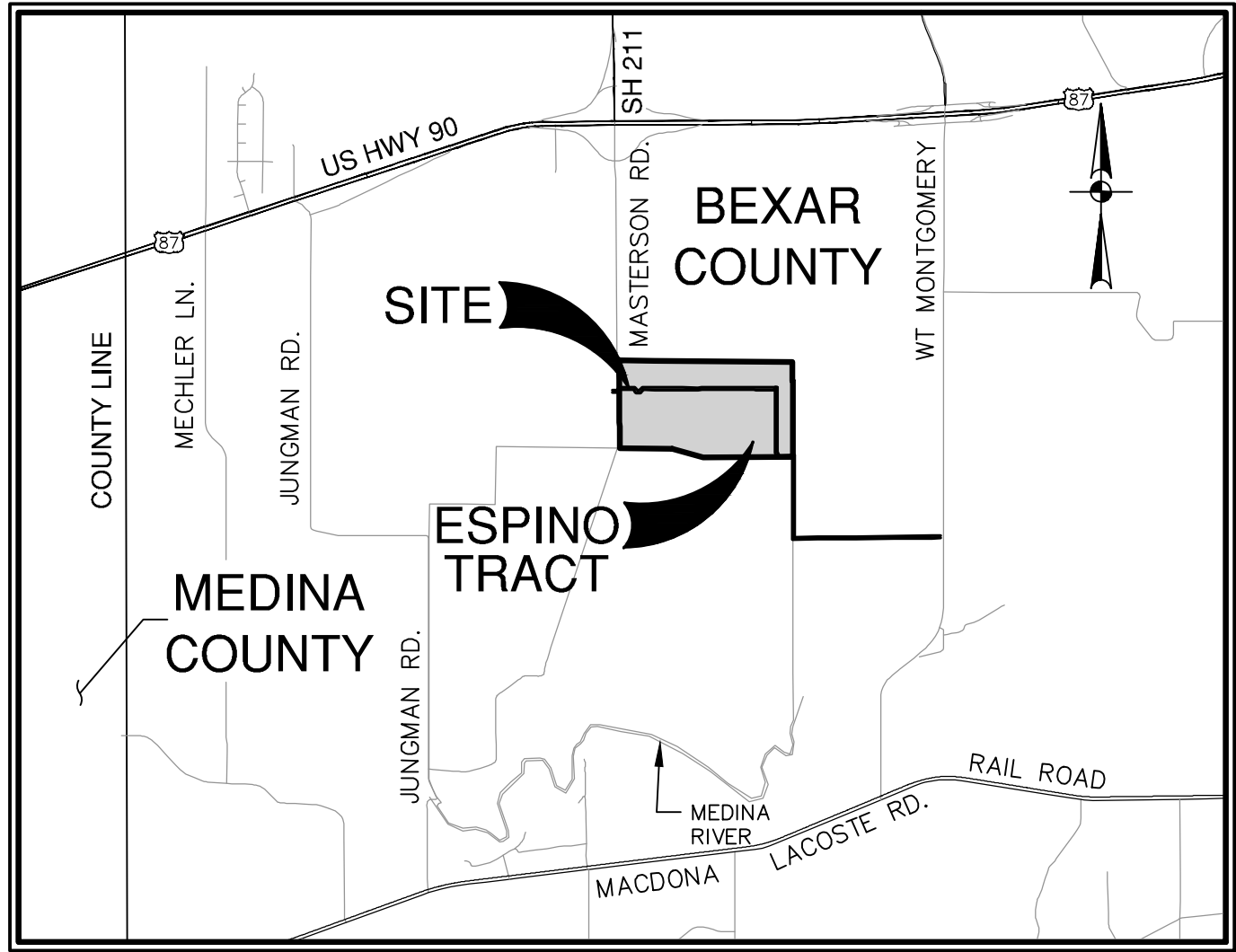


ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)

SAN ANTONIO, TEXAS

CIVIL CONSTRUCTION PLANS

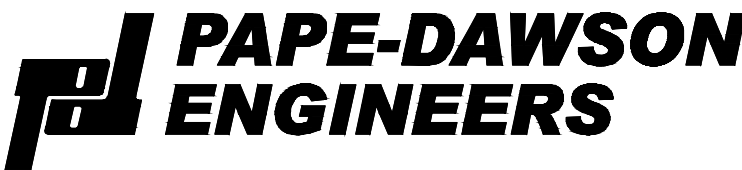


LOCATION MAP
NOT-TO-SCALE

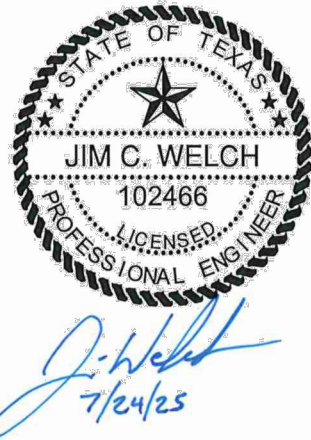
PREPARED FOR:

KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD, STE. 100
SAN ANTONIO, TEXAS 78229

JULY 2025



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

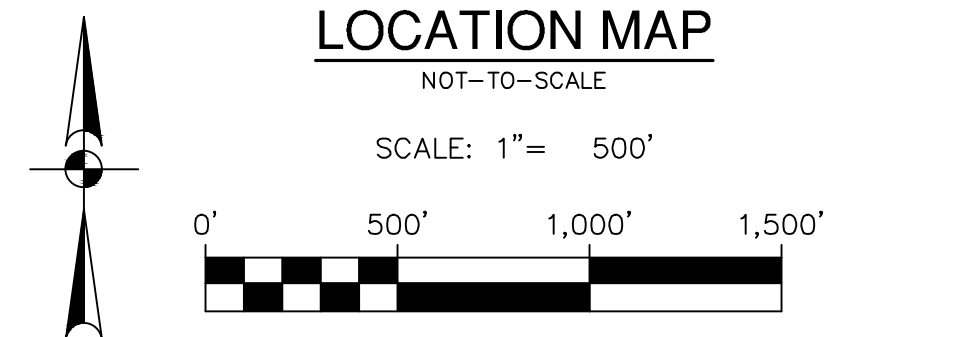
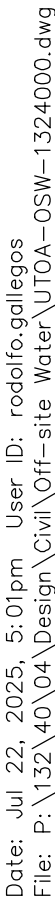


Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	OVERALL UTILITY PLAN
C2.00	STORM WATER POLLUTION PREVENTION PLAN
C2.01	STORM WATER POLLUTION PREVENTION PLAN
C2.02	STORM WATER POLLUTION PREVENTION PLAN
C4.00	OVERALL WATER DISTRIBUTION PLAN
C4.01	OVERALL WATER DISTRIBUTION PLAN
C4.02	OVERALL WATER DISTRIBUTION PLAN
C4.10	OVERALL WATER DISTRIBUTION PLAN DETAILS
C4.11	OVERALL WATER DISTRIBUTION PLAN NOTES

WATER (SAWS PRESSURE ZONE 930)

DEVELOPER'S NAME: KB HOME LONE STAR, INC.	
ADDRESS: 4800 FREDERICKSBURG RD, STE. 100	
CITY: SAN ANTONIO	STATE: TEXAS ZIP: 78229
PHONE# 210-301-5485	EMAIL
SAWS BLOCK MAP# 070550 TOTAL EDU'S 0 TOTAL ACREAGE 31.66	
TOTAL LINEAR FOOTAGE OF PIPE 16"=12,346 LF PLAT NO. N/A	
NUMBER OF LOTS 0	SAWS JOB NO. 25-1051

SHEET C0.00



The diagram shows a cross-section of the project area. On the left, a vertical list of labels is aligned with horizontal lines: 'PROJECT LIMITS' (top solid line), 'EXISTING WATER' (dashed line), 'EXISTING SEWER' (dashed line), 'PROPOSED SEWER' (dashed line), and 'PROPOSED WATER' (bottom solid line). On the right, a corresponding cross-section shows a 'FIRE HYDRANT' at the top, followed by a 'SS' (sewer) pipe, a 'MANHOLE' with a circular access point, and another 'FIRE HYDRANT' at the bottom. The 'PROPOSED WATER' line is at the very bottom, below the 'PROPOSED SEWER' line.

WATER (SAWS PRESSURE ZONE 930)

DEVELOPER'S NAME: KB HOME LONE STAR, INC.
 ADDRESS: 4800 FREDERICKSBURG RD. STE. 100
 CITY: SAN ANTONIO STATE: TEXAS ZIP: 78229
 PHONE# 210-301-5485 EMAIL _____
 TOTAL BLOCK MAP# 070550 TOTAL DUES 0 TOTAL ACRES 31.66
 TOTAL LINEAR FOOTAGE OF PIPE: 12,346 LF PLAT NO. N/A
 NUMBER OF LOTS 0 SAWS JOB NO. 25-1051

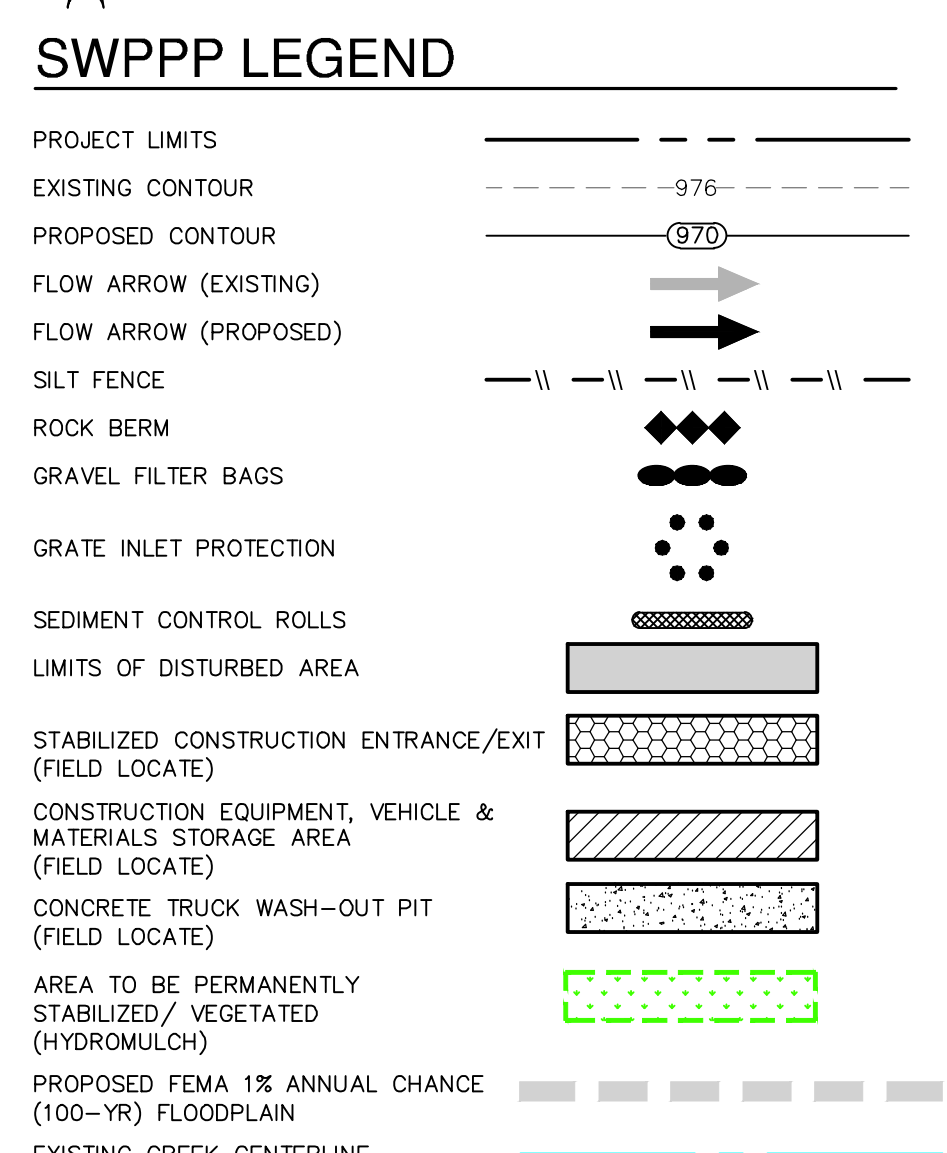
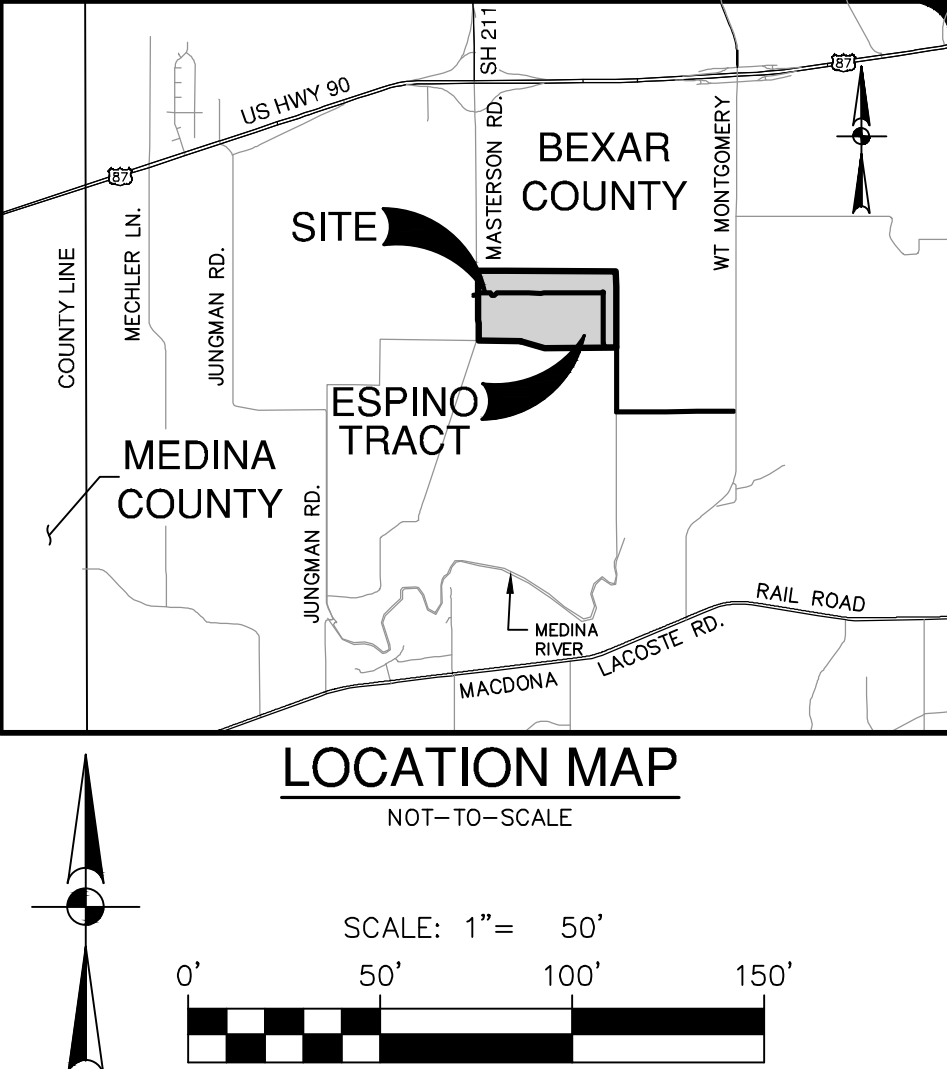
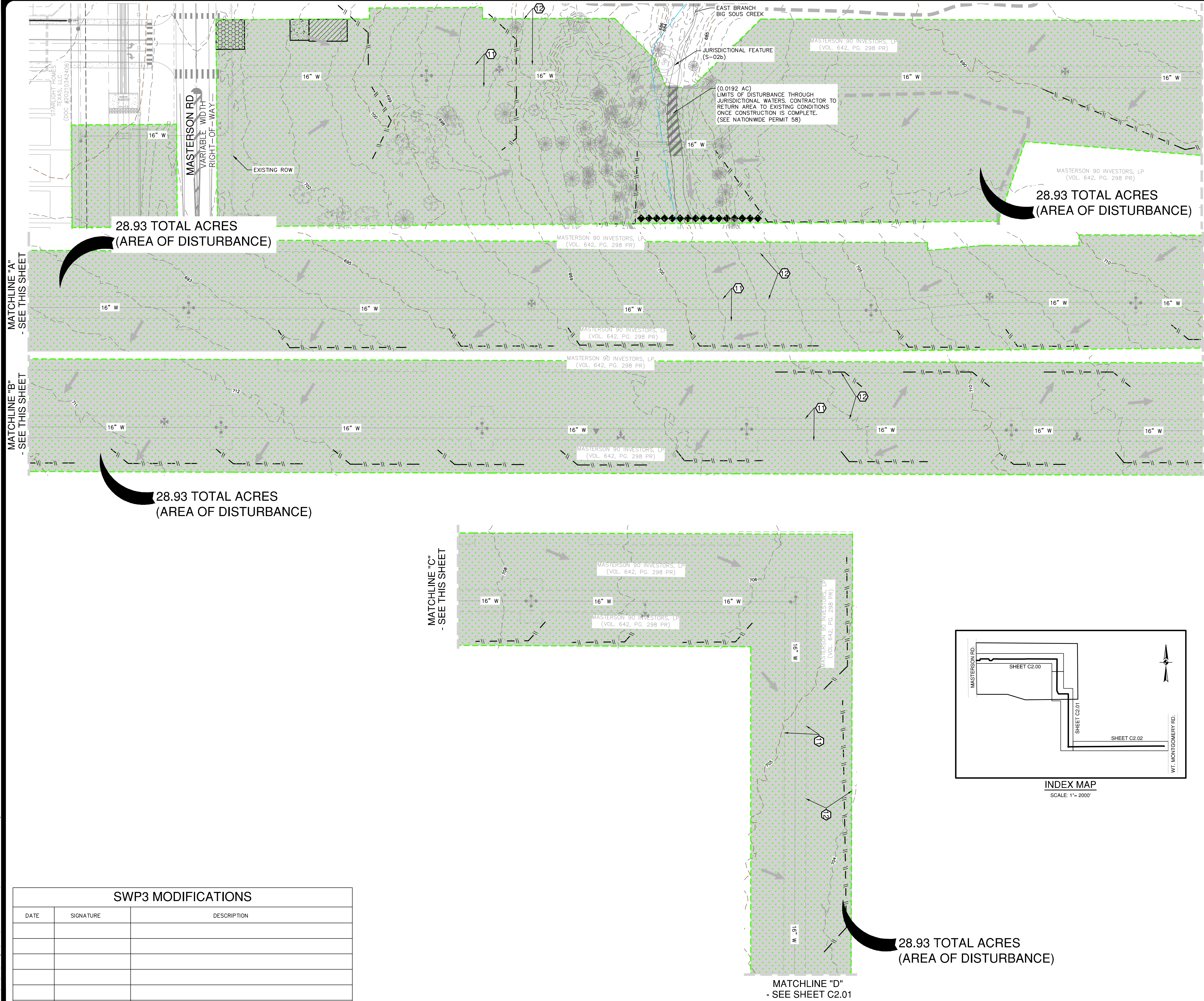
ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)
SAN ANTONIO, TEXAS
OVERALL UTILITY PLAN

