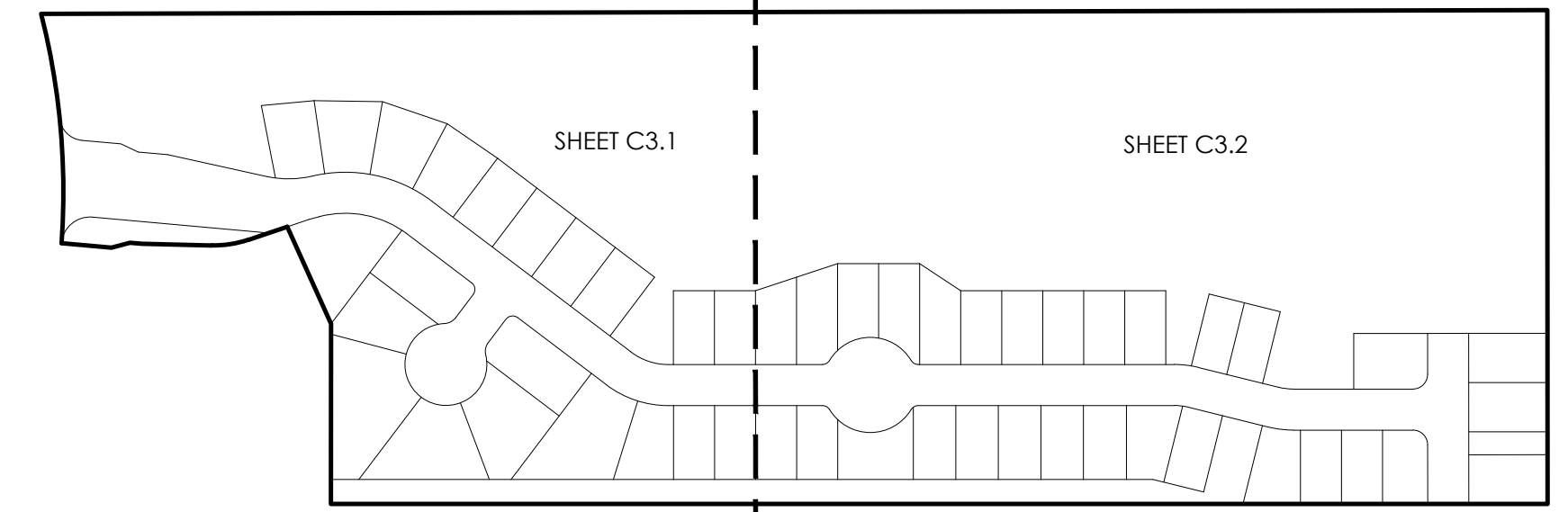
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING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



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/QTY
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

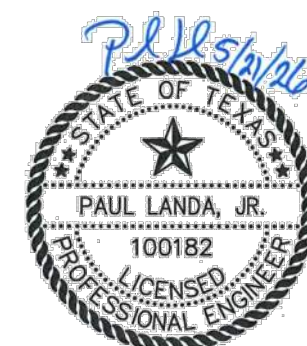
CAUTION!
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TRENCH EXCAVATION SAFETY PROTECTION
 Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and 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.: 24-1180055
 Number of Lots: 49 SAWS Job No.: 24-1026

BEXAR COUNTY

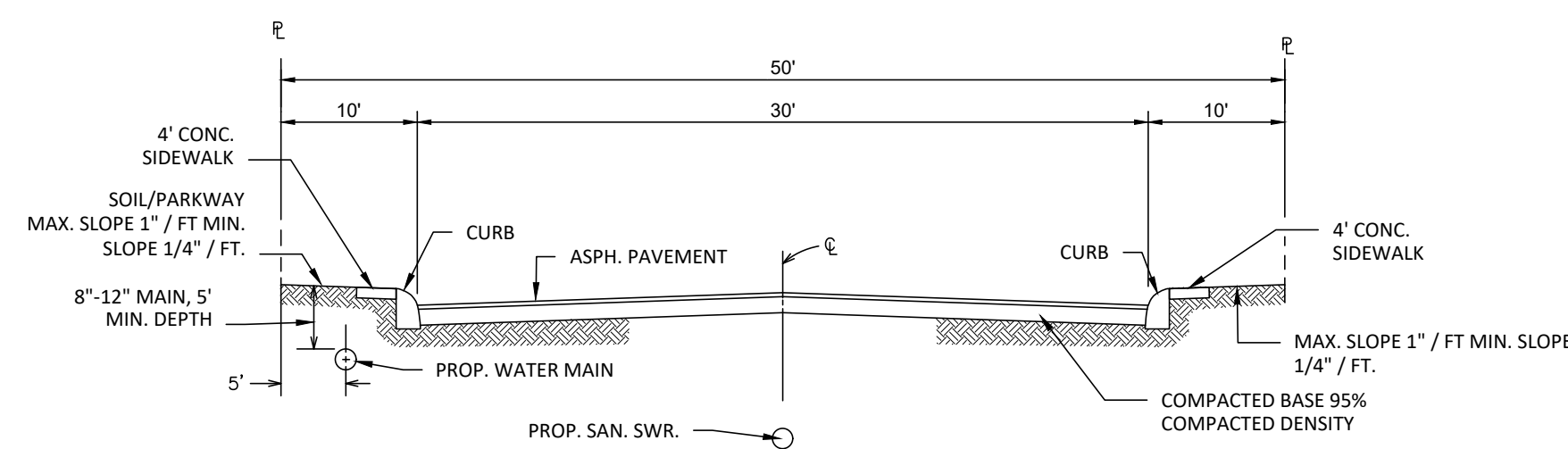


- Engineers
- Surveyors
- Planners

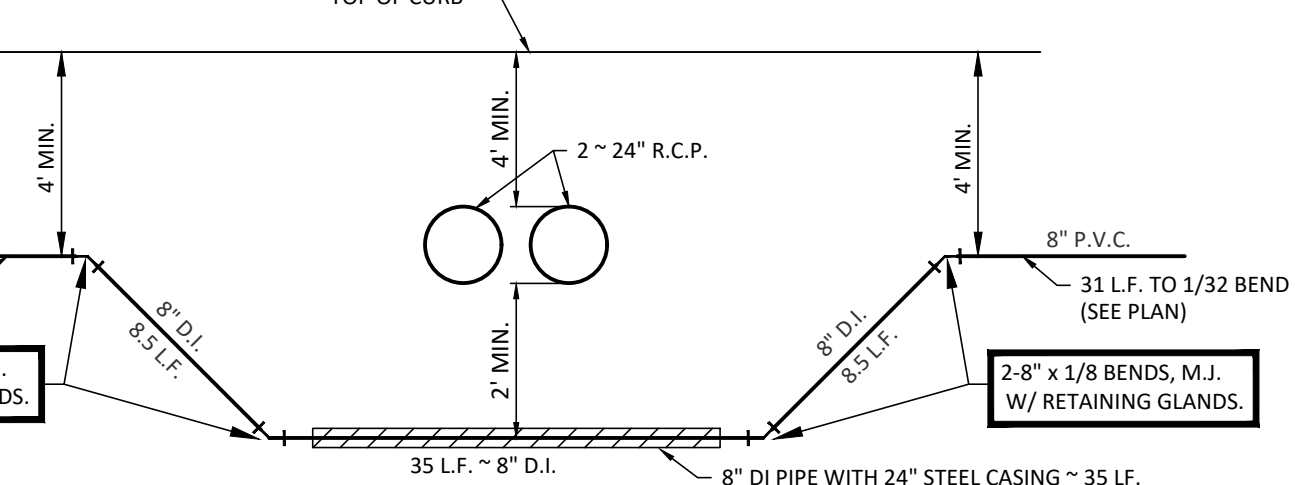
Moy Tarin Ramirez Engineers, LLC
 FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

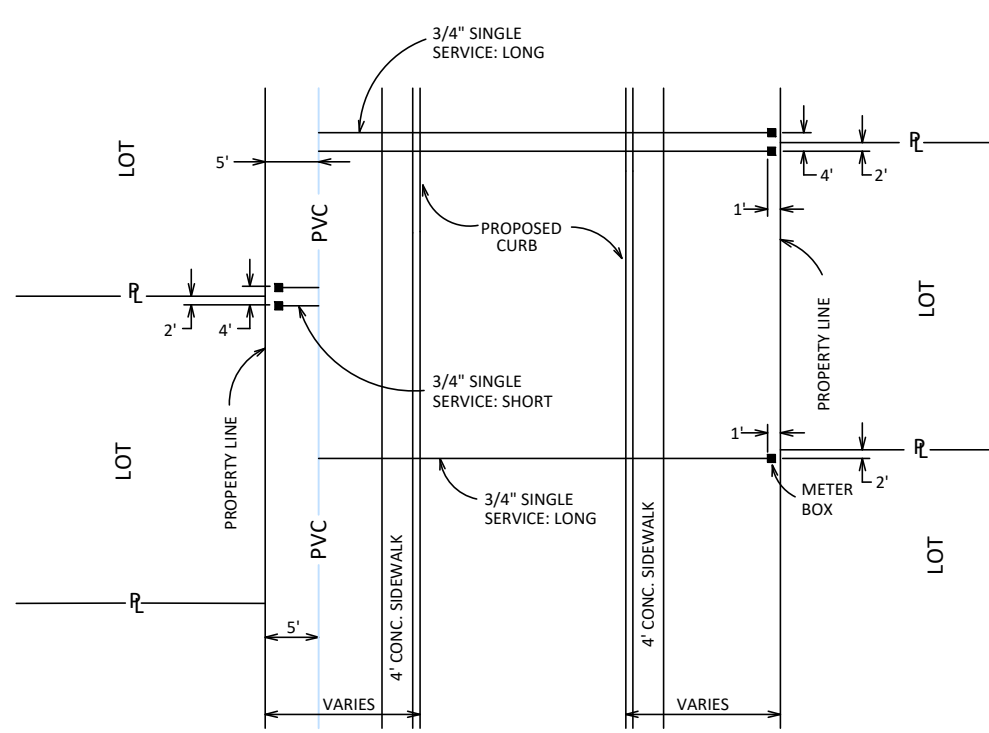
SUBMITTAL SET **TEXAS** C3.0



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

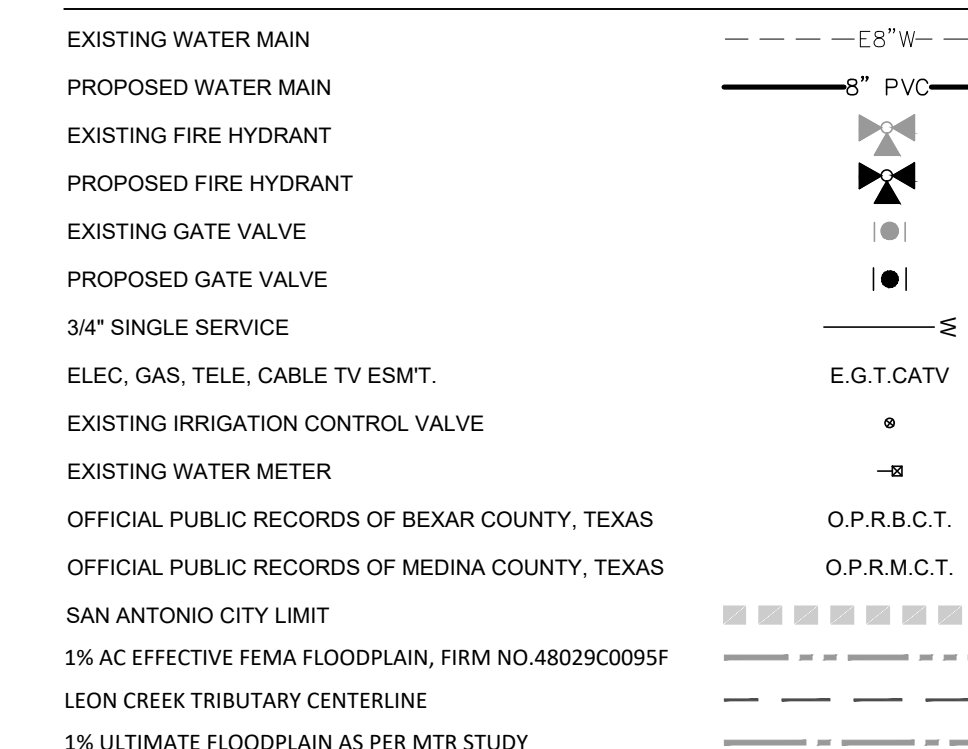


DETAIL "A" - DRAIN AND WATER CROSSING
N.T.S.



TYPICAL METER BOX DETAIL
N.T.S.

LEGEND



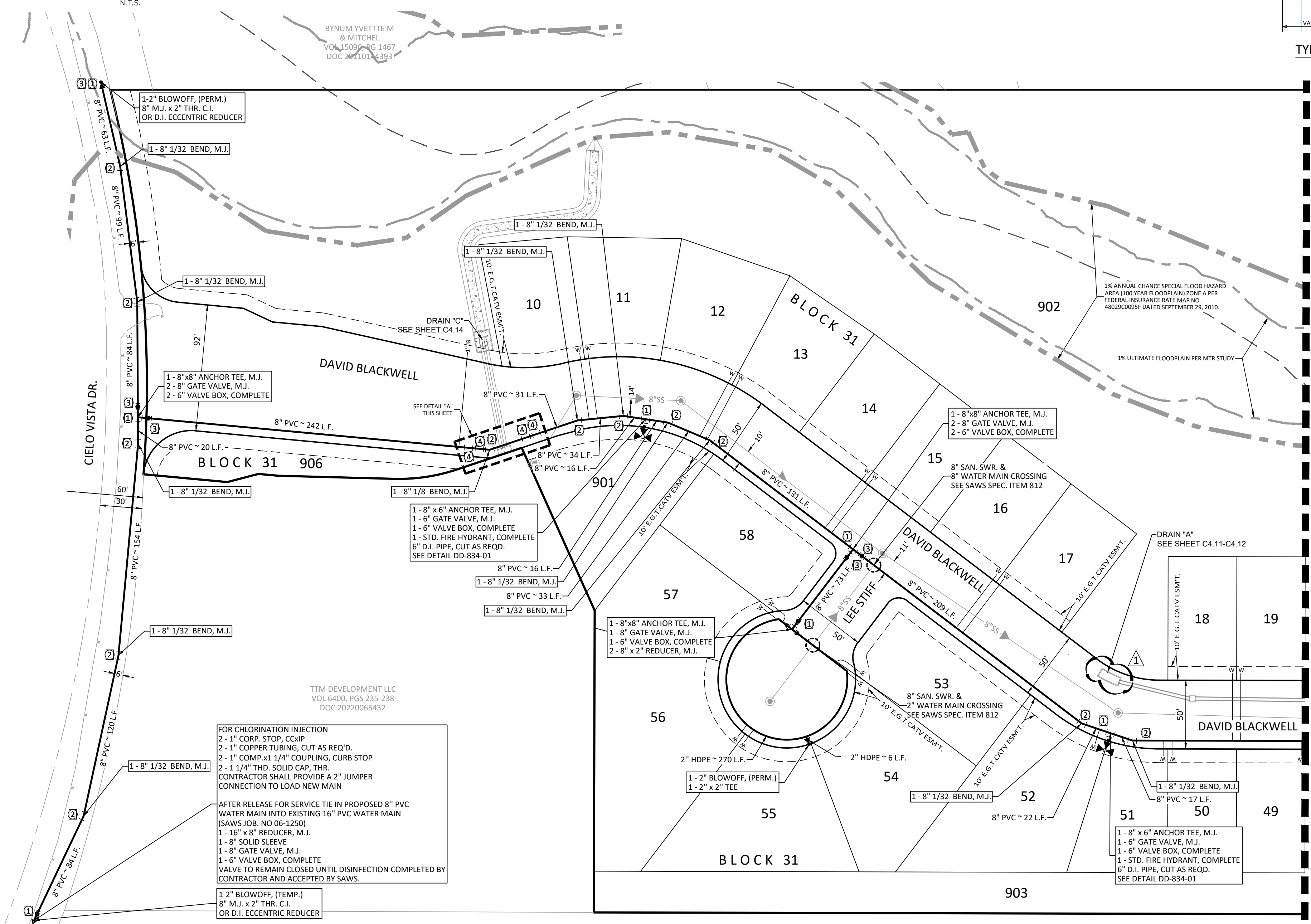
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TRENCH EXCAVATION SAFETY PROTECTION

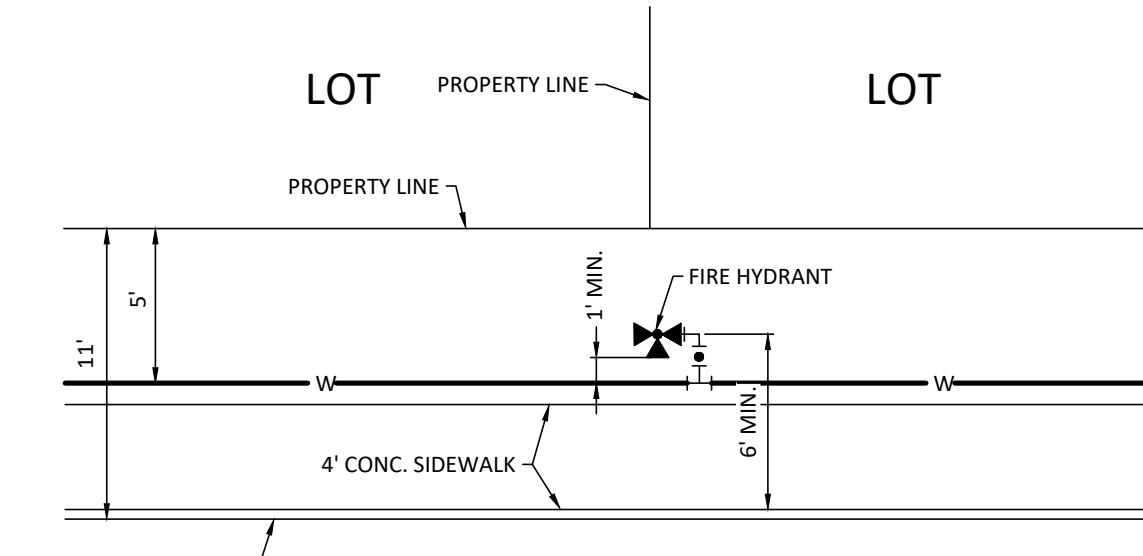
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BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

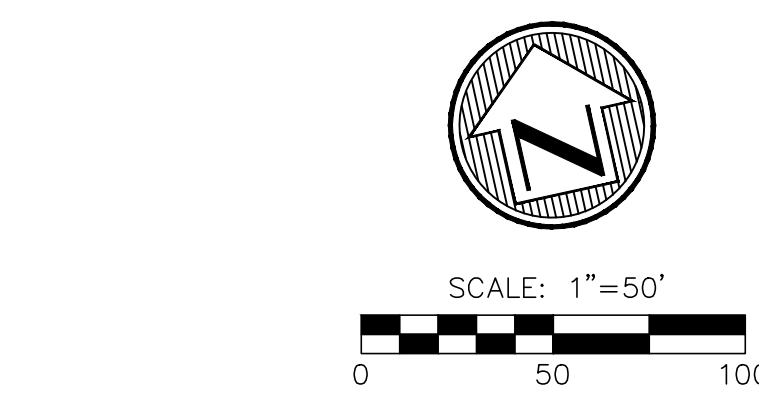
- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING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



MATCHLINE "A" SEE SHEET C3.2



TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.

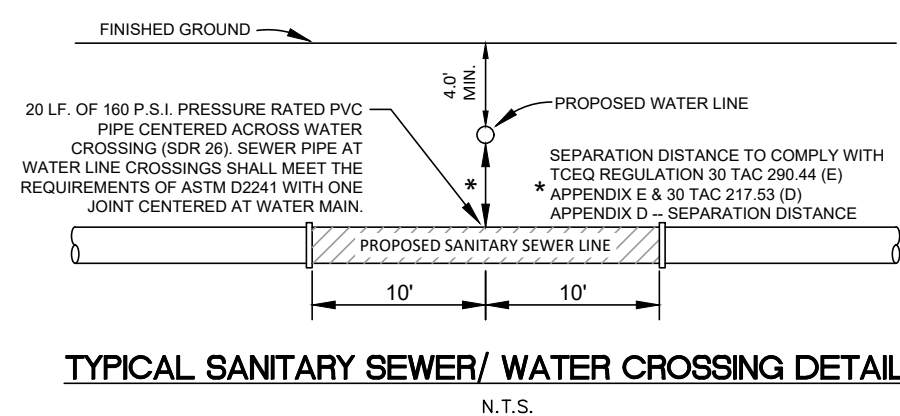


PRESSURE ZONE 1400

Developer's Name: INVEST 55 LLC
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 City: SHERIDAN State: WY Zip: 82801
 Phone No: (210) 771-0861 Fax #: _____
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 Total Linear Footage of Pipe: 3135 Plat No.: 24-11800055
 Number of Lots: 49 SAWS Job No.: 24-1026

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

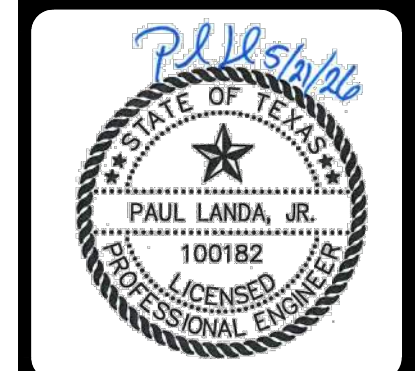


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

- | | | | | | | | | | | | | | |
|--|---|---------------------------------|--|------------------------------|---|--|-----------------------------------|--|-------------------------------|---|---|---|---|
| YAMAGUCHI SEIJI & HOLLANDER TARYN VOL 9591, PG 138 | MELLENDEZ CARLOS & ELIDRENAI L VOL 9591, PG 138 | HUGGINS ANDREW VOL 9591, PG 138 | IYER RAJESH S & REENA A VOL 14383, PG 0591 | JING CHUN VOL 14253, PG 1661 | LIPSITT ADAM & LAVASANI VOL 3602, PGS 48-52 | JOYNER JONATHAN K & JAMIE N VOL 16401, PG 1436 | POGUE CONNIE P VOL 14498, PG 0080 | ANGULO FREDDY & LOPEZA-RESTREPO CLAUDIA VOL 14175, PG 0818 | JOYNER ROBIN VOL 9591, PG 138 | VICKERS ROBERT M & VICKERS CAROLINE J VOL 9591, PGS 137-142 | WYLLIE CHRISTOPHER LEE TATYANA JURAVLEVA VOL 14548, PG 0073 | DAIAZ ELDA J & BEST JAMS L VOL 18829, PG 0850 | ZADEH MANSOUR & MOIGAN VOL 9591, PG 138 |
|--|---|---------------------------------|--|------------------------------|---|--|-----------------------------------|--|-------------------------------|---|---|---|---|

NO.	DATE	REVISIONS	DESCRIPTION
1	12/17/25	REVISED INLET	
2	5/21/26	UPDATED OWNER INFORMATION	

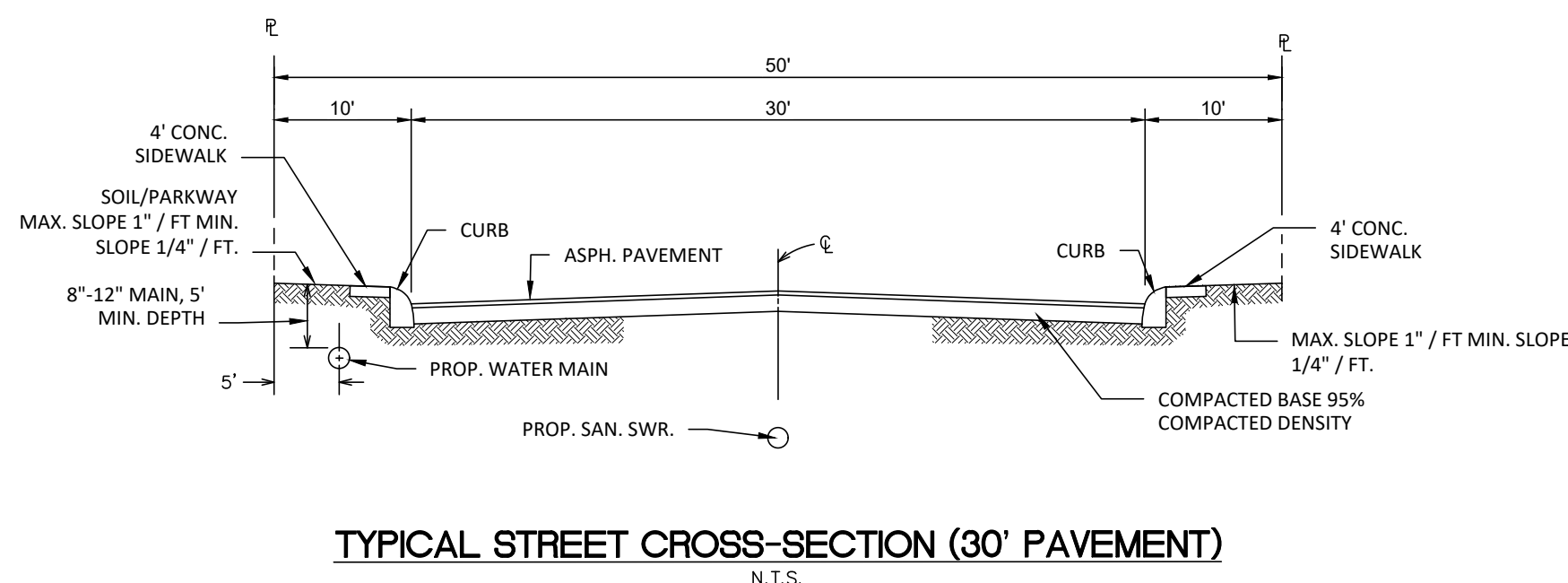
MIR
 Engineers
 Surveyors
 Planners
May Tarin Ramirez Engineers, LLC
 TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



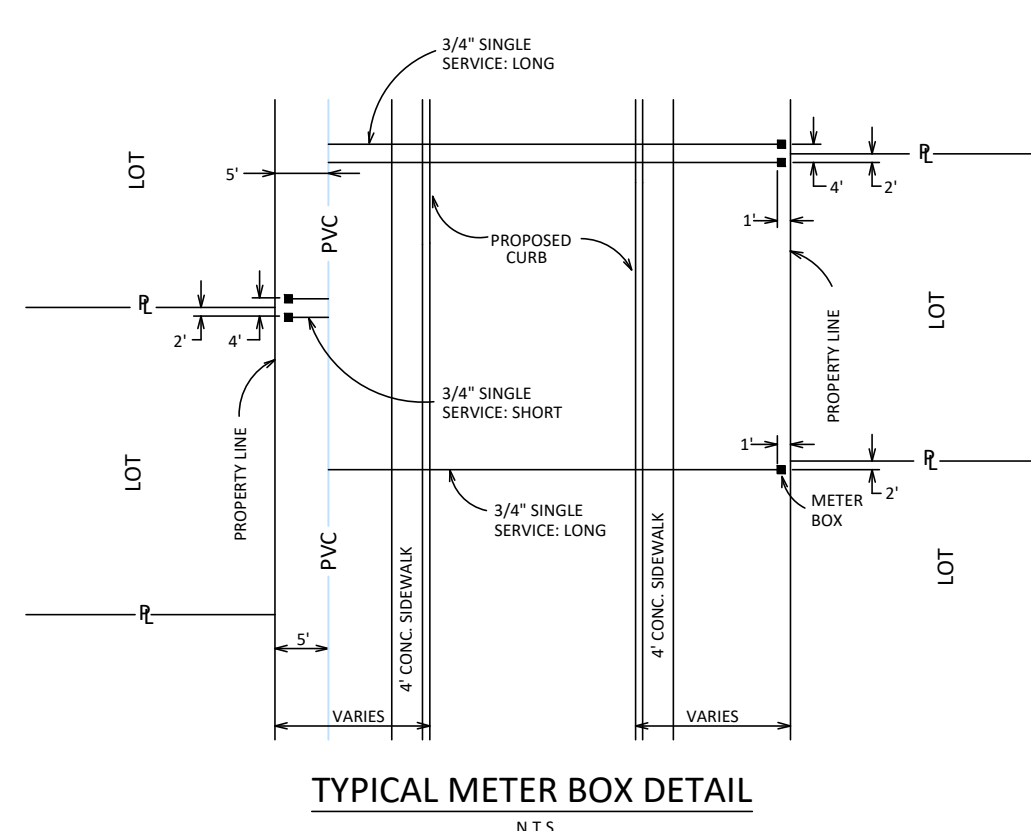
ENCLAVE AT HIDEAWAY VILLAGE
 WATER OVERALL DISTRIBUTION PLAN

SHEET
 C3.1

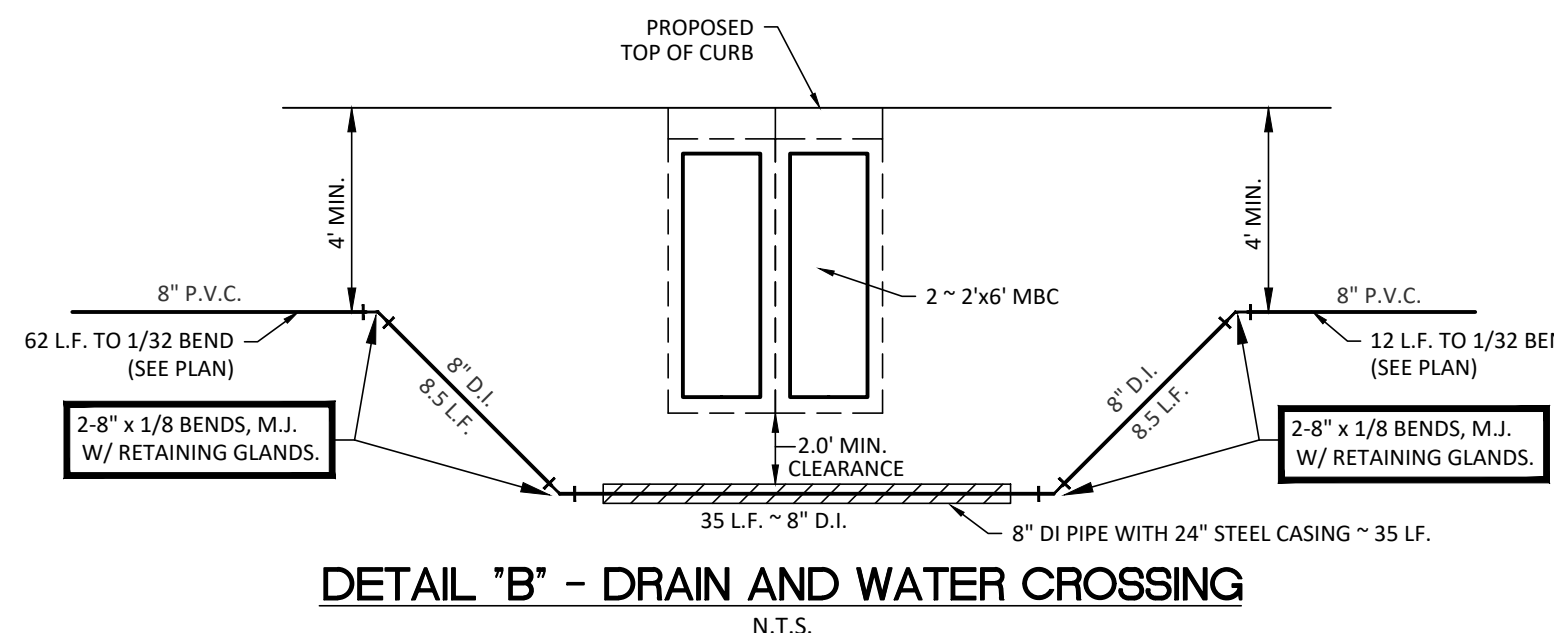
SUBMITTAL SET



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.



TYPICAL METER BOX DETAIL
N.T.S.



DETAIL 'B' - DRAIN AND WATER CROSSING
N.T.S.

LEGEND

EXISTING WATER MAIN	---
PROPOSED WATER MAIN	— 8" PVC
EXISTING FIRE HYDRANT	⊗
PROPOSED FIRE HYDRANT	⊗
EXISTING GATE VALVE	⊙
PROPOSED GATE VALVE	⊙
3/4" SINGLE SERVICE	—
ELEC. GAS, TELE, CABLE TV ESMT.	E.G.T. CATV
EXISTING IRRIGATION CONTROL VALVE	⊙
EXISTING WATER METER	⊙
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	---

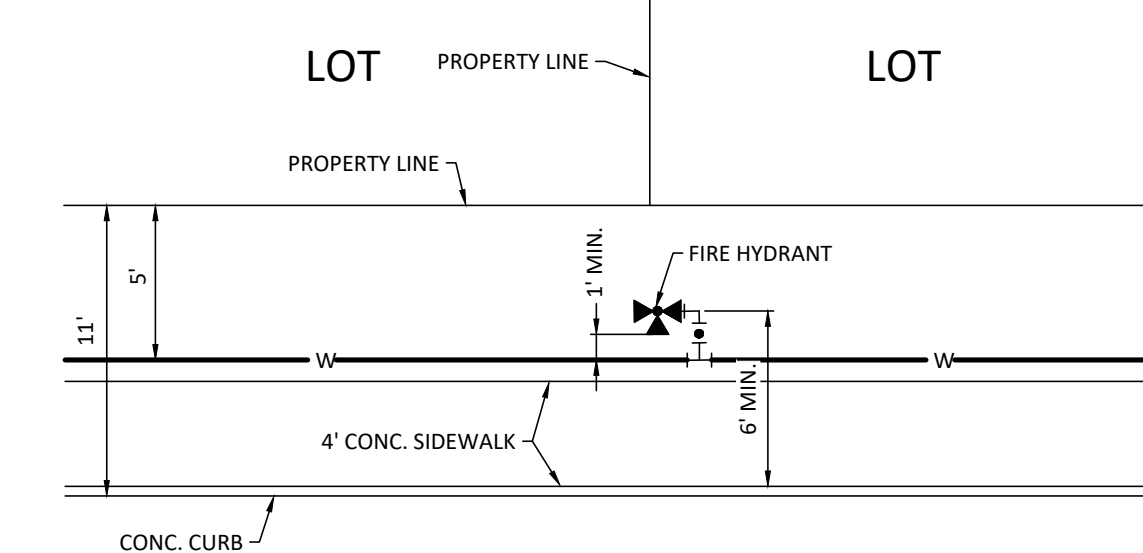
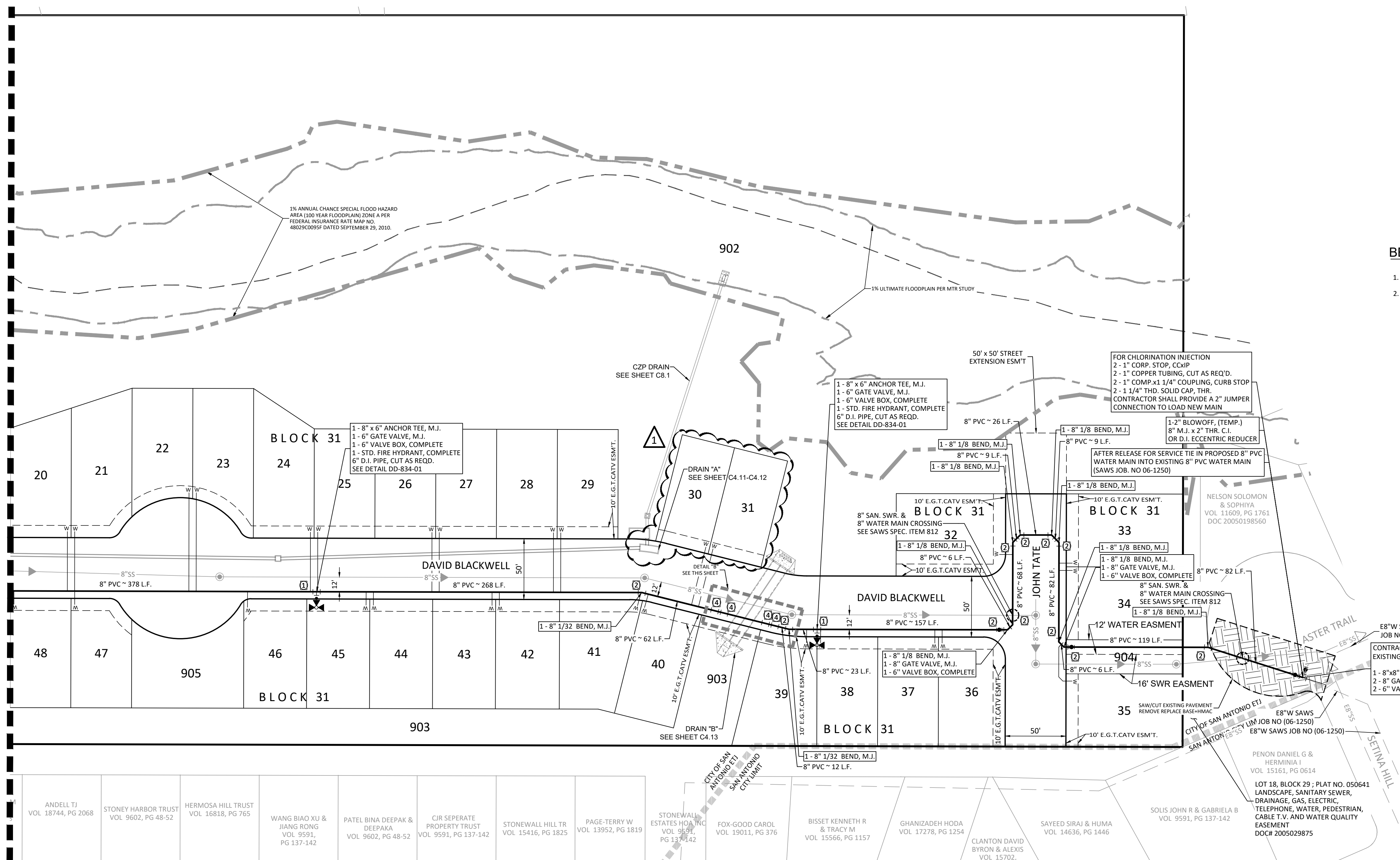
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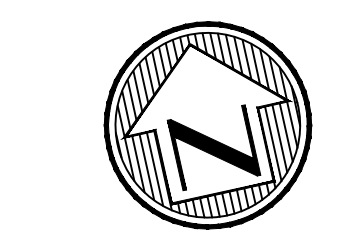
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MATCHLINE "A" SEE SHEET C3.1



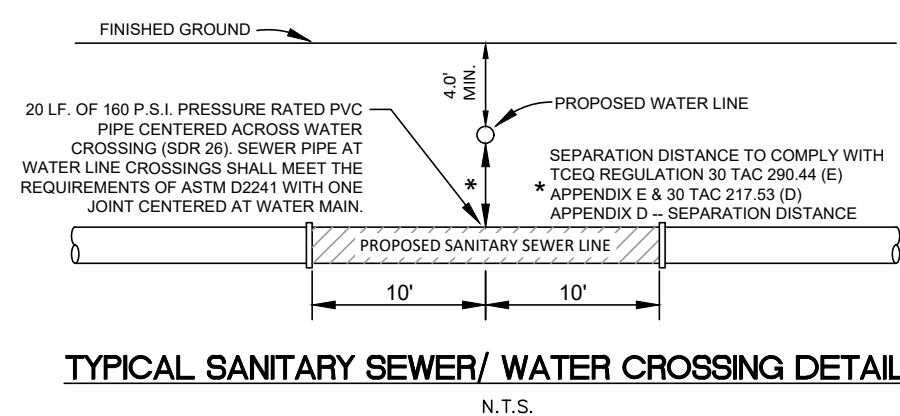
TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.



SCALE: 1"=50'
0 50 100

RESTRAINT JOINTS

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⊙	ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

PRESSURE ZONE 1400

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SUBMITTAL SET

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

PROJ. # _____
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

Engineers
Surveyors
Planners

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



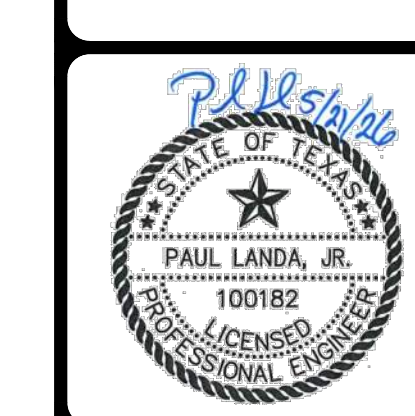
ENCLAVE AT HIDEAWAY VILLAGE
 WATER OVERALL DISTRIBUTION PLAN

NO.	DATE	DESCRIPTION	BY	DS
1	5/21/26	UPDATED OWNER INFORMATION		

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC
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

SHEET
C3.3

IMPROVED STREET 5/8" THRU 1" SERVICE

METER SIZE	METER BOX
3/4", 1" & 1 1/4"	C.I. Oval, SAWS Material Specification 10-30

RELOCATE SERVICE OF CUSTOMER'S YARD PIPING

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-824-01 SHEET 1 OF 3

SINGLE SERVICE LINE - SINGLE METER

APPROVED MARCH 2008
REVISED DECEMBER 2018
DD-824-05 SHEET 1 OF 3

THRUST BLOCKS FOR FITTINGS (WATER ONLY)

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-839-01 SHEET 1 OF 2

RESTRAINED LENGTHS 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.

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-839-04 SHEET 1 OF 2

RESTRAINED LENGTHS FOR DEAD ENDS / INLINE VALVES

PIPE SIZE (inch)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	90	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.

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-839-05 SHEET 1 OF 1

RESTRAINED LENGTHS FOR HORIZONTAL BENDS

PIPE SIZE (inch)	BEND ANGLE (Deg)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	90	23	17
6	45	9	7
6	22.5	5	3
6	11.25	2	2
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.

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-839-08 SHEET 1 OF 1

2" (TEMPORARY) BLOW-OFF ASSEMBLY ON 6" & 8" MAINS (JOINT RESTRAINT)

APPROVED MARCH 2008
REVISED AUGUST 2019
DD-844-01 SHEET 3 OF 3

2" (PERMANENT) BLOW-OFF ASSEMBLY ON 6" & 8" MAINS (JOINT RESTRAINT)

APPROVED MARCH 2008
REVISED MAY 2013
DD-844-02 SHEET 2 OF 2

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 ACRES: 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

Plot Date: April 6, 2021 User ID: Eshita Gurbal
C:\Users\esherida\OneDrive\Desktop\32897_1335333_11800055.dwg

CONSTRUCTION PLANS FOR

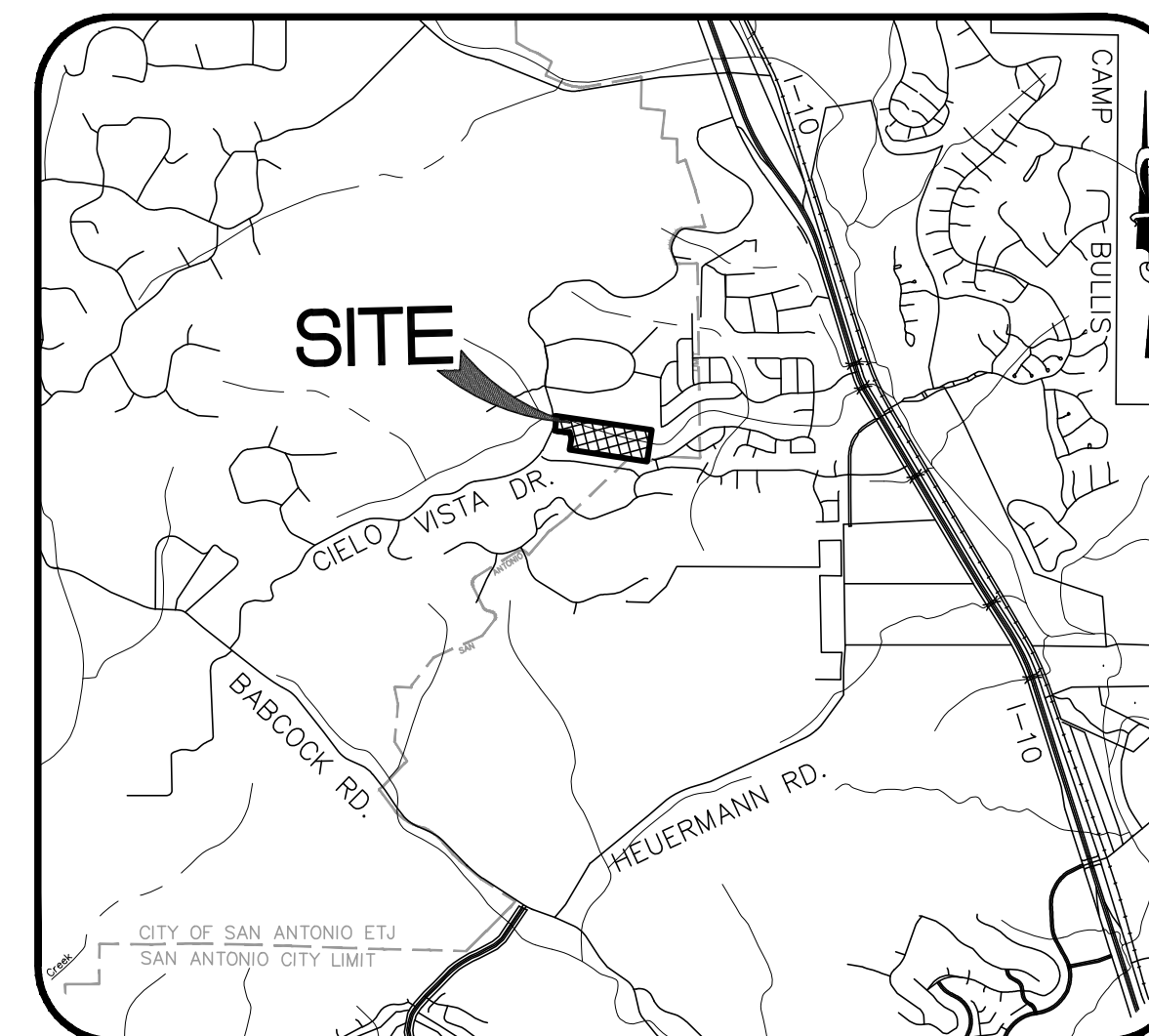
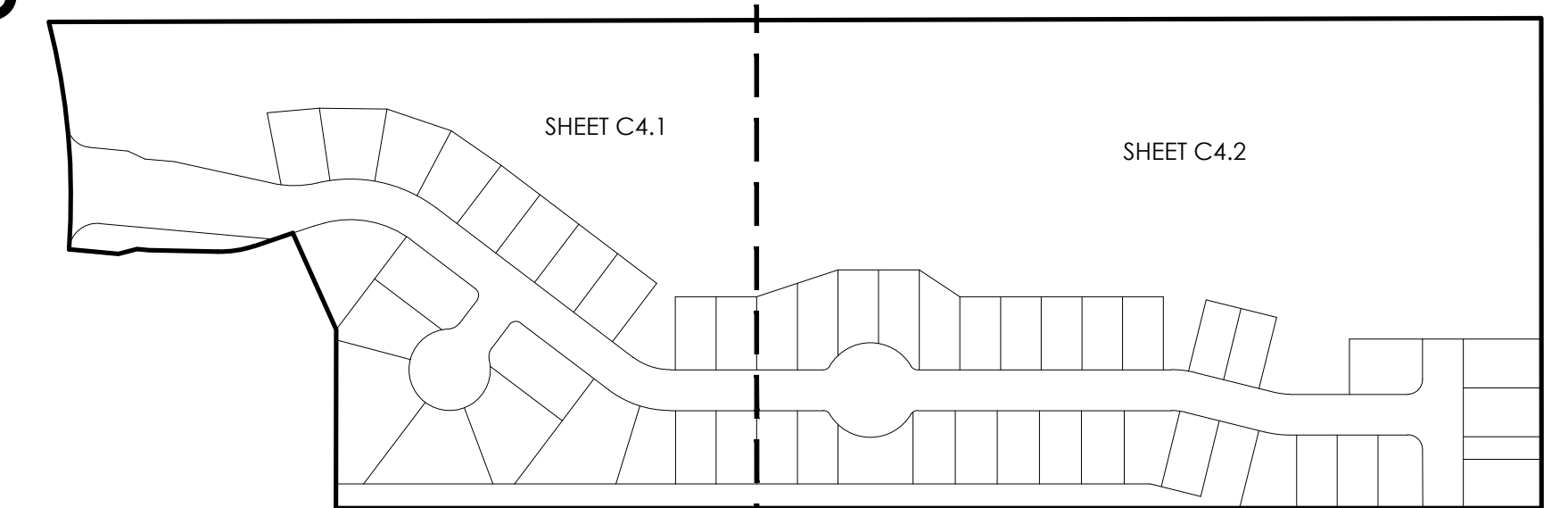
SUBMITTED BY:
 MOY TARIN RAMIREZ ENGINEERS, LLC.
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085

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 TELE. NO.: 210-704-7109
 TEXAS STATE WIDE ONE CALL LOCATOR TELE. NO.: 800-545-6005
 CITY PUBLIC SERVICE
 AT&T
 TIME WARNER CABLE
- 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 CHANNEL FOR MAINTENANCE. REFER TO 16.2.1 OF THE CITY OF SAN ANTONIO STORM WATER DESIGN CRITERIA MANUAL. NO EXTRA PAY ITEM.

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.

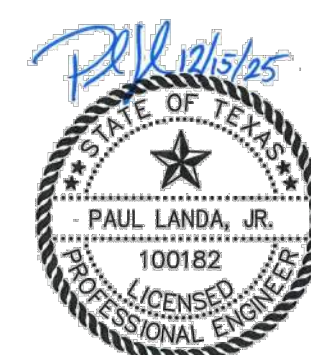
LEGEND

CONTRACTOR TO THE 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	855.81E
PROPOSED TOP OF CURB ELEVATION	855.81
HOME BUILDER INSTALLED 4' SIDEWALK	[Pattern]
DEVELOPER INSTALLED 4' SIDEWALK	[Pattern]
EXISTING SIDEWALK	[Pattern]
SIDEWALK WHEEL CHAIR RAMP	[Pattern]
WASH-OUT CROWN	[Pattern]
FILL @ 95% COMPACTION	[Pattern]
POSSIBLE DRIVEWAY LOCATION	[Symbol]
PROPERTY LINE	---
EXISTING CONTOUR	- - - 1120 - - -
PROPOSED CONTOUR	— 1120 —
PROPOSED CONCRETE CURB	====
FLOW ARROW	→

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



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

5723 UNIVERSITY HEIGHTS BLVD., STE. 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

SUBMITTAL SET

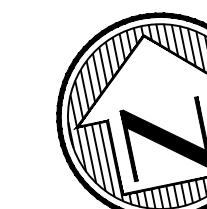
TEXAS C4.0

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 PLAN.

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.



SCALE: 1"=50'
0 50 100

LEGEND

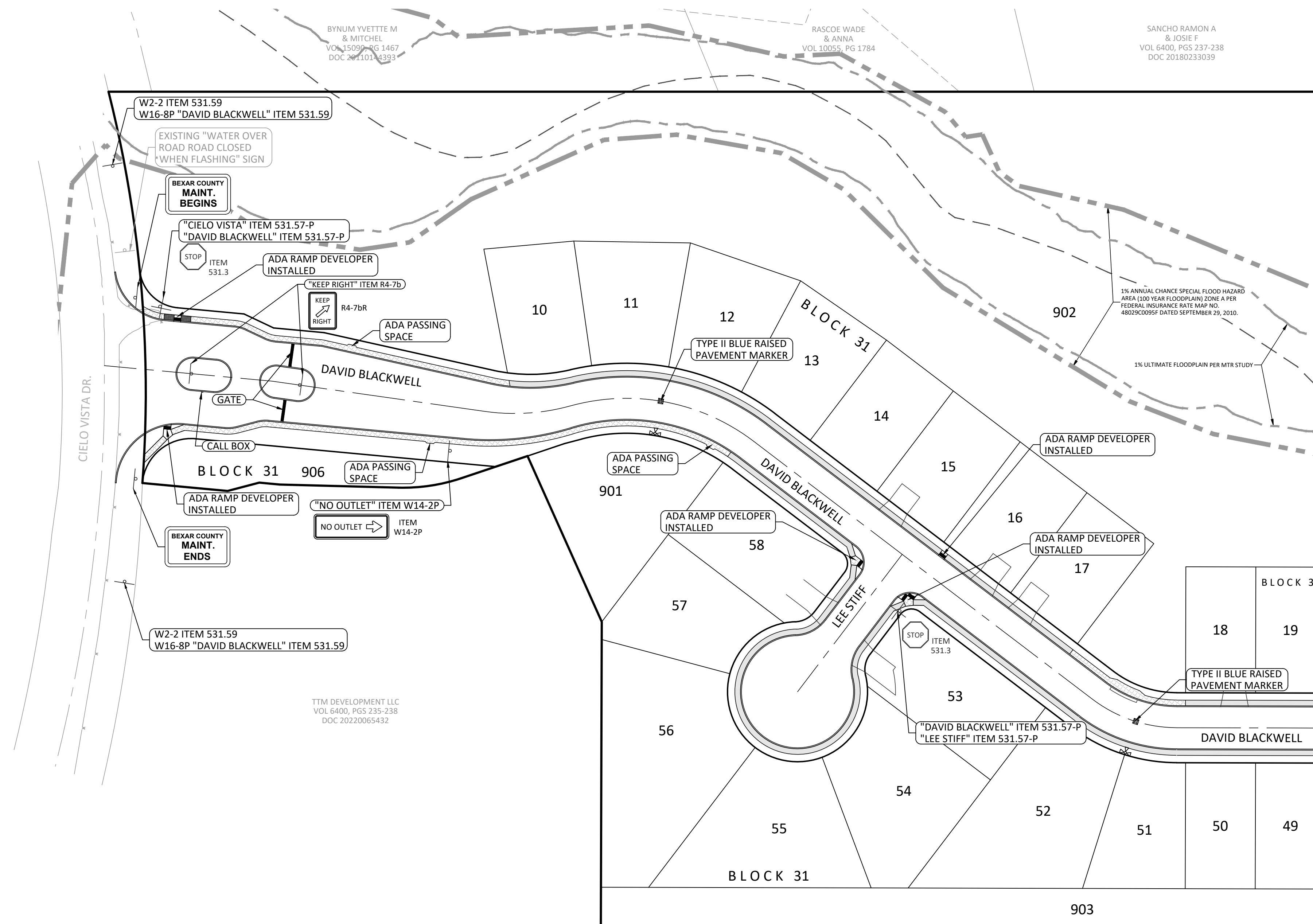
- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
- DOUBLE LINE
- PROPOSED SIGN LOCATION
- PROPOSED STREET LIGHT LOCATION
- PROPERTY LINE
- TYPE II BLUE RAISED PAVEMENT MARKERS
- EXISTING SIGN LOCATION
- EXISTING STREET NAME SIGN
- EXISTING STOP SIGN
- HOME BUILDER INSTALLED SIDEWALK
- 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.).
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 BEXAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.



MATCHLINE "A" SEE SHEET C4.2

NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

MTR

May Tarin Ramirez Engineers, LLC
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

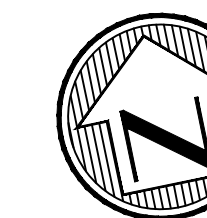
Plot Date: April 6, 2021 User ID: Edoles Garcia File Path: \\V:\Projects\2021\24-11800055\Drawings\24-11800055-04-C4.1.dwg

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 PLAN.

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.