PLAT NO. N/A
JOB NO. 13240-04
DATE JULY 2025
DESIGNER TC
CHECKED VS/DW DRAWN JV
SHEET C1.00

Dates: Jul 24, 2025 3:58pm User ID: rnsdrcjgdlpags
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SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



GENERAL NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
- STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
- AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
- UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
- WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS. OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
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EXHIBIT 2A

DATE	
NO.	
REVISION	

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

ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED) SAN ANTONIO, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. **N/A**

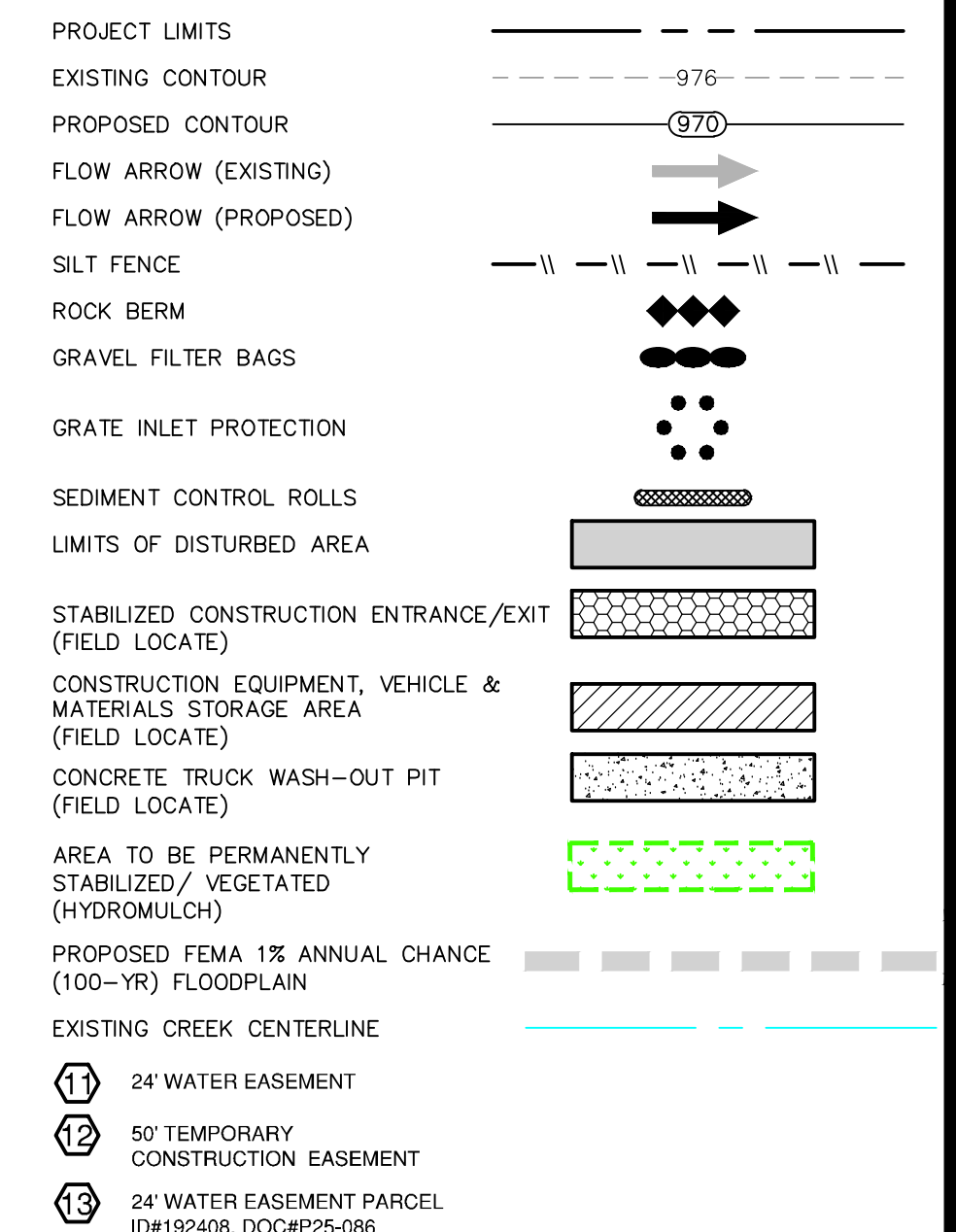
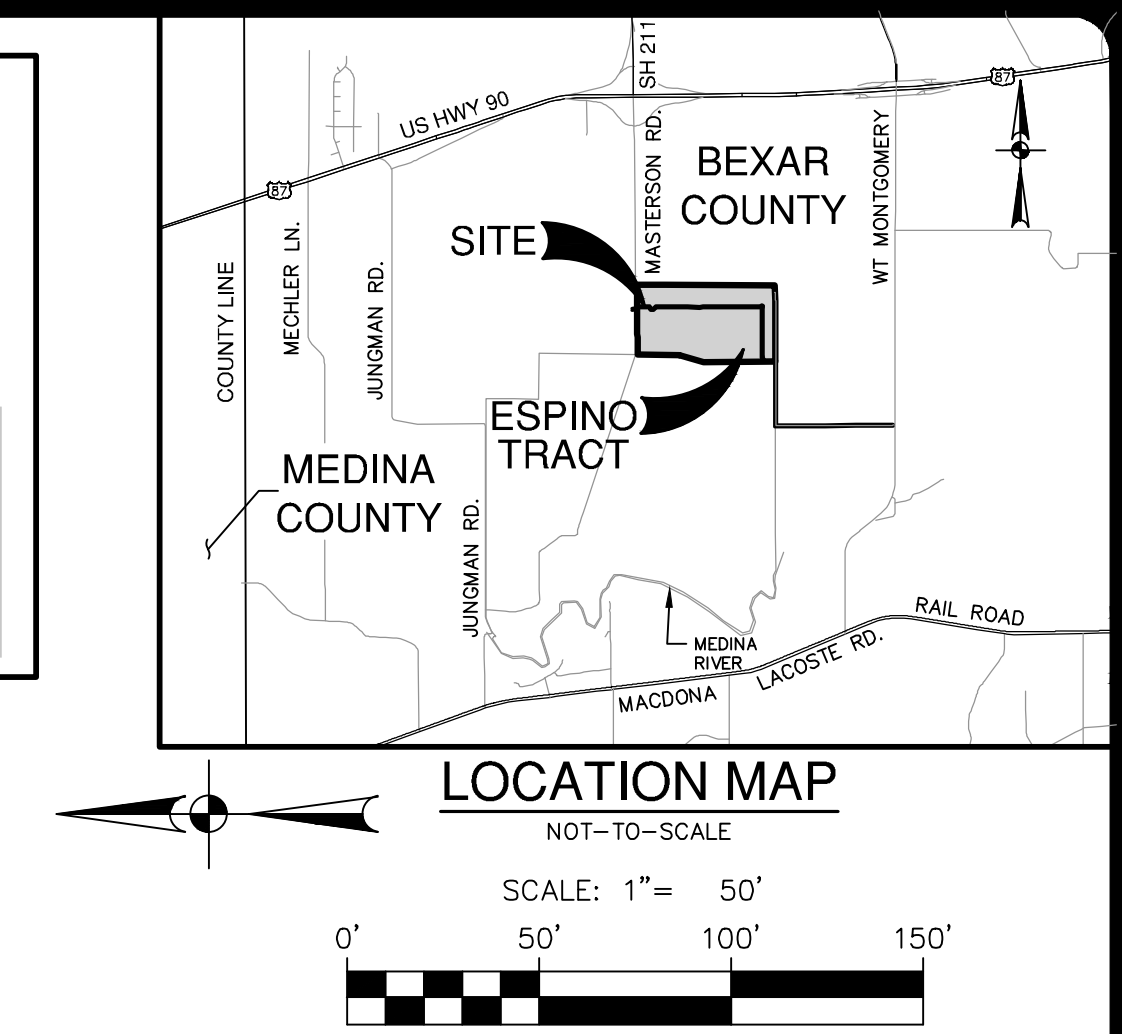
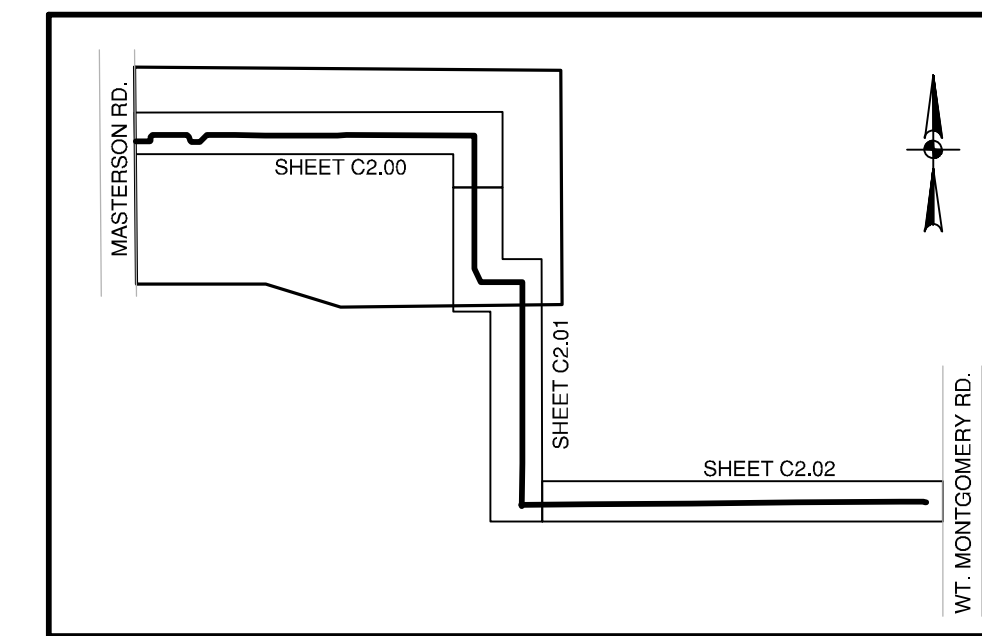
JOB NO. **13240-04**

DATE **JULY 2025**

DESIGNER **TC**

CHECKED/DW/DRAWN **JV**

SHEET **C2.00**



GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
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8. AS SOON AS THE PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
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[illegible]

EXHIBIT 2B

PLAT NO. N/A
JOB NO. 13240-04
DATE JULY 2025
DESIGNER TC
CHECKED VS/DW DRAWN JV
SHEET C2.01

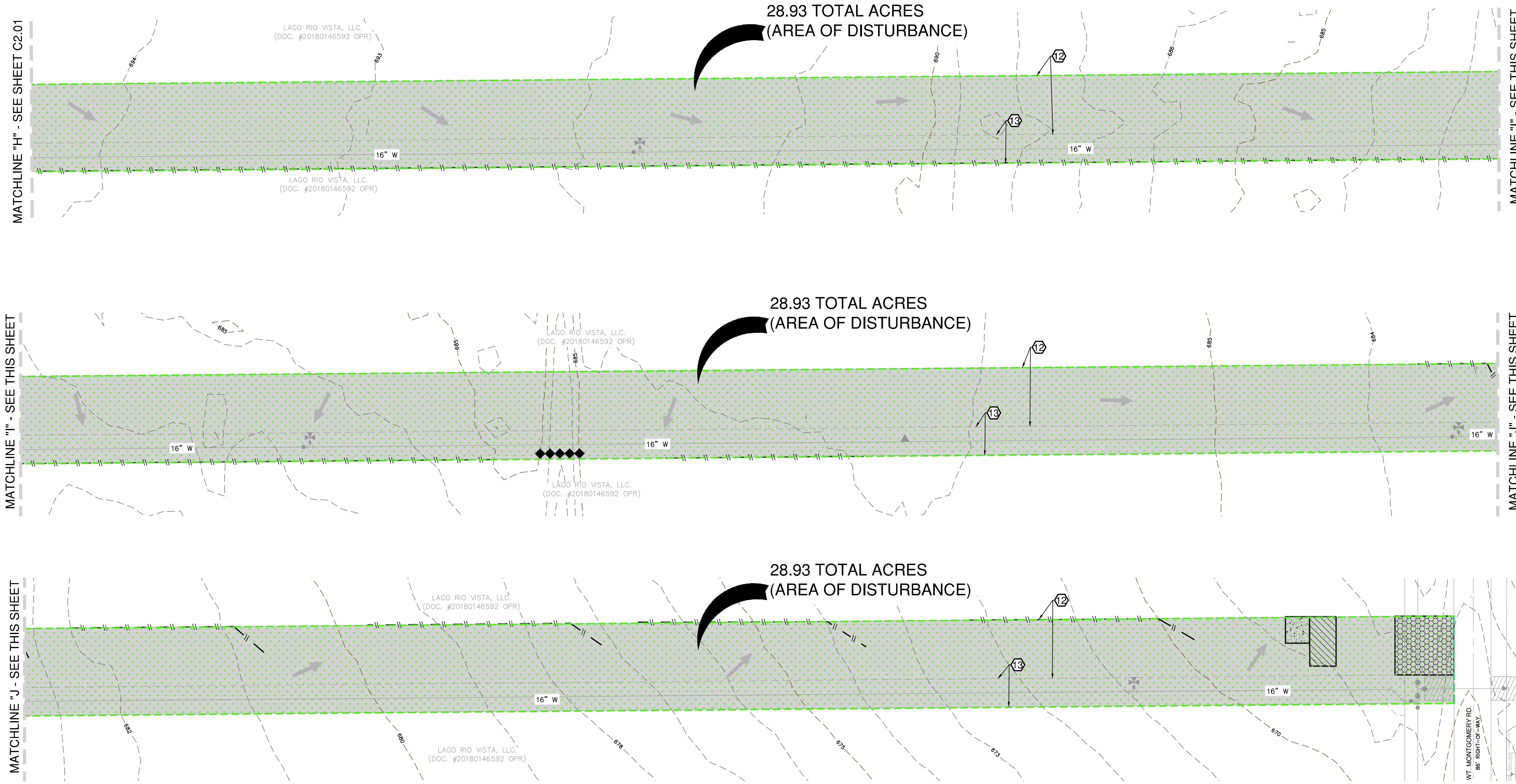
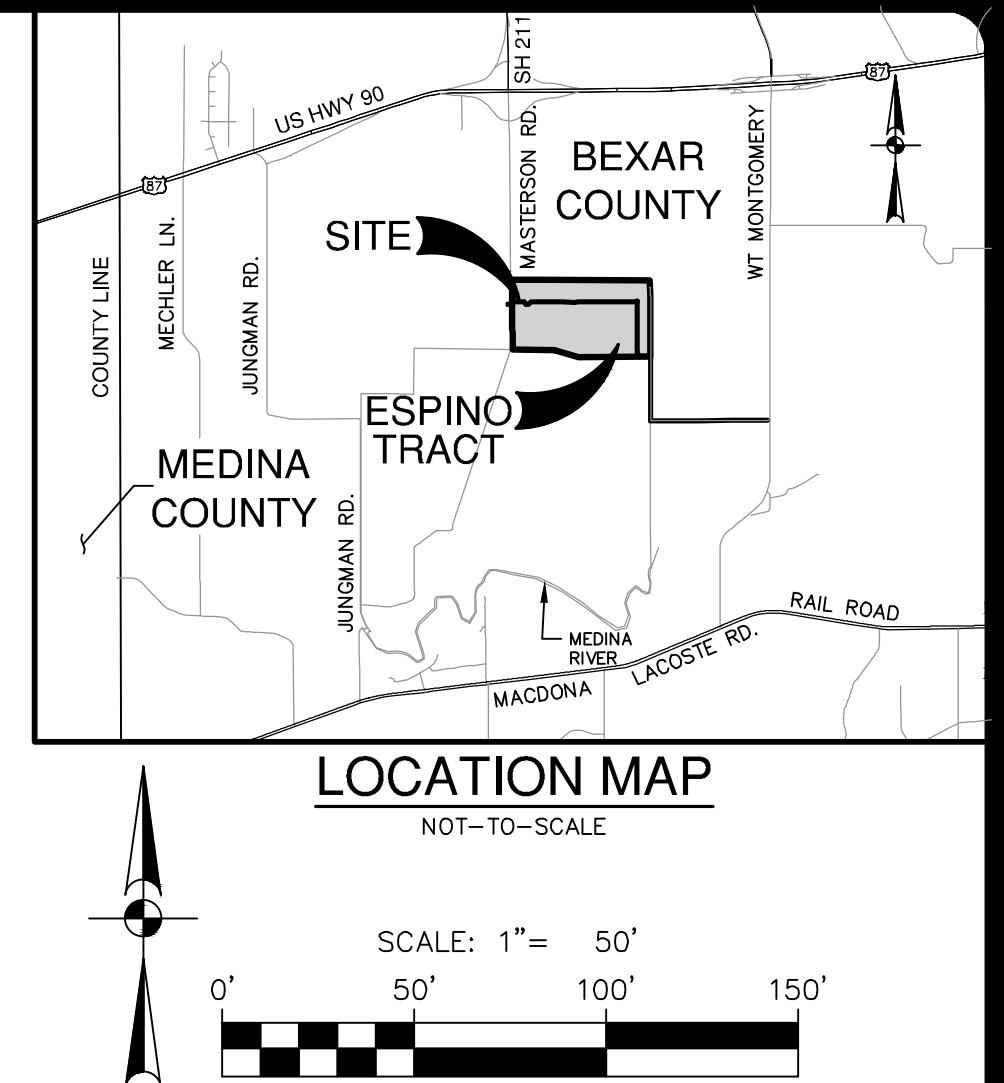
ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)
SAN ANTONIO, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

**PAPE-DAWSON
ENGINEERS**

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

DATE: JUL 24, 2025, 4:00pm User ID: rodolfo.gallejos
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 (AREA OF DISTURBANCE)
 LAGO RIO VISTA, LLC.
 (DOC. #20180146592 OPR)
 U-BAR RANCH, INC.
 (VOL. 7423, PG. 2059 OPR)
 PROPERTY LINE
 U-BAR RANCH, INC.
 (VOL. 7423, PG. 2059 OPR)
 LAGO RIO VISTA, LLC.
 (DOC. #20180146592 OPR)
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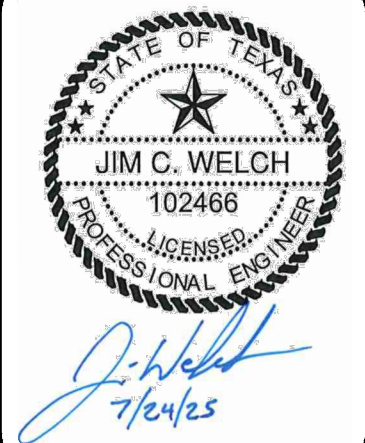
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EXHIBIT 2C

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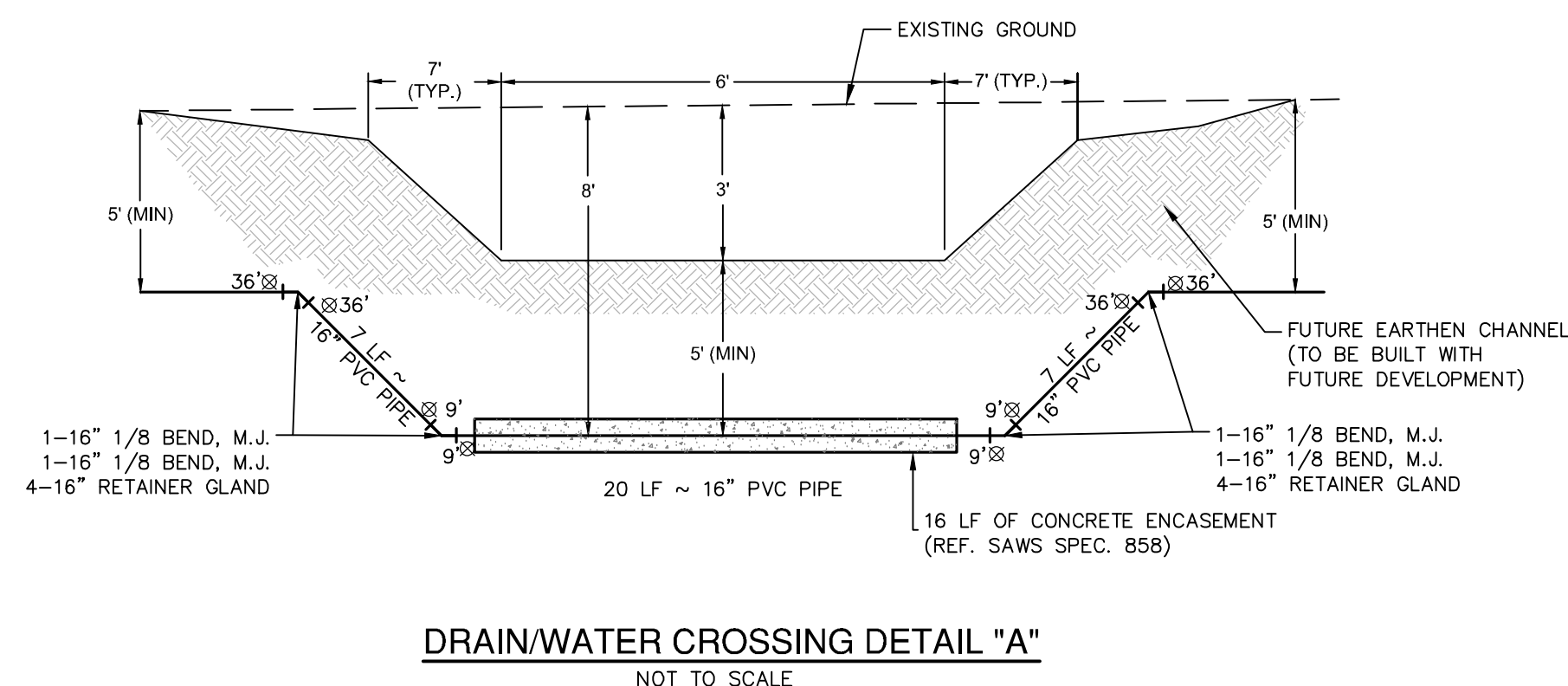
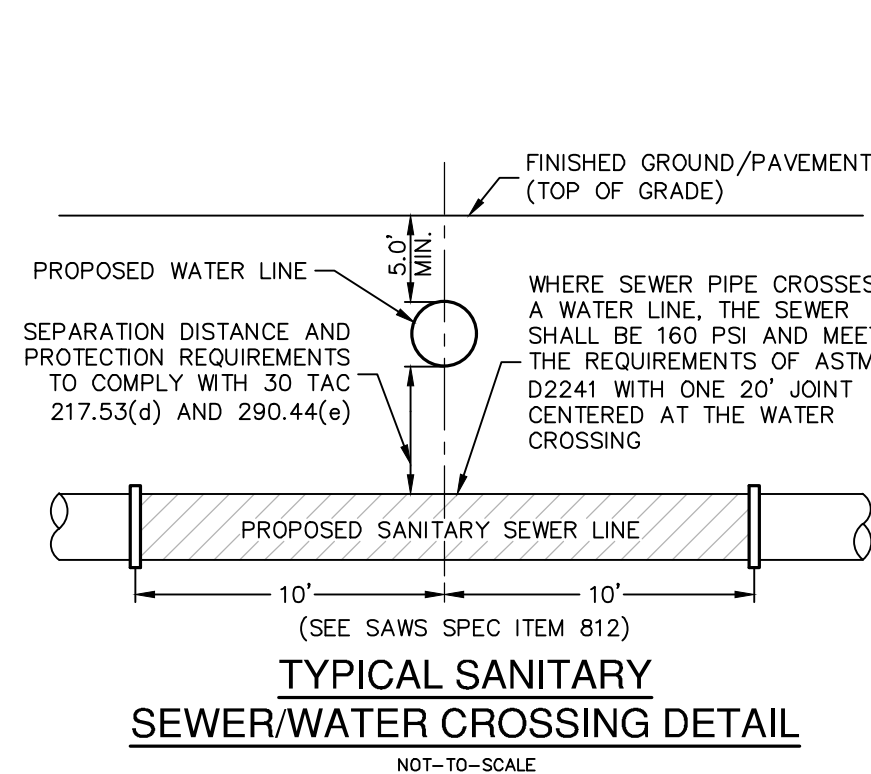
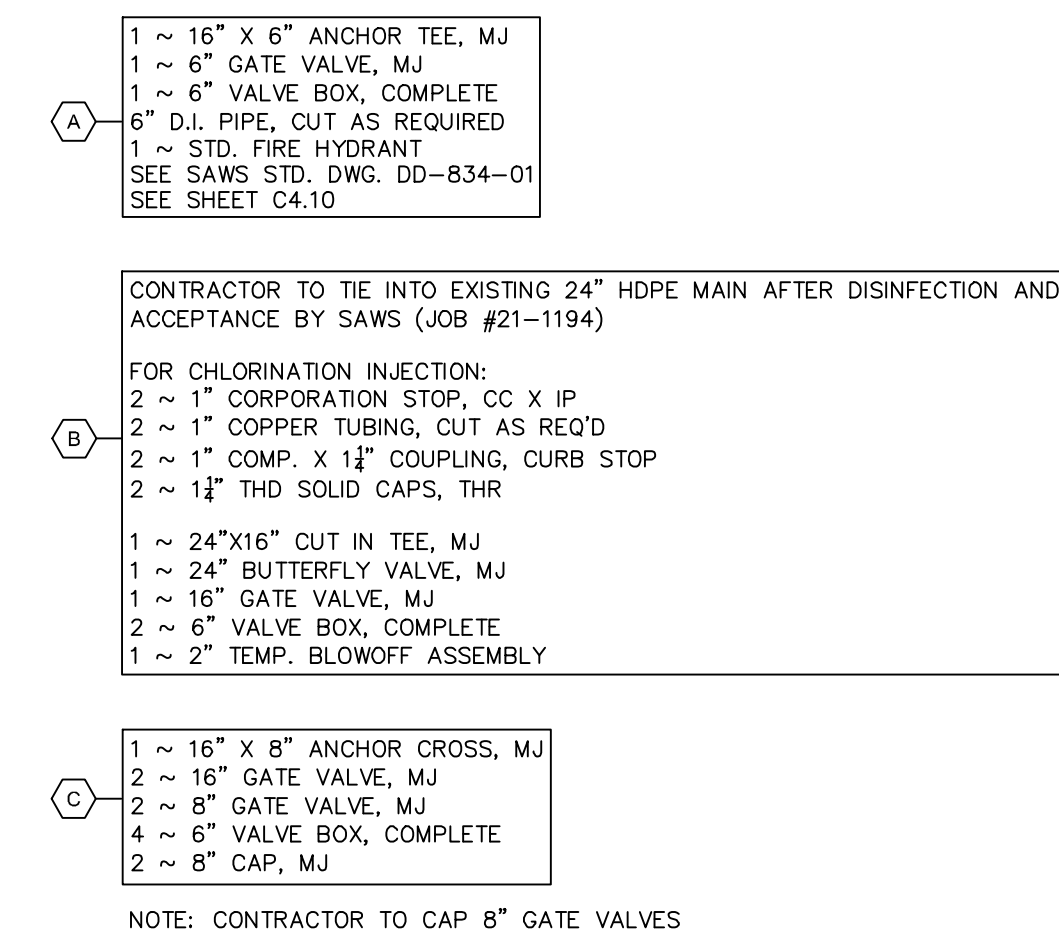
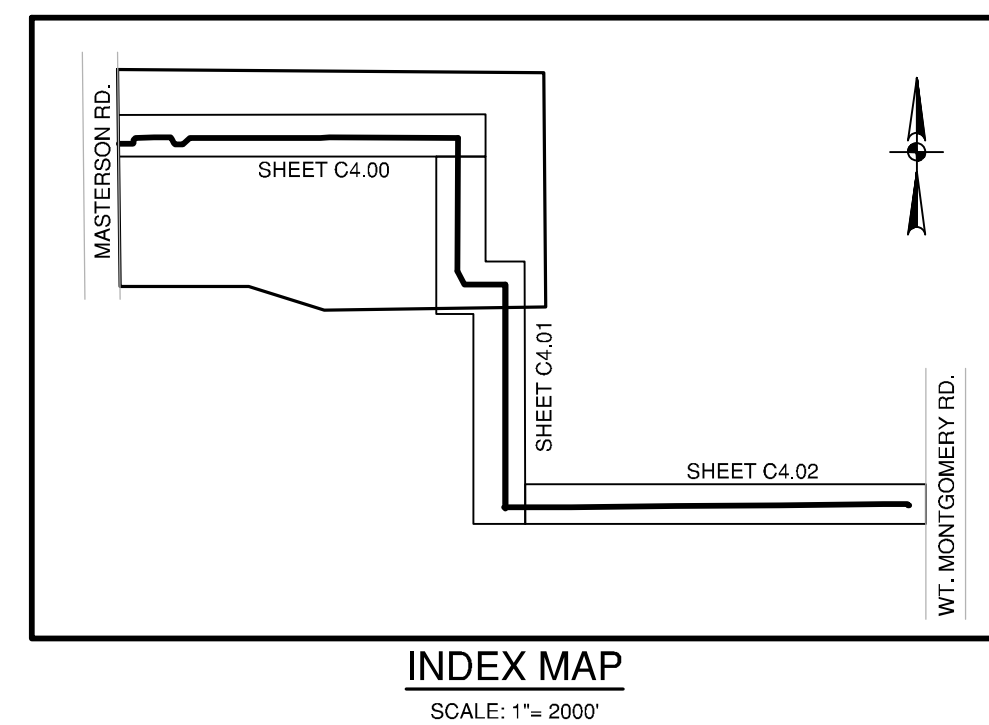
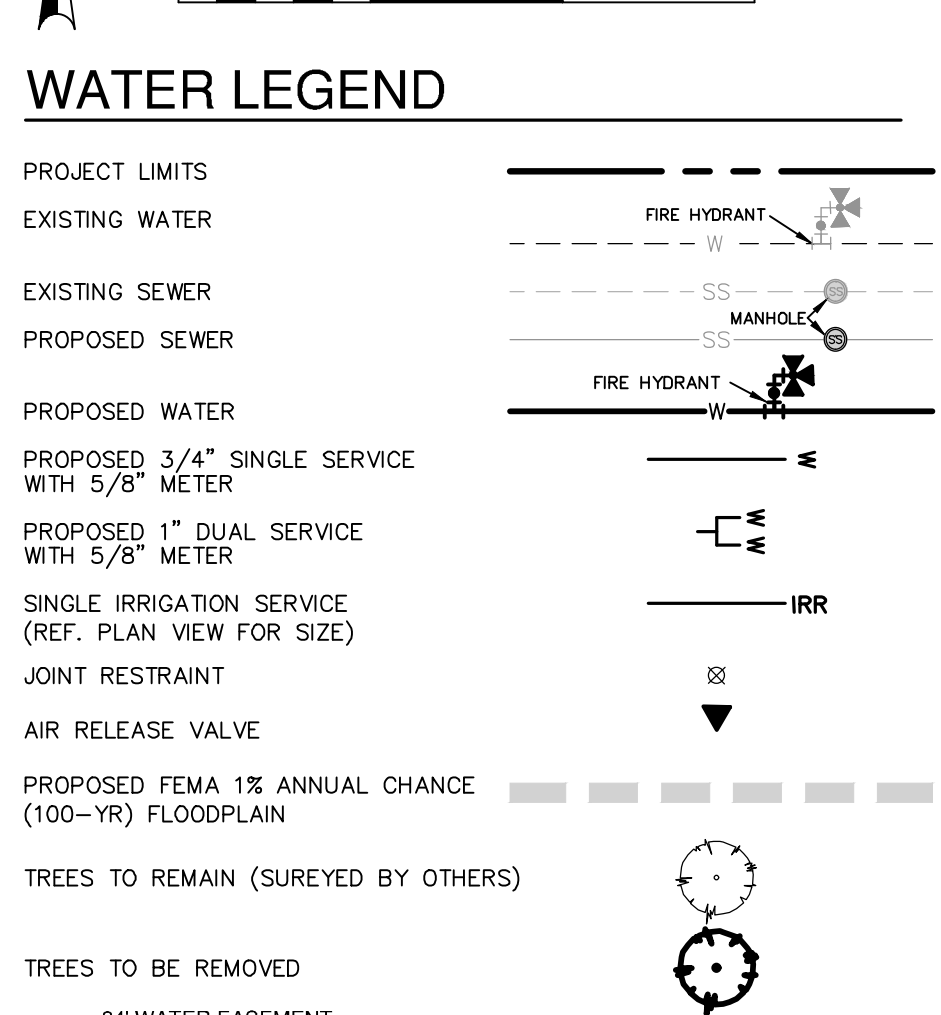
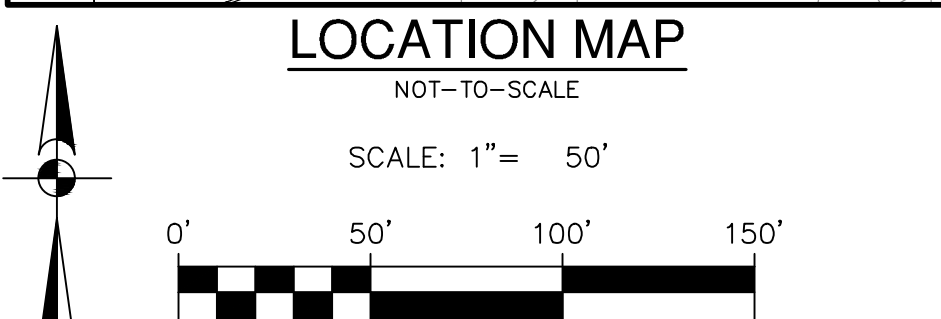
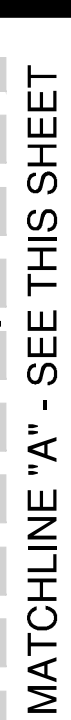
**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1029800

ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)
SAN ANTONIO, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. N/A
JOB NO. 13240-04
DATE JULY 2025
DESIGNER TC
CHECKED DVS/DW DRAWN JV
SHEET C2.02

[illegible]

**PAPE-DAWSON
ENGINEERS**

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

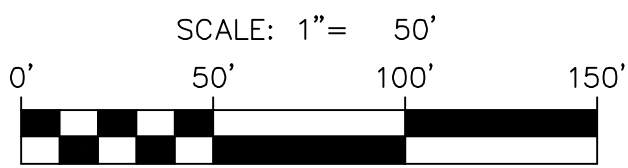
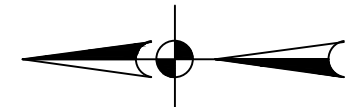
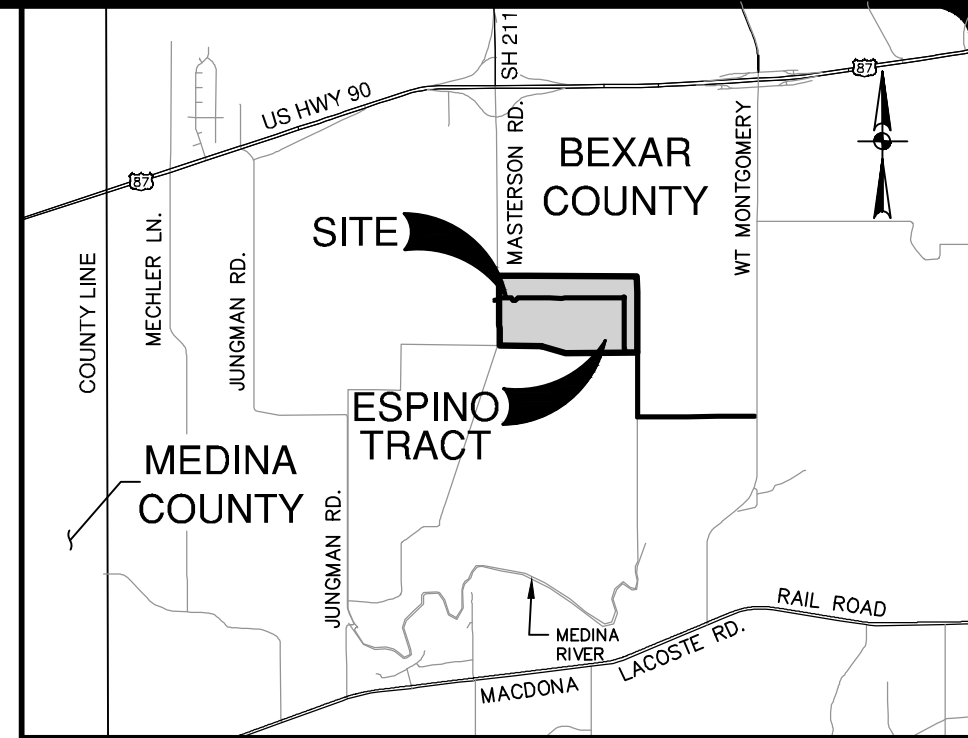
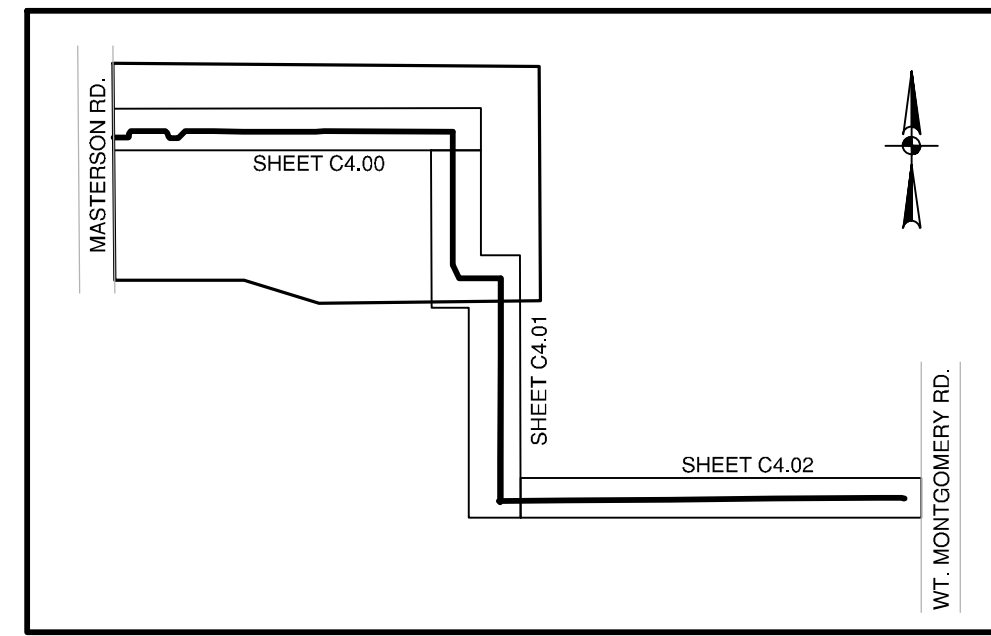
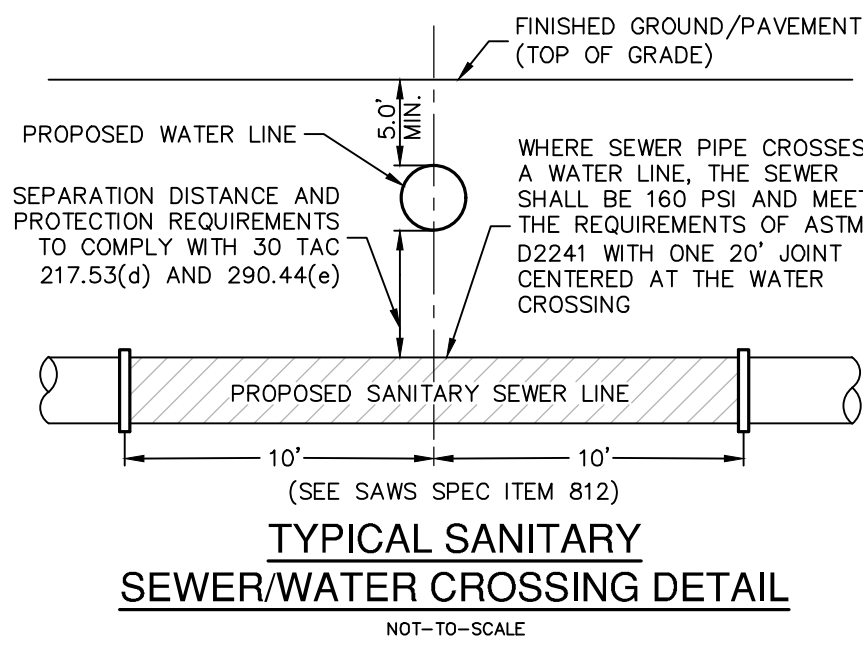
ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)
SAN ANTONIO, TEXAS

OVERALL WATER DISTRIBUTION PLAN

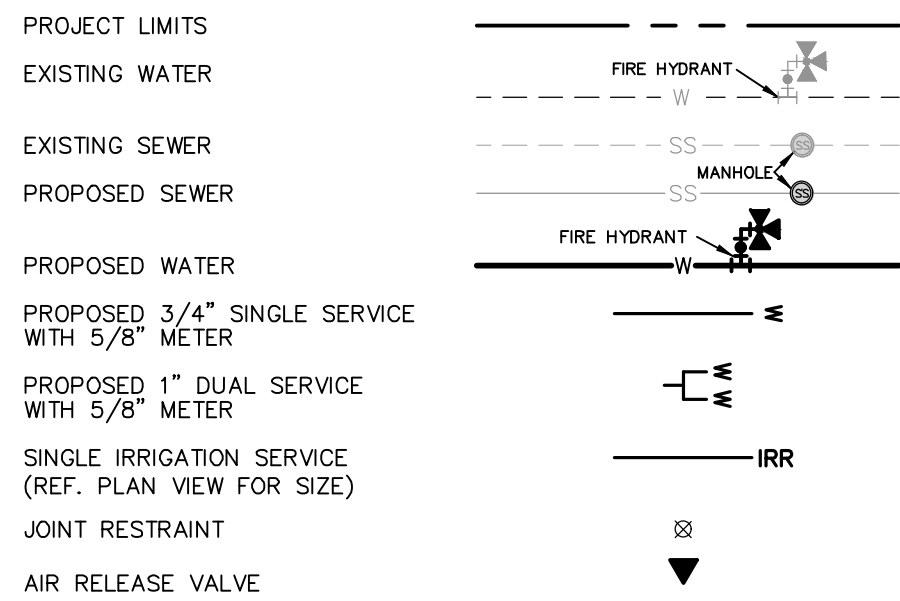
PLAT NO. N/A
JOB NO. 13240-04
DATE JULY 2025
DESIGNER TC
CHECKED DVS / DW DRAWN JV
SHEET C4.00