SCALE: 1"=50'
0 50 100

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

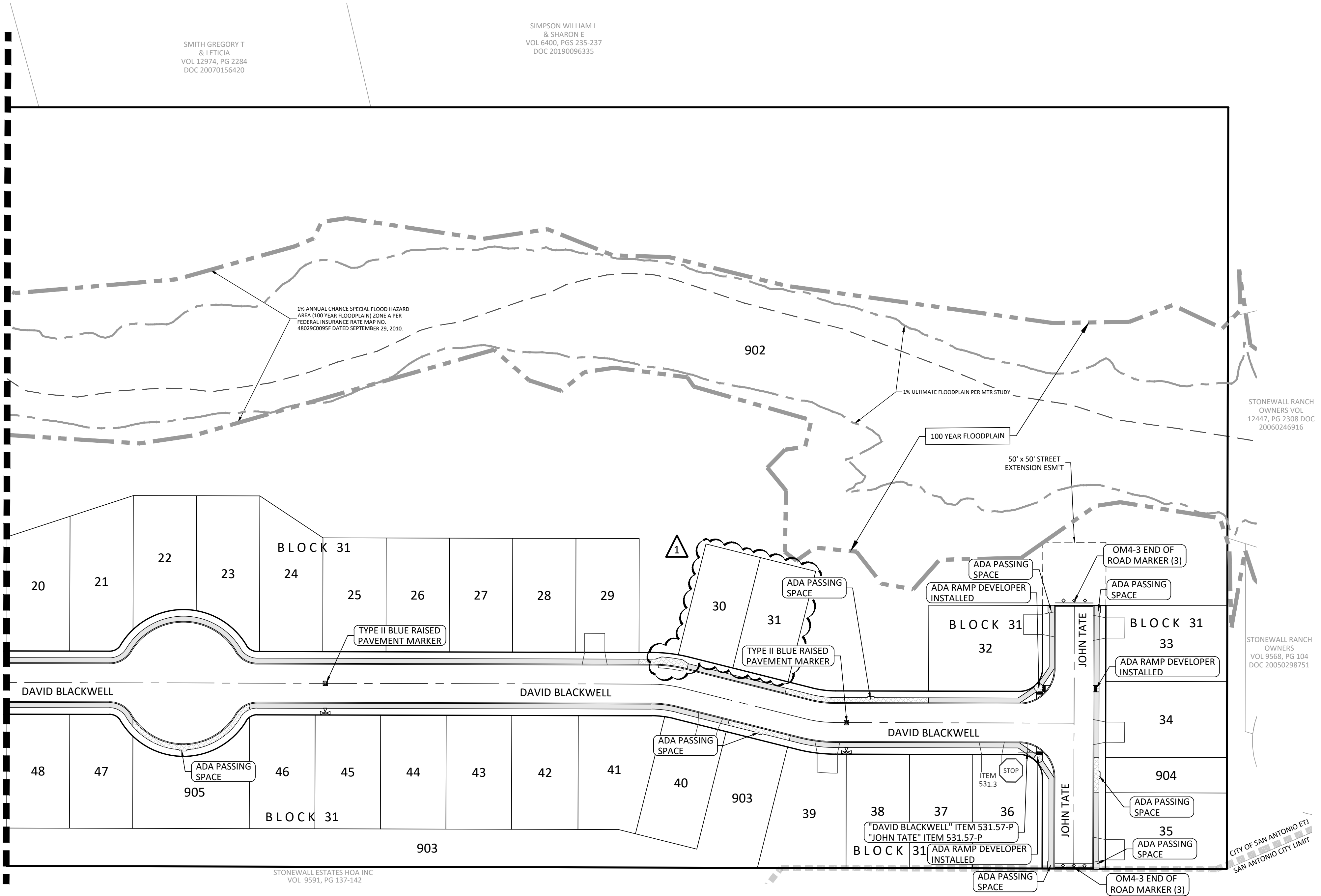
NOTE:

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.).
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 BEXAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.

MATCHLINE "A" SEE SHEET C4.1



SMITH GREGORY T & LETICIA
VOL 12974, PG 2284
DOC 20070156420

SIMPSON WILLIAM L & SHARON E
VOL 6400, PGS 235-237
DOC 20190096335

STONEWALL RANCH OWNERS VOL 12447, PG 2308 DOC 20060246916

STONEWALL RANCH OWNERS VOL 9568, PG 104 DOC 20050298751

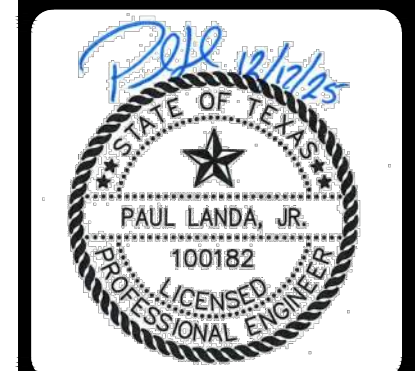
STONEWALL ESTATES HOA INC VOL 9591, PG 137-142

Plot Date: April 8, 2025 User ID: Eshale Gurbaj
C:\Users\esg\OneDrive\Documents\Drawings\2025\24-11800055\24-11800055.dwg

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

Engineers
Surveyors
Planners

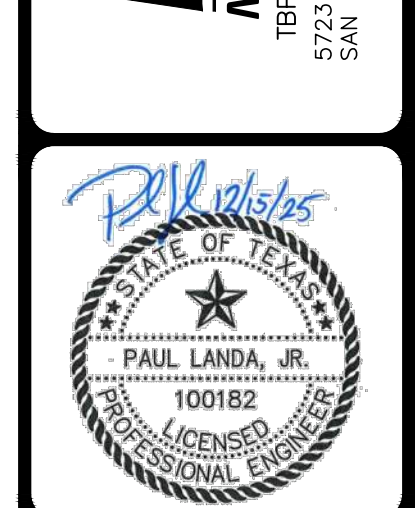
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE
OVERALL TRAFFIC PLAN

Table with 4 columns: NO., DESCRIPTION, REVISIONS, DATE.

MIR Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
5723 UNIVERSITY HEIGHTS BLVD., STE. 03 SAN ANTONIO, TEXAS 78249



ENCLAVE AT HIDEAWAY VILLAGE TRAFFIC PLAN DETAILS

SHEET C4.3 SUBMITTAL SET

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS. Includes diagrams of slip base, concrete anchor, and various notes regarding materials and installation procedures.

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM SMD (SLIP-1)-08. Includes detailed diagrams (Detail A-E) for sign mounting and required support tables.

SIGN SUPPORT DESCRIPTIVE CODES, REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT, SIGN LOCATION, TYPICAL SIGN ATTACHMENT DETAIL, and SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS SMD (GEN)-08.

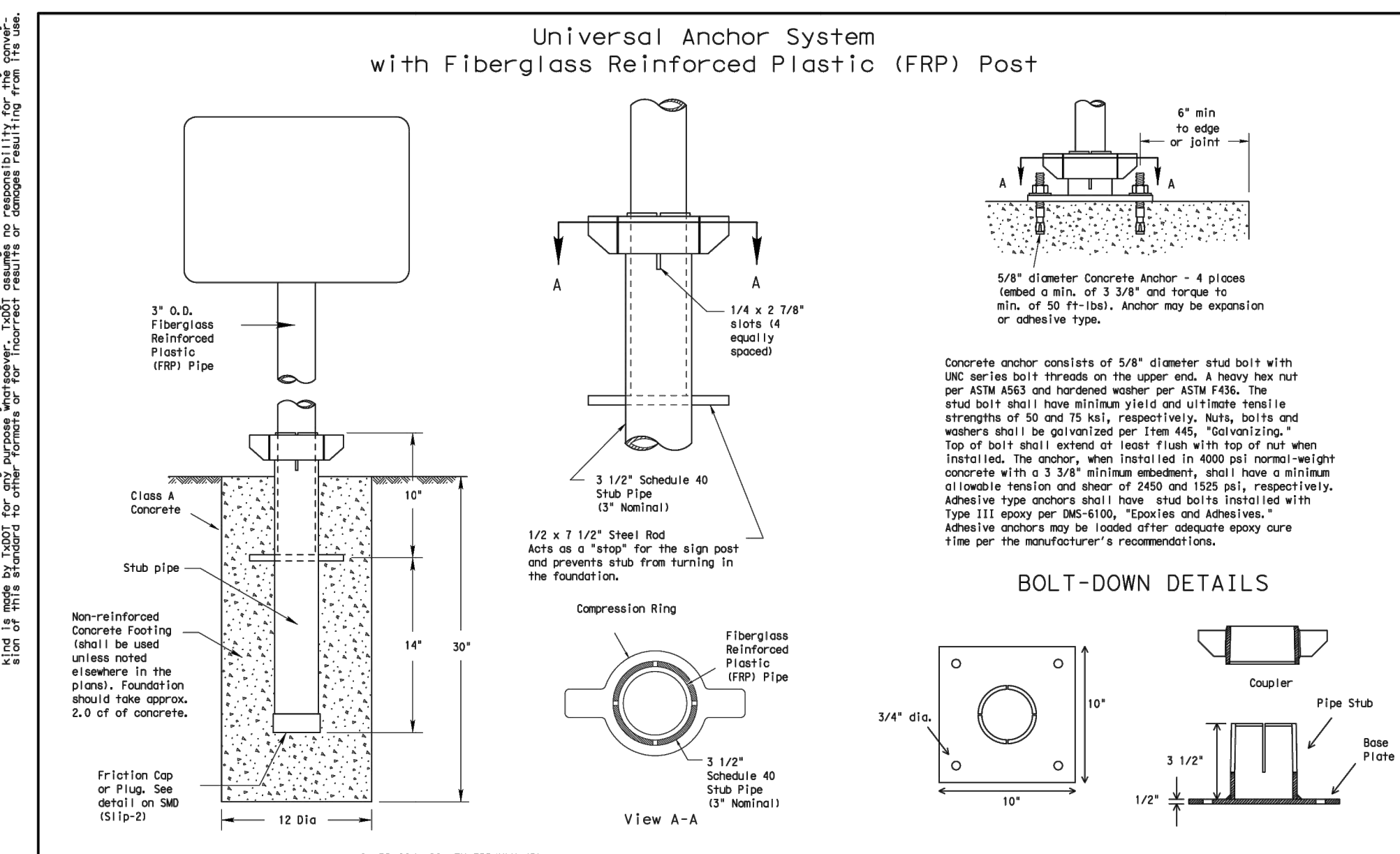
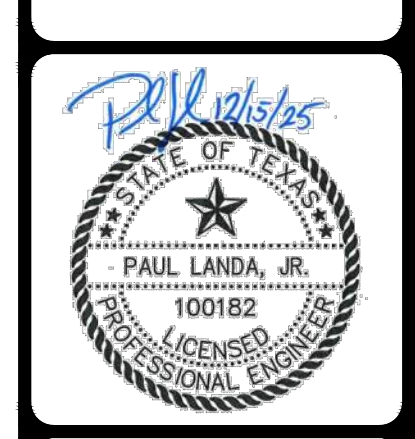
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM SMD (SLIP-2)-08. Includes diagrams for friction cap detail and various sign mounting configurations.

BY	
DESCRIPTION	
REVISIONS	
NO.	DATE
PROC. #	CHK. BY: CHD, BY: DATE:

NO.	DATE

Engineers
Surveyors
Planners

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



GENERAL NOTES:

- FRP sign supports for a single type sign support may be used for signs up to and including 32 square feet. It shall post installation may be used for signs up to and including 32 square feet.
- In nuts, bolts and washers shall be galvanized per Item 465, "Galvanizing."
- See the Traffic Operations Division website for detailed drawings of sign clips. The website address is: <http://www.tdot.gov/publications/traffic.htm>

FRP POST REQUIREMENTS

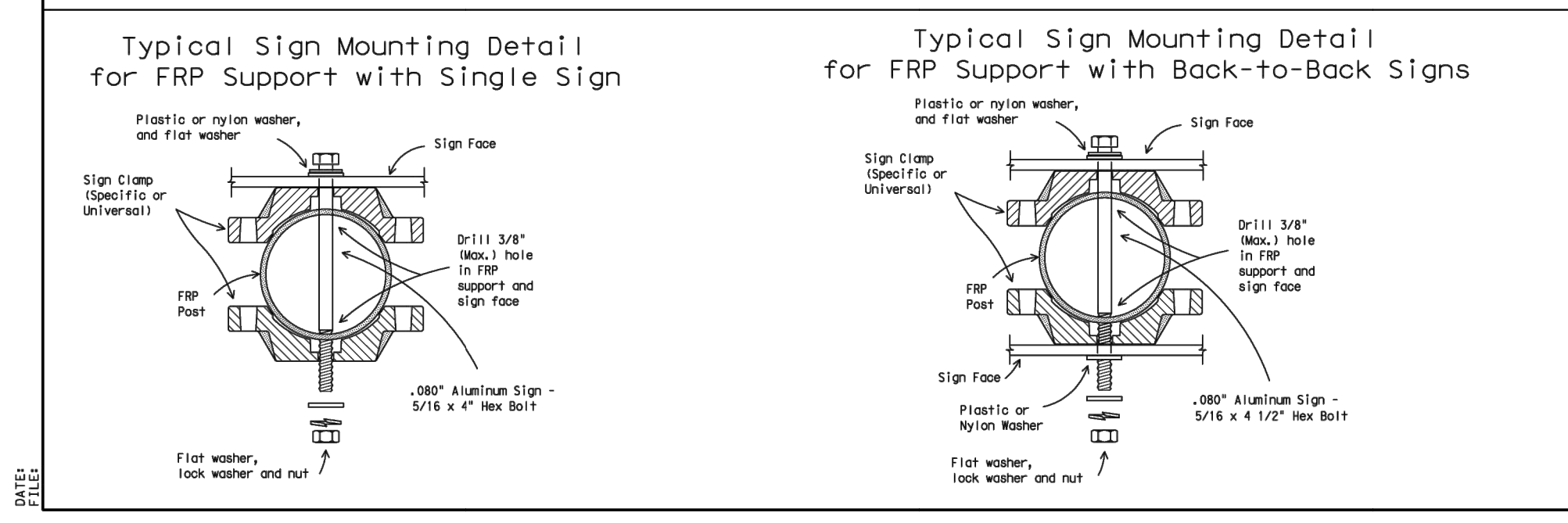
- Material shall conform to the requirements of Departmental Material Specification DMS-440 and will be furnished in a yellow or gray color as specified elsewhere in the plans.
- Thickness of FRP sign support is 0.125" ± 0.031" - 0.0."
- FRP sign supports are prequalified by the Traffic Operations Division. Prequalification procedures are obtained by writing: Texas Department of Transportation Traffic Operations Division 125 East 11th Street Austin, Texas 78748

UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURES

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

BOLT DOWN SIGN SUPPORT

- Position base plate with coupler on existing concrete.
- Drill hole into concrete and insert the 5/8" diameter bolts with wedge anchors, and tighten nuts.
- Attach sign to FRP post.
- Insert bottom of sign post into pipe stub.
- Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
- Check sign to ensure there is no twist. If loose, increase the tightening of coupler.



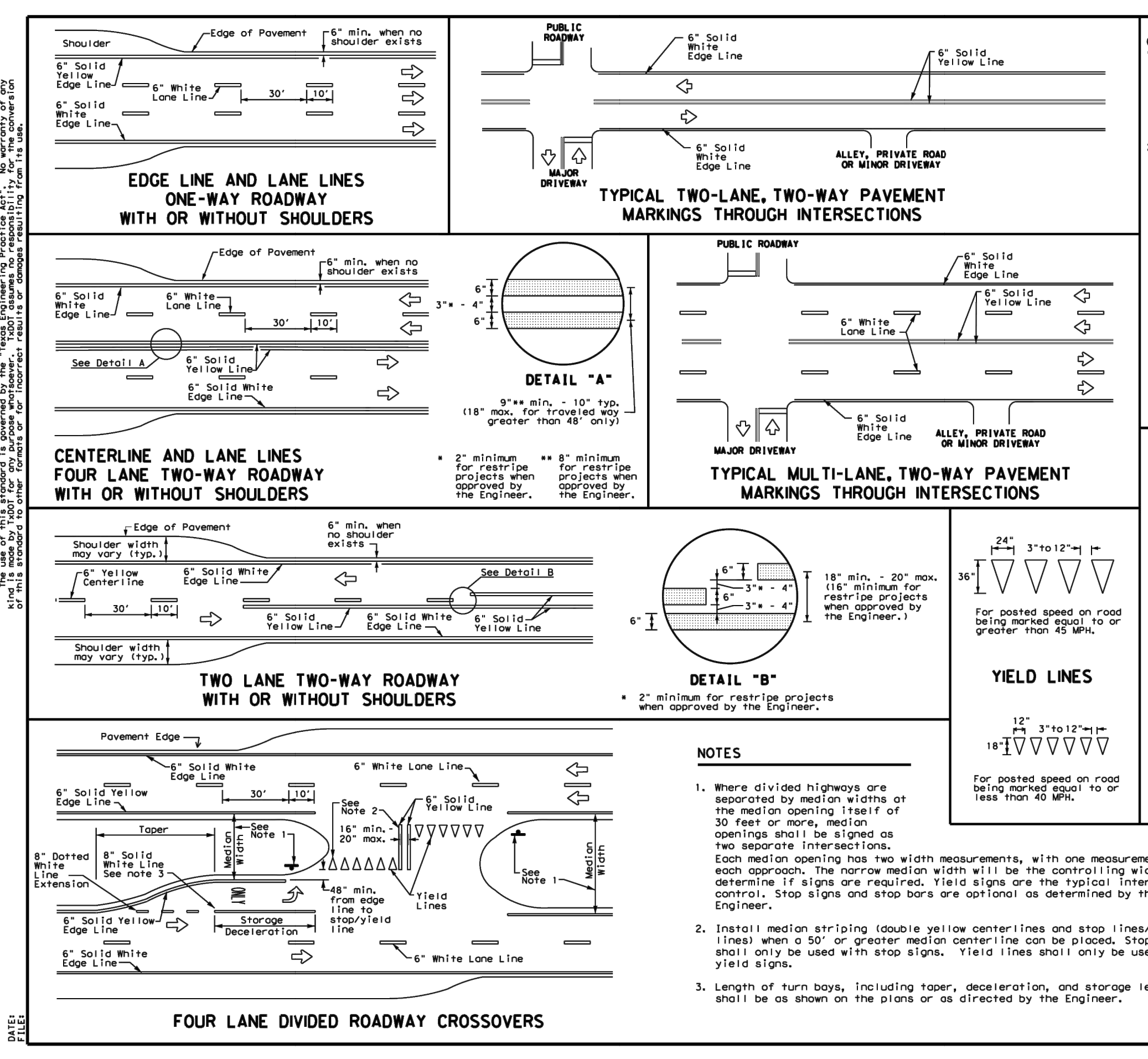
Texas Department of Transportation Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS UNIVERSAL ANCHOR SYSTEM WITH FRP POST

SMD (FRP) - 08

© TxDOT July 2002

NO.	DATE	BY	CHK.	APP.
9-08	07/25/02	JAR		



GENERAL NOTES

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

MATERIAL SPECIFICATIONS

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

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

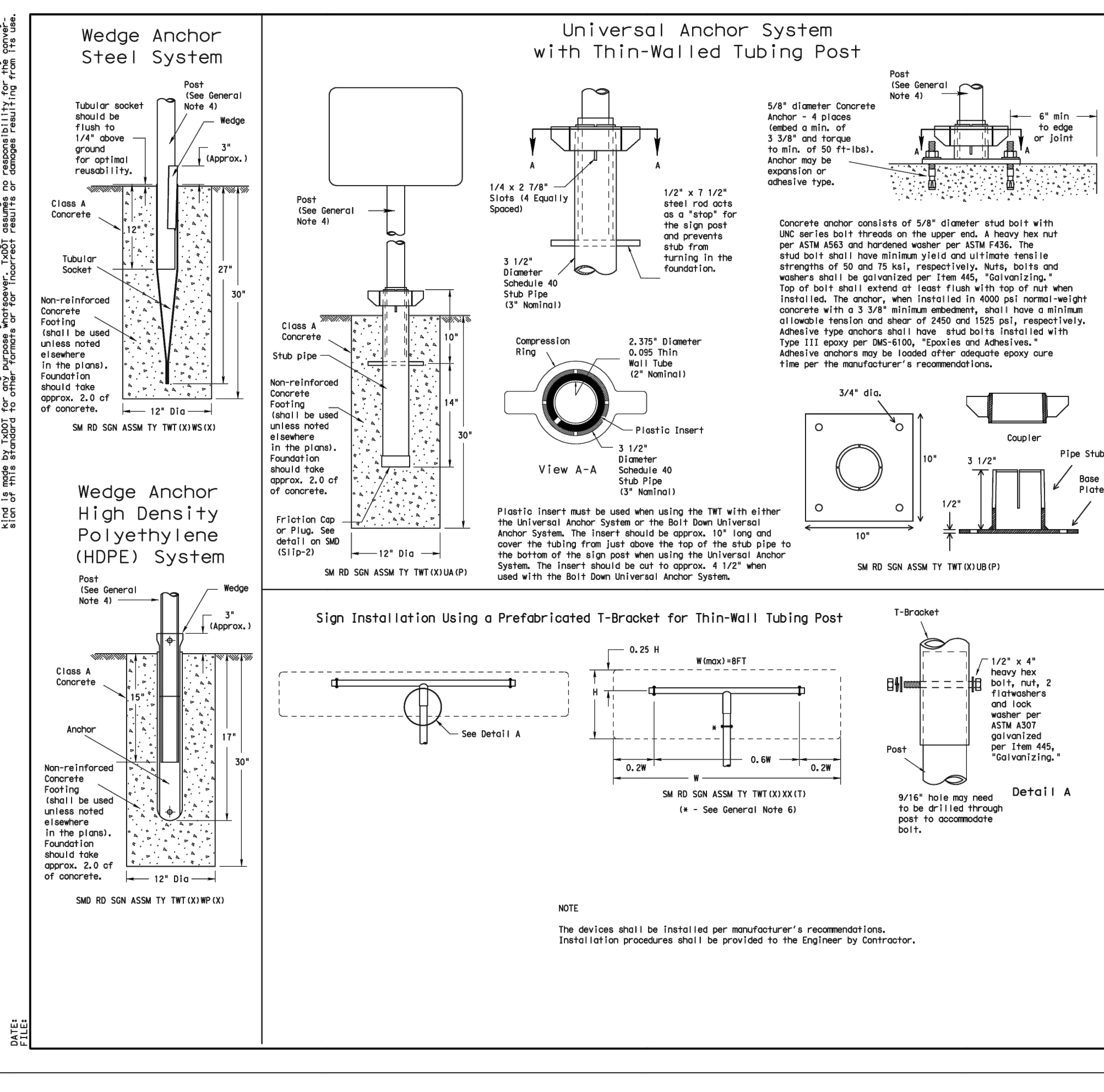
GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

TYPICAL STANDARD PAVEMENT MARKINGS

PM (1) - 22

NO.	DATE	BY	CHK.	APP.
11-18	8-20-02	JAR		
11-18	8-20-02	JAR		
11-18	8-20-02	JAR		



GENERAL NOTES:

- The Wedge Anchor System and the Universal Anchor System with thin wall tubing post may be used to support up to 10 square feet of sign area.
- The fabricator, wedge and/or bracket manufacturer shall be permanently marked to indicate manufacturer, method, design, and location of marking on subject to the approval of the TxDOT Traffic Operations Engineer.
- Except for posts (13 BW Tubing), clips, nuts and bolts, all components shall be prequalified. A list of prequalified vendors may be obtained from the material Producer List web page. The website address is: <http://www.tdot.gov/publications/traffic.htm>
- Material used as post with this system shall conform to the following specifications:
 13 BW Tubing (outside diameter) (FRP)
 13 BW Tubing (outside diameter) (FRP)
 0.095" nominal wall thickness
 Seamless or electric-resistance welded steel tubing
 Steel shall be 4140 or 55 per ASTM A1011 or ASTM A1088
 Other steels may be used if they meet the following:
 55,000 PSI minimum yield strength
 70,000 PSI minimum tensile strength
 18% minimum elongation in 2"
 Wall thickness (uncoated) shall be within the range of .083" to .099"
 Outside diameter (uncoated) shall be within the range of 2.360" to 2.381"
 Galvanization per ASTM 123 or ASTM A553 G210. For precast steel tubing ASTM A563, except base coat outside diameter weld seam by metallizing with zinc wire per ASTM 8833.
- Sign signs shall be the size and shape shown on the plans or as directed by the Engineer. Additional sign clips required on the "T" bracket post for 24" high signs. Pipe clamp at least 3" above bottom of sign when possible.
- Sign supports shall not be so located where stress. Sign support posts shall not be so located.
- See the Traffic Operations Division website for detailed drawings of sign clips and wedge anchor system components. The website address is: <http://www.tdot.gov/publications/traffic.htm>

WEDGE ANCHOR SYSTEM INSTALLATION PROCEDURE:

- Drill foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD (FRP) shall be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
- The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
- Insert tubular socket into hole to depth shown and fill hole with concrete. Cut base post from bottom and ensure a minimum of 18" embedment if installed in solid rock.
- Attach the sign to the sign post.
- Insert the sign post into socket and align sign face with roadway.
- Drill the wedge into the socket to secure post. This will leave approximately 3 inches of the wedge exposed.

UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURE:

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

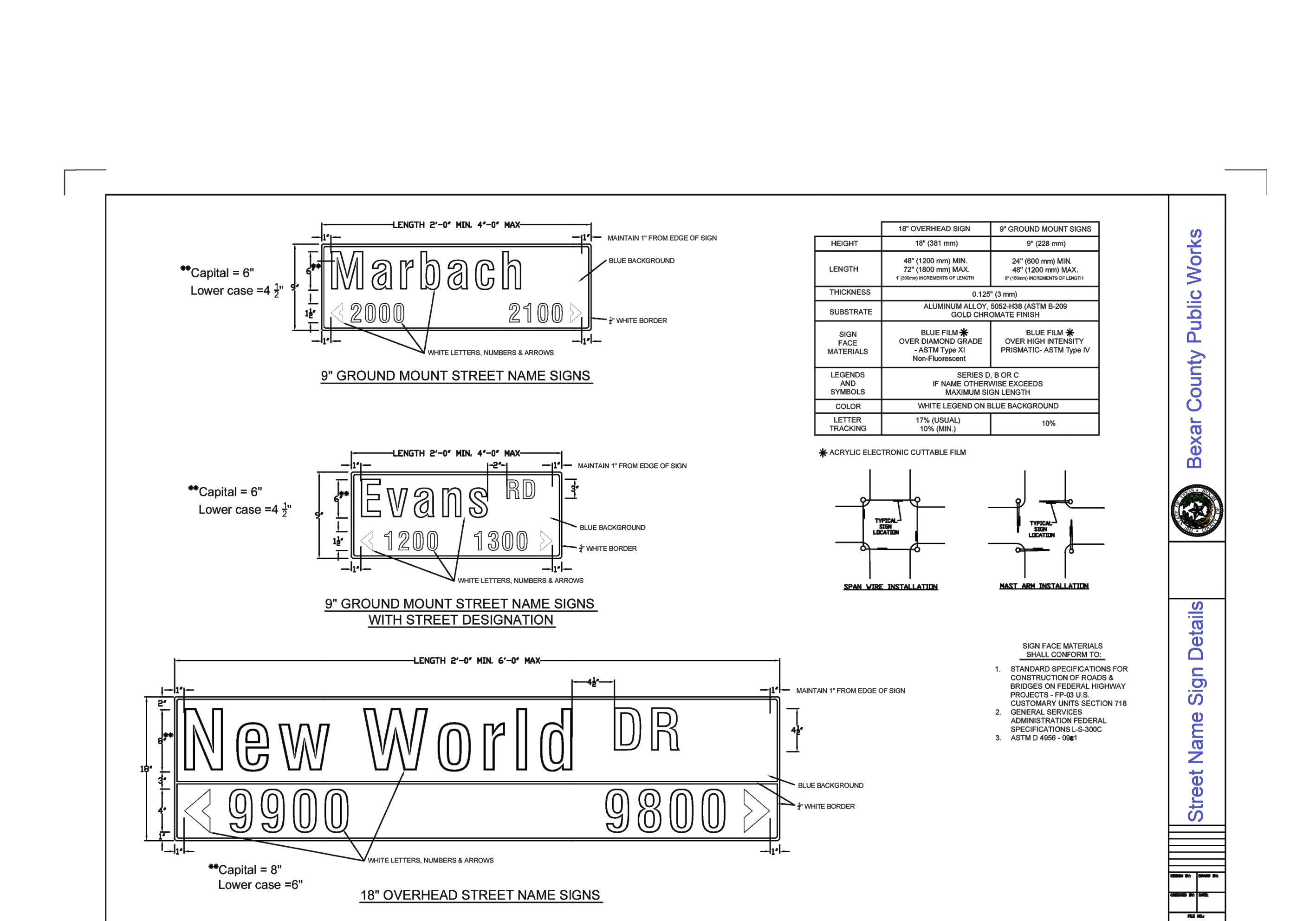
Texas Department of Transportation Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS WEDGE & UNIVERSAL ANCHOR WITH THIN WALL TUBING POST

SMD (TW) - 08

© TxDOT July 2002

NO.	DATE	BY	CHK.	APP.
9-08	07/25/02	JAR		

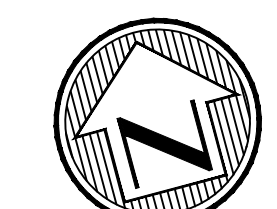


ENCLAVE AT HIDEAWAY VILLAGE

TRAFFIC PLAN DETAILS

SHEET

C4.4



SCALE: 1"=50'
0 50 100

*** GATE NOTE:**
GATES SHALL BE SIREN ACTIVATED.
CONTRACTOR SHALL COORDINATE WITH BEXAR COUNTY FIRE MARSHALL'S OFFICE PRIOR TO GATE CONSTRUCTION.
GATE AND CALL BOX DONE BY OTHERS. CONTRACTOR TO COORDINATE FOR LOCATION.

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 (E)
- EXISTING TOP OF CURB ELEVATION (605.81TC)
- PROPOSED TOP OF CURB ELEVATION (605.81)
- 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

NO.	DATE	DESCRIPTION	BY
1	12/17/25	REVISED INLET	CHD. BY:

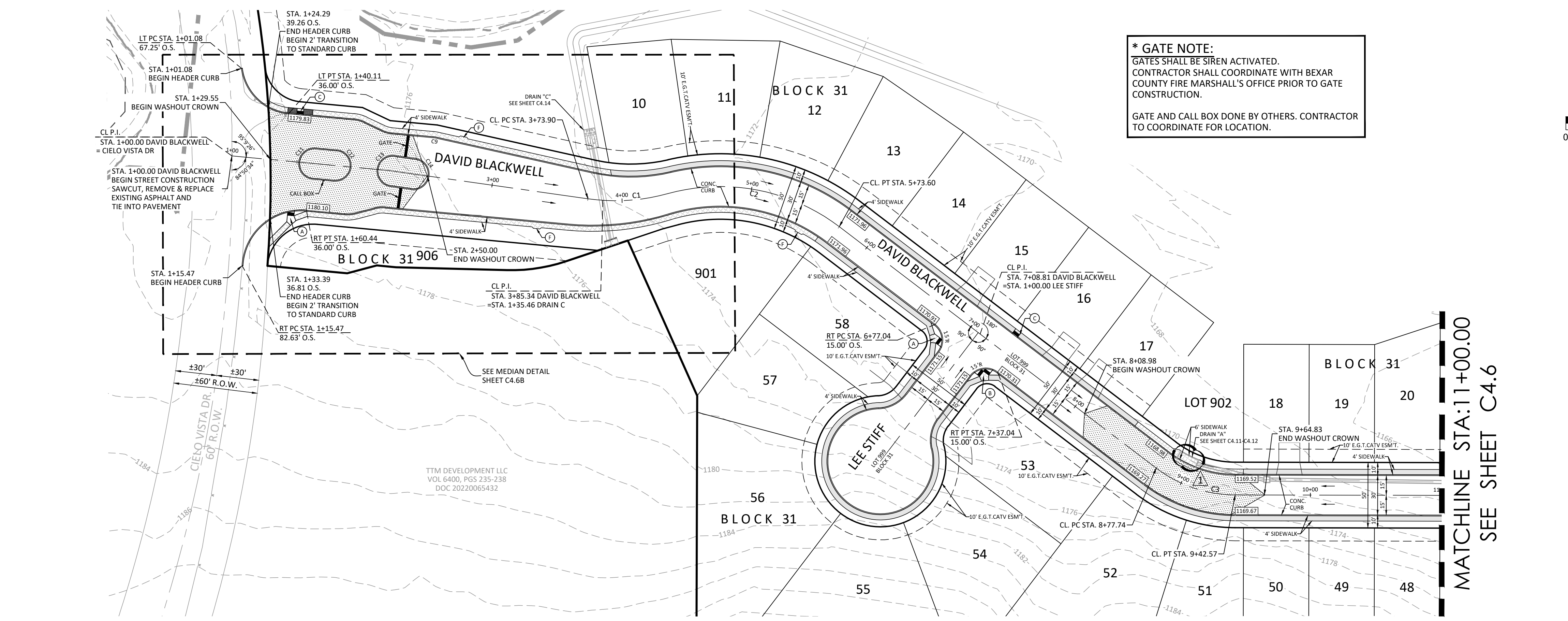
Engineers
Surveyors
Planners

MTR
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



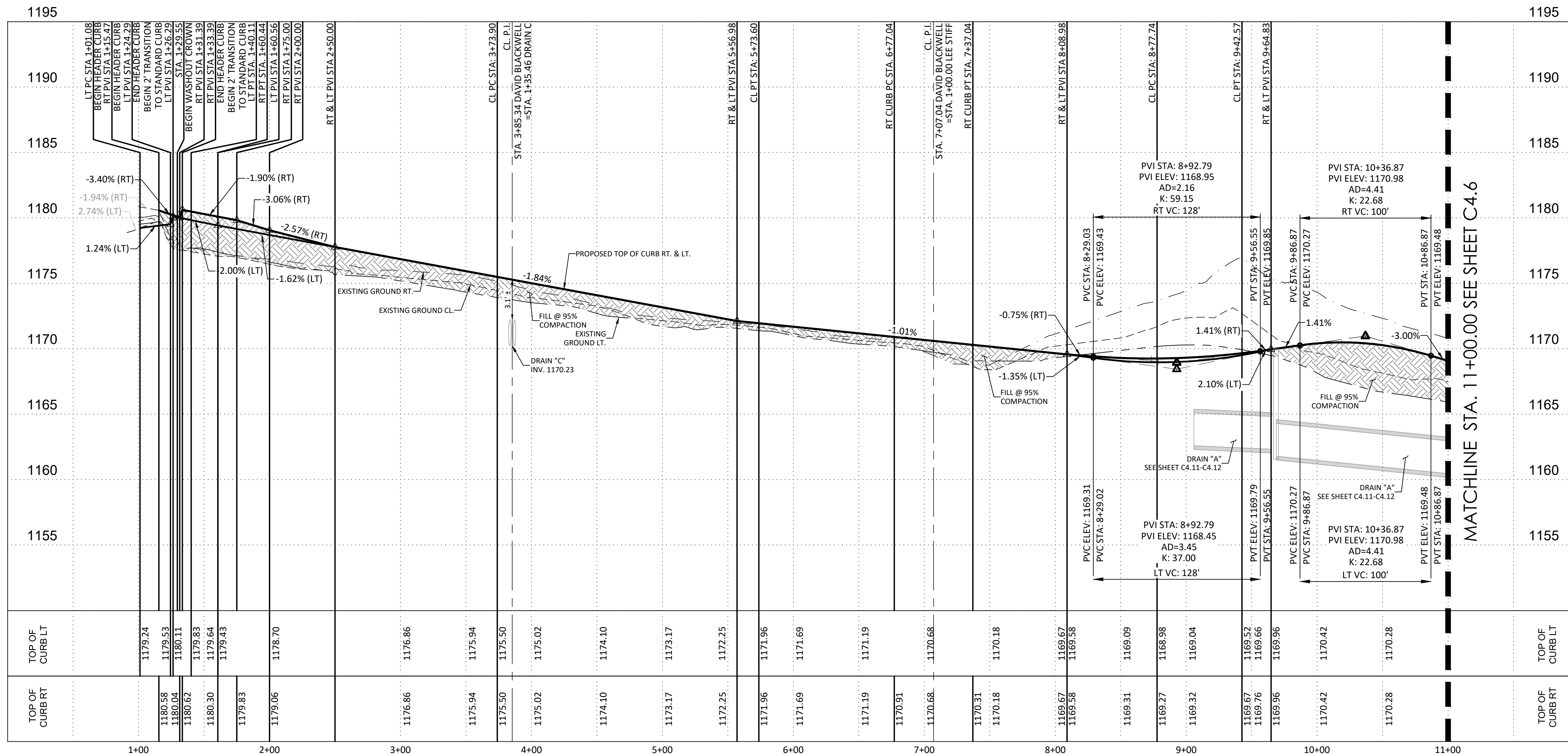
ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
DAVID BLACKWELL
STA. 1+00.00 TO STA. 11+00.00

SHEET
C4.5



DAVID BLACKWELL
STA. 1+00.00 TO STA. 11+00.00

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



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 PLAN.

SUBMITTAL SET

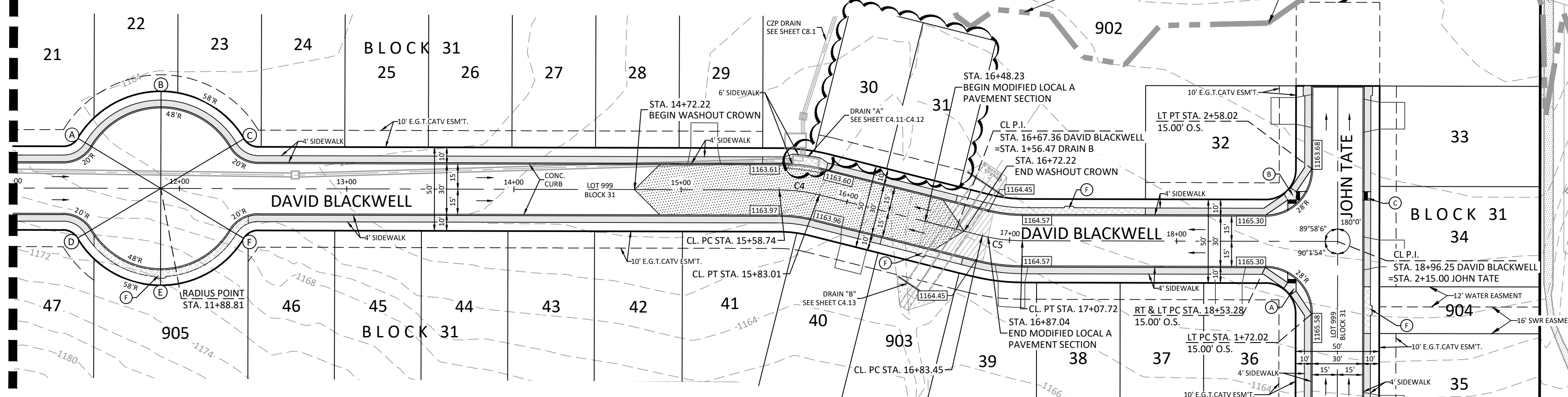
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BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

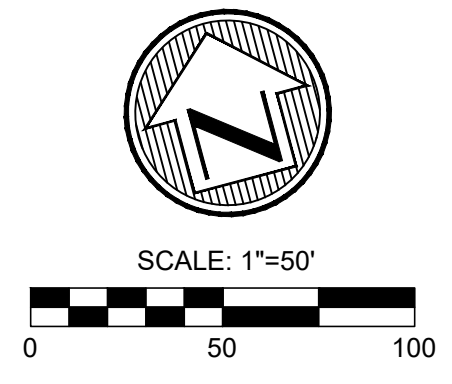
- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING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

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



LEGEND

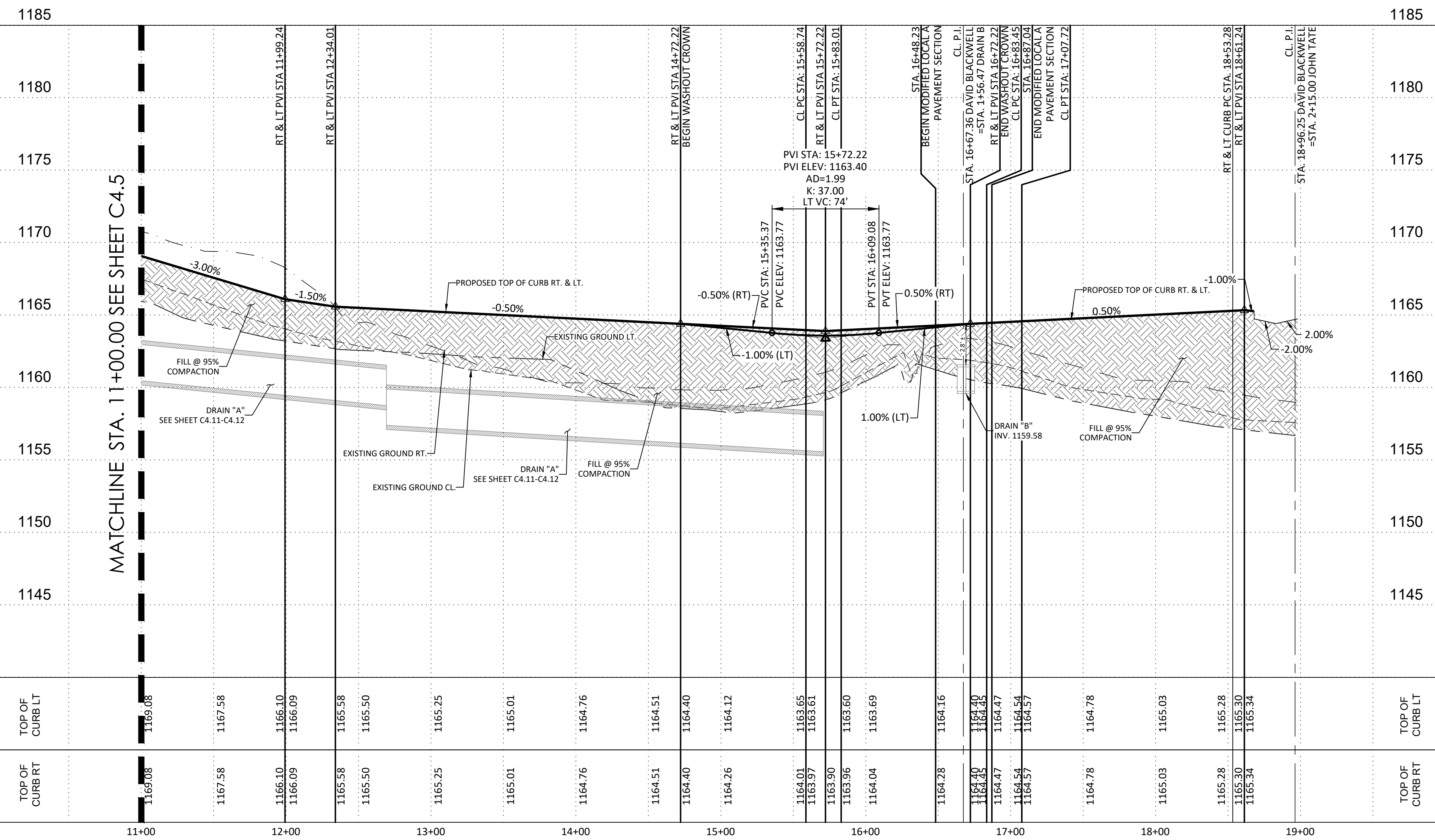
- (A) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE) (DEVELOPER INSTALLED)
- (B) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) (DEVELOPER INSTALLED)
- (C) SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED)
- (D) SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED)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

DAVID BLACKWELL

STA. 11+00.00 TO STA. 18+96.25

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

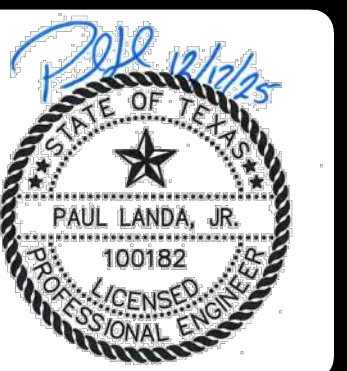
CAUTION!!!
CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION. IF ANY DISCREPANCIES NOTIFY ENGINEER



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'

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

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

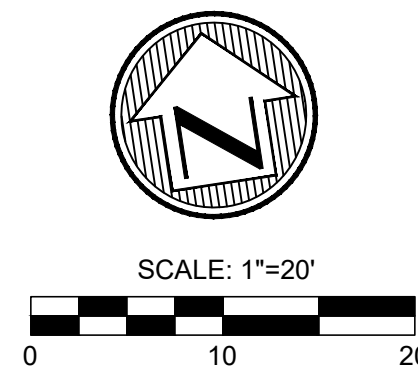


ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
DAVID BLACKWELL
STA. 11+00.00 TO STA. 18+96.25

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

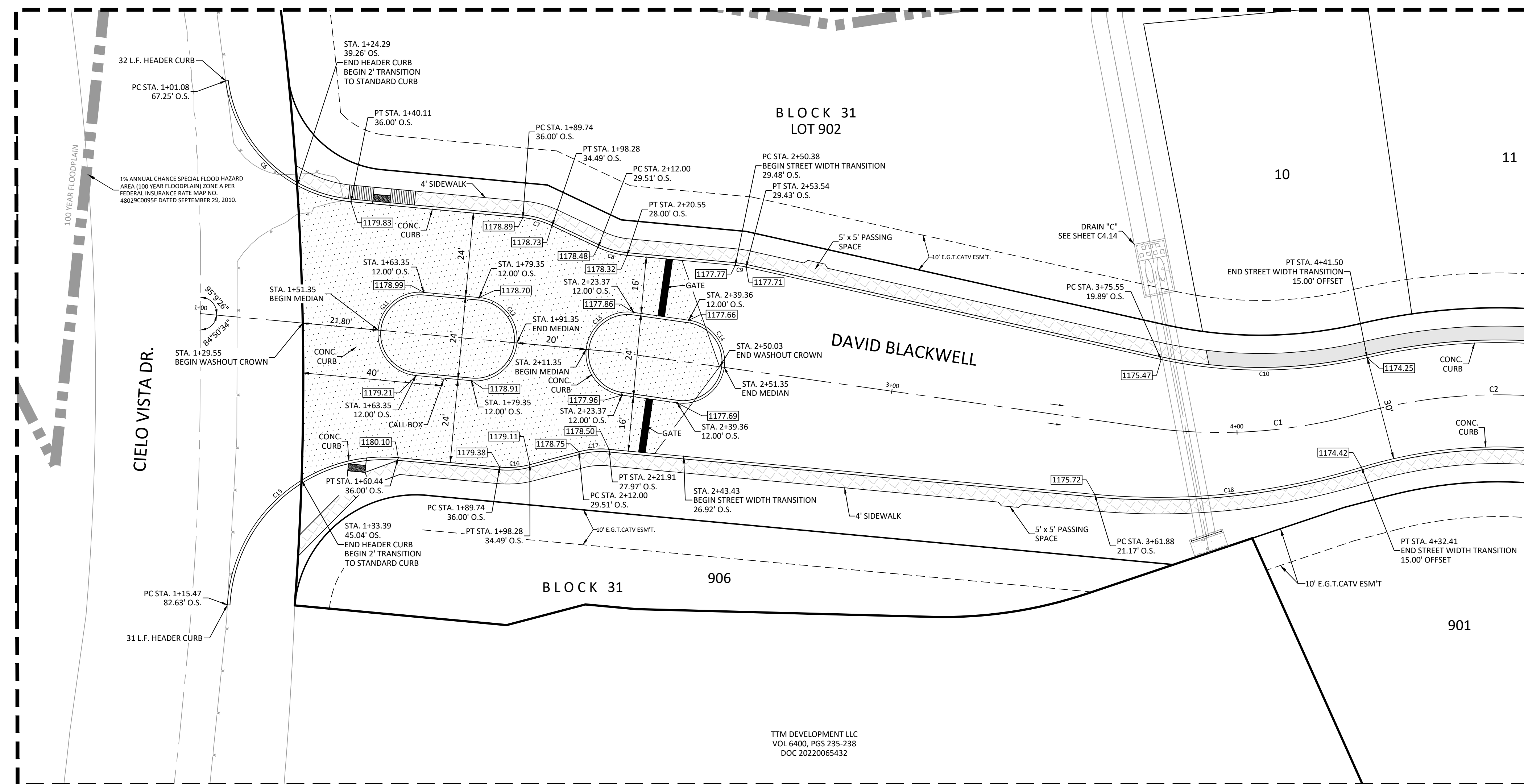
- CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
- NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING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

*** GATE NOTE:**
 GATES SHALL BE SIREN ACTIVATED.
 CONTRACTOR SHALL COORDINATE WITH
 BEXAR COUNTY FIRE MARSHALL'S OFFICE
 PRIOR TO GATE CONSTRUCTION.
 GATE AND CALL BOX DONE BY OTHERS.
 CONTRACTOR TO COORDINATE FOR LOCATION.



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 (E)
- EXISTING TOP OF CURB ELEVATION (865.81'E)
- PROPOSED TOP OF CURB ELEVATION (865.81')
- 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



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'
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	59.71'	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"	INFINITY'	24.00'
C14	37.70'	12.00'	180°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'

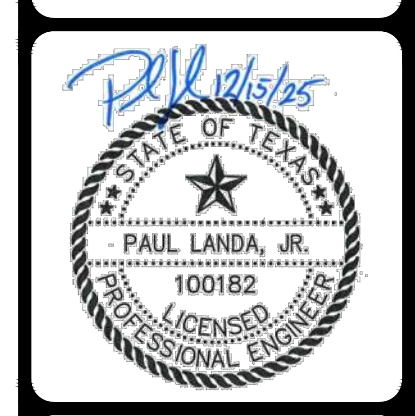
TTM DEVELOPMENT LLC
 VOL 6400, PGS 235-238
 DOC 20220065432

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

NO.	DATE	DESCRIPTION	BY	DATE

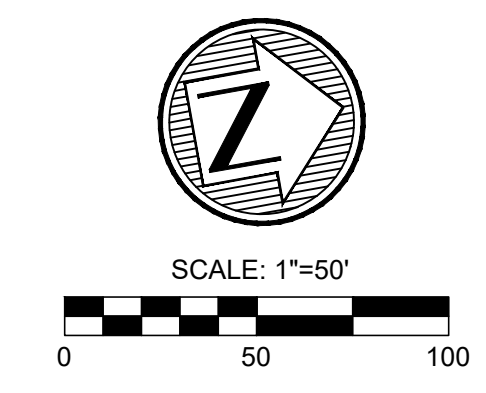
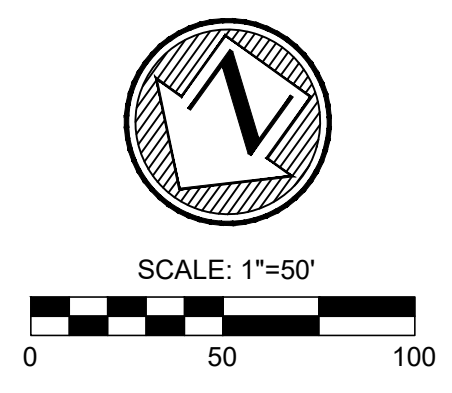
Engineers
Surveyors
Planners

MTR
Moy Tarin Ramirez Engineers, LLC
 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
 DAVID BLACKWELL
 STA. 1+00.00 TO STA. 4+26.04

Plot Date: April 6, 2021 User ID: E:\bexar\c4.6b David Blackwell Plan and Profile.dwg
 P:\Village\Village\Drawings\Plan Production\32027 C4.6 - C4.6B DAVID BLACKWELL PLAN AND PROFILE.dwg



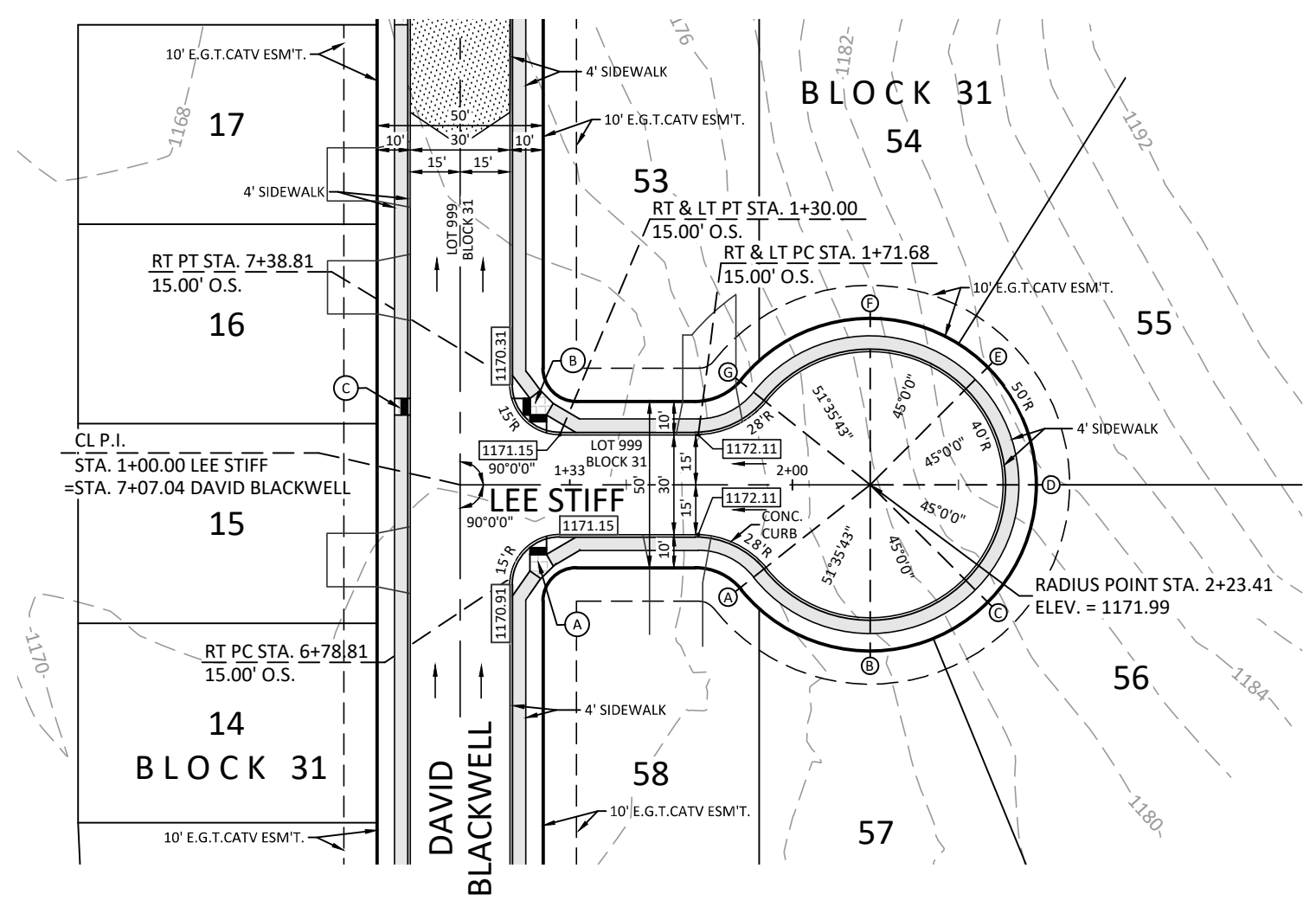
LEGEND

- 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 (E)
- EXISTING TOP OF CURB ELEVATION (R05.81TC)
- PROPOSED TOP OF CURB ELEVATION (R05.81)
- HOME BUILDER INSTALLED SIDEWALK [Pattern]
- DEVELOPER INSTALLED SIDEWALK [Pattern]
- SIDEWALK WHEEL CHAIR RAMP [Pattern]
- WASH-OUT CROWN [Pattern]
- POSSIBLE DRIVEWAY LOCATION [Pattern]
- PROPERTY LINE ---
- EXISTING CONTOUR - - - - -
- PROPOSED CONTOUR [Symbol]
- PROPOSED CONCRETE CURB [Symbol]
- FLOW ARROW →
- 1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO. 48029C0095F [Symbol]
- 1% ULTIMATE FLOODPLAIN AS PER MTR STUDY [Symbol]

NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

MTR
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

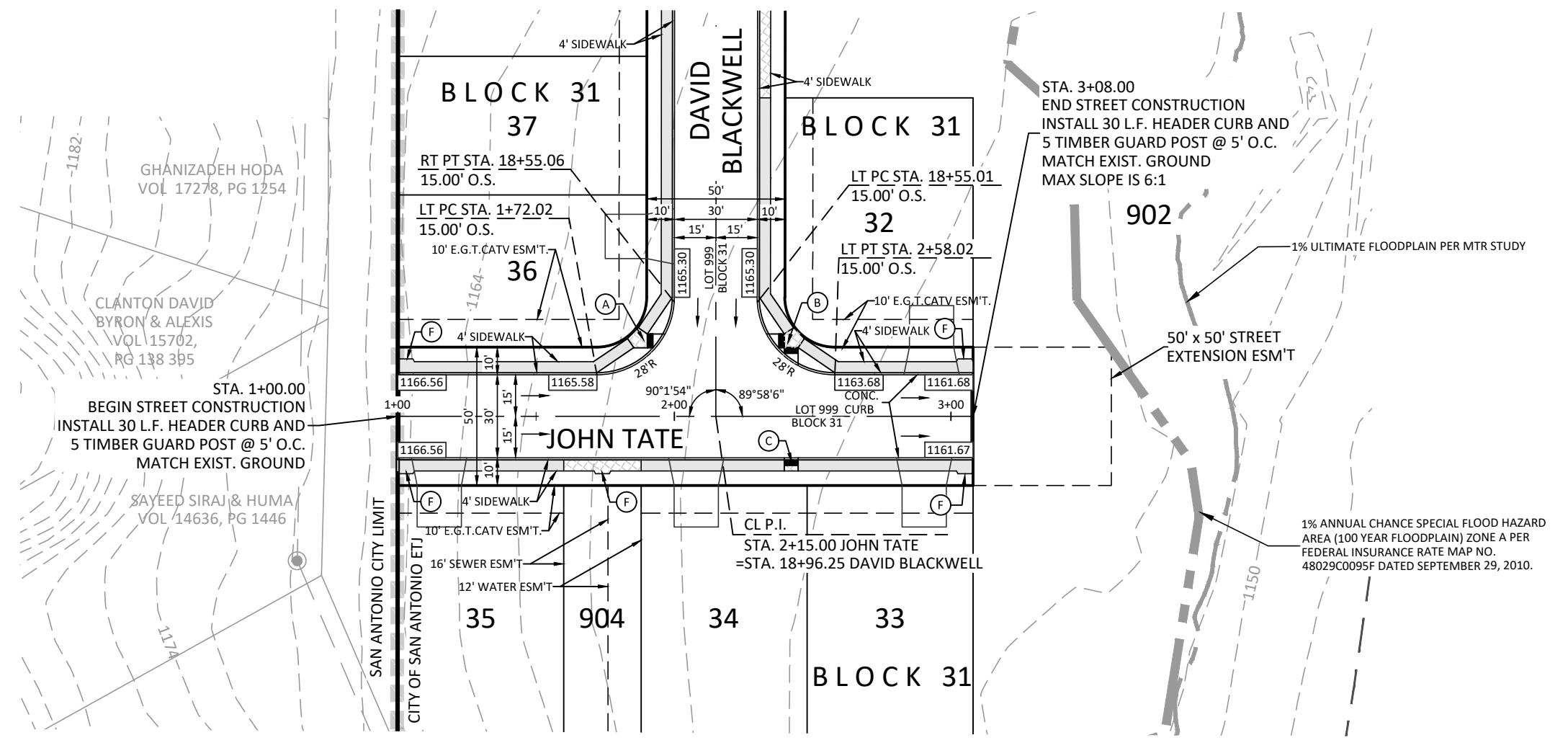


LEE STIFF
STA. 1+00.00 TO STA. END

CUL-DE-SAC TABLE

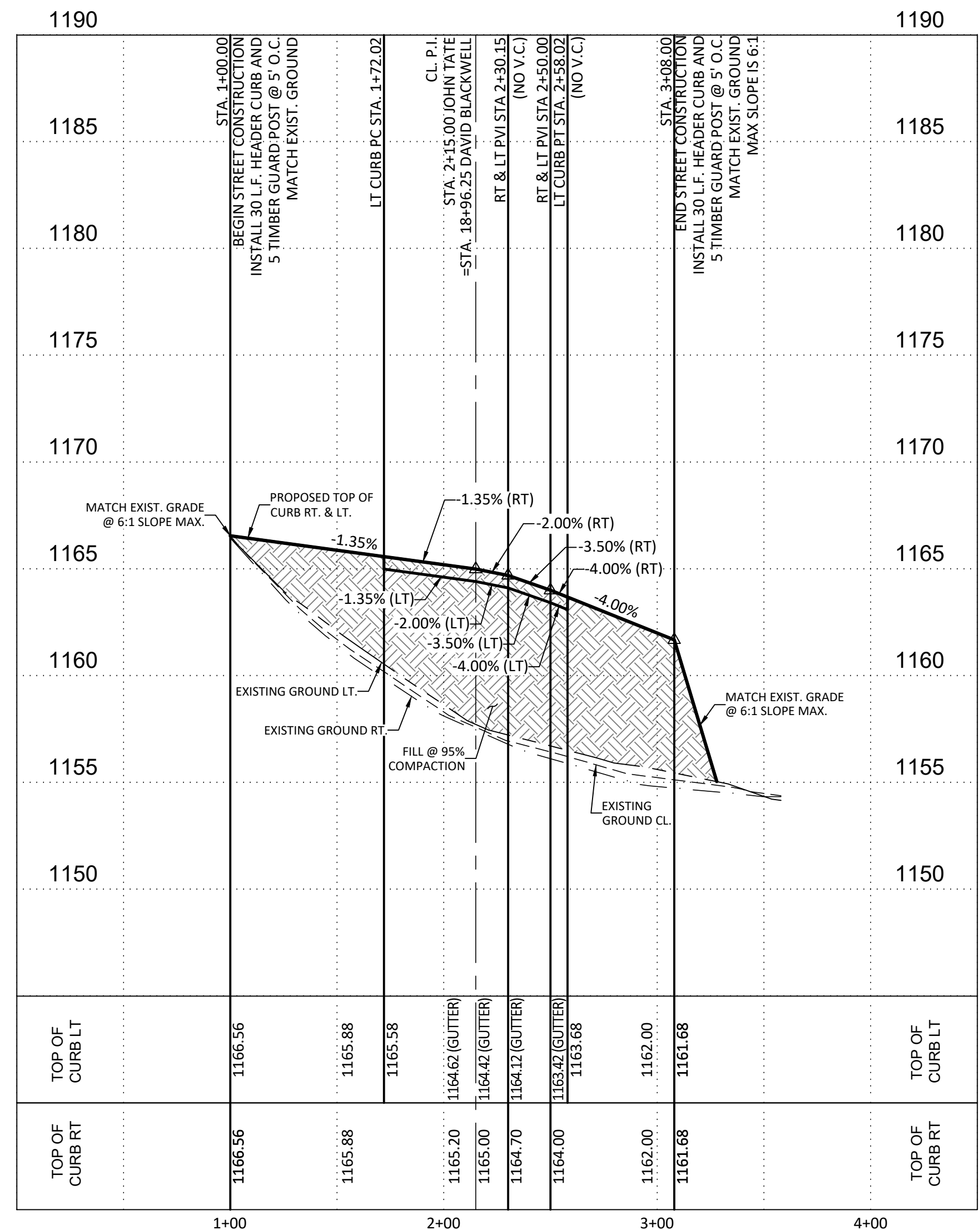
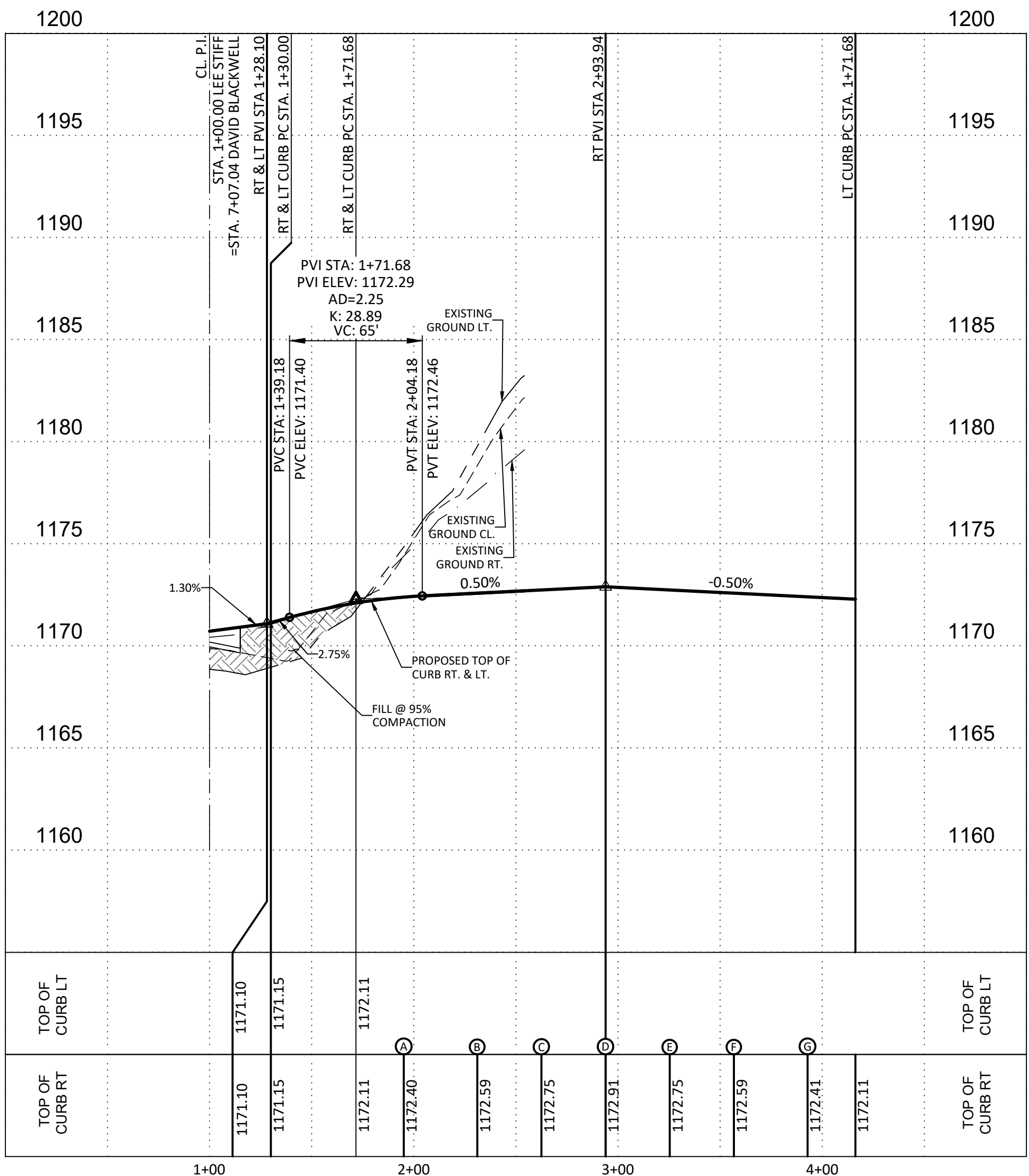
POINT	TOP OF CURB	GUTTER
RT PC STA 1+71.68	1172.11	1171.53
A	1172.40	1172.98
B	1172.59	1173.17
C	1172.75	1173.33
D	1172.91	1173.49
E	1172.75	1173.33
F	1172.59	1173.17
G	1172.41	1172.99
LT PC STA 1+71.68	1172.11	1171.53

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'

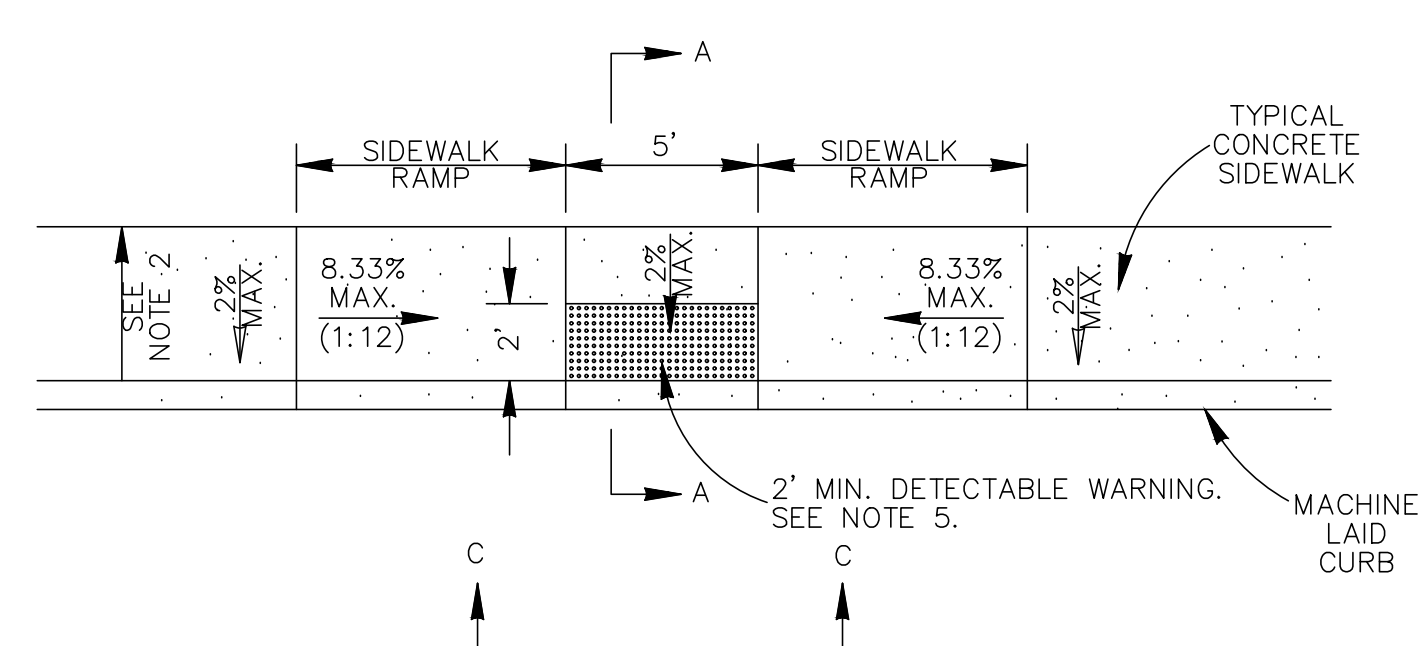


BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

- 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.

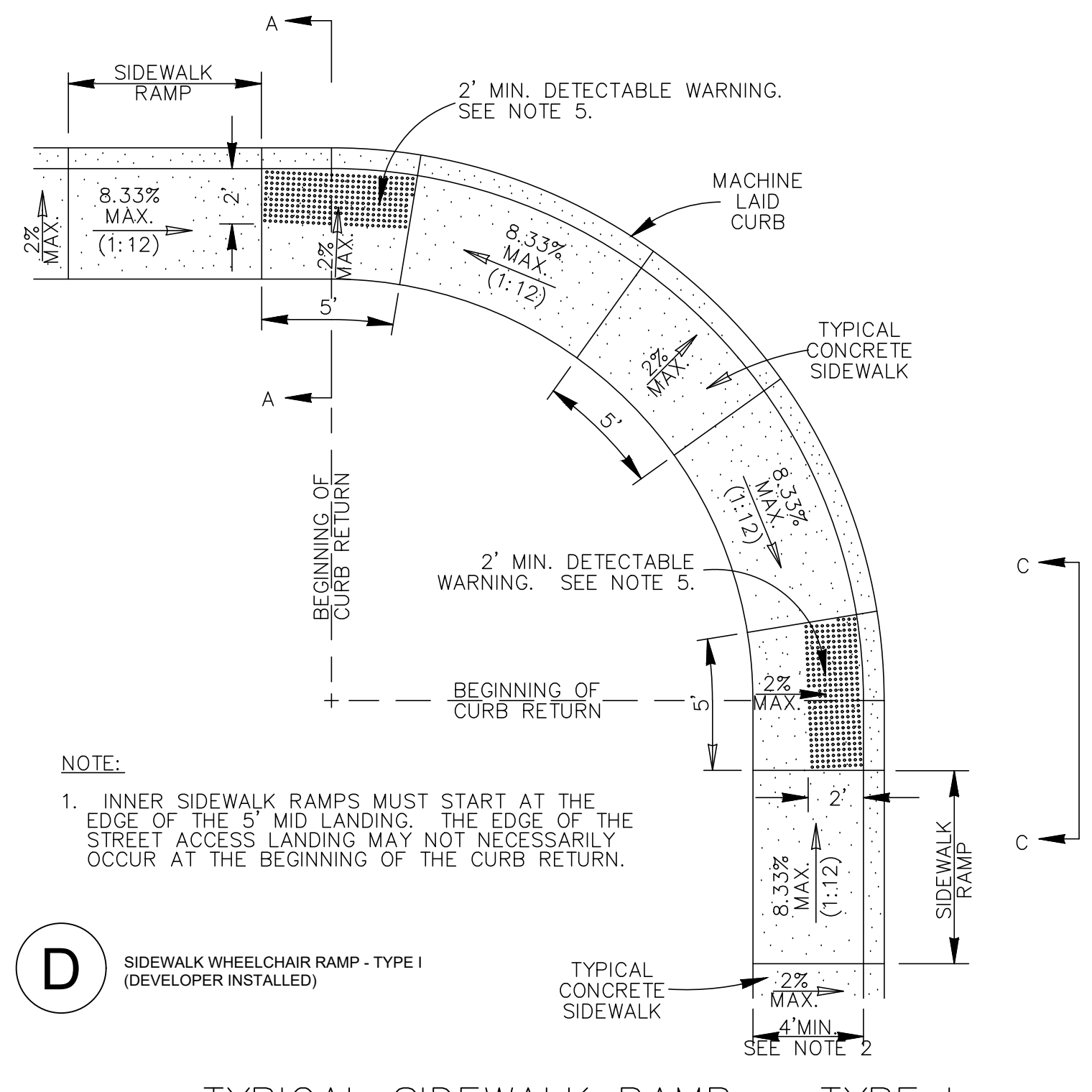
ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
LEE STIFF & JOHN TATE PLAN AND PROFILE
STA. 1+00.00 TO STA. END

P:\01 - December 18, 2025 User: ID: Dale G. G...
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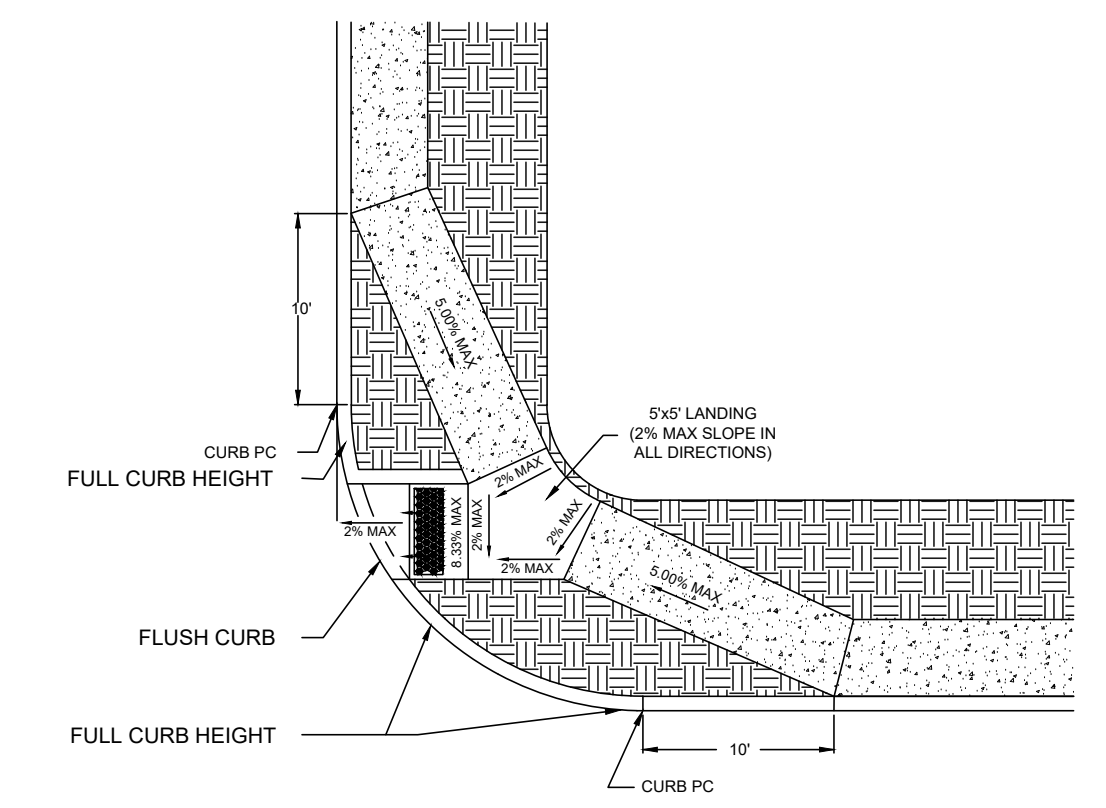
TYPICAL SIDEWALK RAMP - TYPE II
USED AT TEE INTERSECTIONS WHERE SIDEWALK ABUTS CURB
SCALE : 1"=5'

C SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

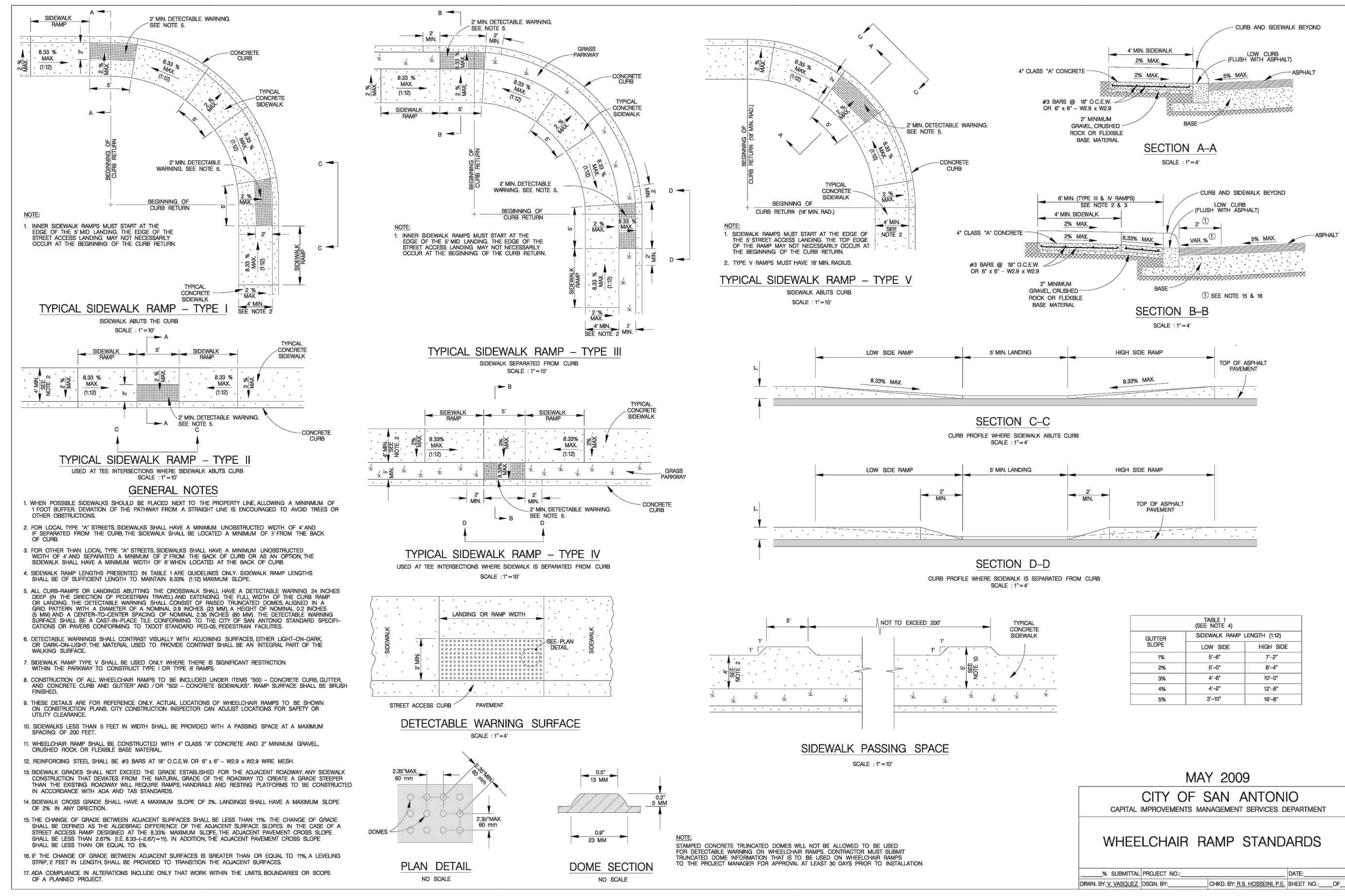


TYPICAL SIDEWALK RAMP - TYPE I
SIDEWALK ABUTS THE CURB
SCALE : 1"=5'

D SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

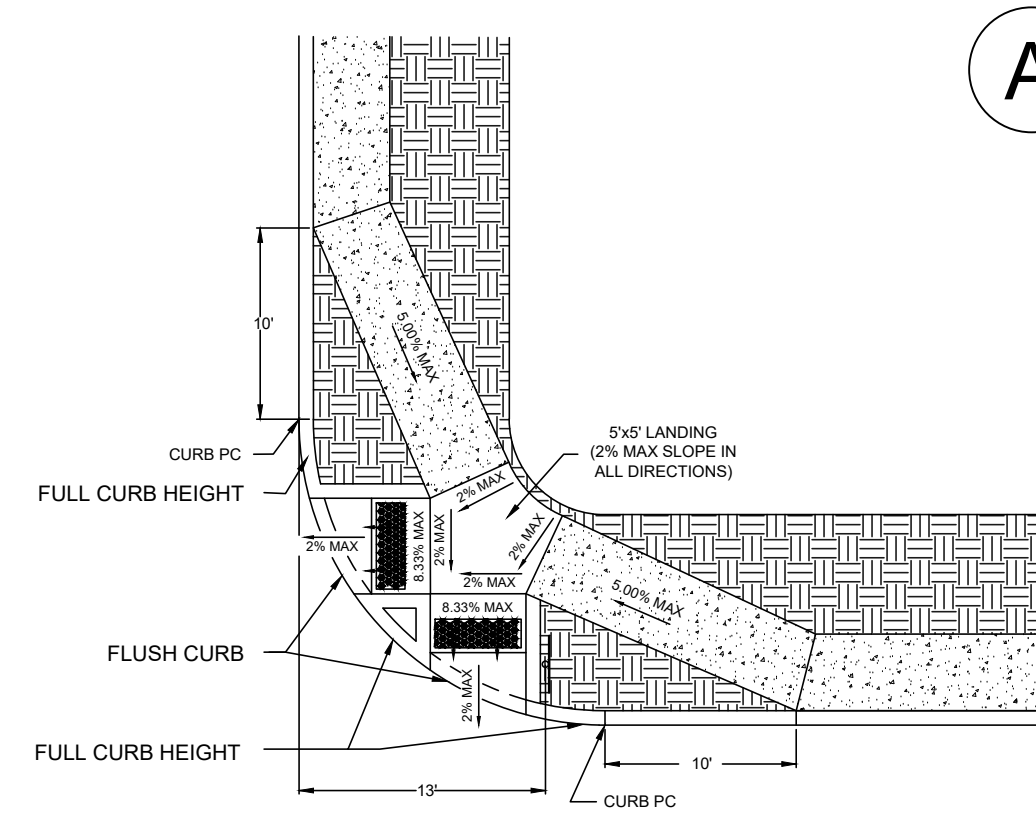


SINGLE ADA RAMP INTERSECTION LAYOUT DETAIL
(TYPE 10 DIRECTIONAL RAMPS)



MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
WHEELCHAIR RAMP STANDARDS

A SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)



DUAL ADA RAMP INTERSECTION LAYOUT DETAIL
(TYPE 10 DIRECTIONAL RAMPS)

B SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)

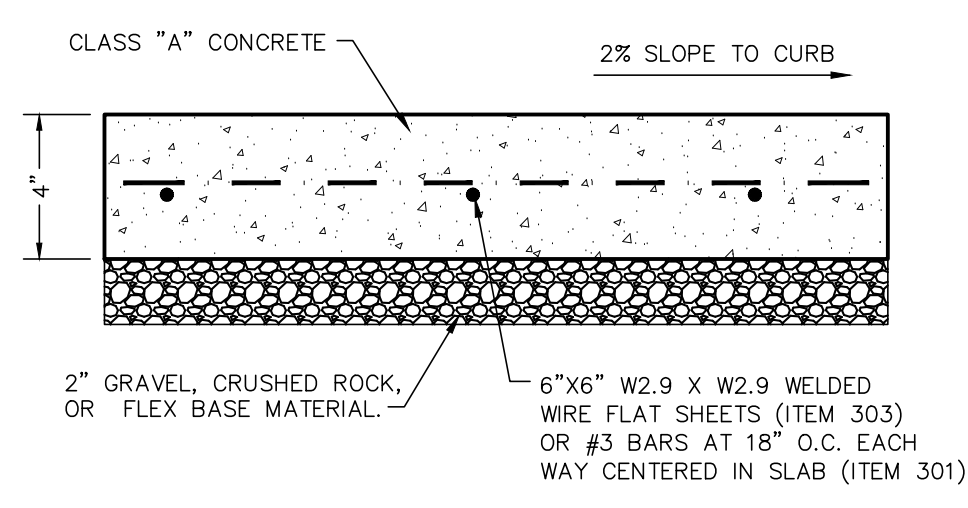
NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

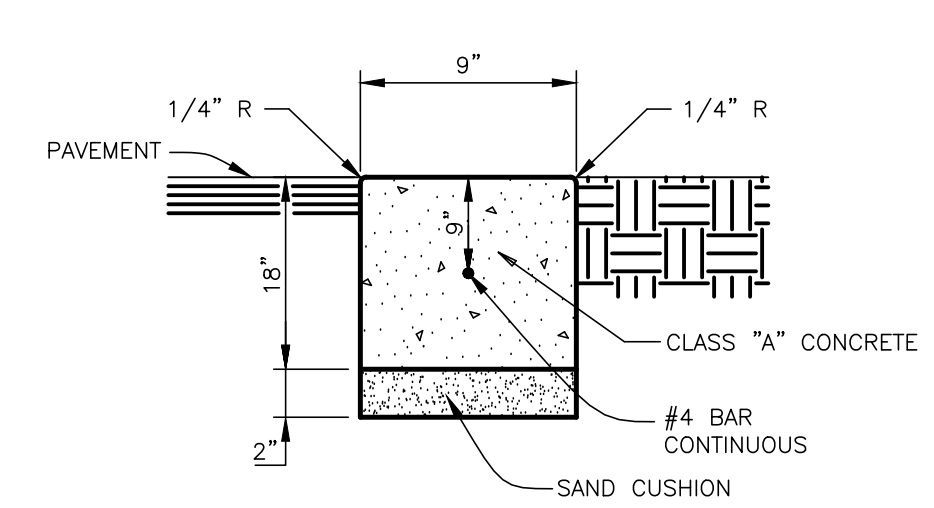
MTR
Moy Tarin Ramirez Engineers, LLC
ENGINEERING F-5297/SURVEYING F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



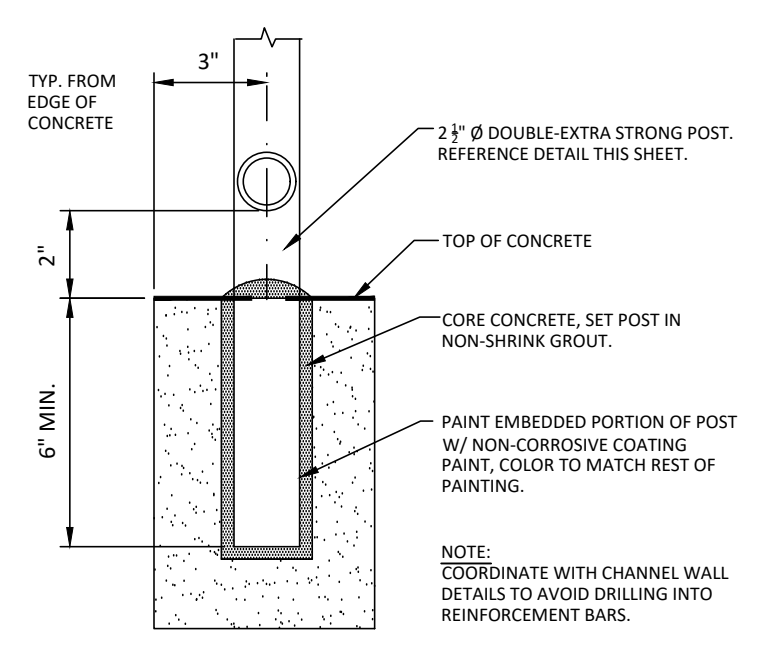
ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
STANDARD DETAILS



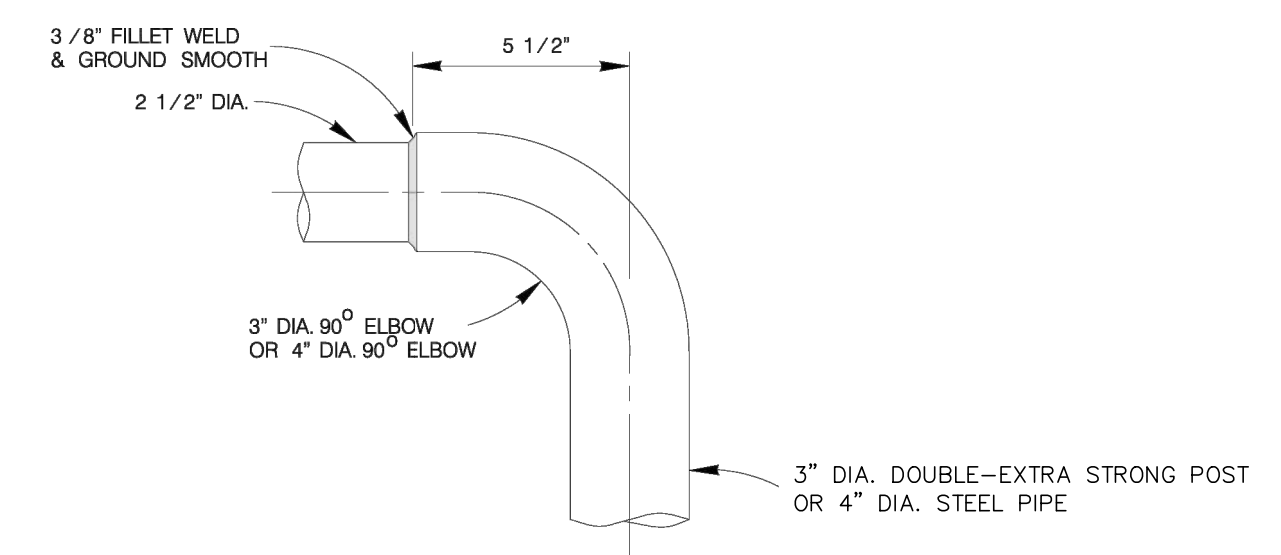
CONCRETE SIDEWALK DETAIL
N.T.S.



HEADER CURB
N.T.S.

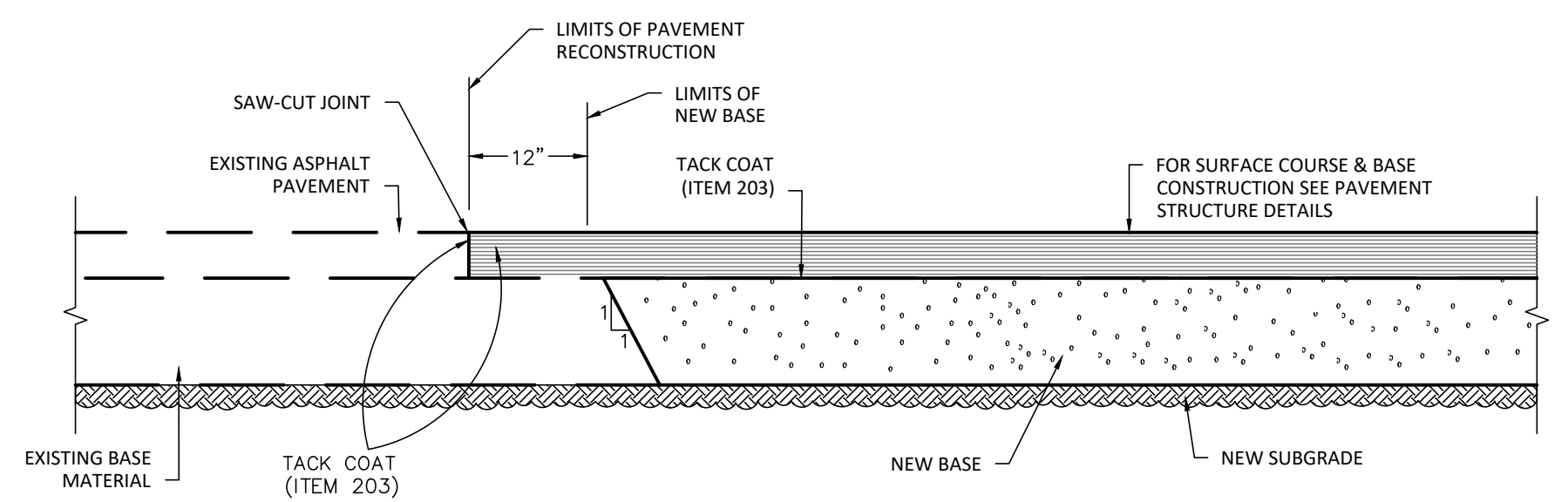


STEEL POST CORE DETAIL
(N.T.S.)

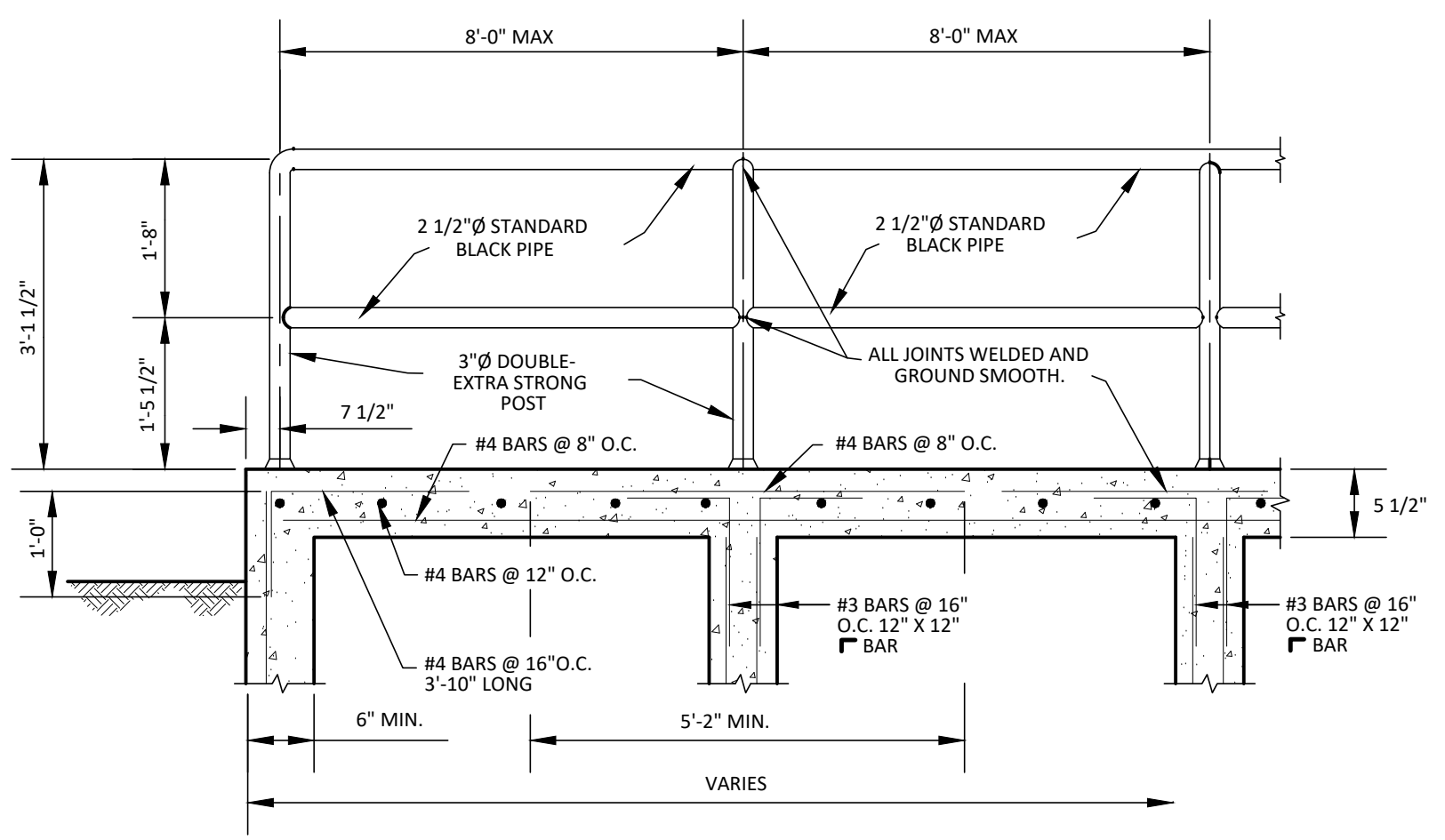


DETAIL OF 90°
BLACK WELDING ELBOWS

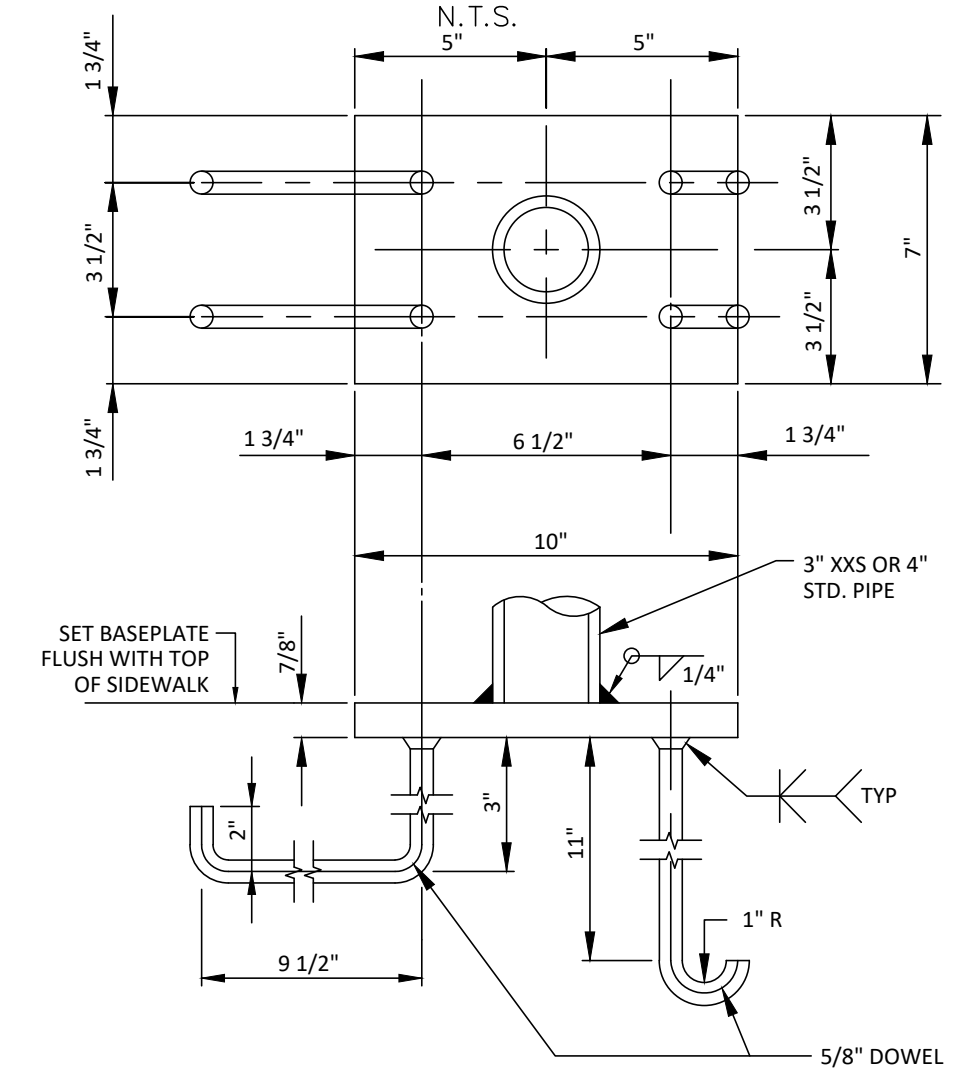
★ A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90° WELDING ELBOW SHOWN.
SCALE: 1" = 8"



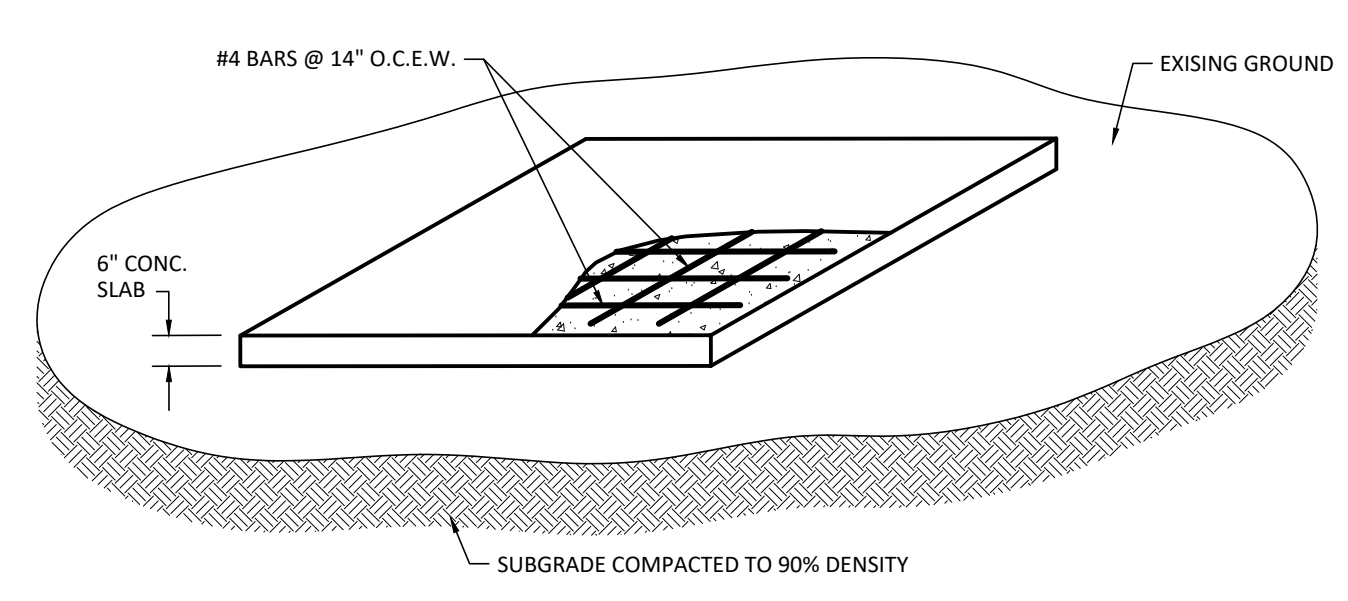
PAVEMENT JUNCTION DETAILS



TYPICAL SIDEWALK BRIDGE SECTION
AND SIDEWALK PIPE RAILING
(N.T.S.)

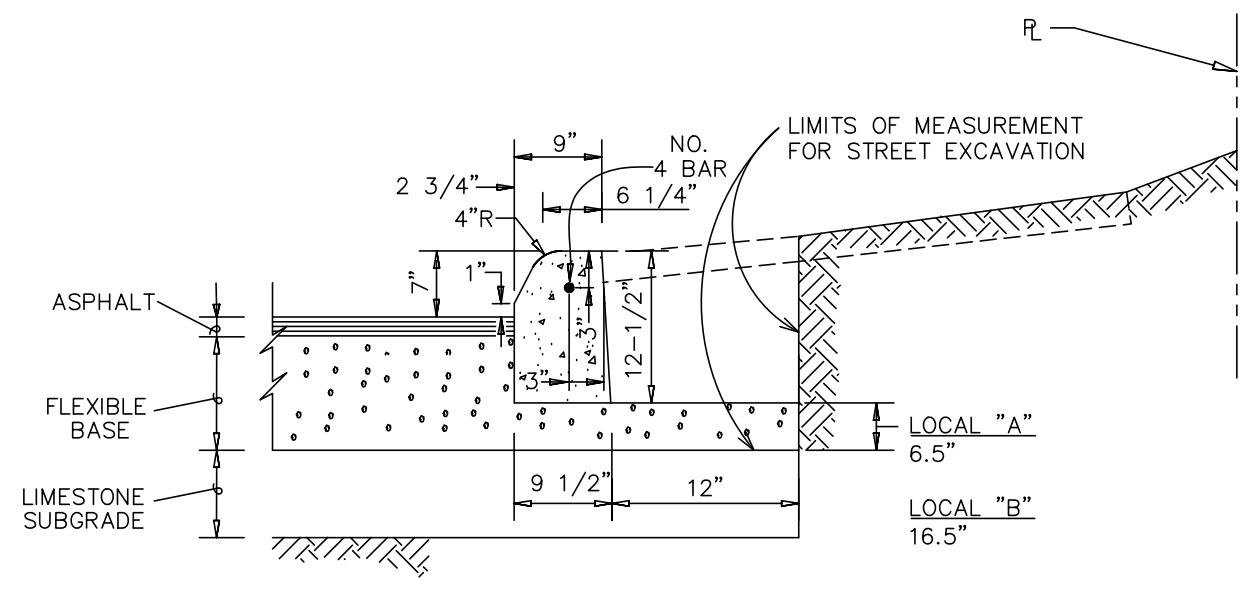


PIPE ANCHOR DETAILS
(N.T.S.)



- NOTES:
- THE CONTRACTOR WILL CONSTRUCT CONCRETE SLABS FOR "TEMPORARY MAIL BOX COLLECTION PAD" FOR THE UNITED STATES POSTAL SERVICE AT THE LOCATIONS AND SIZES SPECIFIED BY THE CITY ENGINEER DURING CONSTRUCTION.
 - THE CONSTRUCTION OF SLABS SHALL CONFORM TO ITEM NO. 502 "CONCRETE SIDEWALKS AND DRIVEWAYS"
 - PAYMENT WILL BE MADE UNDER ITEM NO. 502-2 DRIVEWAYS - PER SQUARE YARD.
 - UNIT PRICE WILL INCLUDE REMOVAL OF "TEMPORARY MAIL BOX COLLECTION PAD" SLABS AT THE END OF THE PROJECT. NO SEPARATE PAY ITEM.

TEMPORARY MAIL BOX COLLECTION PAD



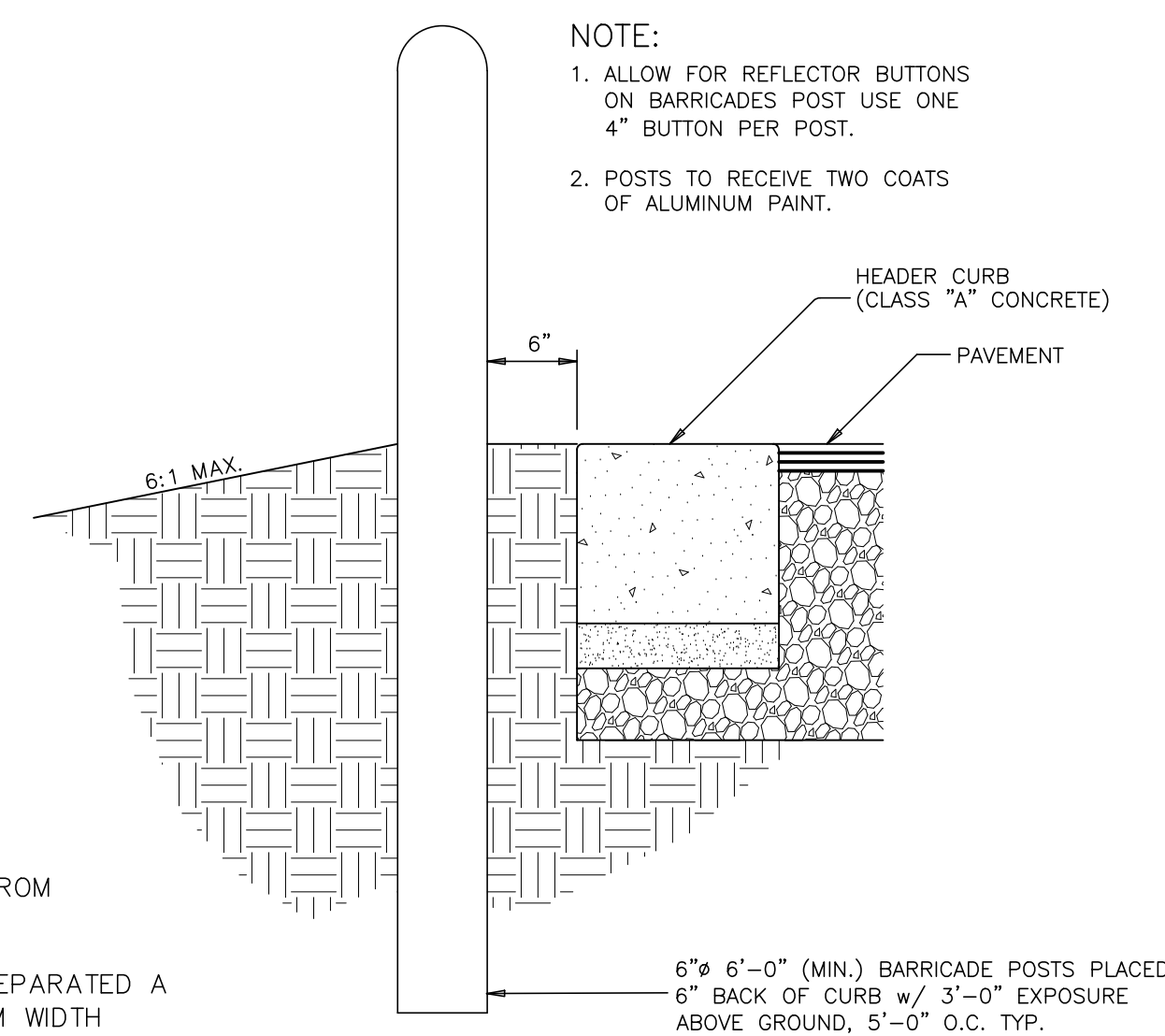
CURB NOTE: THE COST OF BASE MATERIAL UNDER & BEHIND THE CURB SHALL BE INCLUDED IN THE COST OF THE CURB.

MACHINE LAID CURB
N.T.S. ITEM 500

CONCRETE DRIVEWAY NOTES:

- THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:
- FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
- FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
- DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
- A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
- SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
- SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

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



GUARD POST
N.T.S.

CONCRETE DRIVEWAY NOTES

- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
 - CONCRETE DRIVEWAY PAD FOR DRIVEWAY FROM NO. 300'S OR NO. 20'S.
 - ASPHALTIC CONCRETE DRIVEWAY PAD FOR DRIVEWAY FROM NO. 300'S OR NO. 20'S.
 - GRAVEL DRIVEWAY PAD FOR DRIVEWAY FROM NO. 300'S OR NO. 20'S.
- MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
- THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'
- FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
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- DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
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- SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

NOTE:

- COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 501.
- CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR COMMERCIAL DRIVEWAYS.