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WATER LEGEND



- TREES TO REMAIN (SUREYED BY OTHERS)
- TREES TO BE REMOVED
- 11 24" WATER EASEMENT PARCEL ID#P25-155, DDC# XXX
- 12 50' TEMPORARY CONSTRUCTION EASEMENT
- 13 24" WATER EASEMENT PARCEL ID#P25-086, DDC# XXX

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

ROW PERMIT NOTE:

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

PRESSURE REDUCING VALVE NOTE:

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

PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 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 SPRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

JOINT RESTRAINT NOTE:

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

TRENCH EXCAVATION SAFETY PROTECTION:

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

WATER (SAWS PRESSURE ZONE 930)

DEVELOPER'S NAME: KB HOMES LONE STAR, INC.	
ADDRESS: 4800 FREDERICKSBURG RD. STE. 100	
CITY: SAN ANTONIO	STATE: TEXAS ZIP: 78229
PHONE# 210-301-5485	EMAIL:
SAWS BLOCK MAP# 070550 TOTAL EDU'S 191 TOTAL ACREAGE 56.17	
TOTAL LINEAR FOOTAGE OF PIPE:XXXXX PLAT NO. 25-11800184	
NUMBER OF LOTS 0	SAWS JOB NO. 25-XXXX

- 1 ~ 16" X 6" ANCHOR TEE, MJ
1 ~ 6" GATE VALVE, MJ
1 ~ 6" VALVE BOX, COMPLETE
6" D.I. PIPE, CUT AS REQUIRED
1 ~ STD. FIRE HYDRANT
SEE SAWS STD. DWG. DD-834-01
SEE SHEET C4.10

CONTRACTOR TO TIE INTO EXISTING 24" HDPE MAIN AFTER DISINFECTION AND ACCEPTANCE BY SAWS (JOB #21-1194)

- FOR CHLORINATION INJECTION:
2 ~ 1" CORPORATION STOP, CC X IP
2 ~ 1" COPPER TUBING, CUT AS REQ'D
2 ~ 1" COMP. X 1 1/2" COUPLING, CURB STOP
2 ~ 1 1/2" THD SOLID CAPS, THR

- 1 ~ 24"x16" CUT IN TEE, MJ
1 ~ 24" BUTTERFLY VALVE, MJ
1 ~ 16" GATE VALVE, MJ
1 ~ 16" GATE VALVE, MJ
2 ~ 6" VALVE BOX, COMPLETE
1 ~ 2" TEMP. BLOWOFF ASSEMBLY

- 1 ~ 16" X 8" ANCHOR CROSS, MJ
2 ~ 16" GATE VALVE, MJ
2 ~ 8" GATE VALVE, MJ
4 ~ 8" VALVE BOX, COMPLETE
2 ~ 8" CAP, MJ

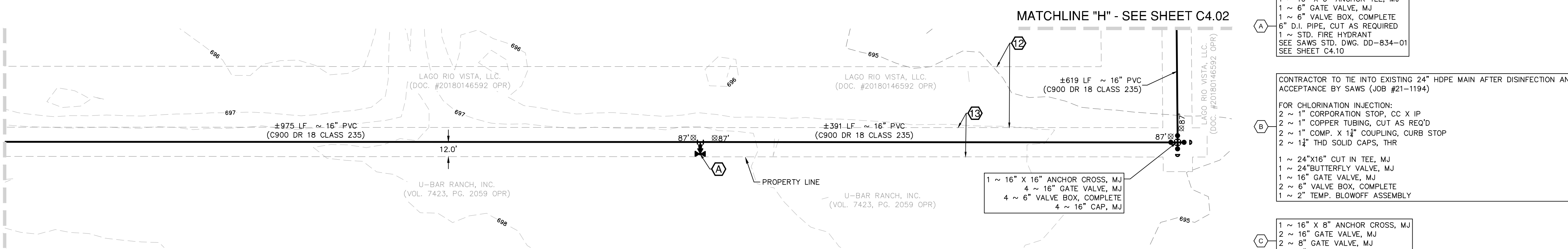
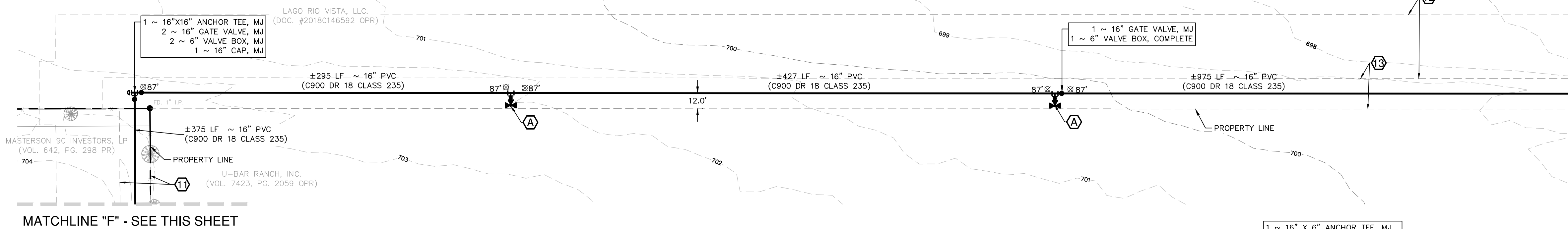
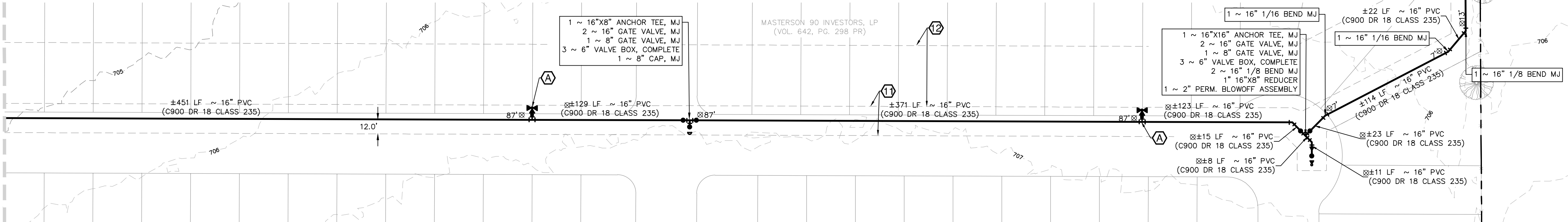
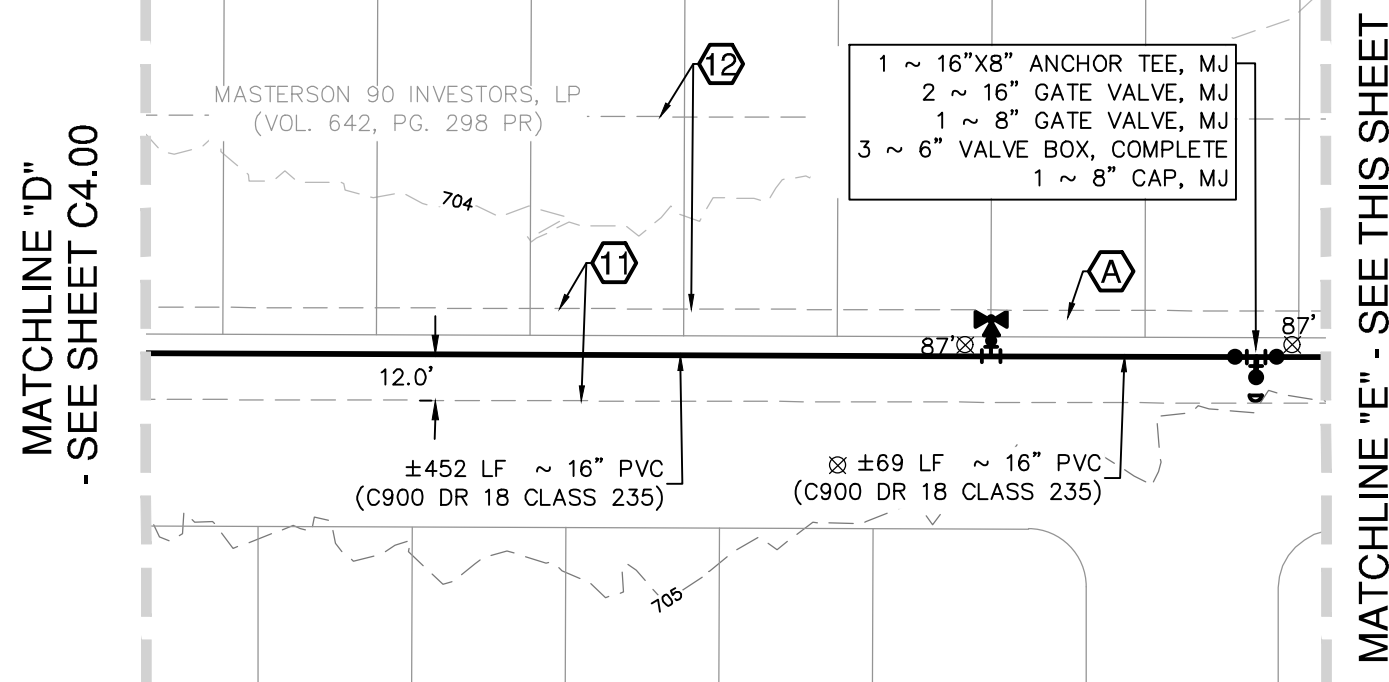
NOTE: CONTRACTOR TO CAP 8" GATE VALVE

MATCHLINE "E" - SEE THIS SHEET

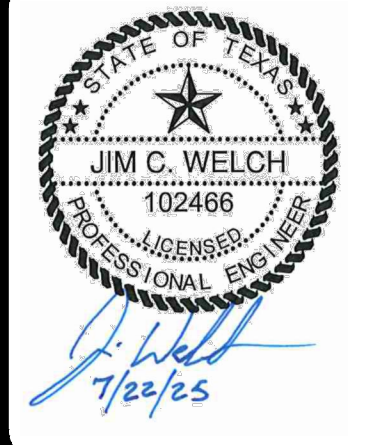
MATCHLINE "G" - SEE THIS SHEET

MATCHLINE "G" - SEE THIS SHEET

MATCHLINE "F" - SEE THIS SHEET



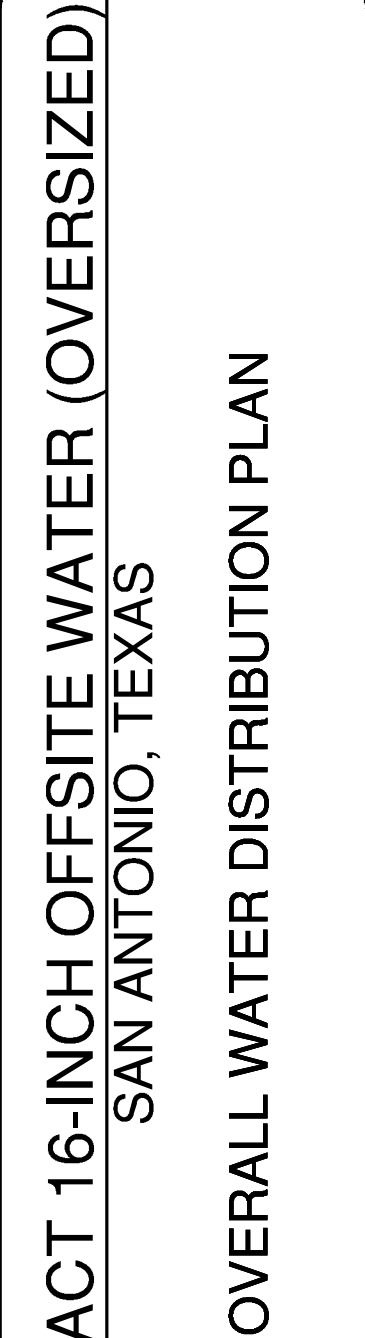
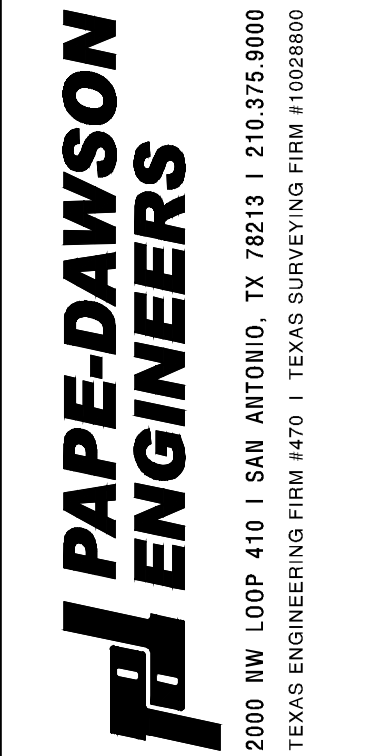
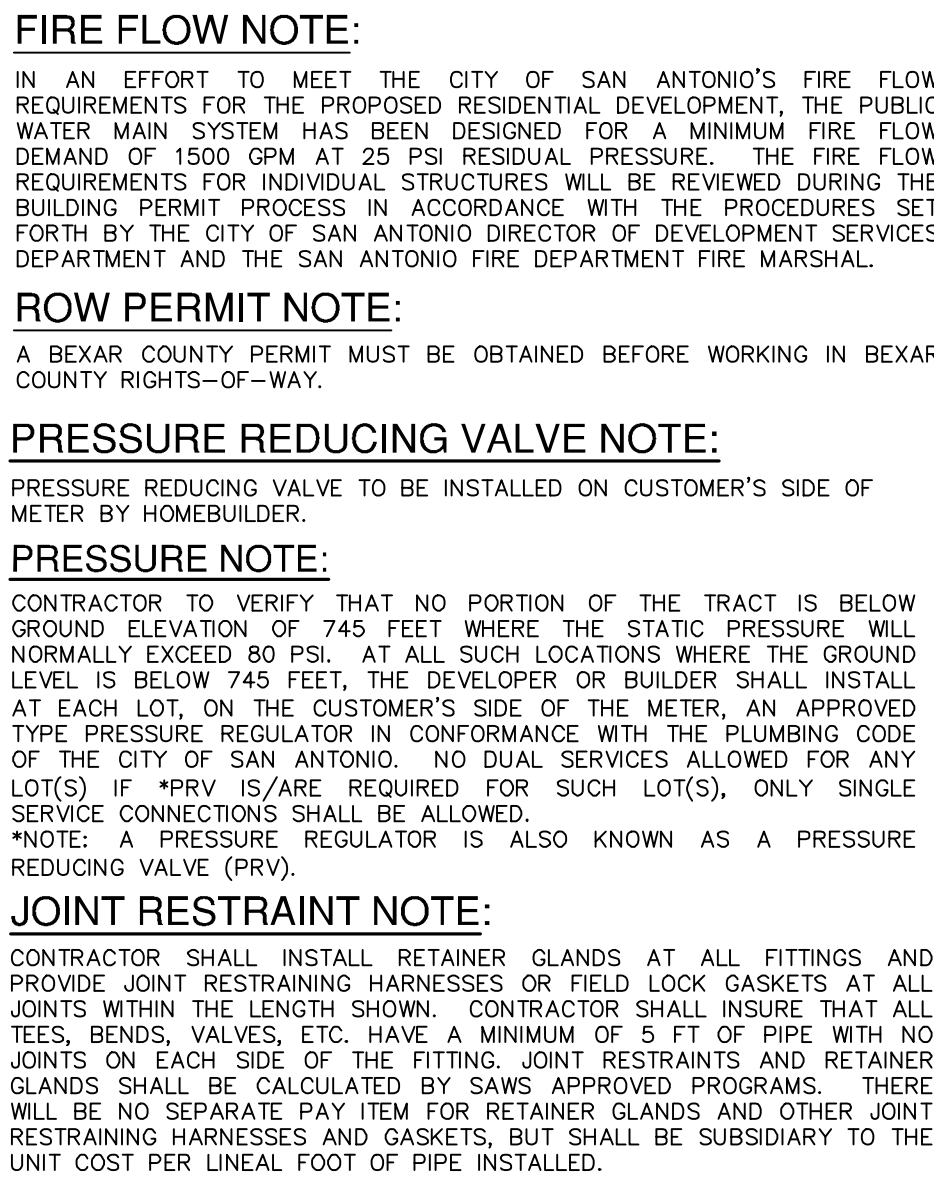
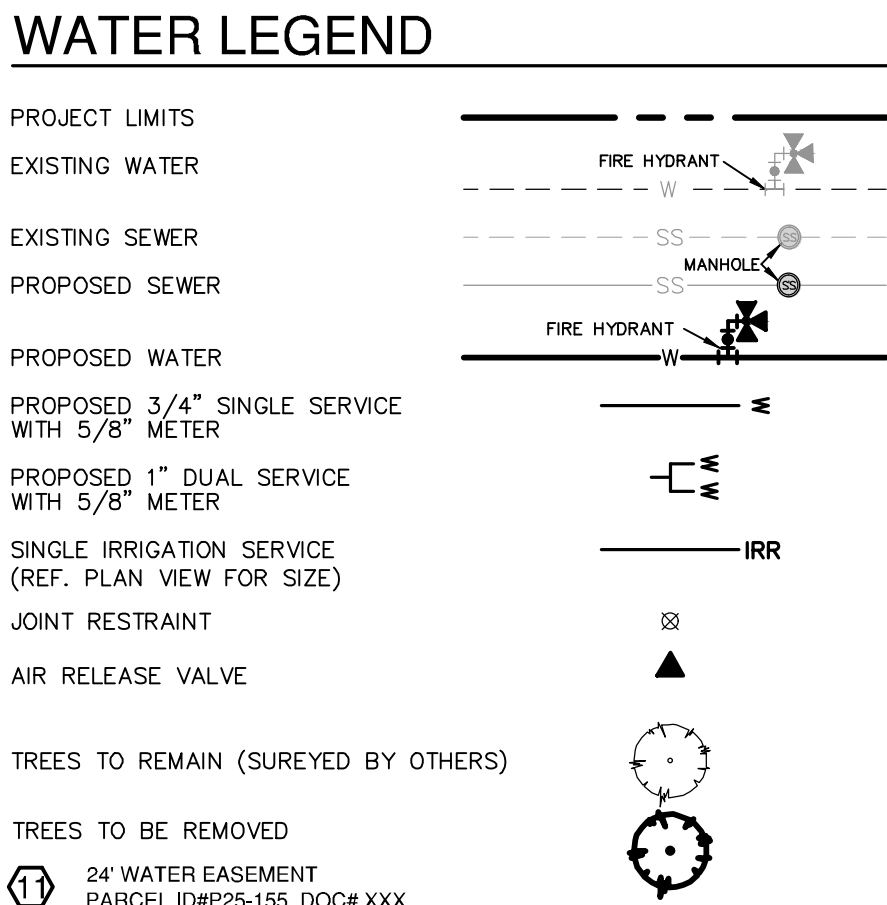
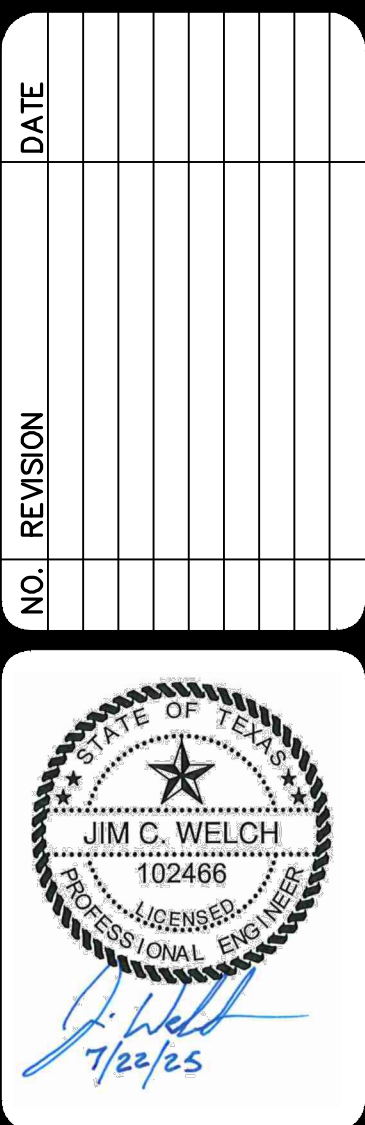
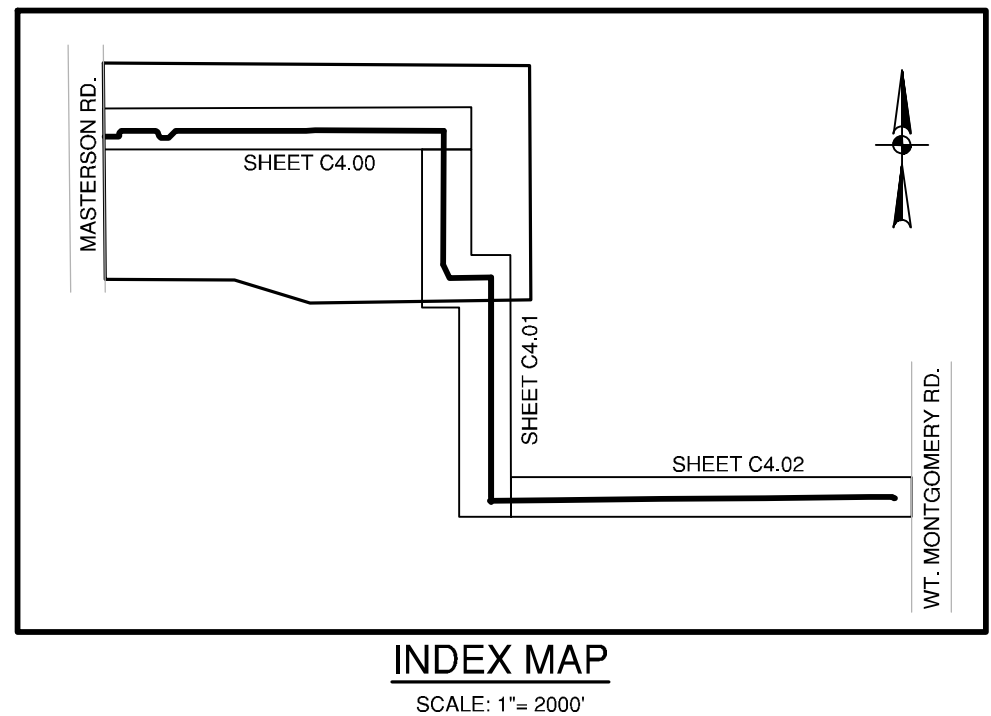
DATE	
NO.	
REVISION	

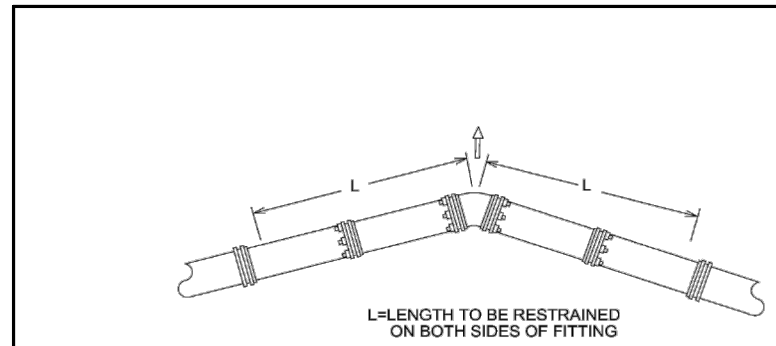
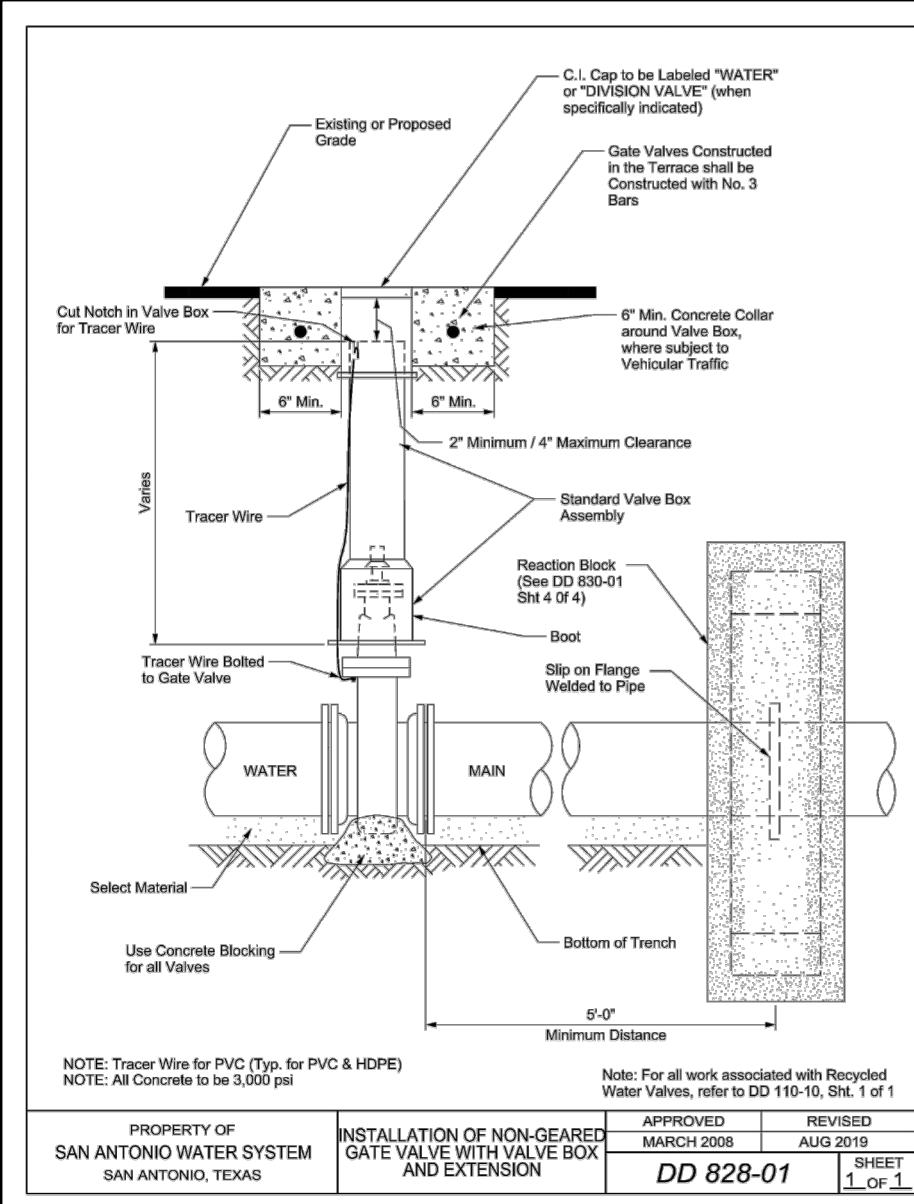


PAPE-DAWSON ENGINEERS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #1008800