DRIVEWAY - CONCRETE RETAINING WALL
ITEM 501

JANUARY 2024
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CONCRETE DRIVEWAY STANDARDS

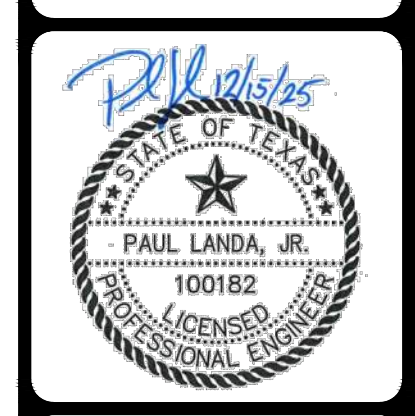
SUBMITTAL SET

NO.	DATE	REVISIONS	DESCRIPTION

Engineers
Surveyors
Planners

MTR

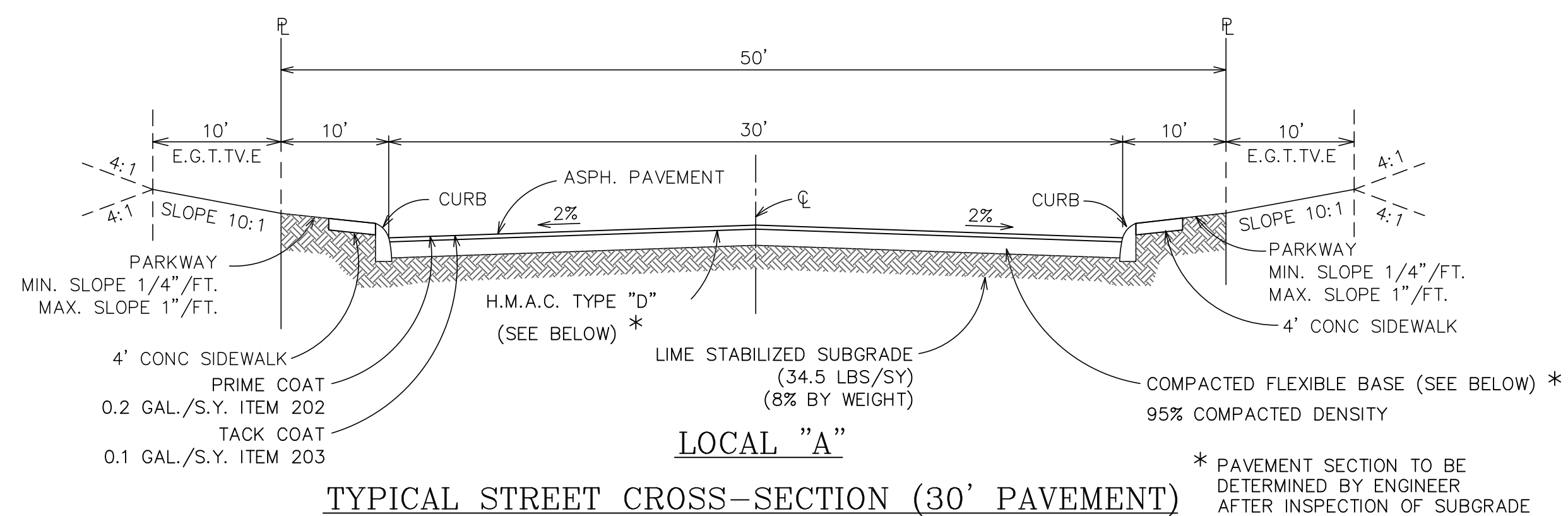
May Tarin Ramirez Engineers, LLC
 TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



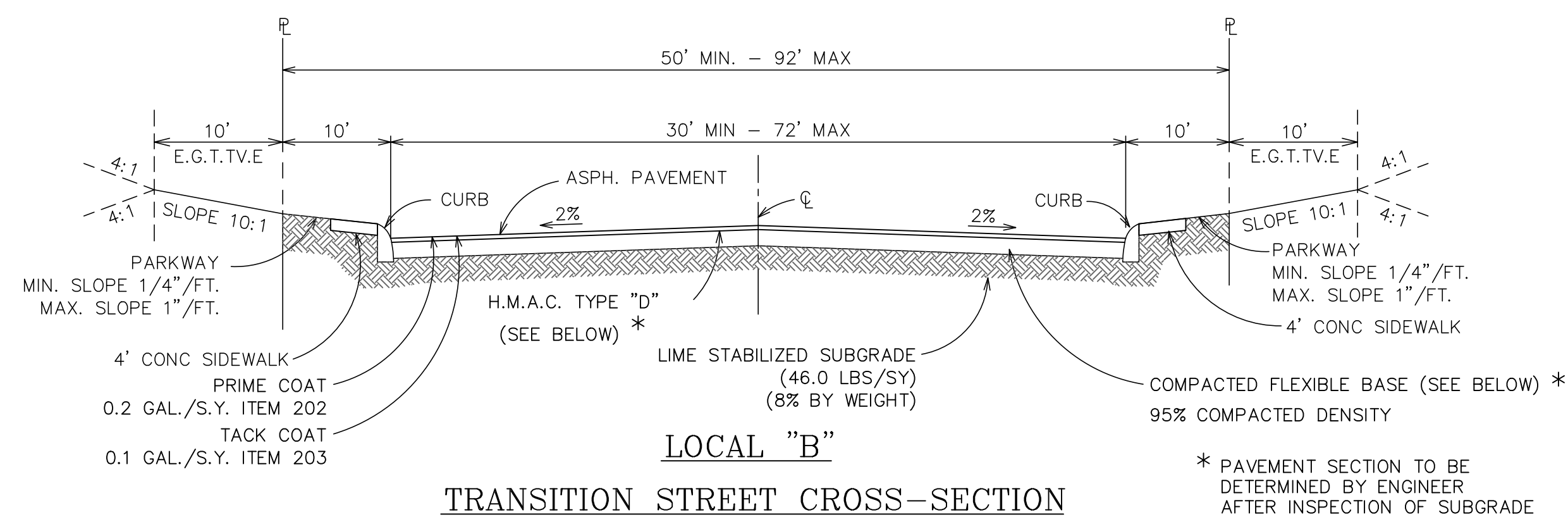
ENCLAVE AT HIDEAWAY VILLAGE
STREET PLAN & PROFILE
STANDARD DETAILS

SHEET

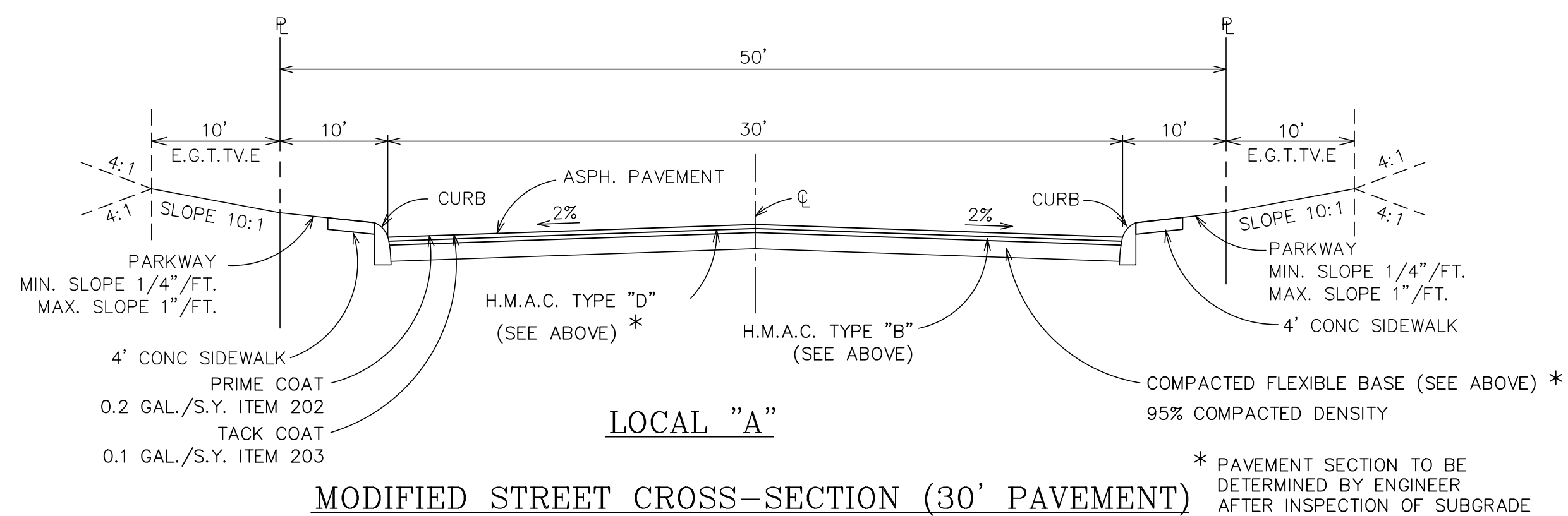
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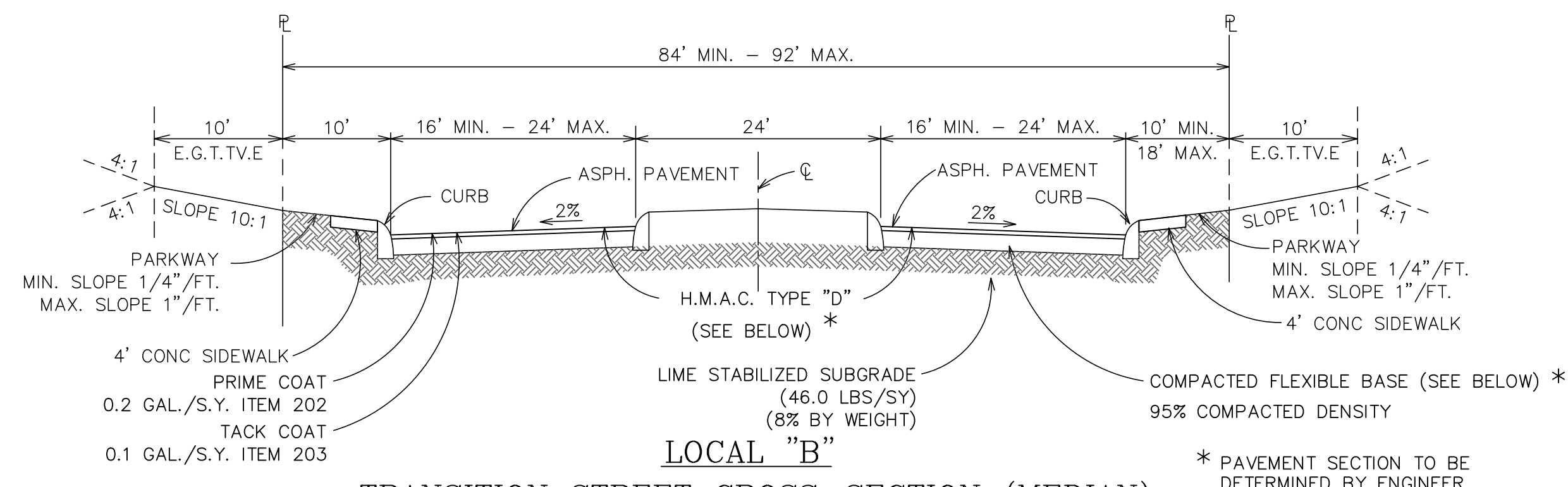
N.T.S.
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 DAVID BLACKWELL ~ STA. 16+87.04 TO STA. 18+96.25
 JOHN TATE ~ STA. 1+00.00 TO STA. END
 LEE STIFF ~ 1+00.00 TO STA. END



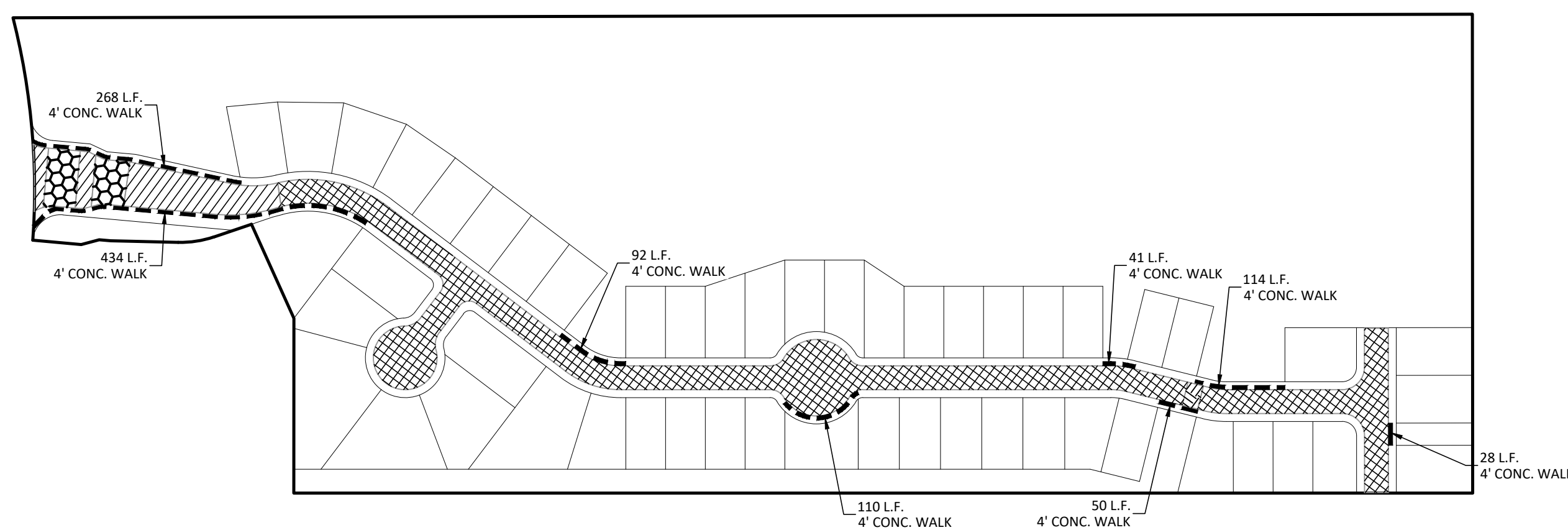
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 DAVID BLACKWELL ~ STA. 1+84.14 TO STA. 2+04.14
 DAVID BLACKWELL ~ STA. 2+46.11 TO STA. 4+41.50



N.T.S.
 DAVID BLACKWELL ~ STA. 16+48.23 TO STA. 16+87.04



N.T.S.
 DAVID BLACKWELL ~ STA. 1+44.14 TO STA. 1+84.14
 DAVID BLACKWELL ~ STA. 2+04.14 TO STA. 2+46.11



- PAVEMENT INDEX MAP**
- DEVELOPER INSTALLED SIDEWALK
 - ▨ LOCAL "A"
 - ▨ LOCAL "B"
 - ▨ MODIFIED LOCAL "A"
 - ▨ MEDIAN TRANSITION

NOTES:

- 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
- 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.
- CONTRACTOR TO COORDINATE ALL MATERIAL TESTING

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)

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 3/8 INCH SIEVE FROM THE SAMPLE):
 - MINIMUM PASSING 1 1/4 SIEVE 100
 - MINIMUM PASSING 3/4 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.

*** PAVEMENT SECTIONS**

PAVEMENT MATERIAL	CLAY SUBGRADE (CBR 3.0)		
	LOCAL A	LOCAL B	LOCAL A (MODIFIED)
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.	---

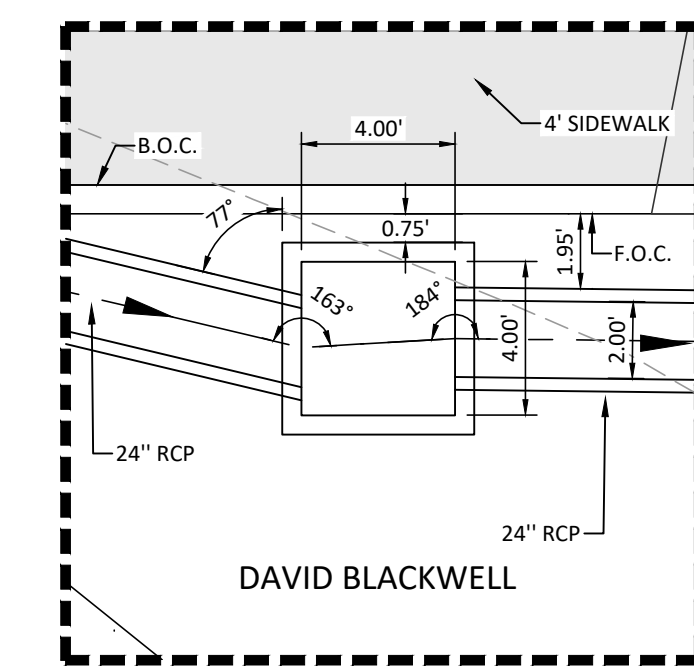
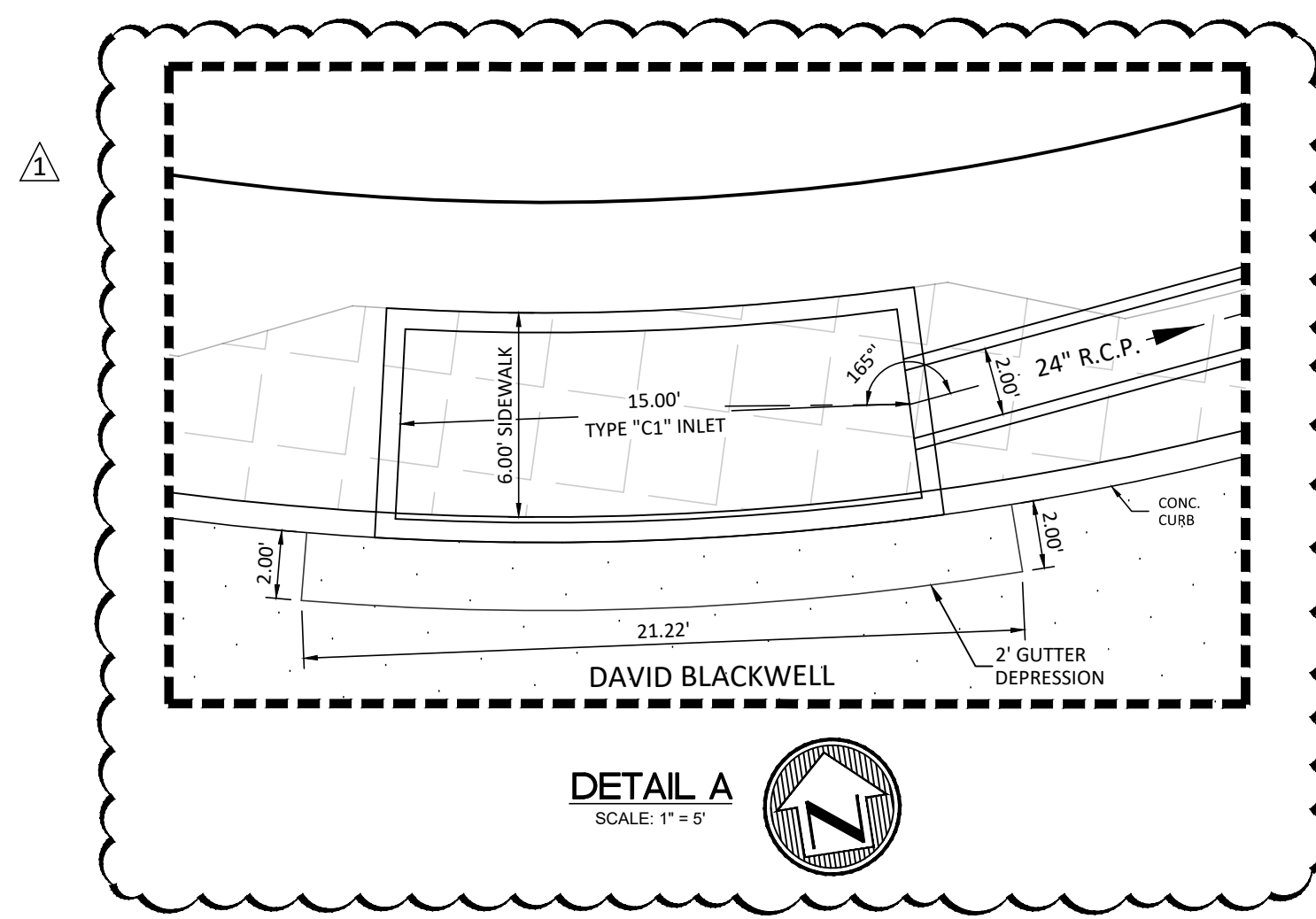
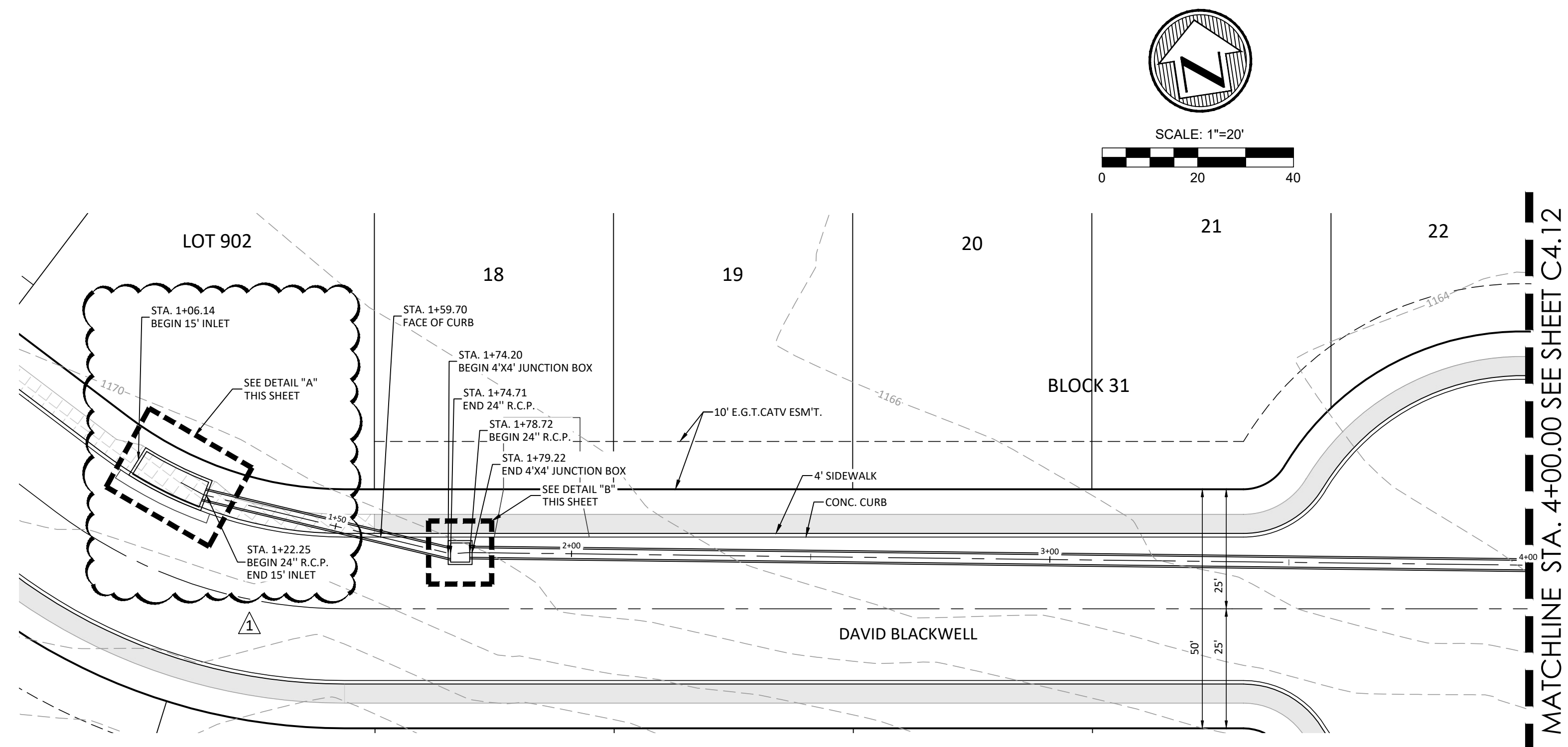
NO.	DATE	DESCRIPTION	BY

MTI
 Engineers
 Surveyors
 Planners

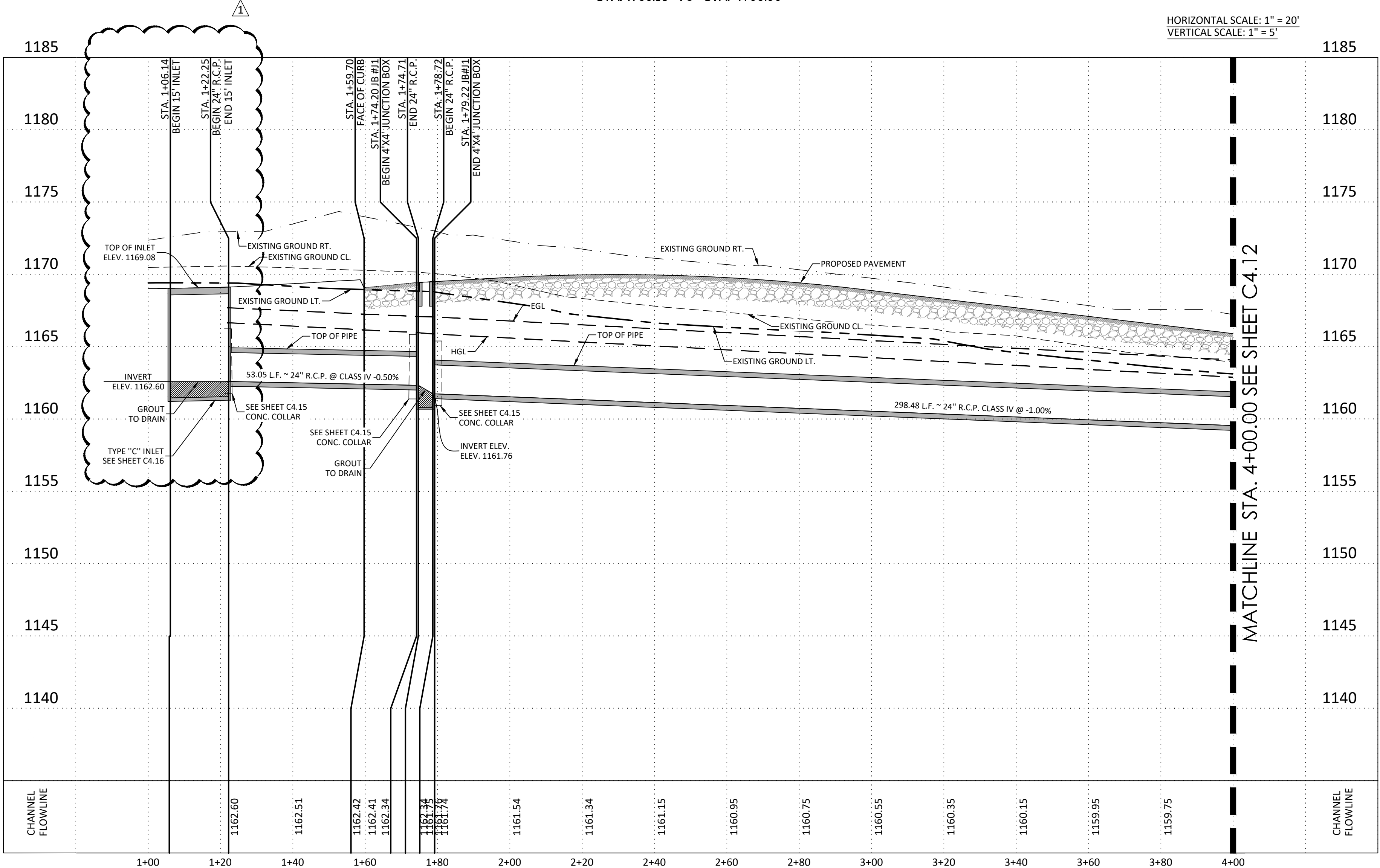
Moy Tarin Ramirez Engineers, LLC
 ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE
STANDARD STREET DETAILS



DRAIN "A"
STA. 1+05.85 TO STA. 4+00.00



- 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.
 - ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 - 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.

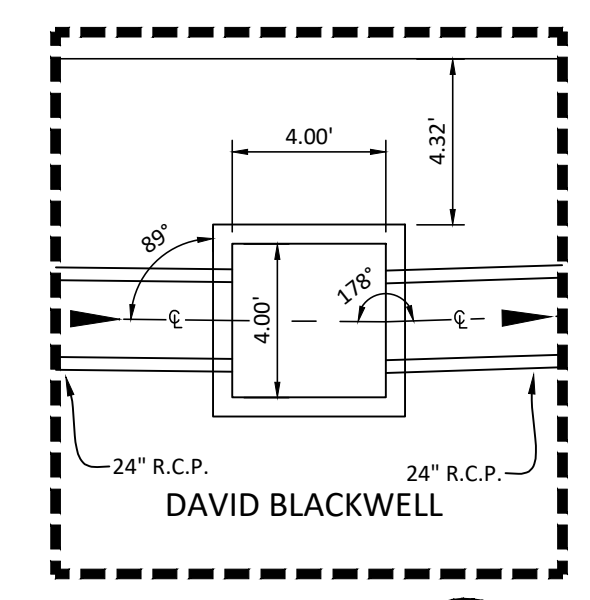
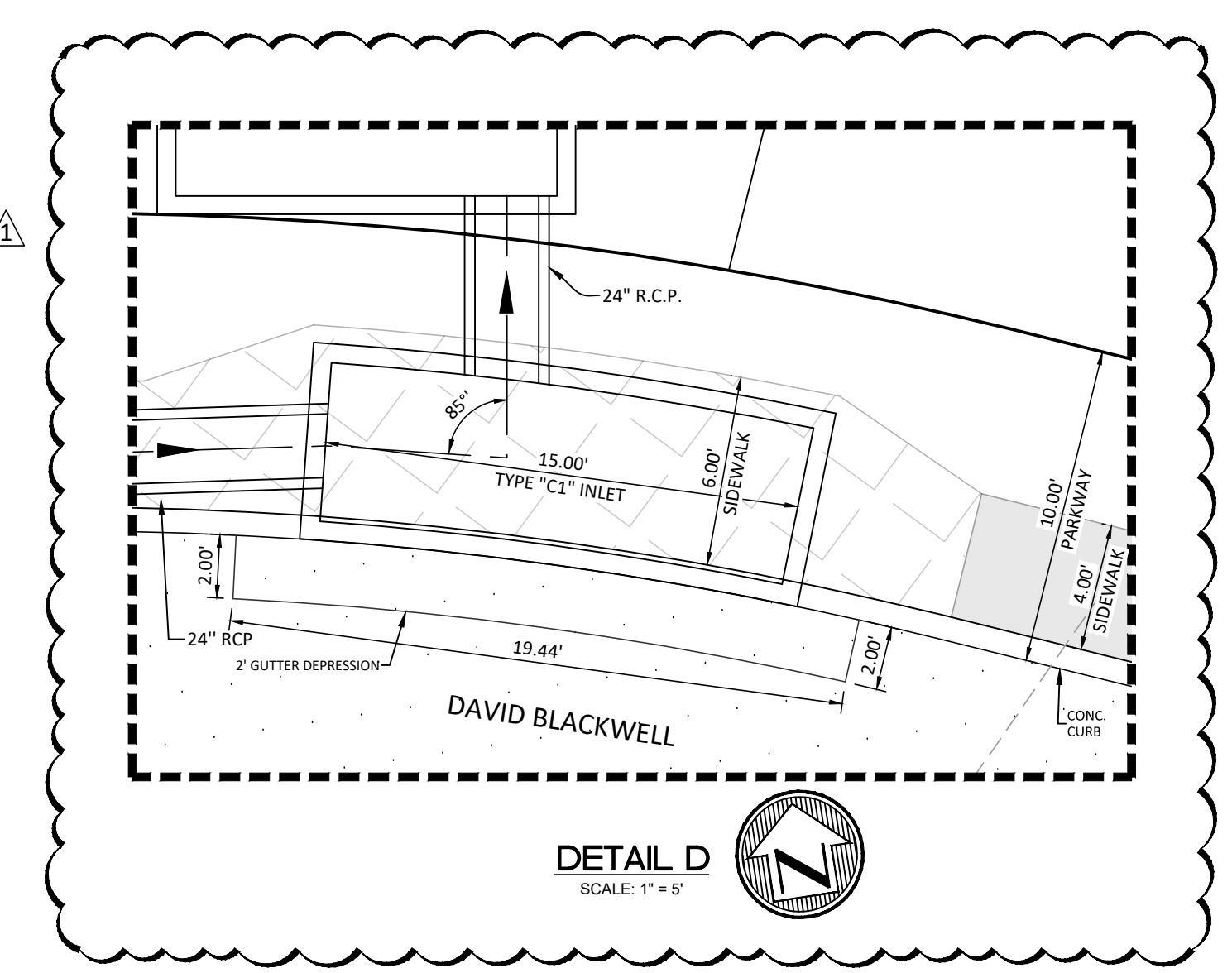
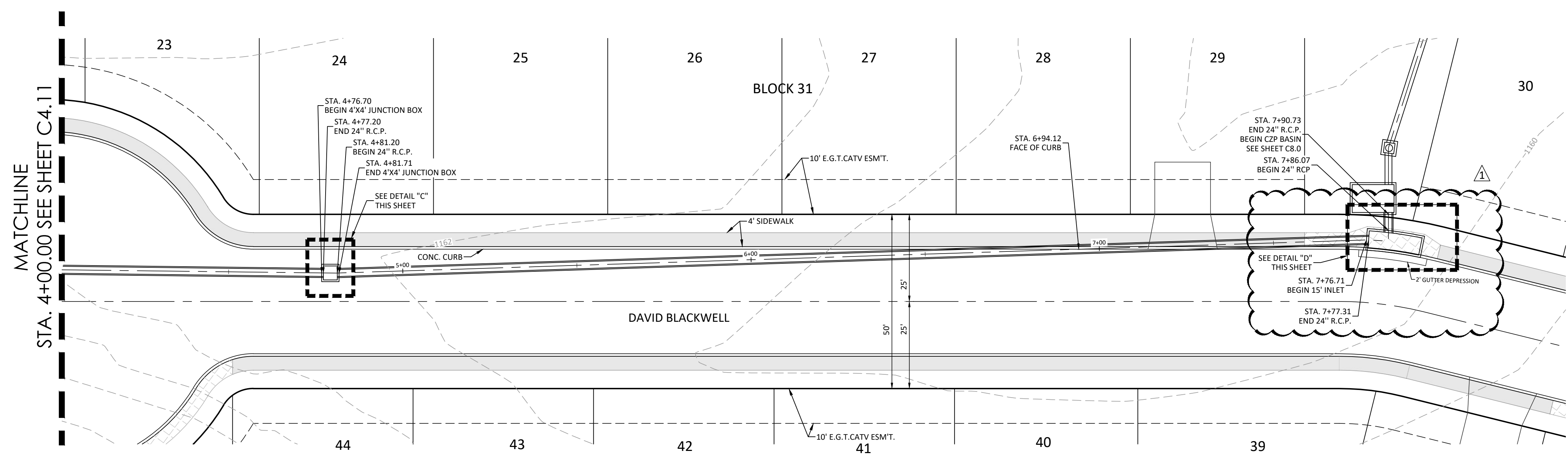
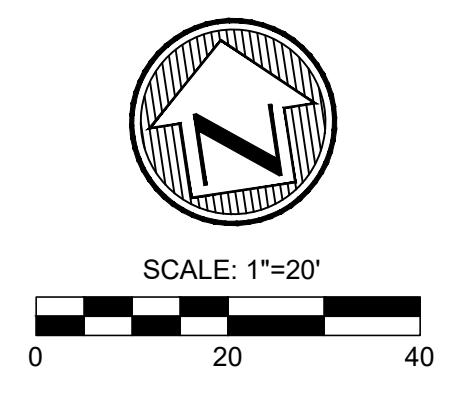
NO.	DATE	DESCRIPTION
1	12/17/25	REVISED INLET

MTR
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 Surveyors
 Planners
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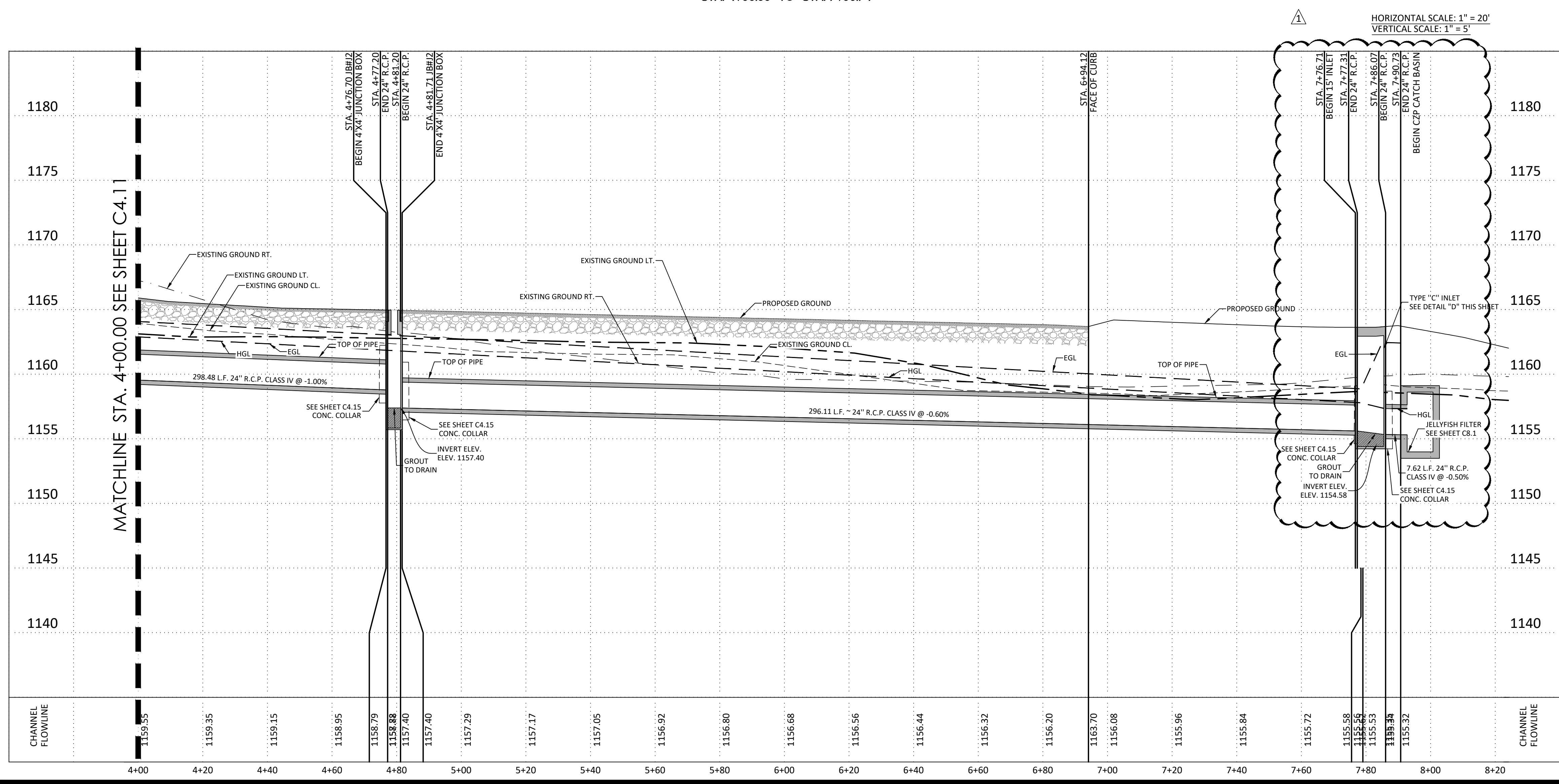


ENCLAVE AT HIDEAWAY VILLAGE
DRAIN PLAN & PROFILE
DRAIN "A"
 STA: 1+05.85 TO STA: 4+00.00

Plot Date: April 8, 2025 User: D: Eshale Orzba
 S:\Villages\Hideaway\Drawings\Plan Production\33297 C4.11.dwg Plot Scale: 1"=50'-0"



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.
 - ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 - 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.

NO.	DATE	DESCRIPTION
1	12/17/25	REVISED INLET

Engineers
Surveyors
Planners

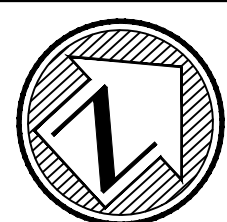
MIR
Moy Tarin Ramirez Engineers, LLC
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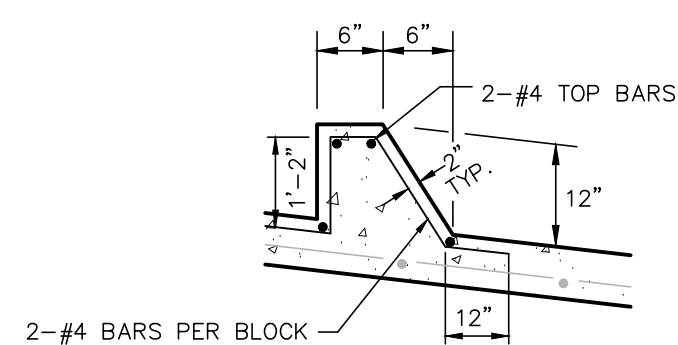
ENCLAVE AT HIDEAWAY VILLAGE
DRAIN PLAN & PROFILE
DRAIN "A"
STA: 4+00.00 TO STA: 7+90.74

SHEET
C4.12

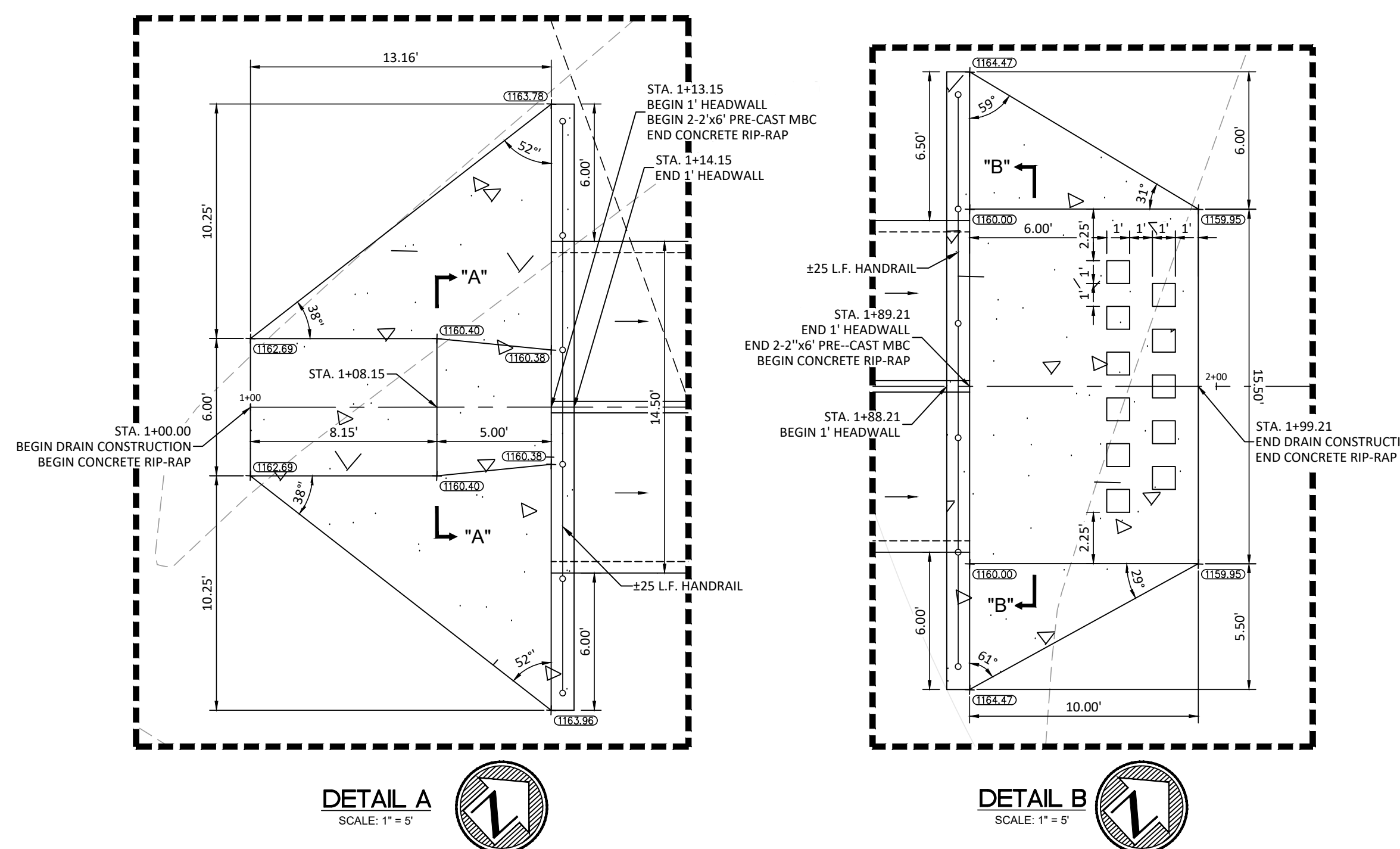
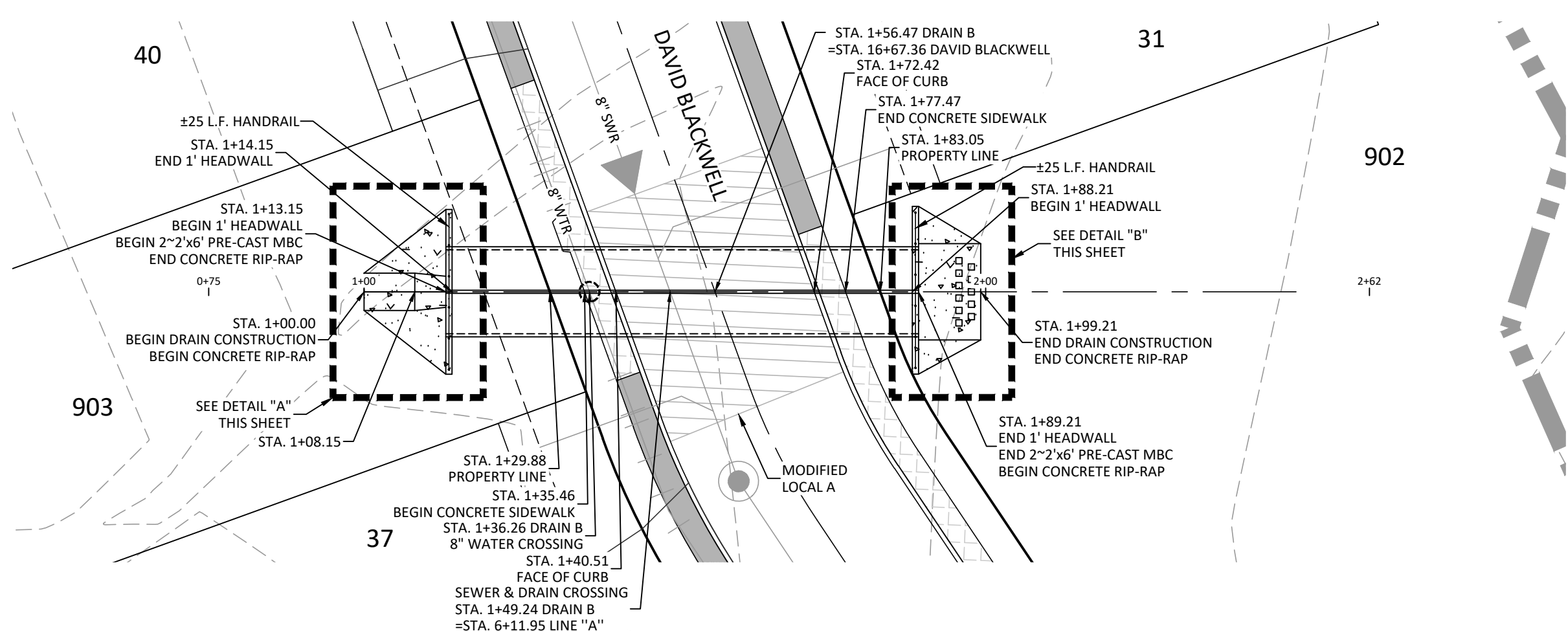
Plot Date: April 8, 2025 User: D: Eshale Orshah
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SCALE: 1"=20'



ENERGY DISSIPATOR DETAIL (N.T.S.)

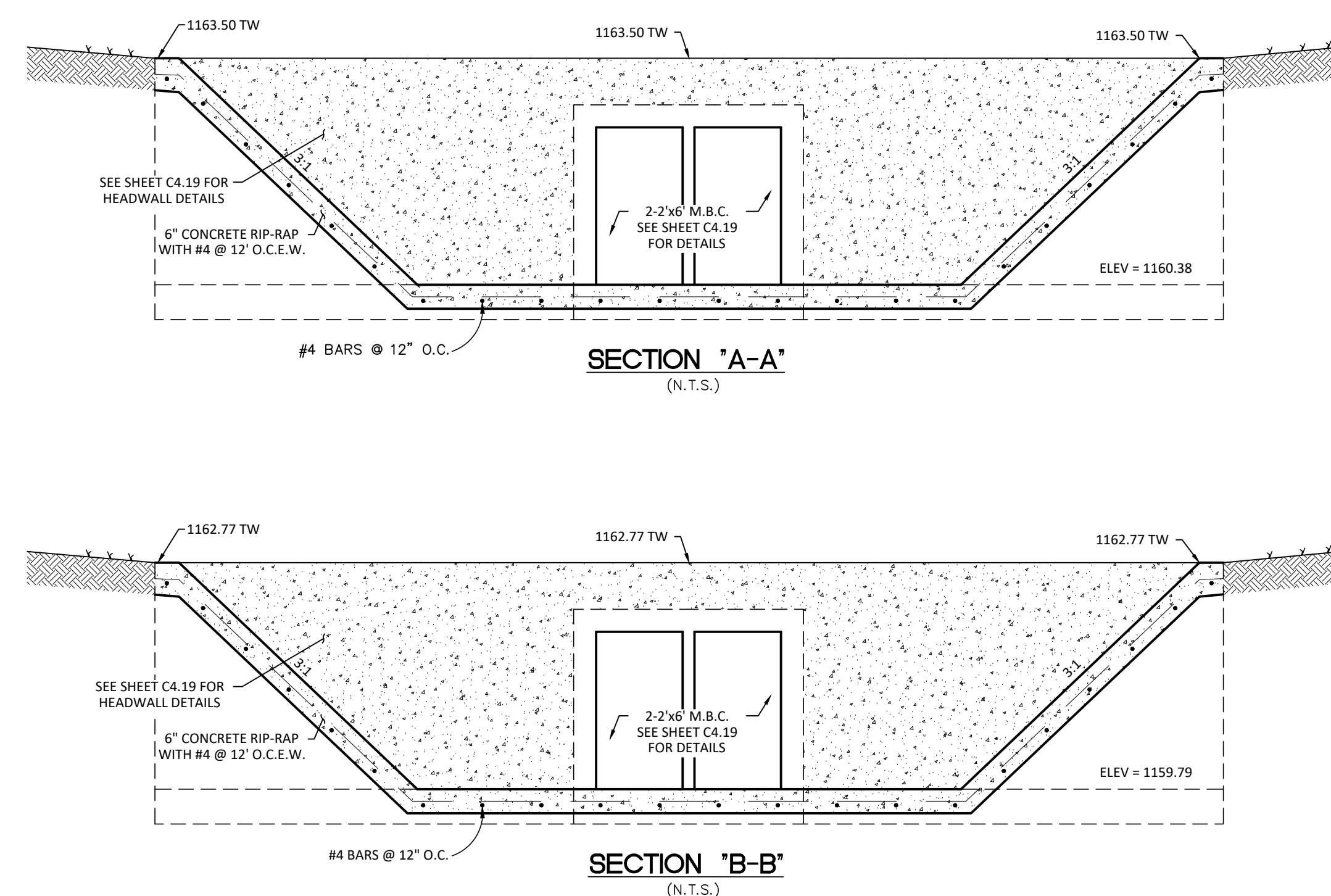
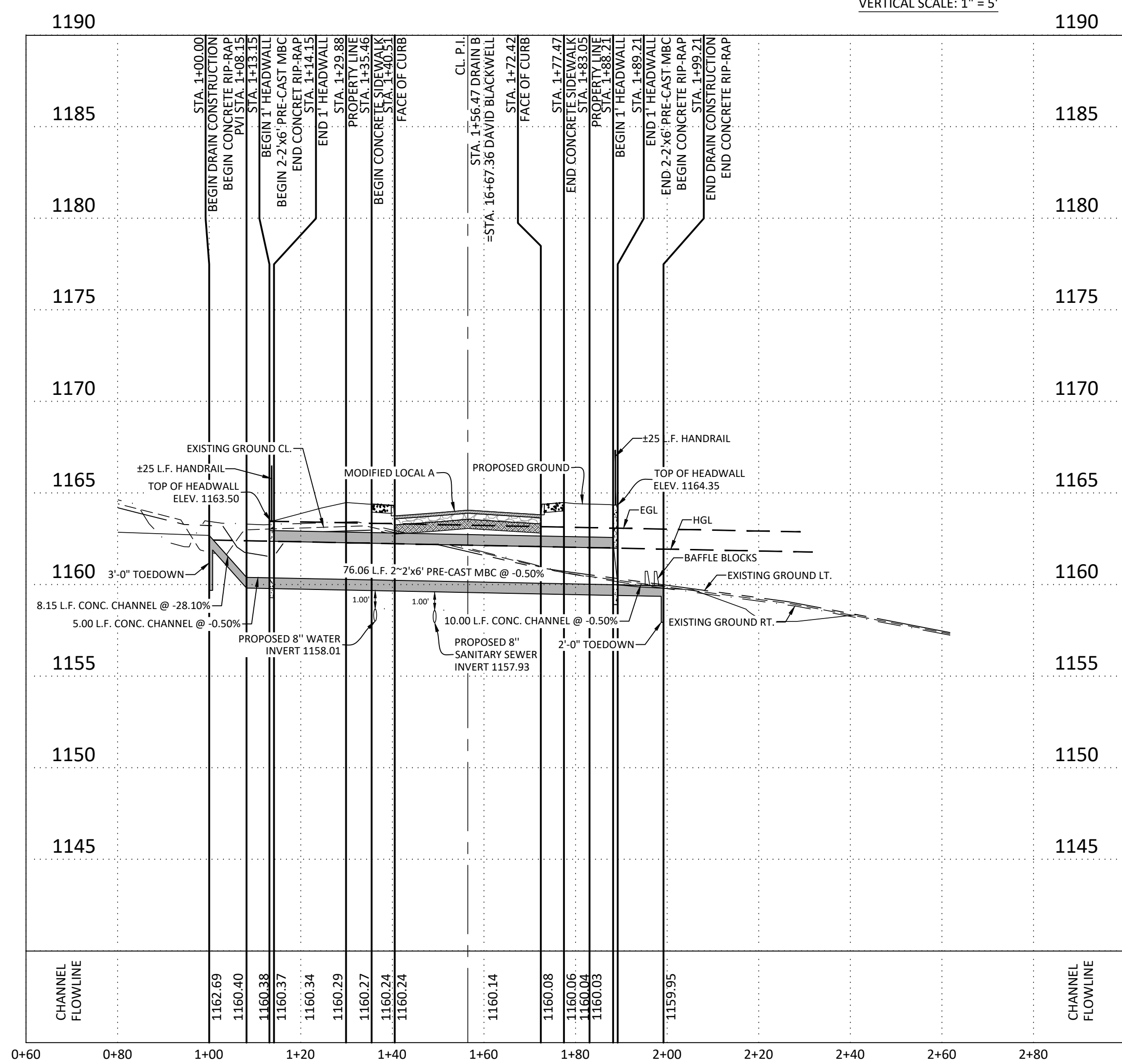


- NOTES:
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 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
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 - 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 - ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
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DRAIN "B"

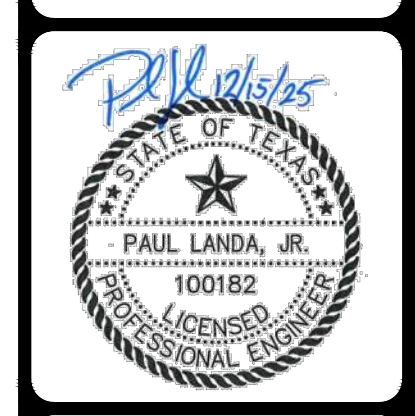
STA. 1+00.00 TO STA. 1+99.21

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



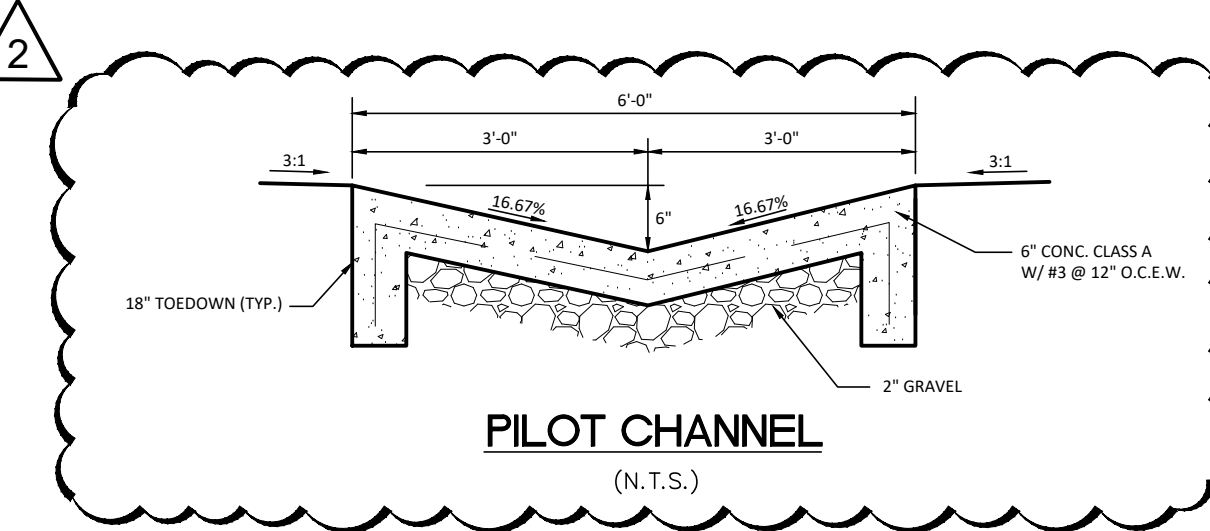
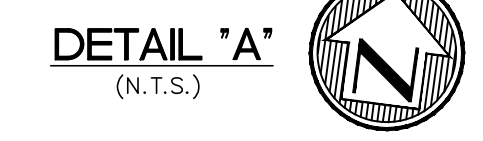
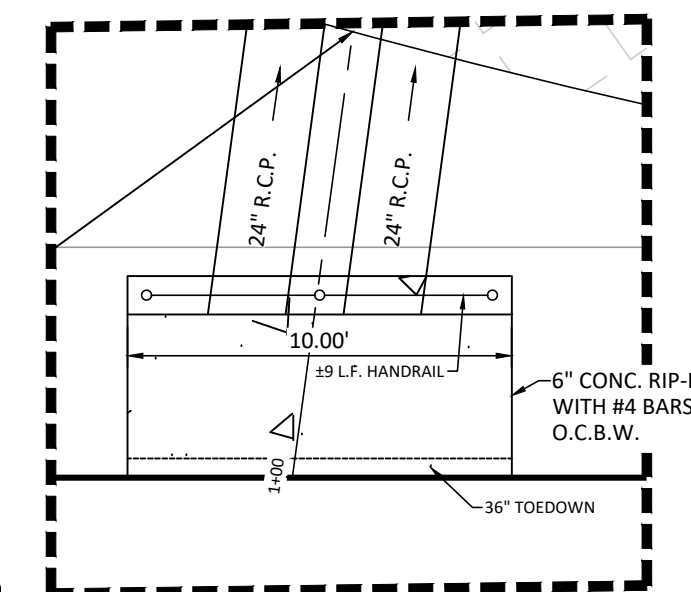
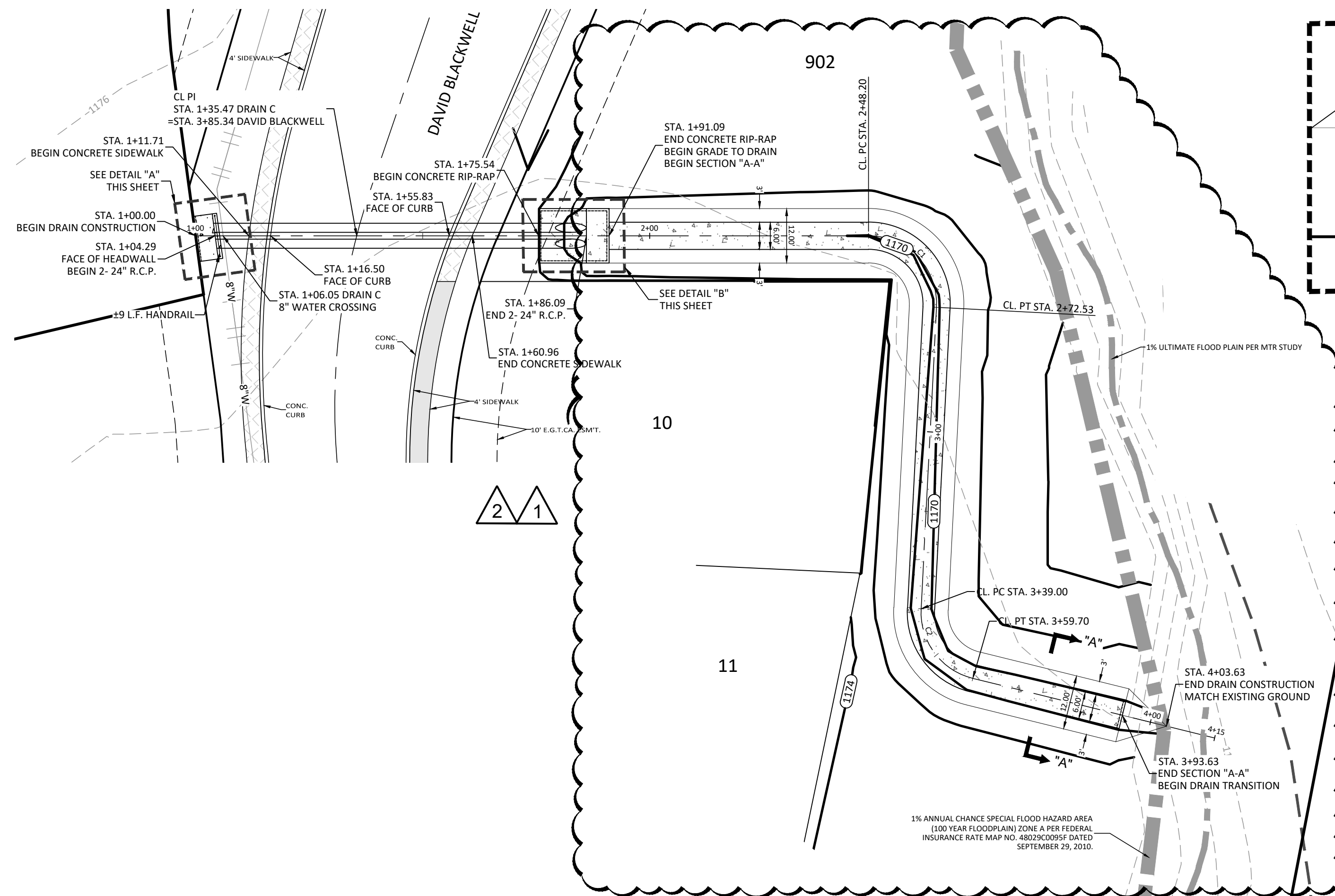
NO.	DATE	DESCRIPTION