ESPINO TRACT 16-INCH OFFSITE WATER (OVERSIZED)
SAN ANTONIO, TEXAS
OVERALL WATER DISTRIBUTION PLAN

PLAT NO.	N/A
JOB NO.	13240-04
DATE	JULY 2025
DESIGNER	TC
CHECKED/S/DW DRAWN	JV
SHEET	C4.01

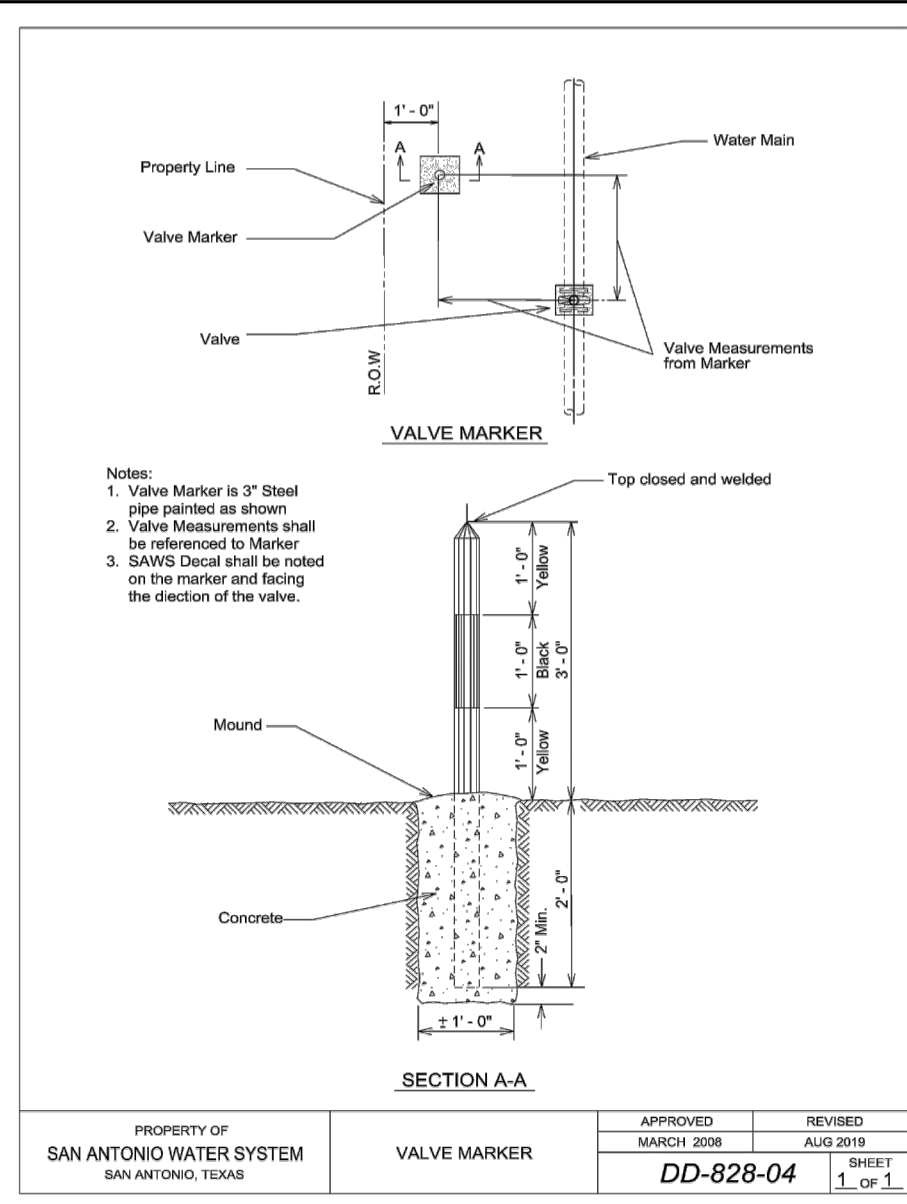




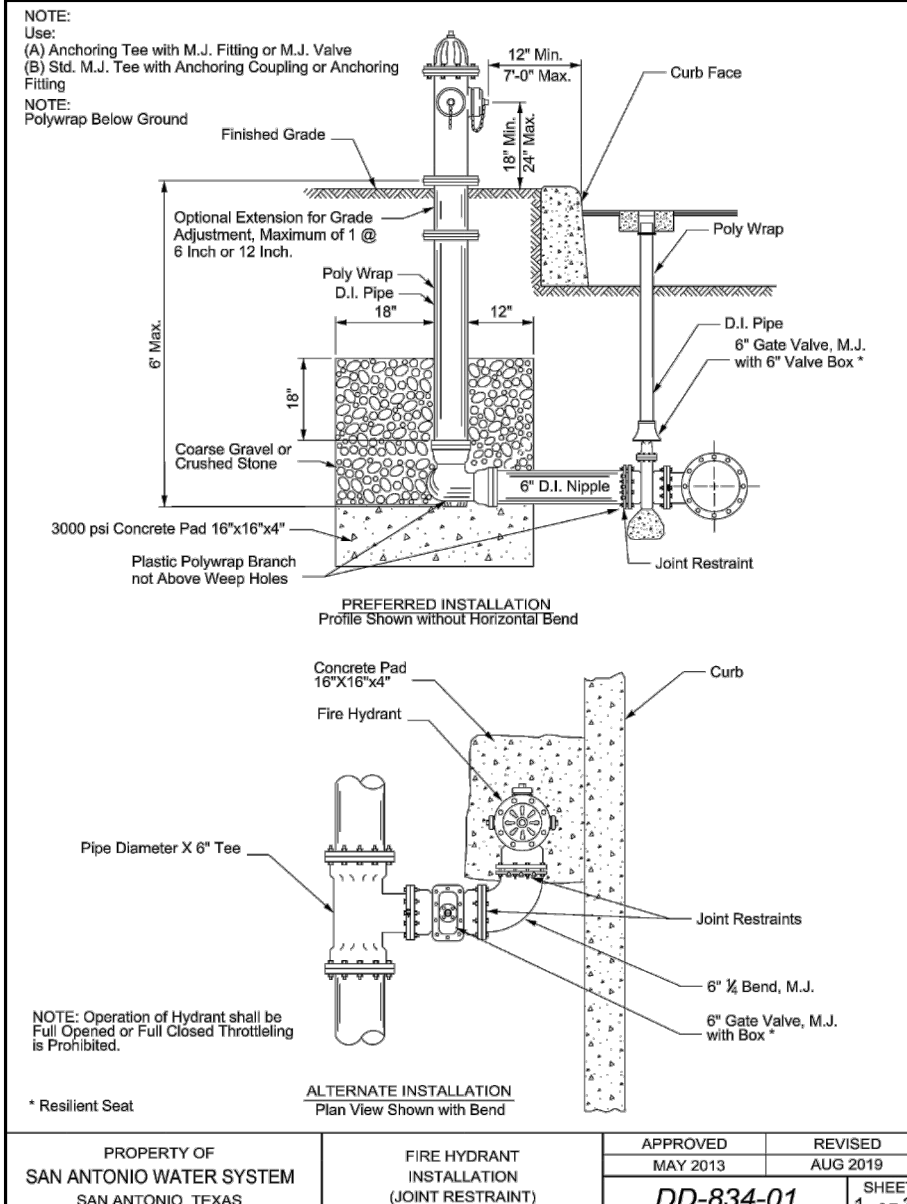
RESTRAINED LENGTH DESIGN
Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

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

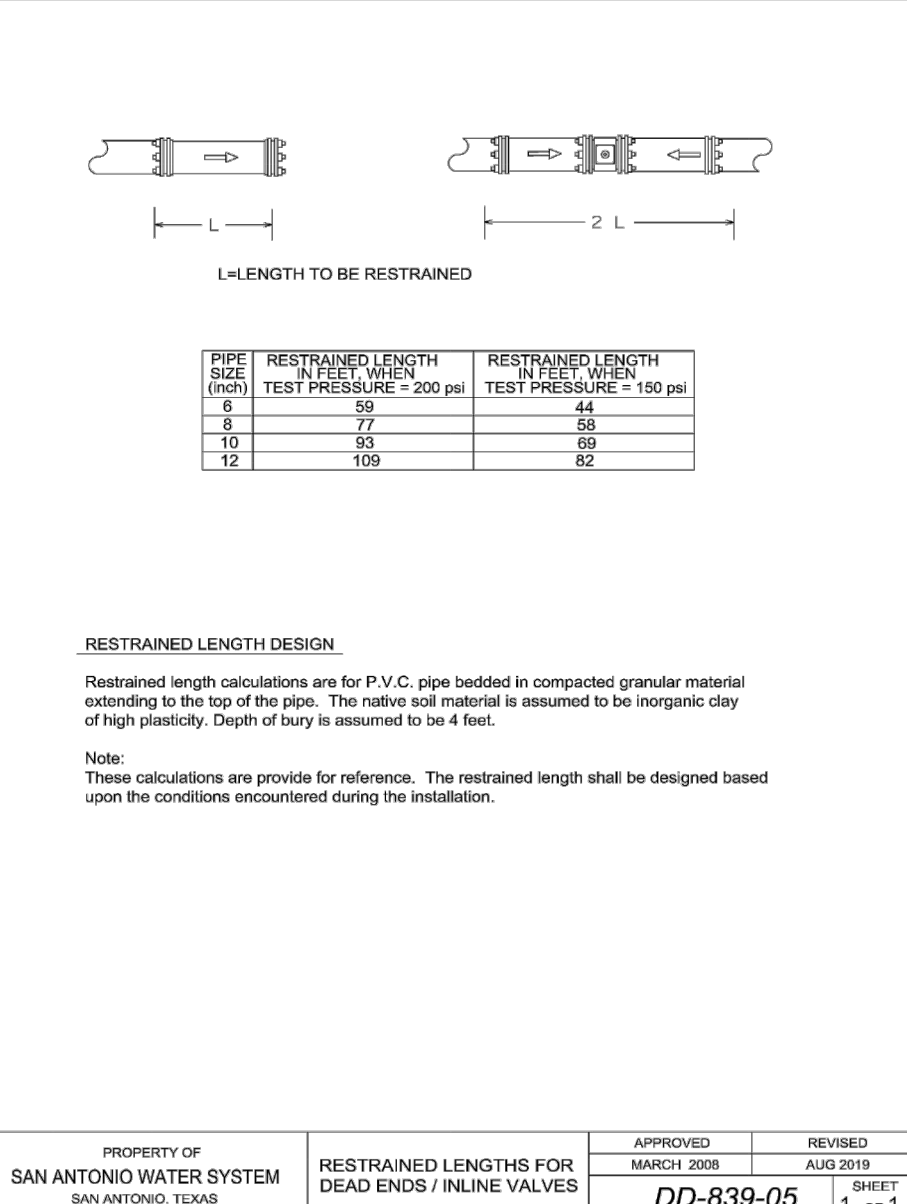
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SAN ANTONIO WATER SYSTEM	MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS	DD-839-08	1 OF 3



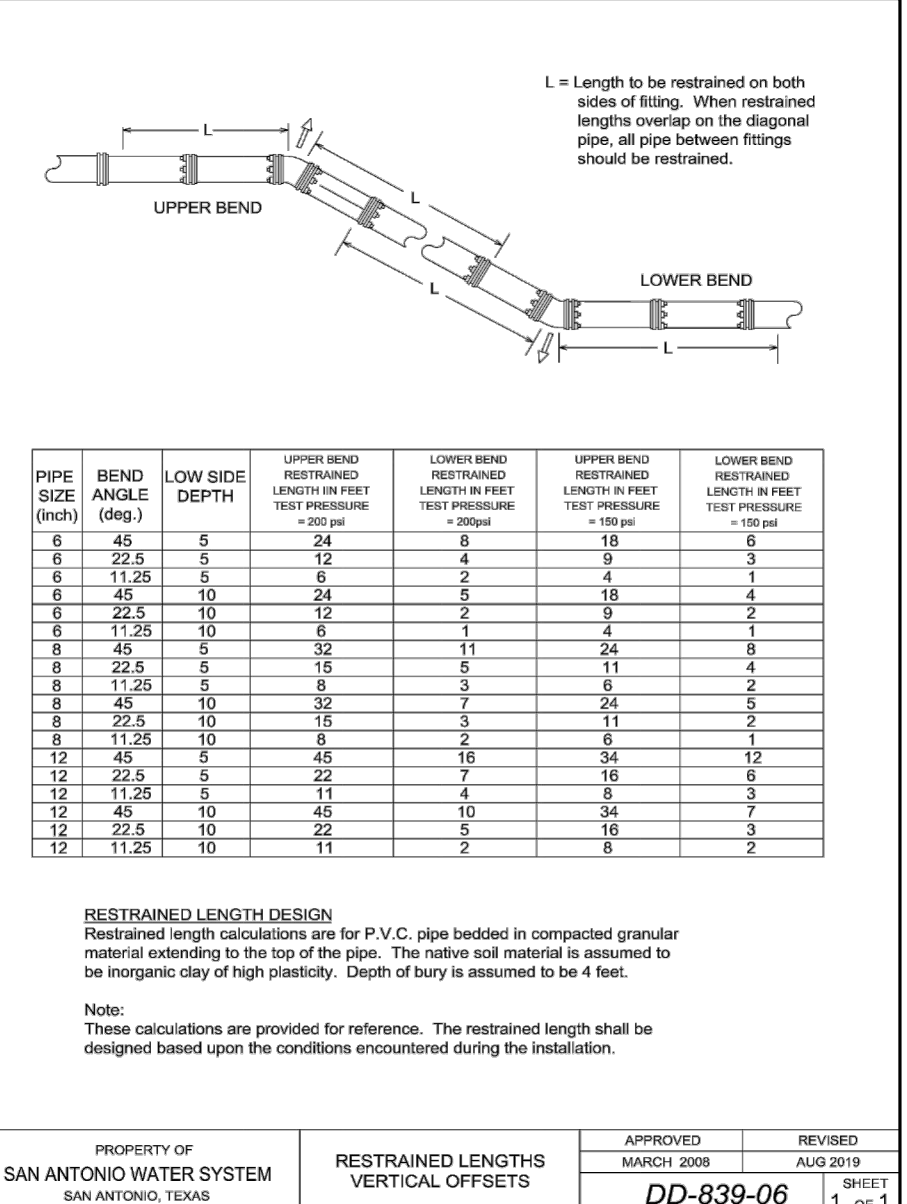
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SAN ANTONIO, TEXAS	DD-839-08	1 OF 3



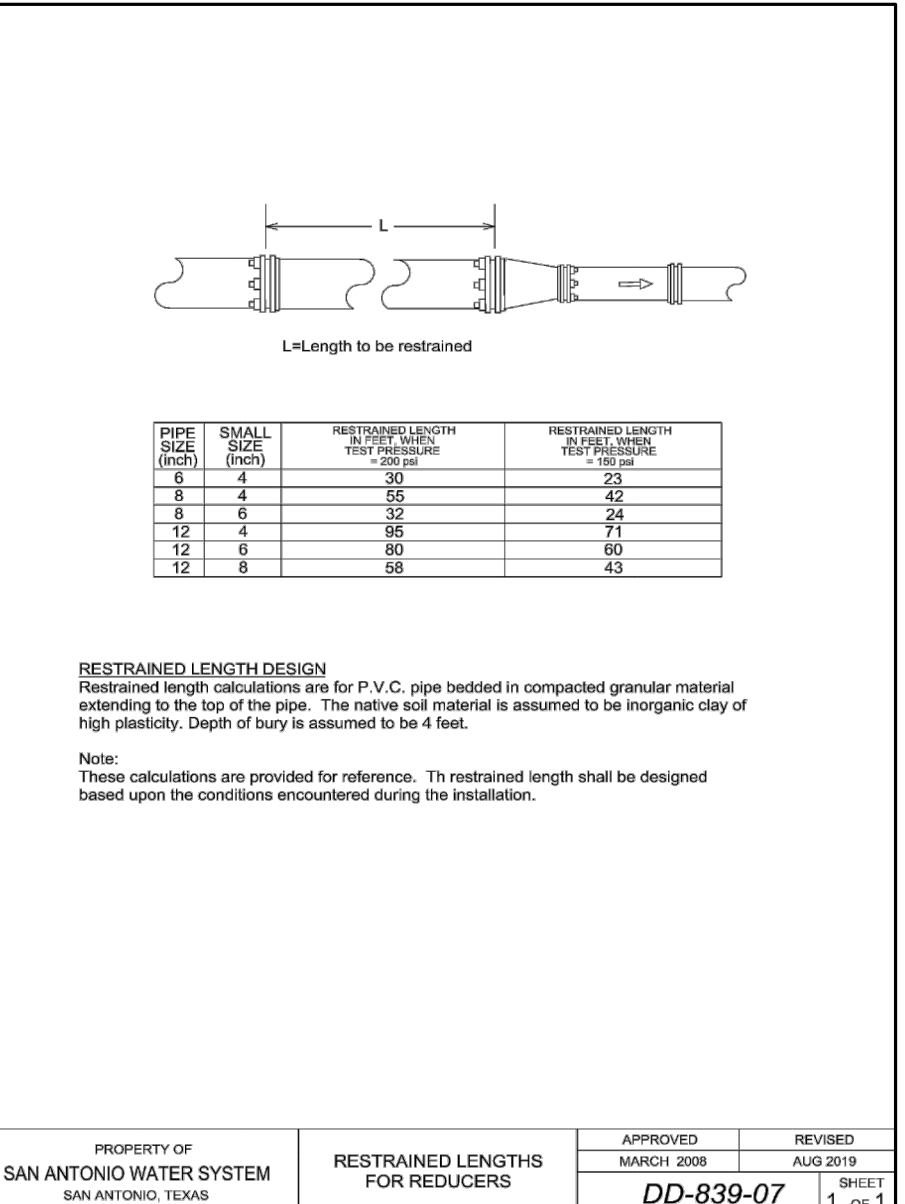
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SAN ANTONIO WATER SYSTEM	MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS	DD-839-08	1 OF 3



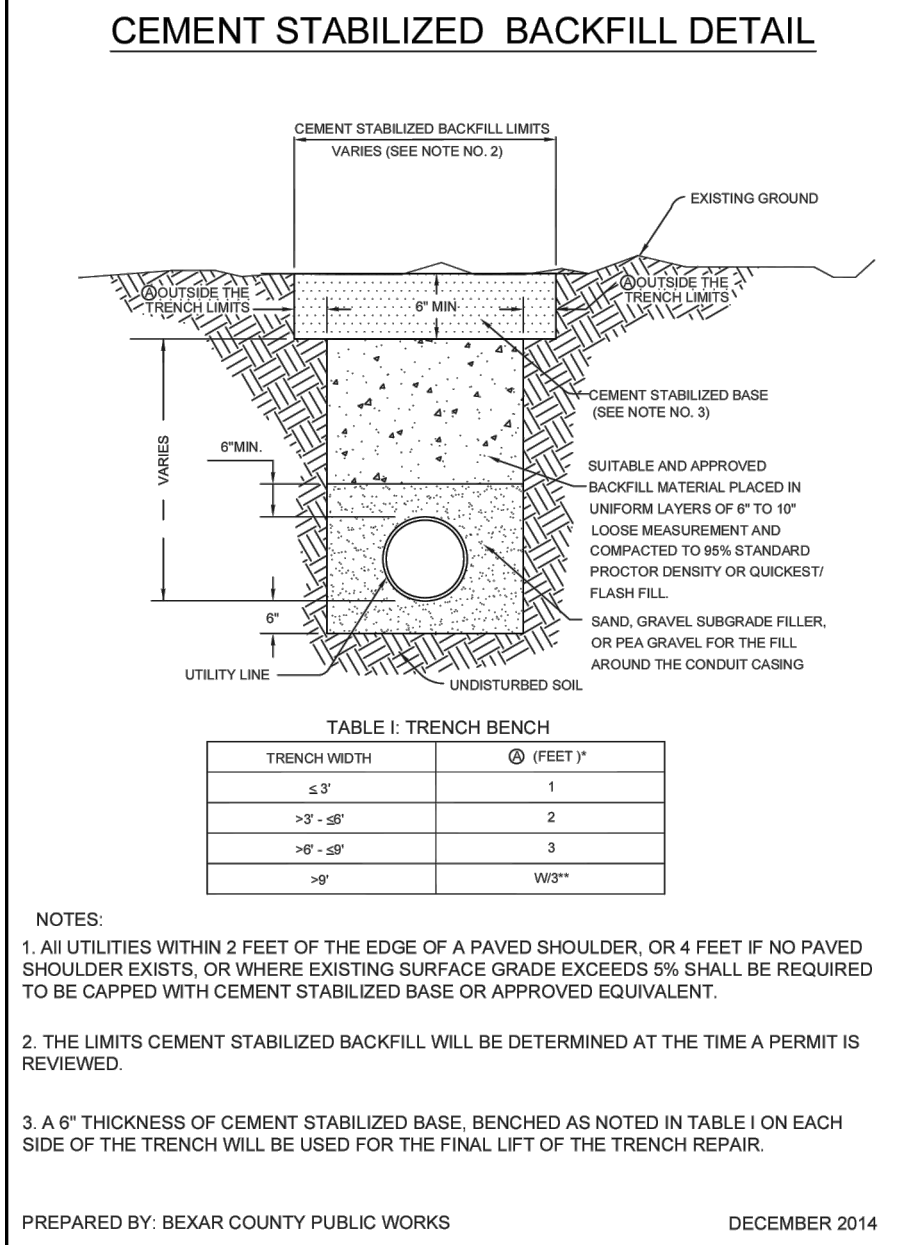
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SAN ANTONIO WATER SYSTEM	MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS	DD-839-08	1 OF 3



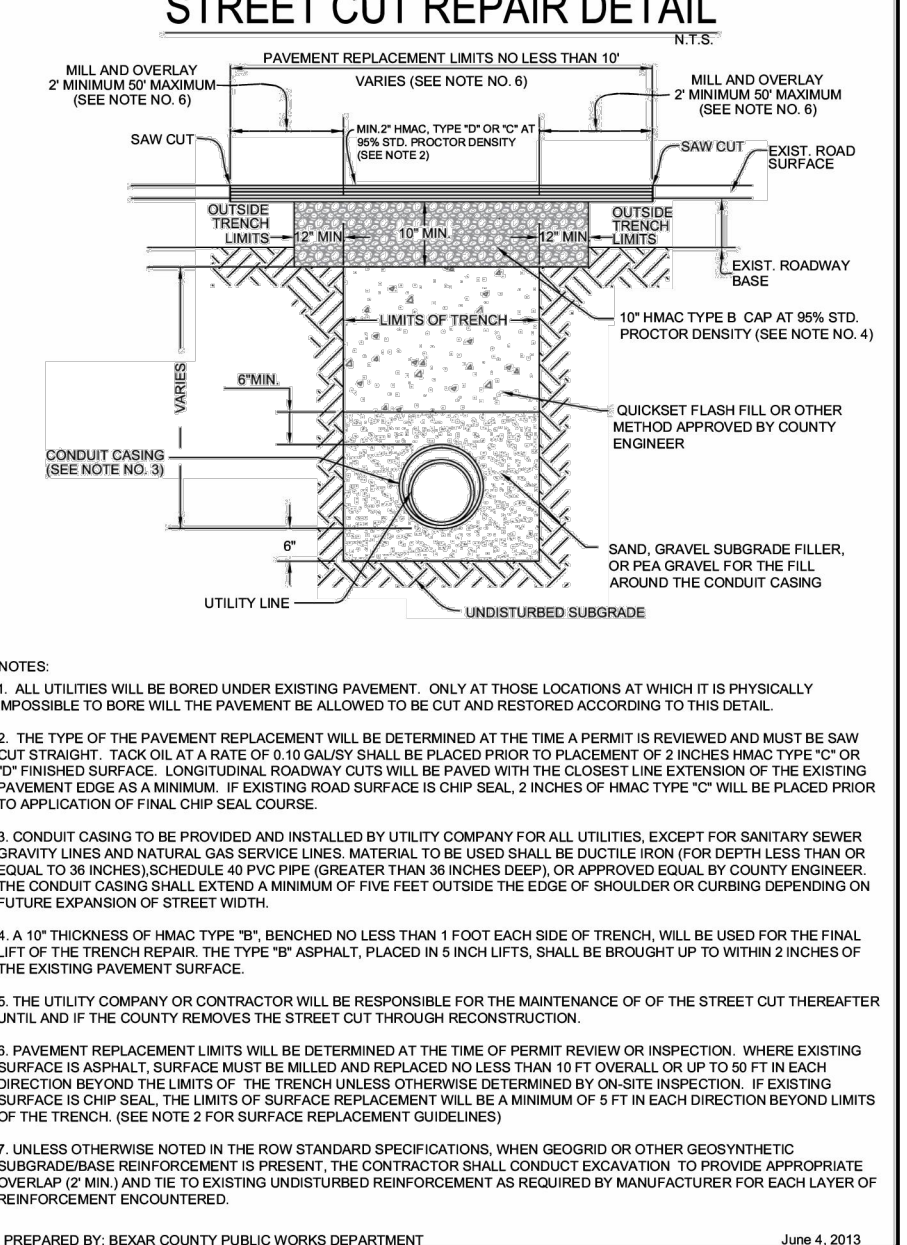
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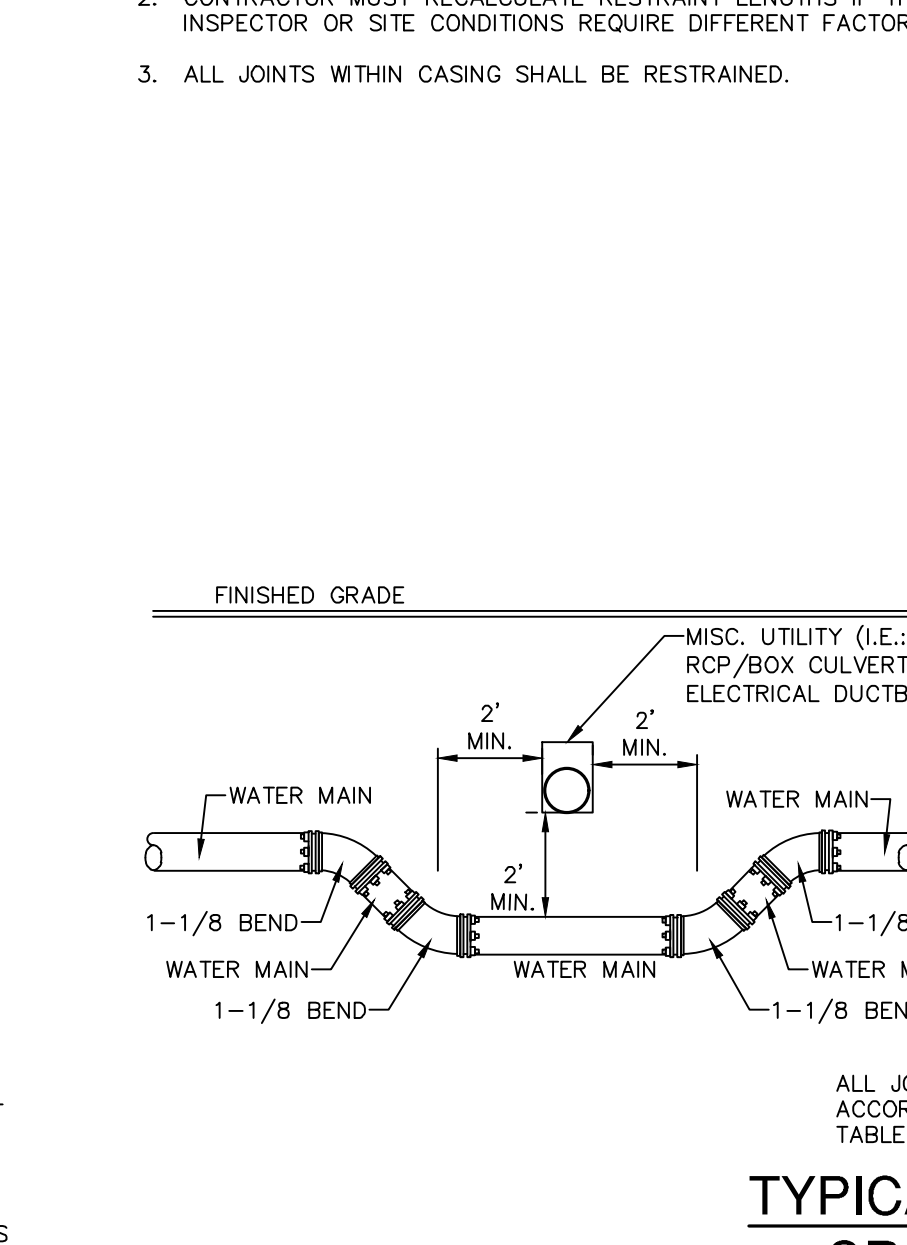
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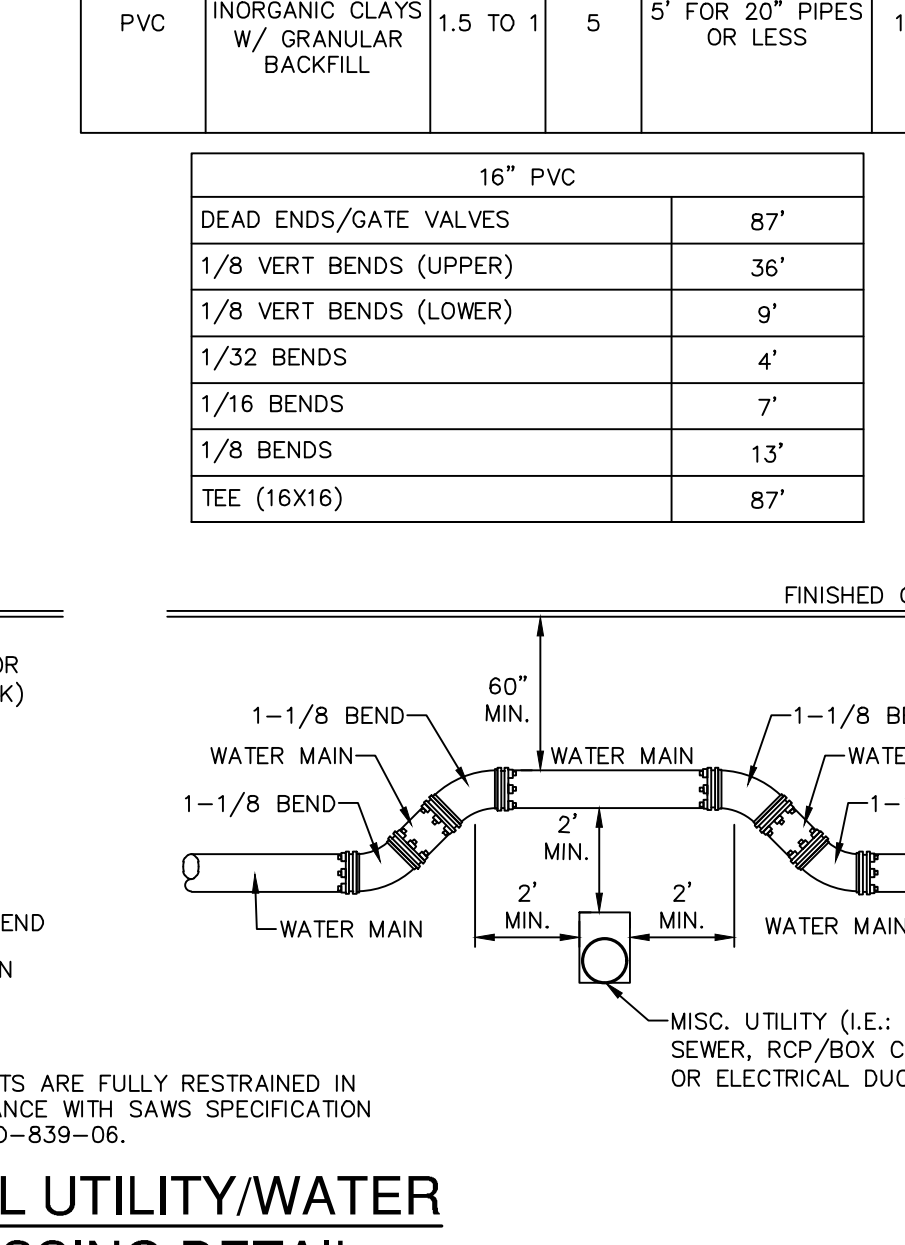
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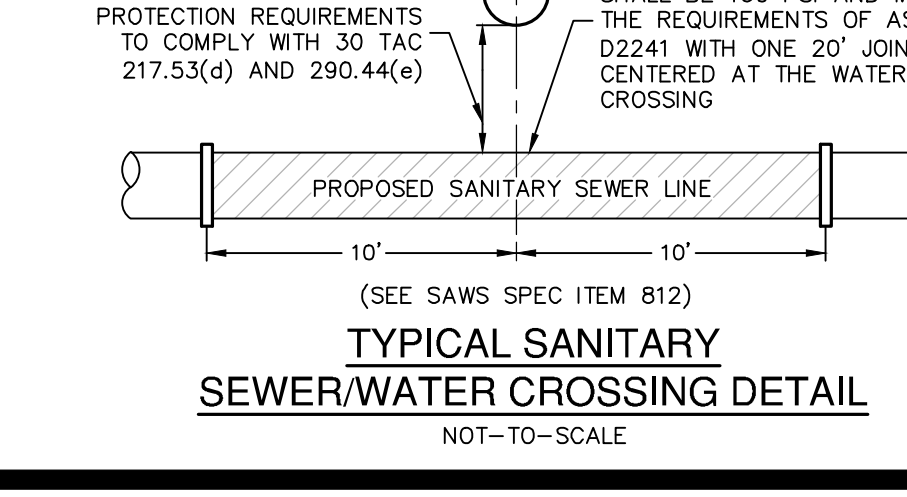
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