MTI
May Tarin Ramirez Engineers, LLC
 Engineers
 Surveyors
 Planners
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

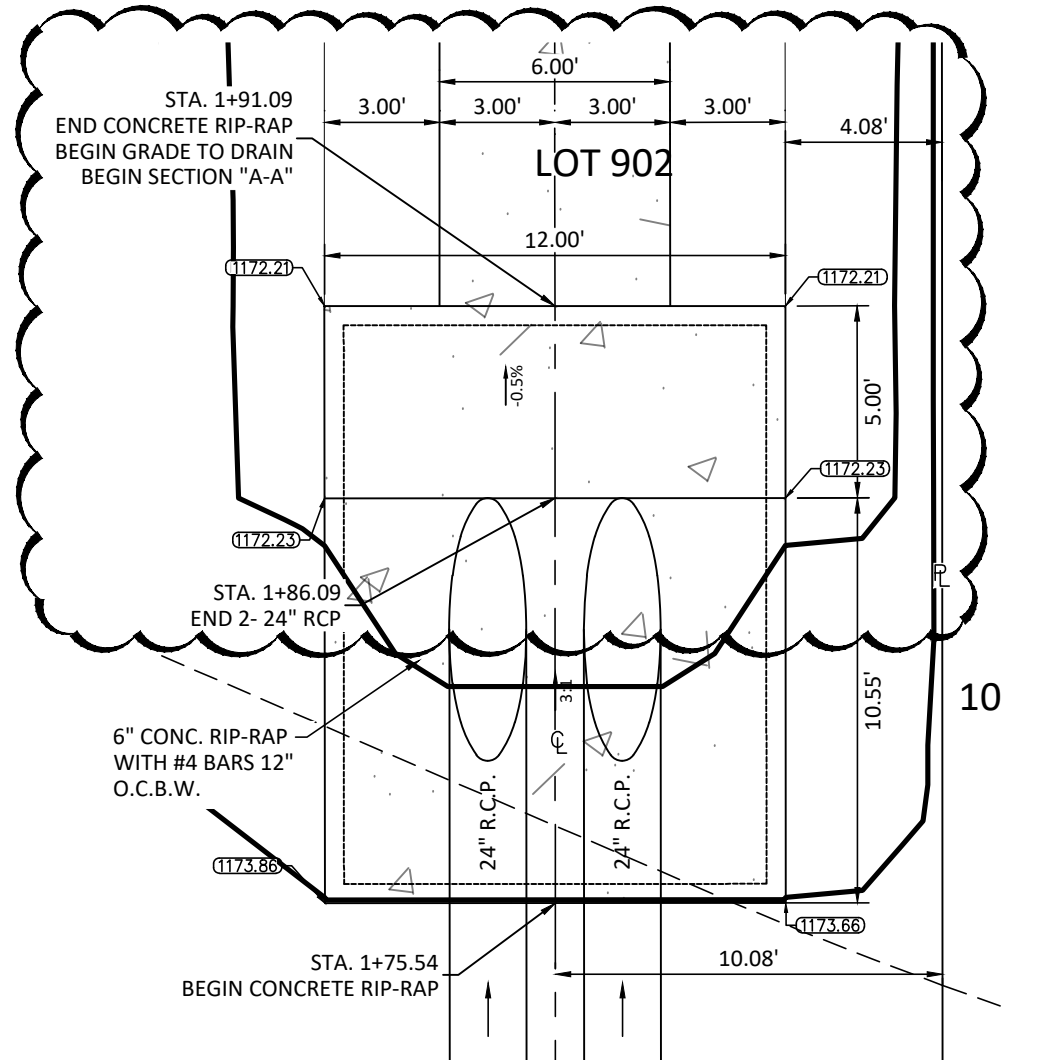


ENCLAVE AT HIDEAWAY VILLAGE
 DRAIN PLAN & PROFILE
 DRAIN "B"
 STA. 1+00.00 TO STA. 1+99.21

SHEET
C4.13



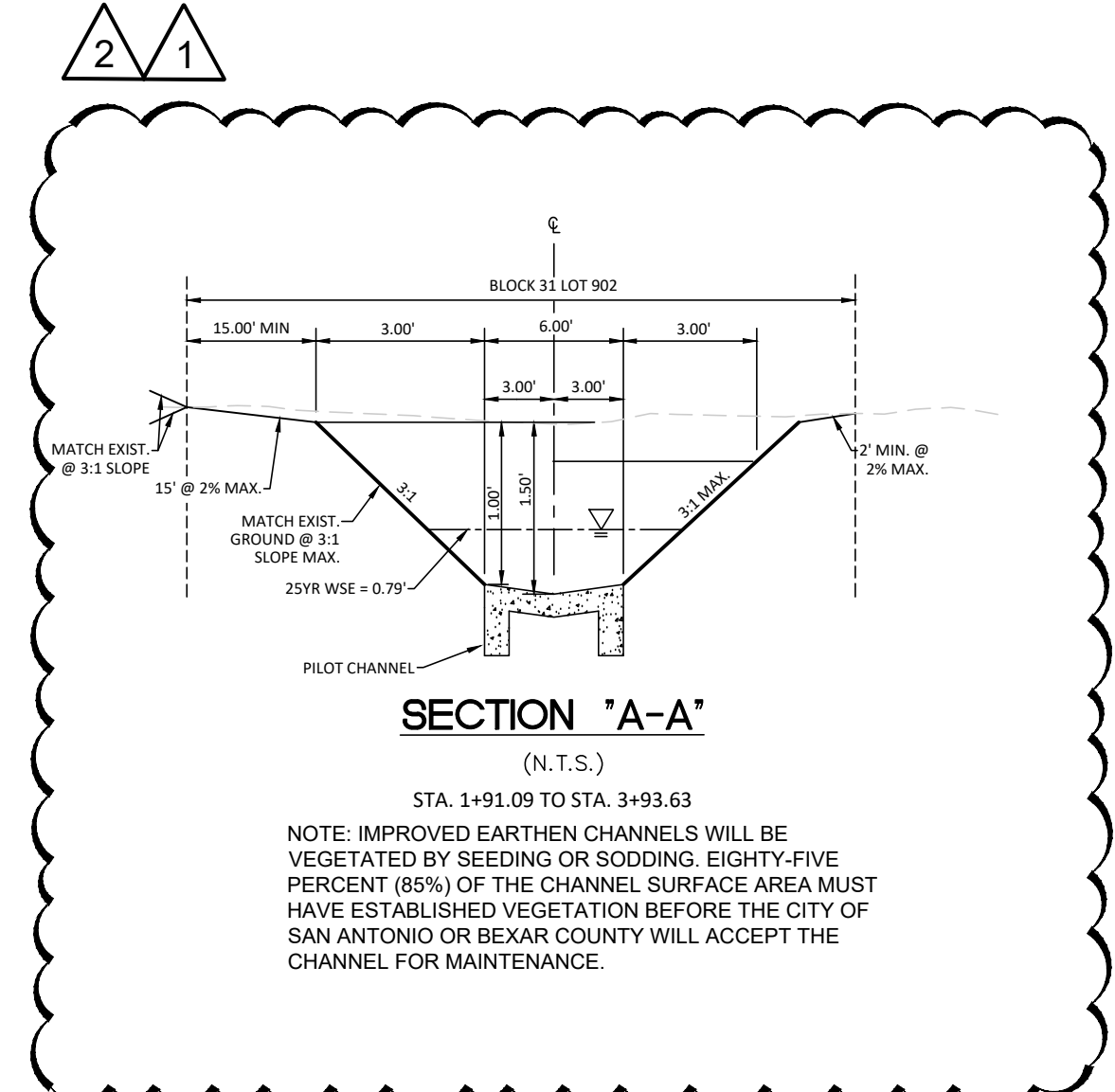
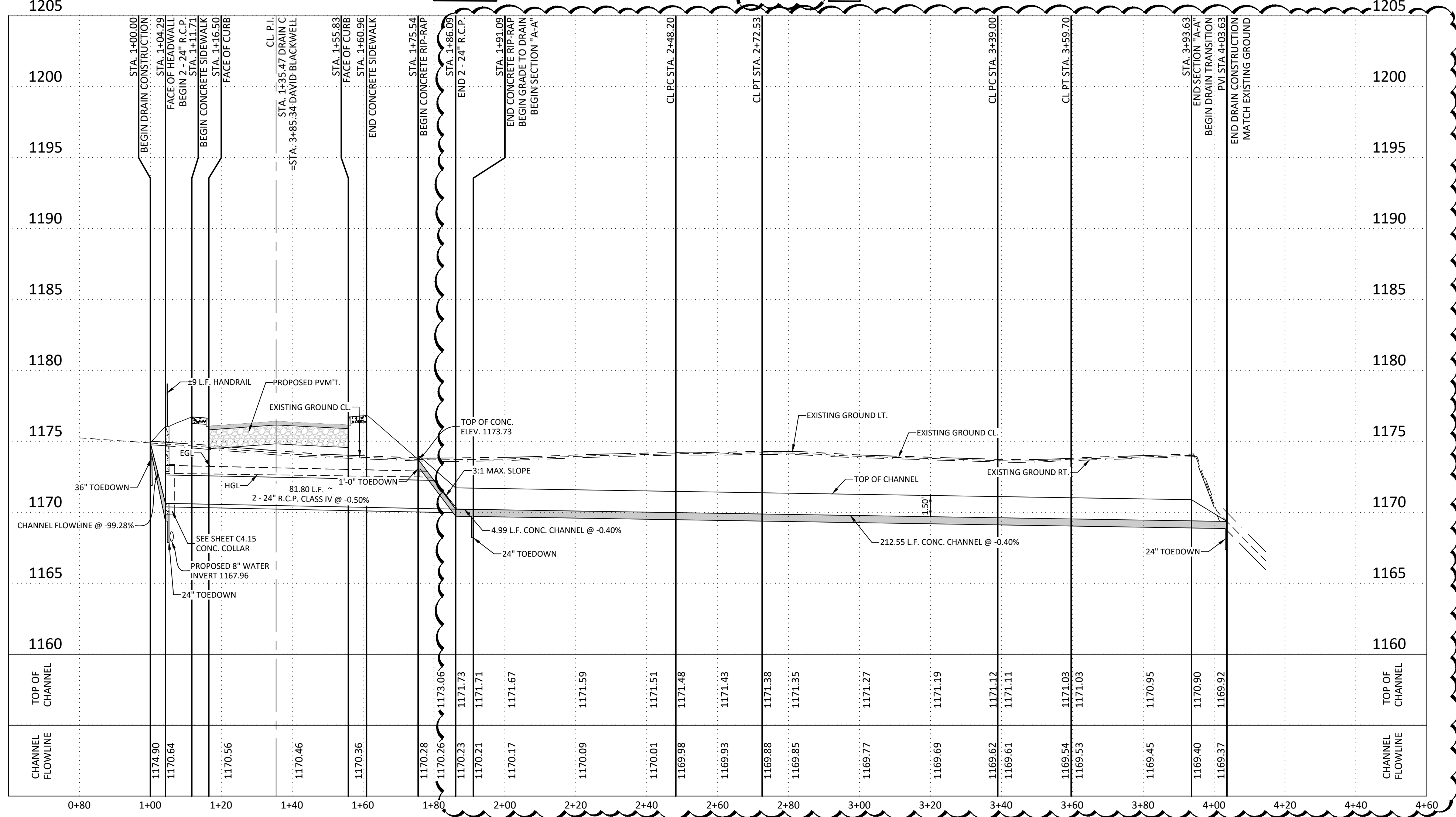
CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, TANGENT, and CHORD. Includes data for curves C1 and C2.



DRAIN "C"

STA. 1+00.00 TO STA. 4+03.63

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



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.

STA. 1+91.09 TO STA. 3+93.63

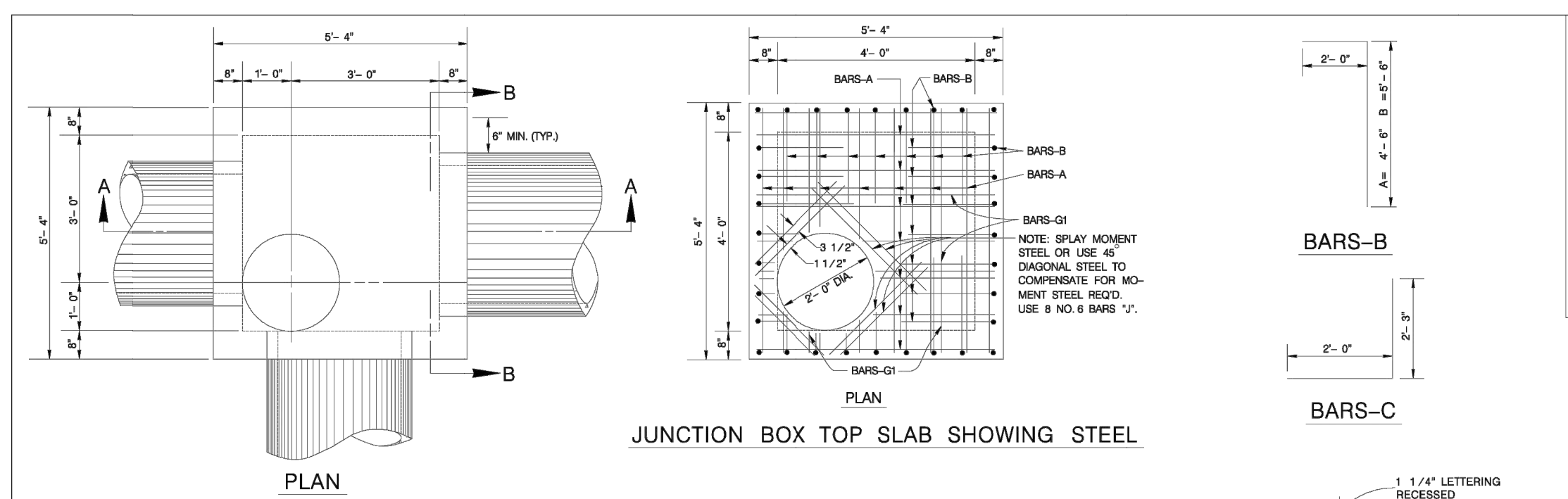
REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY. Includes entries for updated drain design.

Logo for MTR (May Tarin Ramirez Engineers, LLC) and contact information for the firm.

Professional Engineer Seal for Paul Landa, State of Texas, License No. 1900189.

ENCLAVE AT HIDEAWAY VILLAGE
DRAIN PLAN & PROFILE
DRAIN "C"
STA. 1+00.00 TO STA. 4+03.63

Plot Date: April 8, 2021 User: D. Blake Garcia
S:\Village Way\Drawings\Drawings\Production\2021\C4.14.DRAWN: "C" MTR.dwg



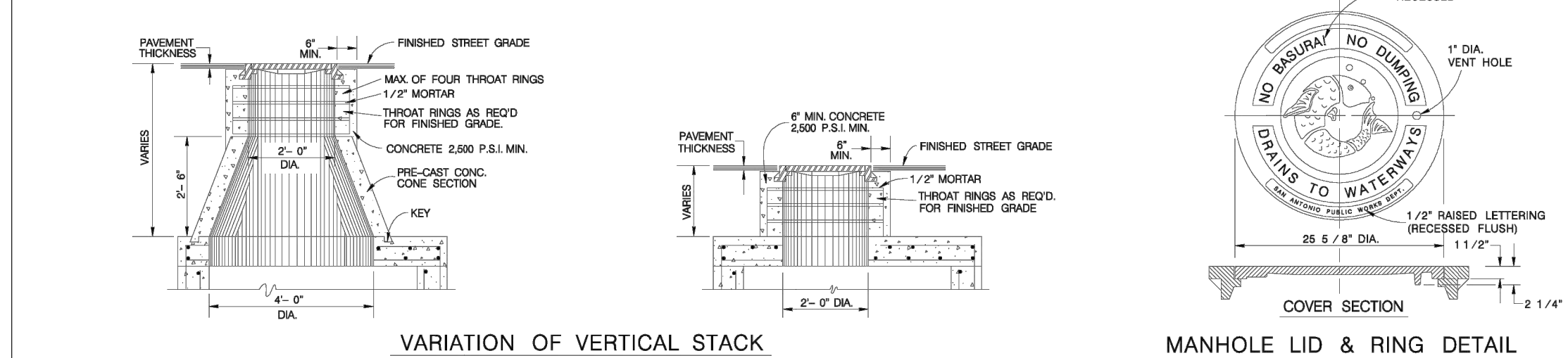
SCHEDULE FOR REINFORCING STEEL

SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	16	4	9" O.C.	5'-1"	54
	B	32	5	8" O.C.	6'-10"	228
	D	32	6	8" O.C.	4'-3"	142
STRAIGHT	E	16	4	9" O.C.	5'-1"	54
STRAIGHT	F	16	3	12" O.C.	3'-11"	24
STRAIGHT	G	16	4	12" O.C.	5'-1"	54
STRAIGHT	H	20	3	12" O.C.	4'-6"	33
STRAIGHT	J	8	6	3 1/2" x 2"	2'-10"	34
TOTAL						650 LBS.

CLASS "A" CONCRETE - 3,000 P.S.I. (DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENINGS)

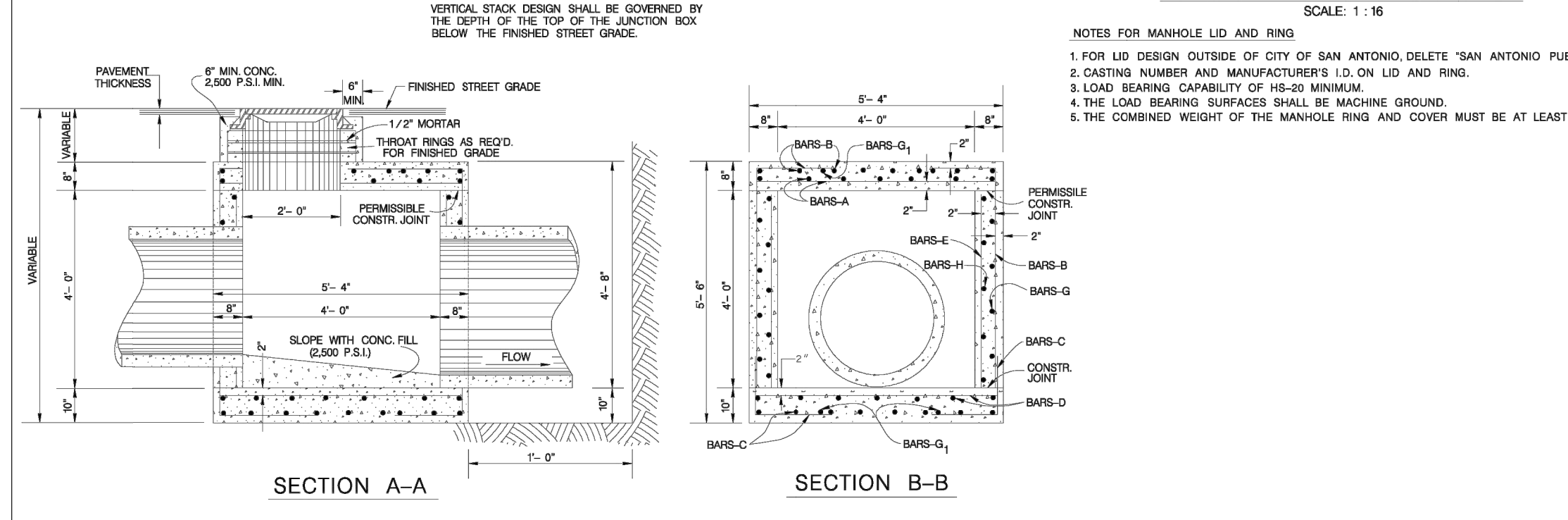
* NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN - ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON THE REVISIONS.

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-36. 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).
8. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, REINFORCING STEEL, VERTICAL STACK, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 - "STORM SEWER JUNCTION BOXES AND INLETS."



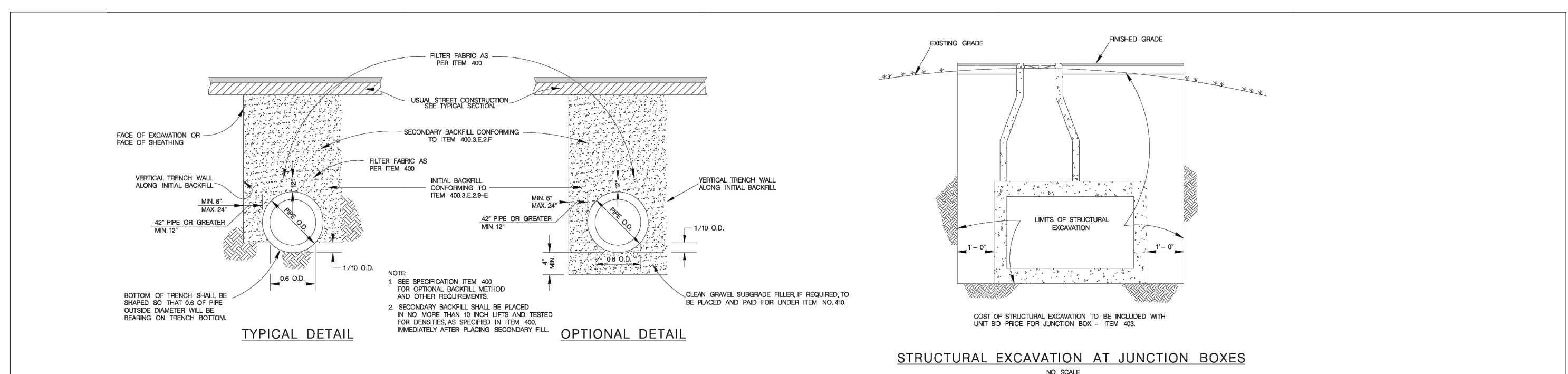
NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF H-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHING GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 200 LBS.

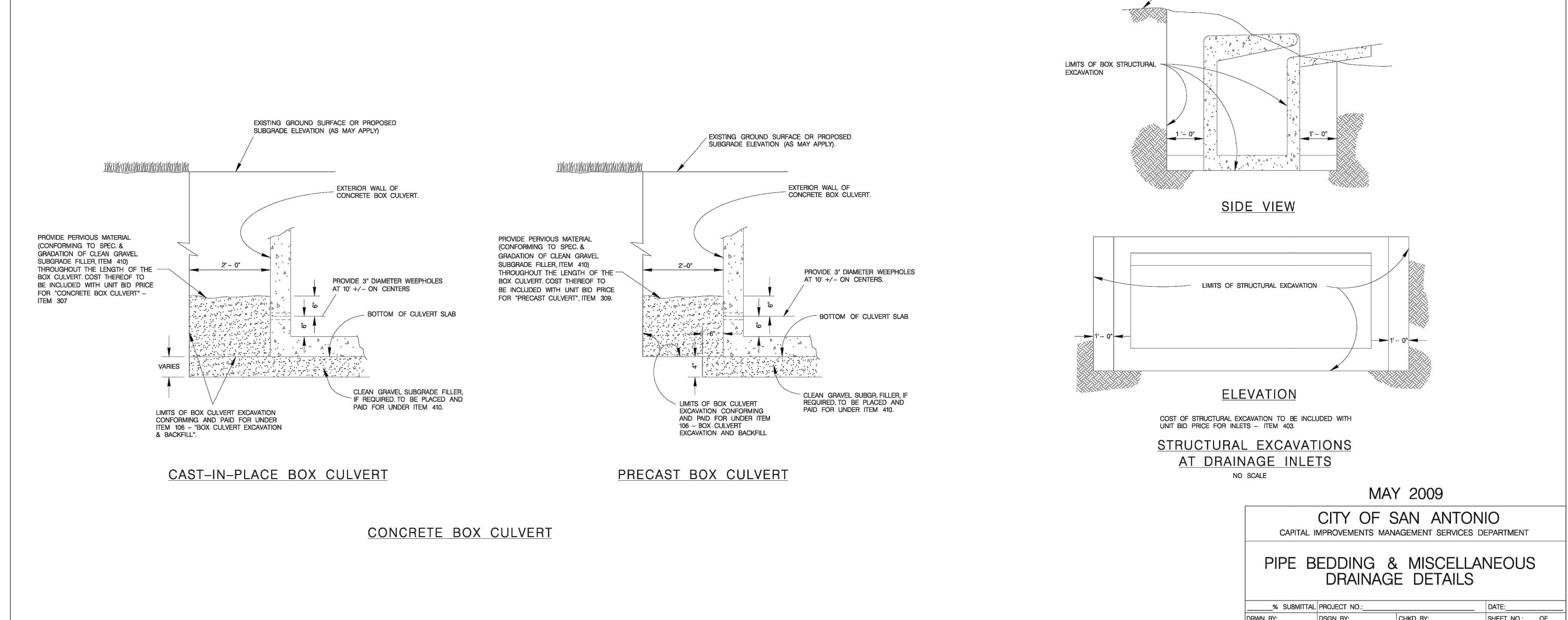


VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.



PIPE BEDDING & BACKFILL DETAILS



STRUCTURAL EXCAVATION AT JUNCTION BOXES

CONCRETE BOX CULVERT

MAY 2009

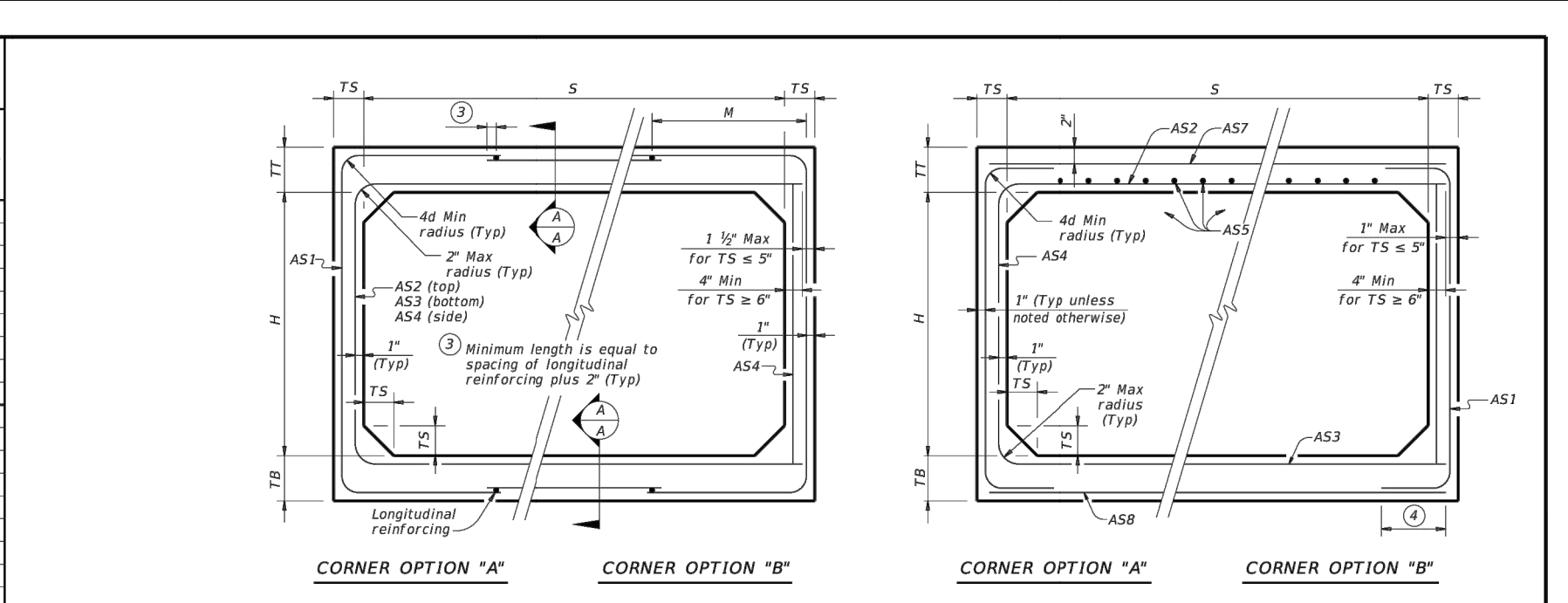
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

PIPE BEDDING & MISCELLANEOUS DRAINAGE DETAILS

% SUBMITTAL PROJECT NO. _____ DATE _____
DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____ SHEET NO. _____ OF _____

BOX DATA

SECTION DIMENSIONS	REINFORCING (sq. in. / ft.) ⁽¹⁾										L/ft. Weight (tons)		
	S	H	TT	TS	TS	TS	AS1	AS2	AS3	AS4		AS5	AS7
6 2 8 7 7	7	7	2	2	2	2	0.23	0.27	0.19	0.17	0.19	0.17	7.2
6 2 7 7 7	7	7	2	2	3	43	0.25	0.21	0.17	0.17	-	-	6.8
6 2 7 7 7	7	7	3	5	43	0.20	0.17	0.17	0.17	-	-	-	6.8
6 2 7 7 7	7	7	10	39	0.20	0.17	0.17	0.17	0.17	-	-	-	6.8
6 2 7 7 7	7	7	15	39	0.26	0.20	0.20	0.17	0.17	-	-	-	6.8
6 2 7 7 7	7	7	20	39	0.24	0.26	0.26	0.17	0.17	-	-	-	6.8
6 2 7 7 7	7	7	25	39	0.43	0.32	0.32	0.17	0.17	-	-	-	6.8
6 2 7 7 7	7	7	30	39	0.52	0.38	0.39	0.17	0.17	-	-	-	6.8
6 3 8 7 7	7	7	2	2	2	0.20	0.31	0.22	0.17	0.19	0.17	7.9	
6 3 7 7 7	7	7	2	3	43	0.21	0.24	0.19	0.17	-	-	7.5	
6 3 7 7 7	7	7	3	5	39	0.17	0.18	0.17	0.17	-	-	7.5	
6 3 7 7 7	7	7	10	39	0.17	0.18	0.19	0.17	0.17	-	-	7.5	
6 3 7 7 7	7	7	15	39	0.22	0.24	0.24	0.17	0.17	-	-	7.5	
6 3 7 7 7	7	7	20	38	0.28	0.31	0.31	0.17	0.17	-	-	7.5	
6 3 7 7 7	7	7	25	38	0.35	0.38	0.39	0.17	0.17	-	-	7.5	
6 3 7 7 7	7	7	30	38	0.42	0.46	0.46	0.17	0.17	-	-	7.5	
6 4 8 7 7	7	7	2	2	2	0.19	0.34	0.25	0.17	0.19	0.17	8.6	
6 4 7 7 7	7	7	2	3	43	0.19	0.27	0.21	0.17	-	-	8.2	
6 4 7 7 7	7	7	3	5	39	0.17	0.21	0.19	0.17	-	-	8.2	
6 4 7 7 7	7	7	10	39	0.17	0.20	0.21	0.17	0.17	-	-	8.2	
6 4 7 7 7	7	7	15	38	0.18	0.27	0.27	0.17	0.17	-	-	8.2	
6 4 7 7 7	7	7	20	38	0.24	0.34	0.35	0.17	0.17	-	-	8.2	
6 4 7 7 7	7	7	25	38	0.29	0.43	0.42	0.17	0.17	-	-	8.2	
6 4 7 7 7	7	7	30	38	0.35	0.51	0.52	0.17	0.17	-	-	8.2	
6 5 8 7 7	7	7	2	2	2	0.19	0.37	0.28	0.17	0.19	0.17	9.3	
6 5 7 7 7	7	7	2	3	43	0.17	0.30	0.24	0.17	-	-	8.9	
6 5 7 7 7	7	7	3	5	43	0.17	0.23	0.21	0.17	-	-	8.9	
6 5 7 7 7	7	7	10	39	0.17	0.22	0.23	0.17	0.17	-	-	8.9	
6 5 7 7 7	7	7	15	38	0.17	0.28	0.29	0.17	0.17	-	-	8.9	
6 5 7 7 7	7	7	20	38	0.20	0.37	0.38	0.17	0.17	-	-	8.9	
6 5 7 7 7	7	7	25	38	0.25	0.45	0.46	0.17	0.17	-	-	8.9	
6 5 7 7 7	7	7	30	38	0.30	0.54	0.55	0.17	0.17	-	-	8.9	
6 6 8 7 7	7	7	2	2	2	0.19	0.38	0.30	0.17	0.19	0.17	10	
6 6 7 7 7	7	7	2	3	52	0.17	0.32	0.26	0.17	-	-	9.6	
6 6 7 7 7	7	7	3	5	52	0.17	0.24	0.22	0.17	-	-	9.6	
6 6 7 7 7	7	7	10	43	0.17	0.23	0.24	0.17	0.17	-	-	9.6	
6 6 7 7 7	7	7	15	39	0.17	0.29	0.31	0.17	0.17	-	-	9.6	
6 6 7 7 7	7	7	20	39	0.18	0.38	0.39	0.17	0.17	-	-	9.6	
6 6 7 7 7	7	7	25	38	0.23	0.46	0.48	0.17	0.17	-	-	9.6	
6 6 7 7 7	7	7	30	38	0.27	0.55	0.57	0.17	0.17	-	-	9.6	



FILL HEIGHT 2 FT AND GREATER

FILL HEIGHT LESS THAN 2 FT



MATERIAL NOTES:

Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in walls and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.

Provide Class II concrete (f'c = 5000 psi).

GENERAL NOTES:

Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.

See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.

In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item Precast Concrete Structural Members (P-CONCRETE).



PIPE FLUSH WITH INVERT

CONCRETE COLLAR DETAIL

(NOT TO SCALE)

JANUARY 2006

STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES

CONCRETE COLLAR DETAIL

DESIGN BY: _____ DATE: _____ REVISIONS: _____ SCALE: SEE ABOVE
CHECKED BY: _____ DATE: 19 JANUARY 2006
DRAWN BY: _____ SHEET NO. 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION

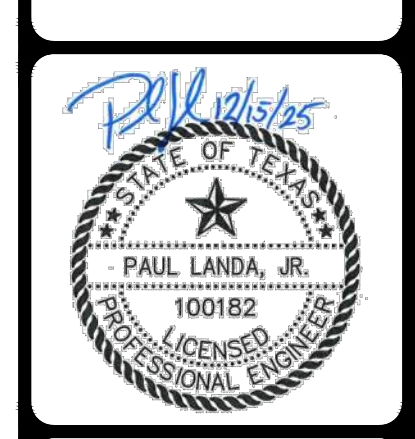
BY: _____
DATE: _____
PROJ. # _____
DGN. BY: _____
CHKD. BY: _____
DATE: _____

MIR

• Engineers
• Surveyors
• Planners

May Tarin Ramirez Engineers, LLC

TEPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., STE. 003 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

DRAIN DETAILS

SHEET

REINFORCING STEEL

LOWER UNIT 10' X 3'-6" (TYPE I)				LOWER UNIT 10' X 5'-0" (TYPE II)			
BAR NO.	SIZE	SPAC.	LENGTH	BAR NO.	SIZE	SPAC.	LENGTH
A	#4	12"	10'-0"	A	#4	12"	10'-0"
B	#4	12"	10'-0"	B	#4	12"	10'-0"
C	#4	12"	10'-0"	C	#4	12"	10'-0"
D	#4	12"	10'-0"	D	#4	12"	10'-0"
E	#4	12"	10'-0"	E	#4	12"	10'-0"
F	#4	12"	10'-0"	F	#4	12"	10'-0"
G	#4	12"	10'-0"	G	#4	12"	10'-0"
H	#4	12"	10'-0"	H	#4	12"	10'-0"
I	#4	12"	10'-0"	I	#4	12"	10'-0"
J	#4	12"	10'-0"	J	#4	12"	10'-0"
K	#4	12"	10'-0"	K	#4	12"	10'-0"
L	#4	12"	10'-0"	L	#4	12"	10'-0"
M	#4	12"	10'-0"	M	#4	12"	10'-0"
N	#4	12"	10'-0"	N	#4	12"	10'-0"
O	#4	12"	10'-0"	O	#4	12"	10'-0"
P	#4	12"	10'-0"	P	#4	12"	10'-0"
Q	#4	12"	10'-0"	Q	#4	12"	10'-0"
R	#4	12"	10'-0"	R	#4	12"	10'-0"
S	#4	12"	10'-0"	S	#4	12"	10'-0"
T	#4	12"	10'-0"	T	#4	12"	10'-0"
U	#4	12"	10'-0"	U	#4	12"	10'-0"
V	#4	12"	10'-0"	V	#4	12"	10'-0"
W	#4	12"	10'-0"	W	#4	12"	10'-0"
X	#4	12"	10'-0"	X	#4	12"	10'-0"
Y	#4	12"	10'-0"	Y	#4	12"	10'-0"
Z	#4	12"	10'-0"	Z	#4	12"	10'-0"

GENERAL NOTES

- INLETS AND EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST CITY OF SAN ANTONIO TYPE "C" INLET AND EXTENSION TYPE "C" (I & II).
- TYPE "C" INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS IN LINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
- QUANTITIES SHOWN ARE FOR CONTRACTOR INFORMATION ONLY.
- CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
- ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1.5" (2").
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A618, GRADE 60 REQUIREMENTS.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
- REINFORCING BARS SHALL RECEIVE A PROTECTIVE FINISH.
- FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
- ALL BARS INTERSECTING MANHOLE RINGS AND COVER SHALL BE CUT OR BENT.
- REINFORCEMENT FOR ALL REINFORCING BACKING CONCRETE, REINFORCING STEEL RINGS AND COVER CURB ANCHORS AND STOPS SHALL BE INCLUDED IN THE UNIT COST OF ITEM 48 STORM SEWER STRUCTURE, RINGS AND COVER.
- CAST IRON MANHOLE RINGS AND COVER TO BE PLACED NEXT TO CURB INLET PIPE EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH ONE MANHOLE RING AND COVER WILL BE OFFSET.
- THE CONTRACTOR SHALL PROVIDE AN ACCURATE MEANS TO LIFT AND PLACE THE RINGS AND COVER USING PROTECTIVE DEVICES.
- ALL BARS AT PIPE BLOKOUT LOCATIONS SHALL BE CUT OR BENT.
- ALL LOWER UNITS SHALL RECEIVE MINIMUM FINISHING.
- PIPE REDUCERS IN LOWER UNITS SHALL BE PLACED BEHIND THE CURB SHELL OF THE PIPE TAKING INTO ACCOUNT THE SLOPE OF THE PIPE AS NECESSARY. CONSTRUCTION JOINTS SHALL BE PLACED A MINIMUM OF 6" FROM THE END OF THE PIPE.

PHASE CONSTRUCTION

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

- THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A MINIMUM OF 12" BELOW THE INLET AND EXTENSION OUTLINE AND FINISHED.
- CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE APPROVED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
- AFTER THE ROADWAY IS COMPLETED, BUT PRIOR TO THE FINAL BACK FILLING, CUT THE PAVEMENT REMOVING THE PLATE AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND EXTENSION.

CONCRETE INLET BOX CONFIGURATIONS (LOWER UNITS)

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS
SHEET 1 OF 3

REINFORCING STEEL SCHEDULE

BAR NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	#4	12"	10'-0"	10.0
B	#4	12"	10'-0"	10.0
C	#4	12"	10'-0"	10.0
D	#4	12"	10'-0"	10.0
E	#4	12"	10'-0"	10.0
F	#4	12"	10'-0"	10.0
G	#4	12"	10'-0"	10.0
H	#4	12"	10'-0"	10.0
I	#4	12"	10'-0"	10.0
J	#4	12"	10'-0"	10.0
K	#4	12"	10'-0"	10.0
L	#4	12"	10'-0"	10.0
M	#4	12"	10'-0"	10.0
N	#4	12"	10'-0"	10.0
O	#4	12"	10'-0"	10.0
P	#4	12"	10'-0"	10.0
Q	#4	12"	10'-0"	10.0
R	#4	12"	10'-0"	10.0
S	#4	12"	10'-0"	10.0
T	#4	12"	10'-0"	10.0
U	#4	12"	10'-0"	10.0
V	#4	12"	10'-0"	10.0
W	#4	12"	10'-0"	10.0
X	#4	12"	10'-0"	10.0
Y	#4	12"	10'-0"	10.0
Z	#4	12"	10'-0"	10.0

GENERAL NOTES

- WHERE INLET EXTENSIONS ARE REQUIRED FOR ON GRADE PAVEMENTS THE EXTENSIONS SHALL BE PLACED ON THE OUTSIDE OF THE INLET.
- FOR CURB INLET EXTENSION REINFORCING STEEL NOTES AND VARIOUS OTHER APPLICABLE DETAILS NOT FOUND ON THIS SHEET REFER TO SHEETS 1 & 2.

UPPER UNIT

INLET BOLTING DETAILS

LOWER UNIT

INLET BOLTING DETAILS

SECTION A-A CURB INLET EXTENSION TYPE E

TYPE "C" INLET WITH INLET EXTENSION BOXES

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS
SHEET 3 OF 3

REINFORCING STEEL (FOR Hu=11')

UPPER UNIT 10' X 3'-6" (TYPE I)				UPPER UNIT 10' X 5'-0" (TYPE II)			
BAR NO.	SIZE	SPAC.	LENGTH	BAR NO.	SIZE	SPAC.	LENGTH
A	#4	12"	10'-0"	A	#4	12"	10'-0"
B	#4	12"	10'-0"	B	#4	12"	10'-0"
C	#4	12"	10'-0"	C	#4	12"	10'-0"
D	#4	12"	10'-0"	D	#4	12"	10'-0"
E	#4	12"	10'-0"	E	#4	12"	10'-0"
F	#4	12"	10'-0"	F	#4	12"	10'-0"
G	#4	12"	10'-0"	G	#4	12"	10'-0"
H	#4	12"	10'-0"	H	#4	12"	10'-0"
I	#4	12"	10'-0"	I	#4	12"	10'-0"
J	#4	12"	10'-0"	J	#4	12"	10'-0"
K	#4	12"	10'-0"	K	#4	12"	10'-0"
L	#4	12"	10'-0"	L	#4	12"	10'-0"
M	#4	12"	10'-0"	M	#4	12"	10'-0"
N	#4	12"	10'-0"	N	#4	12"	10'-0"
O	#4	12"	10'-0"	O	#4	12"	10'-0"
P	#4	12"	10'-0"	P	#4	12"	10'-0"
Q	#4	12"	10'-0"	Q	#4	12"	10'-0"
R	#4	12"	10'-0"	R	#4	12"	10'-0"
S	#4	12"	10'-0"	S	#4	12"	10'-0"
T	#4	12"	10'-0"	T	#4	12"	10'-0"
U	#4	12"	10'-0"	U	#4	12"	10'-0"
V	#4	12"	10'-0"	V	#4	12"	10'-0"
W	#4	12"	10'-0"	W	#4	12"	10'-0"
X	#4	12"	10'-0"	X	#4	12"	10'-0"
Y	#4	12"	10'-0"	Y	#4	12"	10'-0"
Z	#4	12"	10'-0"	Z	#4	12"	10'-0"

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

DEPRESSION SLAB	C.Y.	UPPER UNIT (ONLY)	C.Y.
10' INLET	0.7	10' X 3'-6" CURB INLET	1.9
10' EXTENSION	0.7	10' X 5'-0" CURB INLET	2.7
		10' EXTENSION	1.0

MANHOLE LID & RING DETAIL (ITEM 409)

NOTES FOR MANHOLE LID AND RING

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

CONCRETE INLET LID CONFIGURATIONS (UPPER UNITS)

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS
SHEET 2 OF 3

REINFORCING STEEL SCHEDULE

BAR NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	#4	12"	10'-0"	10.0
B	#4	12"	10'-0"	10.0
C	#4	12"	10'-0"	10.0
D	#4	12"	10'-0"	10.0
E	#4	12"	10'-0"	10.0
F	#4	12"	10'-0"	10.0
G	#4	12"	10'-0"	10.0
H	#4	12"	10'-0"	10.0
I	#4	12"	10'-0"	10.0
J	#4	12"	10'-0"	10.0
K	#4	12"	10'-0"	10.0
L	#4	12"	10'-0"	10.0
M	#4	12"	10'-0"	10.0
N	#4	12"	10'-0"	10.0
O	#4	12"	10'-0"	10.0
P	#4	12"	10'-0"	10.0
Q	#4	12"	10'-0"	10.0
R	#4	12"	10'-0"	10.0
S	#4	12"	10'-0"	10.0
T	#4	12"	10'-0"	10.0
U	#4	12"	10'-0"	10.0
V	#4	12"	10'-0"	10.0
W	#4	12"	10'-0"	10.0
X	#4	12"	10'-0"	10.0
Y	#4	12"	10'-0"	10.0
Z	#4	12"	10'-0"	10.0

GENERAL NOTES

- ALL BARS INTERSECTING MANHOLE RINGS AND COVER SHALL BE CUT OR BENT.
- CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
- REINFORCING BARS SHALL RECEIVE A PROTECTIVE FINISH.
- FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
- ALL BARS INTERSECTING MANHOLE RINGS AND COVER SHALL BE CUT OR BENT.
- REINFORCEMENT FOR ALL REINFORCING BACKING CONCRETE, REINFORCING STEEL RINGS AND COVER CURB ANCHORS AND STOPS SHALL BE INCLUDED IN THE UNIT COST OF ITEM 48 STORM SEWER STRUCTURE, RINGS AND COVER.
- CAST IRON MANHOLE RINGS AND COVER TO BE PLACED NEXT TO CURB INLET PIPE EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH ONE MANHOLE RING AND COVER WILL BE OFFSET.
- THE CONTRACTOR SHALL PROVIDE AN ACCURATE MEANS TO LIFT AND PLACE THE RINGS AND COVER USING PROTECTIVE DEVICES.
- ALL BARS AT PIPE BLOKOUT LOCATIONS SHALL BE CUT OR BENT.
- ALL LOWER UNITS SHALL RECEIVE MINIMUM FINISHING.
- PIPE REDUCERS IN LOWER UNITS SHALL BE PLACED BEHIND THE CURB SHELL OF THE PIPE TAKING INTO ACCOUNT THE SLOPE OF THE PIPE AS NECESSARY. CONSTRUCTION JOINTS SHALL BE PLACED A MINIMUM OF 6" FROM THE END OF THE PIPE.

UPPER UNIT

INLET BOLTING DETAILS

LOWER UNIT

INLET BOLTING DETAILS

SECTION A-A CURB INLET EXTENSION TYPE E

TYPE "C" INLET WITH INLET EXTENSION BOXES

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS
SHEET 3 OF 3

REVISIONS

NO.	DATE	DESCRIPTION	REVISED DETAIL
1	12/17/25		

BY: DG
DATE: CHW, BY: DMW, BY: CHW, BY: DATE

Engineers
Surveyors
Planners

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

PAUL LANDA, JR.
REGISTERED PROFESSIONAL ENGINEER
10182

ENCLAVE AT HIDEAWAY VILLAGE
DRAIN DETAILS

JANUARY 2005
STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPE "C" INLET
DETAILS

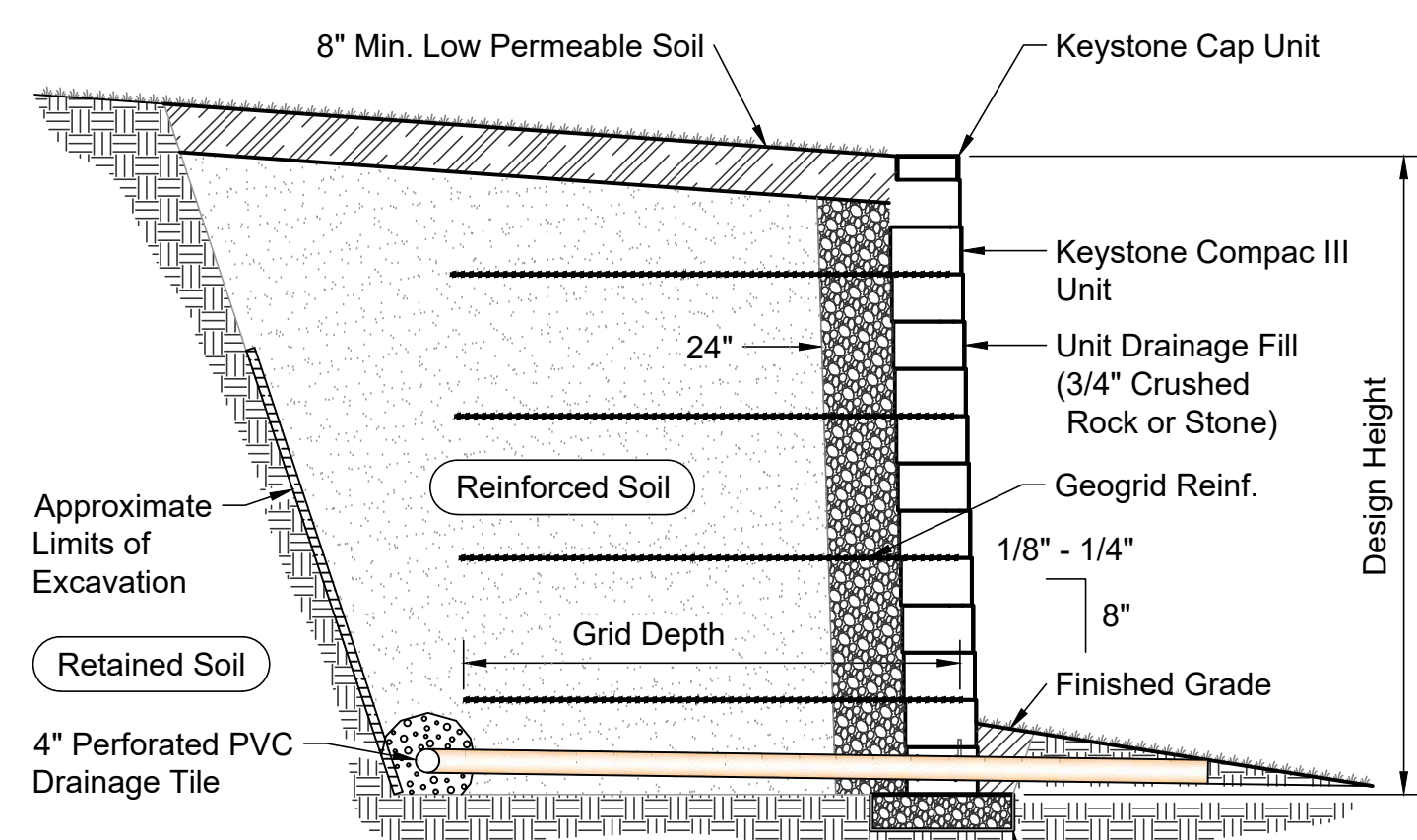
SCALE: SEE ABOVE

SHEET

C4.16

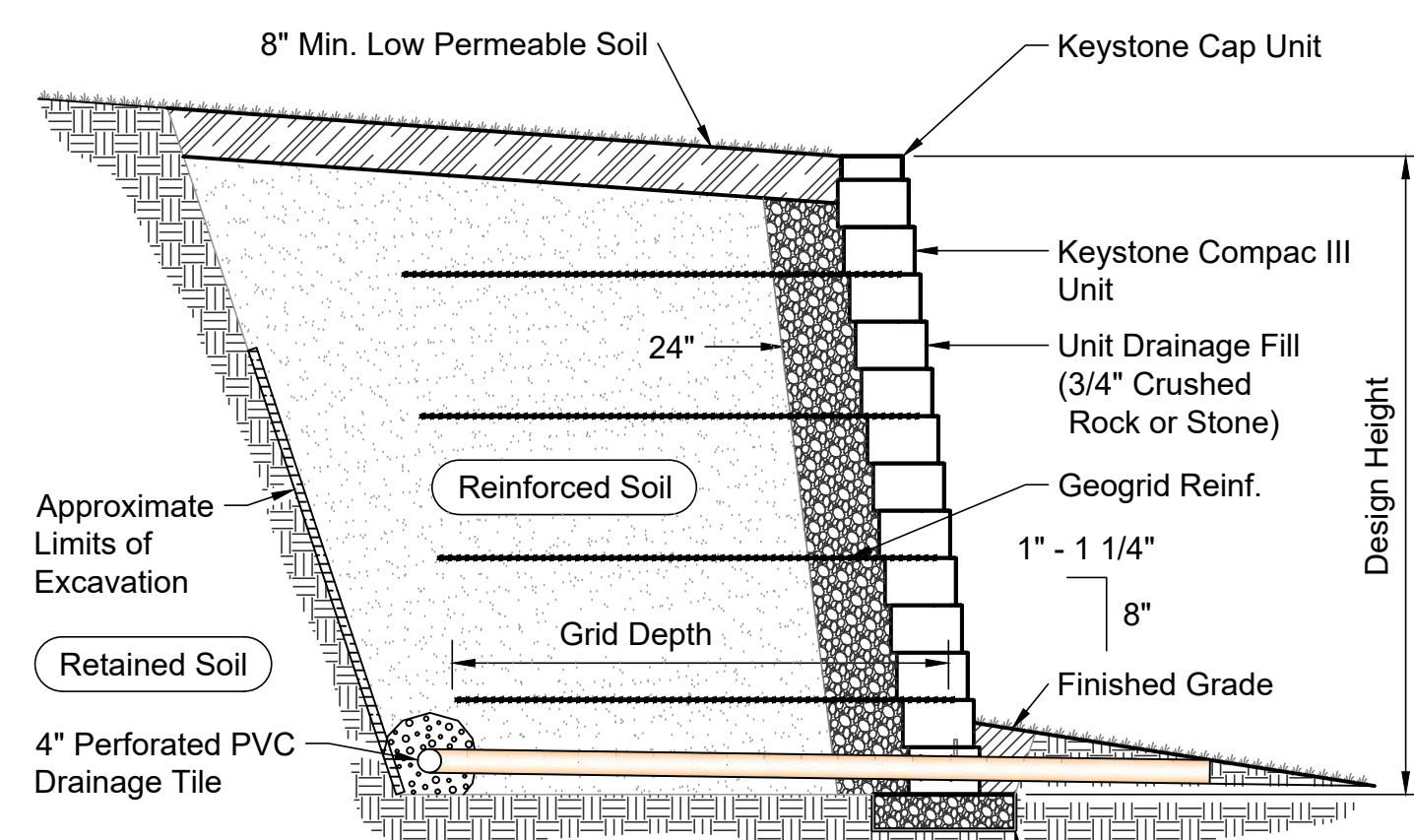
SUBMITTAL SET

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.



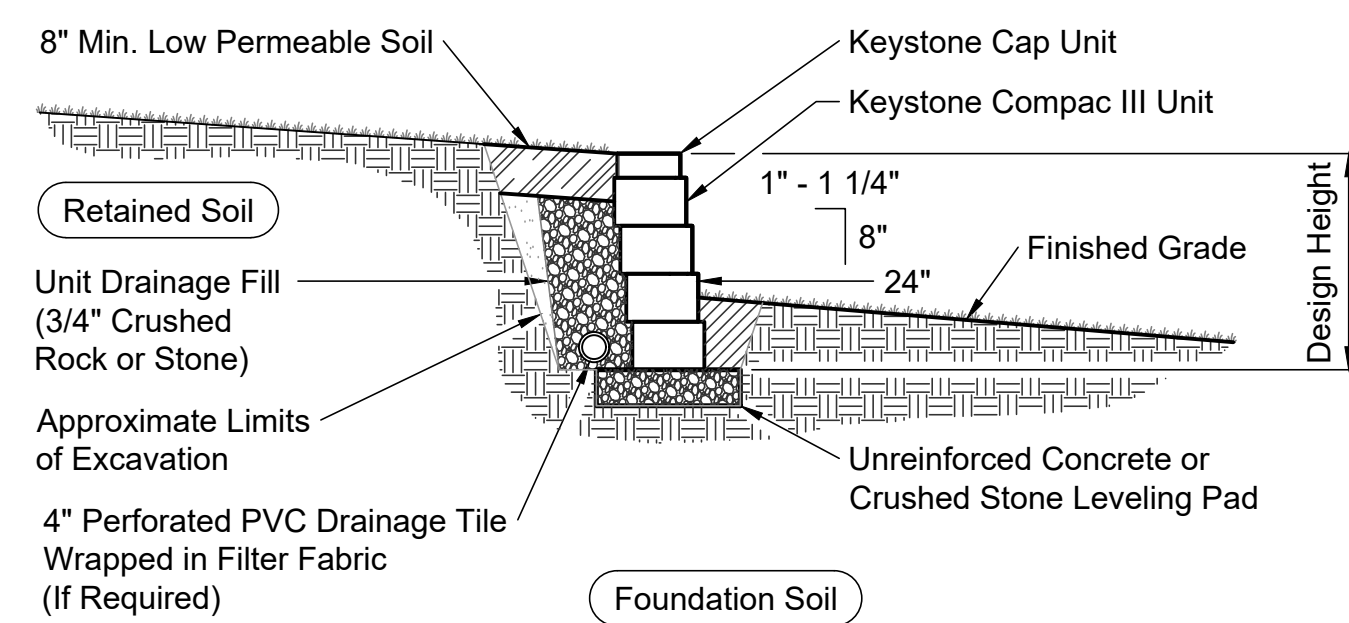
Note:
 When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
 Compac III Unit - Near Vertical Setback



Note:
 When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
 Compac III Unit - 1" Setback

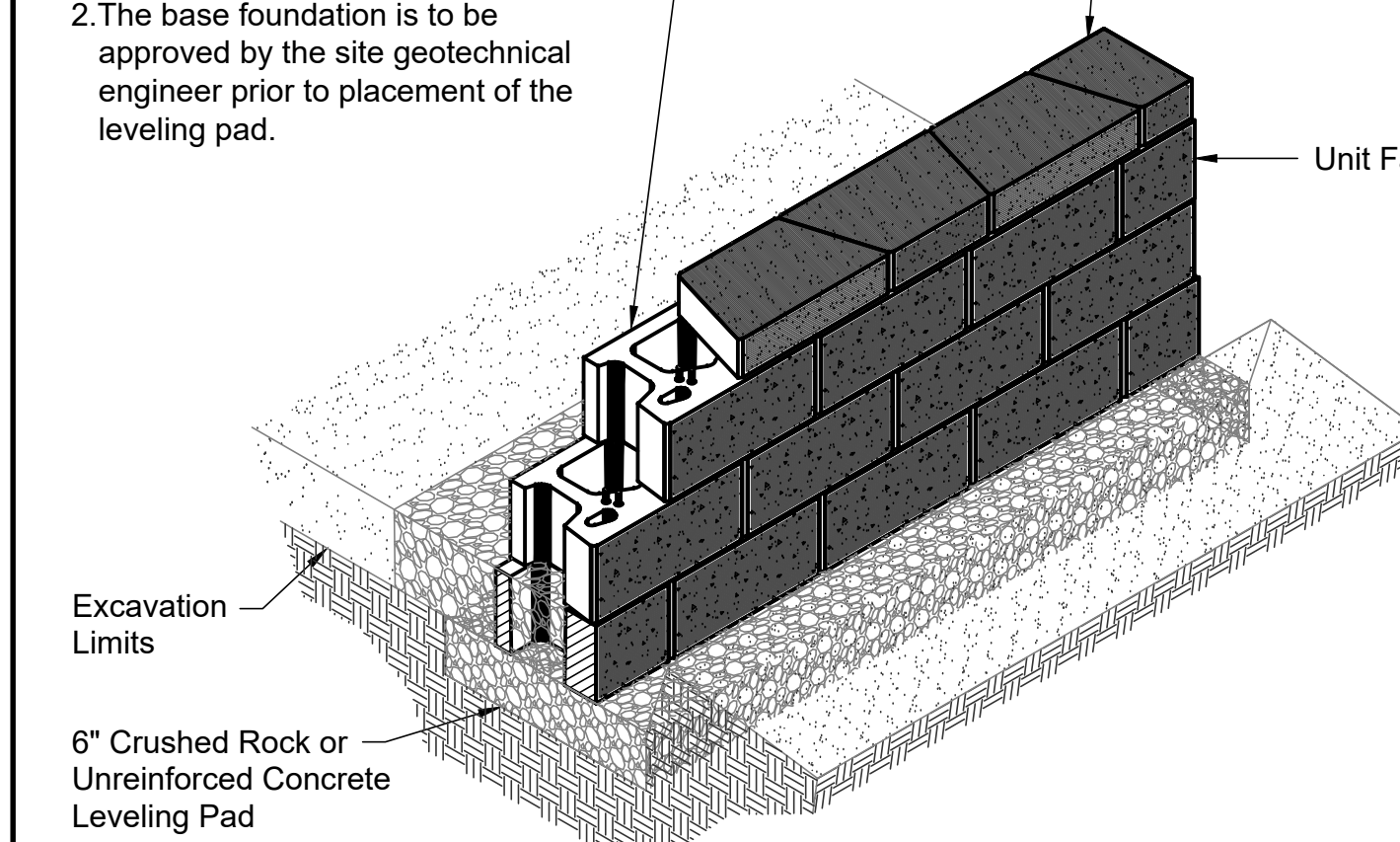


Typical Gravity Wall Section
 Compac III Unit - 1" Setback

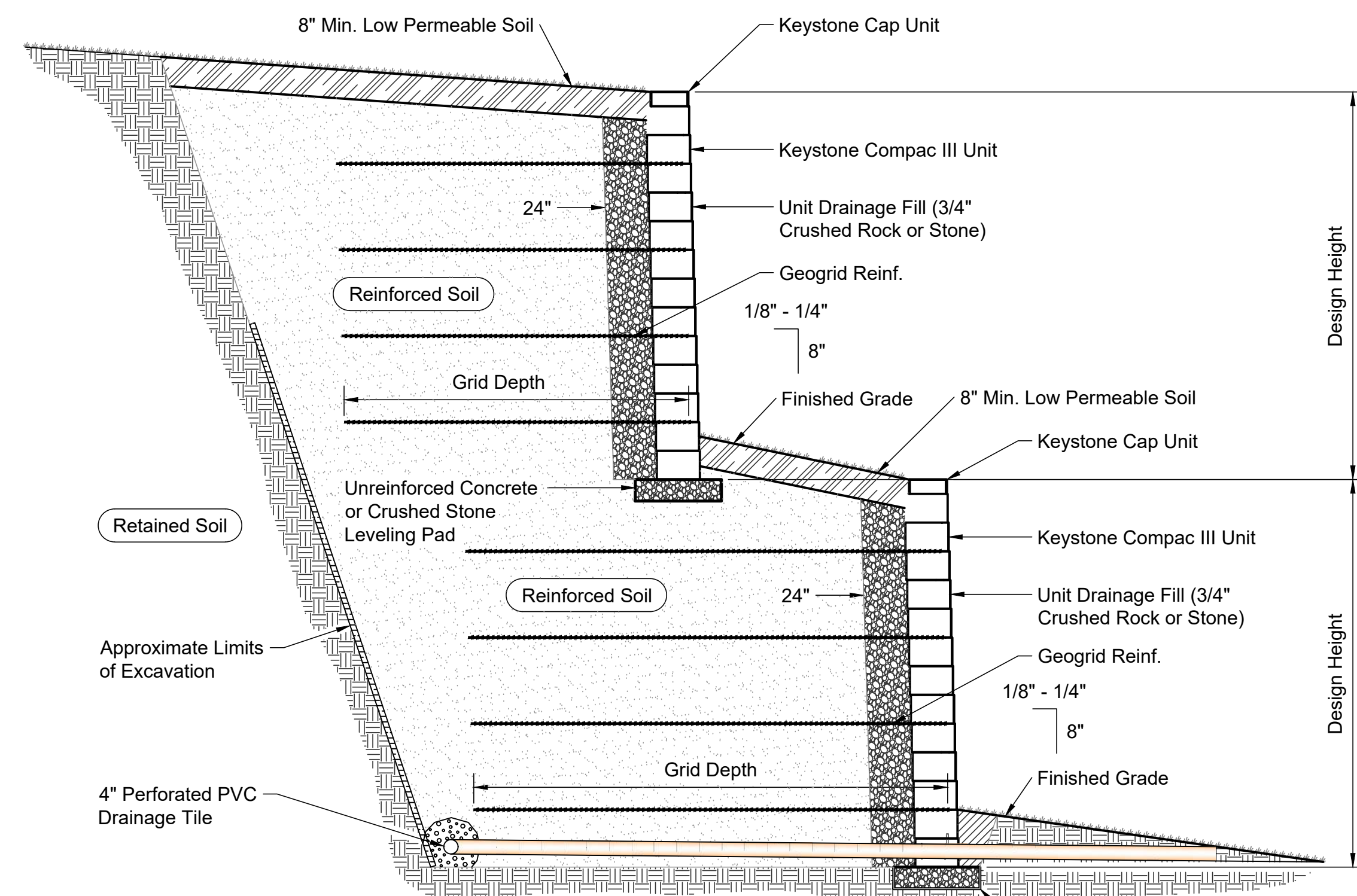
Base Leveling Pad Notes:

- The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete
- 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"	18"/12"
*Depth:	12"	10 1/2"
*Height:	8"	4"
*Weight:	75 lbs	49 lbs

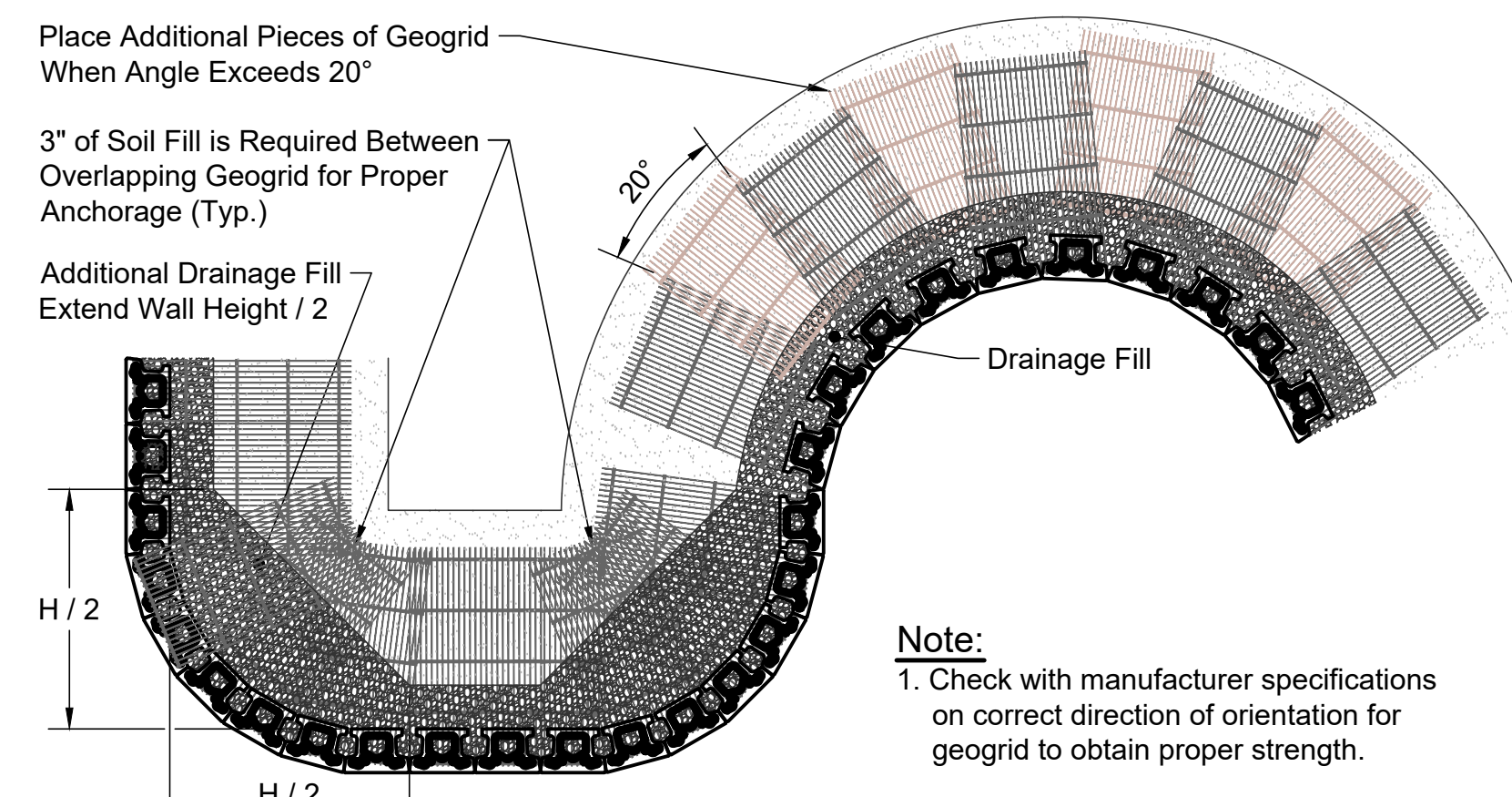


Compac III Unit/Base Pad Isometric Section View
 *Dimensions & Weight May Vary by Region

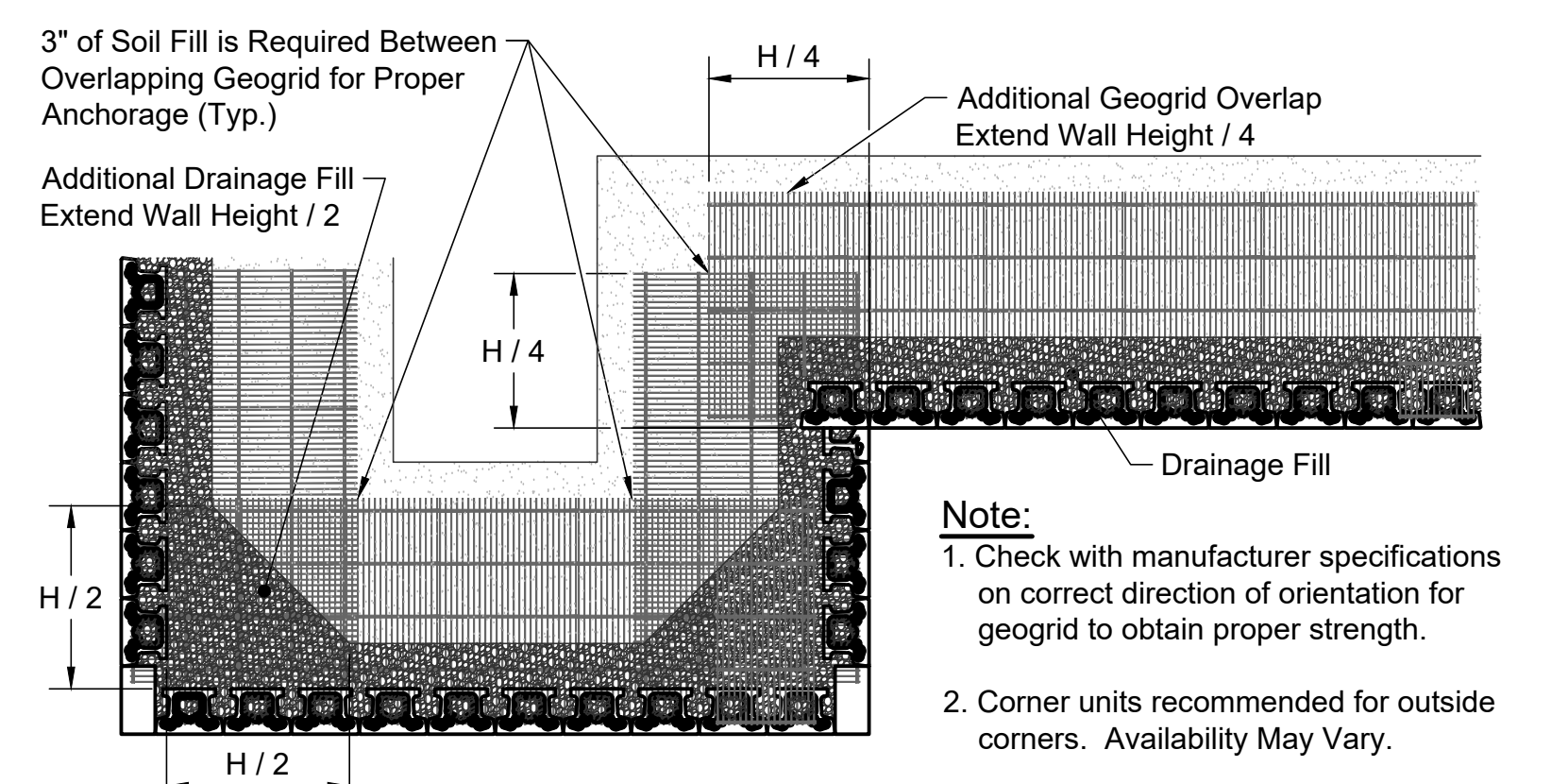


Note:
 When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

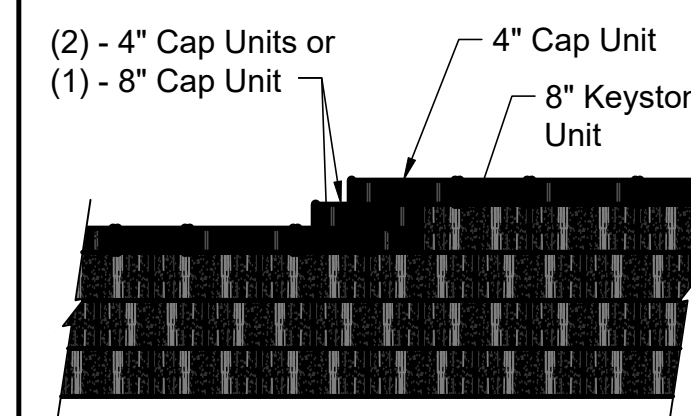
Typical Reinforced Tiered Wall Section
 Compac III Unit - Near Vertical Setback



Geogrid Installation on Curves

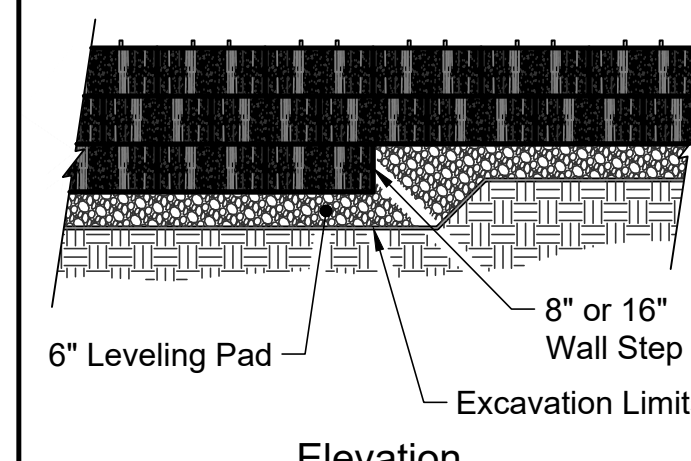


Geogrid Installation at Corners

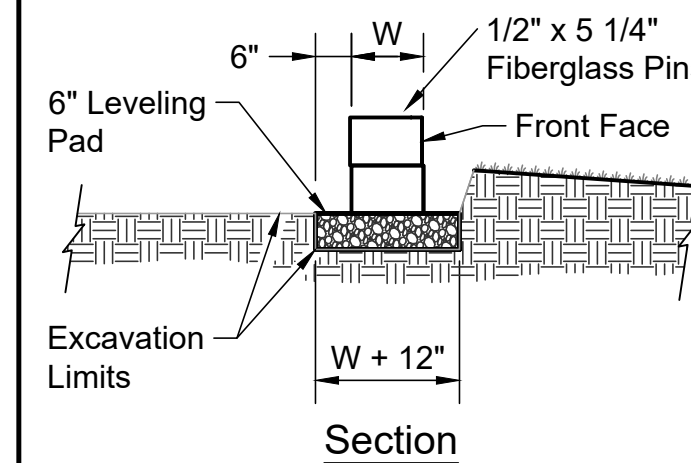


Note:
 1. Secure all cap units with Keystone Kapsel or equal.

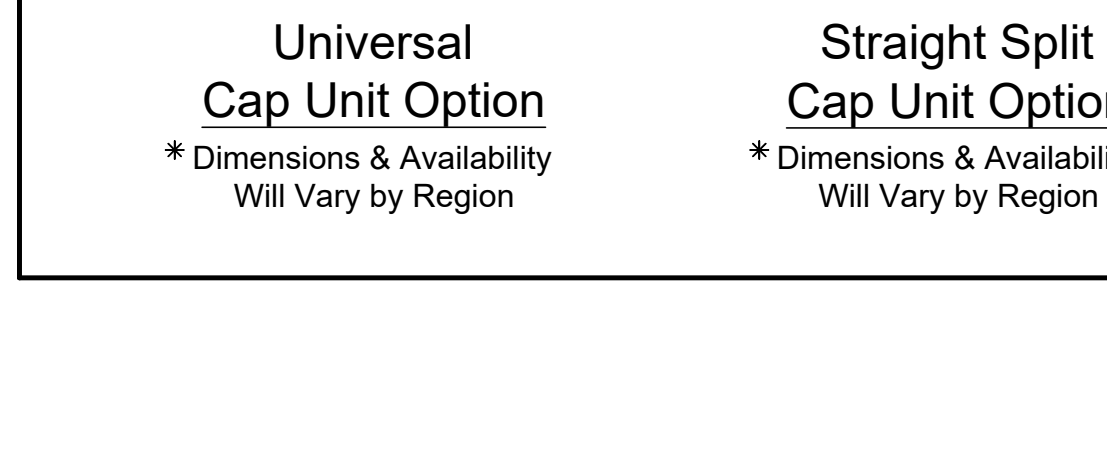
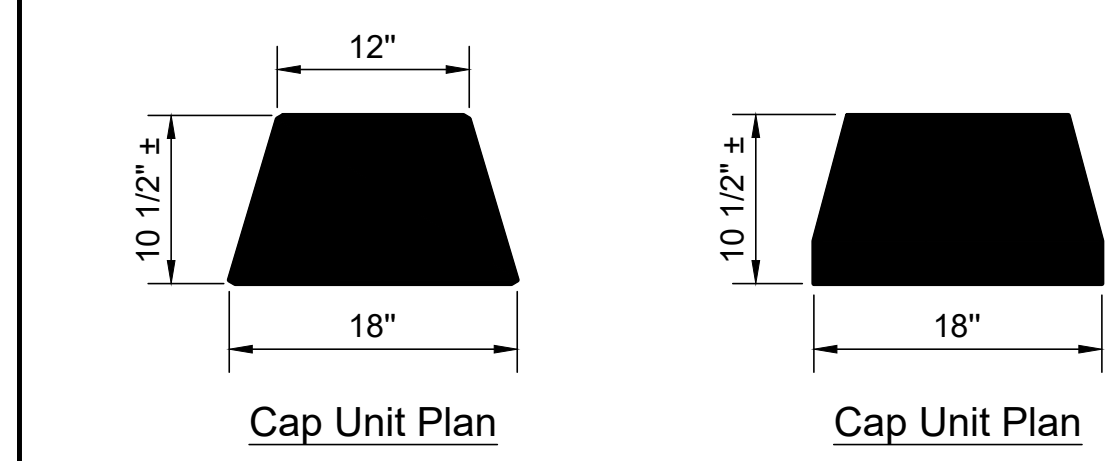
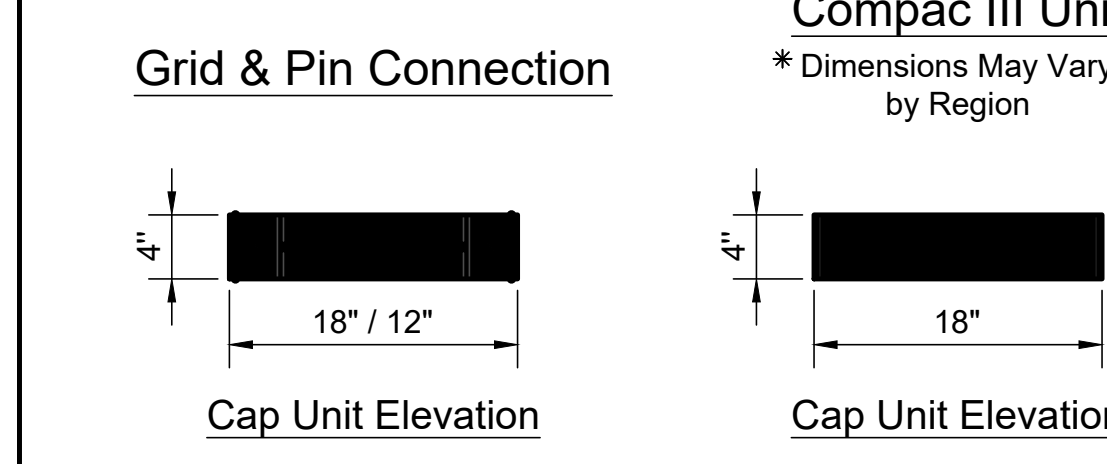
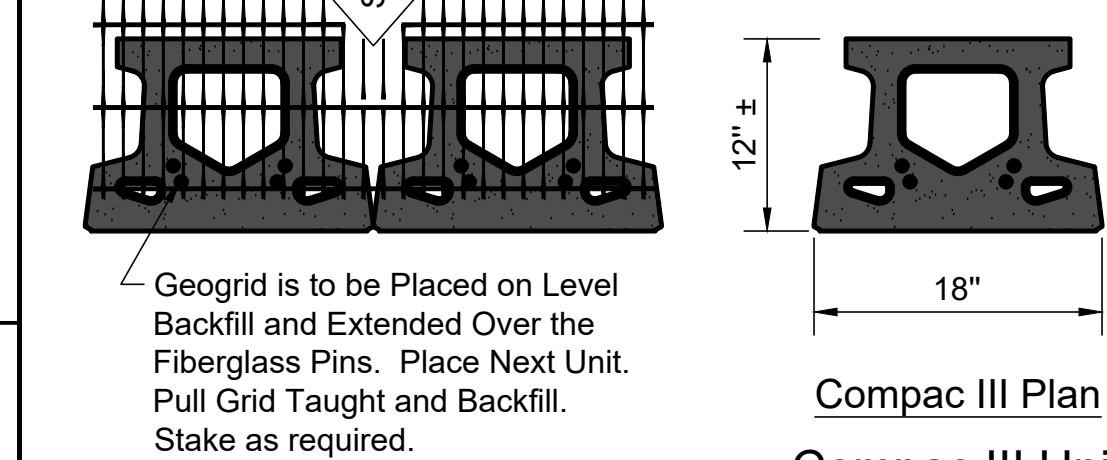
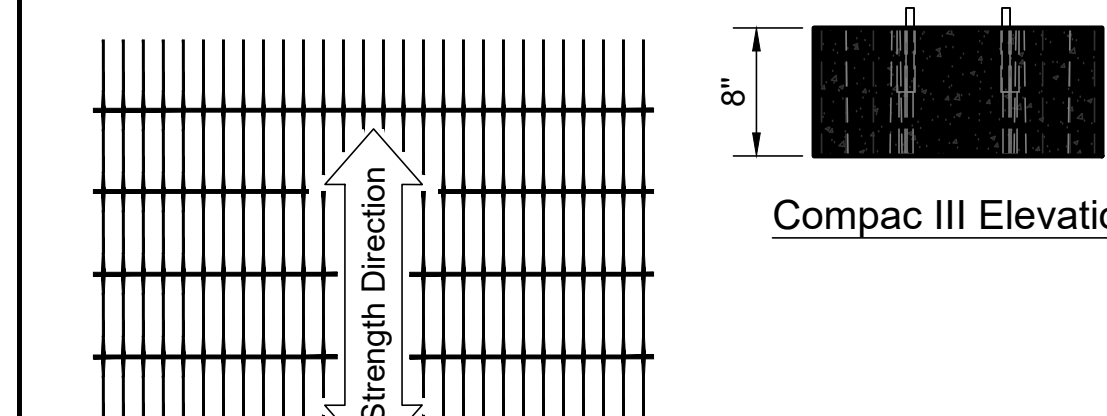
Top of Wall Steps



Note:
 1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.



Leveling Pad Detail



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 5723 University Heights Blvd., Ste. 103, San Antonio, Texas 78249
 5723 University Heights Blvd., Ste. 103, San Antonio, Texas 78249

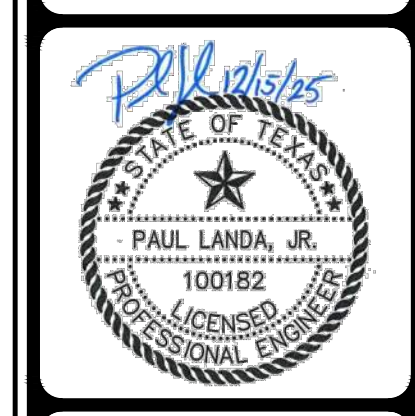
REVISIONS

NO.	DATE	DESCRIPTION

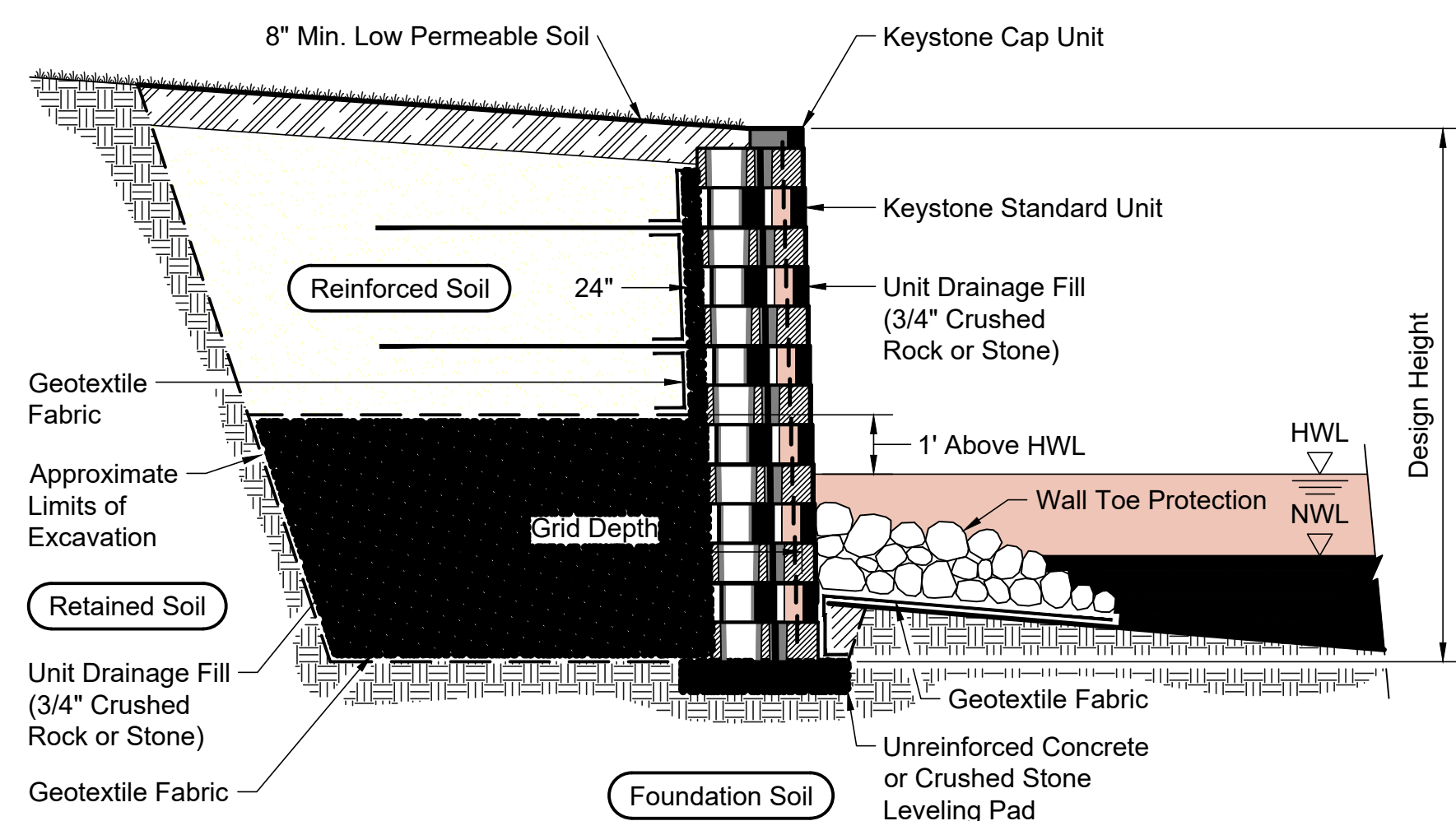
BY: _____
 DATE: _____
 CHECKED BY: _____
 DATE: _____

• Engineers
 • Surveyors
 • Planners

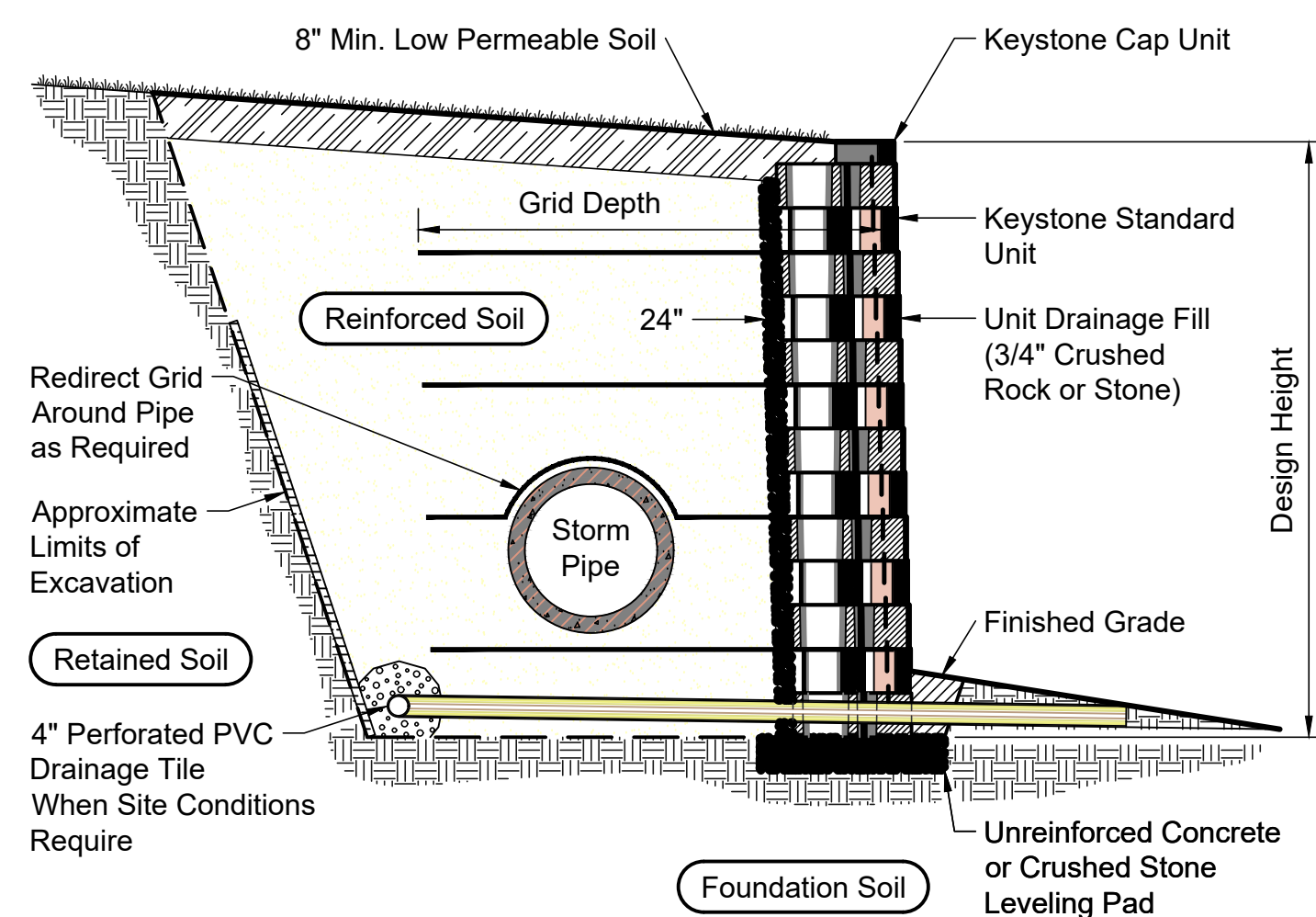
MTR
 Moy Tarin Ramirez Engineers, LLC
 ENGINEERING F-5297 / SURVEYING F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051
 FAX: (210) 698-5085



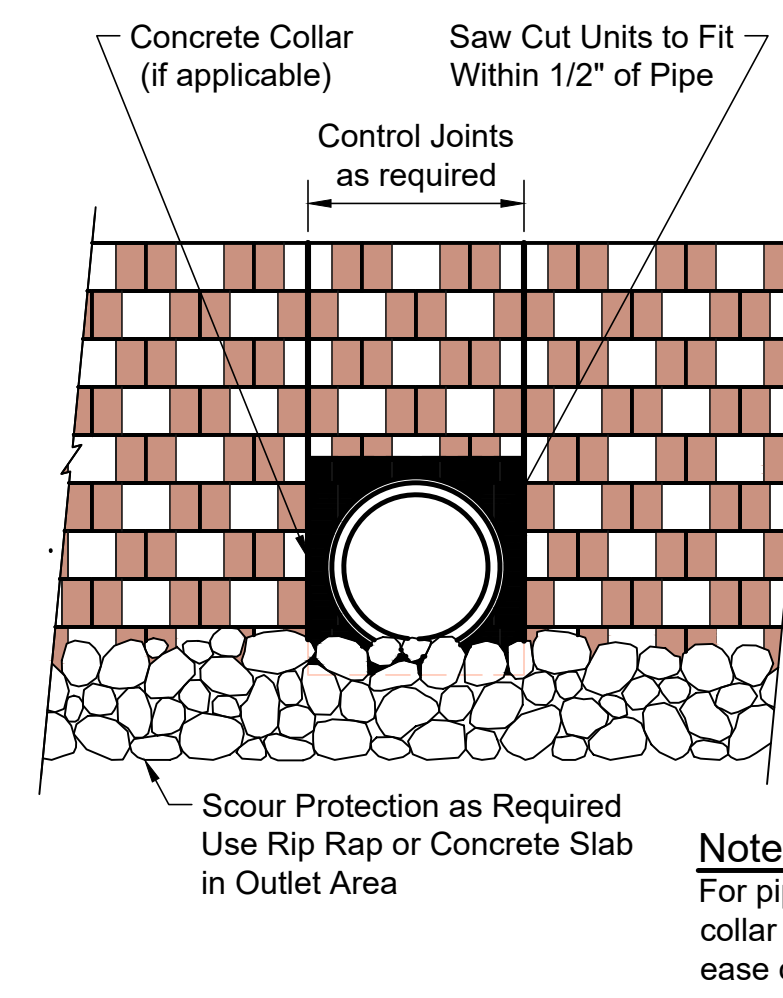
ENCLAVE AT HIDEAWAY VILLAGE
 DRAIN DETAILS



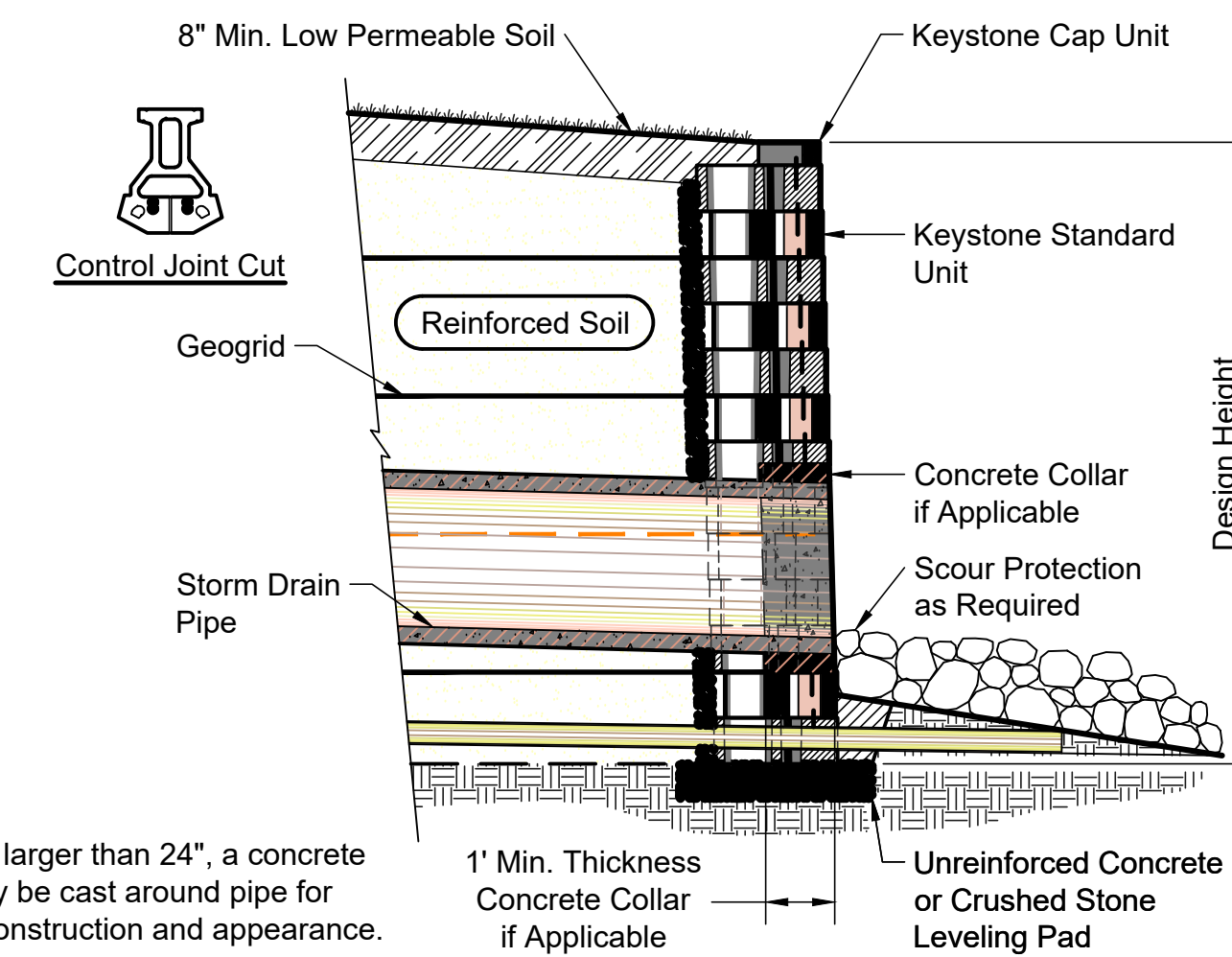
Typical Reinforced Water Wall Section
Standard Unit - Near Vertical Setback



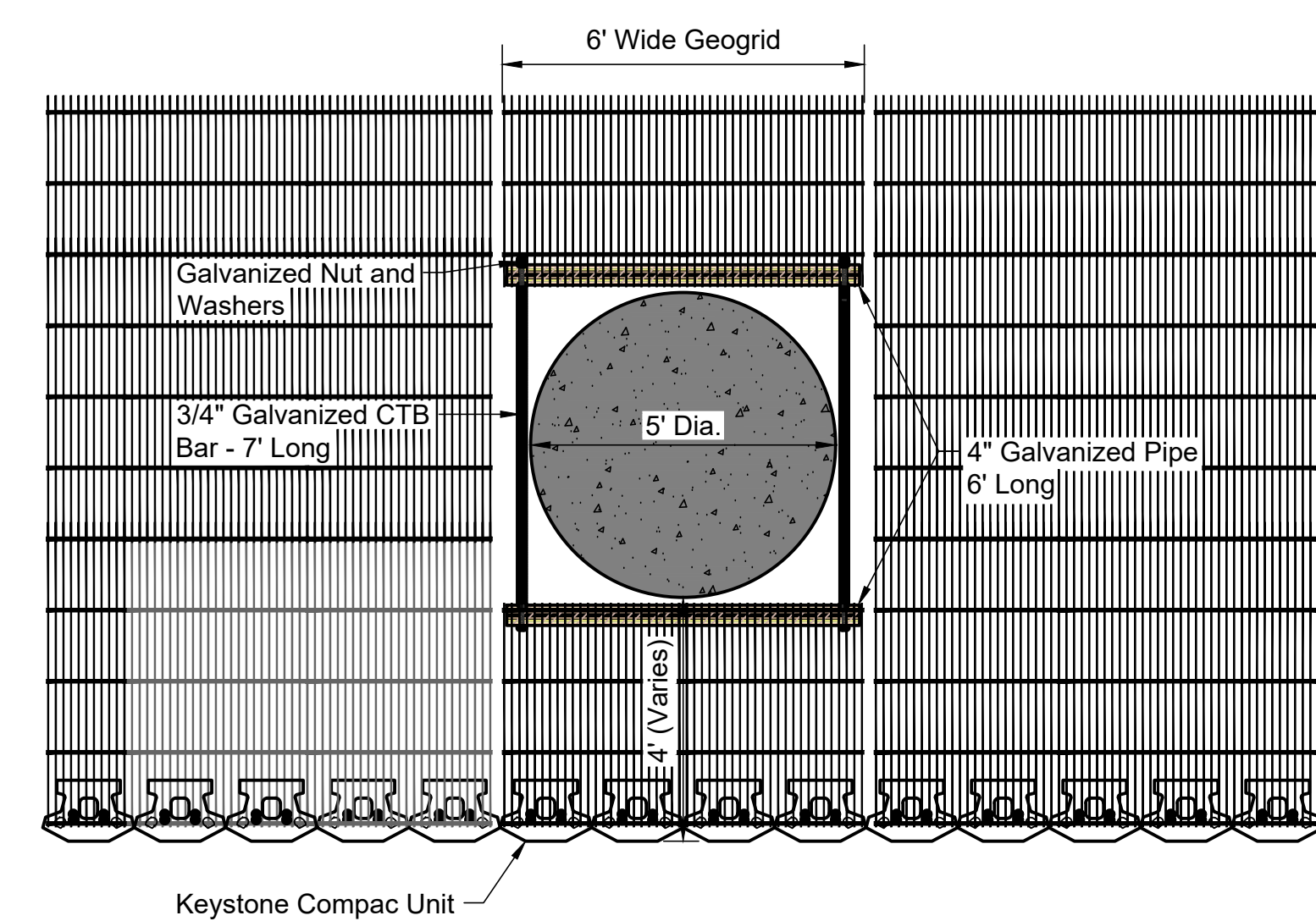
Wall Section with Pipe in Reinforced Zone
Standard Unit - Near Vertical Setback



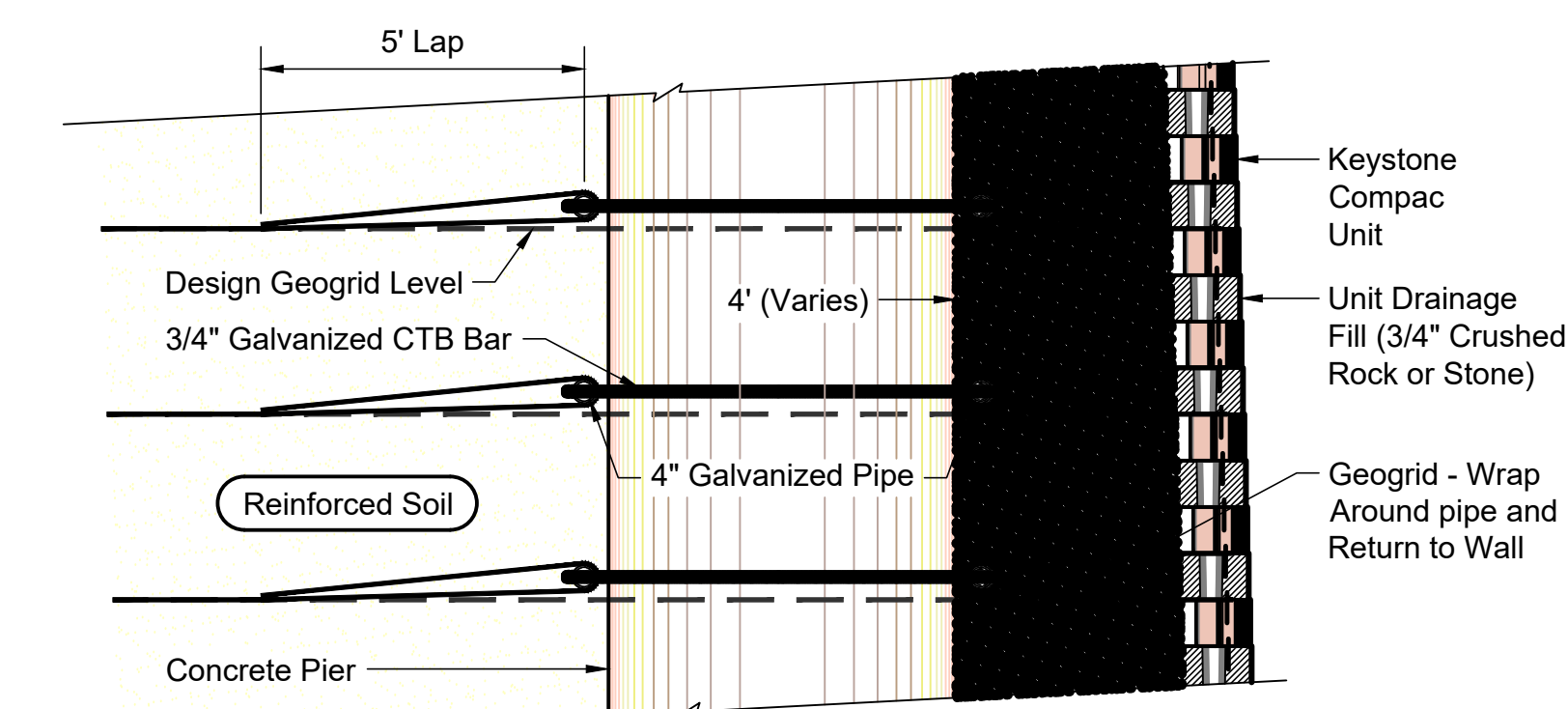
Typical Pipe Outlet Detail



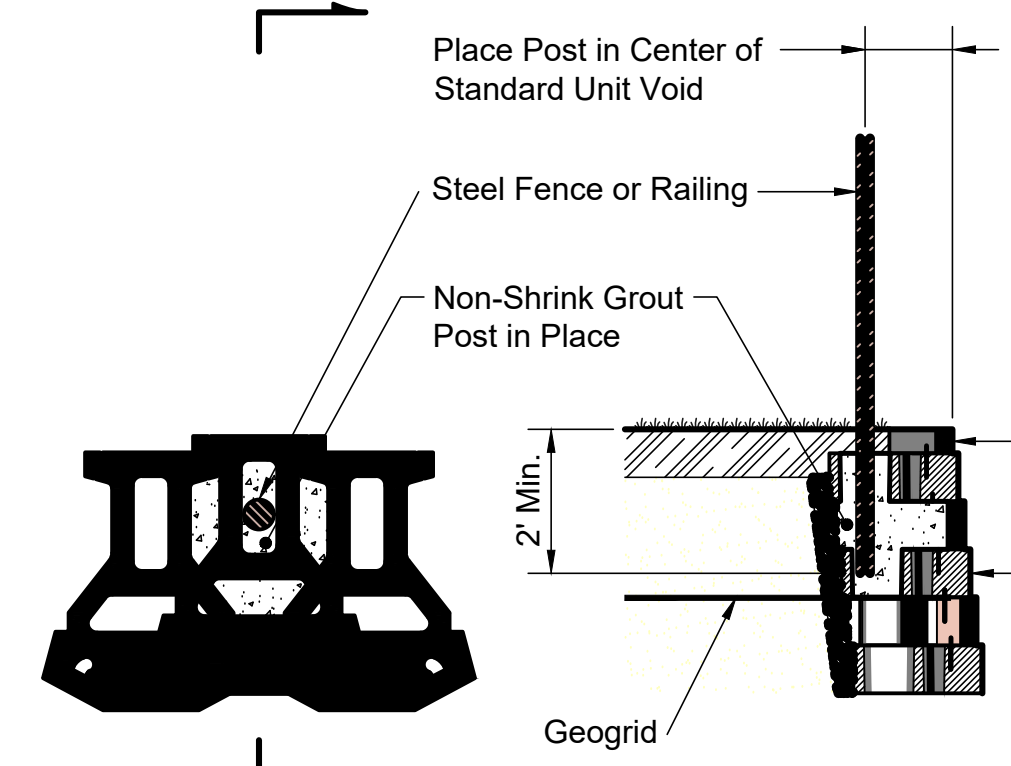
Typical Pipe Outlet Section
Standard Unit - Near Vertical Setback



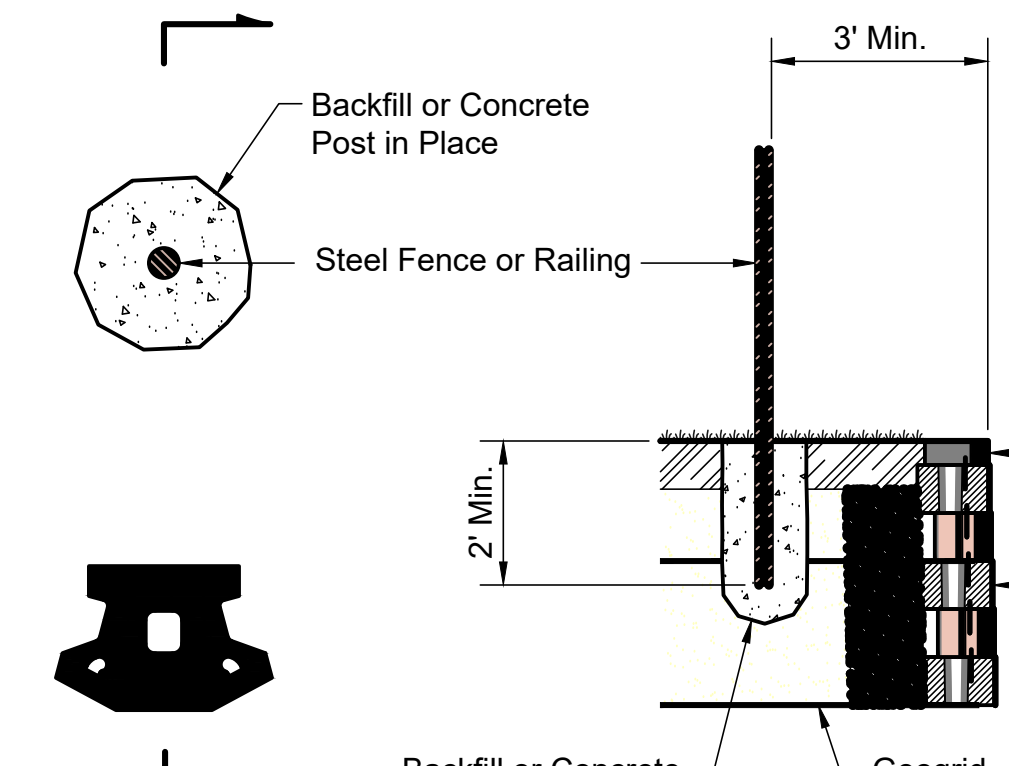
Wall Plan at Pier / Manhole
Compac Unit



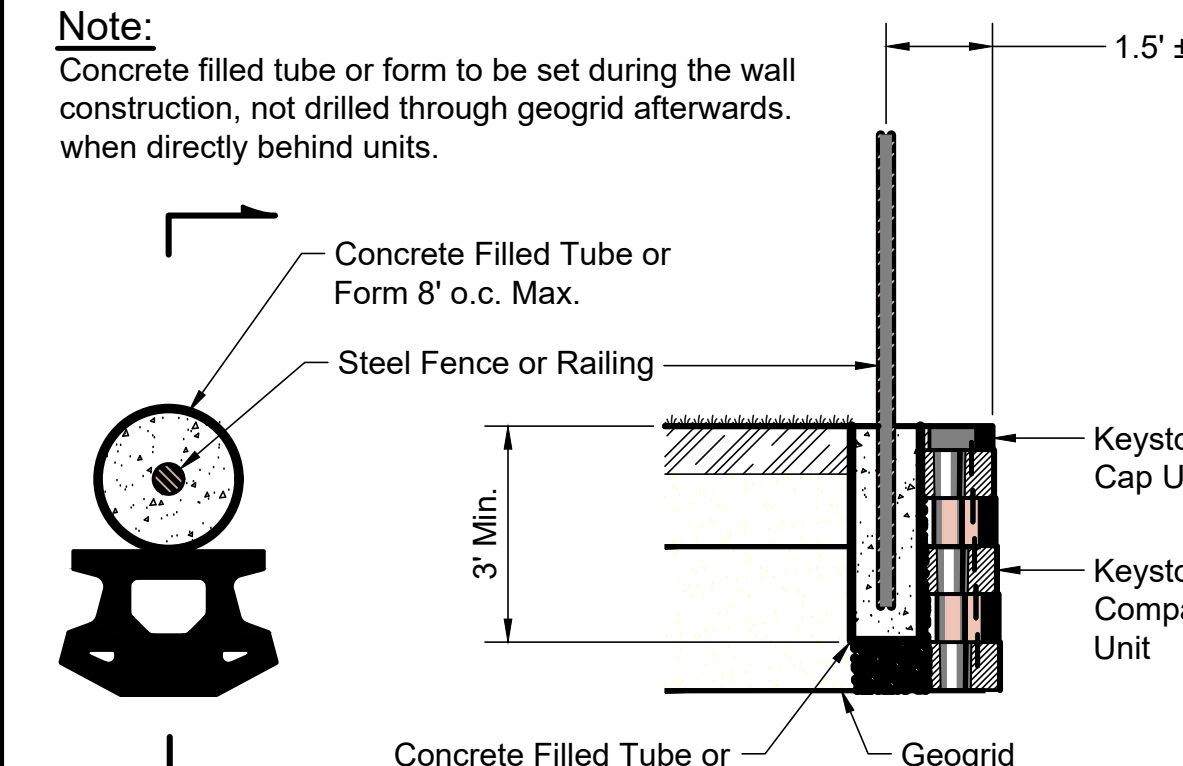
Wall Section at Pier / Manhole
Compac Unit - Near Vertical Setback



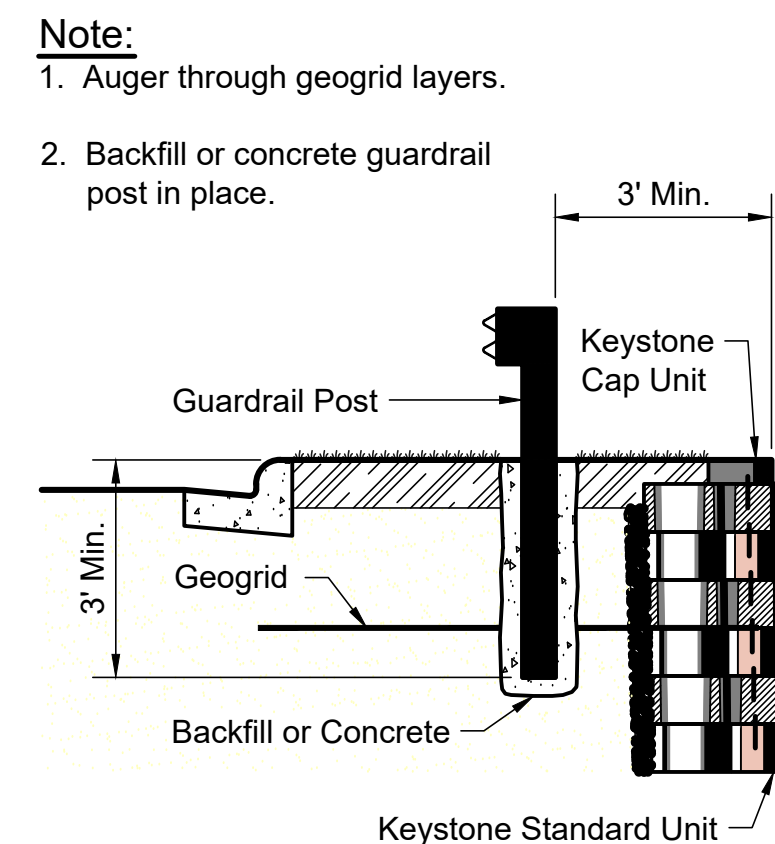
Fence Plan Detail
Fence Section Detail
Standard Unit - 1\"/>



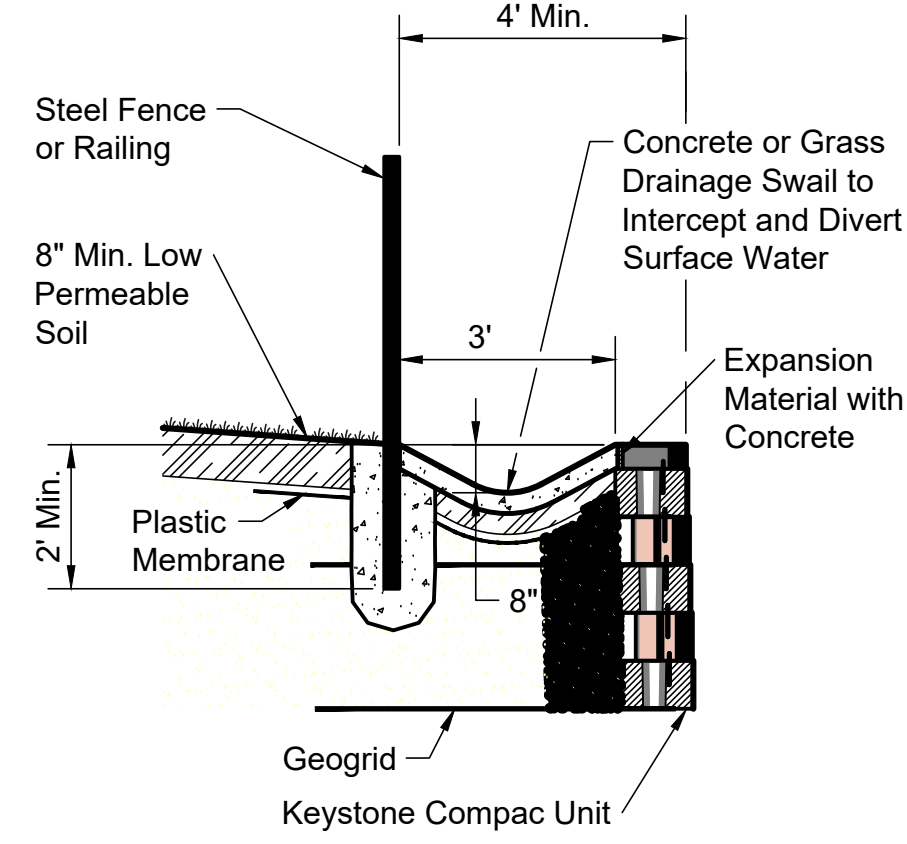
Fence Plan Detail
Fence Section Detail
Compac Unit - Near Vertical Setback



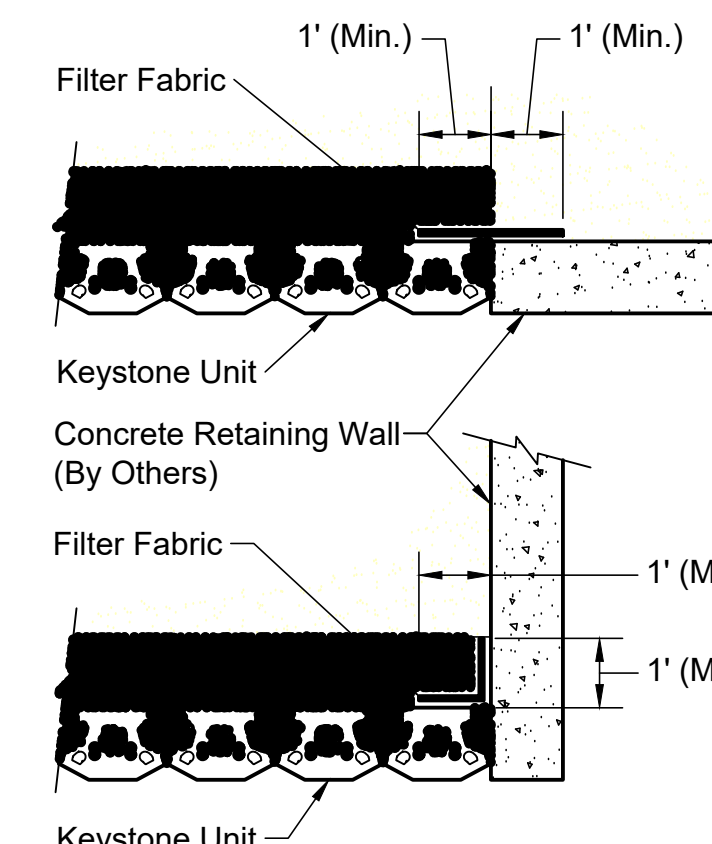
Fence Plan Detail
Fence Section & Plan Detail
Compac Unit - Near Vertical Setback



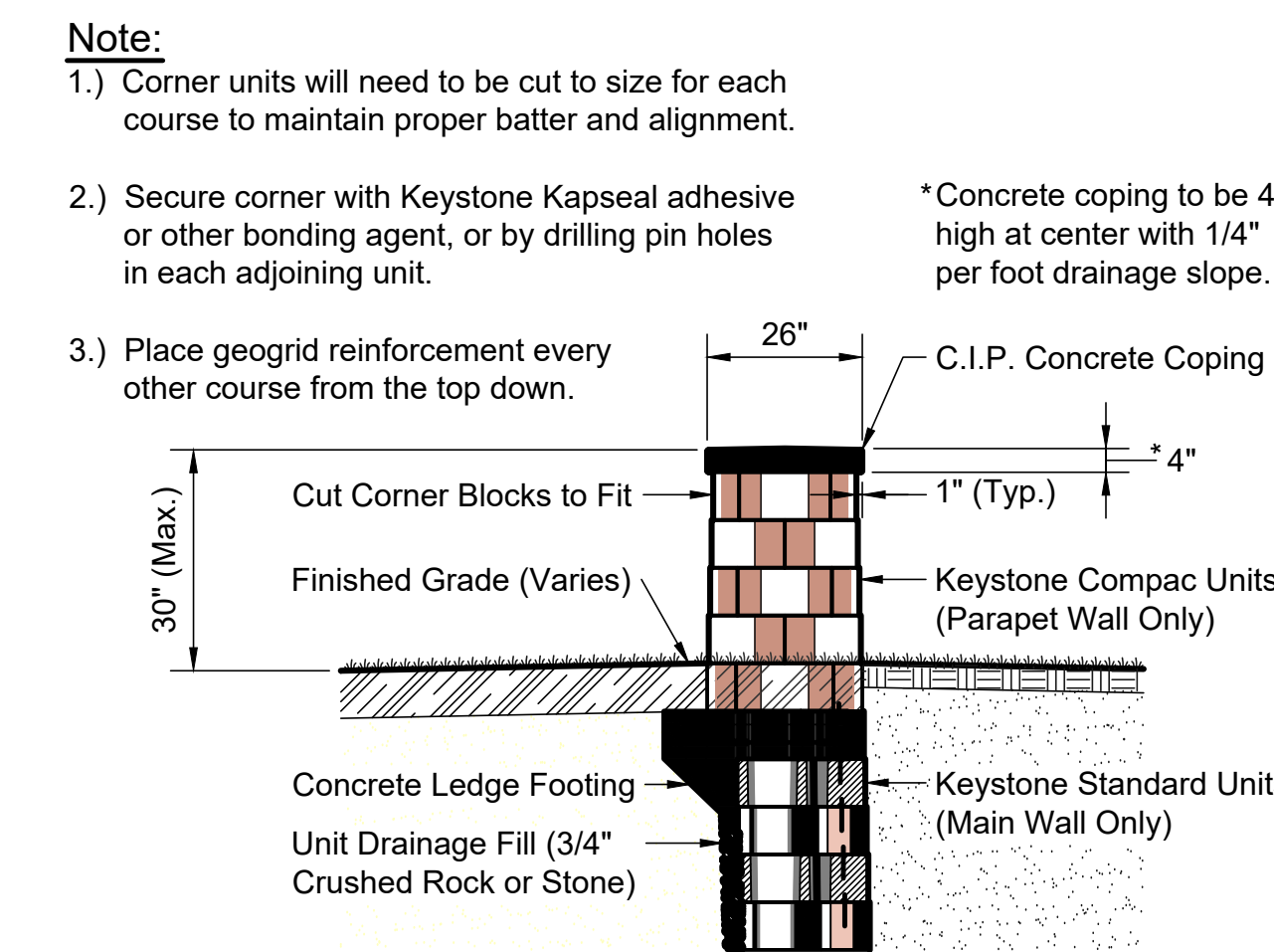
Typical Guardrail Detail
Standard Unit - Near Vertical Setback Shown



Drainage Swale Detail
Compac Unit - Near Vertical Setback Shown



Connection Details
Compac Unit - Shown

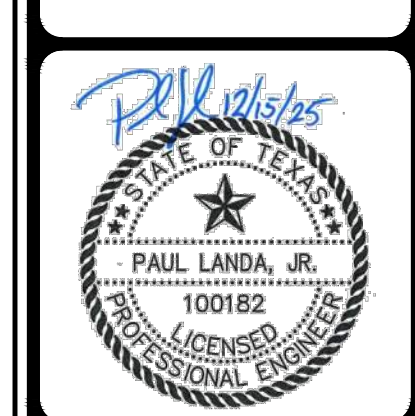


Parapet End Detail
Near Vertical Setback Shown

File Date: April 8, 2021 1:00 PM © 2021, All Rights Reserved.
 6: Viterbo, Viterbo, Bureau (Drawing) Production/32077-0418 - C4.18 - Drain Details

NO.	DATE	DESCRIPTION

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

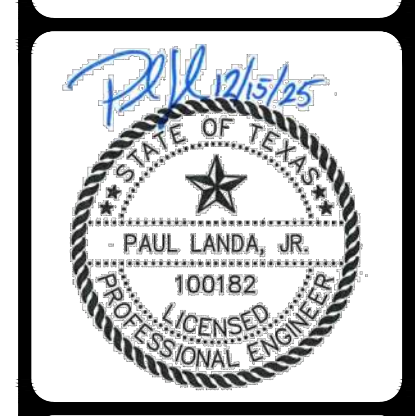


ENCLAVE AT HIDEAWAY VILLAGE
 STANDARD DETAILS

NO.	DATE	DESCRIPTION

MIR
 Engineers
 • Surveyors
 • Planners

May Tarin Ramirez Engineers, LLC
 TPELCS: 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	Values For One Pipe			Values To Be Added For Each Additional Pipe		
	W	W	W	W	W	W
12°	9'-0"	122.11	1'-9"	15.02	15.02	15.02
15°	10'-3"	136.13	2'-2"	16.02	16.02	16.02
18°	11'-6"	163.15	2'-6"	19.03	19.03	19.03
21°	12'-9"	200.18	3'-1"	31.04	31.04	31.04
24°	14'-0"	217.22	3'-7"	34.04	34.04	34.04
27°	15'-3"	254.24	3'-11"	37.05	37.05	37.05
30°	16'-6"	272.25	4'-4"	40.06	40.06	40.06
33°	17'-9"	314.27	4'-8"	43.06	43.06	43.06
36°	19'-0"	371.30	5'-1"	46.08	46.08	46.08
42°	21'-6"	442.49	5'-10"	52.10	52.10	52.10
48°	25'-0"	568.64	6'-9"	59.13	59.13	59.13
54°	27'-6"	701.75	7'-6"	82.16	82.16	82.16
60°	30'-0"	794.88	8'-2"	90.18	90.18	90.18
66°	32'-6"	894.10	8'-9"	96.20	96.20	96.20
72°	35'-0"	1055.11	9'-4"	103.23	103.23	103.23
12°	13'-0"	175.16	1'-9"	14.02	14.02	14.02
15°	14'-9"	193.19	2'-2"	17.02	17.02	17.02
18°	16'-6"	208.22	2'-6"	19.03	19.03	19.03
21°	18'-3"	298.26	3'-1"	31.04	31.04	31.04
24°	20'-0"	323.30	3'-7"	33.04	33.04	33.04
27°	21'-9"	371.35	3'-11"	37.05	37.05	37.05
30°	23'-6"	415.40	4'-4"	40.06	40.06	40.06
33°	25'-3"	469.46	4'-8"	43.06	43.06	43.06
36°	27'-0"	556.57	5'-1"	46.08	46.08	46.08
42°	30'-6"	675.71	5'-10"	52.10	52.10	52.10
48°	33'-0"	831.82	6'-9"	59.13	59.13	59.13
54°	35'-6"	1015.11	7'-6"	84.16	84.16	84.16
60°	42'-6"	1171.29	8'-2"	91.18	91.18	91.18
66°	48'-0"	1298.14	8'-9"	98.20	98.20	98.20
72°	49'-6"	1561.17	9'-4"	103.23	103.23	103.23
12°	17'-0"	229.20	1'-9"	15.02	15.02	15.02
15°	19'-3"	266.24	2'-2"	17.02	17.02	17.02
18°	21'-6"	308.28	2'-6"	19.03	19.03	19.03
21°	23'-9"	382.35	3'-1"	31.03	31.03	31.03
24°	26'-0"	430.39	3'-7"	34.04	34.04	34.04
27°	28'-3"	486.47	3'-11"	37.05	37.05	37.05
30°	30'-6"	539.52	4'-4"	40.06	40.06	40.06
33°	32'-9"	603.60	4'-8"	42.06	42.06	42.06
36°	35'-0"	738.75	5'-1"	47.08	47.08	47.08
42°	39'-6"	881.93	5'-10"	52.10	52.10	52.10
48°	46'-0"	1102.12	6'-9"	61.13	61.13	61.13
54°	50'-6"	1264.14	7'-6"	84.16	84.16	84.16
60°	55'-0"	1541.16	8'-2"	91.18	91.18	91.18
66°	59'-6"	1741.19	8'-9"	98.20	98.20	98.20
72°	64'-0"	2077.22	9'-4"	103.23	103.23	103.23
12°	25'-0"	336.30	1'-9"	14.02	14.02	14.02
15°	28'-3"	384.36	2'-2"	17.02	17.02	17.02
18°	31'-6"	452.42	2'-6"	19.03	19.03	19.03
21°	34'-9"	581.51	3'-1"	31.04	31.04	31.04
24°	38'-0"	644.58	3'-7"	34.04	34.04	34.04
27°	41'-3"	737.69	3'-11"	37.05	37.05	37.05
30°	44'-6"	807.77	4'-4"	39.06	39.06	39.06
33°	47'-9"	912.89	4'-8"	44.06	44.06	44.06
36°	51'-0"	1108.11	5'-1"	48.08	48.08	48.08
42°	57'-6"	1318.13	5'-10"	54.10	54.10	54.10
48°	67'-0"	1682.17	6'-9"	59.13	59.13	59.13
54°	73'-6"	2072.21	7'-6"	83.16	83.16	83.16
60°	80'-0"	2351.24	8'-2"	89.18	89.18	89.18
66°	86'-6"	2845.28	8'-9"	96.20	96.20	96.20
72°	93'-0"	3321.31	9'-4"	101.23	101.23	101.23

TABLE OF CONSTANT DIMENSIONS

Size of Pipe (D)	G	K	H	T	E
12"	0'-9"	1'-0"	2'-8"	0'-9"	1'-9"
15"	1'-2"	1'-0"	2'-11"	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'-0"
30"	1'-10"	1'-0"	4'-2"	0'-9"	2'-0"
33"	1'-11"	1'-0"	4'-5"	0'-9"	2'-0"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-0"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-0"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-5"	1'-0"	3'-0"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-0"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-0"
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"	2
E	#5	-	2
F	#5	1'-0"	-

SECTION B-B

DETAIL "A"

SECTION THRU CURB

SECTION THRU TOP SLABS LESS THAN 8"

WINGWALL CONNECTION

ANGLE DETAIL

PLAN OF SKEWED ENDS

SECTION A-A

GENERAL NOTES

- 0' Min to 3'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail, or curbs taller than 1'-0", refer to the Standard Curb Details (SCD) standard sheet for structures with 1631 or 1631S bridge rail, refer to the Mounting Details (MD) standard sheet for structures with 1631 or 1631S standard sheet for structures with bridge rail other than 1631 or 1631S.
- For curbs less than 1'-0" high, (1) Bars K or reduce bar height as necessary to maintain cover. For curbs 1'-0" or greater, (1) Bars K may be omitted.
- Extend curb, wingwall or safety and treatment reinforcing into concrete closure. Bend or trim, as necessary, any reinforcing that does not fit into closure area.
- Provide a 3'-0" Min cast-in-place concrete closure. Break back boxes in the field or cast boxes short. Provide bands of reinforcing in the closure that are the same size and spacing as in the precast box section. Provide #4 longitudinal reinforcement spaced at 12 inches Max within the closure. Except where shown otherwise, construct the cast-in-place closure flush with the inside and outside faces of the precast box section.
- For multiple unit placements, adjust the length of the closure for the interior walls as necessary. Provide a 3'-0" Min cast-in-place closure in the top slab, bottom slab, and exterior wall. See Section B-B detail when interior walls are cast full length.
- Extend precast box reinforcing a minimum of 1'-0" into concrete closure (Typ).
- Place bands of reinforcing matching the inside and outside face reinforcing in the gaps of the top and bottom slabs. Place a band matching the outside face reinforcing of the wall in the gaps of the walls placed in the outside face only. Face weld the bands to the adjacent reinforcing at each point of contact.
- For vehicle safety, the following requirements must be met:
 - For structures without bridge rail, construct curbs no more than 3" above finished grade.
 - For structures with bridge rail, construct curbs flush with finished grade. Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Cement stabilized backfill between boxes is considered part of the box culvert for payment.
- All curb concrete and reinforcing is considered part of the box culvert for payment.
- Any additional concrete and reinforcing required for the closures will be considered subsidiary to the box culvert for payment.
- 1'-0" typical, 2'-3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.
- For multiple unit placement with overlay, with 1 to 2 course surface treatment, or with the top slab as the final riding surface, provide wall closure as shown in Detail "A".
- This dimension may be increased with approval of the Engineer to allow the precast boxes to be furnished or jacket in accordance with Item 416 "Jacking Bars" or Tunneling Pipe or Box. No payment will be made for any additional material in the gap between adjacent boxes.

MATERIAL NOTES

Provide Grade 60 reinforcing steel.
 Provide Class C concrete (f'c = 3,600 psi).
 Provide Class C concrete (f'c = 3,600 psi).
 Do not mount bridge rails of any type directly to these curb headwalls. This standard may not be used for wall heights, H, exceeding the values shown.

GENERAL NOTES

Designed in accordance with AASHTO LRFD Bridge Design Specifications.
 Refer to the Single Box Culverts Precast (SBC) standard sheets for details and notes not shown.
 Chamfer the bottom edge of the top slab closure 3 inches at culvert closure ends.
 Cover dimensions are clear dimensions, unless noted otherwise.
 Reinforcing bars dimensions are out-to-out of bars.

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL

SLOPE	Values For One Pipe			Values To Be Added For Each Additional Pipe		
	W	W	W	W	W	W
12°	9'-0"	122.11	1'-9"	15.02	15.02	15.02
15°	10'-3"	136.13	2'-2"	16.02	16.02	16.02
18°	11'-6"	163.15	2'-6"	19.03	19.03	19.03
21°	12'-9"	200.18	3'-1"	31.04	31.04	31.04
24°	14'-0"	217.22	3'-7"	34.04	34.04	34.04
27°	15'-3"	254.24	3'-11"	37.05	37.05	37.05
30°	16'-6"	272.25	4'-4"	40.06	40.06	40.06
33°	17'-9"	314.27	4'-8"	43.06	43.06	43.06
36°	19'-0"	371.30	5'-1"	46.08	46.08	46.08
42°	21'-6"	442.49	5'-10"	52.10	52.10	52.10
48°	25'-0"	568.64	6'-9"	59.13	59.13	59.13
54°	27'-6"	701.75	7'-6"	82.16	82.16	82.16
60°	30'-0"	794.88	8'-2"	90.18	90.18	90.18
66°	32'-6"	894.10	8'-9"	96.20	96.20	96.20
72°	35'-0"	1055.11	9'-4"	103.23	103.23	103.23
12°	13'-0"	175.16	1'-9"	14.02	14.02	14.02
15°	14'-9"	193.19	2'-2"	17.02	17.02	17.02
18°	16'-6"	208.22	2'-6"	19.03	19.03	19.03
21°	18'-3"	298.26	3'-1"	31.04	31.04	31.04
24°	20'-0"	323.30	3'-7"	33.04	33.04	33.04
27°	21'-9"	371.35	3'-11"	37.05	37.05	37.05
30°	23'-6"	415.40	4'-4"	40.06	40.06	40.06
33°	25'-3"	469.46	4'-8"	43.06	43.06	43.06
36°	27'-0"	556.57	5'-1"	46.08	46.08	46.08
42°	30'-6"	675.71	5'-10"	52.10	52.10	52.10
48°	33'-0"	831.82	6'-9"	59.13	59.13	59.13
54°	35'-6"	1015.11	7'-6"	84.16	84.16	84.16
60°	42'-6"	1171.29	8'-2"	91.18	91.18	91.18
66°	48'-0"	1298.14	8'-9"	98.20	98.20	98.20
72°	49'-6"	1561.17	9'-4"	103.23	103.23	103.23
12°	17'-0"	229.20	1'-9"	15.02	15.02	15.02
15°	19'-3"	266.24	2'-2"	17.02	17.02	17.02
18°	21'-6"	308.28	2'-6"	19.03	19.03	19.03
21°	23'-9"	382.35	3'-1"	31.03	31.03	31.03
24°	26'-0"	430.39	3'-7"	34.04	34.04	34.04
27°	28'-3"	486.47	3'-11"	37.05	37.05	37.05
30°	30'-6"	539.52	4'-4"	40.06	40.06	40.06
33°	32'-9"	603.60	4'-8"	42.06	42.06	42.06
36°	35'-0"	738.75	5'-1"	47.08	47.08	47.08
42°	39'-6"	881.93	5'-10"	52.10	52.10	52.10
48°	46'-0"	1102.12	6'-9"	61.13	61.13	61.13
54°	50'-6"	1264.14	7'-6"	84.16	84.16	84.16
60°	55'-0"	1541.16	8'-2"	91.18	91.18	91.18
66°	59'-6"	1741.19	8'-9"	98.20	98.20	98.20
72°	64'-0"	2077.22	9'-4"	103.23	103.23	103.23
12°	25'-0"	336.30	1'-9"	14.02	14.02	14.02
15°	28'-3"	384.36	2'-2"	17.02	17.02	17.02
18°	31'-6"	452.42	2'-6"	19.03	19.03	19.03
21°	34'-9"	581.51	3'-1"	31.04	31.04	31.04
24°	38'-0"	644.58	3'-7"	34.04	34.04	34.04
27°	41'-3"	737.69	3'-11"	37.05	37.05	37.05
30°	44'-6"	807.77	4'-4"	39.06	39.06	39.06
33°	47'-9"	912.89	4'-8"	44.06	44.06	44.06
36°	51'-0"	1108.11	5'-1"	48.08	48.08	48.08
42°	57'-6"	1318.13	5'-10"	54.10	54.10	54.10
48°	67'-0"	1682.17	6'-9"	59.13	59.13	59.13
54°	73'-6"	2072.21	7'-6"	83.16	83.16	83.16
60°	80'-0"	2351.24	8'-2"	89.18	89.18	89.18
66°	86'-6"	2845.28	8'-9"	96.20	96.20	96.20
72°	93'-0"	3321.31	9'-4"	101.23	101.23	101.23

TABLE OF CONSTANT DIMENSIONS

Size of Pipe (D)	G	K	H	T	E
12"	0'-9"	1'-0"	2'-8"	0'-9"	1'-9"
15"	1'-2"	1'-0"	2'-11"	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'-0"
30"	1'-10"	1'-0"	4'-2"	0'-9"	2'-0"
33"	1'-11"	1'-0"	4'-5"	0'-9"	2'-0"
36"	2'-1"	1'-0"	4'-8		

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.

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

PLAT NO. 24-11800055

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 PROVIDE 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 STERPED 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 TxDOT--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 COMPACTOR EQUIPMENT AND 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 LIFT 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.

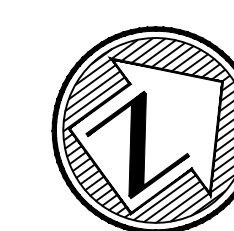
1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 6" TO 12-IN) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING 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

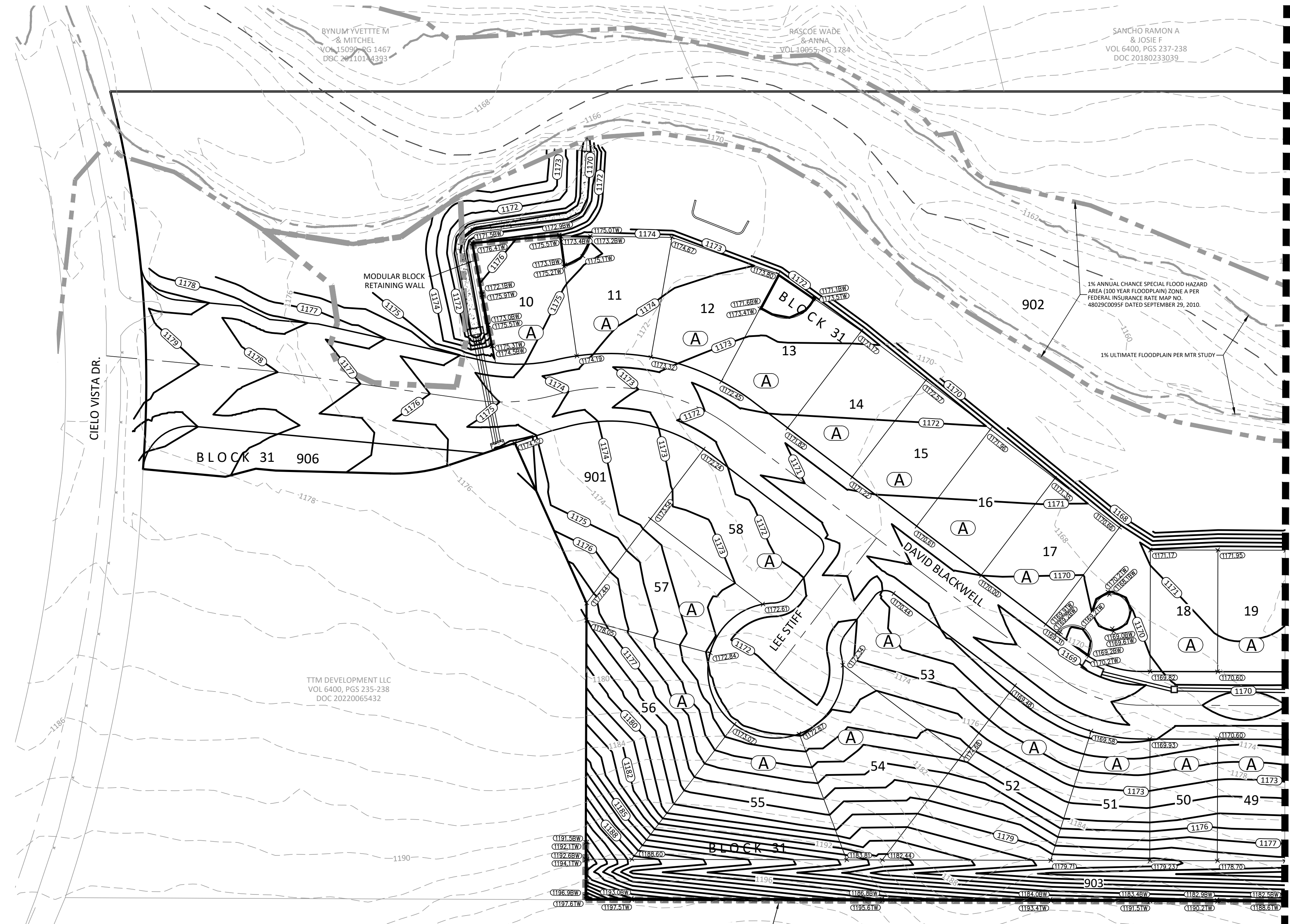
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR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



SCALE: 1"=50'
0 50 100



MATCHLINE "A" SEE SHEET C5.1

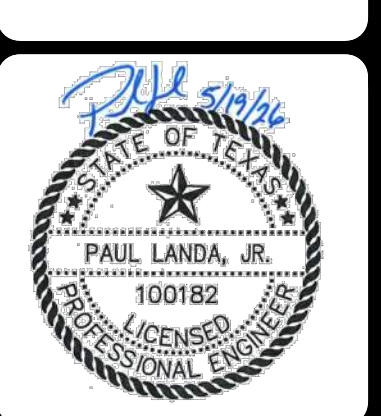
- | | | | | | | | | | | | | | |
|--|--|---------------------------------|--|------------------------------|--|---|------------------------------------|--|-------------------------------|--|---|--|---|
| YAMAGUCHI SEJI & HOLLANDER LARV VOL 9591, PG 138 | MELNDEZ CARLOS & ELIDRENA L VOL 9591, PG 138 | HUGHINS ANDREW VOL 9591, PG 138 | IVER-RATESH S & REENA A VOL 14383, PG 0591 | JING CHUN VOL 14253, PG 1661 | LIPSITT ADAM & LAVASANI VOL 9602, PG 58-59 | JOYNER JONATHAN K & JAMIE TY VOL 16401, PG 1436 | POSQUE CONNIE P VOL 14498, PG 0080 | ANGULO FREDDY & LOPEZ-ARRESTEPO CLAUDIA VOL 14175, PG 0818 | JOYNER ROBIN VOL 9591, PG 138 | VICKERS ROBERT M & VICKERS GAROLINE J VOL 9591, PG 137-142 | WYLIE-CHRISTOPHER LEE TATYANA JURAVLEVA VOL 144548, PG 0073 | DIAZ FELDA I & BEST JAMES L VOL 18829, PG 0850 | ZADEH MANSOUR & MOIGAN VOL 9591, PG 138 |
|--|--|---------------------------------|--|------------------------------|--|---|------------------------------------|--|-------------------------------|--|---|--|---|

NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

MTR

May Tarin Ramirez Engineers, LLC
 5723 UNIVERSITY HEIGHTS BLVD., STE. 03 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

GRADING PLAN

SHEET
C5.0

SUBMITTAL SET

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.

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 STERPED 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 TO BE 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.

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 LIFT 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.

- THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- 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.
- FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
- 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

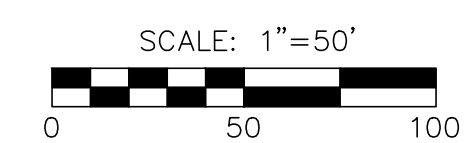
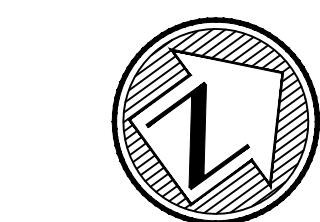
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR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

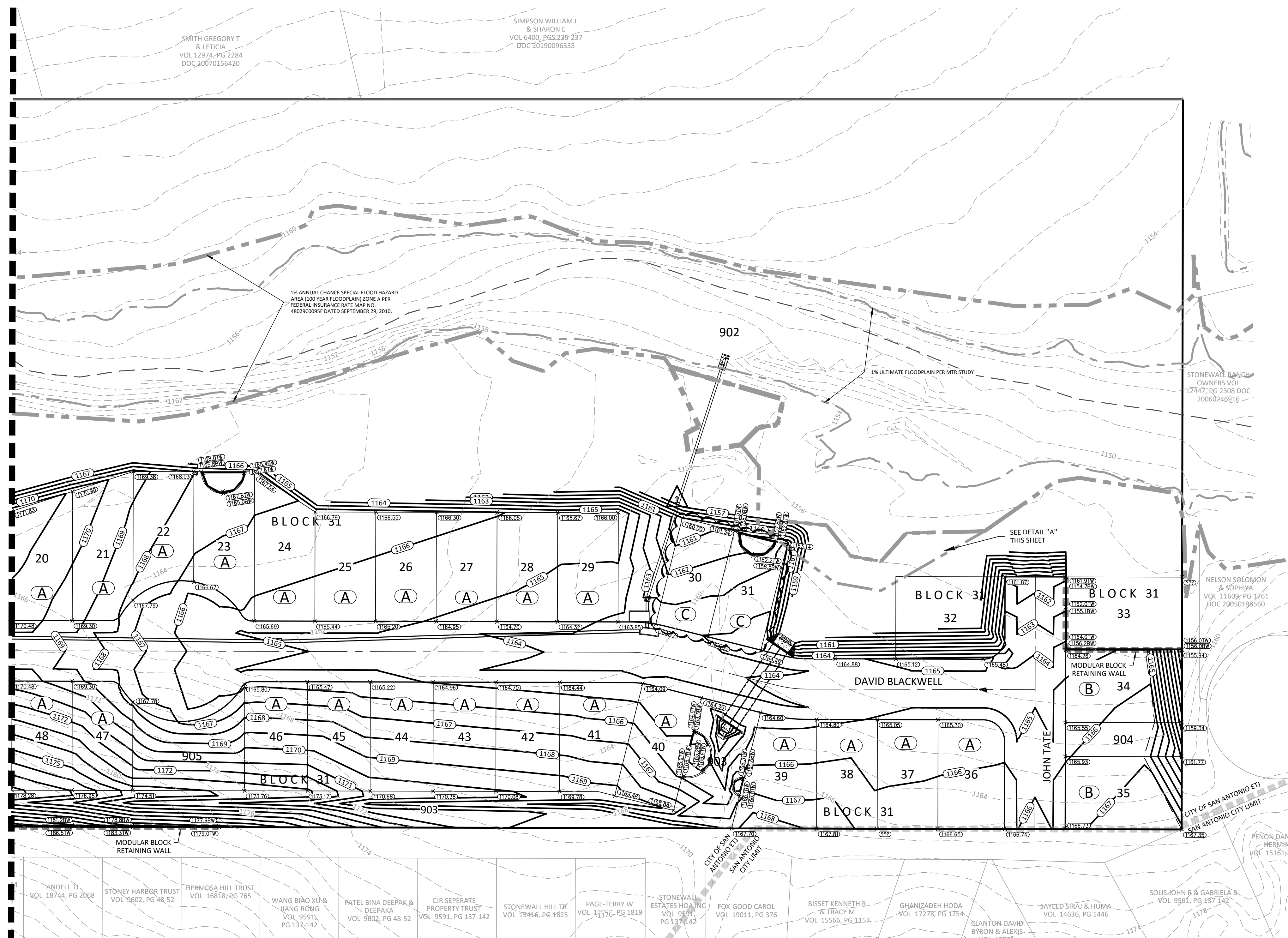
LEGEND

- A = DRAINAGE TO FRONT OF LOT
- B = DRAINAGE TO BOTH FRONT AND REAR LOT
- C = DRAINAGE TO REAR OF LOT
- X (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



SUBMITTAL SET

MATCHLINE "A" SEE SHEET C5.0



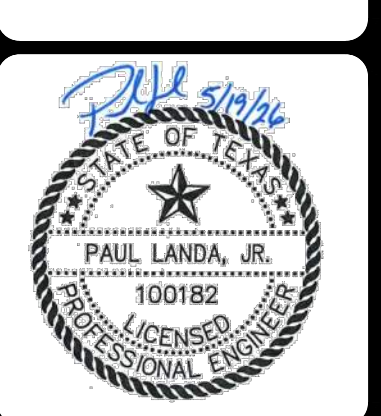
NO.	DATE	DESCRIPTION	BY	DS
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET		

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 003 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



ENCLAVE AT HIDEAWAY VILLAGE

GRADING PLAN

SHEET

C5.1

Plot Date: April 8, 2025 User ID: Auto-Mark_Mark
 C:\Users\Auto-Mark_Mark\Documents\Projects\24-11800055\24-11800055.dwg

BEXAR COUNTY FLOODPLAIN GENERAL CONSTRUCTION NOTES:

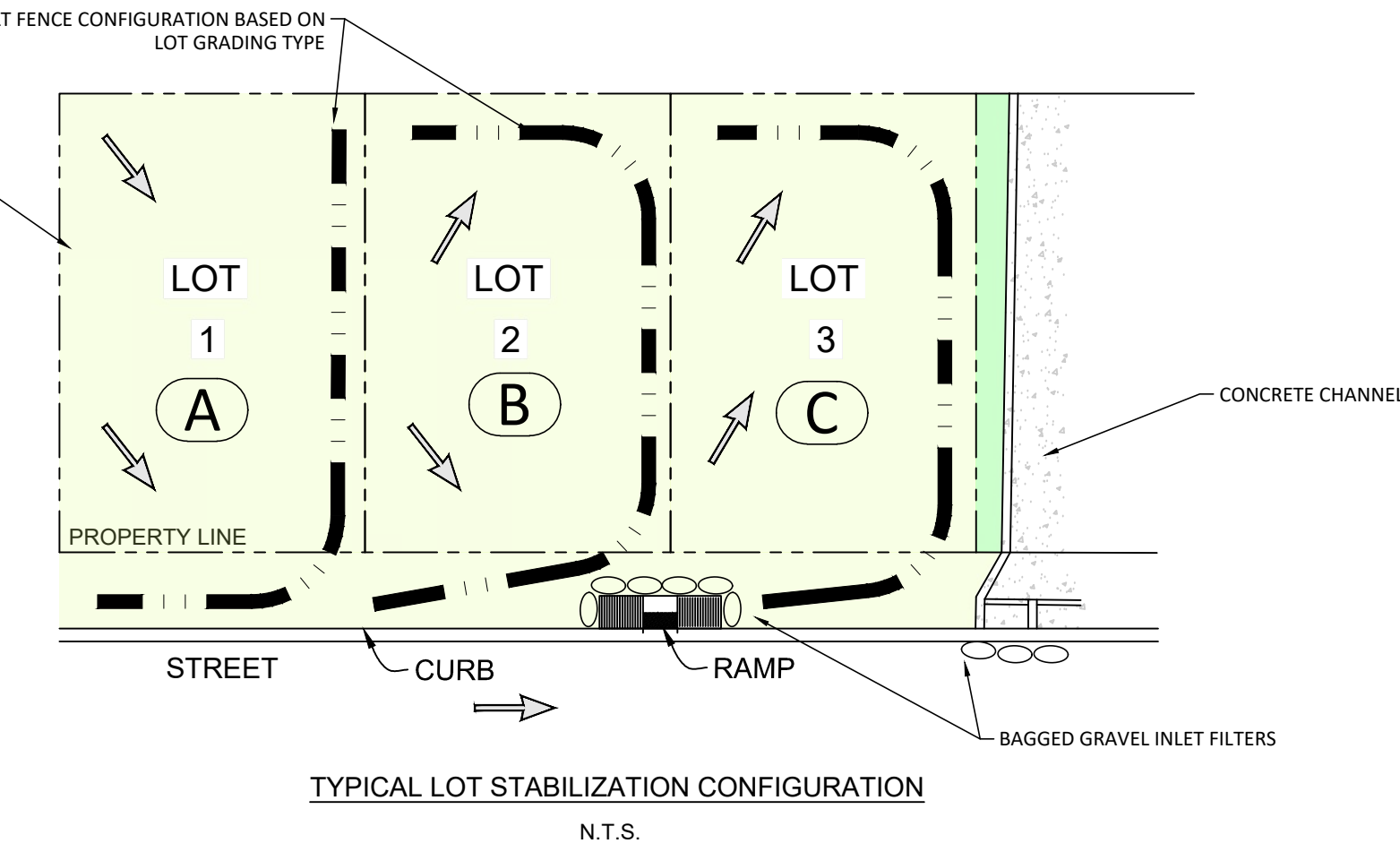
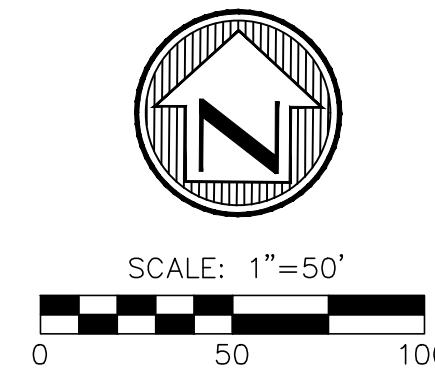
1. CONTRACTOR IS TO MAINTAIN UNRESTRICTED DRAINAGE OF THE PROJECT SITE AND ADJACENT AREAS DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL AND/OR WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF THE EXISTING NATURAL DRAINAGE OR PLACED WITHIN THE LIMITS OF THE EXISTING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

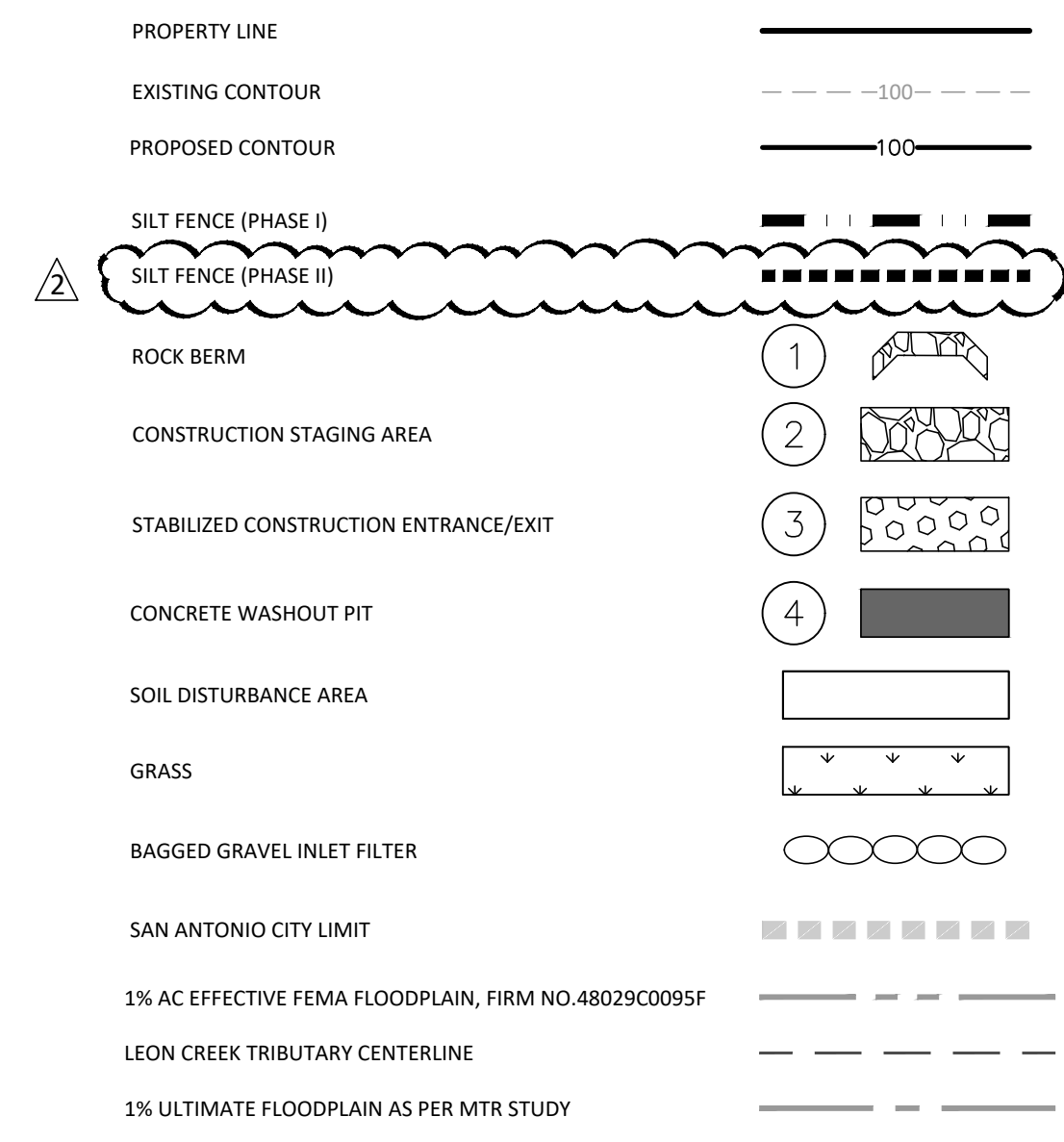
PLAT NO. 24-11800055



TYPICAL LOT EROSION CONTROL NOTES:

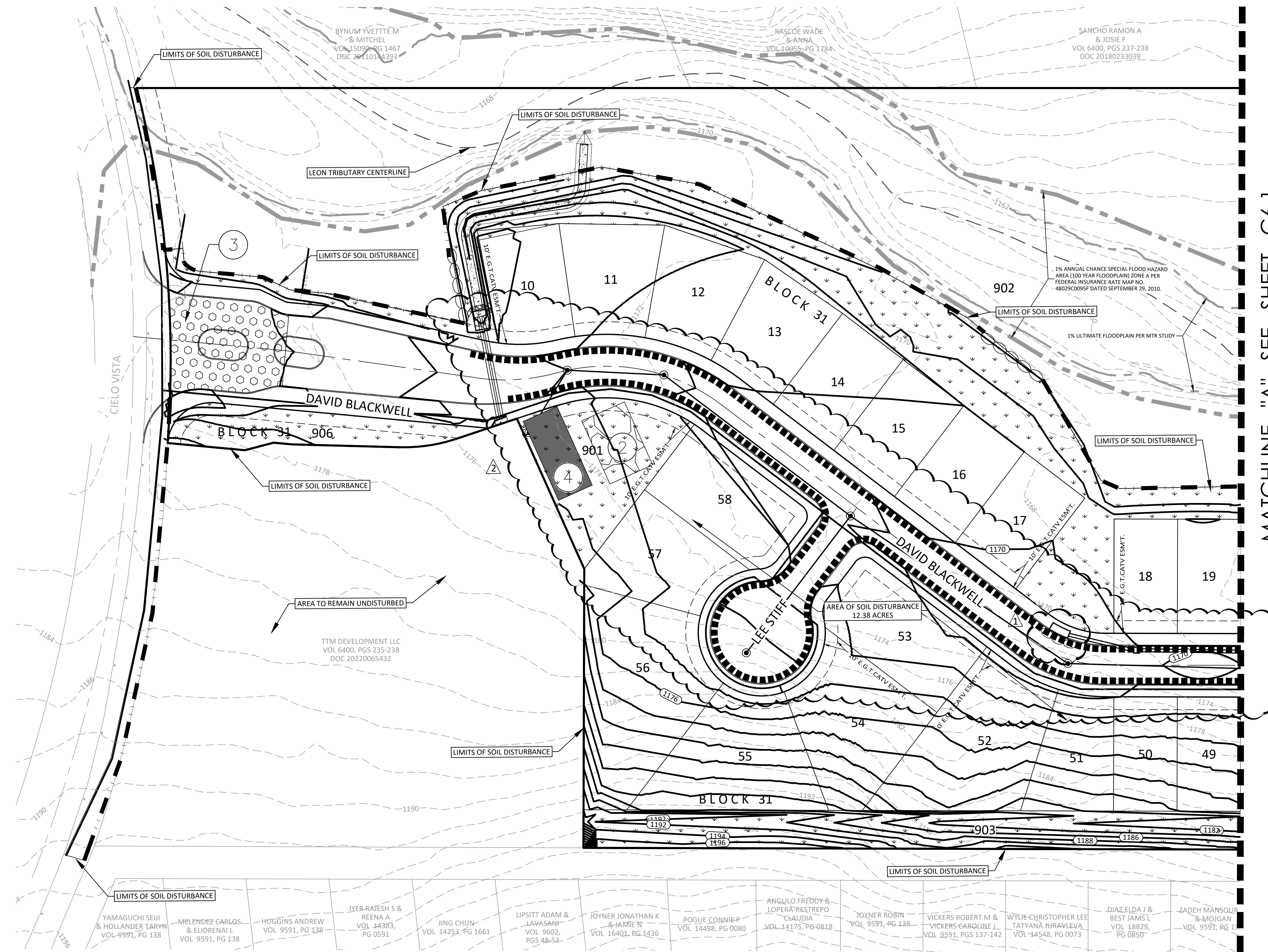
- INSTALL AND MAINTAIN SILT FENCE TO PREVENT RUN-OFF OF SEDIMENTATION INTO STREETS AND DRAINAGE SYSTEMS.
- LINE SIDEWALK RAMP WITH BAGGED GRAVEL INLET FILTERS TO PREVENT SEDIMENT RUNOFF INTO THE STREET.
- LINE CURB INLET GUTTERS WITH BAGGED GRAVEL INLET FILTERS TO PREVENT SEDIMENT RUNOFF.

LEGEND



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.



MATCHLINE "A" SEE SHEET C6.1

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

MTR
 • Engineers
 • Surveyors
 • Planners
May Tarin Ramirez Engineers, LLC
 TPELBS: 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

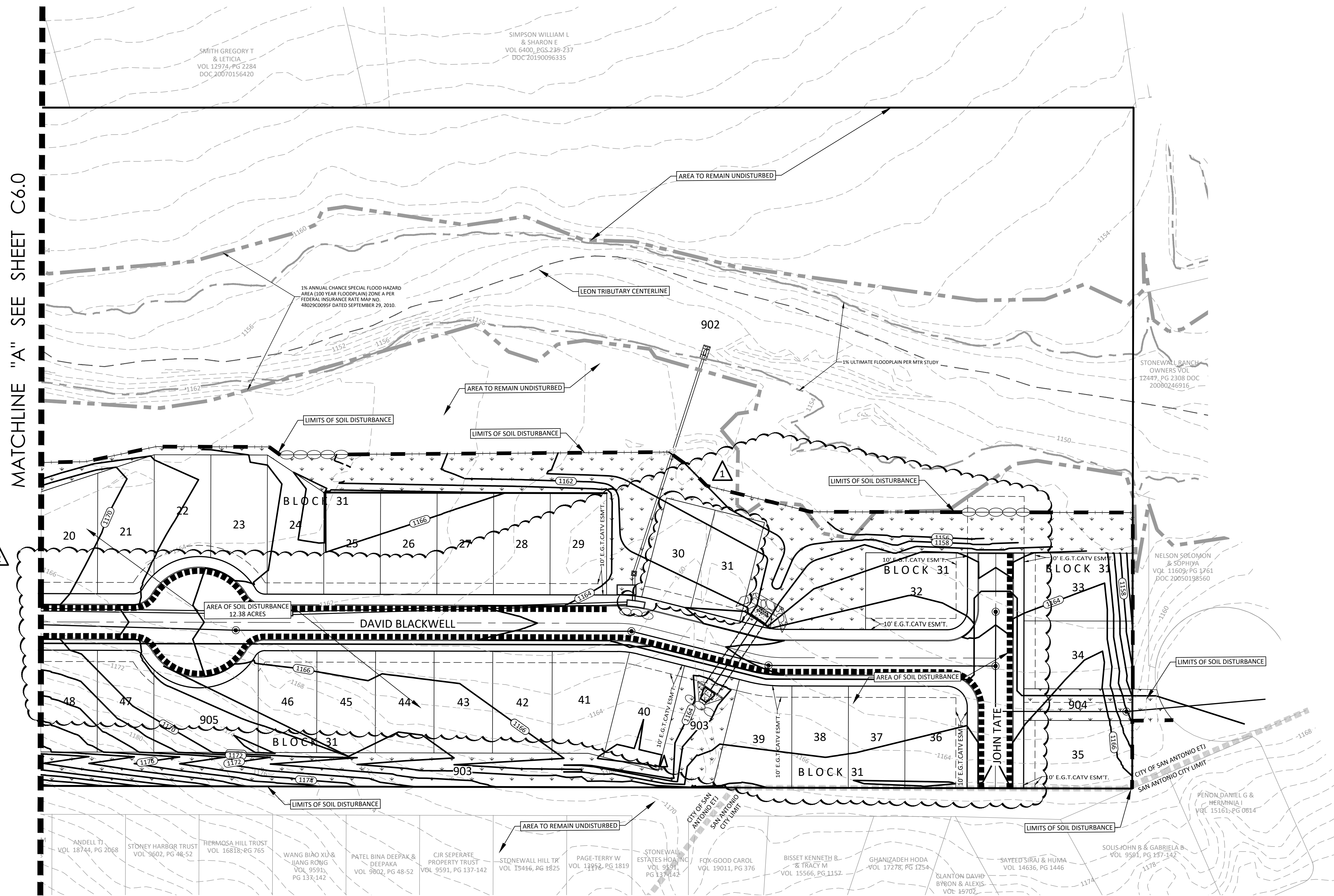
OVERALL STORM WATER POLLUTION PREVENTION PLAN

SHEET C6.0

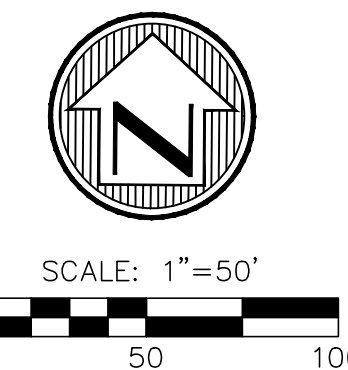
SUBMITTAL SET

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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MATCHLINE "A" SEE SHEET C6.0



LEGEND

PROPERTY LINE	—
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	- - - - -
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.

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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.

ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
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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

REVISIONS

NO.	DATE	DESCRIPTION	BY	DS
1	12/17/25	ADDED LOTS, RENUMBERED LOTS, & REV. INLET		
2	5/19/26	ADDED SILT FENCE & UPDATED QUANTITIES		

PROJ. # : DGN. BY: DWG. BY: CHD. BY: DATE:

Engineers
Surveyors
Planners

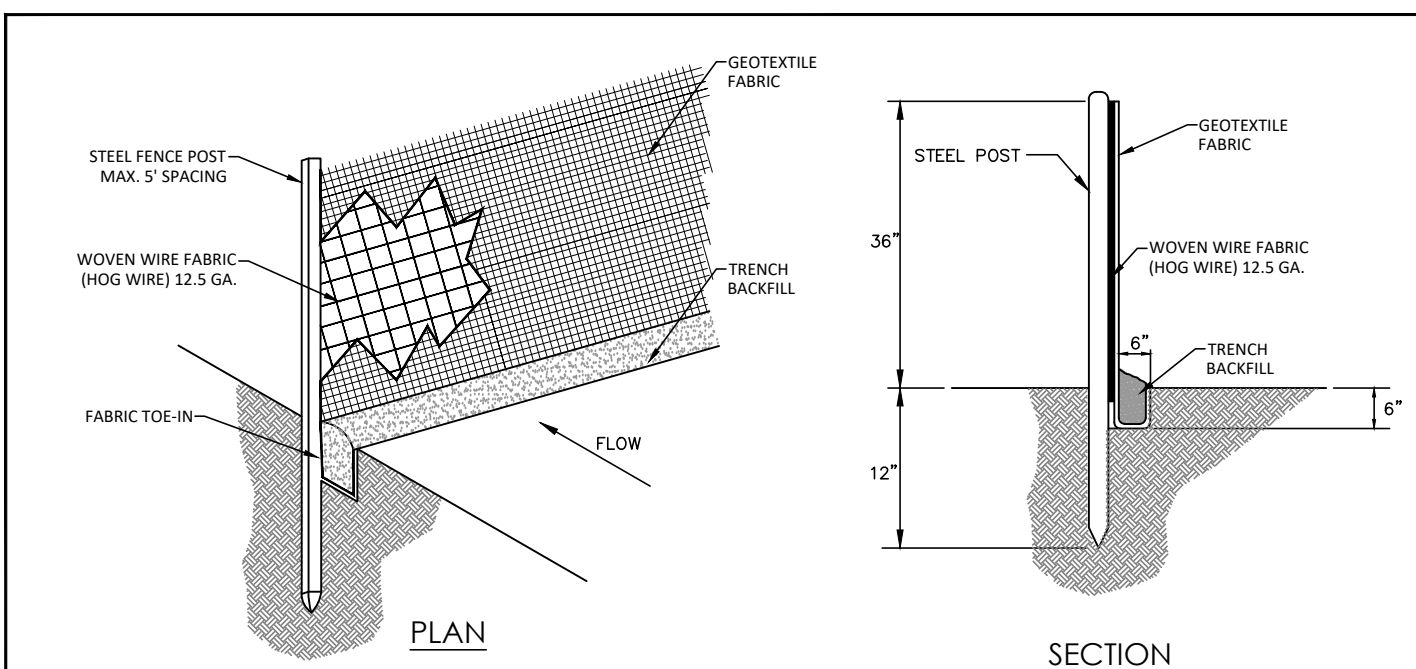
MTR

May Tarin Ramirez Engineers, LLC
 TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 698-5051
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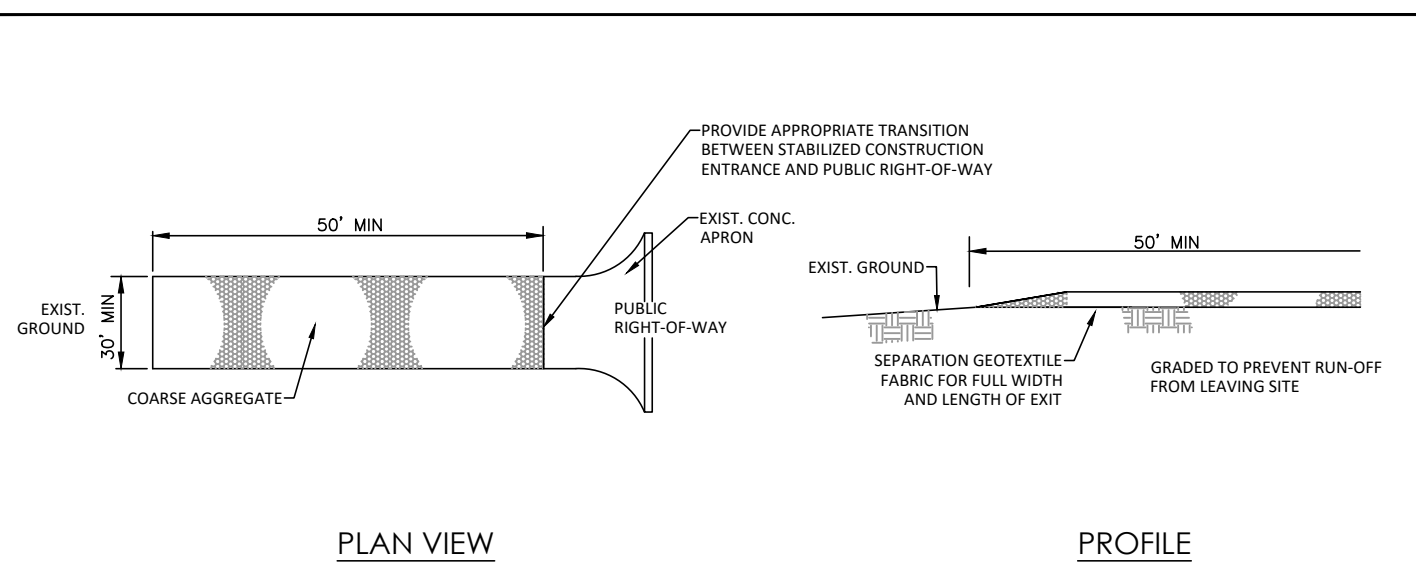
**ENCLAVE AT HIDEAWAY VILLAGE,
OVERALL STORM WATER POLLUTION
PREVENTION PLAN**

Plot Date: April 8, 2025 User: D: Erika Garcia File: \\villanovawp\Users\ErikaGarcia\Projects\24-1180055\Drawings\24-1180055-C6.1.dwg



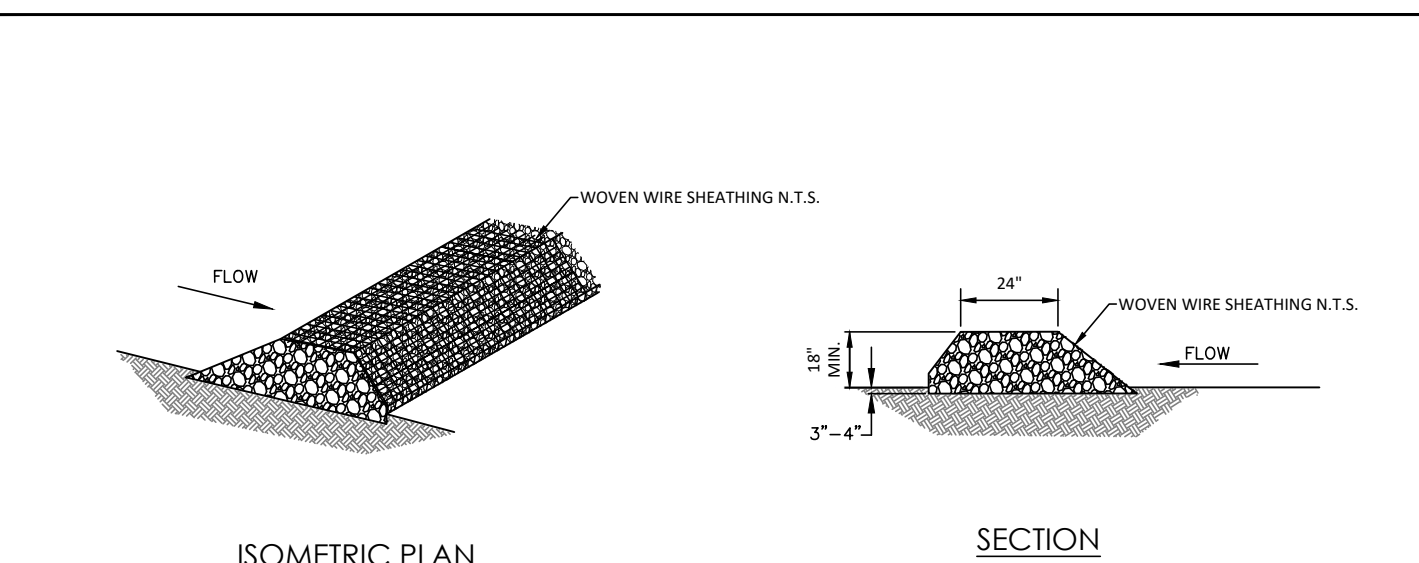
SILT FENCE NOTES

- SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
- FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT², AND BRINDELL HARDNESS EXCEEDING 140.
- WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12.5 GAUGE MINIMUM.
- STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1 FOOT DEEP AND SPACED NOT MORE THAN 5 FEET ON CENTER.
- LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
- THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW, WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES, OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE.
- REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.



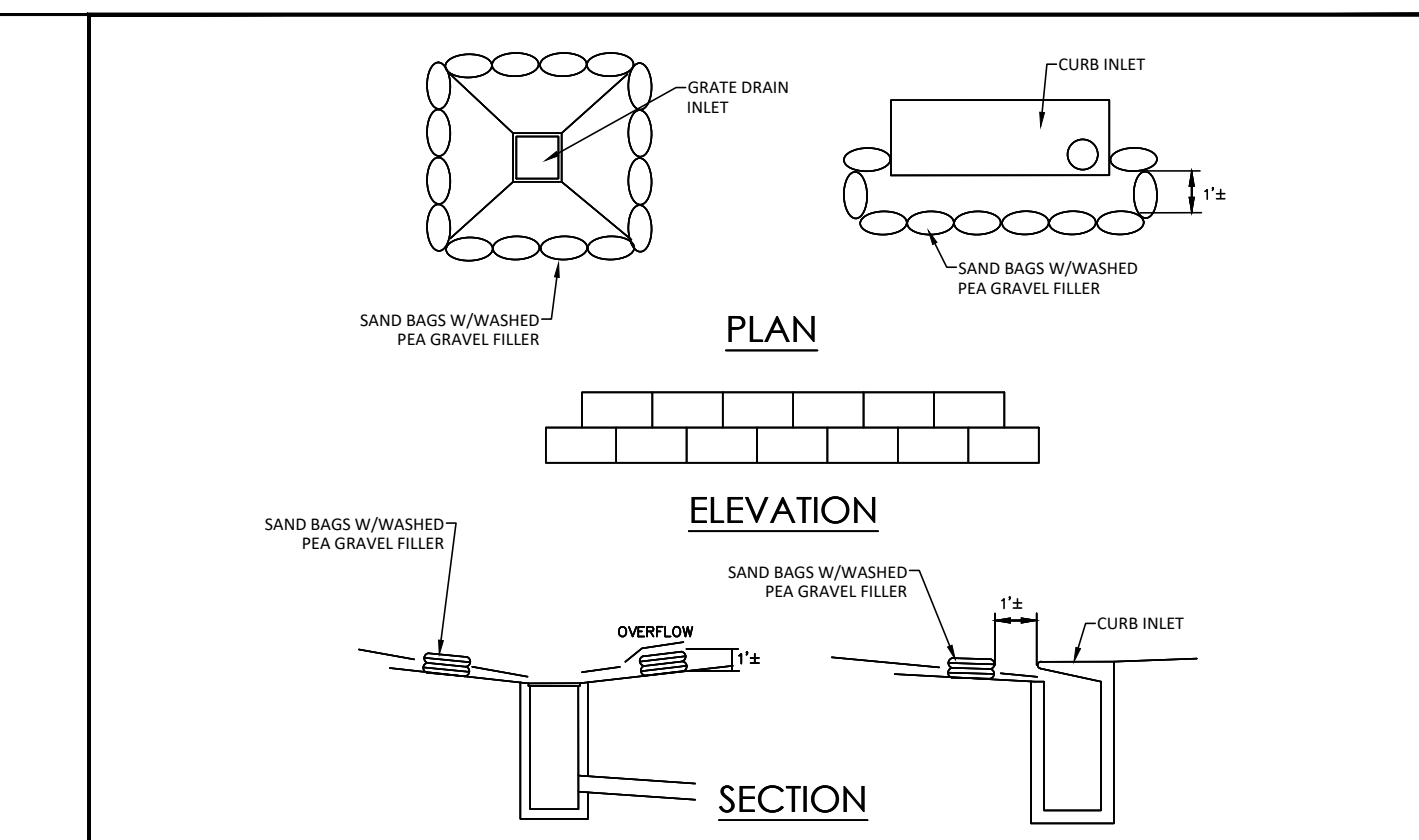
TEMPORARY CONSTRUCTION ENTRANCE/EXIT NOTES

- THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION.
- THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
- THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
- AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
- THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
- THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
- PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
- PLACE STONE TO DIMENSIONS AND GRADE SHOWN. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.



ROCK BERM NOTES

- THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
- CLEAN, OPEN GRADED 3- TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.
- LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE.
- BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
- PLACE THE ROCK ALONG THE SHEATHING TO A HEIGHT NOT LESS THAN 18".
- WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
- BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER AND REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



BAGGED GRAVEL INLET FILTER

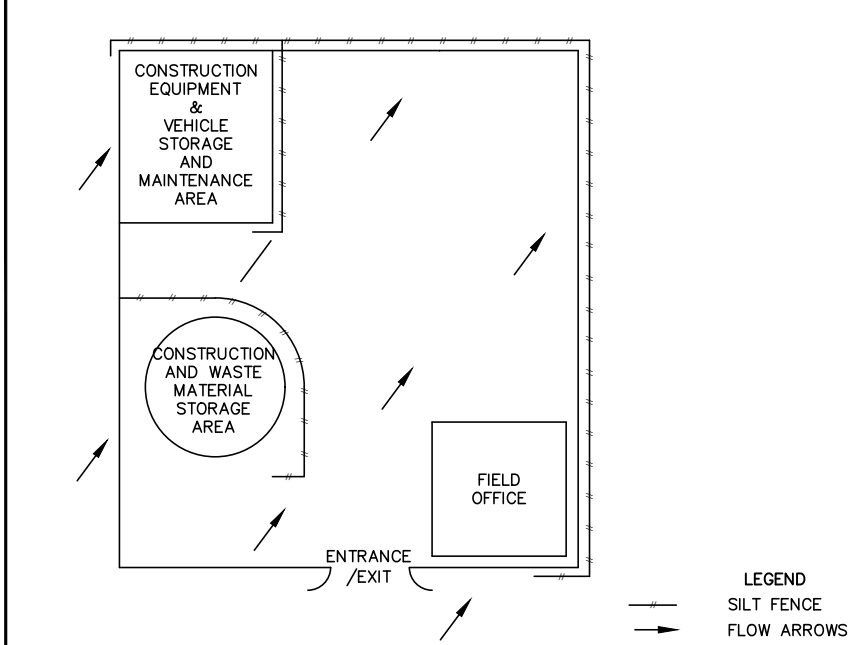
- THE GRAVEL BAG MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, POLYAMIDE OR COTTON BURLAP WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OZ/YD², MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT.
- THE BAG LENGTH SHOULD BE 24 INCHES, WIDTH SHOULD BE 18 INCHES AND THICKNESS SHOULD BE 6 INCHES.
- THE GRAVEL BAGS SHOULD BE FILLED WITH 3/4" GRAVEL.
- WHEN A GRAVEL BAG IS FILLED WITH GRAVEL, THE OPEN END OF THE GRAVEL BAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CORD.
- THE GRAVEL BAGS SHOULD BE PLACED AS SHOWN ON THE DETAIL. THE GRAVEL BAGS SHALL BE STACKED TO FORM A CONTINUOUS BARRIER AROUND THE INLETS. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
- REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

1 SILT FENCE DETAIL
SCALE: NONE

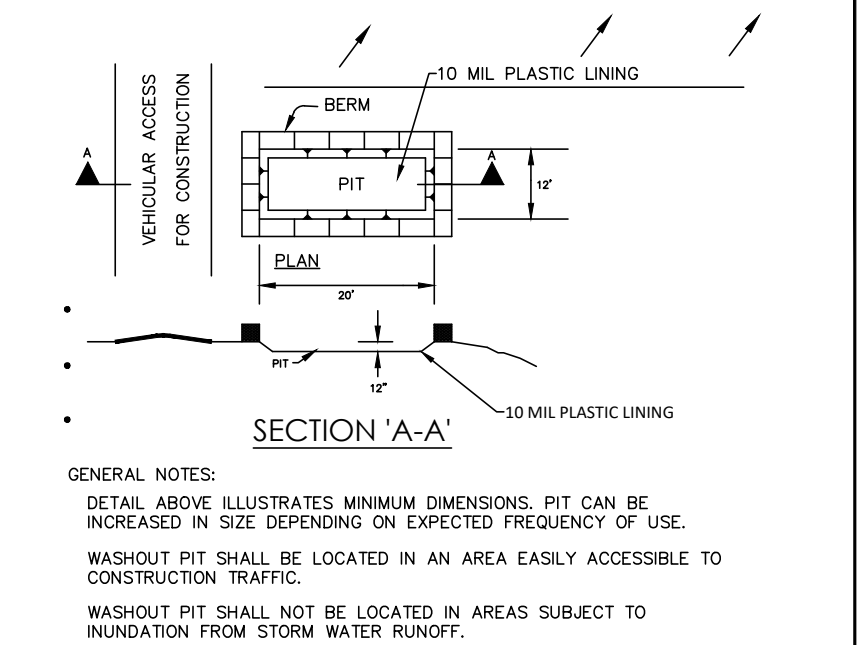
2 STABILIZED CONSTRUCTION ENTRANCE / EXIT
SCALE: NONE

3 ROCK BERM
SCALE: NONE

4 BAGGED GRAVEL INLET FILTER
SCALE: NONE



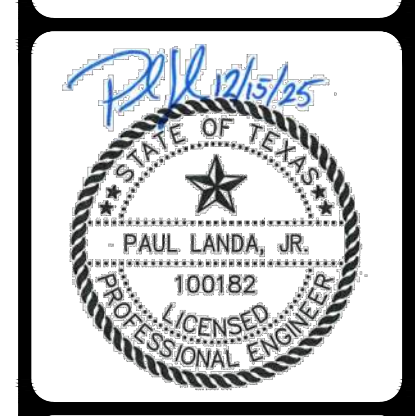
5 CONSTRUCTION STAGING AREA
SCALE: NONE



6 CONCRETE TRUCK WASHOUT PIT
SCALE: NONE

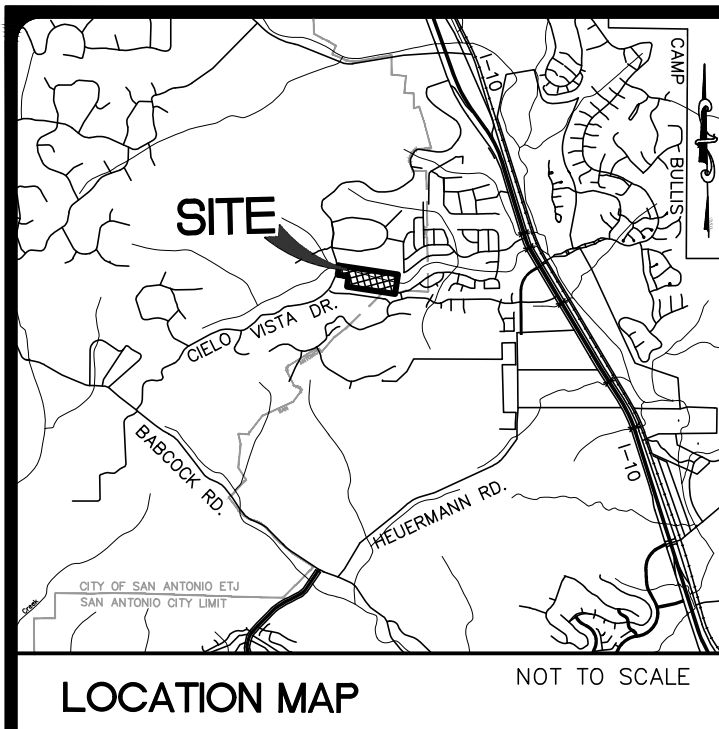
NO.	DATE	REVISIONS	DESCRIPTION

MTI
 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



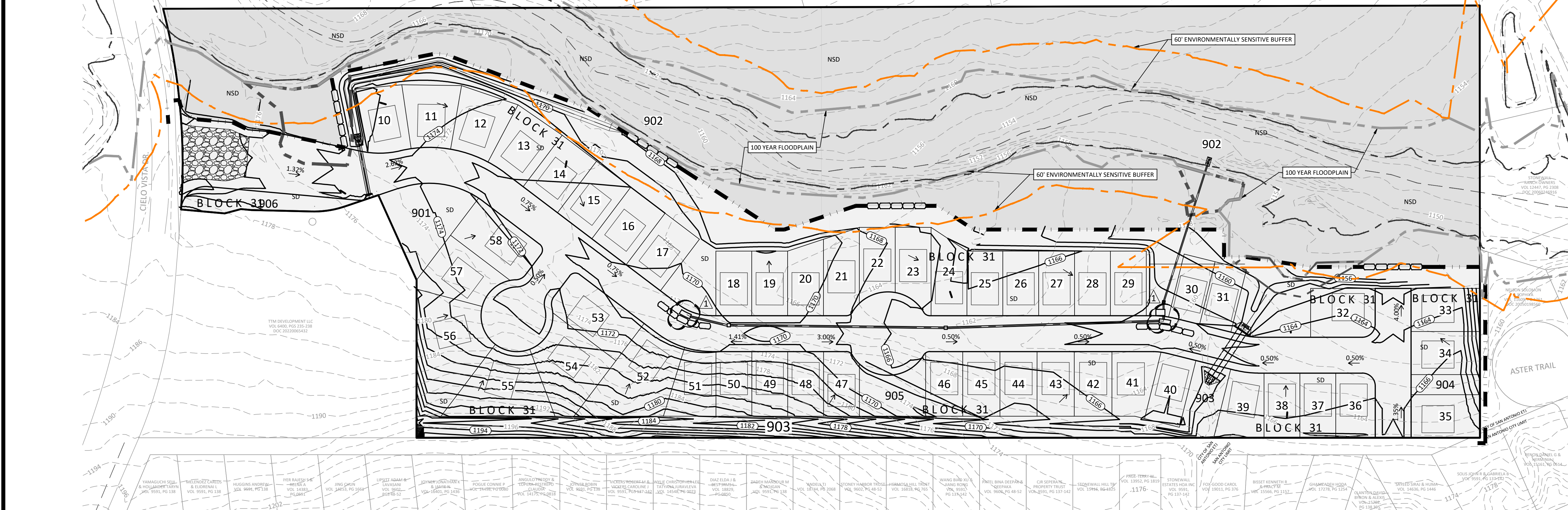
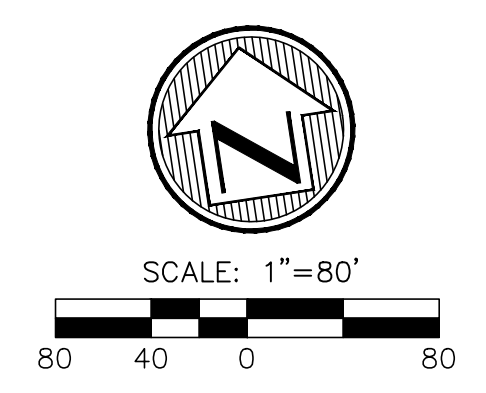
ENCLAVE AT HIDEAWAY VILLAGE
STORM WATER POLLUTION PREVENTION PLAN
 DETAILS

Plot Date: April 6, 2021 User ID: Eshale Gurbaj
 S:\Villages\Village Submittal Drawings\Plot Production\328277.dwg -- 363P PLANKING



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SILT FENCE OR FIBER ROLL
	ROCK BERM
	GRAVEL INLET FILTER
	SAND/GRAVEL BAG
	NEW CONCRETE SIDEWALK/FLATWORK
	CONSTRUCTION STAGING AREA
	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	CONCRETE TRUCK WASHOUT PIT
	SOIL DISTURBANCE AREA
	NO SOIL DISTURBANCE AREA
	DRAINAGE FLOW ARROW
	NO SOIL DISTURBANCE
	SOIL DISTURBANCE
	SAN ANTONIO CITY LIMIT
	1% AC EFFECTIVE FEMA FLOODPLAIN, FIRM NO. 48029C0095F
	LEON CREEK TRIBUTARY CENTERLINE
	1% ULTIMATE FLOODPLAIN PER MTR STUDY
	ENVIRONMENTALLY SENSITIVE BUFFER



Texas Commission on Environmental Quality Contributing Zone Plan General Construction Notes

- 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 will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
- All contractors conducting regulated activities associated with this project should be provided with complete 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 keep copies of the approved plan and approval letter on-site.
- No temporary aboveground hydrocarbon and hazardous substance storage tank system may be installed within 150 feet of a domestic, industrial, irrigation, or public water supply well.
- Prior to commencing construction, all temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. Controls specified in the SWPPP section of the approved Edwards Aquifer Contributing Zone Plan are required during construction. If inspectors 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 areas have become permanently stabilized.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
- 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 basin volume.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
- All spoils (excavated material) generated from the project site and stored on-site must have proper E&S controls installed.
- 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 not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
- 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.
- The holder of any approved Contributing Zone plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
 - any change in the nature or character of the regulated activity from that which was originally approved;
 - any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
 - any development of land previously identified in a contributing zone plan as undeveloped.

MIR • Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
 FIRM TBPE NO. F-5297 TBPLS NO. 10131500
 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

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.

PROPERTY DATA:

- SIZE - 22.608
- LOT - 49
- OWNER - K7 HIDEAWAY VILLAGE DEVELOPERS LLC

SITE INFORMATION:

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.

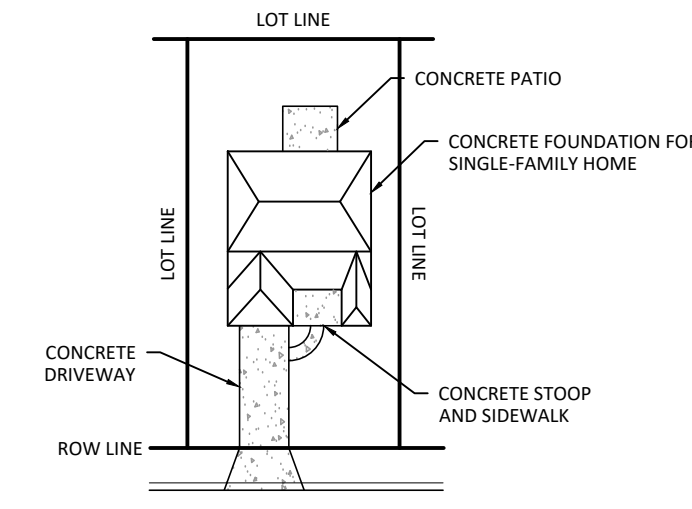
TREE REMOVAL NOTE:

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

PHASING NOTE:

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

CONTRACTOR UTILITY WARNING!!!
 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.**

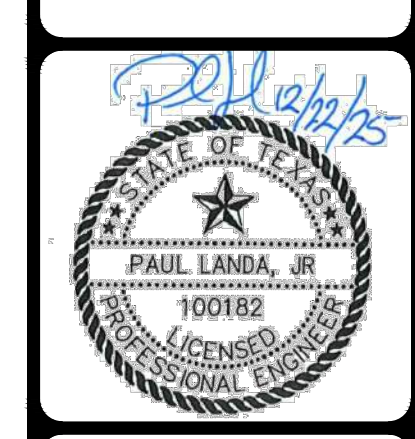


TYPICAL LOT SITE PLAN
 N.T.S.
 *** NOTE ***
 THE AVERAGE IMPERVIOUS COVER ASSUMED FOR EACH LOT IS 2,100 S.F.

REVISIONS

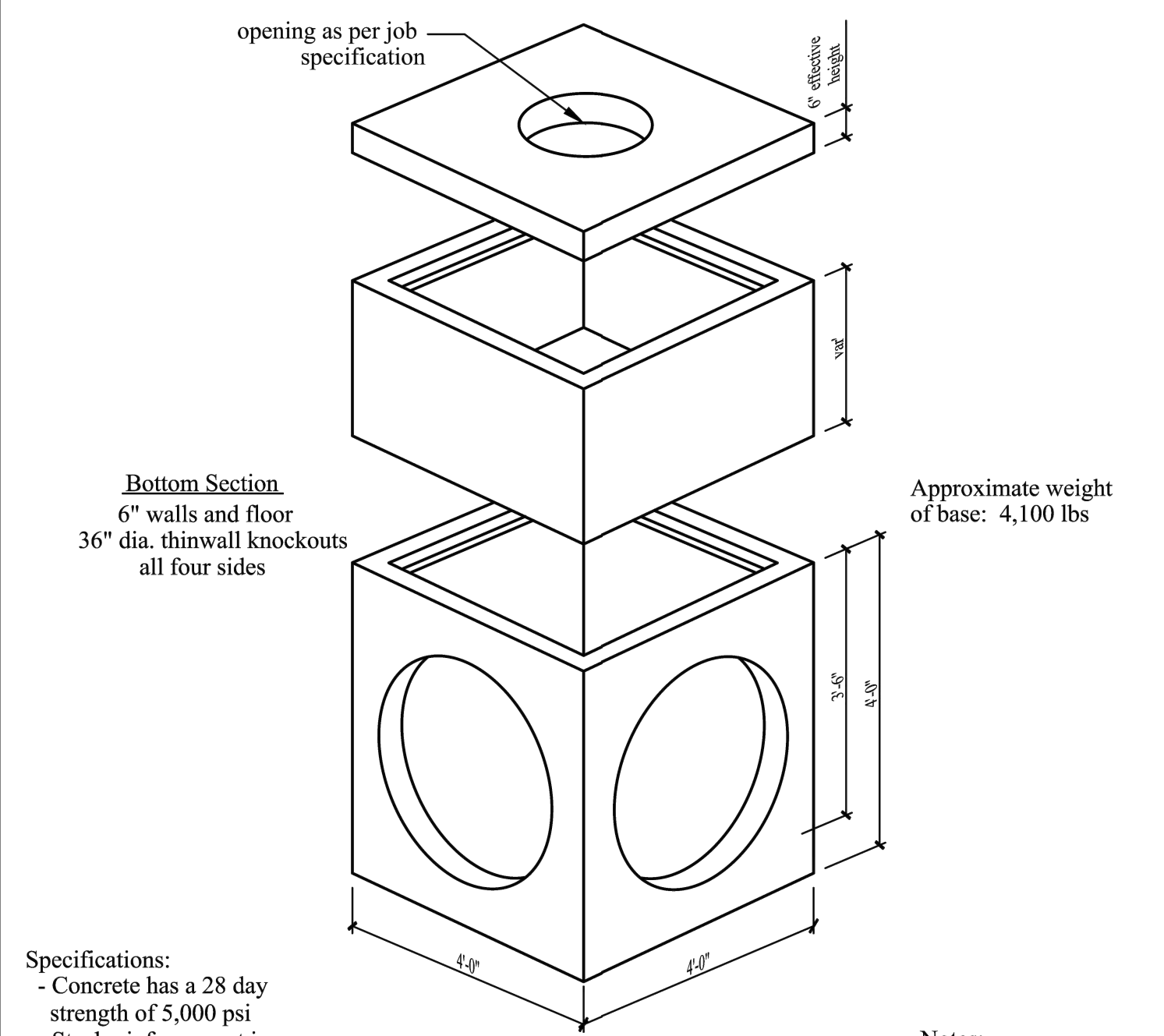
NO.	DATE	DESCRIPTION
A	12/17/25	REVISED INLET

• Engineers
 • Surveyors
 • Planners
MIR
Moy Tarin Ramirez Engineers, LLC
 TEXAS ENGINEERING & SURVEYING: (210) 698-5051
 5724 UNIVERSITY BLVD., STE. 103
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



HIDEAWAY VILLAGE SUBDIVISION
 CZP SITE PLAN

3' x 3' x var Junction Box



Specifications:
 - Concrete has a 28 day strength of 5,000 psi
 - Steel reinforcement is ASTM A615 grade 60
 - Load design is H-20

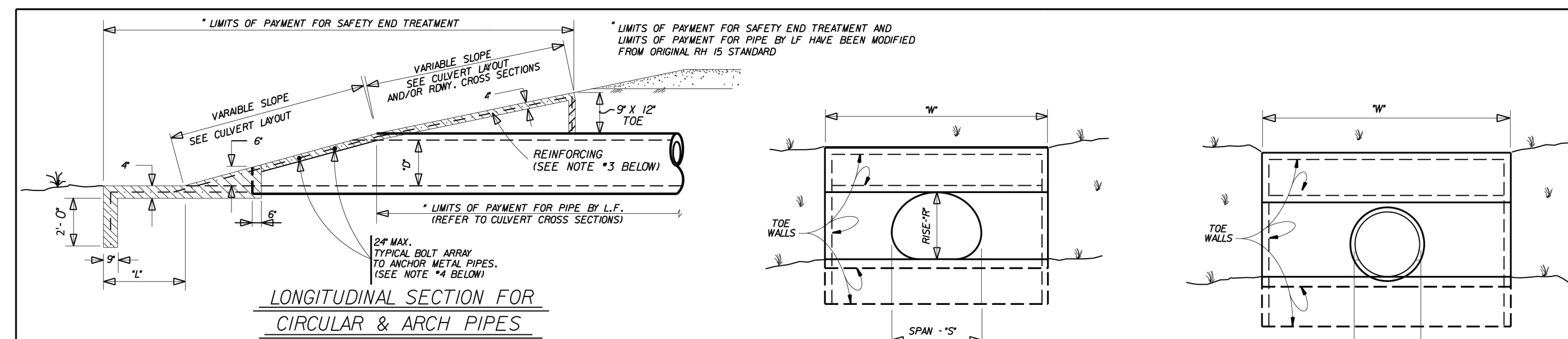
Approximate weight of base: 4,100 lbs

Notes:
 - Consult manufacturer before handling

Capital Precast
 CAPITAL PRECAST, INC.
 6905 SOUTH OLD BASTROP HWY
 SAN MARCOS, TEXAS 78666
 PH: (830) 666-6200

FOR JOB: 3' x 3' x var Junction Box

DRAWN: RW DATE: 12/1/2015 Rev. No. SHEET: 1 OF 1
 FILE: catalog/junctionboxes/3x3JB



LONGITUDINAL SECTION FOR CIRCULAR & ARCH PIPES

DIMENSIONS FOR CIRCULAR (CMP and RCP) PIPE CULVERTS

12" INSIDE DIA. OF PIPE	1'	SINGLE		DOUBLE		TRIPLE		QUADRUPLE	
		CGM	RCP	W		W		W	
18"	2'-0"	1'-2"	0'-9"	4'-6"	7'-2"	9'-10"	12'-6"	15'-4"	18'-2"
24"	2'-6"	1'-3"	0'-10"	5'-3"	8'-4"	11'-4"	14'-4"	17'-4"	20'-4"
30"	3'-0"	1'-5"	0'-11"	6'-0"	9'-5"	12'-10"	15'-10"	18'-10"	21'-10"
36"	3'-6"	1'-7"	1'-1"	7'-0"	10'-8"	14'-10"	18'-10"	21'-10"	24'-10"
42"	4'-0"	1'-9"	1'-3"	8'-0"	12'-0"	16'-10"	20'-10"	23'-9"	26'-9"
48"	4'-6"	2'-0"	1'-5"	9'-0"	13'-2"	18'-10"	22'-10"	25'-9"	28'-9"
54"	5'-0"	2'-2"	1'-7"	10'-0"	14'-4"	19'-10"	23'-10"	26'-9"	29'-9"
60"	5'-6"	2'-4"	1'-9"	11'-0"	15'-6"	20'-10"	24'-10"	27'-9"	30'-9"

*'S IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.

DIMENSIONS FOR C.M.P. ARCH PIPE CULVERTS

DESIGN SIZE	APPROX. ARCH DIM. SPAN	RISE	SINGLE		DOUBLE		TRIPLE		QUADRUPLE	
			1'	1.5'	W		W		W	
2	2'	15"	2'-0"	1'-2"	4'-3"	7'-2"	10'-1"	13'-0"	15'-9"	18'-8"
3	3'	20"	3'-0"	1'-5"	5'-8"	9'-5"	13'-2"	16'-11"	20'-0"	22'-9"
4	4'	24"	4'-0"	1'-8"	7'-11"	11'-6"	15'-3"	18'-12"	22'-0"	24'-9"
5	5'	28"	5'-0"	2'-1"	9'-4"	13'-9"	17'-6"	21'-3"	24'-11"	27'-10"
6	6'	33"	6'-0"	2'-4"	10'-7"	15'-12"	19'-9"	23'-6"	27'-4"	30'-3"
7	7'	38"	7'-0"	2'-7"	12'-0"	17'-6"	21'-3"	25'-0"	28'-8"	31'-7"
8	8'	43"	8'-0"	3'-0"	13'-3"	18'-9"	22'-6"	26'-3"	29'-11"	32'-10"
9	9'	47"	9'-0"	3'-3"	14'-6"	20'-12"	24'-9"	28'-6"	31'-10"	34'-9"

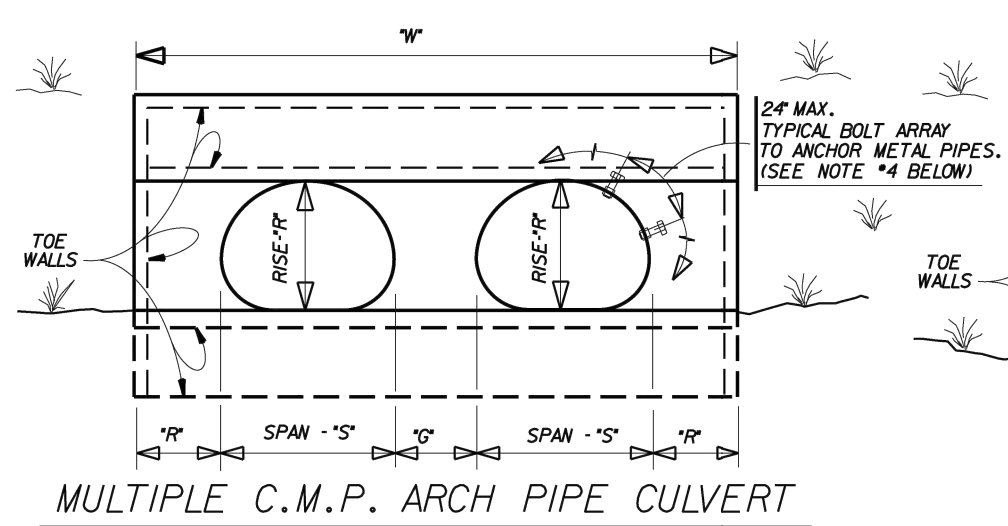
BASED ON 22.5" X 1/2" CORRUGATION
 *'S IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.

NOTES:

- REFER TO TxDOT SPECIFICATION ITEM 432 FOR ADDITIONAL CONCRETE RIPRAP REQUIREMENTS.
- FOR RIPRAP SLOPES, SEE CULVERT LAYOUT SHEET. CONCRETE SHALL BE CLASS B UNLESS OTHERWISE SHOWN IN THE PLANS.
- REINFORCE CONCRETE RIPRAP WITH 6 X 6 - W2.9 X W2.9 WELDED WIRE FABRIC OR WITH NO. 3 OR NO. 4 REINFORCING BARS SPACED AT A MAXIMUM OF 18 IN. IN EACH DIRECTION.
- ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8" X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WORK WILL BE SUBSIDIARY TO THE RIPRAP HEADWALL.
- FOR CONCRETE ARCH PIPES, THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.
- FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN PIPES SHOWN IN ITEMS 460 AND/OR 464.
- IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY FOUNDATION OR RIPRAP SLOPE, THE SIDE AND TOP TOE WALLS MAY BE ELIMINATED IF APPROVED BY THE ENGINEER.

SINGLE C.M.P. ARCH PIPE CULVERT

SINGLE CIRCULAR PIPE CULVERT (CMP or RCP)

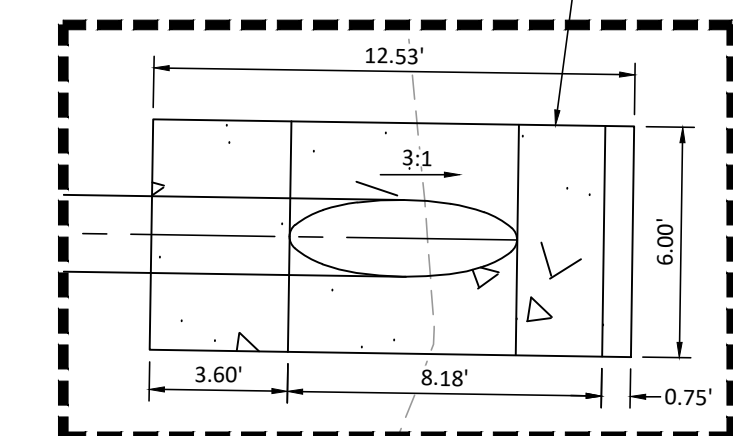


MULTIPLE C.M.P. ARCH PIPE CULVERT

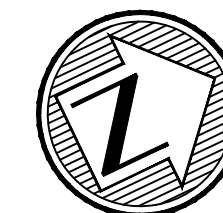
MULTIPLE CIRCULAR PIPE CULVERT (CMP or RCP)

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.
- ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
- 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 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.



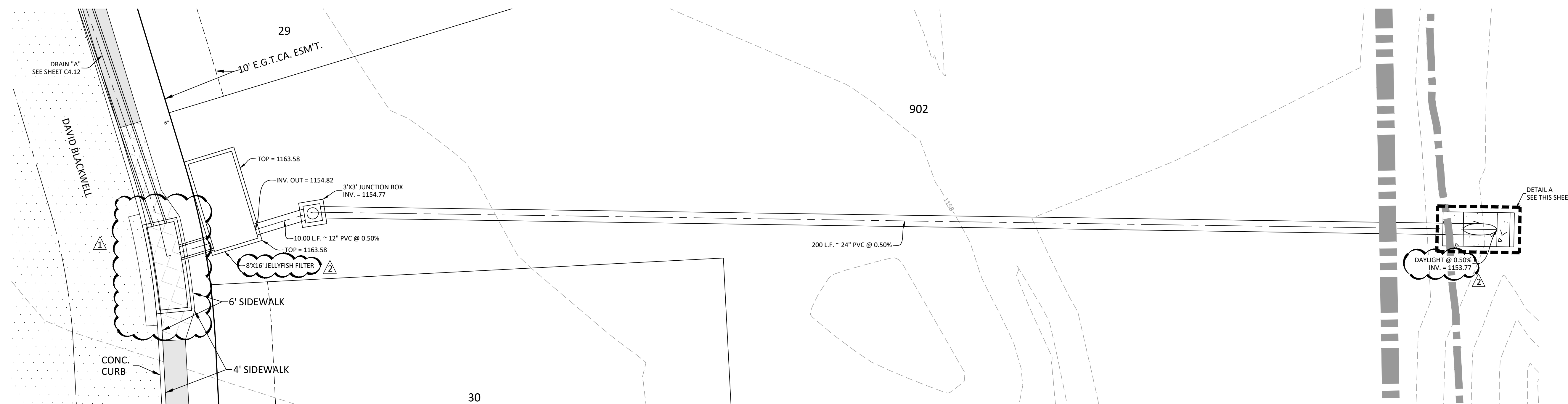
DETAIL A SCALE: 1" = 5'



SAN ANTONIO DISTRICT STANDARD RIPRAP HEADWALL (MOD)

© 2000 Texas Department of Transportation

PROJECT NO.	92
SECTION	CSR 851-1-19
STATE	TEXAS
COUNTY	QUADRALE
DATE	08/95
REV.	01 019 FM 467



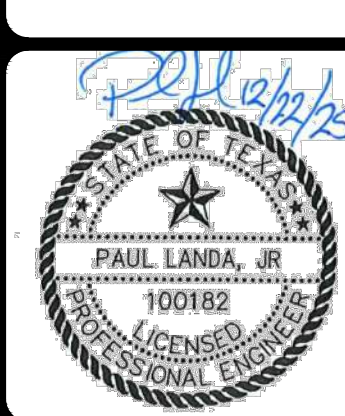
C.Z.P. DRAIN

SCALE: 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION
1	12/1/2015	REVISED INLET
2	12/22/25	REVISED JELLYFISH FILTER SIZE AND OUTFALL INVERT ELEV.

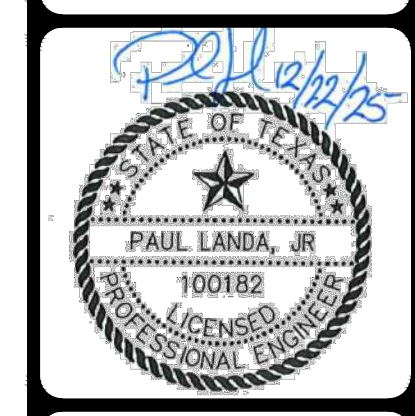
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 ENGINEERING F-5297 / SURVEYING F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103 TEL: (210) 688-5051
 SAN ANTONIO, TEXAS 78249 FAX: (210) 688-5085



HIDEAWAY VILLAGE SUBDIVISION
 DRAIN PLAN & PROFILE
 C.Z.P. DRAIN PLAN

NO.	DATE	DESCRIPTION	BY	CHKD. BY	DATE

MIR
 Engineers
 Surveyors
 Planners
Moy Tarin Ramirez Engineers, LLC
 TEXAS ENGINEERING & SURVEYING: E-101816004
 5725 UNIVERSITY BLVD., STE. 103, FLORENCE, TX 78409
 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



HIDEAWAY VILLAGE SUBDIVISION
 CZP DETAILS

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION	
CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
DECK TO INSIDE TOP (MIN) (B)	5.00

SITE SPECIFIC DATA REQUIREMENTS

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"	*	*

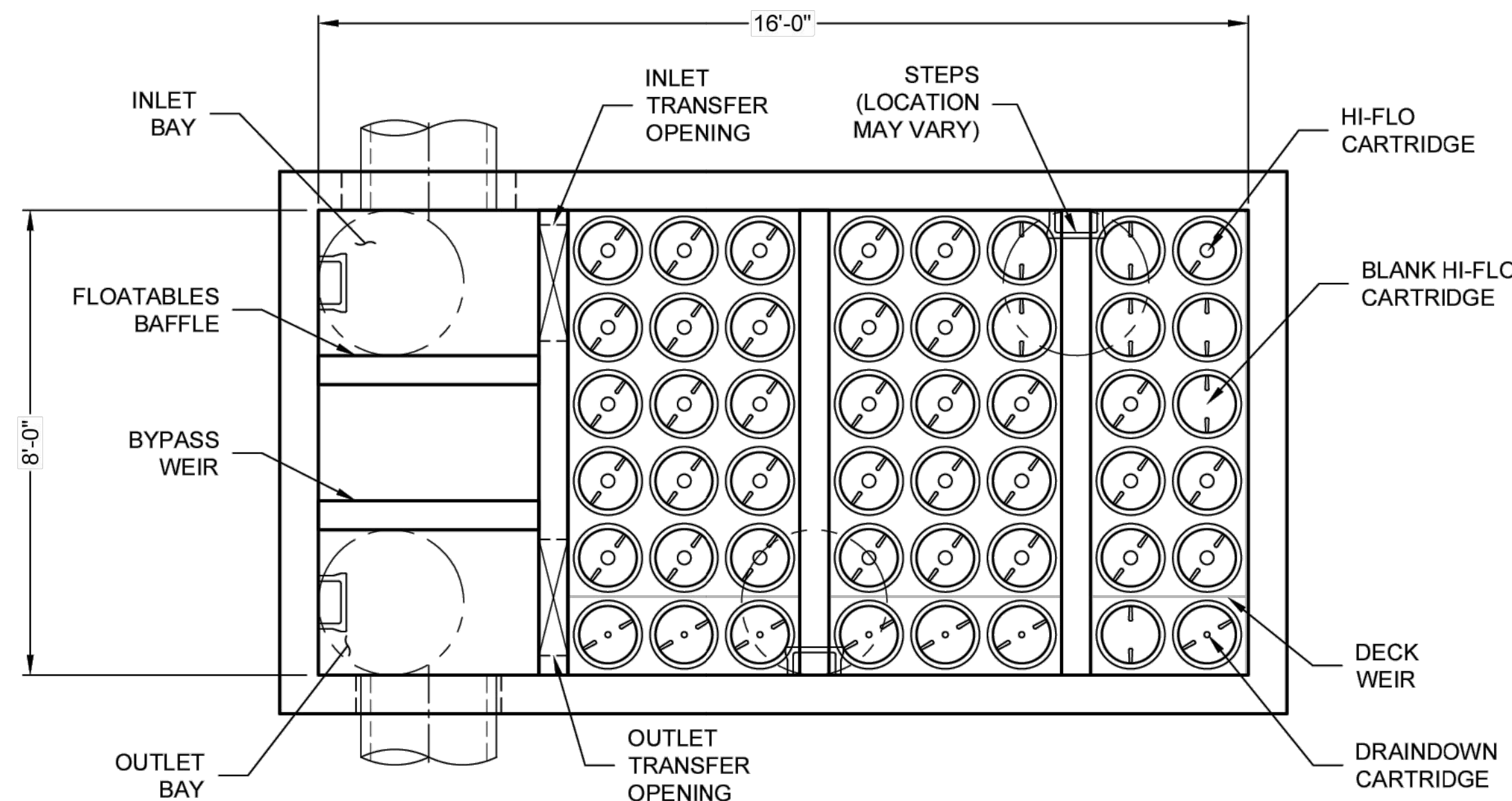
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	1163.58'
---------------	----------

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

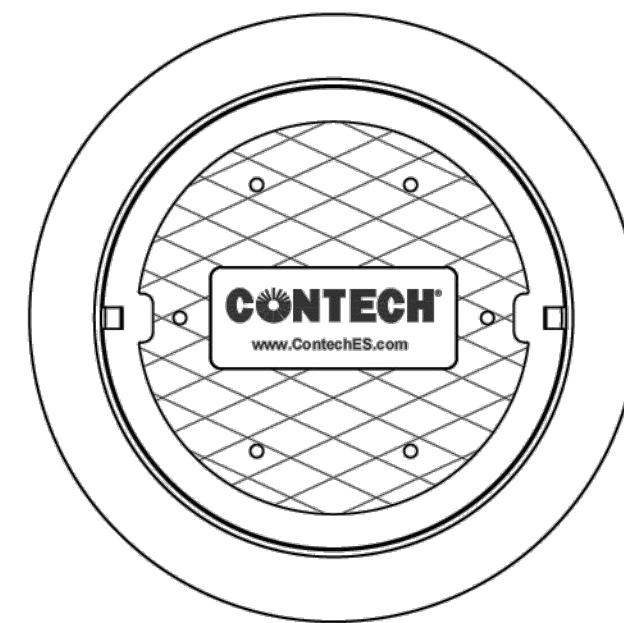
NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



PLAN VIEW

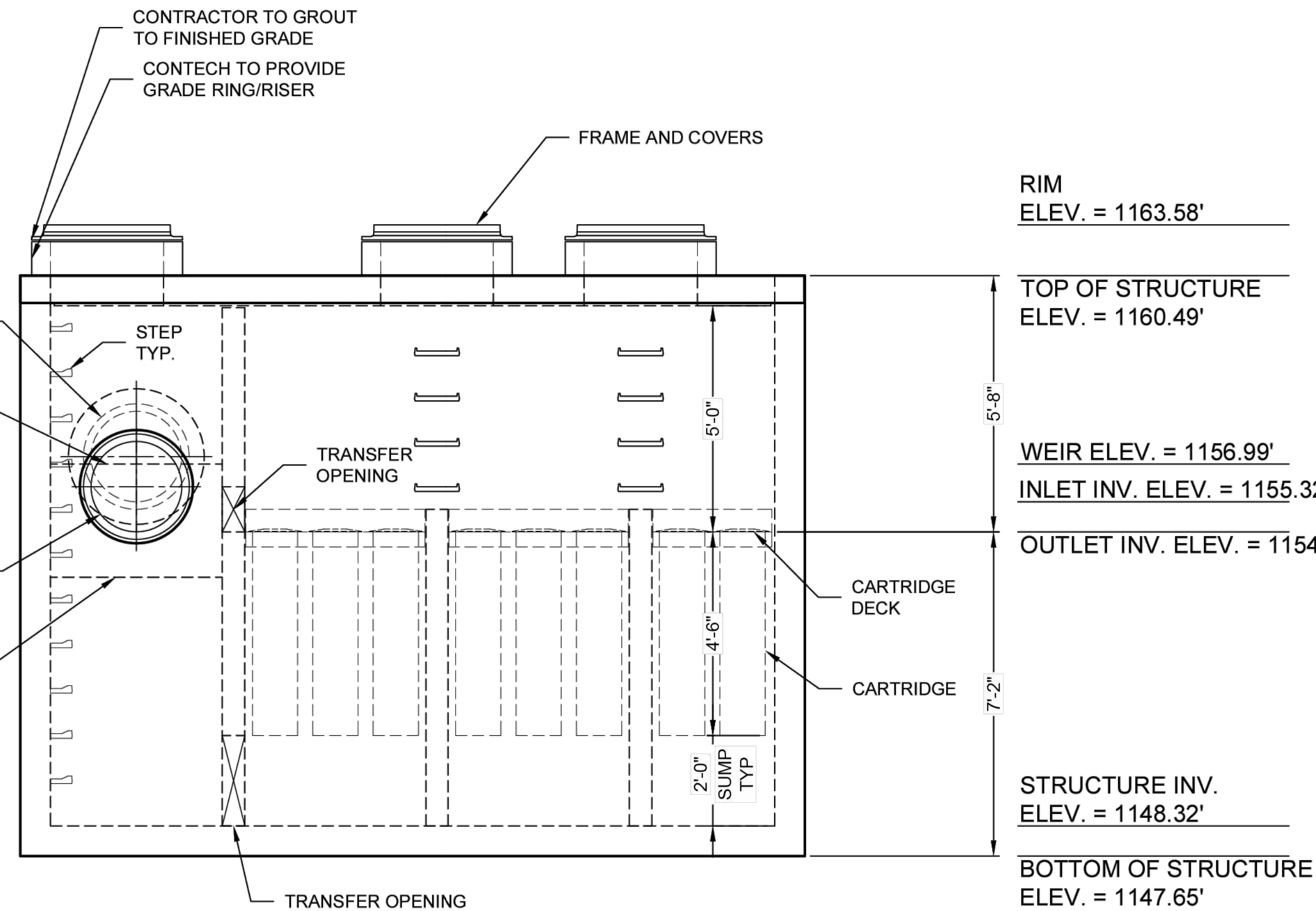
(TOP SLAB NOT SHOWN FOR CLARITY)



FRAME AND COVER

(DIAMETER VARIES)

N.T.S.



ELEVATION VIEW

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
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.



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH
 ENGINEERED SOLUTIONS LLC
www.ContechES.com
 9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
 800-338-1122 513-645-7000 513-645-7993 FAX

8' x 16' JELLYFISH - 861388 - 010
 HIDEAWAY VILLAGE SUBDIVISION
 SAN ANTONIO, TX
 SITE DESIGNATION: WQU

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Plot Date: April 8, 2025 1:00:00 PM User: J. Landa, Jr. File Path: D:\Projects\24-1180055\Drawings\2407_C8.2_CZP_Site Plan Detail.dwg

